

PLANNING COMMISSION ACTION

2013-16 Grant

APPLICANT: Harris County Public Infrastructure Department

KEY MAP: 328J

LAMBERT: 4769

JURISDICTION: ETJ, Harris County

DISTRICT/PRECINCT: County Pct. 4

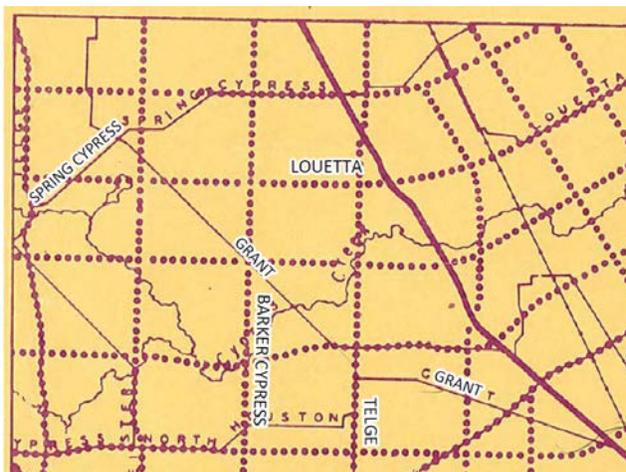
PROPOSAL:

Harris County Public Infrastructure Department (HCPID) is requesting to classify local street Grant Road, between Grant / Shaw Road and Grant / Northpointe, as a Major Collector (80 foot ROW).

APPLICANTS JUSTIFICATION and HISTORY:

HCPID contends that there are growing development pressures impacting mobility in the vicinity. Shaw Road to the north is being developed as a 100 foot right-of-way corridor along with the Wildwood at Northpointe, Oakcrest North, and Grant Meadow developments. This segment of Grant Road, a two-lane roadway, exists within a 60 foot ROW. The upgrade in street classification is needed so that the Grant Road ROW can widen to 80 feet. Obtaining an additional 20 feet of ROW on the east side of Grant will allow for the future construction of an additional two travel lanes to enhance mobility in the area.

This section of existing Grant Road has not been previously designated on the Major Thoroughfare and Freeway Plan (MTFP). The 1957 MTFP identified the proposed thoroughfare grid in the general area, but it does not align with existing roadway alignment for Grant Road. In 1983, Grant Road – south of Louetta, is designated as a Major Thoroughfare requiring widening, however a section of Grant Road – north of Louetta, is still shown as a local street. The 1993 MTFP map identifies the north-south extension of the Major Thoroughfare alignment along Grant Road and Shaw Road, in addition to an east-west thoroughfare alignment along Grant Road. The realignments take into account rapid, single family developments south to US 290 and the configuration of Faulkey Gully and Little Cypress Creek.

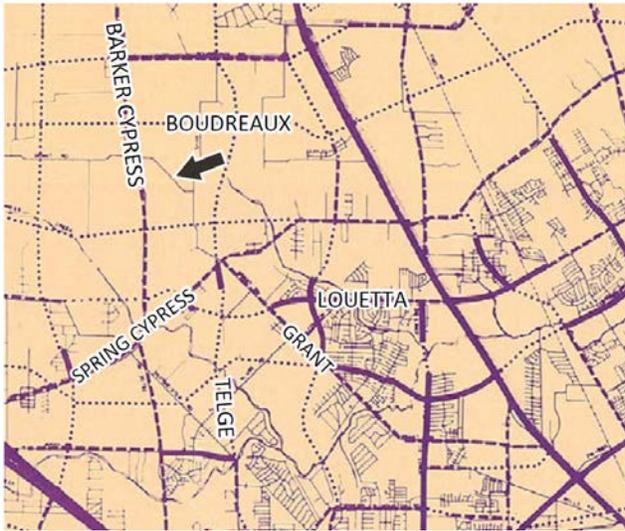


1957 MTFP

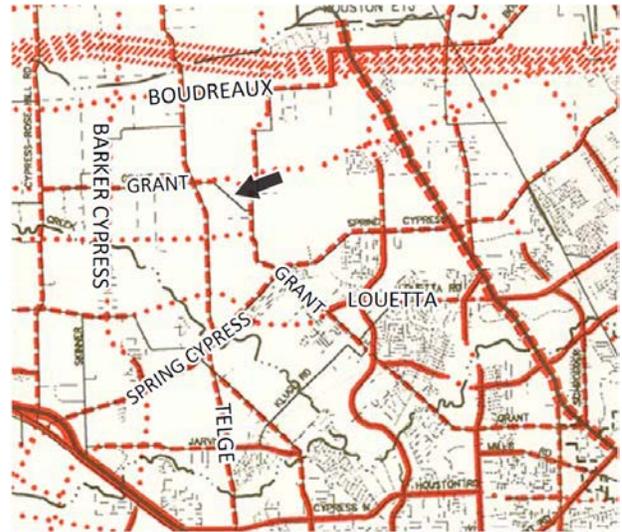


1969 MTFP

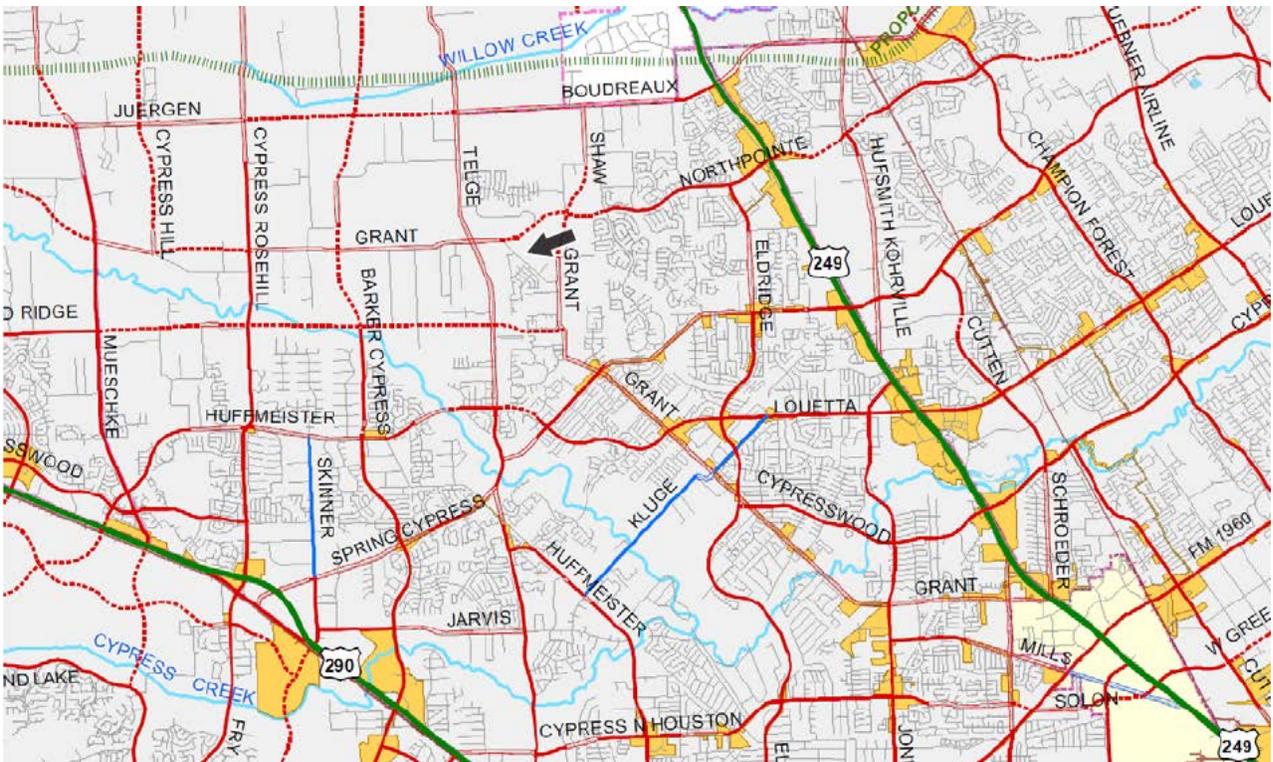
PLANNING COMMISSION ACTION



1983 MTFP



1993 MTFP



2012 MTFP

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STAFF RECOMMENDATION:

To add Grant Road, between Grant / Shaw Road and Grant / Northpointe, as a Major Collector (80 foot ROW).

Justification: The existing roadway and Major Thoroughfare network within the study area do not provide a consistent grid pattern due to the presence of Cypress Creek, Little Cypress Creek, and Faulkey Gully. Grant Road runs parallel to Little Cypress Creek and changes directions in this area. When the thoroughfare grid was overlaid in the area, this segment of Grant Road was not designated on the MTFP. Northpointe Boulevard, west of Shaw Road has not been improved. As a result, this segment of Grant Road provides the primary east-west access in this area. Given the existing configuration of this segment, this section of Grant Road will function as a Collector Street even after the thoroughfare grid is improved. Since the south-west side of the roadway has been recently developed with a residential subdivision, the 20 foot ROW required for widening the street would be acquired/dedicated from the north-east side of Grant Road.

PLANNING COMMISSION ACTION:

To add Grant Road, between Grant / Shaw Road and Grant / Northpointe, as a Major Collector (80 foot ROW).

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.

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To compare the result between 2000 and 2010 Census, the subject area's population grew by 257% from 3,713 to 13,270 which demonstrates a percent change significantly higher than that of Harris County's growth (20%).

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 13,270 to 23,970 (10,700 persons), or 81%. The number of persons per acre is projected to increase from approximately 1.6 to 2.8. During the same period, H-GAC estimates that the total jobs in the subject area will increase from 960 to 1,154 (194 jobs), or 20%. The number of jobs per acre is projected to remain approximately 0.1.

Year	Population (Persons/Acre)	% Change	Households (Households/Acre)	% Change	Jobs (Jobs/Acre)	% Change
2010	1.6		0.5		0.1	
2015	1.9	19.2%	0.6	27.8%	0.1	-0.1%
2020	2.2	18.4%	0.8	22.1%	0.1	-0.1%
2025	2.5	13.7%	0.9	17.5%	0.1	0.0%
2030	2.7	7.0%	1.0	9.5%	0.1	20.5%
2035	2.8	5.2%	1.1	9.4%	0.1	0.0%
Change (2010 to 2035)	1.3	80.6%	0.6	119.7%	0.0	20.2%
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 8,459 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 (81% vs. 53%), and the area's job growth is less than the Houston ETJ's (20% vs. 85%).

Land Use and Platting Activity:

Platting activity within the last five years in this area has been largely single family residential in nature occurring primarily south-east of the amendment consideration. With the ongoing construction of Grand Parkway/SH 99 and reconstruction of US 290, the area will likely see new single-family residential developments in the area. ROW for proposed and to-be-widened thoroughfares will be dedicated with these new developments. Commercial and multifamily developments account for 20 acres or 2% of total platting activity.

Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (ac)	No. of Lots
Wildwood at Northpointe Sec 8	January 31, 2013	328K	SF Residential (public street)	8.01	31
Oakcrest North Sec 6	January 3, 2013	328E	SF Residential (public street)	9.17	36

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Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (ac)	No. of Lots
Oakcrest North Sec 9	January 3, 2013	328L	SF Residential (public street)	8.20	30
Grant Meadows Sec 3	December 13, 2012	328J	SF Residential (public street)	15.37	63
Grant Meadows Sec 4	December 13, 2012	328J	SF Residential (public street)	10.09	51
Steinhagen Road Acres	November 8, 2012	327L	SF Residential (public street)	2.50	1
Oaks at Northpointe Apartments	October 11, 2012	328H	Multi-family	10.12	
Wildwood at Northpointe Sec 10	October 11, 2012	328L	SF Residential (public street)	7.43	35
Wildwood at Northpointe Sec 11	September 13, 2012	328K	SF Residential (Type 1 PAE)	16.42	40
Wildwood at Northpointe Sec 12	September 13, 2012	328K	SF Residential (Type 1 PAE)	13.50	40
Grant Meadows GP	August 30, 2012	328J	SF Residential (public street)	93.21	
Oakcrest North Sec 9	August 30, 2012	328E	SF Residential (public street)	11.18	40
Wildwood at Northpointe GP	August 30, 2012	328K	General Plan	287.10	
Wildwood at Northpointe Sec 9	August 30, 2012	328K	SF Residential (public street)	8.02	29
Villas at Northpointe	August 16, 2012	328H	Unrestricted	26.61	
Wildwood at Northpointe Sec 7	August 16, 2012	328K	SF Residential (Type 1 PAE)	10.24	33
Stablewood Farms North Sec 10	August 2, 2012	327U	SF Residential (public street)	9.78	45
Northpointe Meadows partial replat no 1	August 2, 2012	328H	SF Residential (public street)	4.66	32
Enclave at Northpointe GP	July 5, 2012	328K	General Plan	108.70	
Enclave at Northpointe Sec 1	July 5, 2012	328K	SF Residential (Type 1 PAE)	16.90	58
Enclave at Northpointe Sec 2	July 5, 2012	328K	SF Residential (Type 1 PAE)	13.50	42
Oakcrest North Sec 5 partial replat no 1	April 12, 2012	328E	SF Residential (public street)	4.25	
Wildwood at Northpointe Sec 2	April 12, 2012	328L	SF Residential (Type 1 PAE)	13.59	40
Wildwood at Northpointe Sec 3	March 29, 2012	328L	SF Residential (Type 1 PAE)	13.32	35
Wildwood at Northpointe Sec 5	March 29, 2012	328L	SF Residential (public street)	14.89	45
Louetta Square at Spring Cypress	March 15, 2012	328S	Unrestricted	1.29	
Lone Star at Cypress Rosehill	March 1, 2012	327S	Commercial	4.92	
Villages of Northpointe West Sec 3 partial replat no 1	February 16, 2012	328F	Unrestricted	0.04	
Wildwood at Northpointe Sec 5	February 16, 2012	328K	SF Residential (public street)	14.88	45
Wildwood at Northpointe Sec 6	February 16, 2012	328K	SF Residential (public street)	4.49	14
Sherlock Acres Drive Extension	February 16, 2012	328L	Other	0.26	
Wildwood at Northpointe Sec 4	February 16, 2012	328L	SF Residential (public street)	11.42	52
Northpointe Blvd From Northpointe Ridge Ln to Shaw Rd STD	January 19, 2012	328K	Other	5.17	
Fenske Meadows	December 3, 2009	327M	Commercial	5.08	
Stablewood Farms North Sec 9	October 15, 2009	327U	SF Residential (public street)	2.50	8
Lakewood Park Sec 2 partial replat no 2	September 17, 2009	328R	Commercial	3.92	
Treeline Sec 2	August 20, 2009	328M	SF Residential (Type 2 PAE)	15.47	55

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Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (ac)	No. of Lots
Treeline Sec 4	August 6, 2009	328M	SF Residential (Type 1 PAE)	21.45	68
Treeline Sec 3	July 23, 2009	328M	SF Residential (Type 2 PAE)	19.46	52
Park Creek Sec 4	July 9, 2009	327u	SF Residential (public street)	32.01	131
Treeline Golf Commercial Center	June 11, 2009	328M	Other	9.74	
Rock Creek Sec 5 amending plat no 1 p/r no 1 & extension	June 11, 2009	328N	SF Residential (Type 1 PAE)	0.97	5
Cavazos Estate	May 28, 2009	327L	SF Residential (public street)	2.00	1
Stablewood Farms North Sec 4 replat no 1	May 28, 2009	327U	SF Residential (public street)	18.63	69
Stablewood Farms North Sec 5	May 14, 2009	327V	SF Residential (public street)	8.01	35
Northwest Harris County MUD no 15 Water Plant no 2	March 5, 2009	328M	Transportation and Utility	1.83	
Louetta Rd from Stablewood Farms Dr to Little Cypress Creek STD	February 19, 2009	327U	SF Residential (public street)	4.58	
Stablewood Farms North Sec 7	February 19, 2009	327V	SF Residential (public street)	20.45	53
Stablewood Farms North Sec 8	February 5, 2009	327V	SF Residential (public street)	30.61	95
Villages of Northpointe West Sec 12	January 22, 2009	328G	Other	13.83	

Right-Of-Way (ROW) Status:

This section of Grant Road currently operates as a 2-lane, local road with 60' ROW. The proposed amendment reclassification as a Major Collector would provide for 4-lanes of traffic within an 80' ROW. Surrounding corridors are either "proposed" or "to be widened" and classified as 4-lane thoroughfares with 100' ROWs.

Street	From	To	Classification	Status	Direction
Grant	Grant/Shaw	Grant/Northpoint	60'	NA	NW-SE
Grant	Telge	Grant/Northpoint	Major Thoroughfare	To be widened	E-W
Northpointe	Grant/Northpoint	Shaw	Major Thoroughfare	Proposed	E-W
Shaw	Grant	Quail Farm	Major Thoroughfare	To be widened	NE-SW
Shaw	Quail Farm	Northpointe	Major Thoroughfare	Proposed	NE-SW
Telge	Grant	Schiel	Major Thoroughfare	To be widened	N-S
Schiel	Telge	Grant	Major Thoroughfare	Proposed	E-W

Spacing:

The proposed segment of Grant Road is approximately 0.80 miles long and provides connection between Grant/Northpoint and Shaw Road. Surrounding the corridor, Telge Road and Grant Road/Shaw Road provide the primary north-south access within the study area spaced approximately 0.76 miles apart. Grant Road/North Point and the proposed Schiel Road provide for east-west movement and are spaced approximately 0.92 miles apart.

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Street	From	To	Classification	Direction	Spacing
Grant	Grant/Shaw	Grant/Northpoint	60'	NW-SE	0.80 mile
Grant	Telge	Grant/Northpoint	Major Thoroughfare	E-W	0.30 mile
Northpointe	Grant/Northpoint	Shaw	Major Thoroughfare	E-W	0.77 mile
Shaw	Grant	Quail Farm	Major Thoroughfare	NE-SW	0.27 mile
Shaw	Quail Farm	Northpointe	Major Thoroughfare	NE-SW	0.48 mile
Telge	Grant	Schiel	Major Thoroughfare	N-S	0.92 mile
Schiel	Telge	Grant	Major Thoroughfare	E-W	0.76 mile

Mobility:

North-south mobility within the study area is currently limited to Telge Road, Grant Road and Eldridge Parkway. East-west mobility is limited to Spring Cypress, Grant Road and portion of Northpointe Boulevard that is complete. The existing roadway and major thoroughfare network within the study area do not provide a consistent grid pattern due to the presence of Cypress Creek, Little Cypress Creek, and Faulkey Gully. Grant Road runs parallel to Little Cypress Creek and changes directions in this area. When the thoroughfare grid was overlaid in the area, this segment of Grant Road was not designated on the MTFP. Northpointe Boulevard, west of Shaw Road, has not been improved and would need another crossing over Faulkey Gully. As a result, this segment of Grant Road provides the primary east-west access in this area. Given the existing configuration of this segment, this section of Grant Road will function as a Collector Street even after the thoroughfare grid is improved.

SCHIEL/CUMBERLAND/GRANT

2013 MTFPA REQUESTS

LEGEND

Staff Recommendation

- 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
- Floodway

