

# RECOMMENDATION REPORT

## H-1: North-South Collector

**APPLICANT:** Harris County Engineering Department

**LAMBERT:** 5319

**JURISDICTION:** Harris County

**PRECINCT:** Harris County Pct. 4

**DISTRICT:** N/A

### PROPOSAL:

Harris County Engineering Department (HCED) is requesting the addition of a north-south collector road (Graceview Drive) located between future Holderrieth Road and existing Triechel Road as a two-lane, 60 ft. ROW minor collector (MN-2-60) to the Major Thoroughfare and Freeway Plan (MTFP).

**Alternative:** Realigning the collector road north of future Graceview Baptist Church and traveling a westerly direction along the southern property line of the Apitx 3 LLC property. This road would make a connection with Telge Road to avoid the floodplain and floodway.

### APPLICANT'S JUSTIFICATION and HISTORY:

The north-south road (Graceview Drive) was a condition for an approved and disapproved variances from previous approved plats from the Houston Planning Commission.

In 2016, the Houston Planning Commission approved a general plan called Pigs Unlimited International located along Triechel Road northwest of the subject site. The variance was to exceed intersection spacing, and part of staff's justification was that a better opportunity for connectivity would be through the larger tracts to the east, which is directly north of the subject site.

In 2018, the Houston Planning Commission denied a variance for the plat Willow Creek Ranch Sec 10 to allow intersection spacing of 6,460' along major thoroughfare Holderrieth Road. Instead of the plat dedicating a north-south street, a motion was made from a commission member to have a north-south street be dedicated when the adjacent property develops to the west. The Planning Commission approved the motion. Hence, a north-south street would be dedicated along the eastern plat boundaries of the adjacent western tracts.

In 2019, a plat called Graceview Baptist Church Telge Road was approved which dedicated the entire 60-foot ROW on the eastern half of the property. The road was named Graceview Drive on the plat.

As a result from previous plat applications, Harris County is proposing this north-south road.

The collector road would improve north-south connectivity. However, the road would bisect the 100-year floodplain and floodway with a reverse curve across a tributary of Willow Creek, M124-00-00.

Hence, an alternative is presented to realign this collector road to the west just north of the future church site to avoid the floodway and floodplain so there would not be a crossing of creek. The east-west section of the alternative alignment would be located along the southern boundary of the Apitx 3 LLC tract where the panhandle is located.

Both alignments would be located on the edges of agricultural tracts over 10 acres in area to maximize developable area as much as possible while the base collector also bisects tracts owned by Cunningham Interests which are in the floodplain/floodway.

The remaining ROW would need to be acquired from property owners when they decide to plat their property. Harris County has no plans to construct this road at this time.

This amendment provides a reasonable and efficient roadway system that can be utilized by citizens and visitors of the city of Houston and surrounding region.

# RECOMMENDATION REPORT

## RECOMMENDATION

APPROVE the request to add north-south collector Graceview Drive and its alternate as a two-lane, 60 ft. right-of-way minor collector (MN-2-60) to the Major Thoroughfare and Freeway Plan (MTFP).

### Justification

Harris County Engineering Department's (HCED) request to add a north-south collector in the City of Houston's northwest ETJ is a result of recent platting activity, suggests an alternate to avoid the floodway and floodplain, and provides connectivity to major thoroughfares Telge and Holderreith. The MTFP designates Telge and Holderreith roads as to-be-widened and proposed major thoroughfares, respectively, and will serve to distribute vehicles through the Grand Parkway freeway system.

The proposed amendment incorporates platting activity recently approved by Houston Planning Commission. Graceview Baptist Church Telge Road was approved in January 2019 and, at the east portion of its property line, dedicated the complete 60' right-of-way for a two-lane minor collector. Building on this plat, the amendment request extends north to the City of Houston ETJ boundary and south to proposed major thoroughfare Holderreith, which currently exists as Humble Road. Other platting activity, such as the 700-acre Willowcreek Ranch General Plan, plus increased population and employment projections demonstrate the need for a minor collector to provide connectivity in the amendment area.

While the amendment request minimizes impact to property owners and maximizes developable area by aligning on tract edges, the northern portion would bisect the floodway and 100-year flood plain. HCED is proposing an alternate, east-west minor collector to avoid the floodway and floodplain in the amendment area. Similar to the north-south proposal, the east-west alternate would align on tract edges to minimize impact to property owners and maximize developable area. The alternate is proposed to connect directly to major thoroughfare Telge.

P&D staff recommend that Planning Commission approve Harris County Engineering Department's request to add north-south Graceview Drive and its east-west alternate as a minor collector with two lanes and 60' right-of-way.

## STAFF ANALYSIS

### Population & Employment Projections

A demographic analysis using the Houston-Galveston Area Council (HGAC) projections was conducted for the MTFP amendment proposal area. According to the HGAC data,

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	847	28.8%		449	0.2	
2020	962	32.7%	13.6%	509	0.2	13.4%
2025	843	28.7%	-12.4%	509	0.2	0.0%
2030	820	27.9%	-2.7%	509	0.2	0.0%
2035	1,041	35.4%	27.0%	509	0.2	0.0%
2040	1,134	38.6%	8.9%	509	0.2	0.0%
2045	1,243	42.3%	9.6%	509	0.2	0.0%
Change (2015 to 2045)	396	13.5%	46.8%	60	0.0	13.4%

# RECOMMENDATION REPORT

COH change (2015 to 2045)	872,669	170.0%	38.7%	507,094	1.0	30.4%
COH ETJ change (2015 to 2045)	1,206,503	160.0%	55.3%	512,135	0.7	77.4%

Source: 2015-2040 Demographic Projections by H-GAC released in 2017

Data represents population, jobs, and households in 3 Traffic Analysis Zones (TAZ) encompassing approximately 2,938 acres around the proposed amendment.

## **Land Use and Platting Activity**

Surrounding land use includes some single family, but the area is largely undeveloped.

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Graceview Baptist Church Telge Road	1/03/2019	Unrestricted Reserve	55.01	0
Willowcreek Ranch	12/19/2013	General Plan	719.70	0
Willowcreek Ranch Sec 10	8/30/2018	Single Family Residential	86.55	40

## **Right of Way (ROW) Status**

North-South Road (Graceview Drive) does not currently exist and, as such, is proposed as a 2-lane minor collector with 60 feet of right-of-way. Telge Road, to which Graceview Drive would connect, is an existing designated thoroughfare to be widened with 4 lanes and 100 feet of right-of-way and Holderreith Road is proposed as a thoroughfare with 4 lanes and 100 feet of right-of-way.

## **Spacing**

# RECOMMENDATION REPORT

