

# PUBLIC HEARING REPORT

## A: Graceview Drive

**APPLICANT:** EHRA

**JURISDICTION:** City of Houston ETJ

**PRECINCT:** Harris County Pct. 4

**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 has submitted a new plat application to the City of Houston in February 2020, which 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.

## **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% 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 in 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

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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

## 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

