

PC ACTION REPORT

IIID: Mason Road

APPLICANT: Meta Planning + Design
JURISDICTION: ETJ, Harris County

PRECINCT: Harris County Pct. 4
COUNCIL DISTRICT: N/A

PROPOSAL:

The applicant proposes to realign an unimproved segment of Mason Road, a major thoroughfare, between FM 529 and West Little York Road.

APPLICANT'S JUSTIFICATION and HISTORY:

The current MTFP and surrounding development activity impose a very sharp turn on Mason Road within the PinPoint Commercial tract that is not possible to achieve without a variance. Development activity north of the subject site shifted Mason Road to the east, while activity south of West Little York Rd shifted Mason Road to the west, leaving the subject tract to resolve the connection. The subject realignment request would formalize a correction to the Mason Road alignment that was previously addressed by approval of a General Plan on the PinPoint Commercial property. The General Plan connected the two disparate points of the proposed route for this piece of Mason Road but did not formally amend the major thoroughfare plan.

The MTFP also currently reflects a jog of around 460' in the alignment of Mason Road, located within the Grand Mason GP north and south of FM 529, which is not feasible to construct. This jog in the mapped alignment is likely an error carried over from an earlier alignment that did not match up with the Grand Mason General Plan. Mason Road has been constructed north of FM 529 in accordance with the approved Grand Mason GP, so the jog must be corrected south of FM 529. The subject request will clean up this error by reattaching Mason Road to its correct alignment as approved on the Grand Mason GP.

The current thoroughfare plan for this area proposes multiple roadways to cross Bear Creek, which flows diagonally southeast across the region. Mason Road is one of the proposed thoroughfares to cross the creek and would require a substantial bridge to be constructed. Bear Creek north of West Little York Road is not channelized and has a variable floodway width ranging from $\pm 2,300'$ at its widest down to $\pm 400'$ - $500'$ wide where it narrows down on the approach to the channelized creek bed on the east. These measurements do not include the floodplain, which is significantly wider. The currently required crossing location of Mason Road has a floodway width of about $\pm 2,100'$ within the Grand Mason GP.

New floodplain maps are currently under consideration for Harris County and, if approved, these new maps would substantially reduce the Bear Creek floodway in this area and modify it to more closely follow the creek bed. The surrounding land would still be in the floodplain, but the reduced floodway width would make the bridge span much shorter, only a few hundred feet. A realignment could take advantage of the potential for shorter bridge spans if these new floodplain maps are adopted to minimize construction costs in the future. If the new maps are not adopted, a realignment could also

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swing further east or west to minimize the impact of the 2,000'+ of floodway on the existing flood maps.

STAFF ANALYSIS:

Land Use and Platting Activity

The subject segment of Mason Road is within the Grand Mason GP. The area is experiencing rapid development. Most of the platting activity involves developing single-family homes out of acreage for multiple master planned communities.

Plats within ¼ mile

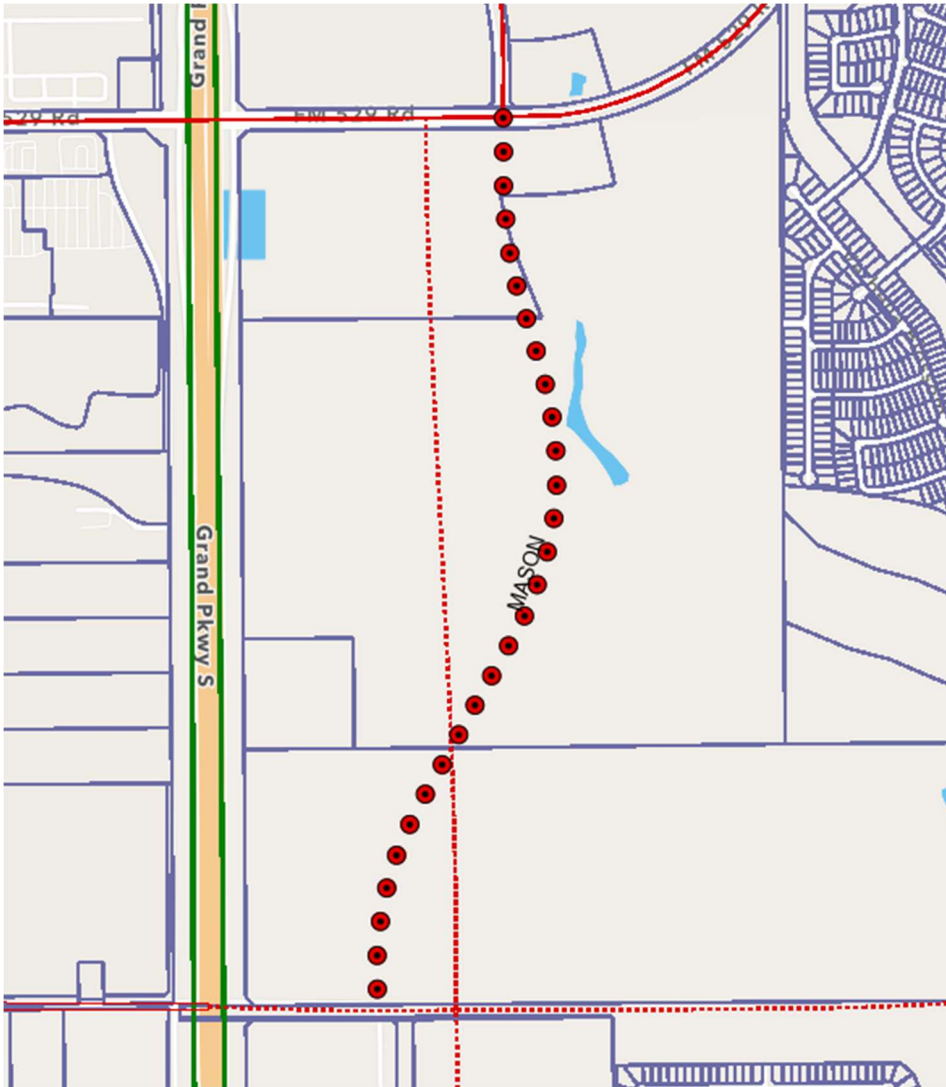
GP or Subdivision Name	PC Cycle	Land Use	Property Size (acres)	Lots
Westfield Village GP	2014-22	General Plan	1561.52	0
Elyson GP	2014-23	General Plan	3645.28	0
Grand Parkway at West Little York GP	2019-02	General Plan	217.60	0
Landmark Industries Tracts GP	2019-20	General Plan	844.81	0
Mason Road and Cypress West Boulevard Street Dedication	2021-06	Street Dedication	5.63	0
Grand Mason GP	2021-12	General Plan	1138.18	0
Harris County MUD no 559 Detention Reserve I	2021-19	Drainage/Detention	20.98	0
Elyson Grand Central West Industrial Park	2022-13	Unrestricted, Street Dedication	124.59	0
West Little York Road at Grand Parkway Street Dedication Sec 1	2023-01	Street Dedication	2.42	0
Grand Mason Crossing GP	2023-21	General Plan	217.52	0
Grand Mason Crossing Sec 2	2024-10	Single-Family Residential, Drainage/Detention	23.31	60
Grand Mason Mason Road Street Dedication Sec 6	2025-01	Street Dedication	2.09	0
Bustamante Tract GP	2025-01	General Plan	169.44	0
Elyson Grand Central West Industrial Park partial replat no 1	2026-10	Unrestricted	35.36	0

Right of Way (ROW) Status

The segment of Mason Road is unimproved and would be required to be dedicated and improved as proposed sections of the master planned community is platted.

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Realignment



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RECOMMENDATION:

Approve the request to realign an unimproved segment of Mason Road, a major thoroughfare, between FM 529 and West Little York Road.

Justification:

The requested realignment of Mason Road is to address inconsistencies in the current Major Thoroughfare and Freeway Plan (MTFP) and to establish a feasible, continuous roadway alignment. Development north and south of the subject property has resulted in Mason Road being shifted in opposite directions, creating a sharp and impractical turn through the PinPoint Commercial tract. The proposed realignment would formalize the alignment previously approved through the PinPoint Commercial tract's General Plan and correct an approximately 460' jog in the MTFP within the Grand Mason development. The realignment also provides an opportunity to improve the feasibility and functionality of the planned Mason Road crossing of Bear Creek as the current MTFP alignment would require Mason Road to cross a floodway approximately 2,100' wide.