

PUBLIC HEARING REPORT

C: Miller Wilson and Unnamed Collector

APPLICANT: LJA Engineering

JURISDICTION: City of Houston ETJ

PRECINCT: Harris County Pct. 2

DISTRICT: None

PROPOSAL:

LJA Engineering – on behalf of Woodmere Development Co., Ltd – is requesting the realignment of major thoroughfare Miller Wilson Road and the addition of a minor collector (MN-2-60) where Miller Wilson Road is currently proposed between Wolf Road and FM1960.

APPLICANT’S JUSTIFICATION and HISTORY:

This realignment will impact a future phase of a residential development project currently underway. Approval of this request would push Miller Wilson to the east to align with Scott Road and extend north and south to rejoin where the Major Thoroughfare and Freeway Plan currently extends Miller Wilson Road. This will take advantage of the undeveloped properties and bypass the large-lot single family residences north of Wolf Road which are currently directly within the path of the major thoroughfare. This shift will positively impact the MTFP by aligning the thoroughfare with the built environment.

In addition to the shift in the thoroughfare is the request to add a new collector road into the MTFP network. This collector road will be placed where the current major thoroughfare is mapped – running from Wolf Road to FM 1960 and taking advantage of a County-constructed culvert. This change will increase the connectivity of the area and create a higher quality roadway network. If this request were not considered this year development of this project will be halted.

To date no discussions have been had with adjacent property owners.

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 expected to grow by 960 percent from 2015 to 2045, which is significantly higher than the expected population growth for the City of Houston and the ETJ. Job density is projected to increase by 227 percent.

PUBLIC HEARING REPORT

Year	Population Density			Jobs	Job Density	
	Population	(Persons/Acre)	% Change		(Jobs/Acre)	%Change
2015	1,534	0.2		657	0.1	
2020	1,454	0.2	-5.2%	669	0.1	1.8%
2025	1,687	0.2	16.0%	674	0.1	0.7%
2030	2,156	0.3	27.8%	1,049	0.1	55.6%
2035	7,928	0.9	267.7%	1,655	0.2	57.8%
2040	12,859	1.5	62.2%	1,990	0.2	20.2%
2045	16,262	1.9	26.5%	2,147	0.3	7.9%
Change (2015 to 2045)	14,728	1.8	960.1%	1,490	0.2	226.8%
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 3 Traffic Analysis Zones (TAZ) encompassing approximately 8,891 acres around the proposed amendment

Land Use and Platting Activity

Land uses surrounding the amendment requests are a mix of undeveloped, agriculture, and single-family development. A high school is located along the requested realignment of Miller-Wilson. Platting activity within the last five years in the immediate area of the amendment requests are listed below.

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Zacartys Complex replat no 1	10/15/15	Single Family Residential	4.6	1
Wolf Road Tract Sec 1	04/02/20	Drainage or Detention, Landscape or Open Space, Single Family Residential	18.2	64
Wolf Road Tract	04/02/20	General Plan	347.9	-
Huffman Business Park	04/27/17	Commercial	13.38	-
Wolf Trot Properties	04/28/16	Single-Family Residential	426.19	49

PUBLIC HEARING REPORT

Right of Way (ROW) Status

Miller Wilson Road is a proposed major thoroughfare with four lanes and 100' right-of-way. The request is to reclassify a portion of Miller Wilson Road to a minor collector with two lanes and 60' right-of-way. This request reclassifies an approximate 1.9 mile segment of Miller Wilson Road from Wolf Road to FM 1960. The applicant is naming this to an unnamed collector. The current designation is aligned both along property lines and within property boundaries.

The amendment requests a realignment of Miller Wilson Road approximately 0.7 miles to the east. The realignment request maintains the current MTFP designation of T-4-100. Of the 4.5-mile realignment request, 1.4 miles is proposed along existing Scott Road which has approximately 25' of pavement width.

Spacing

