

PC ACTION REPORT

A: Tuckerton Road / Unnamed Minor Collector

APPLICANT: LJA Engineering, Inc.

JURISDICTION: ETJ

PRECINCT: Harris County Pct. 4

COUNCIL DISTRICT: N/A

PROPOSAL:

LJA Engineering, Inc., – on behalf of Bridgeland Development, LP – is requesting 2 amendments in the Major Thoroughfare and Freeway Plan (MTFP).

1. Realign a segment of the proposed Major Thoroughfare Tuckerton Road from just east of proposed House Hahl Road to approximately 1400' west of Katy Hockley Road.
2. Delete the southwestern loop of the proposed Unnamed Minor Collector.

APPLICANT'S JUSTIFICATION and HISTORY:

LJA Engineering requests the realignment of the proposed Major Thoroughfare Tuckerton Road to the south of the currently proposed alignment. The applicant states that Tuckerton Road extends approximately 4.6 miles and is proposed to traverse east/west through the southern portion of the Bridgeland Development.

The applicant asserts that in the area of the proposed realignment, various properties exist that were constructed in the early 2000's. According to the applicant these existing properties are accessed via Katy-Hockley Road, and the properties appear to be utilized for commercial purposes such as truck and maintenance repair shops.

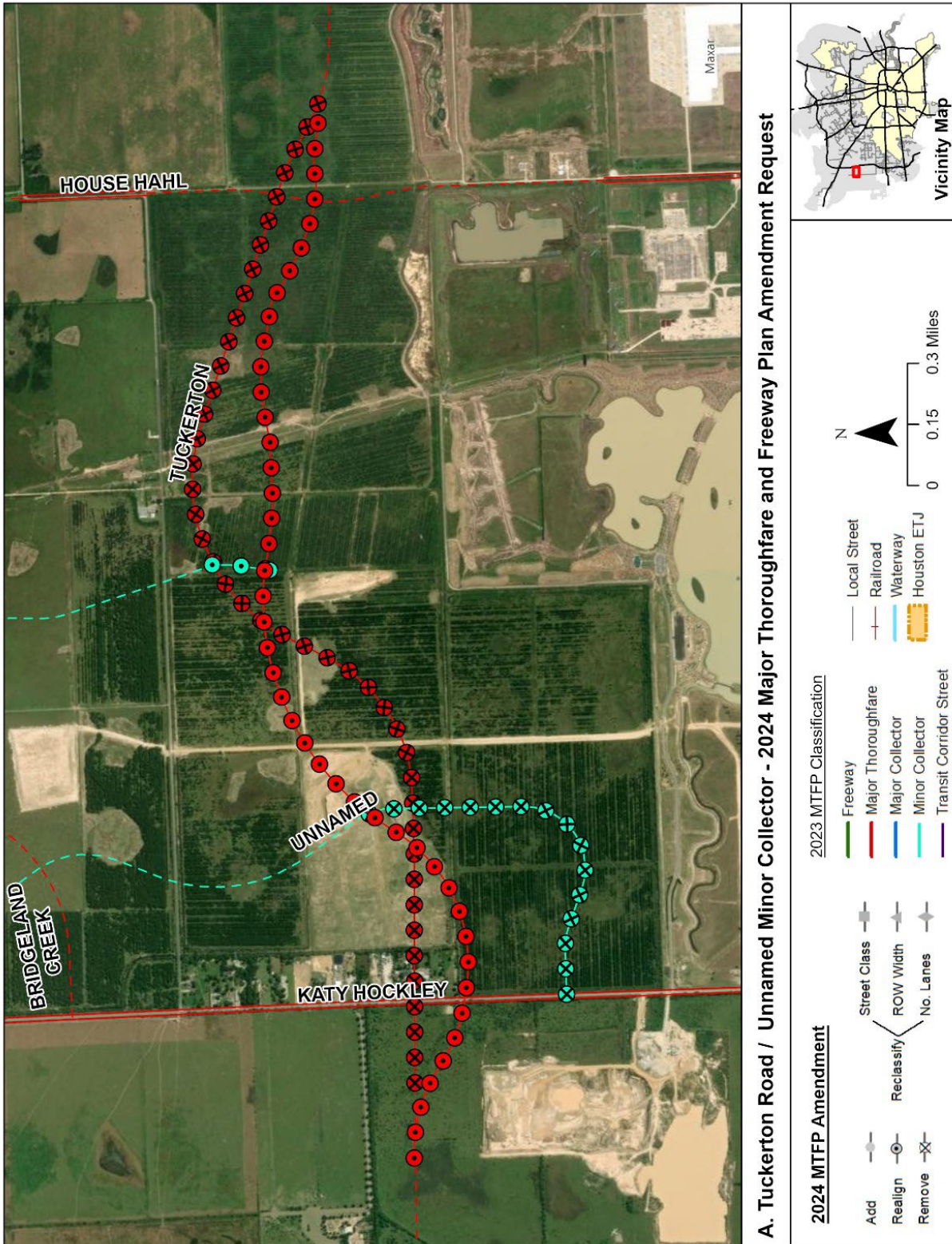
The applicant states further that the current alignment of Tuckerton Road first appeared as a proposed Major Thoroughfare in the City of Houston's 1972 MTFP. The applicant contends that this was prior to the existing development of the adjacent lots. However, due to the existing properties that were previously constructed, the applicant is requesting to realign the proposed Major Thoroughfare.

The applicant asserts that a change in the alignment of Tuckerton Road, slightly south of the current alignment, would not have a negative effect on the existing development, and would continue to provide ingress and egress to Katy Hockley Road through the Bridgeland Development.

Additionally, the applicant is proposing the deletion of the Unnamed Minor Collector, just south of the proposed corridor. The applicant states that the Unnamed Minor Collector should be deleted from the MTFP, as the applicant contends that construction of the Minor Collector is infeasible, and therefore unlikely to be constructed due to the need for an additional overflow system required for the area. The applicant further asserts that an additional overflow system is required to help mitigate potential flooding, and should the proposed Minor Collector be constructed, it could potentially cause more flooding to occur within the region. According to the applicant, the Unnamed Minor Collector first appeared in the 2016 MTFP, and the applicant maintains that the Minor Collector was added due to the gradual increase of the Bridgeland Development.

Moreover, the applicant contends that the proposed realignment of Tuckerton Road and proposed deletion of the Unnamed Minor Collector would pose minimal impacts to the region, as there are existing points of connectivity to support access to the developments in the area. Finally, the applicant states that the proposed amendments to the MTFP preserve the natural condition of the land and would not adversely affect drainage or flooding in the area.

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STAFF ANALYSIS

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 is projected to increase by over 25,706 residents (48402%) from 2015 to 2045, compared to only 40% projected population growth of the City of Houston, and 58.7% in the City of Houston's extraterritorial jurisdiction (ETJ). The largest increase in population, of 10,476 residents, is projected to occur by 2030. Jobs are projected to increase by approximately 4,421 (0.78%) between 2015 and 2045, with the largest increase between 2030 and 2035.

| Year | Population | Population Density (Persons/Acre) | % Change | Jobs | Job Density (Jobs/Acre) | % Change |
|-------------------------------|------------|-----------------------------------|----------|---------|-------------------------|----------|
| 2015 | 53 | 0.01 | - | 207 | 0.04 | - |
| 2020 | 466 | 0.08 | 779% | 209 | 0.04 | 1.0% |
| 2025 | 8,971 | 1.58 | 1825% | 1,214 | 0.21 | 481% |
| 2030 | 19,447 | 3.42 | 117% | 2,148 | 0.38 | 76.9% |
| 2035 | 22,420 | 3.95 | 15.3% | 4,594 | 0.81 | 114% |
| 2040 | 25,505 | 4.49 | 13.8% | 4,612 | 0.81 | 0.4% |
| 2045 | 25,759 | 4.53 | 1.0% | 4,628 | 0.81 | 0.3% |
| Change (2015 to 2045) | 25,706 | 4.53 | 48402% | 4,421 | 0.78 | 2036% |
| COH Change (2015 to 2045) | 919,984 | 2.14 | 40.2% | 548,987 | 1.28 | 30.5% |
| COH ETJ Change (2015 to 2045) | 1,530,387 | 1.47 | 58.7% | 637,772 | 0.61 | 71.9% |

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 8 Traffic Analysis Zones (TAZ) encompassing approximately 5,680 acres around the proposed amendment.

Land Use and Platting Activity

Land use surrounding the proposed Major Thoroughfare Tuckerton Road is primarily undeveloped with a few recorded plats. A Church was constructed 1325' to the north of the proposed Major Thoroughfare Katy Hockley Road. A single-family development was recorded approximately 4,194' to the north near the proposed Major Thoroughfare Bridgeland Creek, and Bridgeland Prairieland Village general plan was submitted in February 2024.

| GP or Subdivision Plat Name | PC Action Date | Land Use | Property Size (acres) | Lots |
|---------------------------------------|----------------|---------------------------|-----------------------|------|
| Bridgeland Prairieland Village Sec 39 | 06/13/24 | Single Family Residential | 29.2 | 113 |
| Bridgeland Prairieland Village GP | 02/08/24 | General Plan | 4,018 | 0 |
| Western Pines Community Church | 05/11/23 | Church | 4.328 | 0 |

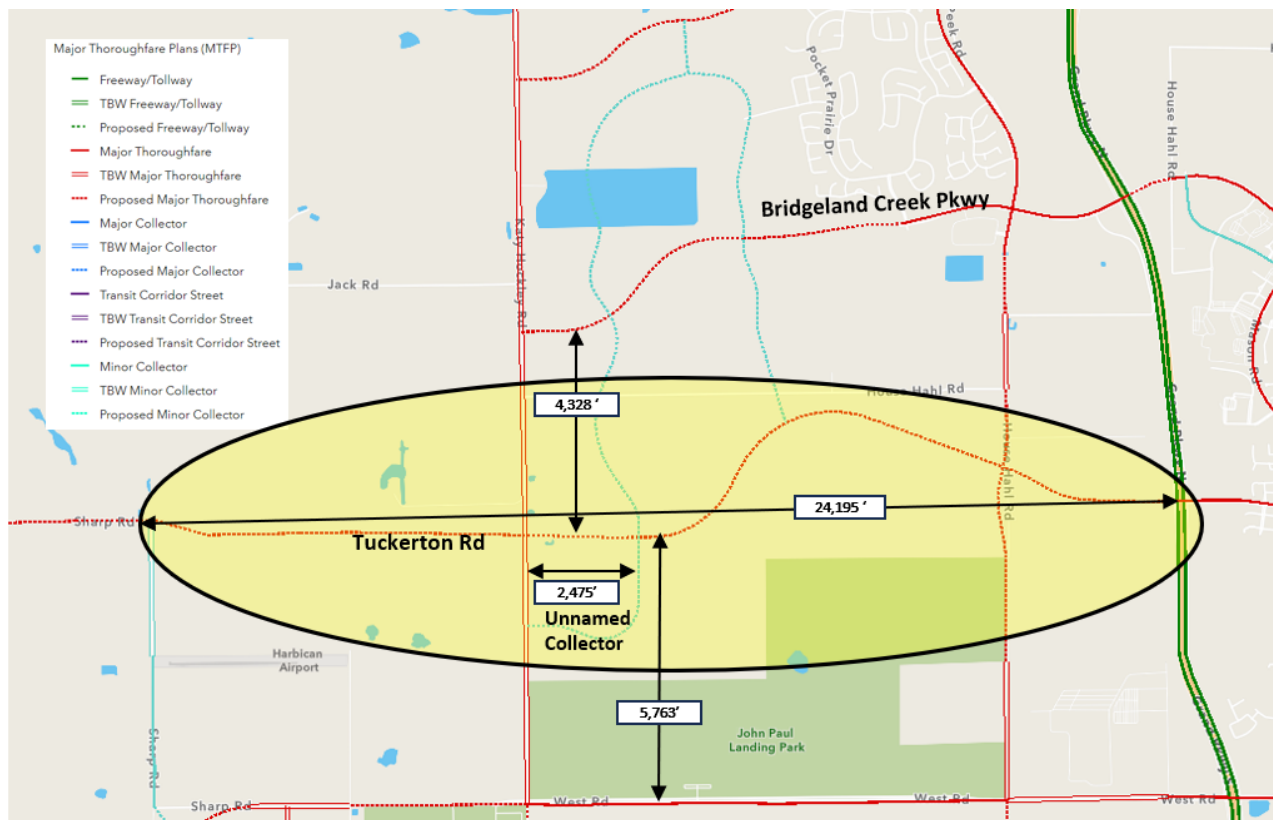
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Right of Way (ROW) Status

The segment of Tuckerton Road is a proposed Major Thoroughfare with a right of way width of 100'. The section of Tuckerton Road proposed to be realigned is approximately 24,159'. The Unnamed Minor Collector has a proposed ROW width of 60'. The section of the Minor Collector proposed to be deleted is approximately 4,980' in length. No portion of the Major Thoroughfare or Minor Collector exists today. The proposed Minor Collector would terminate at the intersection of Katy Hockley Road.

Spacing

The proposed amendment shows the distances that vehicles would need to travel to reach the next Major Thoroughfare. The arrows show Bridgeland Creek Pkwy 4,328' to the north, and West Road 5,763' to the south. If the proposed Unnamed Minor Collector were to be deleted, there would be a gap between Major Thoroughfares of approximately 2,475' between the currently proposed alignment of the Minor Collector and Katy Hockley Road.



<https://mycity.maps.arcgis.com/apps/webappviewer/index.html?id=54b1132148c540a9ae8a88d461d84d8b>

RECOMMENDATION:

APPROVE to realign the proposed segment of the proposed Major Thoroughfare Tuckerton Road from just east of proposed House Hahl Road to approximately 1400' west of Katy Hockley Road.

APPROVE to delete the southwestern loop of the proposed Unnamed Minor Collector.

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Justification:

Realigning the proposed Major Thoroughfare would have no significant impact on population, employment, land use, or platting activity, as the proposed realignment of the proposed Major Thoroughfare connects at the same intersecting points and moves the alignment marginally within the same plat. Additionally, the proposed alignment maintains east/west connectivity, so the integrity of the street grid is unaffected. Tuckerton Road is in Harris County, the City of Houston's ETJ. According to the Design Guidelines for Harris County (similar to the City of Houston's Infrastructure Design Manual (IDM)), when a Major Thoroughfare is proposed with a reverse curve, to ensure safety of the design, the reverse curve must have a minimal centerline radius of 2000'. Likewise, to ensure the safe and efficient development of the street grid, the tangent length of a reverse curve for a Major Thoroughfare, must meet the minimum safety requirement of 100'. The applicant has presented supportive documentation that shows the minimal safety standard requirements will be met as required. Therefore, City staff and Harris County support the realignment and reclassification of the corridor as proposed. There was public comment on this proposed amendment request from neighboring landowners to the west opposing the project. The applicant has met with both opposing parties to find the alternate alignment and all parties are satisfied as a result; City staff is in support of the proposal.

PLANNING COMMISSION ACTION:

APPROVED to realign the proposed segment of the proposed Major Thoroughfare Tuckerton Road from just east of proposed House Hahl Road to approximately 1400' west of Katy Hockley Road and to delete the southwestern loop of the proposed Unnamed Minor Collector, in the MTFP.