

PLANNING COMMISSION ACTION

2013-14 Cane Island

APPLICANT: Fort Bend County Engineering

KEY MAP: 483C, D, G, H, E

JURISDICTION: ETJ, Fort Bend County

LAMBERT: 4157, 4257

DISTRICT/PRECINCT: County Pct. 3

PROPOSAL:

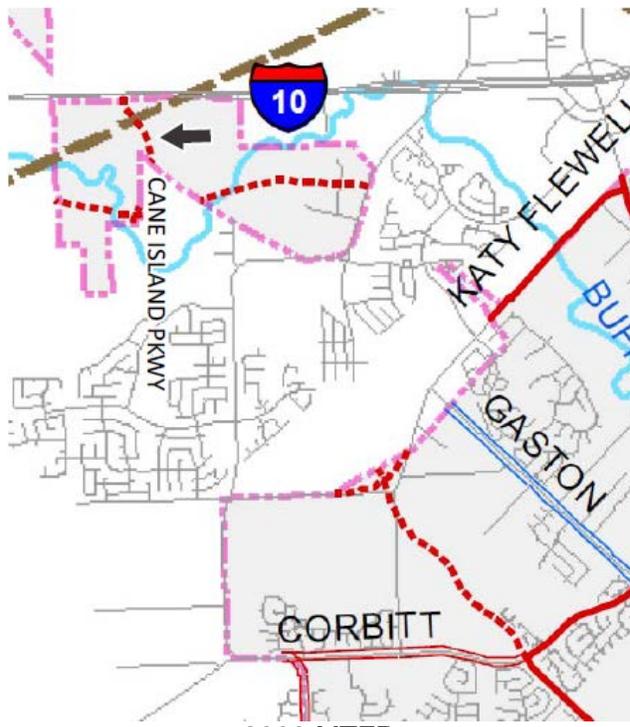
Fort Bend County Engineering Department is requesting to realign Cane Island Parkway (unnamed north-south thoroughfare) within City of Houston's Extraterritorial Jurisdiction (ETJ) to align with the proposed extension of Cane Island Parkway on Fort Bend County's (FBC) Major Thoroughfare Plan.

APPLICANTS JUSTIFICATION and HISTORY:

Major thoroughfares in the subject area were first included within Planning Commission's jurisdiction in 1986. No modifications have been made to the City's Major Thoroughfare and Freeway Plan (MTFP) since then. The proposed alignment of Cane Island Parkway is consistent with FBC's Major Thoroughfare Plan. FBC's Commissioners Court approved the realignment of north-south thoroughfare Cane Island Parkway in February 2013. The proposed alignment for Cane Island Parkway will align with the existing FM 1463 and the planned interchange IH 10. A proposed residential development, Villages of West Katy, is located along Kingsland Boulevard and has proposed an 80-foot right-of-way connection between IH 10 frontage road and Kingsland Boulevard that would serve as a collector street west of Cane Island Parkway.



1986 MTFP



2009 MTFP

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STAFF RECOMMENDATIONS:

Realign Cane Island Parkway (unnamed north-south thoroughfare) within City of Houston's Extraterritorial Jurisdiction (ETJ) to align with the proposed extension of Cane Island Parkway on Fort Bend County's (FBC) Major Thoroughfare Plan.

Justification: The current alignment of the unnamed thoroughfare does not align with the new interchange planned along IH 10. Given the location of the interchange at IH 10, as well as the location of Kingsland Boulevard and Buffalo Bayou, the proposed alignment of Cane Island Parkway is being designed to minimize impact on existing residential subdivisions, while preserving the connectivity of the thoroughfare network. FBC also held a Public Hearing prior to realigning Cane Island for incorporation on the FBC Thoroughfare Plan.

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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 the major employment growth is expected to occur within the City limits. These expanding imbalances increase distances between the population and employment centers and will result in more travel, greater travel time, and longer travel delays.

In addition to anticipated growth within the ETJ, an additional 550,000 new residents are expected within the current city limits. The most notable population growth is projected to occur inside Loop 610. It reflects efforts to create a dense urban core through mixed-use development strategies.

The Houston-Galveston Area Council (H-GAC) projects that over the next 25 years (2010 – 2035), the population within the study area* will increase from 4,175 to 21,152 (16,977 persons), or 407%. The number of persons per acre is projected to increase from approximately 0.6 to 2.9. During the same period, H-GAC estimates that the total jobs in the subject area will

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increase from 2,532 to 7,040 (4,508 jobs), or 178%. The number of jobs per acre is projected to increase from approximately 0.4 to 1.0.

Year	Population (Persons/Acre)	% Change	Households (Households/Acre)	% Change	Jobs (Jobs/Acre)	% Change
2010	0.6		0.2		0.4	
2015	1.0	71.8%	0.4	94.7%	0.7	95.8%
2020	1.5	54.8%	0.6	65.1%	1.0	38.6%
2025	2.1	37.5%	0.9	37.3%	1.0	0.2%
2030	2.5	19.8%	1.1	22.4%	1.0	1.0%
2035	2.9	15.8%	1.3	23.7%	1.0	1.2%
Change (2010 to 2035)	2.4	406.6%	1.1	568.3%	0.6	178.0%
City of Houston Change (2010 to 2035)	1.6	30.4%	0.6	32.4%	1.3	32.9%
City of Houston ETJ Change (2010 to 2035)	1.3	53.4%	0.6	73.7%	0.6	85.6%

Source: H-GAC's 2035 Regional Growth Forecast

* Data represents population, jobs, and households in 5 Traffic Analysis Zones (TAZ) encompassing approximately 7,206 acres around the proposed amendment. Population projections do not include projections for group housing.

Expressed in percentages, the subject area's population growth is expected to be more than the Houston ETJ's (407% vs. 53%), and the area's job growth is more than the Houston ETJ's (178% vs. 85%).

Land Use and Platting Activity:

Fort Bend County has seen a significant amount of population growth in the last decade. Platting activity within the last five years in this area has been largely single family residential and related uses. The general area west of SH 99 has seen significant growth in the last two decades. Two single-family residential developments are proposed along Kingsland Boulevard. These two subdivisions, Villages of West Katy and Trails of Katy, are planned for 27.5 acres and 191.9 acres, respectively. The areas between IH 10 and FM 1093 is predominantly large single family residential subdivisions and related uses. The commercial uses are primarily located along IH 10, FM 1093 and FM 1463.

Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (ac)	No. of Lots
Trails of Katy GP	29-Apr-13	483H	SF Residential	191.9	
Cinco Ranch Northwest Sec 9	3-Jan-13	483V	SF Residential (public street)	25.98	42
Pine Mill Ranch Drive Reserve no 2	3-Jan-13	484X	Other	3.85	
Landmark Roesner	13-Dec-12	484S	Unrestricted	4.00	
Kingsland Boulevard and Katy Village Trail STD	29-Nov-12	483G	SF Residential (public street)	5.90	
Villages of West Katy Recreation Ctr	29-Nov-12	483G	SF Residential (public street)	5.80	9
Villages of West Katy Sec 1	29-Nov-12	483G	SF Residential (public street)	13.60	56
Villages of West Katy Sec 2	29-Nov-12	483G	SF Residential (public street)	13.90	51
Cardiff Ranch Commercial Plaza	29-Nov-12	484S	Commercial	1.66	
Pine Mill Ranch Sec 25	29-Nov-12	484X	SF Residential (public street)	21.44	48

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Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (ac)	No. of Lots
Pine Mill Ranch Sec 26	29-Nov-12	484X	SF Residential (public street)	13.04	36
Cinco Ranch Northwest Sec 8	8-Nov-12	483V	SF Residential (public street)	23.09	44
Jamil Cardiff Ranch Reserves	8-Nov-12	484W	Unrestricted	5.19	
Cinco Ranch Northwest Lift Station no 2	25-Oct-12	483V	Transportation and Utility	0.19	
Cinco Ranch Northwest Sec 9	25-Oct-12	484S	SF Residential (public street)	26.00	42
Pine Mill Ranch Sec 25	25-Oct-12	484S	SF Residential (public street)	21.10	48
Pine Mill Ranch Sec 26	25-Oct-12	484S	SF Residential (public street)	13.00	36
Villages of West Katy GP	11-Oct-12	483G	SF Residential (public street)	106.40	
Avalon at Spring Green Sec 1	27-Sep-12	484J	SF Residential (Type 1 PAE)	42.23	66
Canyon Lakes at Cardiff Ranch Sec 2	13-Sep-12	484S	SF Residential (public street)	29.49	55
Canyon Lakes at Cardiff Ranch Sec 3	13-Sep-12	484S	SF Residential (public street)	4.54	13
Spring Green Blvd North of Roesner Road STD	13-Sep-12	484T	SF Residential (public street)	4.24	
Canyon Lakes at Cardiff Ranch Sec 4	13-Sep-12	484W	SF Residential (public street)	19.49	79
Cinco Ranch Northwest Sec 8	30-Aug-12	484S	SF Residential (public street)	23.00	44
Cinco Ranch Northwest Sec 7	2-Aug-12	483V	SF Residential (public street)	19.72	64
Westridge Creek Lane STD	2-Aug-12	483V	Transportation and Utility	4.41	
FBC MUD no 58 WWTP no 1 replat and ext 1	2-Aug-12	484T	Other	3.17	
Canyon Lakes at Cardiff Ranch Sec 2	19-Jul-12	484W	SF Residential (public street)	29.48	55
Canyon Lakes at Cardiff Ranch Sec 3	19-Jul-12	484w	SF Residential (public street)	7.53	13
Cinco Ranch Northwest Sec 7	5-Jul-12	484S	SF Residential (public street)	19.70	64
Roesner Rd STD	5-Jul-12	484S	Other	1.68	
Westridge Creek Ln STD	5-Jul-12	484S	Other	4.40	
Pine Mill Ranch Sec 23	5-Jul-12	484W	SF Residential (public street)	35.78	129
Pine Mill Ranch Sec 24	5-Jul-12	484W	SF Residential (public street)	15.69	56
Cinco Ranch Southwest Sec 68	5-Jul-12	484x	SF Residential (public street)	18.69	84
Cinco Ranch Southwest Sec 69	5-Jul-12	484X	SF Residential (public street)	7.03	26
Avalon at Pine Mill Sec 1	7-Jun-12	484X	SF Residential (Type 1 PAE)	29.50	54
Hawks Landing Sec 3	24-May-12	484p	SF Residential (public street)	10.23	44
Hawks Landing Sec 2	10-May-12	484P	SF Residential (public street)	16.68	87
Pine Mill Ranch Sec 23	10-May-12	484S	SF Residential (public street)	37.50	128
Cinco Ranch Northwest Sec 6	26-Apr-12	484S	SF Residential (public street)	38.39	49
Cinco Trace Drive extension no 1	26-Apr-12	484S	Transportation and Utility	3.49	
Pine Mill Ranch GP	26-Apr-12	484S	General Plan	577.50	
Cinco Ranch Northwest Sec 5	12-Apr-12	484S	SF Residential (public street)	19.51	76
Avalon at Pine Mill GP	12-Apr-12	484X	General Plan	54.60	
Pine Mill Ranch Sec 22	2-Feb-12	484X	SF Residential (public street)	11.76	59
Pine Mill Ranch Sec 24	19-Jan-12	484S	SF Residential (public street)	15.70	56
Silver Ranch Sec 4	7-Jan-10	484T	SF Residential (public street)	31.04	117
Spring Green Blvd STD	7-Jan-10	484T	Transportation and Utility	2.25	
Pine Mill Ranch Sec 9	7-Jan-10	484X	SF Residential (public street)	22.40	50
Pine Mill Ranch Sec 6	29-Oct-09	484X	SF Residential (public street)	5.92	29
Roesner Road east of Spring Green STD	17-Sep-09	484X	Transportation and Utility	3.79	
FM 1463 and Roesner Road GP	19-Mar-09	483V	General Plan	481.70	
Hawks Landing GP	5-Feb-09	484p	SF Residential (public street)	143.57	
Pine Mill Ranch Sec 12	7-Jan-09	484X	SF Residential (public street)	11.20	53

Right-Of-Way (ROW) Status:

Cane Island Parkway is proposed as a 4-lane thoroughfare with 100' ROW. Kingsland is also proposed 4-lane thoroughfare with 100' ROW. Portion of ROW along Kingsland Boulevard and Cane Island Boulevard will be dedicated with Villages of West Katy and Trails of Katy subdivisions.

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Street	From	To	Classification	Status	Direction
Cane Island	IH 10	FM 1463	Major Thoroughfare	Proposed	N-S
Kingsland	FM 1463	Houston ETJ	Major Thoroughfare	Proposed	E-W

Spacing:

There is currently no roadway connectivity in the general area across Buffalo Bayou other than FM 1463. However, as undeveloped properties are developed, the proposed thoroughfare grid will be established. Spring Green Boulevard is proposed to extend and align with FM 1463 interchange with IH 10, and Cane Island Parkway is proposed to align with the north-south segment of FM 1463. Cane Island Parkway and Spring Green Boulevard will be spaced approximately 0.7 mile apart. The east-west thoroughfares are not spaced evenly, however Collector streets provide local circulation in the residential subdivisions.

Street	From	To	Classification	Direction	Spacing
Cane Island	IH 10	Kingsland	Major Thoroughfare	N-S	0.25 mile
Cane Island/ FM1463	Kingsland	Crossover	Major Thoroughfare	N-S	1.80 mile
Kingsland	FM 1463	Cane Island	Major Thoroughfare	E-W	0.90 mile
IH 10	FM 1463	Cane Island	Freeway	E-W	1.00 mile
IH 10	Cane Island	Pederson	Freeway	E-W	1.80 mile

Mobility:

The thoroughfare grid in the general area is rotated 45 degrees due to the alignment of Buffalo Bayou. FM 1463, Katy Gaston and Westheimer Parkway are the primary north-south thoroughfares south of IH 10. However, with significant suburban residential development in the area, proposed thoroughfares like Spring Green Boulevard are being extended between Katy Gaston and FM 1463. Spring Green Boulevard would align with the portion of FM 1463 that intersects IH 10. With the new interchange planned along IH 10 between FM 1463 and Pederson Road, the extension of the north-south portion of FM 1463 to the proposed interchange would preserve the thoroughfare spacing and improve north-south mobility in the area.

CANE ISLAND PARKWAY/KINGSLAND

2013 MTFPA REQUESTS

LEGEND

Staff Recommendation

- ✕✕ Delete Major Thoroughfare
- Realign Major Thoroughfare
- Add Major Collector

2012 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 City Limits
- ▬▬▬ Houston ETJ

