

# PLANNING COMMISSION ACTION

## 2011-05 *Settegast Ranch Road*

**APPLICANT:** Fort Bend County & Planning and Development Department, City of Houston

**KEY MAP:** 524W, X, Y

**JURISDICTION:** ETJ, Fort Bend County

**LAMBERT:** 4253, 4353, 4252, 4352

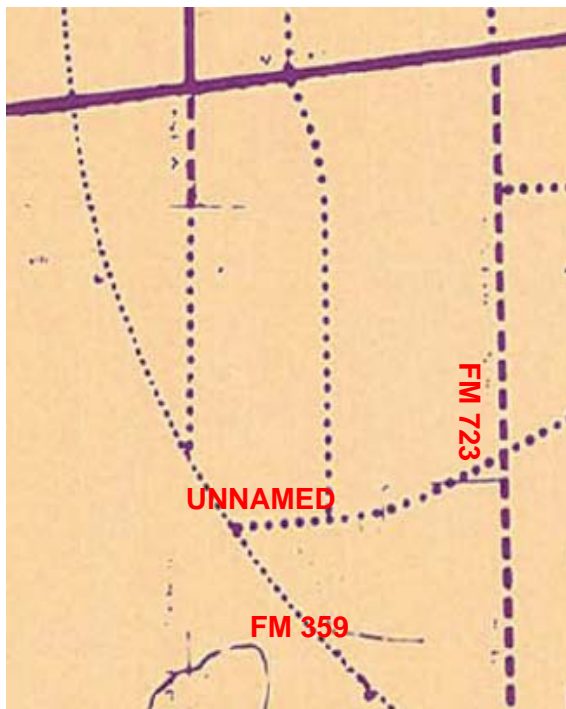
**DISTRICT/PRECINCT:** County Pct. 3

**PROPOSAL:**

To realign Houston's MTFP unnamed east-west thoroughfare to Settegast Ranch Road. Fort Bend County's MTFP already shows Settegast Ranch Road as a major thoroughfare.

**JUSTIFICATION & HISTORY:**

The subject area was included in the Extraterritorial Jurisdiction (ETJ) in 1976. In the year 2000 the unnamed east-west thoroughfare between FM 723 and North McCrary Road was deleted from the Major Thoroughfare and Freeway Plan (MTFP). Fort Bend County (FBC) Major Thoroughfare Plan (MTP) aligns the east west thoroughfare along existing Settegast Road. The map indicates that the proposed Settegast Road major thoroughfare would extend west to intersect with major thoroughfare Bois D' Arc Lane in City of Fulshear and will be approximately 4.4 miles long.



1976 MTFP



2000 MTFP

**STAFF RECOMMENDATION:**

Realign unnamed east-west major thoroughfare along Settegast Ranch Road.

# PLANNING COMMISSION ACTION

## **JUSTIFICATION:**

At the Planning Commission's public hearing the public raised concerns about the spacing of thoroughfares in the area; the potential extension Winner Foster Drive due west of FM 359; and what was the need for an east-west thoroughfare that terminates at FM 723.

The spacing of the thoroughfares in the area is impacted largely by the location of Oyster Creek and its floodplain. In the past a number of thoroughfares east of FM 723 have been deleted due there incompatible locations. The COH alignment and FBC alignment are spaced 0.6 mile apart at FM 723 and 0.3 mile apart at FM 359. The FBC alignment along Settegast Ranch Road is spaced 1.5 mile south of Bellaire Boulevard/Fulshear Gaston Road. An east-west alignment is critical to providing future east-west circulation in the general area. In the future as these large acreage tracts redevelop into suburban residential developments and associated uses, which is the development trend for the area, traffic circulation, flow and capacities will be prepared for by planning a complete street network.

Winner Foster Road is an east-west thoroughfare spaced approximately 2.1 miles south of Fulshear Gaston/Bellaire Boulevard. The alignment of Winner Foster east of FM 359 is outside the COH ETJ and meanders north and south of Oyster Creek providing access to the adjoining acreage tracts and homes. East of FM 359 the thoroughfare is proposed to extend east of FM 723, across Oyster Creek and terminate into proposed extension of Peek Road/McCrary Road. Due to the presence of number of water bodies north of Oyster Creek, a proposed extension of Winner Forster Road due west of FM 359 north would have to be a aligned north closer to the Settegast Ranch alignment.

The COH alignment impacts a number of existing single-family residential tracts along FM 723. Additionally a water body and drainage channel limits the extension of the alignment due west of FM 359. The FBC alignment along Settegast Ranch follows the existing roadway for approximately 0.83 miles and extends due west through acreage tracts. This alignment will limit the impact on existing single family residential tracts when compared to the COH alignment.

## **PLANNING COMMISSION ACTION:**

Realign unnamed east-west major thoroughfare along Settegast Ranch Road.

## **MOBILITY:**

The current alignment of proposed east-west thoroughfare is placed centrally between FM 1093 and Winner Foster Road. Settegast Ranch Road is an existing street less than one-half mile south of the proposed east-west thoroughfare. Settegast Ranch Road is spaced 1.5 miles south of FM 1093 and approximately 0.8 miles south of Winner Foster Road. The length of the proposed major thoroughfare, Settegast Ranch Road, is 3.35 miles between FM 723 and Bois Darc Road. FM 723 and FM 359 are the primary north-south thoroughfares and FM 1093 is the east-west thoroughfare in the study area. There are a number of proposed thoroughfares within the study area. The map and table below indicate the 2026 build-out scenario with Settegast Ranch Road as a four-lane major collector. The build-out scenario in 2026 allows us to understand the future conditions taking into account the thoroughfare network within the study area. The FBC Sub-Regional Travel Demand Model (TDM) indicates Settegast Ranch Road from FM 723 to FM 359 carries the ADT of 10,833 in the year 2026.

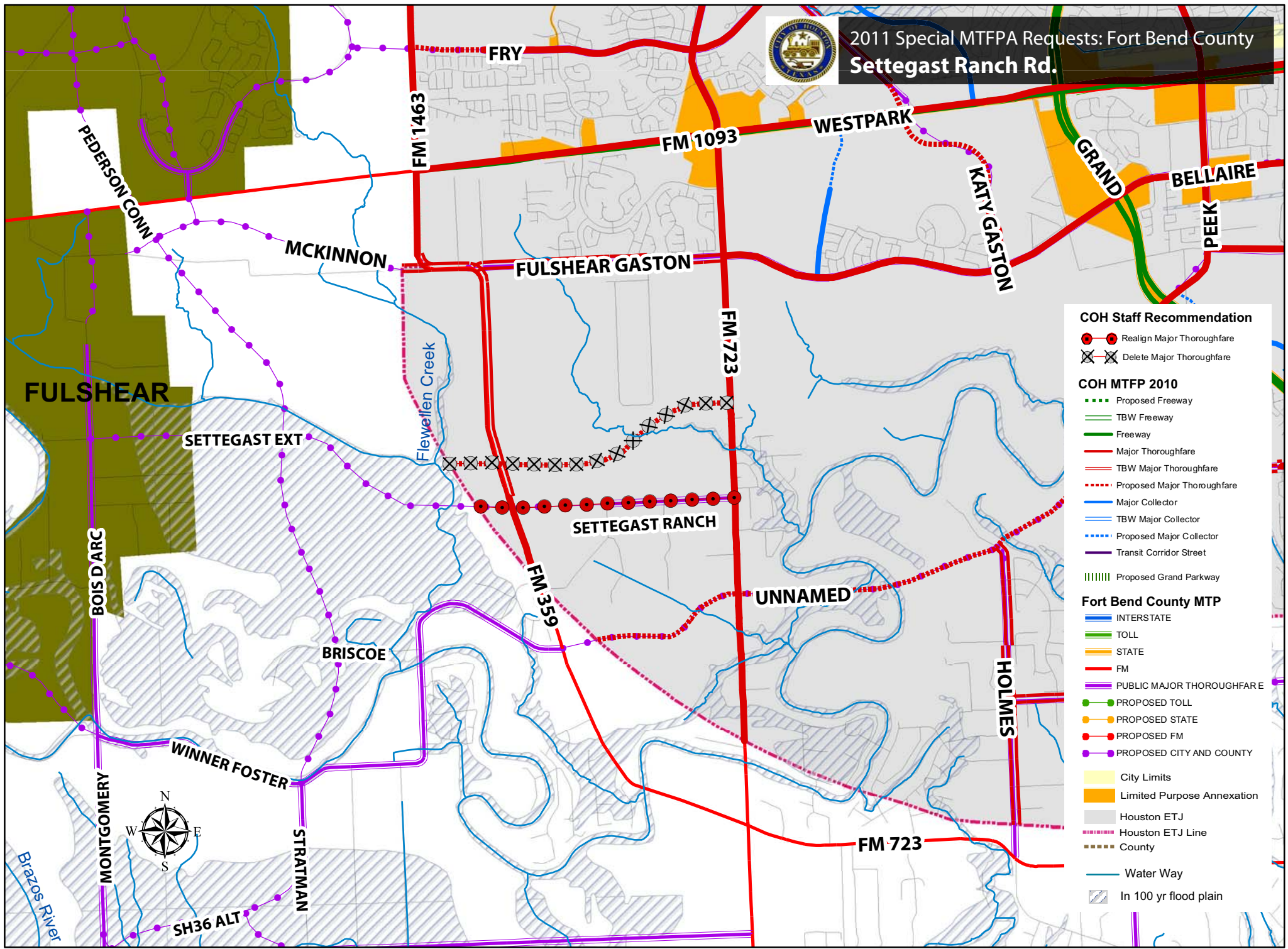
# PLANNING COMMISSION ACTION

2026 AVERAGE DAILY TRAFFIC FOR SETTEGAST RANCH ROAD		
STREET	SEGMENT	ADT
FM 1093	FM 723 to FM 359	13,700
FM 1093	FM 359 to Cross Creek Bend	13,551
FM 1093	Cross Creek Bend to Spur 10	15,020
Gaston Fulshear	FM 723 to S.FM 359	13,824
Gaston Fulshear	S. FM 359 to N.FM 359	15,429
Gaston Fulshear	N.FM 359 to Spur 10	16,811
Settegast Ranch	FM 723 to FM 359	10,833
Settegast Ranch	FM 359 to Spur 10	6,187
Winner Foster	FM 723 to FM 359	8,797
Winner Foster	FM 359 to Spur 10	7,092
FM 723	FM 1093 to Gaston Fulshear	32,546
FM 723	Gaston Fulshear to Settegast Ranch	31,904
FM 723	Settegast Ranch to Winner Foster	33,177
FM 359	FM 1093 to Gaston Fulshear	11,168
FM 359	Gaston Fulshear to Settegast Ranch	10,922
FM 359	Settegast Ranch to Winner Foster	15,735
Spur 10	FM 1093 to Gaston Fulshear	7,690
Spur 10	Gaston Fulshear to Settegast Ranch	14,944
Spur 10	Settegast Ranch to Winner Foster	12,124





# 2011 Special MTFPA Requests: Fort Bend County Settegast Ranch Rd.



**COH Staff Recommendation**

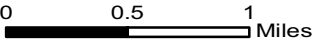
- Realign Major Thoroughfare
- ⊗ Delete Major Thoroughfare

**COH MTFP 2010**

- 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

**Fort Bend County MTP**

- INTERSTATE
- TOLL
- STATE
- FM
- PUBLIC MAJOR THOROUGHFARE
- PROPOSED TOLL
- PROPOSED STATE
- PROPOSED FM
- PROPOSED CITY AND COUNTY
- City Limits
- Limited Purpose Annexation
- Houston ETJ
- Houston ETJ Line
- County
- Water Way
- In 100 yr flood plain





# 2011 Special MTFPA Requests: Fort Bend County Settegast Ranch Rd.

