

PUBLIC HEARING REPORT

I: Anagnost Road / East Anderson Road

APPLICANT: Windrose Surveying & Land Services, LLC

JURISDICTION: COH / ETJ

PRECINCT: Harris County Pct. 1
COUNCIL DISTRICT: K

PROPOSAL:

Windrose Land Services – on behalf of CASCO Landfill – is requesting to realign Major Thoroughfare Anagnost Road between Almeda Genoa Road and Beltway 8 South. The applicant is also requesting to delete a segment of Major Collector East Anderson Road between Hooper Road and Anagnost Road in the Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT'S JUSTIFICATION and HISTORY:

CASCO Landfill property is an active landfill site located west of State Highway 288 and north of Beltway 8 South. Anagnost Road is a north/south Major Thoroughfare and East Anderson Road is an east/west Major Collector. Both Anagnost Road and East Anderson Road are corridors that will require widening, and Anagnost Road south of East Anderson Road, north of Beltway 8 South, has not been improved. The applicant contends that the landfill operation makes it infeasible to maintain the current alignment of the two corridors.

The applicant states that the current alignment of Anagnost Road as proposed on the MTFP traverses the active landfill along the western portion of the applicant's property and interferes with current and potentially future operations. The applicant states that the subject property began as a City of Houston landfill in the early 1970's until the applicant purchased the site and operated it under a Harris County disposal permit. In 1981, the applicant states that the site was converted from the Harris County permit to a state permit with the Texas Department of Health, which included all the currently permitted land, and was classified as a Type IV landfill (brush, construction-demolition waste, and rubbish).

The applicant states that the surrounding parcels and underdeveloped rights-of-way are the site of illegal dumping and criminal activity, which often consist of threats to safety of the applicant's landfill operations and personnel. The applicant asserts that further construction of a public right-of-way (ROW) would be prohibitively expensive and pose serious safety issues for landfill employees, as well as through traffic.

The applicant states that Anagnost Road was previously named Fannin Road, which was established as a Major Thoroughfare in the MTFP in 1963. The roadway was renamed to Anagnost Road in 2004. East Anderson Road was created as a proposed Major Collector on the MTFP in 1997 and then removed from the MTFP in 2003. In 2011, the City of Houston amended its MTFP to include East Anderson Road as a Major Collector to be widened. Since then, the alignment and street classification for both Anagnost Road and East Anderson Road have not been changed.

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The applicant contends that the integrity of the MTFP grid will be maintained, and that realignment of the proposed Major Thoroughfare and the deletion of a segment of the Major Collector will not decrease traffic circulation, as Anagnost Road will still be a major north/south road between Almeda Genoa Road and Beltway 8 South. Moreover, the applicant states that East Anderson Road is not planned to continue east of Anagnost Road on the MTFP, therefore deleting the segment of the corridor will keep its intersection with the proposed realignment of Anagnost Road.

The applicant states further that the proposed MTFP amendment request is the first step in a multi-phase strategy to limit access to the landfill site and improve public safety, as the applicant plans to pursue abandonment of the existing segment of Major Collector East Anderson Road through the Joint Referral Committee Process.

STAFF ANALYSIS

Population & Employment Projections

A demographic analysis using projections provided by the Houston-Galveston Area Council (H-GAC) was conducted for the MTFP amendment proposal area. According to the H-GAC data, population in the area are projected to increase by nearly 400% between 2015 and 2045. while jobs will increase slightly.

Year	Population	Population		Jobs	Job	
		Density (Persons/Acre)	% Change		Density (Jobs/Acre)	% Change
2015	1,815	2.4		389	0.5	
2020	1,702	2.2	-6.2%	447	0.6	14.9%
2025	2,058	2.7	20.9%	447	0.6	0.0%
2030	7,419	9.8	260.5%	447	0.6	0.0%
2035	8,123	10.7	9.5%	447	0.6	0.0%
2040	8,636	11.4	6.3%	447	0.6	0.0%
2045	9,050	12.0	4.8%	447	0.6	0.0%
Change (2015 to 2045)	7,235	9.6	398.6%	58	0.1	14.9%
COH Change (2015 to 2045)	919,984	2.1	40.2%	548,987	1.3	30.5%
COH ETJ Change (2015 to 2045)	1,530,387	0.3	58.7%	637,772	0.5	71.9%

Source: 2015-2045 Demographic Projections by H-GAC released in 2018. This represents the most current data available at the time of publishing.

Data represents population, jobs, and households in 1 Traffic Analysis Zone (TAZ) encompassing approximately 757 acres around the proposed amendment.

Land Use and Platting Activity

Land use surrounding the proposed alignment of Anagnost Road / East Anderson Road is mixed, with primarily industrial use. A summary of platting activity that has occurred within the study area is shown below. There have been 8 plats filed in the area of the proposed amendment since 2016.

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GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Canchas El Guache	02/16/2023	Commercial	3.688	0
Taz Reserve	03/31/2022	Commercial	0.6298	0
Del Papa Square replat no 1	02/04/2021	Unrestricted	9.477	0
Fellows Road Business Park	07/11/2019	Commercial	10.7261	0
Almeda Genoa Business Park	03/01/2018	Commercial	6.7122	0
Andras Duplex	03/02/2017	Single Family Residential	0.4813	3
Monarch Estates Sec 3 partial replat no 1	02/02/2017	Unrestricted	1.066	0
Monarch Estates Sec 2 partial replat no 1	06/09/2016	Single Family Residential	0.7415	5

Right of Way (ROW) Status

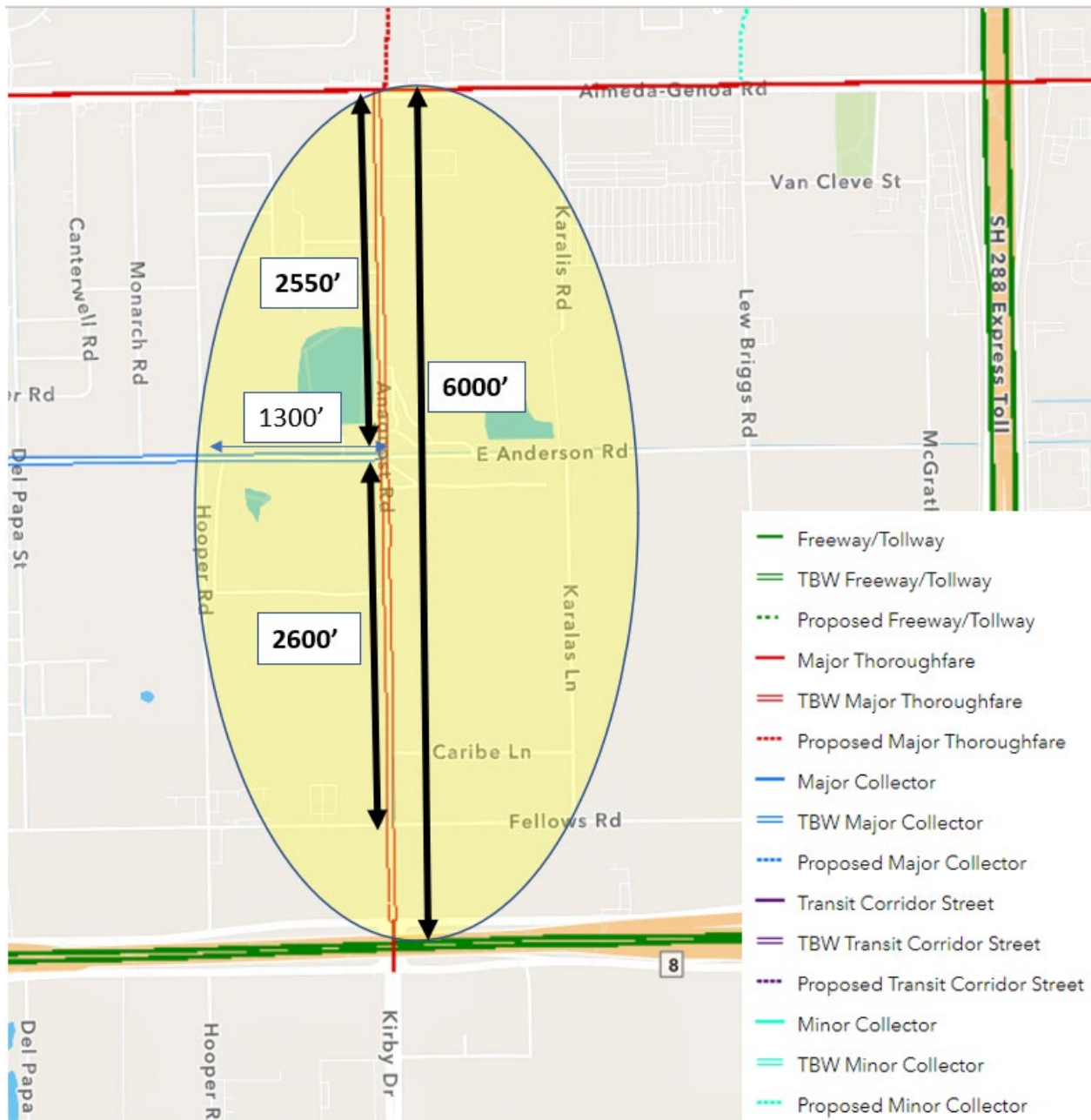
The MTFP shows Anagnost Road as a Principal Thoroughfare to be widened, with 120' ROW, and East Anderson Road as a Major Collector to be widened, with 4 travel lanes and 70' ROW.

The length of the proposed realignment of Anagnost Road is approximately 6,000' beginning at Almeda Genoa Road and terminating at the Beltway 8 Frontage Road. The proposed East Anderson Road deletion request beginning at the proposed realignment of Anagnost Road to the current Alignment of Anagnost Road is approximately 1,296'.

Spacing

The following map shows the distances that vehicles would need to travel to reach the next corridor on the MTFP. The arrow shows Almeda-Genoa Road 2,550' to the north, Beltway 8 2,600' to the south. If East Anderson Road is deleted from the MTFP, there would be a gap between Major Thoroughfares of approximately 6,000'.

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<https://mycity.maps.arcgis.com/apps/webappviewer/index.html?id=54b1132148c540a9ae8a88d461d84d8b>