

PLANNING COMMISSION ACTION

2011-06 Morton/W. Belfort

APPLICANT: Fort Bend County & Planning and Development Department, City of Houston

KEY MAP: 525T, U, Y, Z
JURISDICTION: ETJ, Fort Bend County

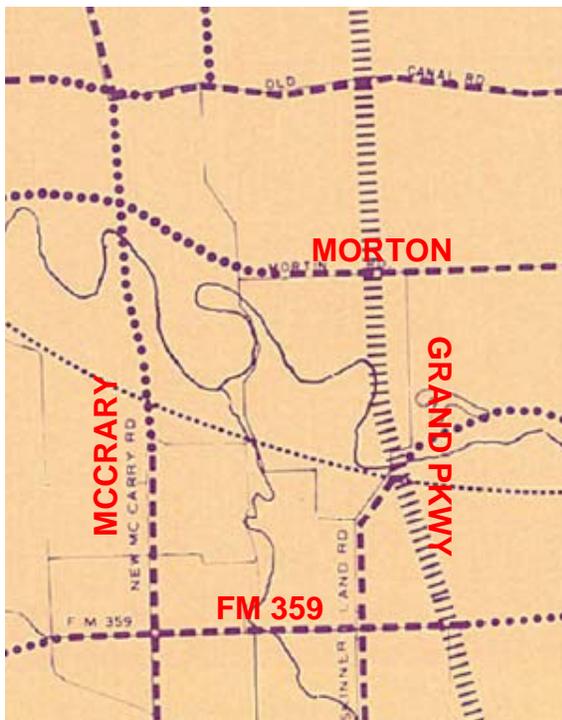
LAMBERT: 4453
DISTRICT/PRECINCT: County Pct. 3

PROPOSAL:

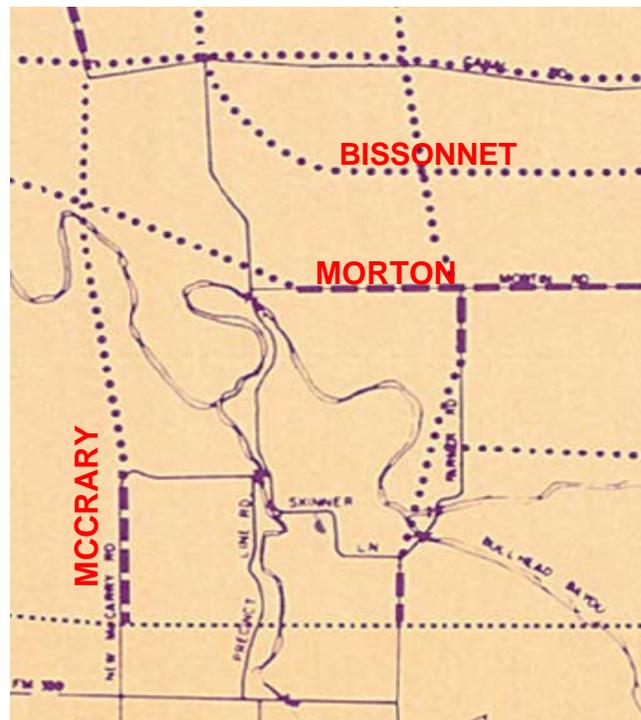
To realign Morton Road north along Skinner Lane to intersect with Peek Road. Houston's and Fort Bend County's MTFPs show different alignments that intersect with Peek Road approximately 0.4 mile apart.

JUSTIFICATION & HISTORY:

The subject area was included in the Extraterritorial Jurisdiction (ETJ) in 1972. In 1983 New McCrary Road was realigned to reflect current alignment, and Bissonnet Street was realigned to intersect with Canal Road. Later Bissonnet Street between FM 1464 and Spring Green was deleted, and Morton Road was extended to Peek/N. McCrary with the 2000 Major Thoroughfare and Freeway Plan (MTFP). The proposed City of Houston (COH) alignment for Morton Road is located in the 100 year flood plain of Oyster Creek. The Fort Bend County (FBC) alignment, along Skinner Lane, also lies within the 100 year flood plain.



1972 MTFP



1983 MTFP

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2000 MTFP



2009 MTFP

STAFF RECOMMENDATION:

Withdraw the requested amendment for Morton Road/W. Belfort Road. This would leave the Morton alignment as it is currently shown on Houston's MTFP.

JUSTIFICATION:

The City of Houston's Morton Road/W. Belfort Road alignment was amended in 2000 to terminate the thoroughfare at the proposed extension of Peek Road. The COH alignment primarily extends west of Skinner Lane through some large acreage tracts. This alignment is close to Oyster Creek. This alignment represents a 500' corridor where at the appropriate time shifts in the thoroughfare's final location can be made to meet geometric standards and avoid physical encumbrances. Fort Bend County's alignment along Skinner Lane follows the existing 60' right-of-way. Skinner Lane has a number of single family residential homes on larger tracts of land. Closer to Grand Parkway, Long Meadow Farms Subdivision was recently developed with lots backing along the 60' wide Skinner Lane ROW with a 10' building setback.

Fort Bend County Engineers Office is still assessing the feasibility of both alignment options. Additional research is warranted prior to amending the alignments.

MOBILITY:

Morton Road is an important east-west thoroughfare since it aligns with major thoroughfare West Belfort at Harlem Road. West Belfort is a 28.28 mile long thoroughfare between IH 45 and Harlem. It is proposed to be extended west of Harlem Road along Morton Road. This section of Morton Road between Harlem Road and SH 99 will be 1.8 miles in length and approximately 2 miles between SH 99 and proposed Peek Road. The current alignment of

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Morton Road is very close to the Oyster Creek floodway. The proposed realignment of the thoroughfare along Skinner Lane is being considered to ensure the feasibility of extending Morton Road to the proposed extension of Peek Road south of SH 99.

