

PLANNING COMMISSION ACTION

2013-14

Cinco Trace, Katy Flewellen / Crossover

APPLICANT: Fort Bend County Engineering

KEY MAP: 483 F, G, K

JURISDICTION: ETJ, Fort Bend County

LAMBERT: 4256

DISTRICT/PRECINCT: County Pct. 3

PROPOSAL:

Fort Bend County Engineering Department is requesting to:

- a) Add Cinco Trace Drive as a Major Thoroughfare between FM 1463 and Spring Green Boulevard,
- b) Realign Katy Felwellen to align with Cinco Trace Drive, and
- c) Realign Crossover Road to intersect Spring Green Boulevard north of Cinco Trace Drive.

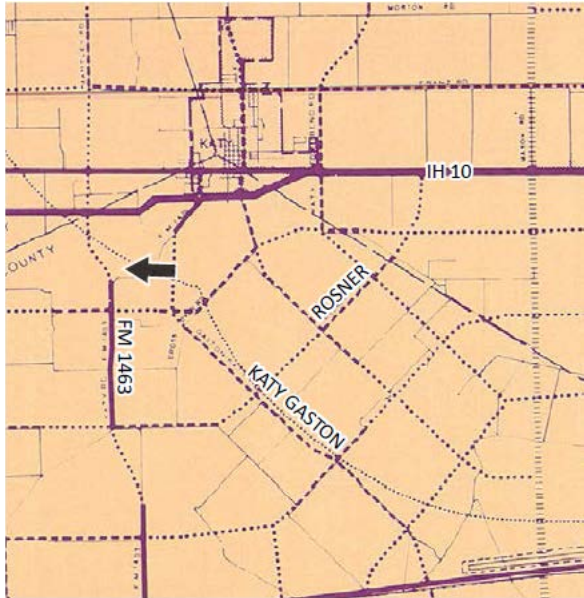
APPLICANTS JUSTIFICATION and HISTORY:

This proposed alignment reflects an update to the 2007 Fort Bend County (FBC) Major Thoroughfare Plan that resulted from working with property owners and the City of Houston. Commissioner Andy Meyers, County Engineer Richard W. Stolleis, P.E., and others have been coordinating the discussions on the route that will serve this rapidly growing area of Fort Bend County to give better access from the FM 1093 area to IH 10. This same Major Thoroughfare Plan Amendment was approved by FBC Commissioner's Court on April 23, 2013.

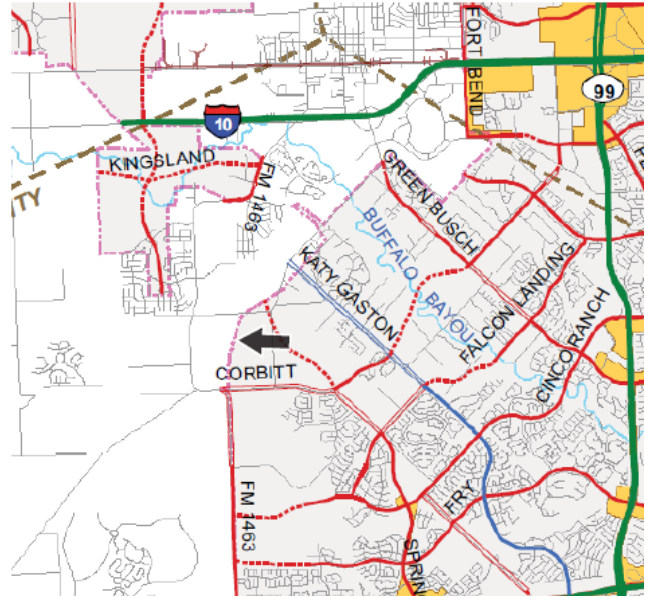
The subject area was included within Planning Commission's extraterritorial jurisdiction in 1966. Unnamed east-west thoroughfare south of IH 10 was aligned along Katy Flewellen. Unnamed north-south thoroughfares (Katy Gaston Road, Katy Hockley Road, and Katy Fort Bend Road) extend south of IH 10. On the 1976 Major Thoroughfare and Freeway Plan (MTFP) east-west thoroughfare was labeled Kingsland Boulevard near Mason Road. Katy Fort Bend Road was realigned westward. Katy Flewellen Road was also deleted from the MTFP map as the ETJ boundary indicates it being outside the City's ETJ in 1980. The 2001 MTFP depicts the extension of Kingsland Boulevard within the City of Katy to follow its current alignment south of IH 10. In 2011 Planning Commission added a portion Katy Flewellen Road and Crossover Road as major thoroughfares between Pin Oak Road/Westheimer Parkway and City of Houston's (COH) Extraterritorial Jurisdiction (ETJ) to the west.

FBC's Major Thoroughfare Plan reflects Katy Flewellen Road, between Pin Oak Road and Katy Gaston Road, as a Major Thoroughfare and is programmed with FBC's Mobility Project to be improved as a four-lane curb and gutter roadway with storm sewer.

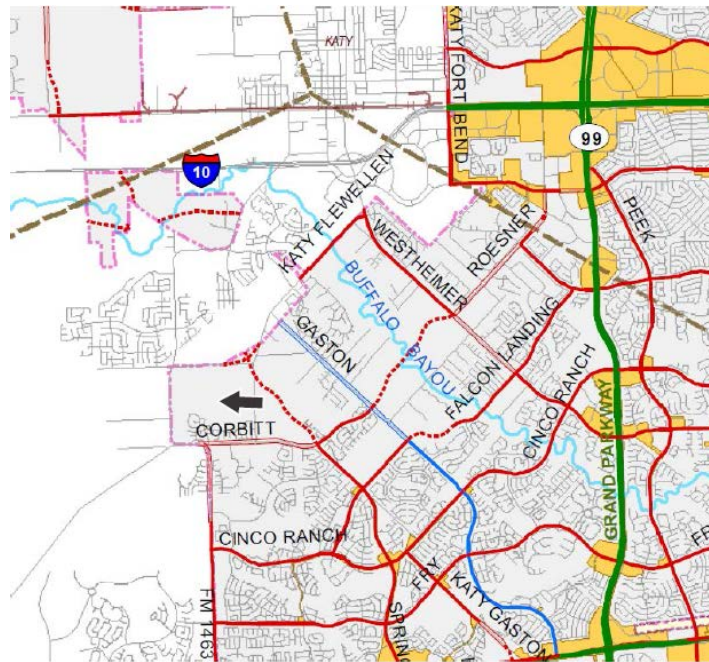
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1969 MTFP



2009 MTFP



2012 MTFP

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STAFF RECOMMENDATION:

- a) Add Cinco Trace Drive as a Major Thoroughfare between FM 1463 and Spring Green Boulevard,
- b) Realign Katy Felwellen to align with Cinco Trace Drive, and
- c) Realign Crossover Road to intersect Spring Green Boulevard north of Cinco Trace Drive.

Justification: The thoroughfare grid in the general area is rotated 45 degrees due to the alignment of Buffalo Bayou. FM 1963, Spring Green Boulevard and Katy Gaston Road are the primary north-south thoroughfares in the in this area. The alignment of FM 1463 jogs north of Major Thoroughfare Corbit Road. With the proposed development of Cinco Ranch Southwest subdivision, FM 1463 south of Corbit Road is being extended to Spring Green Boulevard. Given the proximity of the intersection of Katy Flewellen/Crossover Road and Spring Green Boulevards, the proposed thoroughfares are being realigned to maintain north-south mobility. Realigning this segment of FM 1463 to Katy Flewellen via Cinco Trace Drive will allow better access to the interchange at IH 10 and Pin Oak Road. East-west mobility will be preserved with the proposed extension of the following corridors: Kingsland Boulevard west of FM 1463; South Firethorne Road to Katy Gaston Road; Crossover Road to Spring Green Boulevard; and Corbit Road to Roesner Road.

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- a) Add Cinco Trace Drive as a Major Thoroughfare between FM 1463 and Spring Green Boulevard,
- b) Realign Katy Felwellen to align with Cinco Trace Drive, and
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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.

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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 4,826 to 19,840 (15,014 persons), or 311%. The number of persons per acre is projected to increase from approximately 0.3 to approximately 1.2. During the same period, H-GAC estimates that the total jobs in the subject area will increase from 994 to 3,690 (2,696 jobs), or 271%. The number of jobs per acre is projected to increase from approximately 0.1 to 0.2.

Expressed in percentages, the subject area's population growth is expected to be more than the Houston ETJ's (311% vs. 53%), and the area's job growth is more than the Houston ETJ's (271% vs. 85%).

Year	Population (Persons/Acre)	% Change	Households (Households/Acre)	% Change	Jobs (Jobs/Acre)	% Change
2010	0.3		0.1		0.1	
2015	0.5	55.4%	0.2	80.3%	0.2	226%
2020	0.6	31.8%	0.2	38.7%	0.2	5.6%
2025	0.9	56.4%	0.4	47.7%	0.2	0.1%
2030	1.1	15.4%	0.4	21.4%	0.2	0.1%
2035	1.2	11.2%	0.5	19.4%	0.2	7.6%
Change (2010 to 2035)	0.9	311%	0.4	435.4%	0.2	271%
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 3 Traffic Analysis Zones (TAZ) encompassing approximately 16,414 acres around the proposed amendment. Population projections do not include projections for group housing.

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. Cinco Ranch, Silver Ranch, Pine Mills Ranch, Cardiff Ranch and Firestone subdivisions represent some of the large new residential subdivisions. The areas between IH 10 and FM 1093 are predominantly large single family residential subdivisions and related uses. The commercial uses are primarily located along IH 10, FM 1093 and FM 1463. Commercial property is evident and comprises approximately 171.76 acres or 4%.

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Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (ac)	No. of Lots
Cinco Ranch Southwest Sec 32 partial replat no 1	31-Jan-13	524C	Commercial	6.57	
Pine Mill Ranch Drive Reserve no 2	3-Jan-13	484X	Other	3.85	
Monterrey at Willowbend Lift Station	13-Dec-12	484Q	Other	0.17	
Monterrey at Willowbend Sec 1	13-Dec-12	484Q	SF Residential (public street)	48.39	80
Willowbend Sec 2	13-Dec-12	484q	SF Residential (public street)	21.05	56
Landmark Roesner	13-Dec-12	484S	Unrestricted	4.00	
Goddard School	13-Dec-12	524A	Unrestricted	2.36	
Cinco CLA Childrens Learning Adventure	13-Dec-12	524H	Commercial	5.34	
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
Pine Mill Ranch Sec 26	29-Nov-12	484X	SF Residential (public street)	13.04	36
Cinco Ranch Southwest Sec 72	29-Nov-12	524A	SF Residential (public street)	7.35	25
Jamil Cardiff Ranch Reserves	8-Nov-12	484W	Unrestricted	5.19	
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
Monterrey at Willowbend GP	11-Oct-12	484Q	General Plan	129.71	
Avalon at Spring Green Sec 1	27-Sep-12	484J	SF Residential (Type 1 PAE)	42.23	66
Cinco Ranch Southwest Sec 70	27-Sep-12	524A	SF Residential (public street)	14.18	62
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 Southwest Sec 70	13-Sep-12	524G	SF Residential (public street)	14.18	62
Cinco Ranch Northwest Sec 8	30-Aug-12	484S	SF Residential (public street)	23.00	44
Cinco Ranch Southwest Sec 71	30-Aug-12	524G	SF Residential (Type 1 PAE)	11.67	34
Monterrey at Willow Bend GP	2-Aug-12	484Q	SF Residential (public street)	129.71	
Monterrey at Willow Bend Sec 1	2-Aug-12	484Q	SF Residential (public street)	50.37	77
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 Road 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

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Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (ac)	No. of Lots
Langham Rose Sec 1	5-Jul-12	524E	Commercial	3.33	
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
Cinco Ranch Southwest Townhomes	24-May-12	524G	SF Residential (Type 1 PAE)	11.70	34
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	
Thor Ranch Commercial Reserve	1-Mar-12	524G	Commercial	37.33	
Cinco Ranch Southwest Sec 64	16-Feb-12	484Y	SF Residential (public street)	25.73	88
Cinco Ranch Tire and Service	16-Feb-12	524G	Commercial	1.21	
Thor Ranch Commercial Reserve	16-Feb-12	524G	Commercial	37.33	
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
Cinco Ranch Blvd west of Cinco Terrace Dr STD	21-Jan-10	524B	Transportation and Utility	6.13	
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
Cinco Ranch Southwest Sec 45	7-Jan-10	524B	SF Residential (public street)	13.53	30
Cinco Ranch Southwest GP	7-Jan-10	524C	General Plan	2274.50	
Cinco Ranch Southwest Sec 42	7-Jan-10	524F	SF Residential (public street)	23.08	102
Cinco Ranch Southwest Sec 43	7-Jan-10	524F	SF Residential (public street)	18.61	59
Cinco Ranch Southwest Sec 44	7-Jan-10	524F	SF Residential (public street)	21.23	80
Fry Rd Extension East of Holton Gripp Dr STD	3-Dec-09	524E	Transportation and Utility	4.25	
Pine Mill Ranch Sec 6	29-Oct-09	484X	SF Residential (public street)	5.92	29
Cinco Ranch Southwest Sec 10	1-Oct-09	524G	SF Residential (public street)	34.36	116
Cinco Ranch Southwest Sec 38	1-Oct-09	524H	SF Residential (public street)	10.98	66
Roesner Road east of Spring Green STD	17-Sep-09	484X	Transportation and Utility	3.79	
Silver Ranch Sec 4	3-Sep-09	484T	SF Residential (public street)	31.50	117
Cinco Ranch Southwest Sec 41	25-Jun-09	524H	SF Residential (public street)	18.61	82
Silver Ranch Sec 3	14-May-09	484U	SF Residential (public street)	23.95	106
Charis	30-Apr-09	484Q	Unrestricted	2.50	1
Cinco Ranch Southwest Sec 39	30-Apr-09	524B	SF Residential (public street)	60.50	103
Cinco Ranch Southwest Sec 40	30-Apr-09	524B	SF Residential (public street)	21.73	66
Cinco Ranch Southwest Sec 39	19-Mar-09	524B	SF Residential (public street)	60.50	103

PLANNING COMMISSION ACTION

Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (ac)	No. of Lots
Thor Ranch Commercial Reserves	5-Mar-09	524F	Commercial	79.99	
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:

Thoroughfares in the general area are proposed to 100' wide ROW with 4 lanes. Spring Green Boulevard is proposed to be 120' wide roadway. ROW for roadways is being dedicated with the proposed development of the large residential subdivisions in the area. Cinco Trace Drive and Spring Green Boulevard south of Katy Flewellen will be dedicated with Cinco Ranch Northwest and Silver Ranch Subdivisions, respectively.

Street	From	To	Classification	Status	Direction
Cinco Trace	Corbitt/Roesner	Spring Green	Major Thoroughfare	Proposed	NE-SW
Corbitt/Roesner	FM 1463	Katy Flewellen	Major Thoroughfare	To be widened	E-W
Spring Green	Corbitt/Roesner	Crossover	Major Thoroughfare	Proposed	NW-SE
Crossover	FM 1463	Spring Green Blvd	Major Thoroughfare	Proposed	E-W
Katy Flewellen	Katy Gaston	Spring Green Blvd	Major Thoroughfare	To be widened	NE-SW
Katy Gaston	Corbitt/Roesner	Katy Flewellen	Major Collector	To be widened	NW-SE

Spacing:

The proposed Cinco Trace Drive/Katy Flewellen Road/Crossover Road runs diagonally through the study area spaced approximately mid-way between what are now Crossover Road, Corbitt Road and Katy Flewellen Road. Spacing between Crossover Road and Corbitt (north-south) is approximately 0.86 miles and spacing between FM 1463 and Katy Flewellen Road (east-west) is 0.91 miles. Spring Green Boulevard is proposed extend and align with FM 1463 interchange with IH 10, and Cane Island Parkway is proposed to align with north-south segment of portion of FM 1463. Cane Island Parkway and Spring Green Boulevard will be spaced approximately 0.7 mile apart.

Street	From	To	Classification	Direction	Spacing
Cinco Trace	FM 1463	Spring Green	Major Thoroughfare	NE-SW	1.05 mile
Katy Flewellen	Katy Gaston	Spring Green	Major Thoroughfare	NE-SW	0.55 mile
Spring Green	Corbitt/Roesner	Cinco Trace/ Katy Flewellen	Major Thoroughfare	E-W	1.12 mile
Crossover	FM 1463	Spring Green Blvd	Major Thoroughfare	NE-SW	0.80 mile
Katy Gaston	Corbitt/Roesner	Katy Flewellen	Major Collector	NW-SE	1.50 mile

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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.

The alignment of FM 1463 jogs north of major thoroughfare Corbit Road. With the proposed development of Cinco Ranch Southwest subdivision, FM 1463 south of Corbit Road is being extended to Spring Green Boulevard. Given the proximity of the intersection of Katy Flewellen/Crossover Road and Spring Green Boulevards, the proposed thoroughfares are being realigned to maintain north-south mobility. Realigning this segment of FM 1463 to Katy Flewellen via Cinco Trace Drive will allow better access to the interchange at IH 10 and Pin Oak Road. East-west mobility will be preserved with the proposed extension of the following corridors: Kingsland Boulevards west of FM 1463; South Firethorne Road to Katy Gaston Road; Crossover Road to Spring Green Boulevard; and Corbit Road to Roesner Road.

CINCO TRACE/KATY FLEWELLEN/CROSSOVER

2013 MTFPA REQUESTS

LEGEND

Staff Recommendation

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

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

