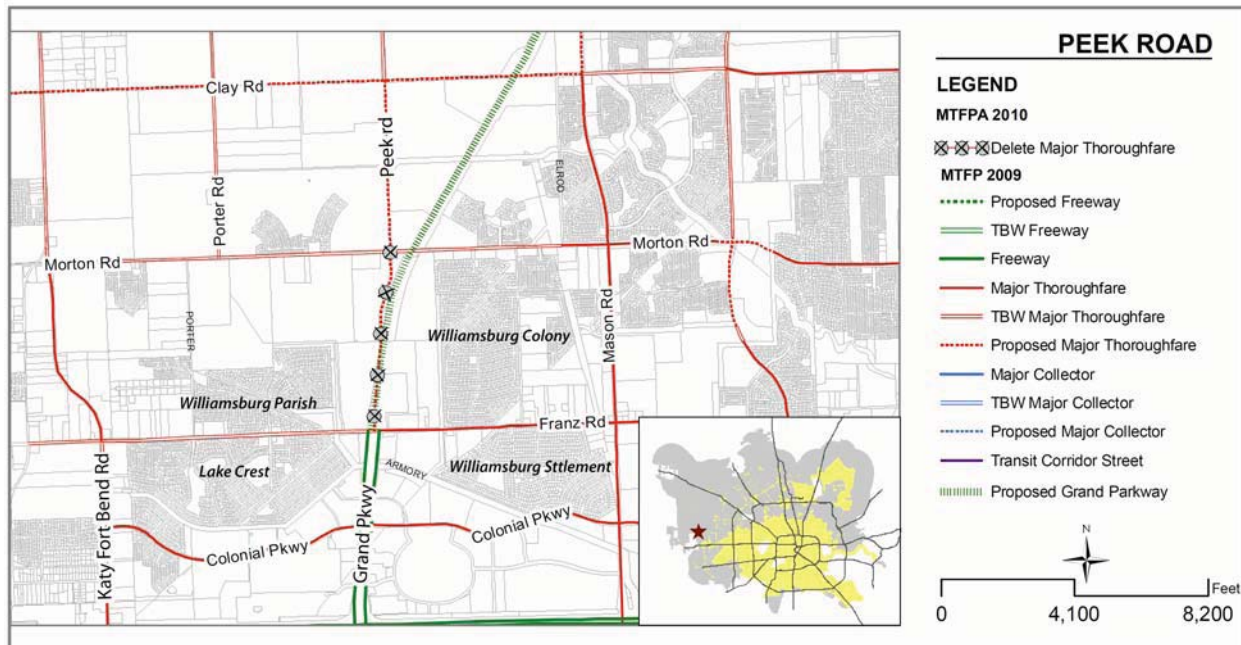


2010-02 Peek Road



APPLICANT: Asakura Robinson Company

KEY MAP: 445 P & Q

JURISDICTION: ETJ, Harris County

LAMBERT: 4459

DISTRICT/PRECINCT: County Pct. 3

PROPOSAL:

To delete Peek Road between Morton Road and Franz Road

APPLICANT JUSTIFICATION:

Riddle Holdings Ltd. is requesting an amendment to delete major thoroughfare Peek Road between Morton Road and Franz Road. The alignment of the proposed Peek Road between Franz Road and Morton Road was first established as a major thoroughfare in the year 1972. Grand Parkway and proposed Peek Road alignments currently overlap for 1.05 mile on the 2009 MTFP. Applicant is requesting the amendment due to impending public and private development plans for the Riddle Holdings Ltd. 148.4 acre parcel. The parcel would be subdivided in to the proposed Grand Parkway Segment E, single family residential lots, and unrestricted reserves. Harris County has purchased 26.2 acres of Grand Parkway 400' wide right-of-way (ROW) from Riddle Holding Ltd. and concurrently released 5.629 acres of the Peek Roads 100' wide ROW south of Morton Road to Riddle Holdings Ltd. The Grand Parkways Association's schedule year for letting the construction of Segment E is 2011. This plan provides mobility and accessibility to the people who reside and work in this general area. Public street access is provided by two-13' feeder lanes north-bound and southbound along this segment of the Grand Parkway. The Grand Parkway main lanes configuration transition from three-12' lanes each direction to two-12' lanes each direction through this segment. Ingress and egress ramps are provided at both Franz Road and Morton Road intersections. This amendment proposes to allow Peek Road to terminate at Morton Road. The intersecting spacing is approximately 460' between the 100' Peek Road ROW and the 400' Grand Parkway

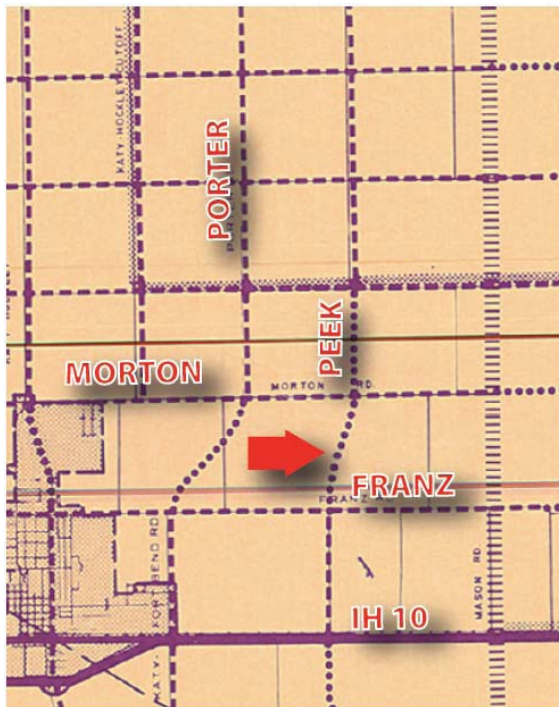
ROW on the north side of Morton Road. The proposed configuration would be similar to Peek Road at Kingsland Boulevard south of IH 10.

FACTORS ASSESSED:

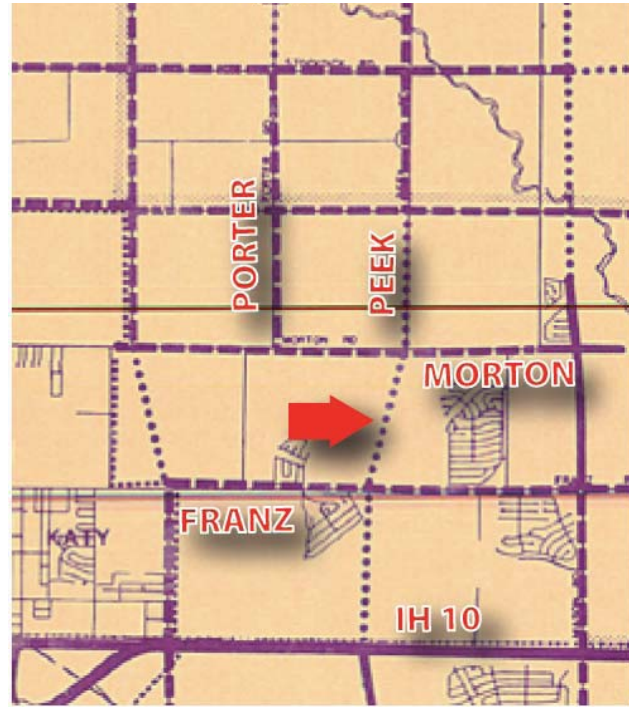
1. History

Peek Road, within the City of Houston's ETJ, was first reflected on the 1972 Major Thoroughfare and Freeway Plan (MTFP). The map also identifies a major thoroughfare alignment along Porter Road, being the extension of Katy Fortbend Road, west of Peek Road. A to-be-determined corridor along Mason Road east of the Peek Road alignment, first included in 1966, is also reflected on the 1972 MTFP. In 1976 the Porter Road major thoroughfare alignment stopped at IH 10 and Katy Fortbend Road was realigned west of Porter Road. The same year the to-be-determined corridor is replaced by major thoroughfare Mason Road and is added again to the MTFP by the Planning Commission in 1984 as proposed Grand Parkway (alignment is conceptual in nature).

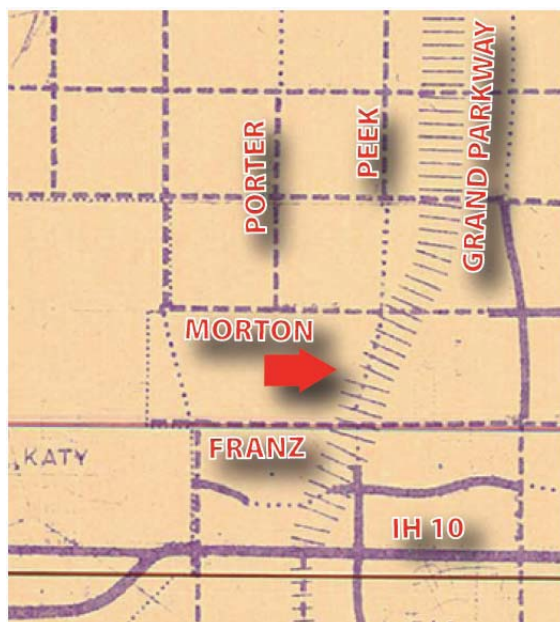
In 1980 major thoroughfare Porter Road is deleted between Morton and IH 10. Park Row Drive east of Katy-Fort Bend Road is added to the 1982 MTFP. The Grand Parkway alignment between Kingsland Boulevard and Franz Road is aligned along Peek Road in 1988. The major thoroughfare alignments in the general area are not amended until 2006 when Mason Road between Clay Road and West Road is realigned eastward to be separated from the Grand Parkway alignment.



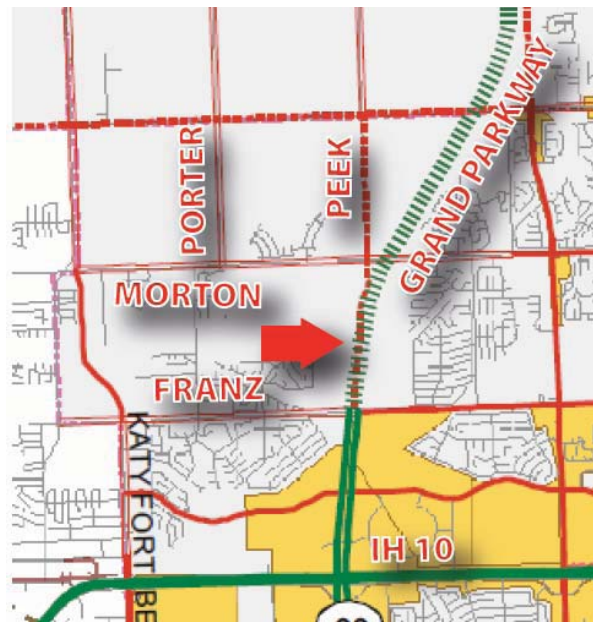
1972 MTFP



1980 MTFP



1984 MTFP



2009 MTFP

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 distance between population and employment centers will result in more travel, greater time traveling, and longer travel delays.

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

The Houston-Galveston Area Council (H-GAC) projects that over the next 25 years (2010 – 2035), the population within the study area* will increase by 7,528 persons from 9,214 to 16,742 representing an 81.7% increase. Persons per acre are projected to increase from approximately 1.63 to approximately 2.97. During the same period H-GAC estimates that total jobs in the subject area will increase by 869 from 1,282 to 2,150 (67.8%). Jobs per acre are projected to increase from approximately 0.23 to 0.38.

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

Expressed in percentages, the subject area's population growth is expected to be more than the City of Houston's (81.7% versus 22.6%), and the area's job growth is expected to be more than the City's (67.8% versus 34.0%).

Peek Rd. Study Area*	Year	Population (Persons/Acre)	% Chg	Jobs (Jobs/Acre)	% Chg	Households (HH/Acre)	% Chg
	2010	1.63		0.23		0.60	
	2015	1.77	8.3%	0.27	19.9%	0.67	10.9%
	2020	2.04	15.3%	0.34	24.1%	0.78	16.5%
	2025	2.28	11.6%	0.36	6.0%	0.89	14.4%
	2030	2.66	17.1%	0.37	4.0%	1.04	16.9%
	2035	2.97	11.3%	0.38	2.3%	1.17	12.3%
Change (2010 - 2035)		1.33	81.7%	0.15	67.8%	0.57	94.0%
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 5,645 acres around the proposed amendment. Population projections do not include projections for group housing.

3. Platting Activity

Platting activity for the general area where the Peek Rd MTFP is being requested is single family residential in nature. Existing and built out subdivisions include Williamsburg Parish and Williamsburg Colony Subdivisions located north of Franz Road, and Williamsburg Hamlet and Williamsburg Settlement Subdivision located between Franz Road and Colonial Parkway.

Two additional residential subdivisions, Morton Creek Ranch Subdivision (520 acres) and Waterstone Subdivision (628 acres) are also located in the general area. Morton Creek Ranch Subdivision occupies the northwest corner of the proposed Peek Road-Morton Road intersection while the Waterstone Subdivision occupies the northeast corner the same intersection. From the period 2007 to present, only 74 acres of Morton Creek Ranch has been platted compared to 153 acres for Waterstone Subdivision.

Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (Acres)	No. of Lots
Morton Creek Ranch Sec 3 partial replat no 1	6-Aug-09	445K	SF Residential (public street)	8	46
Morton Creek Ranch Sec 2 partial replat no 1	6-Aug-09	445K	SF Residential (public street)	11	52
Morton Creek Ranch Sec 3	26-Jul-07	445K	SF Residential (public street)	17	104
Morton Creek Ranch Sec 2	10-May-07	445k	SF Residential (public street)	21	98
Morton Creek Ranch Sec 1	12-Apr-07	445K	SF Residential (public street)	17	93
Waterstone Sec 4	4-Feb-10	445L	SF Residential (public street)	29	104
Waterstone Sec 3	7-Jan-10	445L	SF Residential (public street)	22	69

Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (Acres)	No. of Lots
Waterstone Sec 5	17-Jul-08	445M	SF Residential (public street)	33	123
Waterstone Sec 6	13-Dec-07	445M	SF Residential (public street)	19	51
Waterstone Sec 2	13-Dec-07	445M	SF Residential (public street)	28	29
Waterstone Sec 1	13-Dec-07	445L	SF Residential (public street)	23	111

4. Right-Of-Way Status

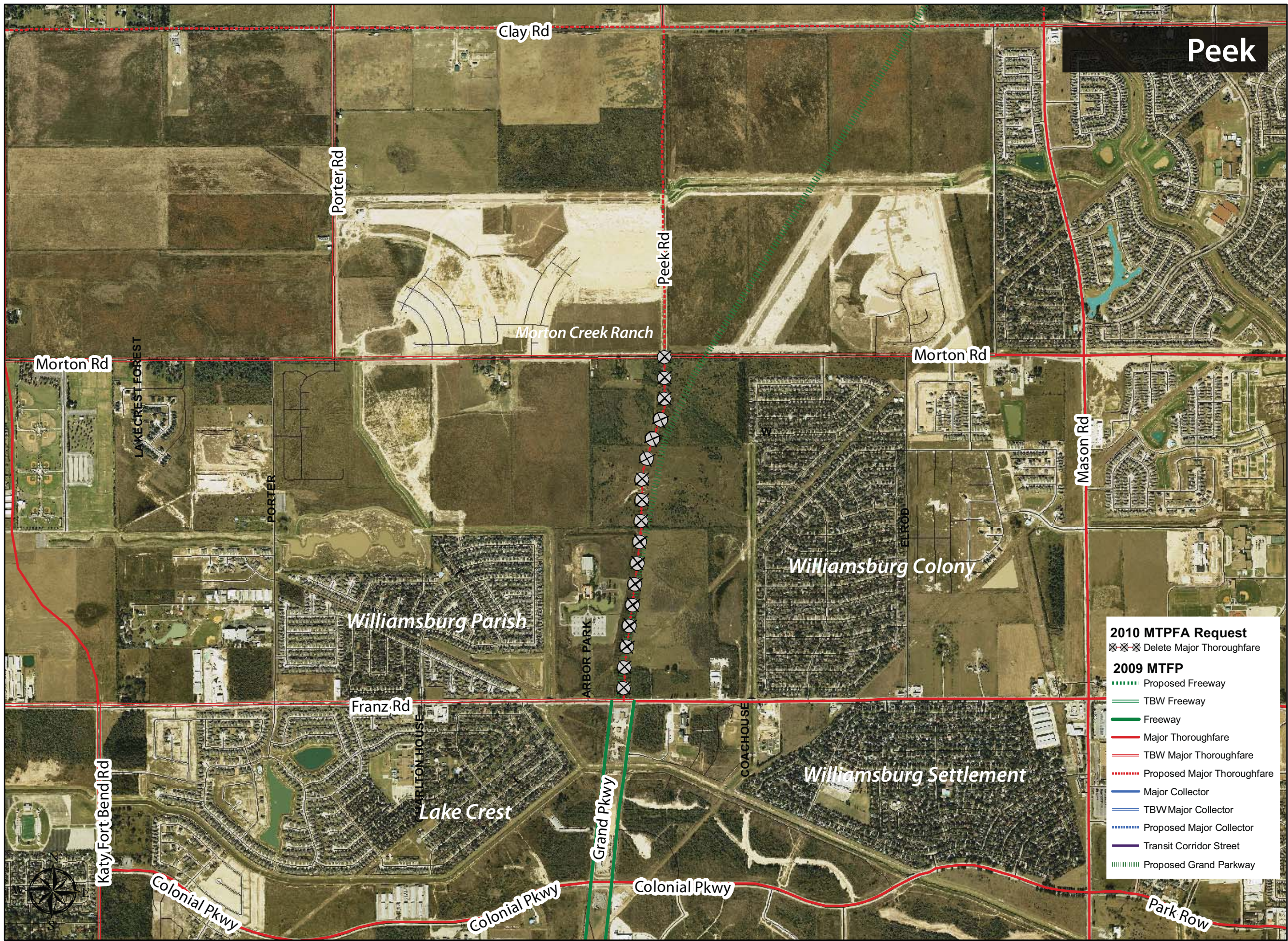
Peek Road running from Clay to Franz is identified as a proposed major thoroughfare. A portion of the right-of-way south of Morton Road was dedicated. However, Harris County abandoned this ROW for Grand Parkway segment E per the Harris County Toll Road Authority. The majority of the thoroughfares ROW are to be widened. Franz, between Peek to Mason, and Mason, between Morton and Franz, are labeled as having sufficient width.

Street	Segment	Classification	Status
Peek	Clay to Morton	Thoroughfare	To be acquired
Peek	Morton to Franz	Thoroughfare	To be acquired
Morton	Katy Hockley cut off to Porter	Thoroughfare	To be widened
Morton	Porter to Peek	Thoroughfare	To be widened
Morton	Peek to Mason	Thoroughfare	To be widened
Franz	Katy Hockley cut off to Peek	Thoroughfare	To be widened
Franz	Peek to Mason	Thoroughfare	Sufficient Width
Mason	Morton to Franz	Thoroughfare	Sufficient Width

5. Major Thoroughfare Spacing

The east-west thoroughfares are spaced approximately a mile from each other. Colonial Parkway between IH 10 and Franz is spaced mid-block between the two thoroughfares. The north-south thoroughfare spacing north of Morton Road is approximately a mile, except around the Grand Parkway.

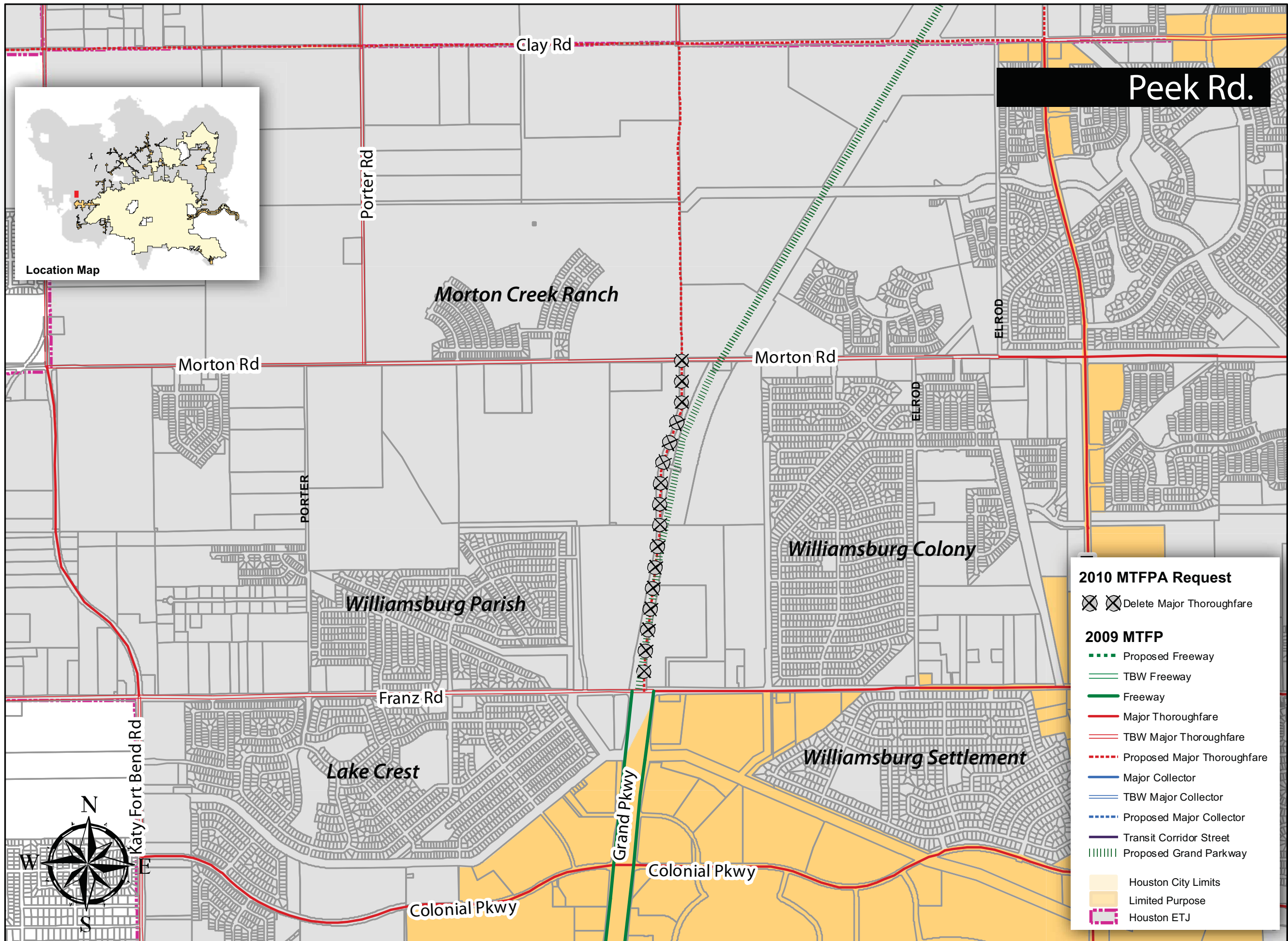
Street	From	To	Street Type	Direction	Spacing
Mason	Morton	Franz	Thoroughfare	north-south	1.04mi
Mason	Franz	Colonial	Thoroughfare	north-south	0.58mi
Katy Hockley Cut Off	Clay	Morton	Thoroughfare	north-south	1.00mi
Katy Hockley Cut Off	Morton	Franz	Thoroughfare	north-south	1.04mi
Katy Fort Bend	Franz	Colonial	Thoroughfare	north-south	0.50mi
Morton	Katy Hockley Cut Off	Porter	Thoroughfare	east-west	1.05mi
Morton	Porter	Mason	Thoroughfare	east-west	2.26mi
Franz	Katy Hockley Cut Off	Grand Pkwy	Thoroughfare	east-west	1.59mi
Franz	Grand Pkwy	Mason	Thoroughfare	east-west	1.41mi



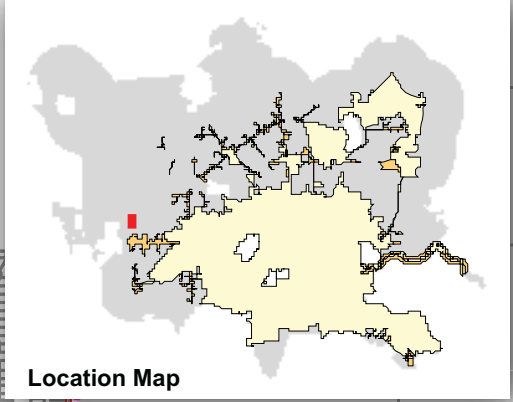
Peek

- 2010 MTFPA Request**
 ☒☒☒ Delete Major Thoroughfare
- 2009 MTFP**
 Proposed Freeway
 ——— TBW Freeway
 ——— Freeway
 ——— Major Thoroughfare
 ——— TBW Major Thoroughfare
 Proposed Major Thoroughfare
 ——— Major Collector
 ——— TBW Major Collector
 Proposed Major Collector
 ——— Transit Corridor Street
 Proposed Grand Parkway

0 0.25 0.5 Miles



Peek Rd.



- 2010 MTFPA Request**
- ⊗ ⊗ Delete Major Thoroughfare
- 2009 MTFP**
- ⋯ Proposed Freeway
 - TBW Freeway
 - Freeway
 - Major Thoroughfare
 - TBW Major Thoroughfare
 - ⋯ Proposed Major Thoroughfare
 - Major Collector
 - TBW Major Collector
 - ⋯ Proposed Major Collector
 - Transit Corridor Street
 - ⋯ Proposed Grand Parkway
- Houston City Limits
 - Limited Purpose
 - Houston ETJ

0 0.5 1 Miles