

Lake Shadows Civic League, Inc.

P.O. Box 642 | Crosby, Texas 77532 | 832-597-2745 | lakeshadowscivic@yahoo.com

The Honorable Tom Ramsey, P.E.
1001 Preston, Suite 924
Houston, Texas 77001

Dear Commissioner Ramsey,

The Board of Directors of the Lake Shadows Civic League, Inc. would like to express their concerns about the development of the Sundance Cove and Synova Subdivisions on Foley Rd. in unincorporated northeast Harris County in the Crosby area.

The Lake Shadows Subdivision contains approx. 600 residential homes, was established in 1962 and is nearly fully built out. The Deer Run Subdivision contains approx. 100 homes, was established in 2009 and has been built out. The Lake Shadows Estates Subdivision contains approx. 10 homes and has been nearly built out.

Foley Rd. is a two-lane road which currently serves as the *only* ingress/egress for approximately 700 residential homes in the Lake Shadows, Deer Run and Lake Shadows Estates Subdivisions.

Foley Rd. is unlit and there are no sidewalks available for pedestrian use. Through the years, as the Lake Shadows, Deer Run and Lake Shadows Estates Subdivisions have been built out and vehicular traffic has increased along Foley Rd., there have been marked increases in vehicular accidents along Foley Rd. and calls for service from first responders.

Recently, developers of the Sundance Cove and Synova Subdivisions have proposed building over 3,000 additional residential homes which would also rely on Foley Rd. as the *only* ingress/egress for over 3,800 residential homes.

The Sundance Cove Subdivision has proposed over 1,800 residential homes in 11 Sections. As of today, Sundance Cove has received final Harris County approval for 580 residential homes in Sections 1-7.

Conceptual plats of Friendswood Development Company's Synova Subdivision show another 1,254 residential homes proposed in 10 Sections. Synova has begun the permitting process for Sections 1-3 & 5, but has not obtained final approval from Harris County.

Neither the Sundance Cove nor Synova Subdivisions have any alternative ingress/egress other than Foley Rd. In the event that the portion of Foley Rd. west of Dallas Rd. is impassable. Foley Rd. has been blocked due to accidents on multiple occasions in the past year.

Foley Rd. is a "Major Collector" as depicted on the Houston Planning Commission's 2023 Major Thoroughfare and Freeway Plan (the "2023 MTFP") and is currently shown "to be widened"

between F.M. 2100 and Dallas Rd. While this would provide relief for traffic on Foley Rd., it would not provide the desperately needed alternate ingress/egress for the eventual 3,800 residential homes on Foley Rd.

Without an alternative method of ingress/egress to mitigate the eventual 5-fold increase in vehicular traffic on Foley Rd., first responders will certainly be faced with instances of limited or no access to the eventual 3,800 homes located along Foley Rd., as this has already occurred on multiple occasions.

We urge you to consider the principles of sound public policy and the impact to public safety and delay final approval for any additional Sections of the Sundance Cove and Synova Subdivisions until such time as an alternate method of ingress/egress can be provided to the current residents of Lake Shadows, Deer Run and Lake Shadows Estates Subdivisions and the eventual residents of the Sundance Cove and Synova Subdivisions.

Thank you for your consideration in this matter.

Sincerely,

Signature

Name (Printed)

Mailing address

Resident of Lake Shadows

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