

PC ACTION REPORT

E: Russell Drive

APPLICANT: LJA Engineering

JURISDICTION: City of Houston ETJ

PRECINCT: Montgomery County Pct. 4
COUNCIL DISTRICT: None

PROPOSAL:

LJA Engineering – on behalf of Hendricks Interests LLC – is requesting the deletion of Major Thoroughfare Russell Drive from the Major Thoroughfare and Freeway Plan.

PLANNING COMMISSION ACTION:

APPROVED staff recommendation to designate portions of Vick Drive, Post Oak Lane, and Strickland Drive as Minor Collector streets.

RECOMMENDATION:

APPROVE staff recommendation to designate portions of Vick Drive, Post Oak Lane, and Strickland Drive as Minor Collector streets.

PROPOSED ALTERNATIVE:

Designate portions of Vick Drive, Post Oak Lane and Strickland Drive as Minor Collector streets, connecting FM 1485 at the north to the IH-69 frontage road at the east.

JUSTIFICATION:

Staff is in support of the deletion of Russell Drive per concurrence from Montgomery County and the subsequent removal of the alignment from their Major Thoroughfare Plan. Staff wishes to maintain connectivity from this neighborhood to the IH-69 frontage road, and thus recommends a continuous Minor Collector street be designated connecting the closest major roadways: FM 1485 with IH-69 frontage road.

Property owners adjacent to these portions of Vick Drive, Post Oak Lane, and Strickland Drive will be notified in the coming weeks before consideration at a later meeting of Planning Commission.

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, the population of the surrounding area is projected to increase by 275 percent from 2015 to 2045, increasing at a significantly faster rate than the City of Houston and the ETJ. Job density is projected to increase by 84.3 percent.

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| Year | Population Density | | | Job Density | | |
|-------------------------------|--------------------|----------------|----------|-------------|-------------|---------|
| | Population | (Persons/Acre) | % Change | Jobs | (Jobs/Acre) | %Change |
| 2015 | 4,850 | 1.1 | | 1,455 | 0.3 | |
| 2020 | 9,193 | 2.0 | 89.5% | 2,303 | 0.5 | 58.3% |
| 2025 | 11,439 | 2.5 | 24.4% | 2,305 | 0.5 | 0.1% |
| 2030 | 14,036 | 3.1 | 22.7% | 2,306 | 0.5 | 0.0% |
| 2035 | 16,412 | 3.6 | 16.9% | 2,378 | 0.5 | 3.1% |
| 2040 | 17,032 | 3.7 | 3.8% | 2,378 | 0.5 | 0.0% |
| 2045 | 18,204 | 4.0 | 6.9% | 2,681 | 0.6 | 12.7% |
| Change (2015 to 2045) | 13,354 | 2.9 | 275.3% | 1,226 | 0.3 | 84.3% |
| 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 in 2018

Data represents population, jobs, and households in 1 Traffic Analysis Zone (TAZ) encompassing approximately 4,578 acres around the proposed amendment

Land Use and Platting Activity:

Land use surrounding the amendment request is single-family residential with commercial along the US 59 frontage road. Recent platting activity near the amendment is concentrated to the east where Russell Drive intersects IH 59/69. Few plats are south of the amendment. The most recent platting activity is listed below.

| GP or Subdivision Plat Name | PC Action Date | Land Use | Property Size (acres) | Lots |
|------------------------------------------------------------------|----------------|-------------------------------|-----------------------|------|
| Lund RV Park | 06/11/15 | Restricted Reserve-Commercial | 27.0260 | - |
| Eagles Nest | 04/16/20 | Unrestricted Reserve | 3.860 | - |
| Stetson | 07/19/18 | Restricted Reserve-Commercial | 11.9159 | - |
| McClesky Medical Clinic | 02/02/17 | Restricted Reserve-Commercial | 10.831 | - |
| Walshak Estates | 08/02/18 | Single Family Residential | 1.9978 | 3 |
| US 59 New Caney Commercial Development Sec 2 | 01/07/16 | Unrestricted Reserve | 17.9295 | - |
| US 59 New Caney Commercial Development Sec 1 partial replat no 1 | 10/27/16 | Unrestricted Reserve | 20.7756 | - |
| US 59 New Caney Commercial Development GP | 10/17/19 | General Plan | 17.839 | - |

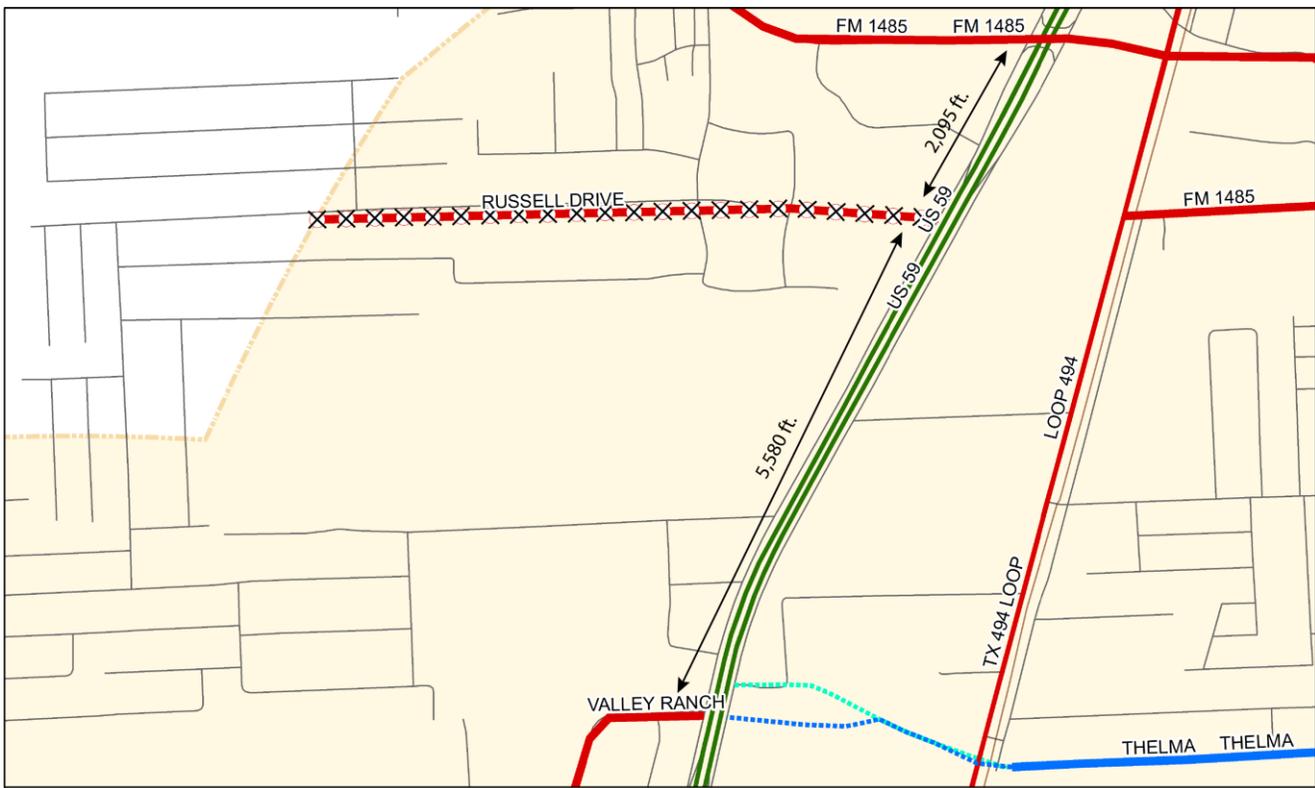
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| | | | | |
|-------------------------------------|----------|-------------------------------|---------|---|
| FM 1485 Plaza | 04/03/14 | Restricted Reserve-Commercial | 1.5949 | - |
| New Caney Commercial | 07/11/13 | Restricted Reserve-Commercial | 1.5634 | - |
| Great Southern Stabilized New Caney | 05/01/14 | Restricted Reserve-Commercial | 11.3557 | - |

Right of Way (ROW) Status:

Russell Drive is a proposed major thoroughfare identified in the MTFP with four lanes and 100’ right-of-way. Approximately 4,000ft of the one-mile segment of Russell Drive exists with 25’ pavement width.

Spacing:



Applicant’s Justification and History:

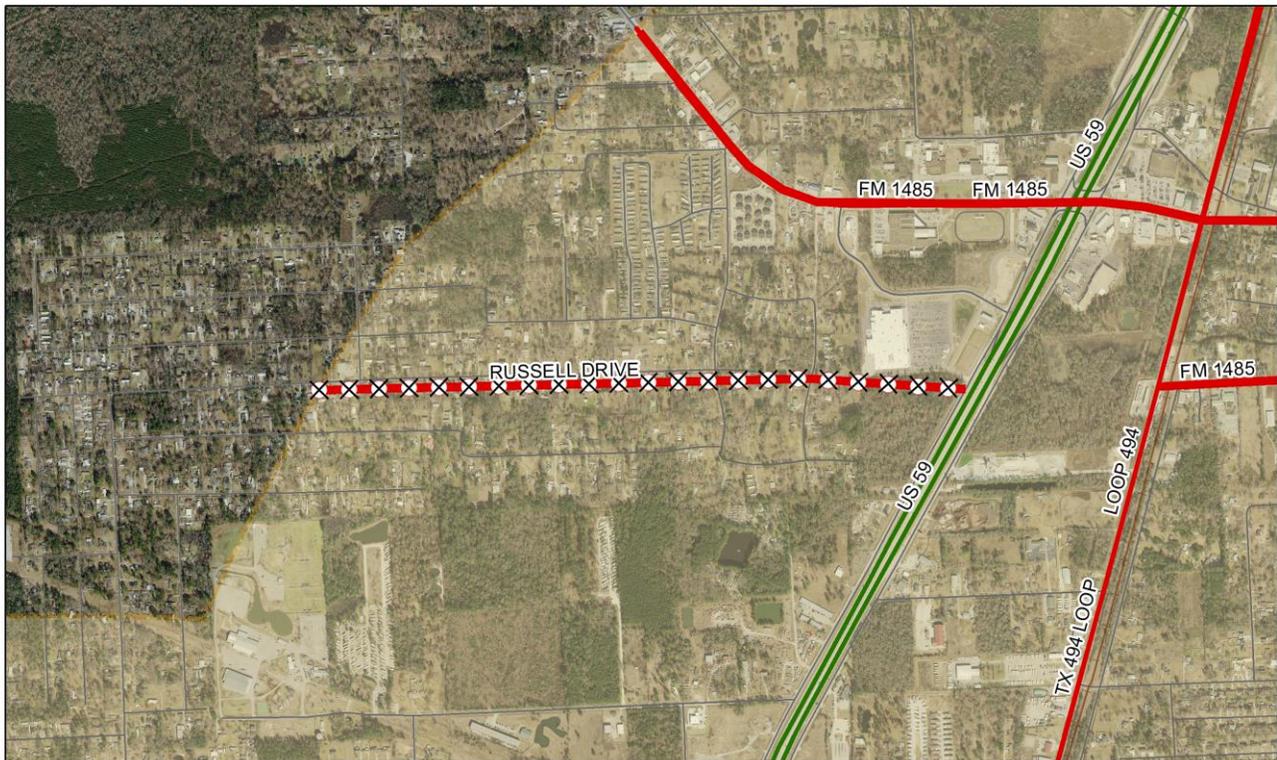
Russell Drive is currently a residential street with a 50’ ROW within the Post Oak Estates subdivision. It is not continuous to Interstate 69 and terminates to its east at Clyde Drive, roughly 1500’ feet from the frontage road. It is proposed as a Major Thoroughfare with a 100’ ROW from the southbound frontage road to a point roughly 6300’ to the west. The proposed thoroughfare aligns with, but is not continuous with FM 1485 on the east side of IH-69, largely because there is no east/west crossing of the freeway at this location.

The applicant is concerned about how the proposed thoroughfare encroaches into a commercial tract adjacent IH-69 frontage road. As the applicant believes Russell Drive is unlikely to be built as

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designated, they believe the owner of the commercial property should not be required to dedicate ROW. The applicant lists the following reasons why Russell Drive is unlikely to be expanded and extended:

- Existing Russell Drive would need to be increased from a 50' ROW to a 100' ROW. At a minimum the City would have to condemn 25' from each of the 100+ home owners living along Russell Drive.
- West of the existing residential Development there are miles of undeveloped White Oak Creek flood plain to the west.



F. Russell Drive | 2020 Major Thoroughfare and Freeway Plan Amendment Request

