

# RECOMMENDATION REPORT

## A: Graceview Drive

**APPLICANT:** EHRA

**JURISDICTION:** City of Houston ETJ

**PRECINCT:** Harris County Pct. 4

**COUNCIL DISTRICT:** None

### **PROPOSAL:**

EHRA – on behalf of Caldwell Companies – is requesting the realignment of proposed Minor Collectors Graceview Drive and north/south minor collector from Telge Road to Holderrieth Road in the Major Thoroughfare and Freeway Plan.

### **APPLICANT’S JUSTIFICATION and HISTORY:**

In 2019, Harris County Engineering placed Graceview Drive on the MTFP north of Holderrieth Road between properties owned by Caldwell Companies and Graceview Baptist Church. During that MTFP submittal period, we discussed the need for the proposed alignment and potential alternatives with Harris County Engineering. Platting activity by Graceview Baptist Church in 2019 also contributed to the alignment’s final approved location. However, the Graceview Church plat was never recorded and now in 2020, Caldwell and Graceview Baptist Church are in communication and negotiation for a tract sale and the Graceview Drive alignment requires further study.

Graceview Baptist Church submitted a new plat application to the City of Houston in February 2020. The new plat application shifts the alignment of Graceview Drive outside of the allowable alignment corridor. Caldwell Companies has been advised that regardless of how the Planning Commission acts upon the church’s plat, the MTFP must be studied to determine a new location for Graceview Drive that speaks to the needs of all parties. Submitting this MTFP application at this time will allow Caldwell Companies, Graceview Baptist Church and Harris County Engineering to study the Graceview Drive alignment and agree upon a solution that will allow platting activity to continue while preserving the intent of the MTFP.

### **RECOMMENDATION:**

APPROVE the request to realign proposed minor collectors Graceview Drive and north/south minor collector from Telge Road to Holderrieth Road in the MTFP.

### **Justification:**

The request to realign east/west minor collector Graceview Drive and its north/south pair (hereto referred as “Graceview minor collectors”) meet intersection spacing requirements designated by Chapter 42 and provide access to adjacent major thoroughfares in the amendment area. The applicant has worked closely with adjacent property owners to collaborate on a realignment which suits those impacted. Additionally, the applicant suggests that, if approved, the realignment will allow for detention ponds in an area prone to flooding.

The amendment requests to realign Graceview minor collectors west by approximately 1,300ft. Shifting the alignment continues to provide access to adjacent major thoroughfares, Telge Road and Holderrieth Road. Access to the major thoroughfare system was reason for adding Graceview minor collectors to the MTFP in 2019. If approved, the intersection of the north/south minor collector and Holderrieth would be within 1400ft of Telge Road and Holderrieth Road. This meets Chapter 42 intersection spacing requirements of a minimum 600ft and maximum 2600ft distance between collectors and thoroughfares.

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It is noteworthy that Public Works staff are concerned about the minor collector's spacing from Telge Road should a traffic signal be required at the intersection with Holderreith in the future.

Harris County proposed and justified the addition of Graceview Drive in 2019. The set of minor collectors will collect traffic from residential and commercial uses developing in the area for distribution to major thoroughfares Telge Road and Holderreith Road. Harris County Precinct 4 and Harris County Engineering are in support of realigning Graceview Drive and the north/south minor collector. Additionally, Graceview Baptist Church and Willowcreek Ranch, which this alignment would directly impact, are in favor of the realignment request.

The applicant suggests that, if approved, this amendment will allow for detention ponds to mitigate flooding. The amendment area is within one-quarter mile of the Harris County floodway and the 100-year floodplain directly impacts the amendment area. Factoring in detention ponds may allow for stormwater management.

Per the applicant, Chris Browne with EHRA: *"I have received confirmation from both Caldwell (Caldwell Companies is the developer for Willowcreek Ranch) and our engineers that it is possible to store detention for the portion of Graceview Drive on the Graceview Church property (about 1200' to 1500' long at 60' wide) within the Willowcreek Ranch detention facility just east of the Graceview alignment. Caldwell has agreed to work with the church in causing the platting of the portion of Graceview in their mutual control and dedicating an easement for a pipe or ditch to connect drainage needed for Graceview to the detention pond within Willowcreek Ranch."*

## 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 H-GAC data, the population of the surrounding area is expected to grow by 41.2 percent from 2015 to 2045, a similar rate to the City of Houston, but significantly lower than the ETJ. Job density is expected to grow by 33 percent.

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Year	Population Density			Job Density		
	Population	(Persons/Acre)	% Change	Jobs	(Jobs/Acre)	%Change
2015	597	0.4		176	0.1	
2020	772	0.5	29.3%	235	0.1	33.5%
2025	685	0.4	-11.3%	235	0.1	0.0%
2030	678	0.4	-1.0%	235	0.1	0.0%
2035	726	0.4	7.1%	235	0.1	0.0%
2040	777	0.5	7.0%	235	0.1	0.0%
2045	843	0.5	8.5%	235	0.1	0.0%
Change (2015 to 2045)	246	0.1	41.2%	59	0.0	33.5%
COH Change (2015 to 2045)	919,984	2.1	40.2%	548,987	1.3	30.5%
COH ETJ Change (2015 to 2045)	1,532,230	1.3	58.9%	635,399	0.5	73.1%

Source: 2015-2045 Demographic Projections by H-GAC released 2018

Data represents population, jobs, and households in 2 Traffic Analysis Zones (TAZ) encompassing approximately 1,689 acres around the proposed amendment

## Land Use and Platting Activity:

Land uses surrounding the requested amendment are predominately a mix of single-family residential subdivisions and agricultural uses. A religious institution occupies one of the parcels bisected by the amendment request. The other three impacted by the amendment are undeveloped or agricultural uses. Undeveloped and single-family subdivisions occupy much of the land around the amendment, with some industrial and commercial properties scattered along Telge Rd. and FM 2920.

Platting activity near the amendment is mostly taking place immediately east and south of the amendment request. Plats submitted in the last five years are listed below for the surrounding area.

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Willow Creek Retail	2/14/2019	Commercial	8.05	2
Corner Store GP	11/12/2015	Commercial	16.58	0
Pigs Unlimited International GP	9/15/2019	Residential	24.50	1
Graceview Baptist Church Telge Road	1/31/2019	Unrestricted Reserve	55.01	0
Willowcreek Ranch Sec 10	8/30/2018	Single Family Residential	86.55	40
Willowcreek Ranch Sec 9	12/03/15	Single Family Residential	41.02	28
Willow Creek Industrial Park GP	9/18/14	General Plan, Industrial & Commercial	623.90	0
Development at Telge replat no 1	3/28/19	Unrestricted Reserve	34.41	0
Willowcreek Ranch Sec 8	2/05/15	Single Family Residential	54.35	42

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

Graceview Drive does not exist and is proposed as a minor collected with two lanes and 60' right-of-way. Its east-west proposed alignment runs along property lines and the north/south alignment is proposed to adhere to the Graceview Baptist Church Telge Road plat submitted in 2018 and approved by Planning Commission on January 3, 2019. In the amendment area, Telge Road is an existing two-lane roadway identified on the MTFP as a major thoroughfare to be widened with 100' right-of-way. Holderreith is a proposed major thoroughfare with 100' right-of-way.

## **Spacing:**

