

PLANNING COMMISSION ACTION

2013-6 *West Lake Houston*

APPLICANT: TBG Partners

KEY MAP: 257

JURISDICTION: ETJ, Montgomery County

LAMBERT: 5874, 5873, 5774, 5773

DISTRICT/PRECINCT: County Pct. 4

PROPOSAL:

TBG Partners, on behalf of Lennar Homes of Texas, is requesting to delete the designated West Lake Houston Parkway between Roman Forest Boulevard and FM 1485.

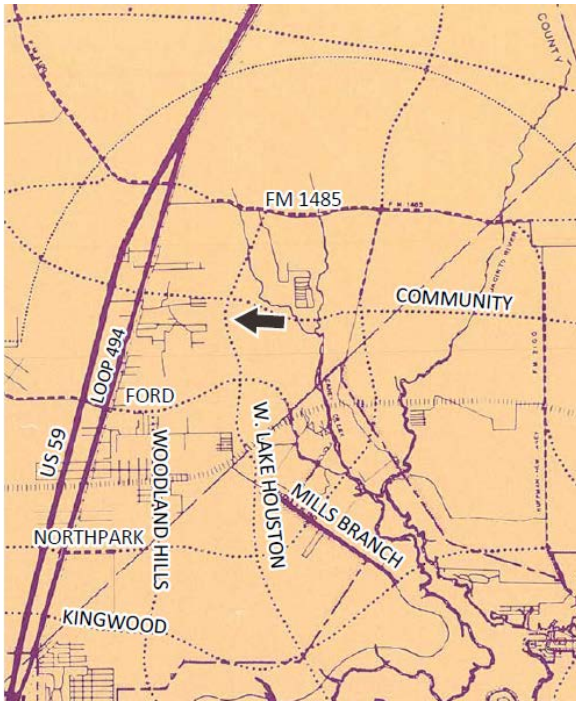
APPLICANTS JUSTIFICATION and HISTORY:

West Lake Houston Parkway is an existing north-south Major Thoroughfare that extends from Lockwood Road to Mills Branch Drive. North of Mills Branch it is identified as a proposed Major Thoroughfare and would terminate at Roman Forest Boulevard. The applicant represents Lennar Homes of Texas who is developing a 1,043 acre master planned community, Tavola, located at the southeast corner of IH 69/US 59 and Roman Forest Boulevard. The applicant states that the entries off IH 69 Frontage Road will provide adequate access for the primarily residential properties being developed. The current thoroughfare alignment of West Lake Houston Parkway is located entirely within the floodplains of Caney Creek and Peach Creek. The proposed connection to the south provides no benefit to the project, and the likelihood of West Lake Houston Parkway being extended across Caney Creek and Peach Creek is remote.

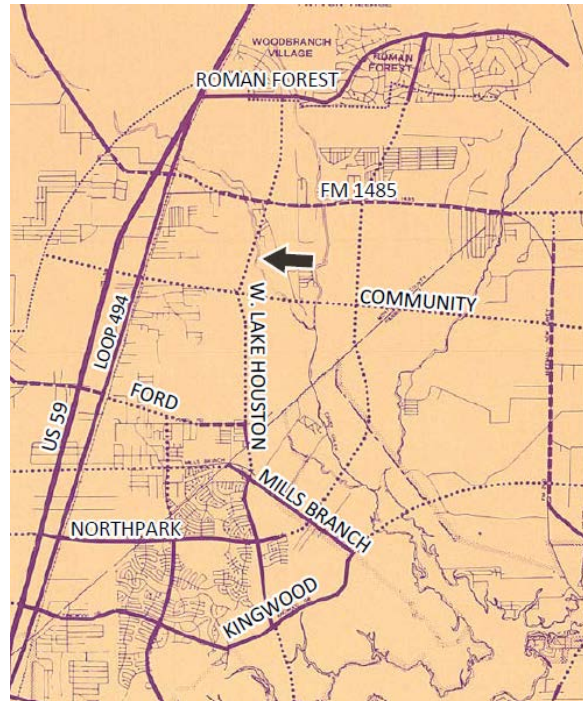
The applicants indicates that Lennar Homes of Texas will provide access for its future residents within the Tavola community via Roman Forest Boulevard and the future east-west collector to the IH 69/US 59 frontage road. Thus the referenced segment of Lake Houston Parkway would only serve and benefit areas outside of the Houston's extraterritorial jurisdiction (ETJ) while providing no transportation benefit to either Tavola or the City of Houston.

The current alignment for Major Thoroughfare West Lake Houston Parkway first appeared on the City's Major Thoroughfare and Freeway Plan (MTFP) in 1969. This alignment extended from CE King Parkway to FM 1485. In 1980, West Lake Houston Parkway was extended to Roman Forest Boulevard and the alignment has not changed since then.

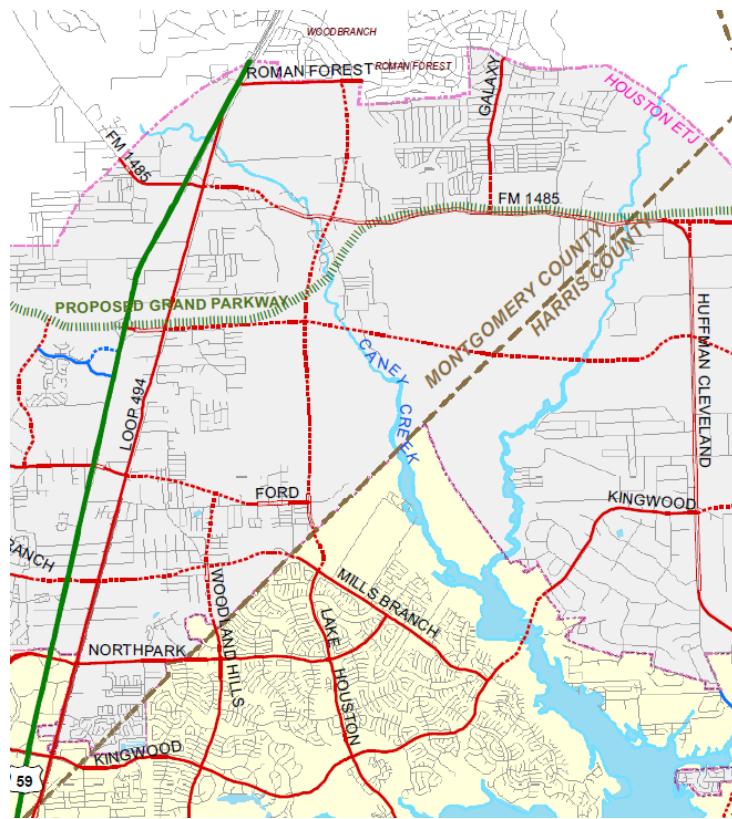
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1969 MTFP



1980 MTFP



2012 MTFP

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STAFF RECOMMENDATIONS:

- a. Realign Major Thoroughfare West Lake Houston Parkway along Sullivan Road and Roberts Road to intersect with existing interchange at US 59.
- b. Realign Major Thoroughfare FM 1485 along existing alignment of FM 1485.
- c. Realign current alignment of Major Thoroughfare West Lake Houston Parkway FM 1485 and Roman Forest Boulevard to align with Baptist Encampment Road at FM 1485

Justification: West Lake Houston Parkway is intended to be the primary north-south thoroughfare in the general area. While the study area is rural with very low density developments, there is a significant amount of acreage undeveloped and proposed to be developed in the area. These properties could develop similar to the Tavola's General Plan as master planned residential communities and supporting uses, or regional theme parks and associated used. North-south mobility, east of Loop 494, is currently limited to existing local streets. The primary east-west existing roadways are Roman Forest Boulevard and FM 1485. The Grand Parkway is proposed to extend east of US 59 to IH 10 (East Freeway) by 2019. Grand Parkway interchanges are being planned for proposed West Lake Houston and Galaxy Drive. The Grand Parkway will not interchange Baptist Encampment.

The current alignment of West Lake Houston has been on the City's Major Thoroughfare and Freeway Plan (MTFP) since 1969. It is spaced approximately 1.7 mile east of Loop 494 and 2 mile west of proposed Galaxy. Thus, deletion of West Lake Houston will extend the thoroughfare spacing between Loop 494 and proposed extension of Galaxy Drive to 3.7 miles and limit circulation in the area between Caney Creek and Peach Creek.

Since the current alignment of West Lake Houston and FM 1485 is impacted by a number of existing subdivisions, and is situated on top of the floodway and floodplain for Peach Creek and Caney Creek, realigning the thoroughfare along the existing street network in the area would minimize the impact on existing subdivisions. West Lake Houston, north of FM 1485 and along Peach Creek, can be realigned consistent with the approved general plan for Tavola subdivision, out of the floodway and floodplain, and to avoid the Country Estates subdivision. This alignment extends to Baptist Encampment at FM 1485 creating a four-way signalized intersection. Baptist Encampment currently functions as a collector street for the subdivisions south of FM 1485 and east of Caney Creek.

West Lake Houston south of FM 1485 is proposed to be aligned with Sullivan Road and extend along Roberts Road to align with the existing US 59 interchange. This realignment will move the proposed thoroughfare away from the floodplain and provide a better location for its intersection with the Grand Parkway.

The current alignment of FM 1485 extends through an existing subdivision to align with Roberts Road and the existing US 59 interchange. With the recommended realignment of West Lake Houston, FM 1485 can be realigned along its existing alignment.

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Population & Employment Projections:

According to 2010 Census, Texas grew by 20% in ten years, to over 25 million people, recording about a quarter of the nation's overall growth. The rate of growth in Texas was twice the national average. Harris County is the most populous county (4 million) in Texas. Today, 2.1 million people live within the City of Houston and another 2 million live in the City's extraterritorial jurisdiction (ETJ). Since 2000, the City of Houston added 146,000 people (8 %) to its population. Houston's ETJ however grew 35 % during the same time period.

Houston and its ETJ's rich employment sector are home to more than 1.8 million jobs, making it the state's most populous and robust economic center. More than one million jobs are located within the City limits and are saturated within the City's eight major activity centers.

One of the greatest challenges to Houston's mobility is that by 2035 significant numbers of residents are projected to live outside the City limits in the ETJ; while the major employment growth is expected to occur within the City limits. These expanding imbalances increase distances between the population and employment centers and will result in more travel, greater travel time, and longer travel delays.

Year	Population (Persons/Acre)	% Change	Households (Households/Acre)	% Change	Jobs (Jobs/Acre)	% Change
2010	0.7		0.2		0.2	
2015	0.8	8.4%	0.3	12.0%	0.2	0.8%
2020	0.8	8.7%	0.3	10.2%	0.2	5.3%
2025	1.3	50.0%	0.5	62.9%	0.2	17.6%
2030	1.8	40.9%	0.8	59.2%	0.3	9.6%
2035	2.2	22.1%	1.0	30.6%	0.3	0.1%
Change (2010 to 2035)	1.4	203.9%	0.8	317.7%	0.1	37.0%
City of Houston Change (2010 to 2035)	1.6	30.4%	0.6	32.4%	1.3	32.9%
City of Houston ETJ Change (2010 to 2035)	1.3	53.4%	0.6	73.7%	0.6	85.6%

Source: H-GAC's 2035 Regional Growth Forecast

* Data represents population, jobs, and households in 4 Traffic Analysis Zones (TAZ) encompassing approximately 12,921 acres around the proposed amendment. Population projections do not include projections for group housing.

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In addition to anticipated growth within the ETJ, an additional 550,000 new residents are expected within the current city limits. The most notable population growth is projected to occur inside Loop 610. It 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 from 9,186 to 27,916 (18,730 persons), or 203%. The number of persons per acre is projected to increase from approximately 0.7 to approximately 2.2. During the same period, H-GAC estimates that the total jobs in the subject area will increase from 2,486 to 3,407 (921 jobs), or 37%. The number of jobs per acre is projected to increase from approximately 0.2 to 0.3.

Expressed in percentages, the subject area's population growth is expected to be more than the Houston ETJ's (203% vs. 53%), and the area's job growth is less than the Houston ETJ's (32% vs. 85%).

Land Use and Platting Activity:

The single family residential subdivision of Friendswood New Caney represents the majority of the platting activity in this area for the period 2009-2012. Of the 1,043.9 acres included within the boundary of the General Plan (GP) only 46.3 acres (126 lots) were platted.

Floodway and the 100 year flood-plain for Peach Creek and Caney Creek impacts significant portions of the general study area. Access across these waterways is limited to FM 1485. The existing subdivisions in the area are low density residential development with a number of large undeveloped tracts. More standard lot size master planned communities are being developed in the area or are being proposed. The proposed Tavola Subdivision is 1043 acres. The Valley Ranch Subdivision west of US 59 is 995 acres. The large undeveloped tract west of US 59 at Roman Forest Blvd may be developed as a regional recreational/theme park facility (640 acres). The City's new Lake Houston Wilderness Park, 4,786 acre, is also a new passive regional park serving the Greater Houston Region. Active programming for the park is being planned for the park. There are a number of other similar properties that may be developed in by 2020. The proposed extension of Grand Parkway east of US 59 planned for opening in 2019 will spur additional development.

Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (ac)	No. of Lots
Tavola GP	31-Jan-13	257E	General Plan	1043.9	
Tavola Sec 1	31-Jan-13	257E	SF Residential (public street)	6.2	
Tavola Sec 2	13-Jan-13	257J	SF Residential (public street)	11.4	32
Tavola Sec 3	31-Jan-13	257J	SF Residential (public street)	14.5	49
Tavola Sec 4	31-Jan-13	257J	SF Residential (public street)	14.1	45
Family Dollar Store New Caney	13-Dec-12	256L	Commercial	2.2	

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Right-Of-Way (ROW) Status:

West Lake Houston Parkway is proposed 4-lane thoroughfare with a 100' ROW extending north of Mills Branch in the Kingwood area to Roman Forest Boulevard. The portion considered for deletion extends from FM 1845 to Roman Forest Boulevard. East of West Lake Houston, Galaxy/Deer Run is the north-south thoroughfare which extends north of FM 1485. Galaxy is a 2-lane divided roadway that does not currently extend to FM 1485.

Street	From	To	Classification	Status	Direction
W. Lake Houston	Ford	Community	T-4-100	Proposed	N-S
W. Lake Houston	Community	FM 1485	T-4-100	Proposed	N-S
W. Lake Houston	FM 1485	Roman Forest	T-4-100	Proposed	N-S
Loop 494	Community	US 59	T-4-100	Sufficient width	N-S
Deer Run/Galaxy	FM 1485	Coach Light	T-4-100	Proposed	N-S
Deer Run/Galaxy	Coach Light	Applan Way	T-4-100	Sufficient width	N-S
Roman Forest	US 59	W. Lake Houston	T-4-100	Sufficient width	E-W
Roman Forest	East of Lake Houston	Deer Run/Galaxy	Local	NA	E-W
FM 1485	Loop 494	FM 1485 Road	T-4-100	Proposed	E-W
FM 1485	FM 1485 Road	W. Lake Houston	T-4-100	To be widened	E-W
FM 1485	Lake Houston	Deer Run/Galaxy	T-4-100	To be widened	E-W
Community	Loop 494	W. Lake Houston	T-4-100	Proposed	E-W
Community	Lake Houston	Rod And Gun Club	T-4-100	Proposed	E-W

Spacing:

West Lake Houston Parkway is spaced approximately 1.5 mile east of Loop 494 and two miles west of Deer Run Lane/Galaxy Boulevard which does not extend south of FM 1485. The corridor transcends Ford Road, Community Drive, FM 1485 and Roman Forest Boulevard which are spaced between 2.25 to 1.5 miles apart.

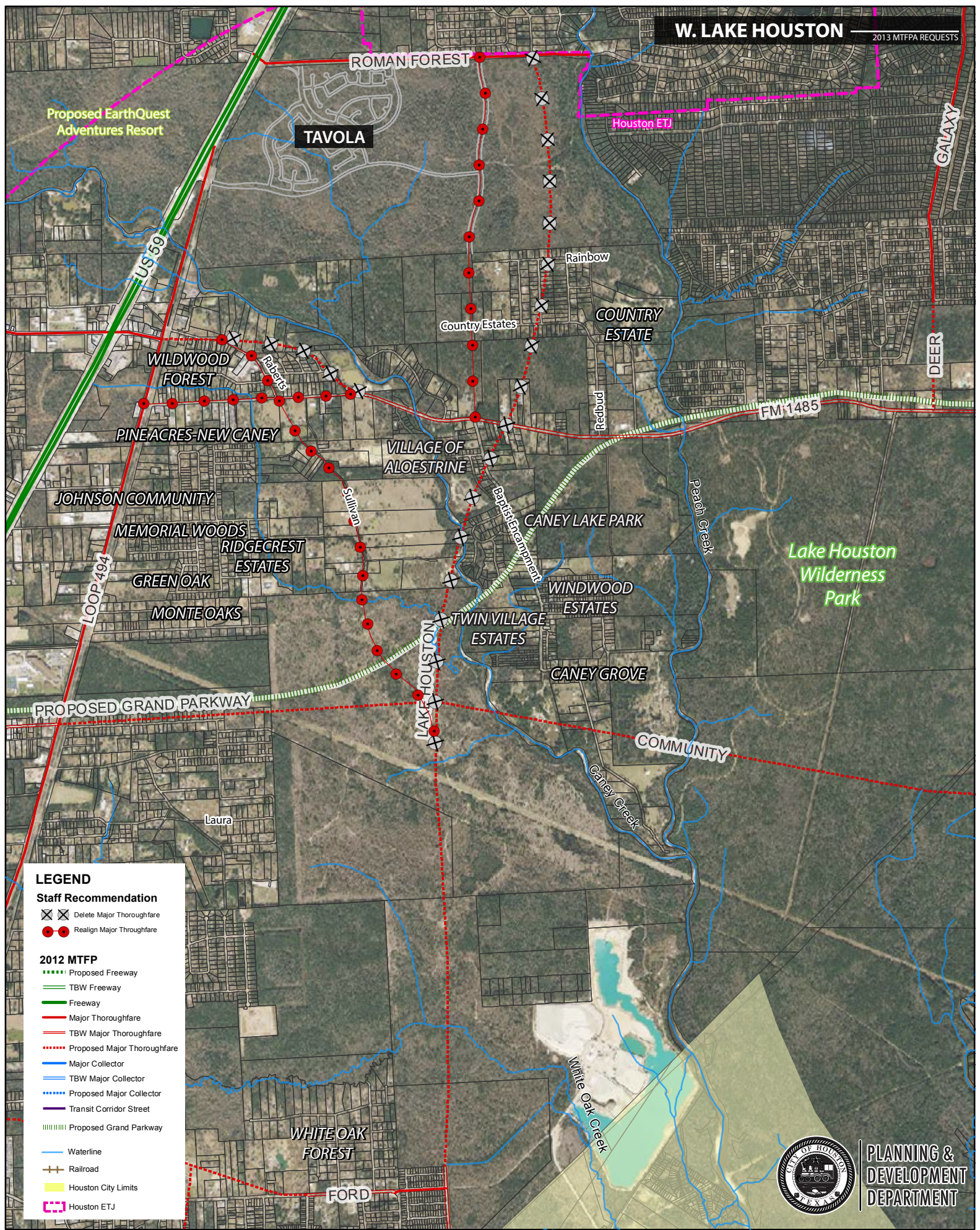
Street	From	To	Classification	Direction	Spacing
W. Lake Houston	Ford	Community	T-4-100	N-S	2.25 mile
W. Lake Houston	Community	FM 1485	T-4-100	N-S	1.75 mile
W. Lake Houston	FM 1485	Roman Forest	T-4-100	N-S	1.36 mile
Loop 494	Community	FM 1485	T-4-100	N-S	1.85 mile
Loop 494	FM 1485	US 59	T-4-100	N-S	1.00 mile
Deer Run/Galaxy	FM 1485	Coach Light	T-4-100	N-S	0.50 mile
Deer Run/Galaxy	Coach Light	Applan Way	T-4-100	N-S	1.50 mile
Roman Forest	US 59	W. Lake Houston	T-4-100	E-W	1.30 mile
Roman Forest	East of Lake Houston	Deer Run/Galaxy	NA	E-W	2.70 mile
FM 1485	Loop 494	FM 1485 Road	T-4-100	E-W	1.00 mile
FM 1485	FM 1485 Road	W. Lake Houston	T-4-100	E-W	0.70 mile
FM 1485	Lake Houston	Deer Run/Galaxy	T-4-100	E-W	2.00 mile

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Mobility:

The primary north-south major roadways that currently exist in this area are US 59 and Loop 494; however, access to these facilities is limited due to existing Union Pacific Rail Road that is located adjacent to the Loop 494. The primary east-west existing roadways are Roman Forest Boulevard and FM 1485. FM 1485 currently extends to Loop 494, but does not align with the existing interchange at US 59. North-south mobility, east of Loop 494, is currently limited to existing local streets. Grand Parkway is proposed to extend east of US 59 to IH 10 by 2019. Grand Parkway interchanges are being planned for proposed West Lake Houston and Galaxy Drive. The Grand Parkway will not interchange Baptist Encampment.

The current alignment of West Lake Houston has been on the City's Major Thoroughfare and Freeway Plan since 1969. It is spaced approximately 1.7 mile east of Loop 494 and 2 mile west of proposed Galaxy. Thus, deletion of West Lake Houston will extend the thoroughfare spacing between Loop 494 and proposed extension of Galaxy Drive to 3.7 miles.



Proposed EarthQuest Adventures Resort

TAVOLA

ROMAN FOREST

Houston ETJ

GALAXY

DEER

Rainbow

Country Estates

COUNTRY ESTATE

FM 1485

WILDWOOD FOREST

PINEACRES-NEW CANEY

VILLAGE OF ALOESTRINE

JOHNSON COMMUNITY

MEMORIAL WOODS

RIDGECREST ESTATES

GREEN OAK

MONTE OAKS

CANEY LAKE PARK

WINDWOOD ESTATES

TWIN VILLAGE ESTATES

CANEY GROVE

Lake Houston Wilderness Park

PROPOSED GRAND PARKWAY

LAKE HOUSTON

COMMUNITY

Laura

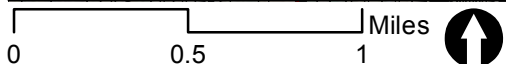
WHITE OAK FOREST

FORD

White Oak Creek



PLANNING & DEVELOPMENT DEPARTMENT



LEGEND

Staff Recommendation

- ⊗ ⊗ Delete Major Thoroughfare
- ● Realign Major Thoroughfare

2012 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
- Waterline
- Railroad
- Houston City Limits
- Houston ETJ