

# PUBLIC HEARING REPORT

## B: Walnut Drive

**APPLICANT:** M Lanza Engineering, PLLC

**JURISDICTION:** ETJ

**PRECINCT:** Montgomery County Pct. 4  
**COUNCIL DISTRICT:** N/A

### PROPOSAL:

M Lanza Engineering, PLLC is requesting the realignment of proposed Principal Thoroughfare Walnut Drive, from FM 1314 to Azalea District/Baldwin Drive in the Major Thoroughfare and Freeway Plan (MTFP).

### APPLICANT'S JUSTIFICATION and HISTORY:

M Lanza Engineering, PLLC, is requesting the realignment of Walnut Drive, a proposed Principal Thoroughfare located in Montgomery County. The applicant states that the current alignment of the proposed Principal Thoroughfare is not a good representation of Montgomery County's 2021 Mobility and Access Plan. Additionally, the applicant states that the basis of this proposed amendment request is Montgomery County's 2021 version of the Montgomery County map, and the City of Houston's 2023 MTFP map.

According to the applicant, on both Montgomery County and the City of Houston MTFP maps, proposed Principal Thoroughfare Walnut Drive, traverses at an angle that is parallel with two existing corridors, Smith Road, and Red Bluff Road. The applicant states that should the Principal Thoroughfare be constructed as currently proposed on the city or county MTFP map, a conflict will occur with the two existing corridors. Additionally, the applicant states that the proposed Principal Thoroughfare conflicts with the existing intersection of Sorters Road, Mills Road, and TxDOT's right-of-way (ROW), FM 1314.

The applicant contends that he is proposing this amendment to prevent conflict between the existing corridors and the proposed Principal Thoroughfare. The applicant asserts that this can be accomplished by realigning the proposed corridor to the north to align it with existing Mills Road, then traversing the corridor slightly to the east, to merge into existing Smith Road, traversing the corridor northeast onto existing Red Bluff Drive and finally merging the proposed Principal Thoroughfare to the north, and connecting it to the segment of the Principal Throughfare that already exist.

The applicant maintains that the proposed realignment of the proposed Principal Thoroughfare is the preferable option. According to the applicant, should the realignment of the proposed corridor be approved, the realignment will be a more cost-effective option, and will improve the transportation network by utilizing already existing infrastructure, and reducing required ROW by impacting fewer property owners.

## STAFF ANALYSIS

### Population & Employment Projections

A demographic analysis 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 in the area is projected to increase by approximately 3,910 residents (92%) from 2015 to 2045 compared to 59% projected population growth of the City of Houston's ETJ. Jobs are projected to

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increase by approximately 410 between 2015 and 2045, with the largest increase between 2035 and 2040.

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	2,038	0.97	-	453	0.22	-
2020	3,039	1.44	49.1%	495	0.24	9.3%
2025	4,508	2.14	48.3%	500	0.24	1.0%
2030	5,143	2.44	14.1%	685	0.33	37.0%
2035	5,556	2.64	8.0%	691	0.33	0.9%
2040	5,815	2.76	4.7%	859	0.41	24.3%
2045	5,948	2.83	2.3%	863	0.41	0.5%
Change (2015 to 2045)	3,910	1.86	91.9%	410	0.19	-9.5%
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 1 Traffic Analysis Zone (TAZ) encompassing approximately 2,105 acres around the proposed amendment.

## Land Use and Platting Activity

Land use surrounding the proposed realignment of Walnut Drive is primarily residential and undeveloped. There are several residential homes in the path of the proposed alignment. However, one unrestricted commercial plat was filed in 2023. While the platting activity is low in the area, population and jobs are projected to increase, which could potentially increase the vehicular traffic near Walnut Drive. The table below shows the platting activity in the area.

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Porter Business Park	12/07/2023	Unrestricted (Commercial)	8.21	0

## Right of Way (ROW) Status

This segment of Walnut Drive does not currently exist and is proposed as a Principal Thoroughfare with 120' ROW. In the proposed amendment area, Burke Road is approximately 2,463' in length, beginning at Red Bluff Road and ending at FM 1314 Road. The amendment proposal is a realignment of a segment of the proposed corridor, approximately 3,910' in length, from Red Bluff Road to Smith Road to Mills Road to FM 1314 Road.

## Spacing

The proposed realignment of the segment of the proposed Principal Thoroughfare Walnut Drive would shift the trajectory of the corridor approximately 850' to the west. The following map shows that the

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length of the proposed Principal Thoroughfare between Red Bluff Road and FM 1314 Road is approximately 2,463'. Accordingly, there is no significant impact on the spacing between Major Thoroughfares.

