

# PLANNING COMMISSION ACTION

## 2011-13 *Bay Hill Boulevard*

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

**KEY MAP:** 484H, 485E  
**JURISDICTION:** ETJ, Fort Bend County

**LAMBERT:** 4357  
**DISTRICT/PRECINCT:** County Pct. 3

### **PROPOSAL:**

To delete the extension of Bay Hill Boulevard as a major thoroughfare, north of Roesner Road to the City of Houston's (COH) Extraterritorial Jurisdiction (ETJ) from Houston's MTFP. This alignment does not exist on Fort Bend County's MTFP.

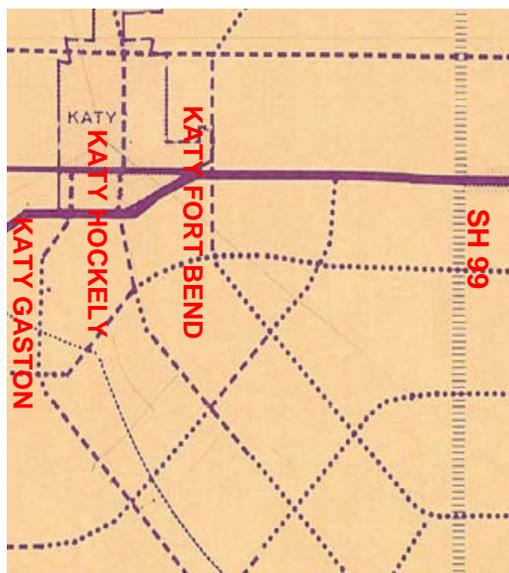
### **JUSTIFICATION & HISTORY:**

Subject area was included within Planning Commission jurisdiction in 1966. Unnamed thoroughfares (Katy Gaston Road, Katy Hockley Road, and Katy Fort Bend Road) extend south of IH 10. In 1976 Katy Fort Bend Road was realigned westward. Remainder of the thoroughfare extends between Katy Fort Bend Road and unnamed thoroughfare that aligns with current Westgreen Road. Portion of the segment east of Peek Road was deleted in 1980. Also Katy Fort Bend Road was realigned with FM 723/Spring Green Boulevard.

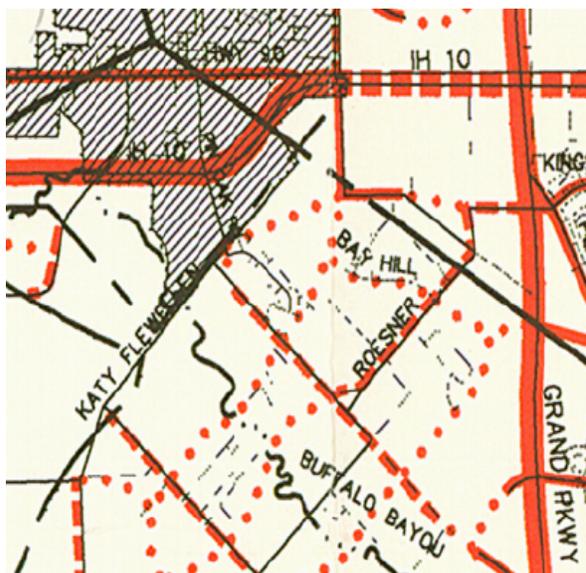
In 1984 Highland Knoll Drive was aligned with the remainder of Katy Hockley Road from the 1976 Major Thoroughfare and Freeway Plan (MTFP) (this segment was labeled Bay Hill Boulevard on the 1993 MTFP). Katy Hockley Road extension south of City of Katy (Green Busch Road) was aligned with Westheimer Parkway. Spring Green was realigned with Katy Gaston Road, and Katy Fort Bend Road's extension, south of City of Katy, was aligned with Crossover Road with the 2000 MTFP. Lastly in 2003, Katy Fort Bend Road south of Kingsland Boulevard was deleted.

The proposed extension of Bay Hill Boulevard to the ETJ boundary was deleted from Fort Bend County (FBC) Thoroughfare Plan (MTP) due to an existing detention pond in the City of Katy. The City of Katy does not reflect an alignment that would extend Bay Hill Boulevard to Kingsland Boulevard.

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1966 MTFP



1993 MTFP

## STAFF RECOMMENDATION:

Delete the extension of Bay Hill Boulevard as a major thoroughfare, north of Roesner Road to the City of Houston's (COH) Extraterritorial Jurisdiction (ETJ). Houston's MTFP will be changed.

## JUSTIFICATION:

The proposed extension of Bay Hill Boulevard north of Falcon Point Section 1 Subdivision is located in the City of Katy. Katy's Thoroughfare Plan and the existing Katy Mills Development do not have any plans to extending Bay Hill Boulevard to Kingsland Boulevard.

Bay Hill Boulevard was developed with single family residential lots taking access from the street. Additionally adjoining thoroughfares, Westheimer Parkway/Pin Oak Road and Roesner Road allow for mobility in the general area. The FBC Sub-Regional Travel Demand Model generated approximately 17,700 and 22,500 trips along Westheimer Parkway/Pin Oak Road and Roesner Road respectively on either sides of the Bay Hill Boulevard.

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## MOBILITY:

The thoroughfare grid in the study is skewed at an angle due to the alignment of Buffalo Bayou. Pin Oak Road/Westheimer Parkway, Katy Fort Bend Road and SH 99 are the three thoroughfares that have interchanges at IH 10. However Katy Fort Bend Road does not extend south of Kingsland Boulevard and Bay Hill Boulevard is not extend to Kingsland Boulevard within City of Katy. North bound traffic on Bay Hill Boulevard could use Roesner Road which is proposed to be extended to Kingsland Boulevard. The map and table below reflect the Travel Demand Model (TDM) result for the 2026 build-out scenario. The build-out scenario in 2026 allows us to understand the future conditions taking into account the thoroughfare network in the

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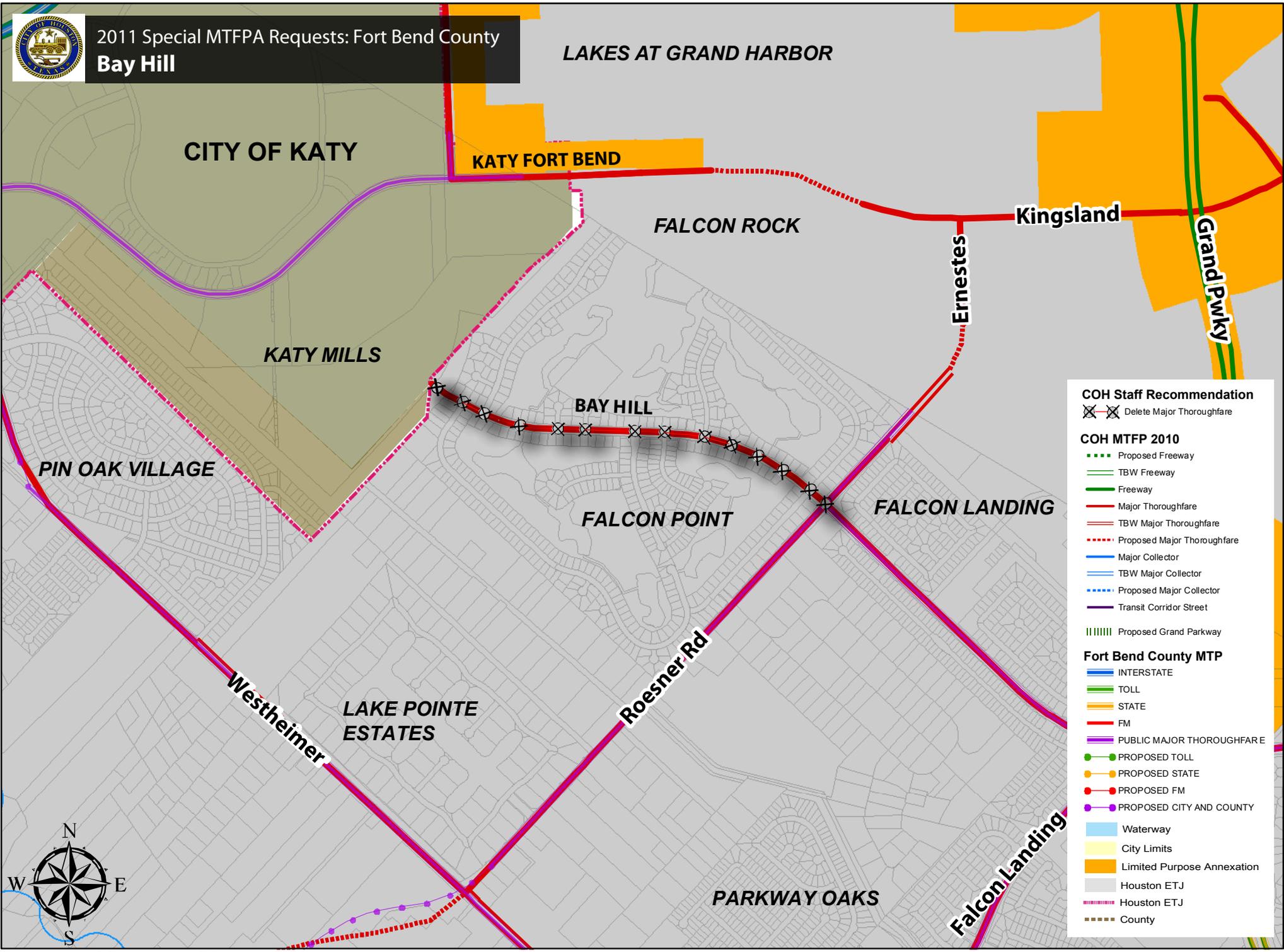
study area. The FBC Sub-Regional TDM indicates Bay Hill Boulevard from Falcon Landing Boulevard to Roesner Road carries the ADT of 19,718 in 2026 projection.

2026 AVERAGE DAILY TRAFFIC FOR BAY HILL		
STREET	SEGMENT	ADT
Spring Green	Kingsland to South Firethorne	22,341
Spring Green	South Firethorne to Katy Flewellen	22,239
Spring Green	Katy Flewellen to Roesner	18,328
Spring Green	Roesner to Falcon Landing	25,090
Gaston	Katy Flewellen to Roesner	9,535
Gaston	Roesner to Falcon Landing	12,345
Westheimer Pkwy	Kingsland to Katy Flewellen	20,802
Westheimer Pkwy	Katy Flewellen to Roesner	17,726
Westheimer Pkwy	Roesner to Falcon Landing	14,127
Westheimer Pkwy	Falcon Landing to Cinco Ranch	16,068
Kingsland	Spring Green to Westheimer Pkwy -	14,097
Kingsland	Westheimer Pkwy to Katy Fort Bend	14,745
Kingsland	Katy Fort Bend to Roesner	13,624
Kingsland	Roesner to Kingsland	25,030
Katy Flewellen	Spring Green to Gaston	9,125
Katy Flewellen	Gaston to Westheimer Pkwy	13,305
Roesner	Spring Green to Gaston	13,904
Roesner	Gaston to Westheimer Pkwy	21,425
Roesner	Westheimer Pkwy to Bay Hill	26,677
Roesner	Bay Hill to Kingsland	22,487
Falcon Landing	Spring Green to Gaston	25,032
Falcon Landing	Gaston to Westheimer Pkwy	23,557
Falcon Landing	Westheimer Pkwy to Bay Hill	24,738
Bay Hill	Falcon Landing to Roesner	19,718





2011 Special MTFPA Requests: Fort Bend County  
**Bay Hill**



- COH Staff Recommendation**  
 ✕ ✕ Delete Major Thoroughfare
- COH MTFP 2010**
- Proposed Freeway
  - TBW Freeway
  - Freeway
  - Major Thoroughfare
  - TBW Major Thoroughfare
  - Proposed Major Thoroughfare
  - Major Collector
  - TBW Major Collector
  - Proposed Major Collector
  - Transit Corridor Street
  - Proposed Grand Parkway
- Fort Bend County MTP**
- INTERSTATE
  - TOLL
  - STATE
  - FM
  - PUBLIC MAJOR THOROUGHFARE
  - PROPOSED TOLL
  - PROPOSED STATE
  - PROPOSED FM
  - PROPOSED CITY AND COUNTY
  - Waterway
  - City Limits
  - Limited Purpose Annexation
  - Houston ETJ
  - Houston ETJ
  - County

