PC ACTION REPORT

IIE: Southridge Road

APPLICANT: META Planning + Design
JURISDICTION: City of Houston ETJ

PRECINCT: Harris County Pct. 1
COUNCIL DISTRICT: NA

PROPOSAL:

The applicant proposes to delete Southridge Road, a minor collector, between Ella Boulevard and Kuykendahl Road.

APPLICANT'S JUSTIFICATION and HISTORY:

The subject segment of Southridge Road has been part of the MTFP since 2018. Harris County originally submitted the application to help alleviate school-related traffic on Ella Boulevard. At that time, the proposed segment was approximately 4,850' (0.92 miles) long. Since then, approximately 1,690' (0.32 miles) of the roadway has been constructed to help improve traffic circulation with the nearby school.

The applicant intends to develop their 321 acre site for light industrial use. They assert their property is well suited for large industrial and commercial users because of its strategic location along the major thoroughfare Kuykendahl Road and its proximity to I-45. The applicant contends that dedicating a 60' wide minor collector would not enhance regional connectivity. Additionally, the applicant wishes to avoid mixing industrial traffic with school traffic and is therefore proposing to provide ingress and egress exclusively via Kuykendahl Road.

STAFF ANALYSIS:

Land Use and Platting Activity

The subject segment of Southridge was proposed to provide some relief on Ella Boulevard during school rush hours. Westfield High School, Bammel Middle School, Roberson Middle School, Meyer Elementary School and Major Elementary School are some of the institutions that are near this proposed deletion. Other uses in the area include multi-family and single-family residential, religious institutions and commercial uses.

Plats within ¼ mile

GP or Subdivision Name	PC Cycle	Land Use	Property Size (acres)	Lots
Centerpoint Energy Mobile Energy Solutions no 1	2014-03	Commercial	9.32	0
North Forest MUD WWTP	2014-05	Unrestricted	2.30	0
Ella Reserve	2015-17	Unrestricted	32.94	0
MI 3 Ministries partial replat no 1 and extension	2023-20	Unrestricted	10.17	0

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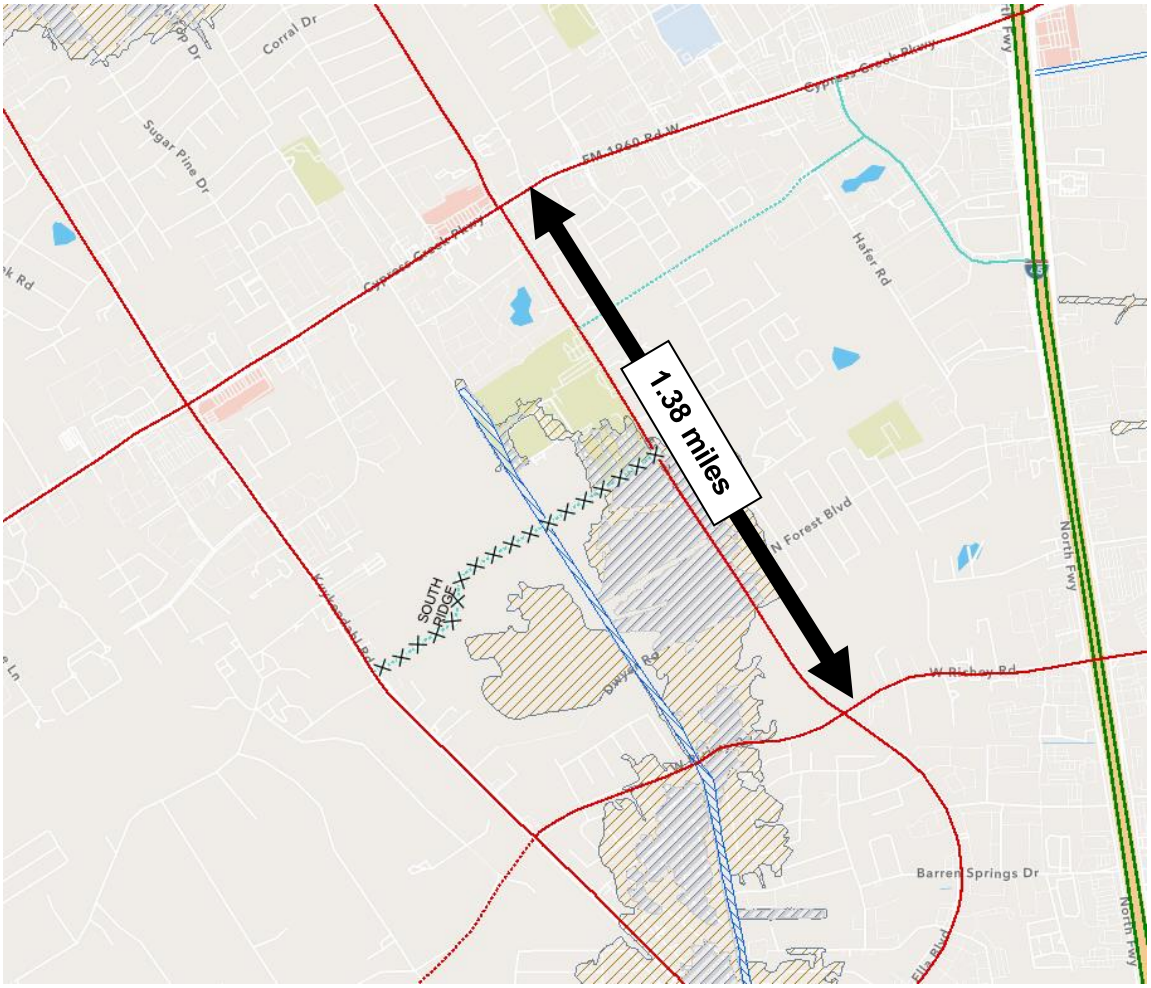
Right of Way (ROW) Status

The segment is a little short of a mile, of which, 1,690' (0.32 miles) exists currently. Once the applicant begins development, they would be required to address the part of Southridge that stubs into the parcel and will also have to construct the remainder of Southridge Road.

Spacing

If approved, the block bound by Ella Boulevard, FM 1960, Kuykendahl Road and W Richey Road will measure roughly 7300' (1.38 miles) without an east-west street connection.



RECOMMENDATION:

Deny the request to delete Southridge Road, between Ella Boulevard and Kuykendahl Road.

JUSTIFICATION:

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This area includes multiple institutions and residential developments along Ella Boulevard that would significantly benefit from the presence of this east–west thoroughfare. Removing this segment would place an increased burden on the existing major thoroughfare network, particularly considering the proposed industrial development.

The Harris County Engineer's Office has expressed opposition to eliminating this segment of Southridge, citing heavy school-related traffic on Ella Boulevard and the need to improve connectivity along this large block face.

PLANNING COMMISSION ACTION:

Denied the request to delete Southridge Road, between Ella Boulevard and Kuykendahl Road.