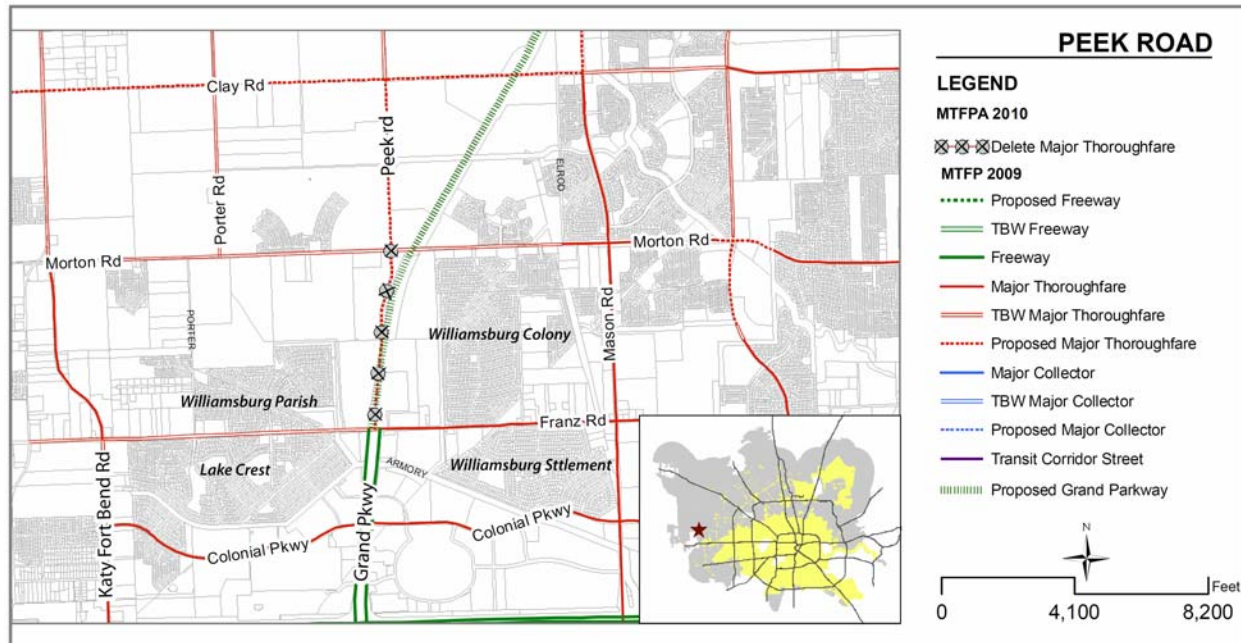


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2010-02 Peek Road



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

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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.

STAFF RECOMMENDATION:

Defer the proposed amendment to a later Planning Commission meeting.

JUSTIFICATION:

The planned location of the intersection of Peek Road and Morton Road is only 400 feet away from the planned interchange of Grand Parkway and Peek Road. Harris County Engineers Office and the City of Houston, Traffic Division of Public Works and Engineering are concerned about the traffic operation of the Peek Road interchange and Grand Parkway interchange at such a short distance from each other. The Travel Demand Model (TDM) projection for the year 2035 without the extension of Peek Road has an ADT of 30,325 for Morton between Peek and Grand Parkway. The projected ADT in 2035 along Peek Road west of the Grand Parkway between Morton and Franz is 20,534. The City of Houston and Harris County staff is currently coordinating with adjoining property owners along Peek Road to evaluate solutions to maintain good public street circulation in the subject area.

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Defer the proposed amendment to a later Planning Commission meeting.

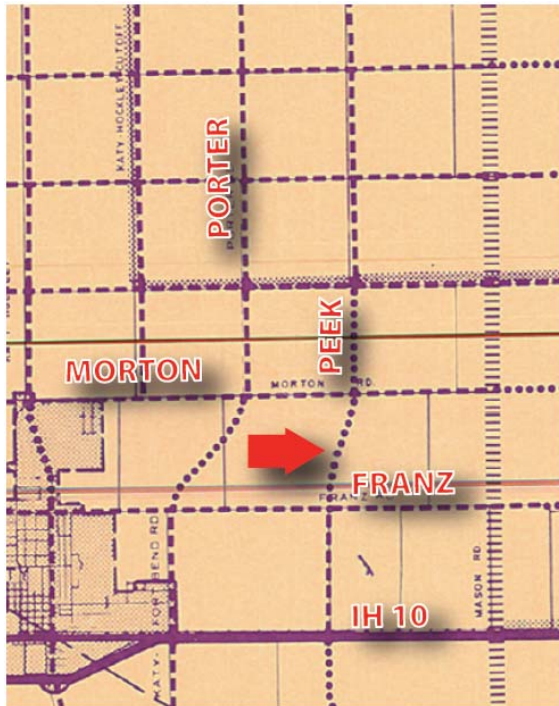
FACTORS ASSESSED:

1. History

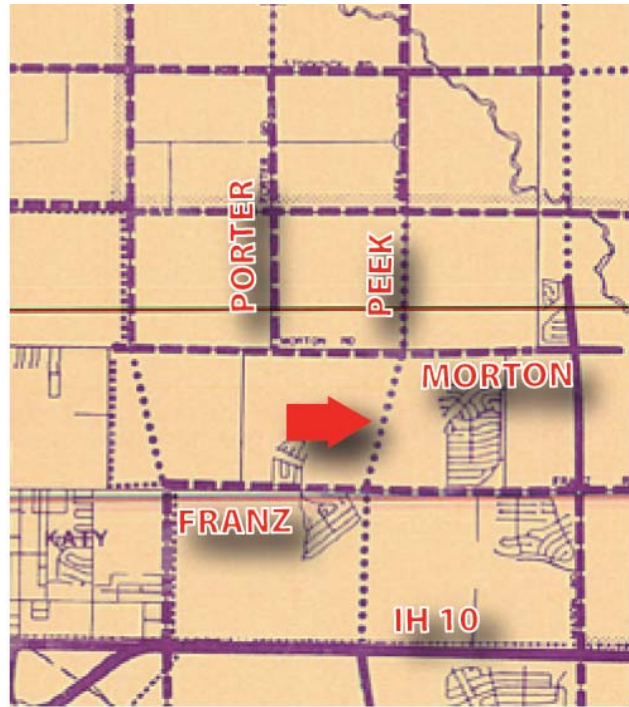
Peek Road, within the City of Houston's ETJ, was first reflected on the 1972 Major Thoroughfare and Freeway Plan (MTFP). The map also identifies a major thoroughfare alignment along Porter Road, being the extension of Katy Fortbend Road, west of Peek Road. A to-be-determined corridor along Mason Road 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.

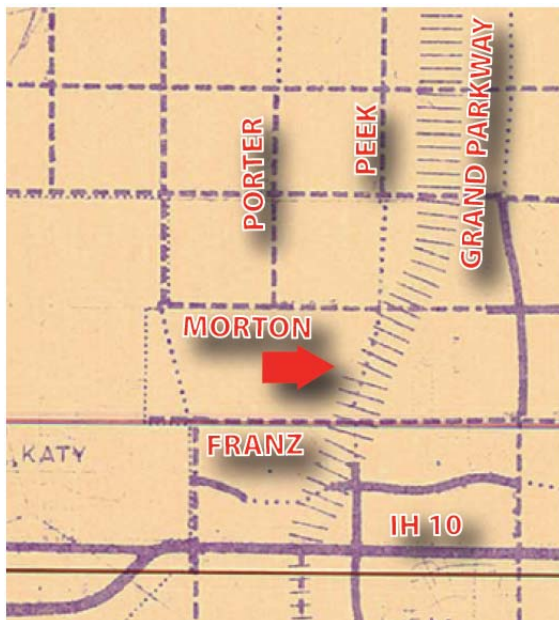
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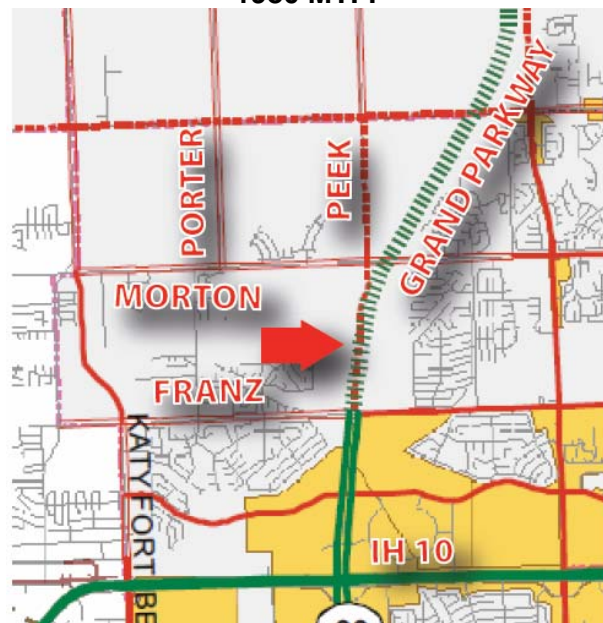
1972 MTFP



1980 MTFP



1984 MTFP



2009 MTFP

2. Population & Employment Projections

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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.

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% | | | | 25.3% |
| Change in Houston's ETJ (2010 - 2035) | | | 72.3% | | | | 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.

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

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 |
| 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 |

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| | | | |
|--------|--------------------------------|--------------|------------------|
| 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 |