



PLANNING COMMISSION ACTION

2012-04b Waller County

APPLICANT: Waller County

KEY MAP: 281; 282 F, K; 321 C, D

JURISDICTION: Houston ETJ, Waller County

LAMBERT: 3968, 3969, 3970, 3971

DISTRICT/PRECINCT: Pcnt. 3

PROPOSAL:

Add **Flukinger Road** and **James R. Muse Parkway** within City of Houston's ETJ, as a major thoroughfare between US 290 Business/Hempstead Highway and Cameron Road.

Realign unnamed north-south major thoroughfare along existing **Blinka Road**

Add **Owens Road** within City of Houston's ETJ, as a major thoroughfare between FM 362 and James R. Muse Parkway.

HISTORY & APPLICANTS JUSTIFICATION:

The portion of Waller County, west of City of Katy was first included within the City of Houston's Major Thoroughfare and Freeway Plan (MTFP) in 1966. The north-south thoroughfares were spaced approximately two miles apart, while the spacing of the east-west thoroughfares varied between two and three miles. In 1976 the east-west thoroughfare spacing south of US 290 was changed to one mile. FM 362 was the primary north-south thoroughfare west of City of Waller. In 1982 Blinka Road, south of Hempstead Highway, was added as a thoroughfare on the MTFP within the City's extraterritorial jurisdiction (ETJ). Later in 1987 the proposed extension of Flukinger Road within the ETJ, north of Owens Road (then called Prairie View Waller Road), was added to the MTFP. The 2000 MTFP Map identifies the alignment of Blinka Road east of its existing location. This graphical error was replicated on all future MTFP maps.

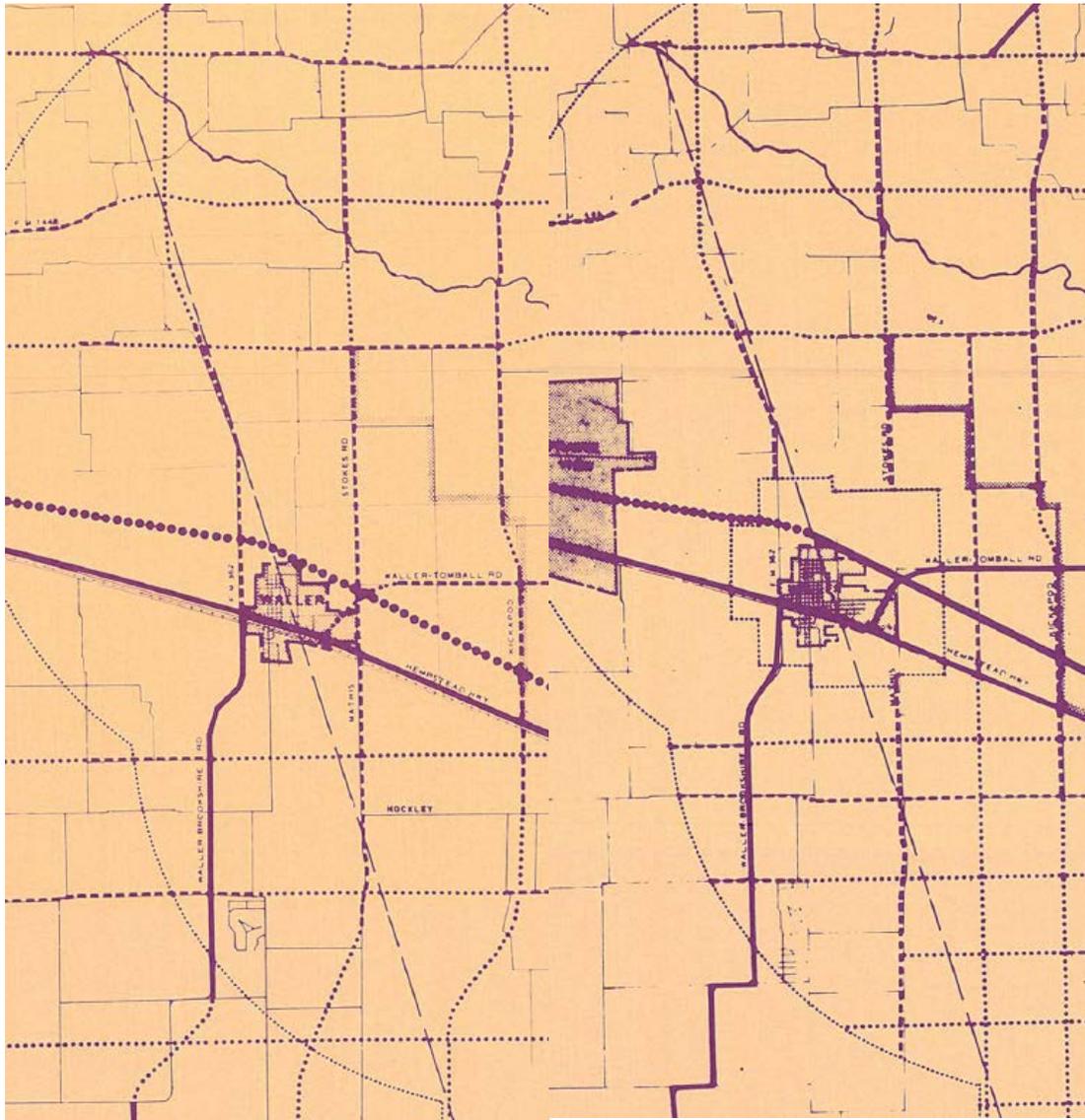
Flukinger Road, north of Cameron Road is currently included on the City's MTFP as a major thoroughfare. Waller County's 2012 Thoroughfare Development Plan identifies the proposed extension of Flukinger Road to James R. Muse Parkway that currently extends between Hempstead Road and Owens Road. James R. Muse Parkway has an existing interchange with US 290.

James R. Muse Parkway aligns with Blinka Road and extends south of Hempstead Road. The proposed realignment of the unnamed north-south thoroughfare east of Blinka Road on the City's MTFP to align with existing ROW Blinka Road will make James R. Muse Parkway & Blinka Road an effective north-south thoroughfare west of FM 362.

Owens Road is an existing east-west roadway that extends between FM 362 and Prairie View to align with FM 1098. Even though it is a short 3.2 mile segment it serves as an east-west connection between US 290 and major thoroughfare Cameron Road.



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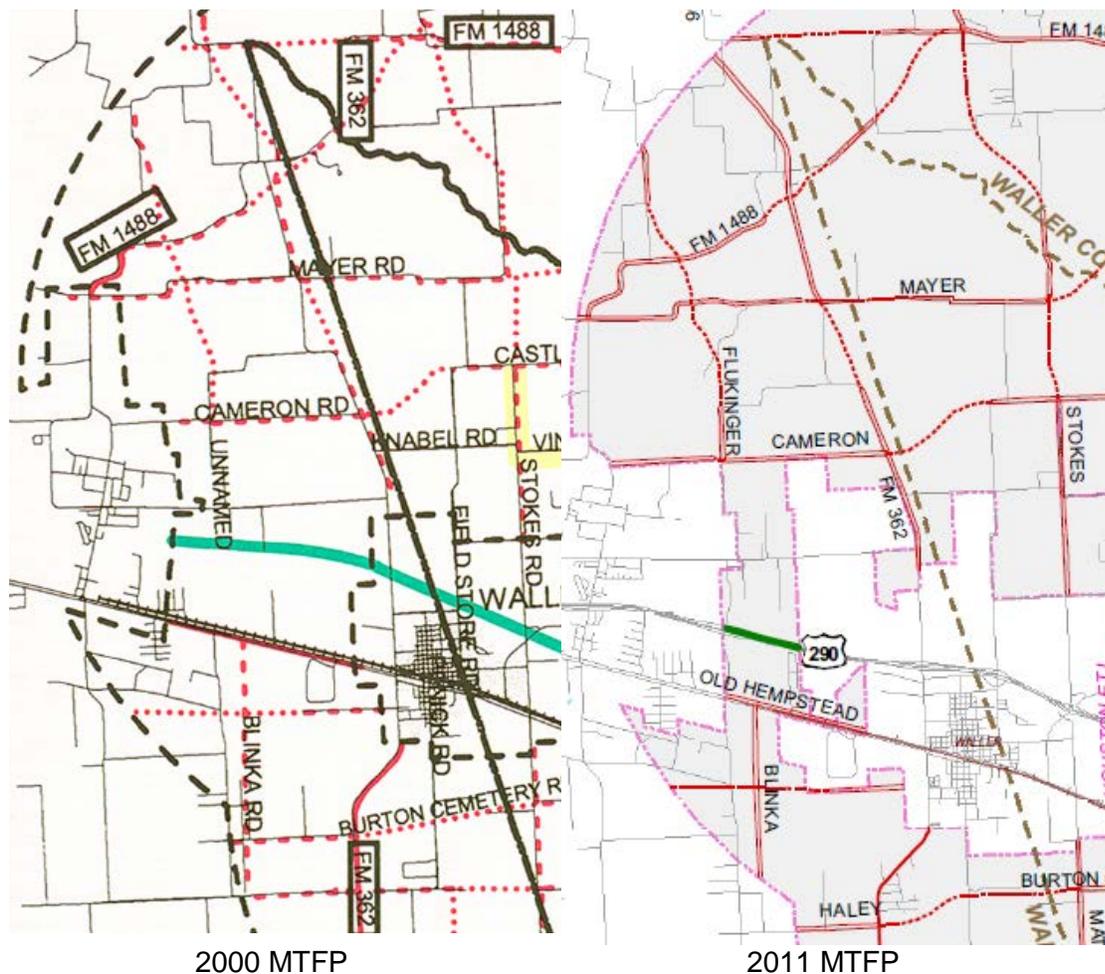


1969 MTFP

1976 MTFP



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STAFF RECOMMENDATION

Add **Flukinger Road** and **James R. Muse Parkway** within City of Houston's ETJ, as a major thoroughfare between US 290 Business/Hempstead Highway and Cameron Road.

Realign unnamed north - south major thoroughfare along existing **Blinka Road**

Add **Owens Road** within City of Houston's ETJ, as a major thoroughfare between FM 362 and James R Muse Parkway.

STAFF JUSTIFICATION

The proposed addition of Flukinger Road and James R. Muse Parkway will extend existing major thoroughfare designation for Flukinger south of Cameron Road to SH 6 and Hempstead Road. There is an existing grade separated crossing of James R. Muse Parkway and SH 6. The proposed realignment of north-south thoroughfare along existing Blinka Road will extend the thoroughfare further south in Waller County. The realignment will rectify the graphical error carried over from the 2000 MTFP map. The proposed thoroughfare will extends south to IH 10 through Waller County and is a major north-south corridor on the Waller County's adopted Thoroughfare Development Plan.



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Owens Road is an existing east-west roadway that extends east of Texas A&M University at Prairie View to FM 362 approximately 3.3 miles. It provides east-west mobility north of SH 6 as there is no frontage road along SH6 in this section. To the west, Owens Road aligns with FM 1098 in City of Prairie View to become a north-south street and extends to major thoroughfare Cameron Road in Waller County. Lastly the proposed amendments will resolve the discrepancies between the City of Houston and Waller County's thoroughfare plans.

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Add **Owens Road** within City of Houston's ETJ, as a major thoroughfare between FM 362 and James R Muse Parkway.

1. Population & Employment Projections

According to 2010 Census, Texas grew by 20% in ten years, to over 25 million people, recording about a quarter of the nation's overall growth. The rate of growth in Texas was twice the national average. Harris County is the most populous county (4 million) in Texas. Today, 2.1 million people live within the City of Houston and another 2 million live in the City's extraterritorial jurisdiction (ETJ). Since 2000, the City of Houston added 146,000 people (8 %) to its population. Houston's ETJ however grew 35 % during the same time period.

Houston and its ETJ's rich employment sector are home to more than 1.8 million jobs, making it the state's most populous and robust economic center. More than one million jobs are located within the City limits and are saturated within the City's eight major activity centers.

One of the greatest challenges to Houston's mobility is that by 2035 significant numbers of residents are projected to live outside the City limits in the ETJ; while employment growth is expected to occur within the City limits. This increase in distance between the population and employment centers will result in more travel, greater travel time, and longer travel delays.

The Houston-Galveston Area Council (H-GAC) projects that over the next 25 years (2010 – 2035), the population within the study area* will decrease from 2,580 to 2,482 (- 98 persons), or -3.8%. During the same period, H-GAC estimates that the total jobs in the subject area will increase from 596 to 750 (154 jobs), or 25.8%.

Expressed in percentages, the subject area's population growth is expected to be less than the Houston ETJ's (-3.8% vs. 43%), and the area's job growth is less than the Houston ETJ's (25.8% vs. 39%).



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Year	Population (Persons/ Acre)	% Chg	Households (Households/ Acre)	% Chg	Jobs (Jobs/ Acre)	% Chg
2010	0.09		0.03		0.02	
2018	0.09	-1.4%	0.03	0.7%	0.02	13.3%
2025	0.09	-1.1%	0.04	0.3%	0.03	6.5%
2035	0.09	-1.4%	0.04	0.1%	0.03	4.3%
Change (2010 to 2035)	0.00	-3.8%	0.00	1.1%	0.01	25.8%
City of Houston Change (2010 to 2035)		24.5%		31.1%		37.3%
City of Houston ETJ Change (2010 to 2035)		42.8%		48.3%		39.0%

Source: H-GAC's 2035 Regional Growth Forecast

* Data represents population, jobs, and households in 5 Traffic Analysis Zones (TAZ) encompassing approximately 28,132 acres around the proposed amendment. Population projections do not include projections for group housing.

2. Land Use & Platting Activity

There has been no platting activity within the study area in the last 5 years.

3. Right-Of-Way Status

North-south connectivity is provided by FM 632, James R. Muse Parkway, and Blinka Road. East-west connections are provided by Cameron Road, Ownes Road, US 290 and Hempstead Highway. Most of these roadways are identified as "to be widened". Portions of Flukinger Road, Cameron Road and unnamed east-west thoroughfare south of Hempstead, are "to be acquired". The proposed classification for all thoroughfares in the general area is a 100' with a four lane boulevard cross-section.

Street	From	To	Classification	Status
Proposed Flukinger	Mayer	Roberson	T-4-100	To be acquired
Flukinger	Robeson	Cameron	T-4-100	To be widened
Cameron	Houston ETJ (west)	500 feet west from Flukinger	T-4-100	To be widened
Cameron	500 feet west from Flukinger	Flukinger	T-4-100	To be acquired
Cameron	Flukinger	FM 462	T-4-100	To be widened
Mayer	FM 1488	Proposed Flukinger	T-4-100	To be widened
Mayer	Proposed Flukinger	860 feet west from FM 362	T-4-100	To be widened
Mayer	860 foot west from FM 362	FM 362	T-4-100	To be acquired
FM 362	Proposed FM 1488	Mayor	T-4-100	To be widened
FM 362	Mayer	Roberson	T-4-100	To be acquired
FM 362	Roberson	Cameron	T-4-100	To be widened
FM 362	Cameron	Houston ETJ (south)	T-4-100	To be widened
Hempstead	Houston ETJ (west)	Unnamed Thoroughfare (north-south)	T-4-100	To be widened



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Street	From	To	Classification	Status
Hempstead	Unnamed Thoroughfare	Houston ETJ (east)	T-4-100	To be widened
Unnamed Thoroughfare (north-south)	Hempstead	Unnamed Thoroughfare (west-east)	T-4-100	To be widened
Unnamed Thoroughfare (north-south)	Unnamed Thoroughfare (west-east)	Houston ETJ (south)	T-4-100	To be widened
Proposed Unnamed Thoroughfare (west-east)	Houston ETJ (west)	Unnamed Thoroughfare (north-south)	T-4-100	To be acquired
Proposed Unnamed Thoroughfare (west-east)	Unnamed Thoroughfare (north-south)	4000 feet west from Houston ETJ (east)	T-4-100	To be acquired
Proposed Unnamed Thoroughfare (west-east)	4000 feet west from Houston ETJ (east)	Houston ETJ (east)	T-4-100	To be widened

* 2010 MTFP indicates these segments as "To be widened" however the ROW width is sufficient. The map will be updated with the 2011 MTFP.

4. Major Thoroughfare Spacing

There is a good grid network of major thoroughfares that are appropriate for the study area's more rural context. Connectivity is enhanced by major thoroughfare spacing are, on average, a distance of greater than one mile but less than two miles. The spacing varies as the thoroughfares overlap the existing farm-to-market roads and US 290, which bisects the area. The proposed addition of Owens Road and Flukinger Road will improve both east-west and north-south mobility in the area.

Street	From	To	Street Type	Direction	Spacing (mile)
Proposed Flukinger	Mayer	Cameron	Major Thoroughfare	north-south	1.70
Cameron	Houston ETJ (west)	Flukinger	Major Thoroughfare	east-west	1.13
Cameron	Flukinger	FM 462	Major Thoroughfare	east-west	1.70
Mayer	FM 1488	Proposed Flukinger	Major Thoroughfare	east-west	1.26
Mayer	Proposed Flukinger	FM 362	Major Thoroughfare	east-west	1.34
FM 362	Proposed FM 1488	Mayor	Major Thoroughfare	north-south	1.12
FM 362	Mayer	Cameron	Major Thoroughfare	north-south	1.70
FM 362	Cameron	Houston ETJ (south)	Major Thoroughfare	north-south	1.80
Hempstead	Houston ETJ (west)	Unnamed Thoroughfare (north-south)	Major Thoroughfare	east-west	0.32
Hempstead	Unnamed Thoroughfare	Houston ETJ (east)	Major Thoroughfare	east-west	1.17
Unnamed Thoroughfare (north-south)	Hempstead	Unnamed Thoroughfare (west-east)	Major Thoroughfare	north-south	0.86
Unnamed Thoroughfare (north-south)	Unnamed Thoroughfare (west-east)	Houston ETJ (south)	Major Thoroughfare	north-south	0.91
Unnamed Thoroughfare (west-east)	Houston ETJ (west)	Unnamed Thoroughfare (north-south)	Major Thoroughfare	east-west	0.85
Unnamed Thoroughfare (west-east)	Unnamed Thoroughfare (north-south)	Houston ETJ (east)	Major Thoroughfare	east-west	1.51



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5. Mobility

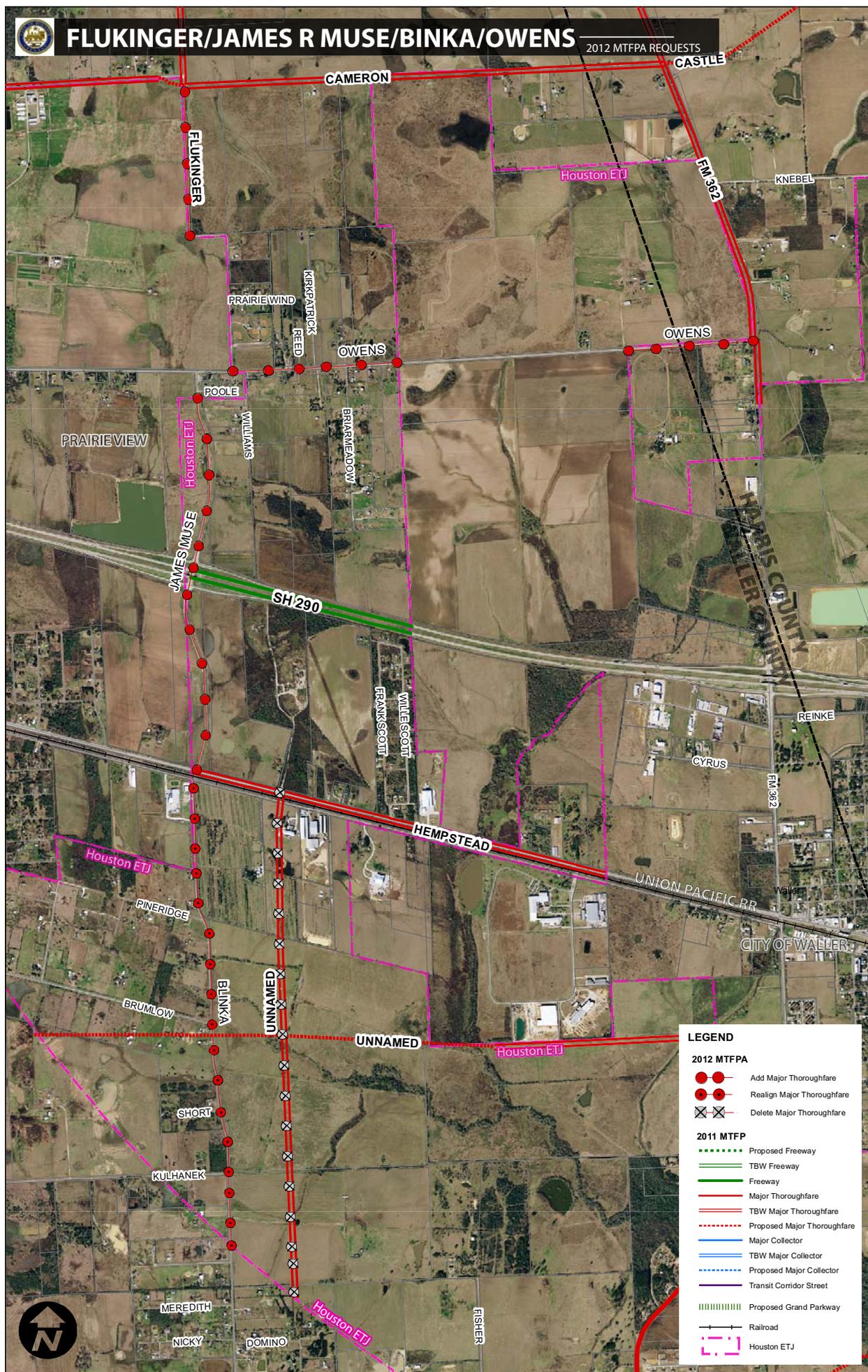
The proposed extension of Flukinger Road along James R. Muse Parkway, and the realignment of Blinka Road will provided for the major north-south thoroughfare in Waller County as depicted on the County's Thoroughfare Development Plan. The proposed thoroughfare aligns with the existing interchange at SH 6. The proposed thoroughfare act as major north-south corridor providing consistency between the County's Thoroughfare Development Plan and the COH MTFP for a more complete and congruent transportation network.

Owens Road provided east-west mobility along the north side of SH 6 as there is no frontage road along freeway in this section. Additionally the roadway extends to Texas A&M Campus in Prairie View.



FLUKINGER/JAMES R MUSE/BINKA/OWENS

2012 MTFPA REQUESTS



LEGEND

2012 MTFPA

- Add Major Thoroughfare
- Realign Major Thoroughfare
- ⊗ Delete Major Thoroughfare

2011 MTFP

- 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
- Railroad
- Houston ETJ

0 0.25 0.5 1 Miles