PC ACTION REPORT

E: Madden Road

APPLICANT: META Planning + Design, LLC

JURISDICTION: ETJ

PRECINCT: Fort Bend County Pct. 4
COUNCIL DISTRICT: N/A

PROPOSAL:
META Planning + Design, LLC – on behalf of Johnson Development – is requesting the deletion of proposed Major Collector Madden Road between its existing segment and Harlem Road. They are also requesting the realignment of Major Collector Madden Road to follow its existing paving west to proposed Major Collector Westmoor Drive in the Major Thoroughfare and Freeway Plan (MTFP).

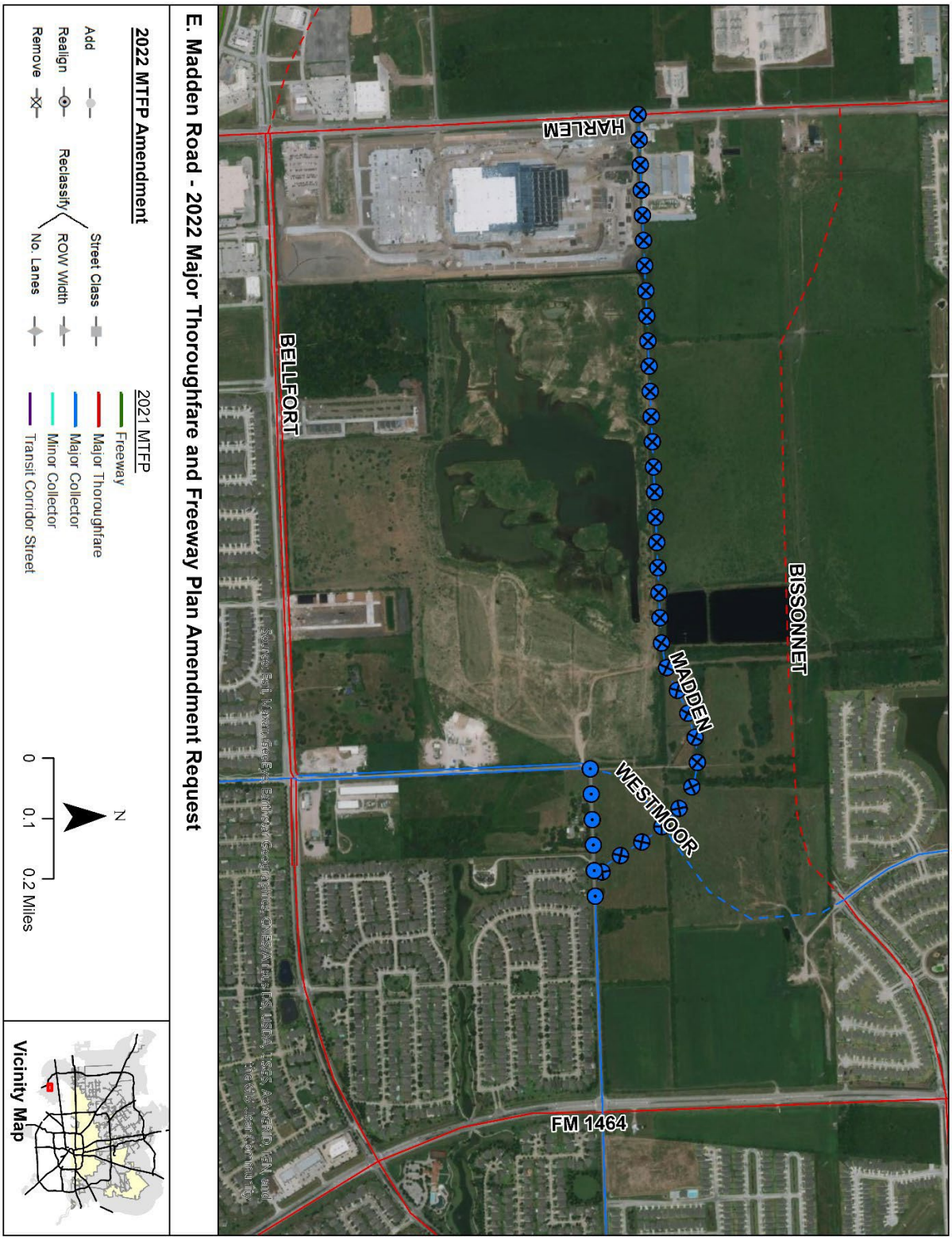
APPLICANT'S JUSTIFICATION and HISTORY:
The applicant states the proposed Major Collector Madden Road is too short and will not improve regional connectivity. Madden Road currently exists as a local street and turns 90 degrees south as part of the future alignment of proposed Major Collector Westmoor Drive. If completed as shown on the current MTFP, Madden Road, will extend approximately two miles, and will swing northward to avoid an existing excavation site. This northward swing will bring Madden Road within 1,000 feet of proposed Major Thoroughfare Bissonnet Street (for almost half of its complete extent). According to the Applicant, due to the proximity between Madden Road and Bissonnet Street, any traffic intended for Madden Road could be accommodated by Bissonnet Street when it is developed.

The applicant states that adding Madden Road will only serve a small number or properties: the excavation pit, a small number of non-residential properties along Harlem Road, and the future residents of Trillium, the single-family development intended for the parcel that Madden Road now bisects. In contrast, the applicant states that removing this segment of Madden Road from the MTFP will not have any detrimental impacts to regional drainage or flooding, the existing street network, or the existing community.

The applicant has submitted correspondence from a nearby property owner and Fort Bend County staff in their MTFP Application. The owners of the parcel south of Madden Road showed support of the deletion. Fort Bend County staff submitted a request to the Fort Bend County Commissioners Court that this segment of Madden Road be deleted from the Fort Bend County Major Thoroughfare Plan in March 2022. The Commissioners Court voted unanimously to remove the segment.

Madden Road was added to the City of Houston's MTFP in 2016 as one of a series of amendments submitted by Fort Bend County.

PC ACTION REPORT



STAFF ANALYSIS

The Fort Bend County Major Thoroughfare Plan was updated and adopted by Commissioners Court on February 10, 2015, with subsequent revisions since. The classification of many roadways changed with the adoption of the 2015 Fort Bend County Major Thoroughfare Plan. According to their website, Fort Bend County is becoming more urbanized, hence, their Major Thoroughfare Plan is being modified to address development patterns, and unforeseen impediments.

Population & Employment Projections

A demographic analysis using projections provided by the Houston-Galveston Area Council (H-GAC) was conducted for the MTFP amendment proposal area. According to the H-GAC data, the population of the surrounding area will increase by less than 0.5% per year between 2015 and 2045. Jobs are projected to remain static between 2015 and 2045.

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	1,726	1.56		203	0.18	
2020	2,232	2.01	29.3%	205	0.18	1.0%
2025	2,330	2.10	4.4%	205	0.18	0.0%
2030	1,975	1.78	-15.2%	205	0.18	0.0%
2035	1,968	1.77	-0.4%	205	0.18	0.0%
2040	2,108	1.90	7.1%	205	0.18	0.0%
2045	1,958	1.76	-7.1%	205	0.18	0.0%
Change (2015 to 2045)	232	0.21	13.4%	2	0.00	1.0%
COH Change (2015 to 2045)	919,984	2.14	40.2%	548,987	1.28	30.5%
COH ETJ Change (2015 to 2045)	1,225,792	2.20	55.7%	517,327	0.68	75.9%

Source: 2015-2045 Demographic Projections by H-GAC released in 2018. This represents the most current data available at the time of publishing.
Data represents population, jobs, and households in 1 Traffic Analysis Zone (TAZ) encompassing approximately 1,110 acres around the proposed amendment.

Land Use and Platting Activity

While most of the plats vary in land use, there are several plats listed as single family residential near the proposed amendment. The following table shows the most recent platting activity that has occurred in the area. There have been 18 plats filed near the corridor since 2013, with 5 of them filed since 2019.

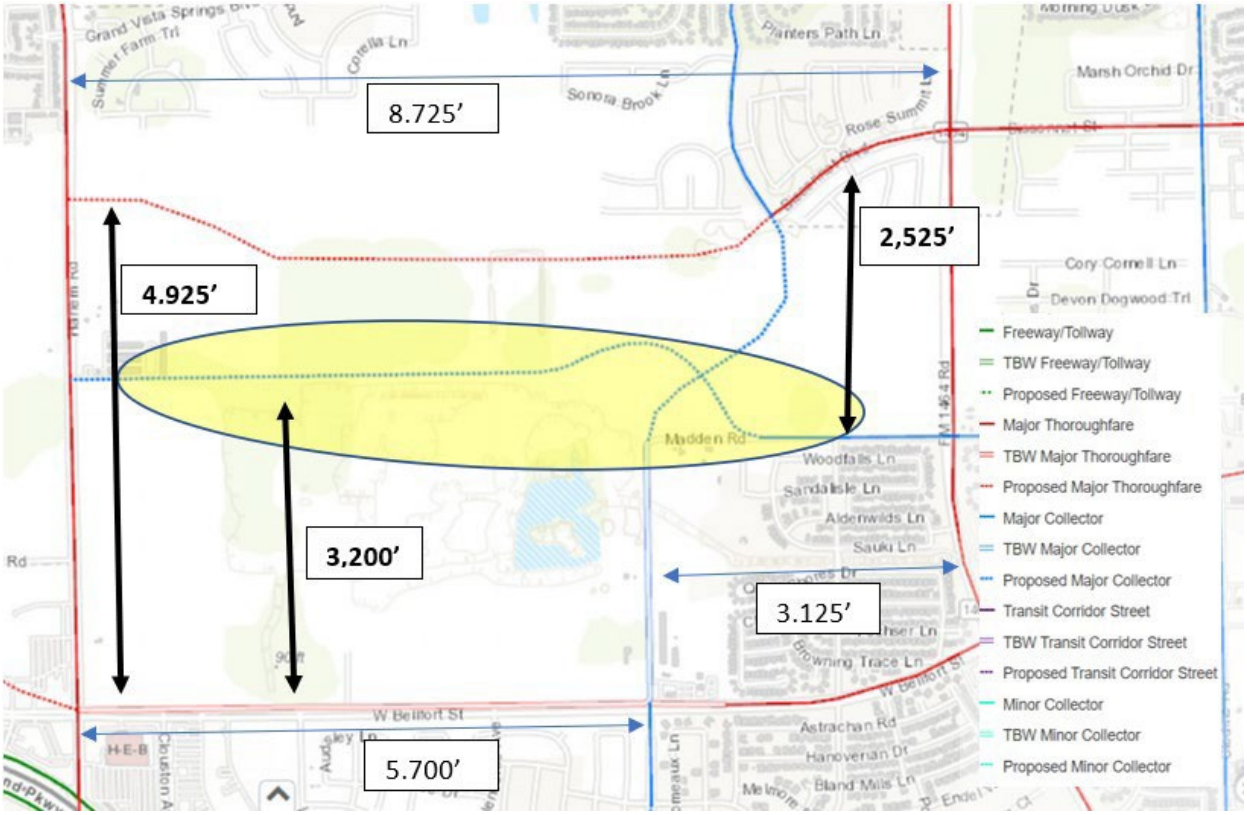
GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
School of Science and Tech	03/17/2022	Institutional	11.0000	0
Bono Tract GP	10/14/2021	General Plan	469.9000	0
Zayaan Holding	06/24/2021	Unrestricted	5.9152	0
Harlem Road Reserve	11/14/2019	Drainage or Detention	93.4680	0
Grand Aliana Business Park	03/17/2022	-	-	-
Springwood at Aliana	10/14/2021	Unrestricted	40.0000	0
Mission Trace Sec 6	06/24/2021	Single Family Residential	21.3000	93
Waterview Town Center	11/14/2019	General Plan	121.8180	0
Mission Trace Sec 5	Inactive Application	Single Family Residential	14.1000	69
Mission Trace Sec 3	05/12/2016	Single Family Residential	43.5000	108
Mission Trace Sec 1	10/29/2015	Single Family Residential	22.4000	99
Mission Trace Sec 2	08/07/2014	Single Family Residential	16.7900	75
Waterview Estate Sec 14	06/12/2014	Single Family Residential	15.5397	56
Mission Trace Sec 4	06/12/2014	Single Family Residential	19.7000	64
Aliana GP	06/12/2014	General Plan	1999.5570	0
Camellia GP	03/06/2014	General Plan	180.2500	0
Aliana Sec 16	02/20/2014	Single Family Residential	15.6840	54
Aliana Sec 14	09/05/2013	Single Family Residential	15.2900	44

Right of Way (ROW) Status

On the MTFP, Madden Road is listed as a proposed Major Collector with 2 travel lanes and 60' ROW. To the east of the proposed amendment area, a small segment of Madden Road exists with 2 travel lanes and 60' ROW.

Spacing

Madden Road is a Major Collector. As per the MTFP Policy Statement, Major Collectors provide the connection between local streets and Major Thoroughfares. If Madden Road were to be removed, it would affect users traveling in an east/west direction through this area. Vehicles would have to utilize Bissonnet Street to the north or West Bellfort Street to the south. The removal of Madden Road would result in 4,925' between the nearest east-west connections in the area.



https://mycity.houstontx.gov/HoustonCTP/

Travel Demand Modeling (TDM) Analysis

To better understand the potential effects of the deletion request, H-GAC provided the City of Houston with a Travel Demand Modeling (TDM) scenario, with a base year of 2015 and long-range plan to 2045. As shown in the table below, the proposed deletion and realignment would result in significant traffic volume shifting to FM 1464 Road (Beechnut Street and Bellfort Street).

Segment	2020 Volumes	2045 Volumes per MTFP	2045 Volumes with Proposed Amendment
Beechnut Street: Harlem Road and FM 1464 Road	13,714	17,245	14,128
Bellfort Street: Harlem Road and FM 1464 Road	22,526	27,829	27,106
Madden Road: Harlem Road and FM 1464 Road	N/A	N/A	12,030
FM1464 Road: Beechnut Street and Bellfort Street	15,524	16,848	25,216
Harlem Road: Beechnut Street and Bellfort Street	28,925	39,543	38,734

RECOMMENDATION:

APPROVE the deletion of proposed Major Collector Madden Road between its existing segment and Harlem Road in the MTFP.

APPROVE the realignment of Major Collector Madden Road to follow its existing paving west to proposed Major Collector Westmoor Drive in the MTFP.

Justification

Deleting the proposed Major Collector Madden Road would have no significant impact on population, employment, land use, or platting. The deletion of the corridor will affect spacing between Major Thoroughfares as shown above. However, the proposed deletion request does not have a significant impact on the overall traffic circulation. Five corridors were researched for the TDM, of those corridors, only FM 1464 Road would be affected by the proposed deletion request. The existing corridors (Harlem Road and West Belfort Street) would serve to mitigate congestion, and once constructed, the proposed Major Thoroughfare, Bissonnet Street will serve mobility and access needs in the area.

Coupled with input from relevant City departments, and Fort Bend County staff, staff support the amendment request to delete the proposed Major Collector Madden Road between its existing segment and Harlem Road. Staff also supports the realignment of Major Collector Madden Road to follow its existing paving west to proposed Major Collector Westmoor Drive. Additionally, the deletion request is supported by Fort Bend County, as the Fort Bend County Commissioners Court recently adopted amendments that deleted and realigned the proposed Major Collector. There was no public comment received on this proposal.

PC ACTION REPORT

PLANNING COMMISSION ACTION:

APPROVED the deletion of proposed Major Collector Madden Road between its existing segment and Harlem Road in the MTFP.

APPROVED the realignment of Major Collector Madden Road to follow its existing paving west to proposed Major Collector Westmoor Drive in the MTFP.