

PLANNING COMMISSION ACTION

2013-19 Hollister

APPLICANT: Harris County Public Infrastructure Department

KEY MAP: 370 G

LAMBERT: 5066

JURISDICTION: ETJ, Harris County

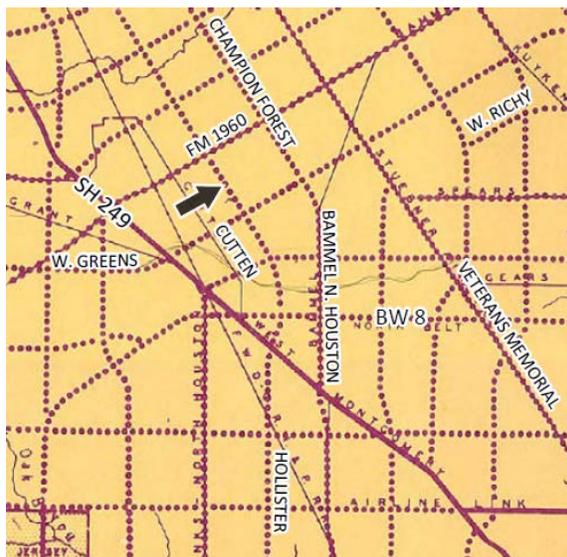
DISTRICT/PRECINCT: County Pct. 4

PROPOSAL:

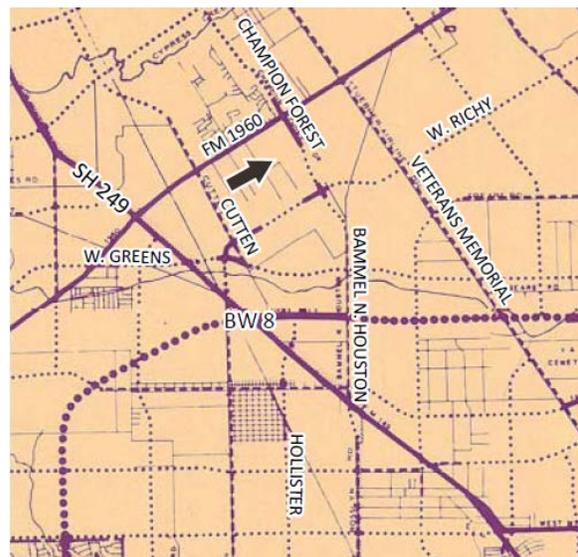
Harris County Public Infrastructure Department (HCPID) is requesting to add Hollister Street as a Major Thoroughfare between FM 1960 and the proposed extension of West Richey Road.

APPLICANTS JUSTIFICATION and HISTORY:

The current alignment of Major Thoroughfare Hollister Street extends from Hammerly Boulevard to the proposed extension of West Richey, north of Beltway 8 on the Major Thoroughfare and Freeway Plan (MTFP). HCPID indicates that Hollister Street was extended north of West Richey Road to FM 1960 along what was once Duncan Road, as a four-lane boulevard cross-section as part of Harris County Precinct 4 Capital Improvements Program. The completion of this segment extends roadway from south of FM 249 to FM 1960. Hollister Street was extended to FM 1960 to improve north-south traffic circulation between FM 1960, Beltway 8 and SH 249. The roadway extension was also provided to accommodate traffic from the nearby subdivision of Champions Crossing, future development of Klein ISD's educational facilities as well as the growing number of industrial sites in the area. As such, classifying this new corridor extension of Hollister Street as a Major Thoroughfare will be consistent with the roadways design and function of previous intent.



1957 MTFP



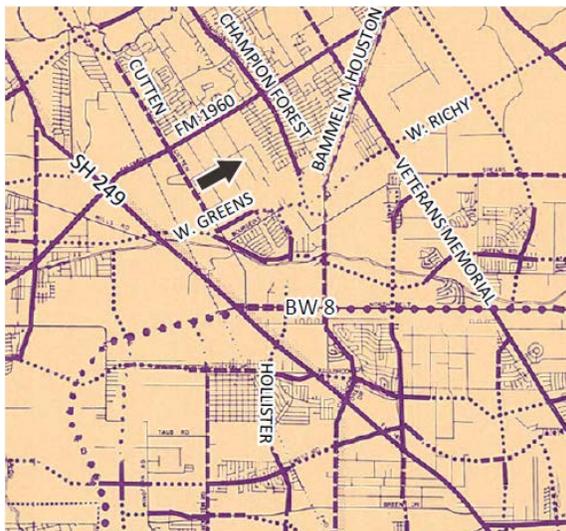
1969 MTFP

The extension of Hollister in the general area was first included on the MTFP in 1957. In 1966 Hollister was terminated at proposed Beltway 8 and Fairbanks North Houston was extended along Cutten Road. Bammel North Houston, Hollister and Fairbanks North Houston are other north-south thoroughfares identified on this 1957 MTFP. In the year 1966 the extension of Hollister, north of Beltway 8, is realigned along a portion of Cutten Road and Fairbanks North

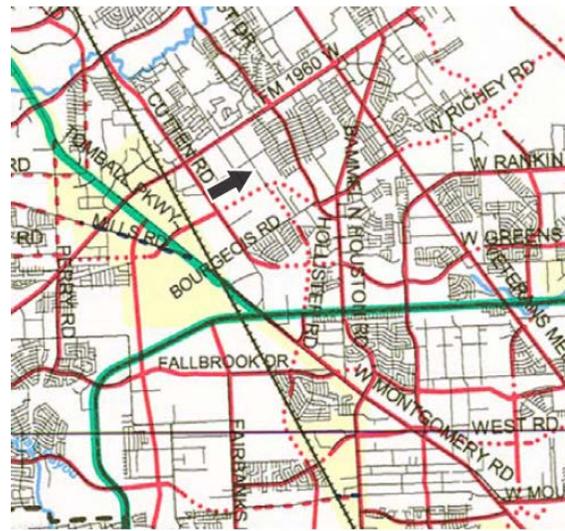
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Houston. Greens Road is realigned to be tied into an existing east-west unnamed thoroughfare (Cypress N. Houston). In 1969 Fairbanks North Houston is realigned along an unnamed east-west thoroughfare (Richey Road) south of FM 1960. Major thoroughfare Cutten Road is terminated at West Greens Road and is realigned from Greens Bayou to the Beltway 8 and Hollister Street. Between 1966 and 1980 there were a number of realignments to thoroughfares in the general area. The 1980 MTFP map identifies portion of Greens Road between Hollister and Stuebner Airline is realigned south of Greens Bayou. West Richey Road is realigned and terminates at Cutten Road. The map indicates Hollister Street realigned to terminate at West Richey Road. Fairbanks North Houston terminates at Beltway 8. Champion Forest is terminated at Bammel North Houston and Bammel North Houston is extended to FM 1960.

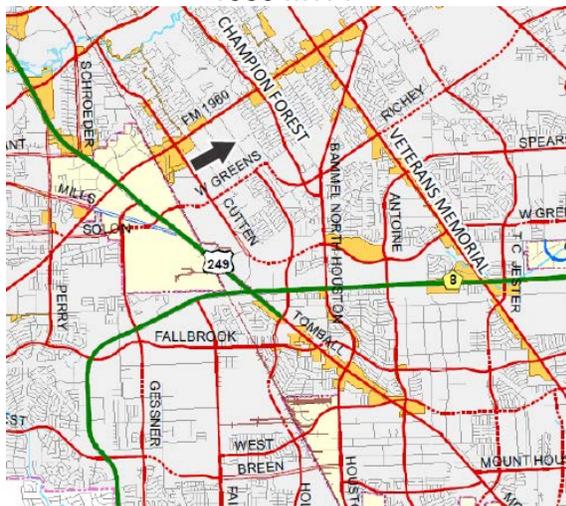
In 2000 Greens Road, east of SH 249 to Cutten Road, was realigned along West Richey Road. In 2010 Greens Road was realigned from Cutten Road to the east side of its intersection with Bammel North Houston to allow for the direct extension of Cutten Road into West Greens Road away from Greens Bayou.



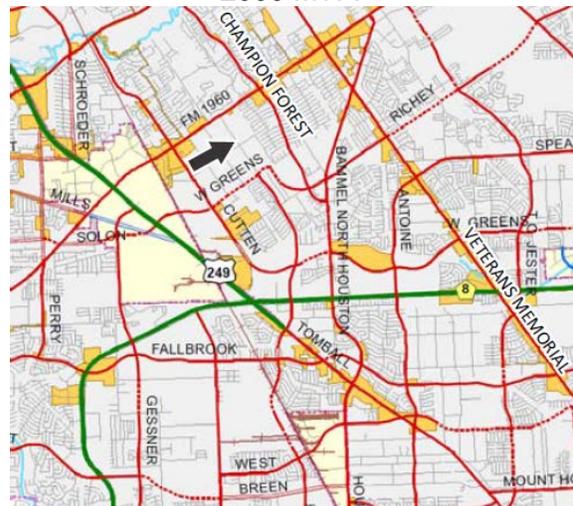
1980 MTFP



2000 MTFP



2010 MTFP



2012 MTFP

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STAFF RECOMMENDATION:

Add Hollister Street as a Major Thoroughfare between FM 1960 and the proposed extension of West Richey Road.

Justification: Hollister Street is a north-south thoroughfare that currently extends from FM 1960 across Beltway 8 to SH 249. In the last few years Harris County improved the roadway north of Beltway 8 and extended it to FM 1960. The street has been constructed as a 4-lane roadway and is a boulevard. With the recent extension and realignment of Cutten Road to Hollister Street, north-south circulation in this area has been greatly improved. The extension of Hollister, between FM 1960 and SH 249, allows for local traffic circulation without diverting most trips to SH 249.

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Add Hollister Street as a Major Thoroughfare between FM 1960 and the proposed extension of West Richey Road.

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.

To compare the result between 2000 and 2010 Census, the subject area's population grew by 11% from 14,645 to 16,280 which demonstrates a percent change less than that of Harris County's growth (20%).

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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 16,814 to 29,119 (12,305 persons), or 73%. The number of persons per acre is projected to increase from approximately 5.4 to approximately 6.8. During the same period, H-GAC estimates that the total jobs in the subject area will increase from 7,439 to 10,922 (3,483 jobs), or 47%. The number of jobs per acre is projected to increase from approximately 2.1 to 3.1.

Year	Population (Persons/Acre)	% Change	Households (Households/Acre)	% Change	Jobs (Jobs/Acre)	% Change
2010	5.4		2.1		4.8	
2015	5.9	9.7%	2.3	7.1%	5.0	5.9%
2020	6.3	6.3%	2.5	7.0%	5.3	5.0%
2025	6.6	4.7%	2.6	5.8%	5.6	4.8%
2030	6.8	2.8%	2.7	3.6%	5.6	0.9%
2035	6.8	0.4%	2.7	0.9%	5.6	0.3%
Change (2010 to 2035)	1.4	26.2%	0.6	26.6%	0.9	17.9%
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 2 Traffic Analysis Zones (TAZ) encompassing approximately 3,545 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 (73% vs. 53%), and the area's job growth is less than the Houston ETJ's (47% vs. 85%).

Land Use and Platting Activity:

Platting activity in the area surrounding the requested MTFP amendment has been commercial in nature. The Cutten Road Business and Industrial Park subdivision is located west of the proposed amendment request and encompasses 133 acres along the west side of Cutten Road, north of Greens Bayou. The existing land use along FM 1960 and Cutten Road is predominantly commercial and industrial uses whereas Hollister and Champion Forest have large single-family residential uses along the roadway. The existing land use along the proposed extension of Hollister is primarily industrial.

Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (ac)	No. of Lots
Cutten Road Business & Industrial Park	19-Mar-09	370K	Commercial	133.08	
Cutten Road Business & Industrial Park replat no. 1 & extension	29-Nov-12	370K	Commercial	85.49	

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Right-Of-Way (ROW) Status:

All major roadway corridors, with the exception of local roads, are classified as 4-lane thoroughfares with 100' ROW. The segment of Hollister Drive/Duncan amendment is proposed as a Major Thoroughfare similar to those described in the table below. All surrounding corridors are classified as maintaining "sufficient width."

Street	From	To	Classification	Status	Direction
Hollister/Duncan	FM 1960	W. Richey/Weeds	Local	100'	NW-SE
Hollister/Duncan	W. Richey/Weeds	Bourgeois	Major Thoroughfare	Sufficient width	NW-SE
Cutten	FM 1960	Bourgeois	Major Thoroughfare	Sufficient width	NW-SE
Champion Forest	FM 1960	Bourgeois	Major Thoroughfare	Sufficient width	NW-SE
FM 1960	Cutten	Campion Forest	Major Thoroughfare	Sufficient width	NE-SW
Richey/Weeds	Cutten	Hollister/Duncan	Major Thoroughfare	Proposed	NE-SW
Richey/Weeds	Hollister/Duncan	Bourgeois	Major Thoroughfare	Proposed	NE-SW
W. Richey	Bourgeois	Champion Forest	Major Thoroughfare	Sufficient width	NE-SW
Bourgeois	Cutten	Campion Forest	Local	60'	NE-SW

Spacing:

Hollister Street/Duncan provides northwest-southeast access through the study area located mid-way between Champion Forest Drive and Cutten Road. Hollister Drive/Duncan currently terminates at the proposed alignment for Weeds Road which is spaced approximately 0.78 mile from Cutten Road. The proposed amendment of Hollister Drive/Duncan would extend the current roadway by approximately one mile to FM 1960.

Street	From	To	Classification	Direction	Spacing
Hollister/Duncan	FM 1960	W. Richey/Weeds	Local	NW-SE	1.00 mile
Hollister/Duncan	W. Richey/Weeds	Bourgeois	Major Thoroughfare	NW-SE	0.50 mile
Cutten	FM 1960	Greens/Weeds	Major Thoroughfare	NW-SE	1.00 mile
Cutten	Greens/Weeds	Bourgeois	Major Thoroughfare	NW-SE	0.50 mile
Champion Forest	FM 1960	Bourgeois	Major Thoroughfare	NW-SE	1.50 mile
FM 1960	Cutten	Hollister/Duncan	Major Thoroughfare	NE-SW	0.70 mile
FM 1960	Hollister/Duncan	Campion Forest	Major Thoroughfare	NE-SW	0.80 mile
W. Richey/Weeds	Cutten	Hollister/Duncan	Major Thoroughfare	NE-SW	0.78 mile
W. Richey/Weeds	Hollister/Duncan	Bourgeois	Major Thoroughfare	NE-SW	0.50 mile
W. Richey	Bourgeois	Champion Forest	Major Thoroughfare	NE-SW	0.50 mile
Bourgeois	Cutten	Hollister/Duncan	Local	NE-SW	0.80 mile
Bourgeois	Hollister/Duncan	Campion Forest	Local	NE-SW	0.50 mile

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Mobility:

Hollister Street is a north-south thoroughfare that extends from FM 1960 across Beltway 8 to SH 249. In the last few years Harris County improved the roadway north of Beltway 8 and extends it to FM 1960. With the recent extension and realignment of Cutten Road to Hollister Street, north-south circulation in this area has been greatly improved. The extension of Hollister between FM 1960 and SH 249 allows for local traffic circulation independent of SH 249 alleviating unnecessary congestion with more regional traffic.

East-west circulation is currently limited to FM 1960 and Beltway 8 given that East Richey and West Greens Road have not been improved. Bourgeois Road is a local 2-lane roadway and functions as a Collector Street between Cutten Road and Champion Forest. The portion of Greens Road between SH 249 and Cutten Road is planned for construction on Harris County Precinct 4's Capital Improvement Plan.

