

# DRAFT RECOMMENDATION REPORT

## E-8: Ralston Road

**APPLICANT:** Harris County Engineering Department

**LAMBERT:** 5766

**JURISDICTION:** Harris County

**PRECINCT:** Harris County Pct. 4

**DISTRICT:** N/A

### **PROPOSAL:**

Harris County Engineering is requesting the realignment of major collector Ralston Road between Will Clayton Parkway and Atascocita Road on the Major Thoroughfare and Freeway Plan (MTFP).

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

Harris County is requesting the realignment of proposed major collector Ralston Road in order to create a direct connection to the existing intersection of Atascocita Road and Atascocita Way. As presently aligned, Ralston Road is proposed to connect to Atascocita Road approximately 600 ft. southwest of the Atascocita Way intersection and approximately 300 ft. northeast of Wigeon Way Drive, which would violate block length spacing requirements per the City of Houston development code. Realigning proposed Ralston Road to terminate at the signalized Atascocita Way and Atascocita Road intersection will create a more sensible, efficient, and cost-effective roadway network and will comply with City of Houston development code regulations. A recent plat on the south side of Atascocita Road, Buzzy Bee Atascocita, shows the ROW for Atascocita Way to be slightly realigned as it approaches Atascocita Way in order to create a 90 degree "T" intersection with Atascocita Road.

The realignment would impact the Sowell Interests Atascocita LP property – which would no longer be crossed by the current collector street alignment – and the Ethel O. Penn Trust property – which the realigned collector street would bisect as it approaches Atascocita Road.

Harris County has no plans at this time to build Ralston Road.

### **STAFF RECOMMENDATION:**

**APPROVE** the applicant's amendment request to realign major collector Ralston Road between Will Clayton Parkway and Atascocita Road.

#### **Justification:**

On the current MTFP, proposed major collector Ralston Road is aligned to connect to Atascocita Road between the intersections of existing Atascocita Way and Wigeon Way. The proposed amendment request will realign the major collector to connect to Atascocita Road at the existing Atascocita Way intersection. In P&D staff's opinion, this is a more efficient and sensible alignment that will help to improve connectivity and provide a safer roadway network in the surrounding amendment area. The realignment will also resolve the non-compliance issue that the previous alignment had with the existing City of Houston block spacing requirements, as specified in the City's development ordinance. For these reasons, P&D staff recommends the approval of the applicant's request to realign major collector Ralston Road between Will Clayton Parkway and Atascocita Road.

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## STAFF ANALYSIS:

### Population & Employment Projections:

A demographic analysis using Houston-Galveston Area Council (H-GAC) projections was conducted for the area surrounding the Ralston Road MTFP amendment proposal. The population in this area is forecast to grow from approximately 12,247 in 2016 to approximately 20,432 by 2040, with a projected population density of 4.8 persons per acre. The projected growth rate of 66 percent is expected to outpace the overall City of Houston extraterritorial jurisdiction (ETJ) growth rate. Employment in the area is projected to remain stable, growing slightly from approximately 2,894 jobs in 2016 to approximately 3,158 jobs by 2040. Given these projections and the surrounding context, it is assumed that this area will continue to develop as a primarily single-family residential community.

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2016	12,247	2.92	-	2,894	0.69	-
2020	14,713	3.51	<b>20.14%</b>	2,943	0.70	<b>1.69%</b>
2030	17,533	4.18	<b>19.17%</b>	2,963	0.71	<b>0.68%</b>
2040	20,432	4.87	<b>16.53%</b>	3,158	0.75	<b>6.58%</b>
<b>Change (2016 to 2040)</b>	<b>8,185</b>	<b>1.95</b>	<b>66.83%</b>	<b>264</b>	<b>0.06</b>	<b>9.12%</b>
<b>COH change (2016 to 2040)</b>	<b>806,405</b>	<b>1.88</b>	<b>35.01%</b>	<b>582,120</b>	<b>1.36</b>	<b>30.83%</b>
<b>COH ETJ change (2016 to 2040)</b>	<b>773,457</b>	<b>1.03</b>	<b>34.96%</b>	<b>336,028</b>	<b>0.45</b>	<b>51.12%</b>

Source: 2016-2040 Demographic Projections by H-GAC

Data represents population, jobs, and households in 6 Traffic Analysis Zones (TAZ) encompassing approximately 4,195 acres around the proposed amendment.

### Land-Use & Platting Activity

There has been a significant amount of platting activity in recent years which has transformed the area surrounding proposed Ralston Road. Several new single-family residential subdivisions have been platted and developed, including Blackstone Creek, Laurel Place, Villages at Tour 18, and Atascocita Trace. The remainder of the land remains undeveloped, with some commercial land-use near the corner of Atascocita Road and Atascocita Way.

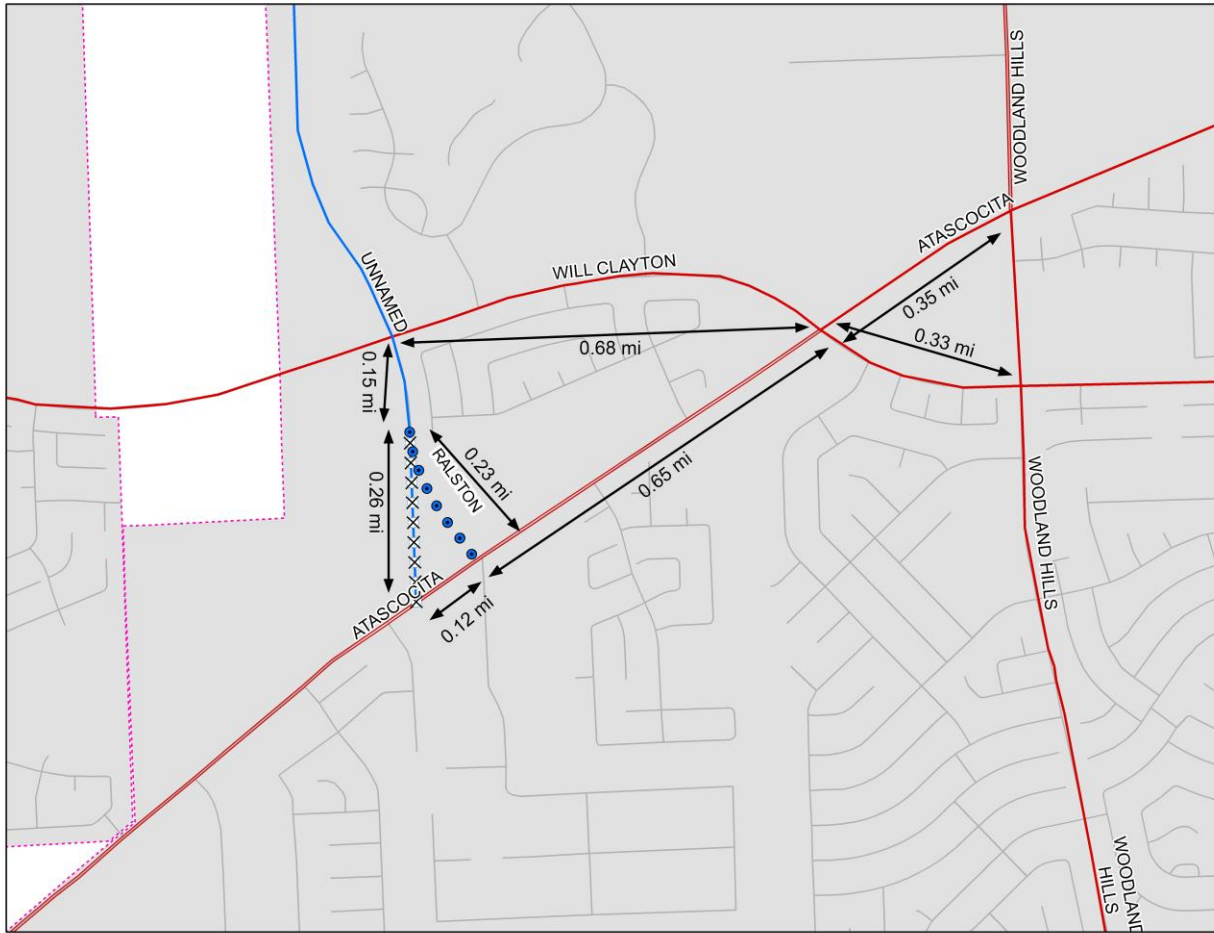
GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Buzzy Bee Atascocita	5/11/2017	Commercial	1	0
Atascocita Trace GP	10/31/2013	Single-family residential	115	0
Blackstone Creek GP	5/29/2014	Single-family residential	71	0
Blackstone Creek Sec. 4	3/3/2016	Single-family residential	15	65

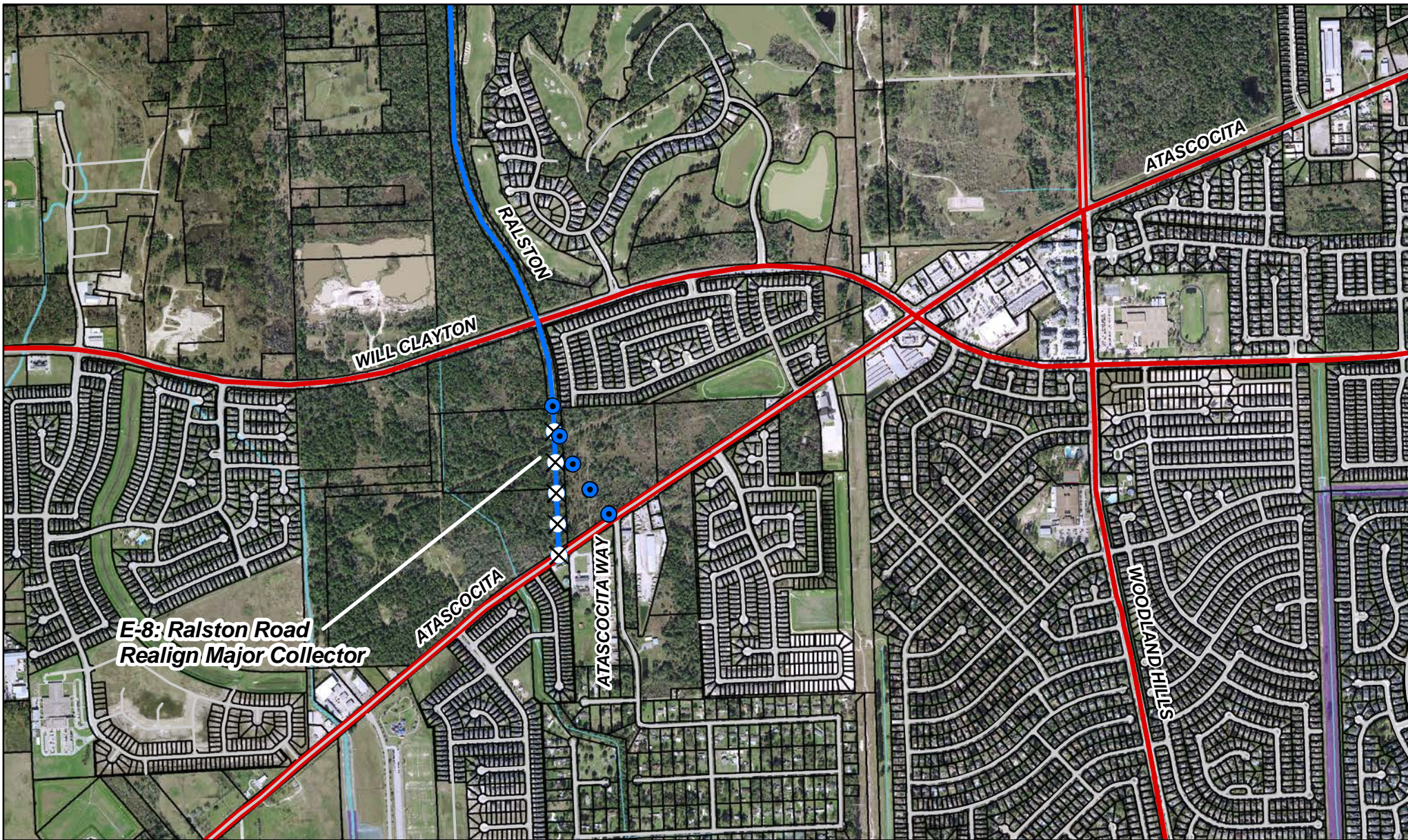
### Right-of-Way (ROW) Status:

There is currently no existing right-of-way for proposed Ralston Road along either the current MTFP alignment or the proposed re-alignment.

# DRAFT RECOMMENDATION REPORT

**Spacing:**





### E-8: Ralston Road | 2017 Major Thoroughfare and Freeway Plan Amendment Request

#### 2017 MTFP Amendment

- |         |     |            |              |     |
|---------|-----|------------|--------------|-----|
| Add     | —●— | Reclassify | Street Class | —■— |
| Realign | —○— |            | ROW Width    | —▲— |
| Remove  | —X— |            | No. Lanes    | —◆— |

#### 2016 MTFP

- |                         |     |              |     |
|-------------------------|-----|--------------|-----|
| Freeway                 | —■— | Local Street | —   |
| Major Thoroughfare      | —■— | Railroad     | —+— |
| Major Collector         | —■— | Waterway     | —■— |
| Minor Collector         | —■— | Park         | ■   |
| Transit Corridor Street | —■— |              |     |

