

DRAFT STAFF RECOMMENDATION REPORT

F5: Trickey Road

APPLICANT: Harris County Engineering Department

KEY MAP: 372 E, J, N

JURISDICTION: Harris County

LAMBERT: 5165, 5265

DISTRICT/PRECINCT:

Harris County Pct. 4

PROPOSAL:

The Harris County Engineering Department (HCED) is requesting the addition of Trickey Road from Gears Road to West Greens Road as a Major Collector (Segment A). It is also requesting the addition of Trickey Road from West Greens Road to Spears Road (Segment B) as a Minor Collector on the City of Houston Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT'S JUSTIFICATION and HISTORY:

The existing road corridor acts as a loop within the City of Houston corporate limits. Northborough/Greens Parkway is currently a major collector that begins at the intersection of Northborough/West Rankin, travels south of Gears Road and loops as a boulevard paving section that terminates the major collector designation at Gears Road. Trickey Road continues north of Gears Road as an undesignated road corridor which terminates just north of Hugh Road within unincorporated Harris County.

Segment A - Gears to West Greens Road

Greens Parkway is currently a Major Collector within the City of Houston limits. The designation terminates at Gears Road, which is the city limit line. It is appropriate to continue the Major Collector designation across Gears Road into unincorporated Harris County to West Greens Road, which is a Major Thoroughfare. The existing right-of-way (ROW) widths for Trickey Road are a majority 60-foot ROW with two travel lanes without any single family residential lots frontage. The applicant states that it would be appropriate if this segment was reclassified to a Major Collector because Trickey Road can serve as an alternative route for motorists when West Greens Road is built. Major Collectors are public streets that accumulate traffic from local streets and Minor Collectors for distribution to the Major Thoroughfare. A Major Collector street may have commercial, residential or have mixed uses abutting.

Segment B - West Greens Road to Spears Road

This segment is proposed as a Minor Collector from West Greens Road to Spears Road. This corridor extends into an acreage tract making a connection to another major thoroughfare, Spears Road. Having this road as a minor collector would ensure that when the unplatted Bruceton, Inc. tract develops, a road dedication will be platted as part of the development. Minor Collectors are public streets that accumulate traffic from local streets for distribution into a Major Thoroughfare or a Major Collector. A Minor Collector typically has residential uses, however it may also serve commercial or mixed uses.

DRAFT STAFF RECOMMENDATION REPORT

STAFF RECOMMENDATION:

APPROVE the addition of Trickey Road between Gears Road and West Greens Road as a four-lane, 80-foot ROW Major Collector (MJ-4-80).

APPROVE the addition of Trickey Road between West Greens Road and Spears Road as a two-lane, 60-foot ROW Minor Collector (MN-2-60) on the MTFP.

Justification:

The Greens Parkway loop road, classified as a Major Collector, currently ends at Gears Road on the MTFP, which is also the City of Houston limit. This section of Gears Road where Greens Parkway terminates is not currently on the MTFP. It would be logical to extend this Major Collector corridor to the proposed Major Thoroughfare West Greens Road via Trickey Road, since Collector Streets are used to accumulate traffic from local streets for distribution to Major Thoroughfares. For this reason, staff recommends to add Trickey Road as a Major Collector, to create a connection between the Greens Parkway Major Collector loop and the West Greens/Gears Loop Major Thoroughfare on the MTFP.

Trickey Road north of the West Greens/Gears Loop Major Thoroughfare currently exists as a local street which terminates just south of the Major Thoroughfare Spears Road/Rankin Road. Adding this section of Trickey as a Minor Collector will require that ROW be dedicated to preserve a direct future north-south connection between major thoroughfares West Greens Road and Spears Road, should the unplatted property south of Spears Road be developed in the future.

STAFF ANALYSIS:

Population & Employment Projections:

A demographic analysis, using the Houston-Galveston Area Council (HGAC) projections, was conducted for the area around the Trickey Road MTFP amendment proposal. According to the HGAC data, population in this area is forecast to increase slightly, from approximately 28,000 in 2015 to approximately 33,000 by 2040, although the growth rate is projected to be significantly less than the overall City of Houston ETJ. Employment is also projected to increase slightly, from approximately 6,000 in 2015 to approximately 8,000 by 2040, again outpaced by the projected overall employment growth in the ETJ. Based on the low density of employment, it can be expected that this area will further develop as a suburban bedroom community.

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	28,653	9.8	-	6,535	2.2	-
2020	30,477	10.4	6.4%	6,997	2.4	7.1%
2030	34,466	11.8	13.1%	7,639	2.6	9.2%
2040	33,493	11.5	-2.8%	7,981	2.7	4.5%
Change (2015 to 2040)	4,840	1.7	16.9%	1,446	0.5	22.1%
COH change (2015 to 2040)	644,968	1.5	27.7%	667,377	1.6	35.7%

DRAFT STAFF RECOMMENDATION REPORT

COH ETJ change (2015 to 2040)	1,215,880	1.6	57.3%	399,919	0.5	63.7%
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Source: 2015-2040 Demographic Projections by H-GAC

Data represents population, jobs, and households in 6 Traffic Analysis Zones (TAZ) encompassing approximately 2,900 acres around the proposed amendment. Population projections do not include projections for group housing.

Land Use and Platting Activity:

The entire corridor of Trickey Road was platted from the original plat of Hahland recorded in 1939. Since then, single-family residential developments Rushwood Sections 4 & 5 have been platted on the west side of Trickey Road. There is also a private single-family development Bilal Park Estate on the east side of Trickey Road, directly north of Hugh Road. Across from Bilal Park Estate on the west side of Trickey Road is a water plant site platted in 2009. Recent platting activity in the area is indicated in the table below.

Subdivision Name	PC Action Date	Land Use	Property Size-Acres	Lots
Infinity Stuebner Square	3/28/2013	Unrestricted	1.69	
Rankin Spears Business Park	3/28/2013	Unrestricted	8.02	
Zhao Wenjun	6/20/2013	Commercial	5.51	
Cypress Creek Crossing GP	6/20/2013	General Plan	62.74	
Volta Power	8/8/2013	Unrestricted	8.34	
Cutten Green Business Park Sec 2	9/5/2013	Commercial	1.57	
Veterans Memorial Plaza	9/19/2013	Commercial	3.00	
Northside Industrial Park Sec 2	9/19/2013	Unrestricted	6.94	
Ella Boulevard Street Dedication Sec 1	10/3/2013	Street Dedication	5.58	
Aldine Western Road Street Dedication Sec 1	10/3/2013	Street Dedication	0.99	
HCMUD No 406 Detention Pond No 3	10/17/2013	Detention	29.70	
Pinto Business Park Detention Reserves	10/17/2013	Detention	74.86	
Express Concrete at Cutten Road	10/17/2013	Commercial	6.54	
Greatlands Circle K	10/31/2013	Commercial	2.00	
Nineteen Sixty TC Jester Commercial Tract partial replat no 1	10/31/2013	Commercial	0.81	
Silver Springs General Plan	12/5/2013	General Plan	199.12	
Independence Grove Partial Replat No 1	1/9/2014	Commercial	28.12	
Cypress Creek Crossing Sec 1	1/9/2014	SF Residential (Public Street)	18.12	40
Independence Grove partial replat No 2	1/23/2014	Commercial	3.75	
Champions Community Church	2/6/2014	Commercial	16.83	
Spears Business Park	2/6/2014	Commercial	9.10	
Spears Walters Square Sec 1	2/20/2014	Unrestricted	1.97	
spears Walters Square GP	2/20/2014	General Plan	7.74	

DRAFT STAFF RECOMMENDATION REPORT

Hightower Development	3/6/2014	Unrestricted	2.37	
Ashton Reserve on Rankin Road	6/12/2014	Unrestricted	5.16	
Corders Corner	6/12/2014	Unrestricted	2.76	
Savon Square	6/12/2014	Commercial	3.88	
Speedy Stop 305	6/26/2014	Commercial	0.90	
Cypress Creek Crossing Sec 2	7/24/2014	SF Residential (Public Street)	14.24	67
Greens Parkway Site	7/24/2014	Commercial	18.85	
Ellisor Investments Ltd on Gant II	8/7/2014	Unrestricted	1.35	
Corders Bammel Corner	8/7/2014	Unrestricted	1.50	
phuoc Duc buddhist Cultural Center	8/21/2014	Church and related use	1.00	
DNJS Reserve On Rankin Road	8/21/2014	Unrestricted	6.38	
Northside Industrial Park Sec 3	9/4/2014	Unrestricted	3.76	
Harris County Municipal Utility District no 217 Water Plant no 1	9/18/2014	Water Plant	0.65	
Silverchase	10/2/2014	SF Residential (Public Street)	25.85	100
Verizon Summerbrook	10/16/2014	Unrestricted	0.11	
Bammel Green Plaza	10/16/2014	Commercial	1.54	
Fallbrook Church North Addition	10/16/2014	Unrestricted	24.82	
Carson Cutten Business Park	10/30/2014	Unrestricted	14.90	
Ella Plaza	12/4/2014	Commercial	4.03	
Fallbrook Church Northwest Addition	12/4/2014	Unrestricted	2.55	
Carson Cutten Business Park C3F	2/5/2015	Unrestricted	14.70	
Cypress Creek Crossing Detention Reserve	2/19/2015	Detention and Drainage	4.04	
Hamill Ranch Sec 1 partial replat no 1	2/19/2015	SF Residential (Public Street)	0.45	2
Keya Control	3/5/2015	Unrestricted	6.37	
Hugh Road Crossing	4/2/2015	Commercial	3.82	
Cypresswood Memory Care Replat No 1	4/16/2015	Unrestricted	7.98	
Cutten Grove Business Park	4/16/2015	Commercial	16.46	
Andrew Tanase	4/30/2015	SF Residential (Public Street)	0.32	1
Texas Metal Tech	5/14/2015	Unrestricted	4.97	
Rankin Investment	6/11/2015	Unrestricted	0.84	
Plant Yard Expansion	6/25/2015	Unrestricted	14.06	
Cypress Creek Crossing Sec 3	7/9/2015	SF Residential (Public Street)	12.76	70
Champions Creek Forest	7/9/2015	Unrestricted	6.03	
CCI GANT	8/6/2015	Unrestricted	7.47	
Kevins Korner	9/3/2015	Unrestricted	1.78	

DRAFT STAFF RECOMMENDATION REPORT

Cci Mbm Gant	9/3/2015	Unrestricted	7.47	
Silverglen North GP	9/17/2015	General Plan	266.70	
Master Mark Plaza	9/17/2015	Unrestricted	2.44	
Cypress Creek Crossing Sec 4	11/12/2015	SF Residential (Public Street)	13.58	69
Capital Business Park	1/7/2016	Commercial	3.64	
Silverglen North Sec 11	1/7/2016	SF Residential (Public Street)	15.76	86
Silverglen North Sec 3	1/7/2016	SF Residential	0.37	2
Silverglen North Sec 12	2/4/2016	SF Residential (Public Street)	17.81	83
Aldine Western Road Street Dedication Sec 1	2/4/2016	Street Dedication	0.99	
Bhagyashree Farms	3/3/2016	Unrestricted	2.43	
Pinto Business Park Distribution Center	3/31/2016	Unrestricted	60.71	
Sam Houston Parkway Street Dedication Sec 1	3/31/2016	Street Dedication	0.05	
Greens Mart	4/14/2016	Unrestricted	1.06	
Bosch Hall	4/14/2016	Unrestricted	6.70	
Haynes Road Business Park Phase IV	4/28/2016	Commercial	2.50	
Aldine ISD Spears Gears Road Sec 2	5/26/2016	Unrestricted	15.80	

Right-of-Way (ROW) Status:

Trickey Road at Gears is an 80-foot wide ROW with four lanes of pavement. Then northward, Trickey transitions to a majority 60-foot ROW with a 20-foot pavement width.

From Gears Road to West Greens Road, additional ROW can only be acquired on the east side of the road due to the fact that the west side of the road is presently developed with single-family residential from the existing subdivision, Rushwood Sec 4. The original plat Hahland dedicated the original 60 feet of ROW for Trickey Road. Therefore additional 20 feet of ROW acquisition would need to be completed by a replat, voluntary separate instrument dedication, or purchase by Harris County. This section of road is currently maintained by Harris County.

From West Greens Road northward, Trickey Road is proposed to be a minor collector. Currently the road has a 60-foot ROW. Therefore, no additional ROW dedications are required along the existing road. Harris County maintains this road from West Greens to approximately 777 feet north of Hugh Road. There is a 300-foot section across the Harris County Flood Control District (HCFCD) ditch (P146-00-00) where ROW was dedicated but not maintained. North of this section there is a large unplatted tract between Bilal Park Estates and Spears Road where ROW would need to be acquired for a minor collector when the parcel is platted. This road would terminate in a T-intersection at Spears Road.

Spacing:

Trickey Road is located approximately two miles west of the intersection of IH 45 and Beltway 8, and runs parallel to two existing major collectors, TC Jester Blvd. (0.52 miles to the west) and

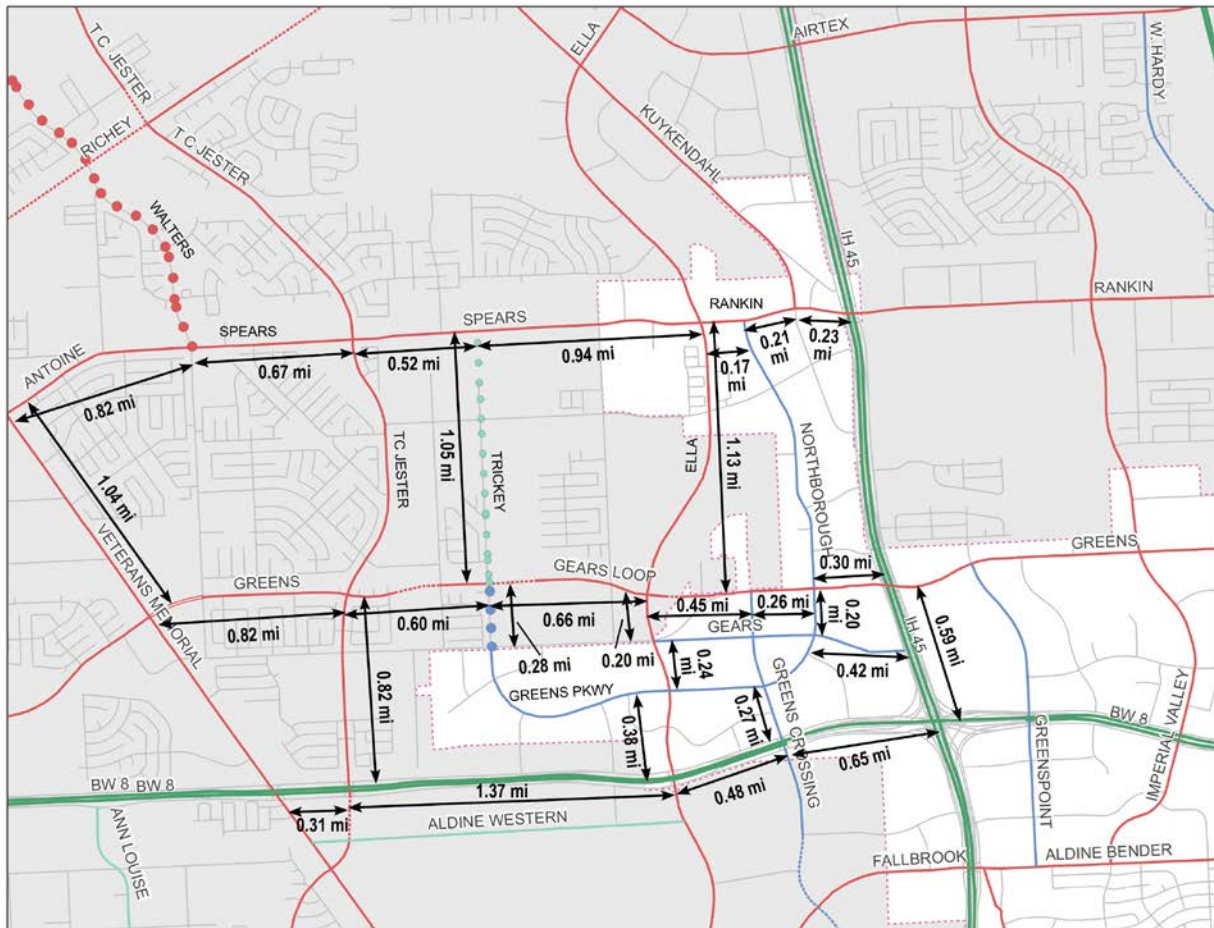
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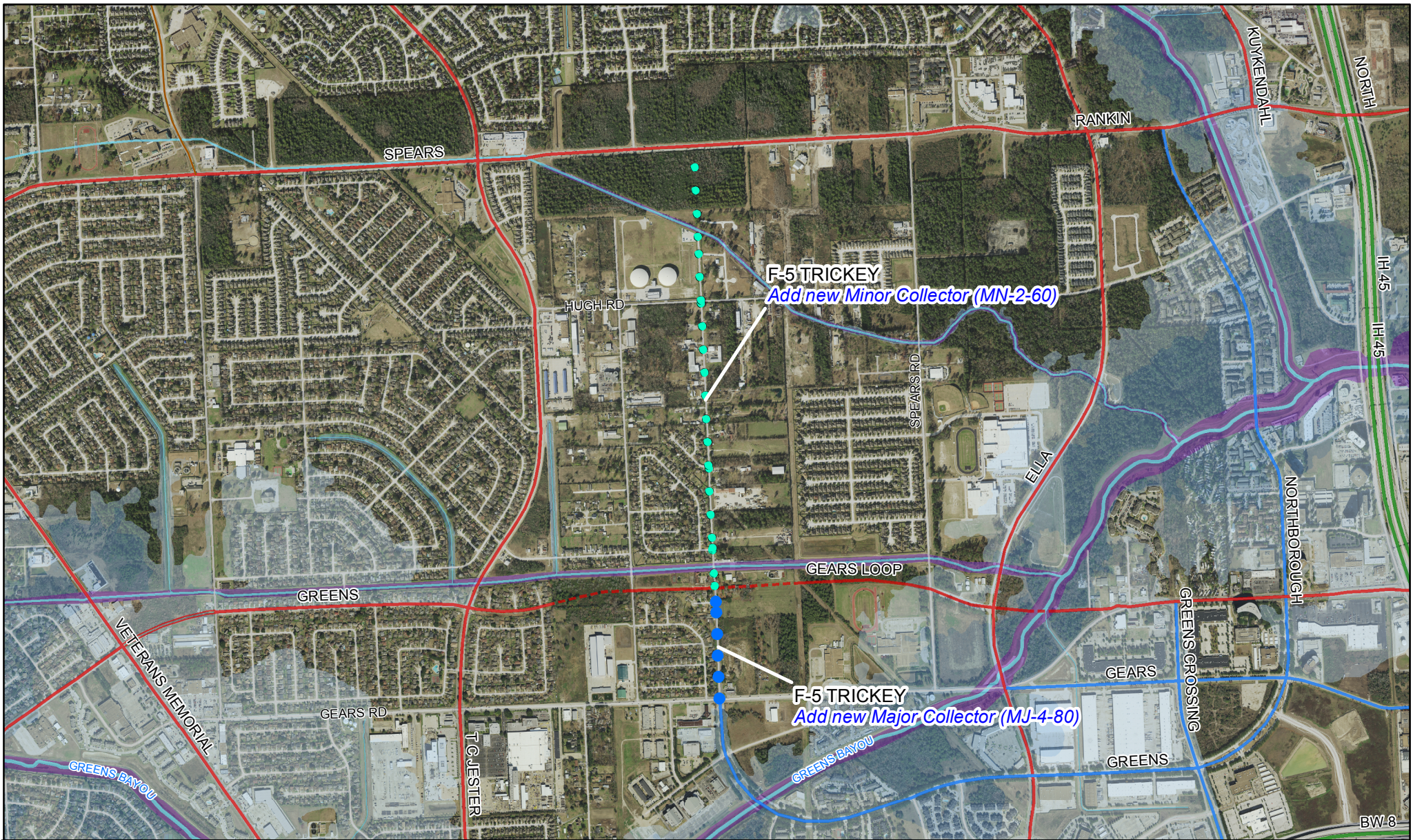
Ella Blvd. (0.94 miles to the east). The proposed Trickey Road Minor Collector would connect to Spears Road Major Thoroughfare to the north and to the W. Greens/Gears Loop Major Thoroughfare to the south, for a total distance of 1.05 miles. The proposed Trickey Road Major Collector would extend an additional 0.28 mile, connecting south to Greens Parkway at Gears Road. The road would ultimately function to relieve congestion between the major thoroughfares.

Street	From	To	Classification	Direction	Spacing
Trickey Road	Spears Road	Gears Loop	MN-2-60	N-S	1.05 mi
W. Greens/Gears Loop	Veterans Memorial Drive	TC Jester Drive	T-4-100	E-W	0.82 mi
	TC Jester Drive	Greens Parkway	T-4-100	E-W	0.60 mi
	Trickey Road	Ella Blvd	T-4-100	E-W	0.66 mi
	Ella Blvd	Greens Crossing Blvd	T-4-100	E-W	0.45 mi
	Greens Crossing Blvd	Northborough Drive	T-4-100	E-W	0.26 mi
	Northborough Drive	I-45	T-4-100	E-W	0.30 mi
TC Jester Drive	Spears Road	W. Greens Road	T-4-100	N-S	1.05 mi
	W. Greens Road	Beltway 8	T-4-100	N-S	0.82 mi
W. Rankin Road	Ella Blvd	Northborough Drive	T-4-100	E-W	0.17 mi
	Northborough Drive	Kutkendahl Road	T-4-100	E-W	0.21 mi
	Kuykendahl Road	I-45	T-4-100	E-W	0.23 mi
Spears Road/Antoine Road	Veterans Memorial Drive	Walters Road	T-4-100	E-W	0.82 mi
	Walters Road	TC Jester Drive	T-4-100	E-W	0.67 mi
	TC Jester Drive	Trickey Road	T-4-100	E-W	0.52 mi
	Trickey Road	Ella Blvd	T-4-100	E-W	0.94 mi
Ella Blvd	Spears Road	W. Greens/Gears Loop	T-4-100	N-S	1.13 mi
	W. Greens/Gears Loop	Gears Road	T-4-100	N-S	0.20 mi
	Gears Road	Greens Parkway	T-4-100	N-S	0.24 mi
	Greens Parkway	Beltway 8	T-4-100	N-S	0.38 mi
Northborough Drive	W. Rankin Road	Gears Loop	MJ-4-60	N-S	1.13 mi
Greens Crossing Blvd	Gears Loop	Gears Road	MJ-4-90	N-S	0.20 mi
	Gears Road	Greens Parkway	MJ-4-90	N-S	0.24 mi
	Greens Parkway	Beltway 8	MJ-4-90	N-S	0.27 mi
Veterans Memorial Dr	Antoine Road	W. Greens Road	T-4-100	N-S	1.04 mi
Gears Road	Ella Blvd	Greens Crossing Blvd	MJ-4-80	E-W	0.45 mi
	Greens Crossing Blvd	Northborough Drive	MJ-4-80	E-W	0.26 mi
	Northborough Drive	I-45	MJ-4-80	E-W	0.42 mi
Greens Parkway	Ella Blvd	Greens Crossing Blvd	MJ-4-100	E-W	0.45 mi
I-45	W. Rankin Road	W. Greens Road	Freeway	N-S	1.13 mi
	W. Greens Road	Beltway 8	Freeway	N-S	0.59 mi

DRAFT STAFF RECOMMENDATION REPORT

Beltway 8	Veterans Memorial Drive	TC Jester Drive	Freeway	E-W	0.31 mi
	TC Jester Drive	Ella Blvd	Freeway	E-W	1.37 mi
	Ella Blvd	Greens Crossing Blvd	Freeway	E-W	0.48 mi
	Greens Crossing Blvd	I-45	Freeway	E-W	0.65 mi





2016 Major Thoroughfare and Freeway Plan Recommendation: F-5 Trickey Road

2016 MTFP Amendment

Add	—●—	Reclassify	Street Class	—■—
Realign	—○—		ROW Width	—▲—
Remove	—X—		No. Lanes	—◆—

2015 MTFP

Freeway	—■—	Local Street	—●—
Major Thoroughfare	—■—	Railroad	—+—
Major Collector	—■—	Waterway	—■—
Minor Collector	—■—	Park	■
Transit Corridor Street	—■—		

