

DRAFT STAFF RECOMMENDATION REPORT

F9: Schiel Road

APPLICANT: Harris County Engineering Department

KEY MAP: 327 N, P Q, R; 328 N

JURISDICTION: Harris County

LAMBERT: 4567, 4667, 4767

DISTRICT/PRECINCT:

Harris County Pct. 3, 4

PROPOSAL:

The Harris County Engineering Department (HCED) is requesting the deletion of Schiel Road from Cypress Rosehill Road to Telge Road on the Major Thoroughfare and Freeway Plan (MTFP). Additionally, HCED requests the reclassification of Schiel Road from Telge Road to Grant Road from a Major Thoroughfare to a Major Collector.

APPLICANT'S JUSTIFICATION and HISTORY:

This corridor lies within the Little Cypress Creek (LCC) floodway and floodplain. The designated alignment may impact a cemetery and a Harris County park. Barker Cypress Road is currently a proposed Major Thoroughfare that would run north-south and will remain on the MTFP because of its regional significance to the thoroughfare network. When Barker Cypress Road is eventually constructed across LCC, it may have to be elevated a significant distance above the creek to satisfy Harris County Flood Control District (HCFCD) and Federal Emergency Management Agency (FEMA) bridge regulations. With the proposed Barker Cypress Road bridge requirements and its proximity to Schiel Road, construction of a Schiel/Barker Cypress intersection along LCC would be challenging.

With the removal of this corridor from the MTFP, the County is planning a future connection of Louetta Road across LCC connecting to Spring Cypress Road. This is on the County's future implementations projects list and is planned to be constructed as funds are made available. With this connection and the construction of a small segment of Louetta Road in the Cypress Fields subdivision, traffic operations at the two Telge Road/Spring Cypress Road intersections will be improved.

This same amendment was submitted back in 2013 and 2015 for consideration. At that time, it was not supported by the City's Planning & Development Department (P&D) and Public Works and Engineering Department. They cited insufficient demonstration of the traffic impacts and a shortage of data regarding the County's claim of infeasible construction. P&D recommended that the County provide updated information and justification to reconsider this amendment.

Harris County Commissioners' Court on October 27, 2015 recommended that a deed restriction be executed associated with the Army Corps of Engineers in connection with the Grant Road and Kitzman Road drainage and wetland mitigation project. This deed restriction impacts Harris County tracts currently bisected by the current Schiel Road alignment. This deed restriction will prevent road development of Schiel Road within these tracts. Furthermore, Schiel Road cannot be feasibly re-routed to the south due to existing development or to the north because of the deed restricted wetlands.

It is proposed that Schiel Road between Telge Road to Grant Road be reclassified as a Major Collector. Having Schiel Road removed from the MTFP between Cypress Rosehill to Telge, will leave the Telge to Grant corridor as a 0.75 mile long corridor with no future opportunity of

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extending this west of Telge. A Major Collector for this short distance would make more sense than a Major Thoroughfare in that the traffic volumes may not warrant a Major Thoroughfare classification. Schiel cannot be extended east of Grant because of existing subdivisions to the east. This Major Collector would lie approximately halfway between Spring-Cypress Road, a Major Thoroughfare to the south and future Northpointe/Grant Road to the north. At the future intersection of Schiel and Grant, the intersection will be at a skew which may violate county traffic geometrics. A possible solution may be to realign Grant or to realign Schiel to form a T intersection. HCED is still investigating alternatives for this proposed intersection.

Schiel Road first appeared on the MTFP in 1966. This served as a thoroughfare which extended from the western edge of Harris County to Spring Cypress Road terminating at Ella Blvd. In 1982, the alignment split at US 290 creating a gap between Badtke and Becker roads where the separation exists today. At this time, the alignment existed from Becker to Spring Cypress just west of N. Eldridge Parkway. In 1994, the major thoroughfare map was amended to terminate the Schiel Road alignment at Grant Road.

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.

STAFF RECOMMENDATION:

APPROVE the deletion of proposed Major Thoroughfare Schiel Road between Cypress Rosehill Road and Barker Cypress Road from the MTFP.

APPROVE staff's proposed alternative to reclassify and realign proposed Schiel Road between Barker Cypress Road and Telge Road as a two-lane 80-foot ROW Major Collector (MJ-2-80) on the MTFP.

APPROVE the reclassification of Schiel Road between Telge Road and Grant Road as a two-lane, 80-foot ROW Major Collector (MJ-2-80)

Justification:

The proposed Schiel Road Major Thoroughfare between Cypress Rosehill Road and Barker Cypress Road is currently aligned entirely within the existing Little Cypress Creek floodway and floodplain on the 2015 MTFP, making this section of the corridor highly unlikely to ever be constructed. Additionally, the current alignment would require an intersection with Barker Cypress over Little Cypress Creek floodway. Realigning this alignment would impact existing residential subdivision north of the creek. The proposed alignment also impacts wetland mitigation areas that have been identified by Harris County. Therefore, Staff recommends the deletion of this segment of Schiel Road from the MTFP.

The proposed Schiel Road Major Thoroughfare between Barker Cypress Road and Telge Road does not cross the Little Cypress Creek, although it does extend into the Little Cypress Creek floodway. Due to the potential for future development on large tracts of land in the area north of Schiel Road, and limited additional options for east-west connectivity in this area without a major impact on existing properties, maintaining an alignment for a future east-west connection along proposed Schiel Road is recommended. The recommended staff alternative is realigned

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to bring existing alignment out of the floodway and will maintain the option of a future east-west connection between Barker Cypress Road and Grant Road. The alternative realignment will connect the proposed Schiel Road Major Collector with the proposed Barker Cypress Road Major Thoroughfare just north of the proposed bridge.

The proposed Schiel Road Major Thoroughfare between Telge Road and Grant Road is recommended to be reclassified as a Major Collector, in response to the amendment to delete proposed Schiel Road between Cypress Rosehill Road and Barker Cypress Road. That proposed deletion, along with the recommended alternative to realign Schiel Road between Barker Cypress and Telge, will leave Schiel Road between Barker Cypress Road and Grant Road as an approximately two-mile corridor. With no potential for extension of this corridor to the west of Barker Cypress (due to the Little Cypress Creek) nor to the east of Grant (due to an existing residential subdivision) this section of Schiel Road will no longer serve as a corridor of considerable length. As a result, this section of Schiel Road is recommended be reclassified as a Major Collector.

STAFF ANALYSIS:

Potential Alternatives:

- Delete Schiel Road between Barker Cypress Road and Cypress Rose Hill Road.
- Realign and reclassify Schiel Road between Barker Cypress Road and Telge Road as a Major Collector (MJ-2-80)

In addition to the applicant's proposal to delete the proposed Schiel Road Major Thoroughfare corridor from the MTFP, staff has evaluated reclassifying and realigning the Schiel Road corridor from proposed Barker Cypress Road to Telge Road as a Major Collector (MJ-2-80). This section of Schiel could be realigned to the north of the LCC floodway and connect to Barker Cypress Road to the north of the future overpass over the LCC. This would maintain a portion of the east-west connection through the amendment area and would also maintain a one-mile east-west corridor spacing between Grant Road and Louetta Road.

Population & Employment Projections:

A demographic analysis, using the Houston-Galveston Area Council (HGAC) projections, was conducted for the area around the Schiel Road MTFP amendment proposal. According to the HGAC data, population is forecast to triple in the area by 2040, increasing from approximately 12,000 in 2015 to more than 37,000 by 2040. This projected population growth rate will far outpace the growth rate expected for the City of Houston ETJ. Employment is expected to see negligible growth in the area during the same time period, increasing from approximately 1,000 jobs in 2015 to only 1,700 jobs by 2040. As the gap between population and employment increases, this area will further develop as a suburban bedroom community.

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	12,131	1.8	-	1,023	0.1	-
2020	17,193	2.5	41.7%	1,269	0.2	24.0%

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2030	16,464	2.4	-4.2%	1,388	0.2	9.4%
2040	37,312	5.4	126.6%	1,750	0.3	26.1%
Change (2015 to 2040)	25,181	3.7	207.6%	727	0.1	71.1%
COH change (2015 to 2040)	644,968	1.5	27.7%	667,377	1.6	35.7%
COH ETJ change (2015 to 2040)	1,215,880	1.6	57.3%	399,919	0.5	63.7%

Source: 2015-2040 Demographic Projections by H-GAC

Data represents population, jobs, and households in 8 Traffic Analysis Zones (TAZ) encompassing approximately 6,800 acres around the proposed amendment. Population projections do not include projections for group housing.

Land Use and Platting Activity:

The predominant land use in the area is single-family residential with some agricultural use along the corridor between Cypress Rosehill Road and Telge Road. The corridor between Telge Road and Grant Road has single-family residential uses to the north of the corridor along with commercial and agricultural uses south of the corridor.

A general plan and plats have been submitted for a new single-family subdivision Telge Ranch, which is near the intersection of Telge Road and proposed Schiel Road. There are also platted single family residential tracts along the corridor called, Steinhagen Farms and Villages on Grant. While there is only some platting activity immediately on the corridor, the surrounding areas is being redeveloped. Platting activity in the general areas is indicated in the table below.

Subdivision Name	PC Action Date	Land Use	Property Size (Acres)	Lots
Tavanh	6/20/2013	SF Residential (Public Street)	9.00	9
Pebble Creek	6/20/2013	SF Residential (Public Street) (PAE 1/PAE 2)	17.98	30
Hiep Le Tract	6/21/2013	Unrestricted	1.13	0
Willowcreek Ranch Sec 3	7/25/2013	SF Residential (PAE 1/PAE 2)	101.48	20
Wildwood At Northpointe Sec 9	7/25/2013	SF Residential (Public Street)	20.82	29
Wildwood at Northpointe Sec 23	8/22/2013	SF Residential (PAE)	15.10	41
Wildwood at Northpointe General Plan	9/19/2013	General Plan	404.20	0
Telge Road Tract General Plan	11/14/2013	General Plan	65.10	0
Cypress Hill MUD no 1 Water Plant no 2 Expansion	12/5/2013	Water Treatment, Production or Repressurization	0.89	0
Valencia Pines	12/5/2013	SF Residential (Public Street)	17.05	30
Reserve At Spring Cypress	12/19/2013	Unrestricted	14.97	0
Sydney Harbour Sec 2 Partial Replat No 1	12/19/2013	Water Plant	0.89	0
Shaw Road Street Dedication Sec 1	1/23/2014	Street Dedication	4.13	
Northpointe Reach Drive and Reserve	2/20/2014	Street Dedication/Landscape	1.56	
Stone Creek Center	2/20/2014	Unrestricted	1.07	
Oakcrest North General Plan	2/20/2014	General Plan	177.10	

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wildwood at northpointe Sec 17	3/20/2014	SF/Commercial/Landscape/Drainage	19.68	38
Wildwood at Northpointe Sec 18	4/3/2014	SF/Landscape/Drainage	17.37	43
Wildwood At Northpointe Sec 20	4/3/2014	SF/Landscape/Drainage	18.75	44
Cameron Reach Drive Street Dedication Sec 1	4/17/2014	Street Dedication	0.51	
Enclave at Northpointe Sec 3	4/17/2014	SF/Landscape	12.50	42
spring cypress louetta crossing	5/15/2014	Commercial	1.15	
Cypress Church Road Tract	6/26/2014	SF/Landscape/Drainage	96.60	130
Telge Road Facilities Reserves	7/10/2014	Water Treatment	3.45	
Wildwood at Northpointe Sec 21	9/4/2014	SF/Landscape	23.07	37
Hayden Lakes General Plan	10/2/2014	General Plan	200.00	
Hidden Arbor	10/16/2014	SF/Landscape/Unrestricted	96.43	129
Grant Meadows Sec 5	10/16/2014	SF Residential (Public Street)	15.95	62
Hayden Lakes Sec 9	12/18/2014	SF Residential (Public Street)	39.03	121
Northpointe Reach Drive Street Dedication Sec 1	2/5/2015	Street Dedication	1.34	
Oakcrest North at Wildwood General Plan	2/5/2015	General Plan	383.35	
Vinh An Estate	2/19/2015	Unrestricted/SF Residential (Public Street)	5.00	1
Ray Reserve on Telge	2/19/2015	Commercial	1.44	
Wildwood at Oakcrest North General Plan	3/5/2015	SF Residential (Public Street)	383.35	
Enclave at Northpointe Sec 4	4/2/2015	SF Residential (Public Street)	20.41	83
Enclave at Northpointe Sec 5	4/2/2015	SF Residential (Public Street)	5.74	21
Enclave at Northpointe Sec 6	5/14/2015	SF Residential (Public Street)	28.40	88
Village of Indian Trails Commercial Reservereplat no 1	5/14/2015	Unrestricted	5.82	
Willowcreek Ranch General Plan	6/25/2015	SF Residential (Public Street)	684.89	
Telge Ranch Lift Station Site	7/23/2015	Lift Station	0.18	
Wildwood at Oakcrest North Sec 15	7/23/2015	SF Residential (Public Street)	15.99	34
Villages of Cypress Lakes Sec 33	8/6/2015	SF Residential (Public Street)	15.20	52
CST Corner Store No 1915	9/17/2015	Commercial	5.73	
Sayli Retail Plaza	9/17/2015	Commercial	1.17	
Wildwood at Oakcrest North Sec 16	9/17/2015	SF Residential (Public Street)	12.58	48
Hidden Arbor Replat no 1	10/29/2015	SF Residential (Public Street)	96.43	129
Emmanuel Baptist Church of Houston	10/29/2015	Unrestricted	10.22	
Kitzman business park	11/12/2015	Unrestricted	4.06	
Cayman Kai	12/3/2015	Commercial	1.80	
Hidden Arbor Sec 1 replat no 1	12/3/2015	SF Residential (Public Street)	96.43	129
Wildwood At Northpointe Sec 11	12/3/2015	SF Residential (Public Street)	16.28	40

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Telge Ranch General Plan	1/21/2016	SF Residential (Public Street)	72.44	
Telge Ranch Sec 1	1/21/2016	SF Residential (Public Street)	28.57	72
Wildwood at Oakcrest North Sec 24	2/4/2016	SF Residential (Public Street)	11.43	43
Wildwood at Oakcrest North Sec 20	3/3/2016	SF Residential (Public Street)	14.80	54
Enclave at Northpointe Detention Basin No 2	3/17/2016	Detention	20.48	
Northpointe Canyon Drive Street Dedication Sec 1	3/17/2016	Street Dedication	1.60	
Enclave at Northpointe General Plan	3/17/2016	SF Residential (Public Street)	174.60	
Enclave at Northpointe Sec 7	3/17/2016	SF Residential (PAE 1/PAE 2)	18.40	87
Grant Road Business Park	5/26/2016	Commercial	2.00	

Right-of-Way (ROW) Status:

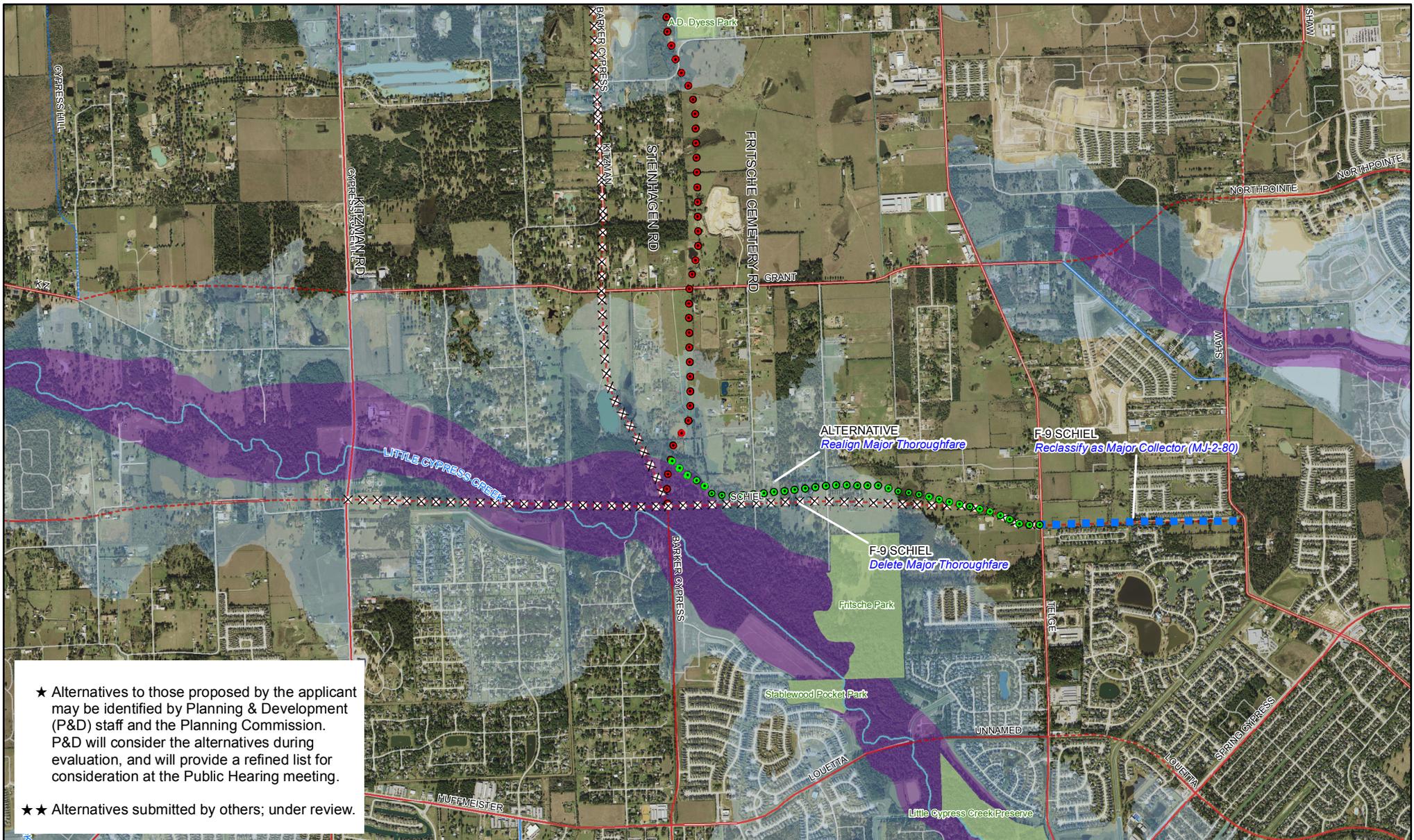
There have been no ROW dedications recorded for Schiel Road along the corridor that is proposed to be deleted from Cypress Rosehill to Telge Road. From Telge to Grant Road, there is a proposed general plan recently submitted named Telge Ranch GP at the northeast corner of Telge and Schiel Road. The GP shows a future dedication of 100 feet along Schiel Road, extending approximately 1,700 feet to the east from Telge Road. This will be dedicated when a future section plats are recorded. To the east of the proposed Telge Ranch development, there is an existing 100 foot roadway easement dedicated in 2000 by separate instrument by Caldwell Watson Management Company LLC, who was a partner for the Rock Creek development. This easement extends 611 feet along the Schiel Road corridor. The remaining parcels along Schiel Road to Grant Road have not dedicated any ROW.

Should the amendment request be denied, the proposed Major Thoroughfare would maintain its four-lane classification with a 100-foot ROW.

Spacing:

The proposed Schiel Road alignment extends a total of 3.39 miles from Cypress Rosehill Road to Shaw Road. Adjacent east-west thoroughfares include Grant Road approximately 0.8 mile to the north, Juergen Road/Boudreaux Road approximately 2.2 miles to the north, and Louetta Road approximately 1.2 miles to the south. North-south thoroughfares are spaced roughly one mile apart within the surround area. The proposed minor collector along Schiel extends 0.76 mile from Telge to Shaw, just 0.53 mile south of the intersection of the Grant minor collector at Shaw Road.

Street	From	To	Classification	Direction	Spacing
Barker Cypress Road	Louetta Road	Schiel Road	T-4-100	N-S	1.21 mi
prop. Barker Cypress Road	Schiel Road	Grant Road	T-4-100	N-S	0.83 mi
	Grant Road	Boudreaux Road	T-4-100	N-S	1.44 mi
Cypress Rosehill Road	Juergen Road	Grant Road	T-4-100	N-S	1.40 mi



2016 Major Thoroughfare and Freeway Plan Recommendation: F-9 Schiel Road

2016 MTFP Amendment

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

2015 MTFP

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

