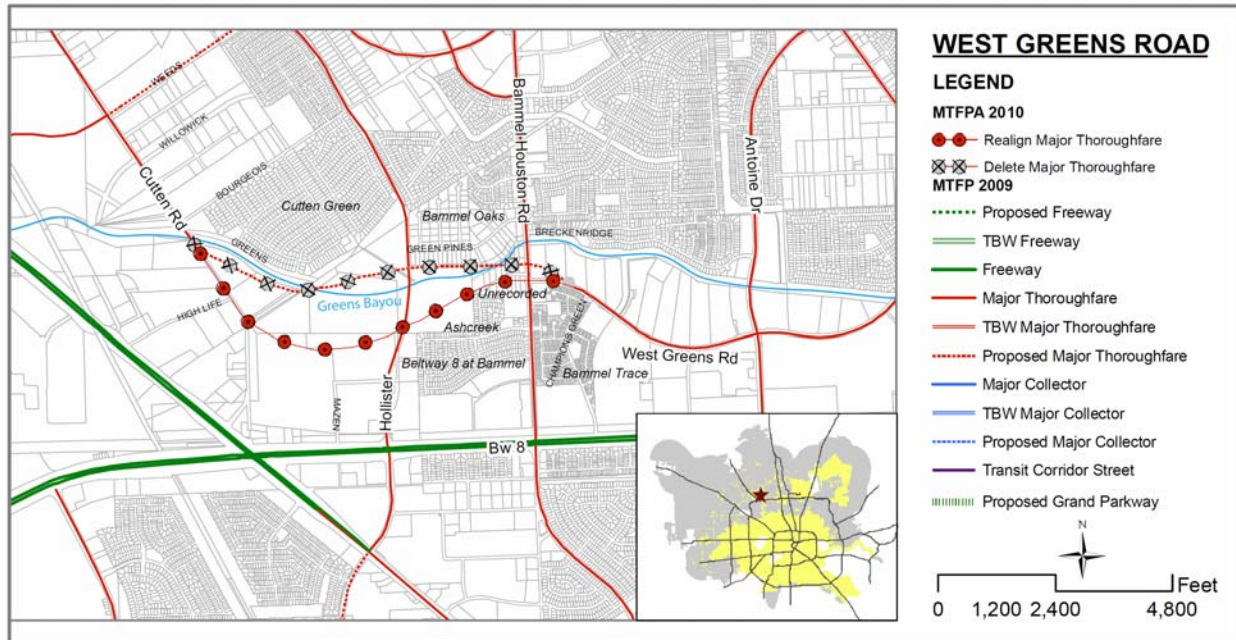


PLANNING COMMISSION ACTION

2010-04 West Greens Road



APPLICANT: Harris County, Public Infrastructure Department

KEY MAP: 370 Q & R

LAMBERT: 5065

JURISDICTION: ETJ, Harris County

DISTRICT/PRECINCT: Harris County, County Pct. 4

PROPOSAL:

To realign West Greens Road from Cutten Road to the east side of its intersection with Bammel N. Houston

APPLICANT JUSTIFICATION:

Harris County is requesting to realign W. Greens Road at this time due to the current planning and construction efforts by Harris County Public Infrastructure Department (HCPID) and Harris Flood Control District (HCFCD). The project is for drainage and roadway improvements on Cutten Road, and a new storm water detention facility located north of Beltway 8 and east of Cutten Road.

The current alignment of W. Greens Road was configured in the year 2000 to relocate the major thoroughfare away from the Cutten Greens Subdivision and avoid the manufactured home lots of Bammel Oaks Estates, an unrecorded subdivision east of Bammel North Houston. This alignment relocated the 1999 W. Greens Road MTFP alignment south of the existing W. Green road in Cutten Green Subdivision and Greens Bayou. The alignment then goes on the north side of Greens Bayou, east of Transcontinental Gas pipeline easement. North of the Greens Bayou the alignment goes due east to Bammel North Houston, south of Bammel Oaks Estates Subdivision and ties back into W. Greens Road east of its intersection with Bammel North Houston.

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The current W. Greens Road alignment is adjacent to the Greens Bayou and includes an awkward crossing of Greens Bayou and drainage channel P 149-00-00 into the HCFCD detention site. The W. Greens Road would require a new bridge crossing the over Greens Bayou and the drainage channel P149-00-00 in order to tie into the existing section of Cutten Road. HCPID, along with HCFCD proposes realigning this section of W. Greens Road to be extended from Cuttens Road approximately 0.35 miles south of Greens Bayou to Hollister Rd. through the HCFCD property and tie directly into existing Cutten Road. This new alignment will utilize the existing Cutten Road bridge that currently crosses Greens Bayou, negating the need for a new bridge.

The Harris County Precinct 4 Capital Improvement Plan (CIP) calls for designing the four-lane boulevard for a proposed realignment of W. Green Road. The infrastructure improvement would include a storm sewer system, drainage outfall, storm water detention, and bridges over Greens Bayou and BNRR track. This project is being designed and will be constructed in two segments; A) from east of SH 249 to Cutten Road, and B) from Cutten Road to Hollister Road. Segment A is in the engineering design phase and is scheduled for TxDOT letting in the 4th quarter of 2010. Segment B is in the engineering design phase and the goal is to request Commissioners' Court authorization to bid in the 4th quarter of 2010. Hollister Road from the Beltway 8 to FM 1960 is also scheduled for improvements to a four-lane boulevard section. The proposed improvements will improve the mobility in the general area.

STAFF RECOMMENDATION:

Realign West Greens Road from Cutten Road to the east side of its intersection with Bammel N. Houston.

JUSTIFICATION:

The MTFP alignment of proposed West Greens Road crossing the Greens Bayou twice between Cutten and Bammel N. Houston creates an impractical configuration of the roadway. The proposed configuration of West Greens Road allows for the direct extension of Cutten Road into W. Greens Road away from Greens Bayou. It also allows for an intersection of W. Greens and Hollister away from Greens Bayou. The right-of-way of W. Greens Road between Cutten and Bammel Oaks (unrecorded subdivision) would be dedicated through the Harris County Flood Control Authority parcels.

PLANNING COMMISSION ACTION:

Realign West Greens Road from Cutten Road to the east side of its intersection with Bammel N. Houston.

FACTORS ASSESSED:

1. History

Greens Road alignment first appeared on the City of Houston's Major Thoroughfare and Freeway Plan (MTFP) in 1957 between West Montgomery Road and West Lake Houston Parkway. Bammel, Hollister and Fairbanks North Houston are other north-south thoroughfares identified on this 1957 MTFP. In the year 1966 the extension of Hollister, north of Beltway 8, is realigned along a portion of Cutten Road and Fairbanks North Houston. Greens Road is realigned to be tied into an existing east-west unnamed thoroughfare (Cypress N. Houston). In 1969 Fairbanks North Houston is realigned along an

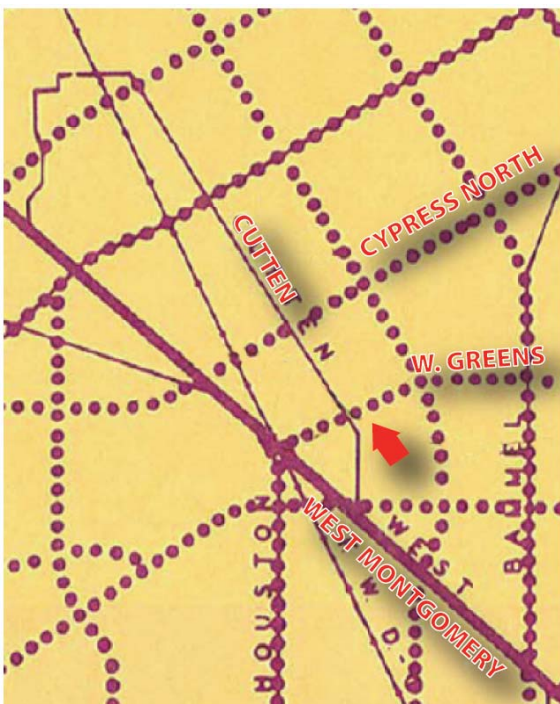
PLANNING COMMISSION ACTION

unnamed east-west thoroughfare (Richey Road) south of FM 1960. Major thoroughfare Cutten Road is terminated at Greens Road and is realigned from Greens Bayou to the Beltway 8 and Hollister.

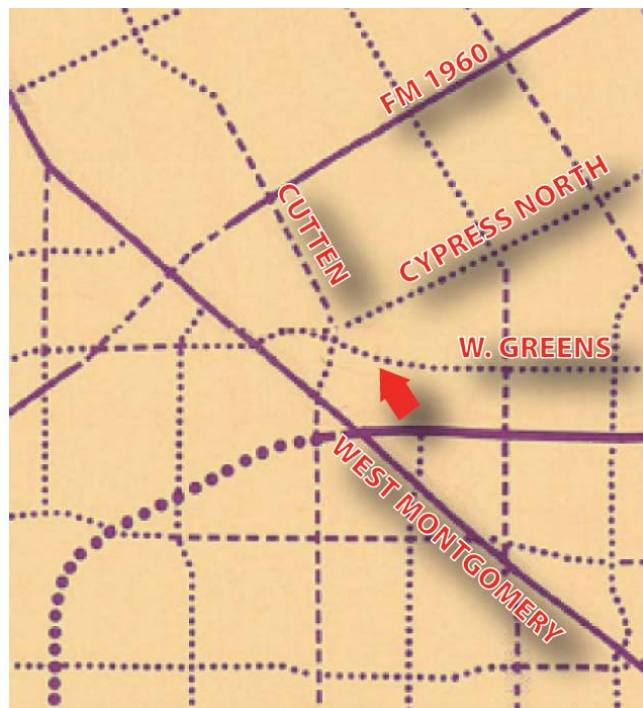
The 1972 MTFP extends Hollister north of Beltway 8 into Cutten Road. Fairbanks North Houston, north of Beltway 8 is realigned and the segment between SH 249 and Greens Road is deleted. In 1976 Hollister, north of Beltway 8 was realigned along Richey Road. Remainder of Richey road is short thoroughfare segment between Greens Road and Champion Forest.

In 1980 the thoroughfare segments in the area realigned and reconfigured. Portion of Greens Road between Hollister and Stuebner Airline south of Greens Bayou. Richey Road is realigned and terminates at Cutten Road. Hollister is also realigned to terminate at Richey Road. Fairbanks North Houston terminates at Beltway 8. Champion Forest is terminated at Bammel North Houston. Lastly Bammel North Houston is extended to FM 1960. The 1986 MTFP extends Richey Road from Cutten to Greens Road as a major thoroughfare.

The 1997 MTFP map labels the Greens Road alignment west of IH 45 as W. Greens Road. In 1998 the Cutten Green Home Owners Association requested the deletion of W. Greens Road between Cutten Road and Bammel North Houston Road. The Planning Commission denied the deletion of W. Greens Road. Most recently, in the year 2000, the MTFP amended the W. Greens, Cutten and W. Richey Road alignment. W. Greens Road was realigned at Bammel N. Houston and extended into Cutten Road. West of Cutten Road, W. Greens was realigned to align with W. Richey Road. This alignment also requires W. Green to cross Greens Bayou twice between Cutten and Bammel North Houston.



1957 MTFP



1966 MTFP

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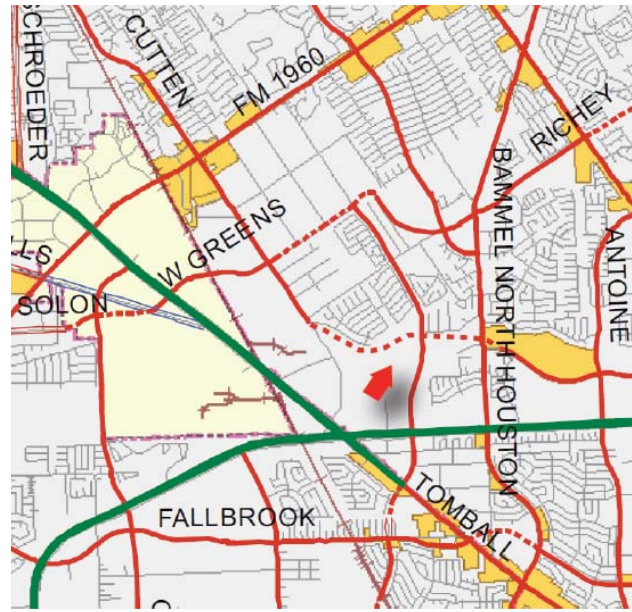
1985 MTFP



1997 MTFP



2000 MTFP



2009 MTFP

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2. Population & Employment Projections

Texas is one of the fastest growing states in the nation, and Harris County is the fastest growing county in the state¹. Today, more than 2.2 million people live in the City of Houston and another 700,000 live in the City's ETJ. Houston and its ETJ's rich employment sector are home to more than 1.7 million jobs, making it the state's most populous and robust economic center.

One of the greatest challenges to Houston's mobility is that by 2035, more than 870,000 new residents are projected to live outside the City limits in the ETJ while the major thrust of employment growth is within the City limits. The increase in the percentage of population further away from employment centers will result in more vehicle miles traveled (VMT), greater vehicle hours traveled (VHT), and thus longer travel delays in the greater Houston Region.

While the ETJ is growing, the City will also be taking in an additional 550,000 new residents. The most notable population growth will occur inside Loop 610. It will reflect efforts to create a dense urban core through mixed-use development strategies.

The Houston-Galveston Area Council (H-GAC) projects that over 25 years (2010 – 2035) the population within the study area* will increase by 17.5%, or from 12,569 to 14,771 persons. Persons per acre are projected to increase from approximately 3.64 to approximately 4.28. During the same period, H-GAC estimates that total jobs in the subject area will increase by 1,980 from 8,516 to 10,496 (23.3%). Jobs per acre are projected to increase from approximately 2.47 to 3.04.

Expressed in percentages, the subject area's population growth is expected to be less than the City of Houston's (17.5% versus 22.6%), and the area's job growth is expected to be less than the City's (23.3% versus 34.0%).

West Greens Rd. Study Area*	Year	Population (Persons/Acre)	% Chg	Jobs (Jobs/Acre)	% Chg	Households (HH/Acre)	% Chg
	2010	3.64		2.47		1.15	
	2015	3.82	4.9%	2.61	5.9%	1.29	11.4%
	2020	4.05	6.1%	2.74	4.8%	1.40	8.9%
	2025	4.29	6.0%	2.87	5.0%	1.52	8.7%
	2030	4.34	1.2%	2.91	1.4%	1.56	2.6%
	2035	4.28	-1.5%	3.04	4.4%	1.56	-0.1%
Change (2010 - 2035)		0.64	17.5%	0.57	23.3%	0.41	35.2%
Change in City of Houston (2010 - 2035)			22.6%		34.0%		25.3%
Change in Houston's ETJ (2010 - 2035)			72.3%		69.2%		86.1%

Source: H-GAC's 2035 Regional Growth Forecast

* Data represents population, jobs, and households in 3 Traffic Analysis Zones (TAZ) encompassing approximately 3,453 acres around the proposed amendment. Population projections do not include projections for group housing.

1. Eschbach, Karl. "Population Change in Texas" Texas State Data Center. 2008
<http://txsdc.utsa.edu>. Accessed May, 2009.

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3. Platting Activity

Property within the general area where the West Greens Road MTFP is being requested is a mixture of existing single family residential and emerging commercial development. The existing residential developments are mainly located north of the old alignment for West Greens Road, although south of the requested MTFP alignment, along Bammel N Houston Road, there is also an established single family residential development. From 2006 to 2009, the majority of the platting activity in the area had been for emerging commercial development either fronting or in close proximity to other major thoroughfares in the area namely, Cutten Road, Hollister Road, and Bammel- N Houston Road.

Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (Acres)	No. of Lots
Cutten Road Commercial Property Subdivision	30-Mar-06	370Q	Commercial	5	
Beltway Bammel5 Development Subdivision	26-Oct-06	371S	Commercial	5	
Bammel and Beltway Commercial Tract Sec 1	14-Dec-06	371S	Commercial	19	
Cyclone Steel Subdivision	15-Feb-07	371P	Commercial	7	
Northwest Harris County MUD No 24 Waste Water Treatment Plant	12-Apr-07	370R	Other	2	
Highlife Business Park Subdivision	19-Jul-07	370Q	Commercial	21	
IGS Industrail Subdivision	30-Aug-07	370Q	Commercial	25	
Hollister Business Park Sec1	19-Jun-08	370V	Commercial	29	
Yousse Cutten Road Subdivision	31-Jul-08	370L	Commercial	1	
Four Seasons Business Park Subdivision	14-Aug-08	370Q	Commercial	5	
Hollister Business Park Sec 2	28-Aug-08	370V	Other	2	
Cutten Green Business Park Subdivision	4-Dec-08	370K	Commercial	29	
Houston Distributing Company Subdivision	4-Dec-08	370Q	Commercial	14	
Cutten Road Business and Industrial Park Subdivision	8-Jan-09	370K	Commercial	125	
Greens Road FedEx Site Subdivision	30-Apr-09	371N	Commercial	9	
Bammel Oaks Estates Plaza Subdivision (DEF)	12-Nov-09	371N	Commercial	1	

4. Harris County, Capital Improvement Plan

Below is a detailed table showing either completed or proposed projects from the Harris County Precinct 4 Capital Improvement Plan for Hollister Road and W. Greens Road

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Harris County Precinct 4 CIP			
Project Name	Limit From	Limit To	Notes
Hollister Rd - 1	Beltway 8	W Greens Rd	Installation of a 4-lane concrete boulevard section with storm sewer system and offsite storm water detention. Project was awarded to Beyer Construction and is currently in the construction phase. Construction activity commenced September 21, 2009 and is scheduled for construction completion by September 29, 2010. (Last Updated On 5/14/2010)
Hollister Rd - 2	W Greens Rd	Bourgeois Rd	Installation of a 4-lane concrete boulevard section with storm sewer system, traffic signalization on Hollister at Bourgeois and offsite storm water detention. Project was awarded to Beyer Construction and is currently in the construction phase. Construction activity commenced September 21, 2009 and is scheduled for construction completion by September 29, 2010. (Last Updated On 5/14/2010)
Hollister Rd - 3	Bourgeois Rd	FM 1960	Proposed extension of a 4-lane concrete boulevard section with storm sewer system and offsite storm water detention between Bourgeois Road and Duncan Road; planned improvements include upgrading Duncan Road from a 2-lane asphalt pavement to a 4-lane concrete boulevard section with storm sewer system. Project is currently in the engineering design phase and our goal is to request Commissioners' Court authorization to bid in the fourth quarter of 2010. (Last Updated On 4/23/2010)
West Greens Rd - A B	SH 249	Hollister Dr	Proposed 4-lane concrete boulevard, including storm sewer system, drainage outfall, storm water detention, and bridge over Greens Bayou and BNRR track. Project is being designed and will be constructed in two segments; A) from east of SH 249 to Cutten Road and B) from Cutten Road to Hollister Road. Segment A is in the engineering design phase and is scheduled for TxDOT letting in the 4th quarter of 2010. Segment B is in the engineering design phase and our goal is to request Commissioners' Court authorization to bid in the 4th quarter of 2010. (Last Updated On 5/14/2010)

5. Right-Of-Way Status

The rights-of-way for all the thoroughfares in the vicinity are labeled either with sufficient width or as to be acquired status. Some thoroughfares in the subject area lack continuity. On the 2009 MTFP map West Greens Rd. is shown as 'to be acquired'.

Street	From	To	Classification	Status
Cutten	FM 1960	W.Greens	Thoroughfare	Sufficient width
W.Greens	Cutten	Hollister	Thoroughfare	To be acquired
W.Greens	Hollister	Bammel N. Houston	Thoroughfare	To be acquired
W.Greens	Bammel N. Houston	Antoine Dr.	Thoroughfare	To be acquired
Bammel N. Houston	W. Richey	Champion Forest	Thoroughfare	Sufficient width
Bammel N. Houston	Champion Forest	W. Greens	Thoroughfare	Sufficient width
Bammel N. Houston	W.Greens	Beltway 8	Thoroughfare	Sufficient width
Weeds	SH 249	Cutten	Thoroughfare	Sufficient width
Weeds	Cutten	Hollister	Thoroughfare	To be acquired
Weeds	Hollister	Champion Forest	Thoroughfare	To be acquired
Hollister	Weeds	W. Greens	Thoroughfare	Sufficient width
Hollister	W. Greens	Beltway 8	Thoroughfare	Sufficient width

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6. Major Thoroughfare Spacing

FM 1960 and W. Greens Rd. are still the most prominent east to west thoroughfares. There are numerous segments that are still in the proposed stage which makes the thoroughfare spacing sporadic. This can be seen at locations at West Greens, between Hollister and Bammel N. Houston, which is a proposed segment and extends to the west of Hollister and West Richey which turns into Weeds Rd at Cutten between FM 1960 and West Greens. The spacing for the thoroughfares mentioned in the chart below range from under a mile to almost a mile and a half in the north to south direction. East to west thoroughfares measured approximately over a mile and a half at the widest point of spacing.

Street	From	To	Street Type	Direction	Spacing
Cutten	FM 1960	W. Greens	Thoroughfare	north-south	0.98 mi
Bammel N. Houston	W. Richey	Champion Forest	Thoroughfare	north-south	0.32 mi
Bammel N. Houston	Champion Forest	W. Greens	Thoroughfare	north-south	0.73 mi
Bammel N. Houston	W. Greens	Beltway. 8	Thoroughfare	north- south	0.64 mi
Champion Forest	FM 1960	W. Richey	Thoroughfare	north- south	1.50 mi
Champion Forest	W. Richey	Bammel N. Houston	Thoroughfare	north- south	0.34 mi
Hollister	Weeds	W. Greens	Thoroughfare	north- south	1.36 mi
Hollister	W. Greens	Beltway 8	Thoroughfare	north- south	0.48 mi
FM 1960	Cutten	Champion Forest	Thoroughfare	east-west	1.45 mi
FM 1960	Champion Forest	Veterans Memorial	Thoroughfare	east-west	1.06 mi
W. Greens	Weeds	Hollister	Thoroughfare	east-west	1.46 mi
W. Greens	Hollister	Bammel N. Houston	Thoroughfare	east-west	0.46 mi
W. Greens	Bammel N. Houston	Antoine	Thoroughfare	east-west	0.89 mi

7. Mobility

Bammel N. Houston and Hollister are the primary north to south thoroughfares other than SH 249 and Veterans Memorial Dr. in the region. Beltway 8 and F.M. 1960 are the main east to west thoroughfares.

As shown in table below, the Average Daily Traffic (ADT) increase on West Greens Rd. between Bammel N. Houston Rd. and Antoine Dr. goes from 8,951 in the 'without' W. Greens Rd. scenario to 13,934 in the 'with' W. Greens Rd. scenario in 2015. Due to this 55.7% ADT increase, the Level-of-Service (LOS) rating along this segment deteriorates from "B" to "E" in 2015. LOS rating on FM1960 between Cutten to Champion Forest is "F" in 2015 and is projected to stay at this level in 2035.

According to the Model and table --- the 2035 scenarios for W. Greens Rd. indicate some significant results for ADT on W. Greens Rd. They include:

72% increase in ADT for W. Greens Rd. from Antoine Dr to Veterans Memorial Dr. The ADT in this segment increases from 11,706 in the "without" W. Greens Rd. scenario to 20,161 in the "with" W. Greens Rd. scenario.

The ADT for numerous segments in the two different scenarios continue to show decreases in the ADT should the new segment be built or not. The reduction

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either improved the LOS or kept the LOS the same such as FM 1960 from Champion Forest Dr. to Veterans Memorial Dr. with a LOS of E.

Based on the Travel Demand Model, the ADT for W. Richey Rd. decreases from 18,279 in the “without” W. Greens Rd. scenario to 11,564 in the “with” W. Greens Rd. scenario. This represents a 37% reduction in ADT.

AVERAGE DAILY TRAFFIC COMPARISON WITH & WITHOUT WEST GREENS							
STREET	SEGMENT	Without W. Greens	With W. Greens	% Change with W. Greens	Without W. Greens	With W. Greens	% Change with W. Greens
		2015	2015		2035	2035	
FM 1960	SH 249 to Cutten	70,379	69,500	-1.2%	125,746	125,065	-1%
FM 1960	Cutten to Hollister	54,510	57,286	5.1%	106,146	103,782	-2%
FM 1960	Hollister to Champion Forest	65,637	63,531	-3.2%	116,481	114,789	-1%
FM 1960	Champion Forest to Veterans Memorial	57,314	56,639	-1.2%	108,399	107,160	-1%
W. Greens	SH 249 to Cutten	16,776	16,724	-0.3%	28,841	30,333	5%
W. Greens	Cutten to Hollister	N/A	22,857	N/A	N/A	32,797	N/A
W. Greens	Hollister to Bammel N. Houston	N/A	12,992	N/A	N/A	26,576	N/A
W. Greens	Bammel N. Houston to Antoine	8,951	13,934	55.7%	8,931	23,123	159%
W. Greens	Antoine to Veterans Memorial	5,176	8,909	72.1%	11,706	20,161	72%
W. Richey	Cutten to Hollister	6,473	3,312	-48.8%	18,279	11,564	-37%
W. Richey	Hollister to Champion Forest	29,670	27,265	-8.1%	39,365	35,533	-10%
W. Richey	Champion Forest to Bammel N. Houston	22,482	20,743	-7.7%	31,031	29,903	-4%
W. Richey	Bammel N. Houston to Veterans Memorial	5,281	2,172	-58.9%	23,591	18,879	-20%
SH 249	FM 1960 to W. Greens	118,769	112,388	-5.4%	173,005	171,634	-1%
SH 249	W. Greens to BW 8	120,660	117,052	-3.0%	173,185	171,908	-1%
Cutten	FM 1960 to W. Richey	7,281	11,579	59.0%	11,266	18,426	64%
Hollister	FM 1960 to W. Richey	9,312	9,693	4.1%	17,150	18,936	10%
Hollister	W. Richey to W. Greens	N/A	29,061	N/A	N/A	34,645	N/A
Hollister	W. Richey to BW 8	36,580	N/A	N/A	42,158	N/A	N/A
Hollister	W. Greens to BW 8	N/A	39,453	N/A	N/A	44,981	N/A
Champion Forest	FM 1960 to W. Richey	19,811	20,201	2.0%	18,102	17,973	-1%
Champion Forest	W. Richey to Bammel N. Houston	18,977	16,687	-12.1%	18,030	15,693	-13%
Bammel Houston	Veterans Memorial to W. Richey	27,455	27,386	-0.3%	24,718	24,718	0%
Bammel Houston	W. Richey to Champion Forest	16,052	14,499	-9.7%	21,615	20,853	-4%

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AVERAGE DAILY TRAFFIC COMPARISON WITH & WITHOUT WEST GREENS							
STREET	SEGMENT	Without W. Greens	With W. Greens	% Change with W. Greens	Without W. Greens	With W. Greens	% Change with W. Greens
		2015	2015		2035	2035	
Bammel Houston	Champion Forest to W. Greens	36,080	32,243	-10.6%	39,611	36,303	-8%
Bammel Houston	W. Greens to BW 8	30,614	32,812	7.2%	36,727	38,915	6%
Antoine	Veterans Memorial to W. Greens	13,512	18,015	33.3%	23,047	24,350	6%
Antoine	W. Greens to BW 8	24,297	23,494	-3.3%	33,408	33,681	1%
Veterans Memorial	FM 1960 to Bammel N. Houston	32,889	33,119	0.7%	66,306	66,038	-0.4%
Veterans Memorial	Bammel N. Houston to W. Richey	32,358	31,443	-2.8%	66,099	65,593	-1%
Veterans Memorial	W. Richey to Antoine	40,019	36,306	-9.3%	82,558	77,029	-7%
Veterans Memorial	Antoine to W. Greens	25,578	25,222	-1.4%	56,036	55,533	-1%
Veterans Memorial	W. Greens to BW 8	23,038	24,435	6.1%	53,671	56,409	5%
Beltway 8	Veterans Memorial to Antoine	176,606	176,336	-0.2%	204,846	202,418	-1%
Beltway 8	Antoine to Bammel N. Houston	151,068	149,228	-1.2%	182,811	180,057	-2%
Beltway 8	Bammel N. Houston to Hollister	151,068	149,228	-1.2%	182,811	180,057	-2%
Beltway 8	Hollister to SH 249	144,861	143,152	-1.2%	172,286	167,564	-3%

LEVEL OF SERVICE COMPARISON WITH & WITHOUT WEST GREENS									
STREET	SEGMENT	2015 Without W. Greens		2015 With W. Greens		2035 Without W. Greens		2035 With W. Greens	
		V/C	LOS	V/C	LOS	V/C	LOS	V/C	LOS
FM 1960	SH 249 to Cutten	1.32	F	1.3	F	1.17	F	1.16	F
FM 1960	Cutten to Hollister	0.86	E	0.91	E	0.99	E	0.95	E
FM 1960	Hollister to Champion Forest	1.04	F	1.01	F	1.07	F	1.07	F
FM 1960	Champion Forest to Veterans Memorial	0.91	E	0.9	E	0.99	E	0.99	E
W. Greens	SH 249 to Cutten	0.57	B	0.59	B	1.07	F	1.07	F
W. Greens	Cutten to Hollister	N/A	N/A	0.81	D	N/A	N/A	1.16	F
W. Greens	Hollister to Bammel N. Houston	N/A	N/A	0.89	D	N/A	N/A	0.94	E
W. Greens	Bammel N. Houston to Antoine	0.61	B	0.96	E	0.32	A	0.82	D
W. Greens	Antoine to Veterans Memorial	0.36	A	0.61	B	0.41	A	0.71	C
W. Richey	Cutten to Hollister	0.25	A	0.13	A	0.64	B	0.41	A

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LEVEL OF SERVICE COMPARISON WITH & WITHOUT WEST GREENS									
STREET	SEGMENT	2015 Without W. Greens		2015 With W. Greens		2035 Without W. Greens		2035 With W. Greens	
W. Richey	Hollister to Champion Forest	1.04	F	0.97	E	1.25	F	1.25	F
W. Richey	Champion Forest to Bammel N. Houston	0.79	D	0.74	C	1.09	F	1.05	F
W. Richey	Bammel N. Houston to Veterans Memorial	0.18	A	0.08	A	0.83	D	0.67	C
SH 249	FM 1960 to W.Greens	0.54	B	0.55	B	0.77	D	0.79	D
SH 249	W. Greens to BW 8	0.51	B	0.49	B	0.73	C	0.72	C
Cutten	FM 1960 to W. Richey	0.31	A	0.44	A	0.44	A	0.71	C
Hollister	FM 1960 to W. Richey	0.33	A	0.34	A	0.61	B	0.67	B
Hollister	W. Richey to W.Greens	N/A	N/A	1.02	F	N/A	N/A	1.22	F
Hollister	W. Richey to BW 8	1.29	F	N/A	N/A	1.48	F	N/A	N/A
Hollister	W. Greens to BW 8	N/A	N/A	1.39	F	N/A	N/A	1.59	F
Champion Forest	FM 1960 to W. Richey	0.71	C	0.72	C	0.66	C	0.66	C
Champion Forest	W. Richey to Bammel N. Houston	0.67	C	0.59	B	0.63	C	0.56	B
Bammel Houston	Veterans Memorial to W. Richey	0.82	D	0.96	E	0.96	E	0.96	E
Bammel Houston	W. Richey to Champion Forest	0.61	B	0.56	B	0.83	D	0.8	D
Bammel Houston	Champion Forest to W. Greens	1.38	F	1.23	F	1.41	F	1.39	F
Bammel Houston	W. Greens to BW 8	1.18	F	1.26	F	1.4	F	1.49	F
Antoine	Veterans Memorial to W.Greens	0.52	B	0.68	C	0.82	D	0.86	E
Antoine	W.Greens to BW 8	0.92	E	0.89	E	1.28	F	1.29	F
Veterans Memorial	FM 1960 to Bammel N. Houston	1.25	F	1.26	F	1.19	F	1.19	F
Veterans Memorial	Bammel N. Houston to W. Richey	1.24	F	1.2	F	1.18	F	1.18	F
Veterans Memorial	W. Richey to Antoine	1.52	F	1.39	F	1.49	F	1.38	F
Veterans Memorial	Antoine to W.Greens	0.97	E	0.97	E	1.01	F	1.05	F
Veterans Memorial	W. Greens to BW 8	0.87	E	0.94	E	1.24	F	1.01	F
Beltway 8	Veterans Memorial to Antoine	1.07	F	1.07	F	1.1	F	1.23	F
Beltway 8	Antoine to Bammel N. Houston	0.92	E	0.91	E	1.1	F	1.09	F
Beltway 8	Bammel N. Houston to Hollister	0.92	E	0.91	E	1.1	F	1.09	F
Beltway 8	Hollister to SH 249	0.9	E	0.88	E	1.05	F	1.01	F

PLANNING COMMISSION ACTION

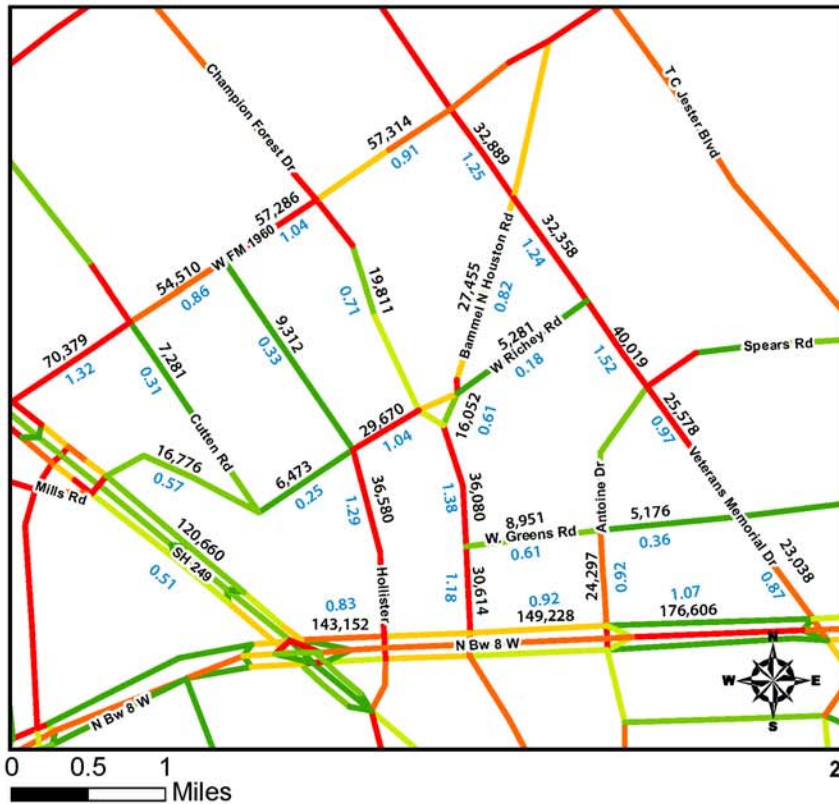
West Greens Road

2015 Level of Service and Average Daily Traffic

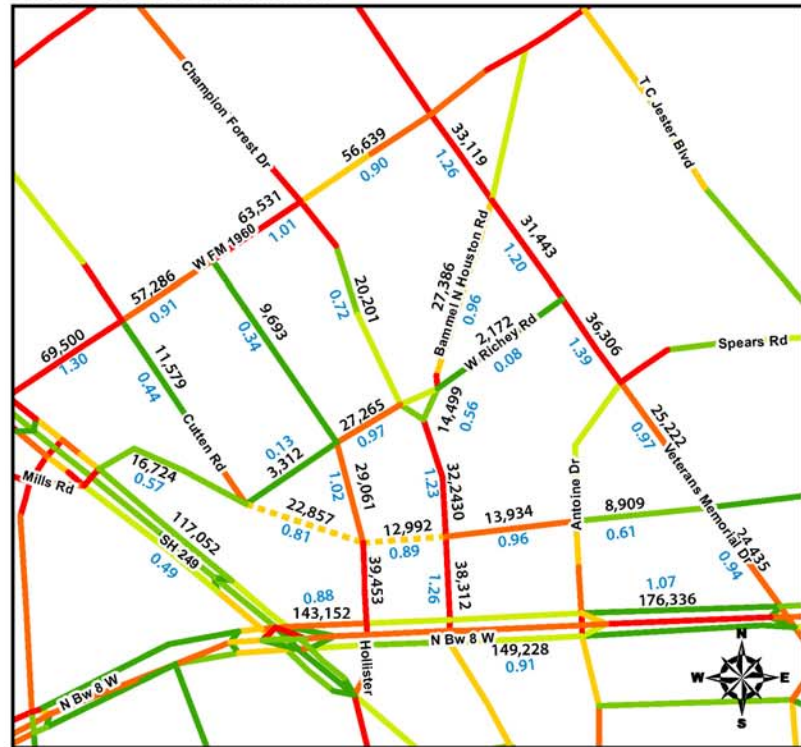
LOS



Without West Greens Road



With West Greens Road



2010 MTFPA Requests, Planning & Development Department, City of Houston

PLANNING COMMISSION ACTION

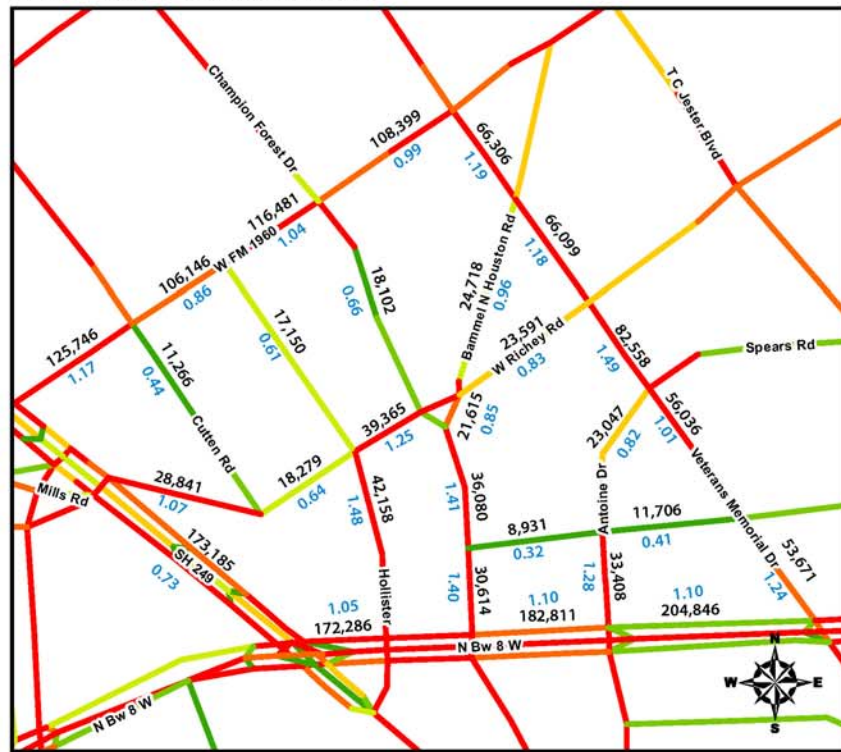
West Greens Road

2035 Level of Service and Average Daily Traffic

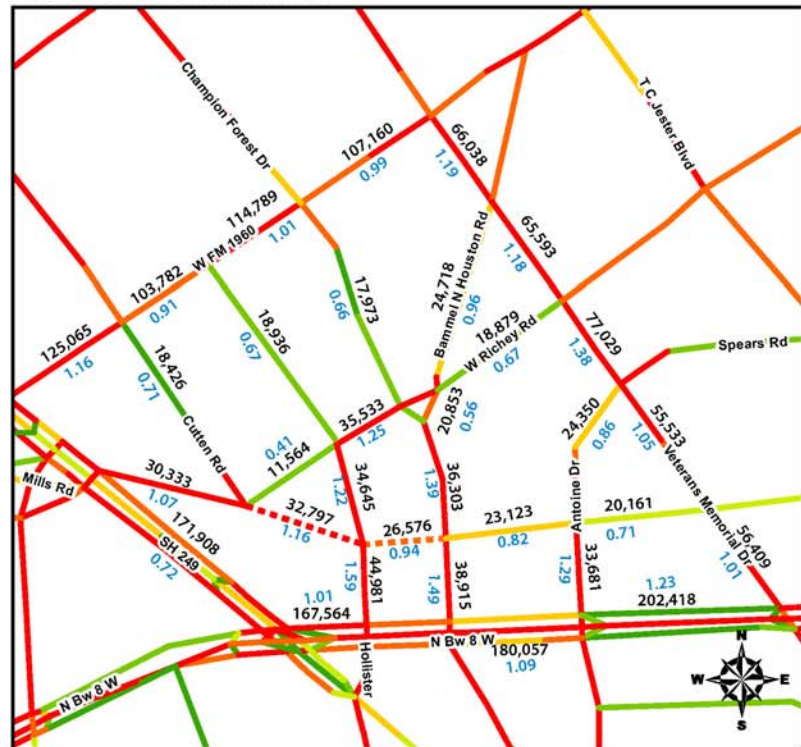
LOS



Without West Greens Road



With West Greens Road



2010 MTFPA Requests, Planning & Development Department, City of Houston