

PLANNING COMMISSION ACTION

2013-9 and 2013-10 *Westgreen and House Hahl*

APPLICANT: LJA Engineering

KEY MAP: 365 R, V, 366 N, P, S, T
JURISDICTION: ETJ, Harris County

LAMBERT: 4464
DISTRICT/PRECINCT: County Pct. 3

PROPOSAL:

LJA Engineering, on behalf of Bridgelands L.P., is requesting to:

- a) Realign Westgreen Road between Tuckerton to Bridgelands Creek Parkway
- b) Delete Major Thoroughfare House Hahl Road between Westgreen Road and Grand Parkway, and
- c) Add a Minor Collector street between Mason Road and Bridgelands Creek Parkway

APPLICANTS JUSTIFICATION and HISTORY:

Bridgelands is an 11,000 acres master planned community located in northwest Harris County south of US 290. It extends between Fry Road and Katy Hockley Road south of Cypress Creek. The Grand Parkway bisects the overall development with interchanges at North Lake Bridgelands Parkway, Bridgelands Creek Parkway and Tuckerton Road. The first phase of the development extends between Fry Road and Grand Parkway. The applicant states that the proposed development is being designed based on the Woodlands Village Planning principles. The first village, Lakeland Village, is located north of Bridgelands Creek Parkway and is largely built out; full buildout will be completed in mid2014. Parkland Village is located south of Bridgelands Creek Parkway and is also planned based on the principles described below.

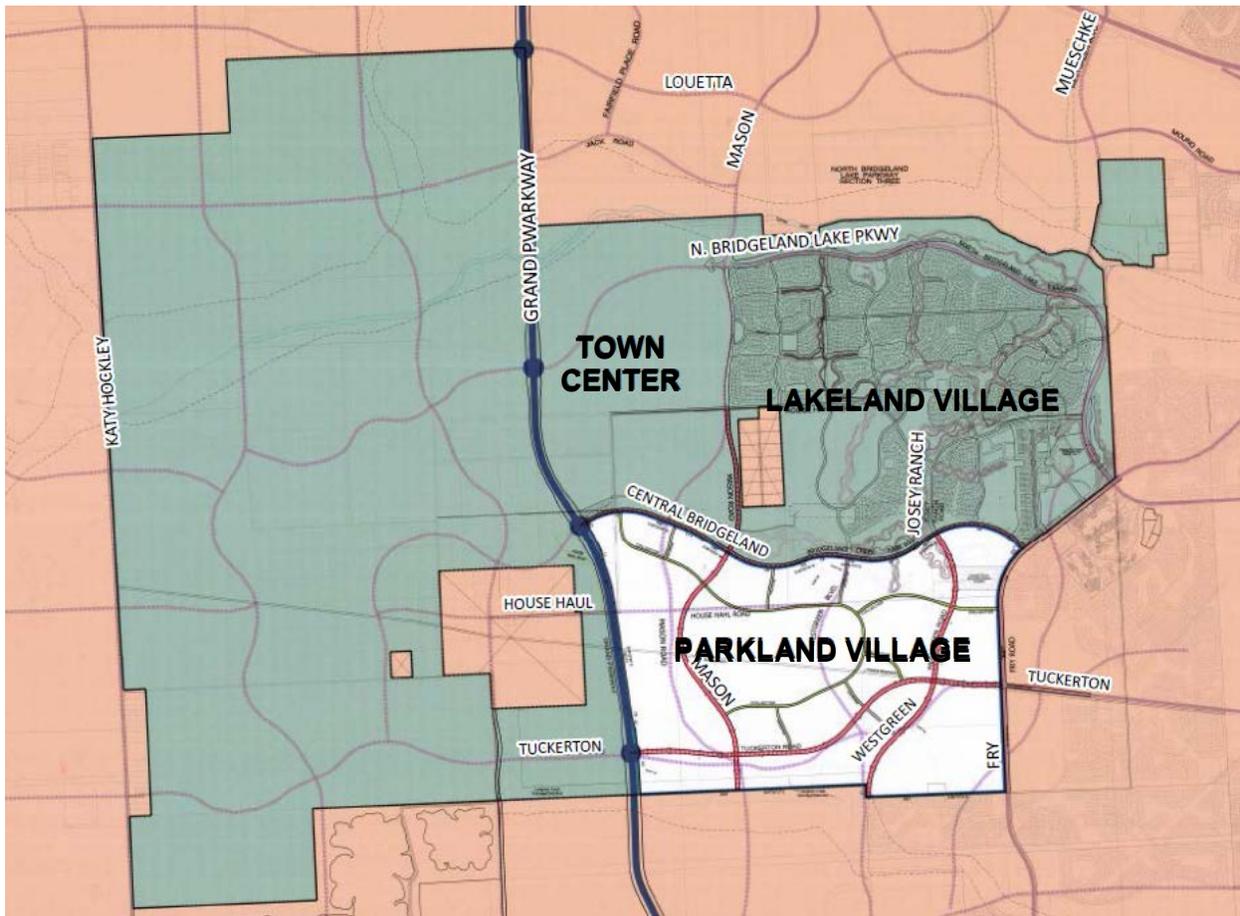
- The hierarchical road system begins at a local street level and connects neighborhoods to Collector street system. The Collectors are designed to provide the needed circulation within the Villages to schools, parks, churches and convenience commercial. The Collectors also connect to major thoroughfares at intervals along the thoroughfare that minimize interruption to traffic on the thoroughfare and provide regional connectivity.
- The Park System is designed to serve users at several levels: Neighborhood Parks within a 5 minute walk of each neighborhood; Area Parks that serve larger needs for sports and recreation; and Village Parks that include the full level of service for the needs of the Village. The larger parks are typically located with schools and churches adjoining them to encourage shared uses such as parking, pavilions and fields.
- The Trail System is designed to connect the neighborhood to all of the parks, schools, churches and convenience commercial uses within these village. The trails are developed in a series of loops that tie to the major east-west corridor along Bridgelands Creek Parkway and ultimately connect to the proposed Bridgeland Town Center near the Grand Parkway north of Bridgelands Creek Parkway. The looped trails are planned so that a connection to the recreation amenities of Parkland is a natural part of daily activity.

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The long range plan for the trails network is to tie the regional trails planned along Cypress and Langham creeks.

In order to develop Parkland Village to these principles the Major Thoroughfares are realigned towards the edges of the Village. Westgreen Road alignment is proposed to shift east, with its terminus tying to Josey Ranch Road, a Collector that connects to Fry Road. A four-lane divided thoroughfare bisecting Parkland Village, which is currently provided on the MTFP, would make the pedestrian crossings more challenging. Also, the proposed realignment allows for the land uses between the Westgreen Road and Fry Road to be planned for higher density residential and retail commercial, which generate more traffic. By shifting Westgreen Road, these uses will have better circulation available to them leaving the lower density residential neighborhoods in the center of Parkland Village to be served by the proposed Collector system internal to the Village.

The current MTFP shows House Hahl Road connecting from Westgreen Road to the west to Bridgelands Creek Parkway. Its alignment crosses the Grand Parkway; however, the design of the Grand Parkway did not account for a grade separation given the proximity to the interchange planned for Bridgelands Creek Parkway. House Hahl Road west of the Grand Parkway has been tied back to Bridgelands Creek Parkway along a feeder road in order to cross the Grand Parkway.



Bridgelands Exhibit

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The proposed thoroughfares in the overall Bridgelands development have been on the MTFP since the early 1960's.

Cypress North Houston is an east-west thoroughfare that was first noted on the 1966 MTFP. It extends west to Porter Road and east to FM 1960 where it aligns with Greens Road. Right-of-way for Cypress North Houston has been acquired from SH 249 to Fry Road and remains unconstructed.

Portion of House Hahl Road was first identified on the 1997 MTFP as Herbert Road. Prior to this time many of the east-west thoroughfares were unnamed and not clearly defined between Cypress North Houston and Tuckerton Road. The 1997 MTFP shows Herbert Road as a thoroughfare from Fry Road to the western ETJ boundary.

Tuckerton Road was first included on the 1966 MTFP. It extends between Huffmister Road to the eastern ETJ boundary in Waller County.

Westgreen Road has been on the MTFP since 1972. The thoroughfare had traversed from the northern ETJ boundary to FM 1093. In 1980, Westgreen was cut short of FM 1093 due to the Barker Reservoir.

Mason Road existed as an unnamed thoroughfare on earlier MTFPs. In 1969, a small thoroughfare segment between FM 529 and Keith Harrow, along the west side of the Grand Parkway, was created. This segment then extended further in 1979. The proposed Mason alignment existed as a thoroughfare from Botkins Road to US 90A (South Main Street). In 2003, the Grand Parkway alignment was further defined; it overlaid the Mason alignment from Keith Harrow to West Road.

Fairfield Place has been an unnamed thoroughfare since the 1966 MTFP. In 1983, the proposed Fairfield thoroughfare alignment was defined from Roberts Cemetery Road to Cypress N. Houston.

In 1972 a smaller one-mile grid pattern was formed where unconstructed Peek Road was shown on the MTFP extending from House Hahl Road to the southern ETJ boundary. The 1976, Peek Road was extended further to the northern ETJ boundary. In 1984, a portion of the Grand Parkway alignment was acquired and replaced Peek from Franz Road to Kingsland Boulevard. Peek Road was realigned to Grand Parkway north of Morton Road in 2011.

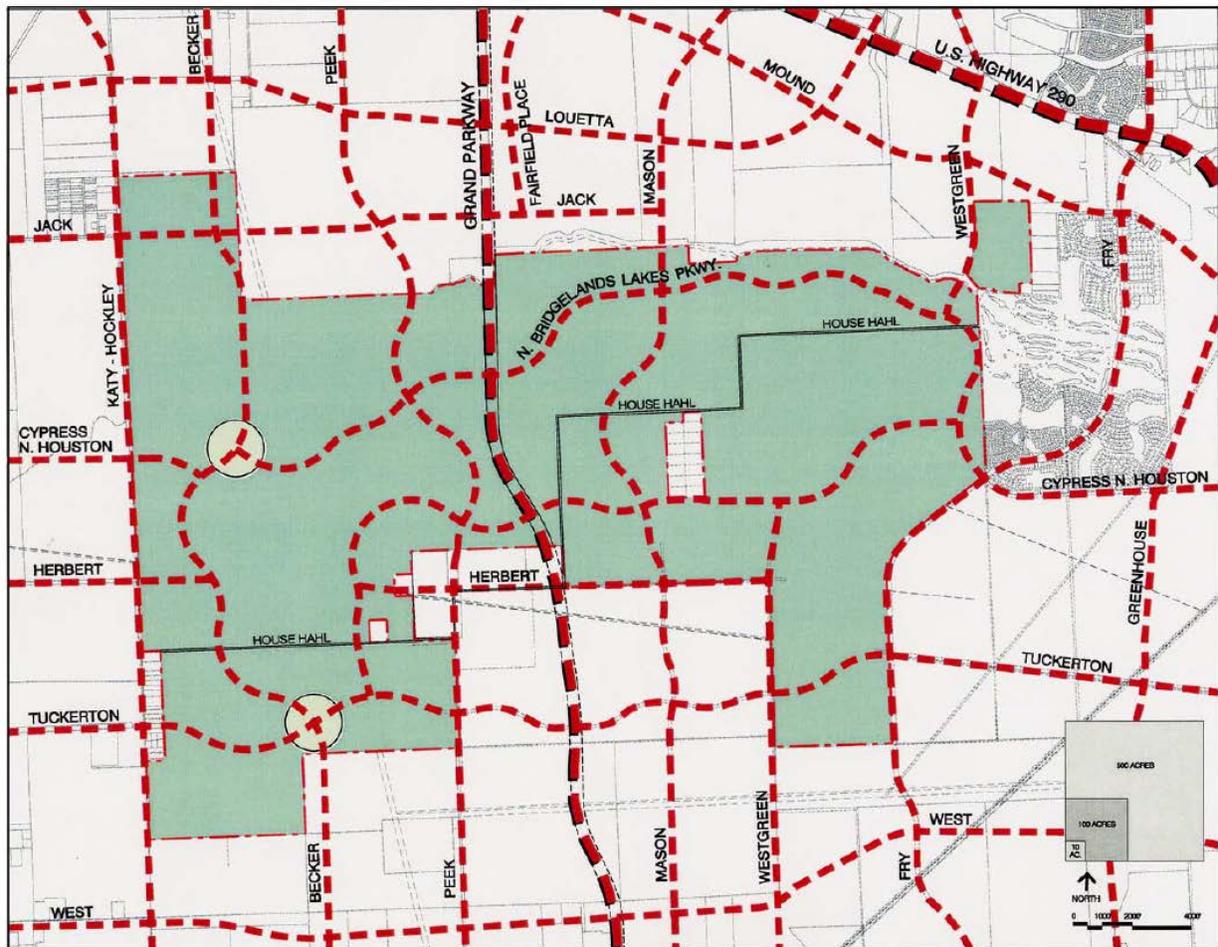
Becker Road was designated on the 1976 MTFP. The thoroughfare segment traverses from FM 2920 to Morton Road.

In 2004 Bridgeland requested a number of amendments to 2003 MTFP. Planning Commission took the following actions:

- Approve the creation of a split thoroughfare in Cypress North Houston using the proposed North Bridgelands (North Lake Bridgelands Parkway) and South Bridgelands (Bridgelands Creek Parkway),
- Approve the deletion of Herbert from Fry to Westgreen and from Becker to proposed South Bridgeland (Bridgelands Creek Parkway); and maintain the remaining segment of Herbert between proposed South Bridgelands (Bridgelands Creek Parkway) to Westgreen,

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- Approve realignment of Tuckerton subject to a direct and continuous east-west alignment that is uninterrupted by the proposed South Bridgelands (Bridgelands Creek Parkway),
- Approve realignment and partial deletion of Westgreen to the east into the proposed North Bridgelands (N. Lake Bridgelands Parkway),
- Approve realignment of Peek with a slight easterly curve and realignment of Mason with a slight westerly curve between Jack and Herbert,
- Approve the partial deletion of Fairfield Place from Jack to House Hahl, and
- Approve the realignment of Becker from House Hahl to Tuckerton subject to a direct and continuous north-south alignment that is uninterrupted by proposed Bridgelands

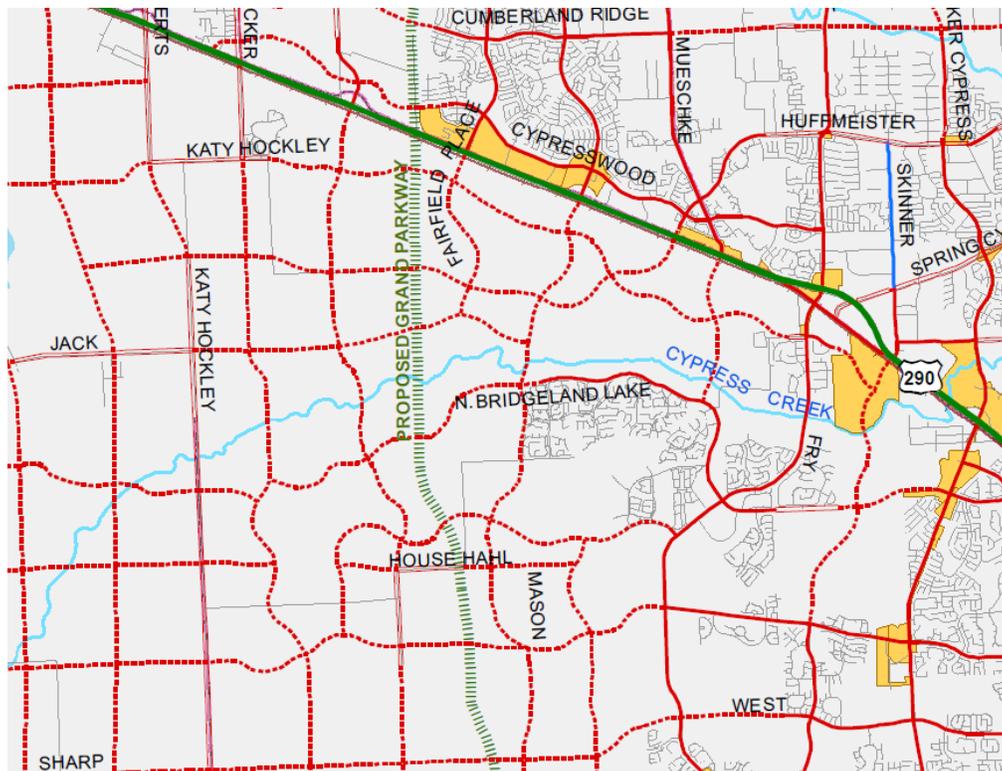


2004 Planning Commission Action

PLANNING COMMISSION ACTION



2003 MTFP



2012 MTFP

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STAFF RECOMMENDATION:

- a) Realign Westgreen Road between Tuckerton to Bridgelands Creek Parkway
- b) Add Josey Ranch Drive Road between Bridgelands Creek Parkway and North Bridgelands Parkway as a 2-lane, 60' ROW Minor Collector Street
- c) Delete Major Thoroughfare House Hahl Road between Westgreen Road and Grand Parkway/SH 99, and
- d) Add proposed Minor Collector street between Mason Road and Bridgelands Creek Parkway

Justification: Bridgelands is an 11,000 acres master planned community south of Cypress Creek. The proposed development realigned the thoroughfare grid in this area in 2004 for a more suburban thoroughfare network, while supplementing the thoroughfare network with a Collector street network. The hierarchical road within the proposed development begins at a local street level, connecting the neighborhoods to Collector street system, which feeds into the thoroughfare network. The proposed realignment of Westgreen Road is to allow for proposed Parkland Village to be planned between Major Thoroughfares Mason Road and Westgreen Road.

The proposed realignment of the Westgreen Road aligns the corridor with Josey Ranch Road, a Collector street within the Bridgeland development. While the thoroughfare terminates at Bridgelands Creek Parkway, north-south mobility is preserved with the proposed realignment of Westgreen Road. Josey Ranch Road is being constructed as 2-lane roadway with at 41' paving section and 60' ROW.

The existing alignment of Major Thoroughfare House Hahl Road would not extend across the Grand Parkway/SH 99 which is currently under construction. An interchange is being provided at Bridgelands Creek Parkway, north of House Hahl Road. The proposed Collector street system within the planned residential development will preserve mobility for Bridgelands Creek Parkway and Tuckerton Road.

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- a) Realign Major Thoroughfare Westgreen Road between Tuckerton to Bridgelands Creek Parkway
- b) Add Josey Ranch Drive Road between Bridgelands Creek Parkway and North Bridgelands Parkway as a 2-lane, 60' ROW Minor Collector street
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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

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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 3,432 to 19,550 (16,118 persons), or 470%. The number of persons per acre is projected to increase from approximately 0.3 to approximately 1.7. During the same period, H-GAC estimates that the total jobs in the subject area will increase from 165 to 508 (343 jobs), or 208%. 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	0.3		0.1		0.0	
2015	0.5	80.4%	0.2	127.6%	0.0	3.0%
2020	0.8	50.9%	0.3	61.7%	0.0	198.2%
2025	1.1	35.0%	0.5	44.1%	0.0	0.0%
2030	1.3	17.0%	0.6	23.2%	0.0	0.2%
2035	1.7	32.4%	0.7	21.4%	0.0	0.0%
Change (2010 to 2035)	1.4	469.6%	0.6	692.9%	0.0	207.9%
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 11,510 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 (470% vs. 53%), and the area’s job growth is more than the Houston ETJ’s (208% vs. 85%).

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Land Use and Platting Activity:

Platting activity within the last five years has been largely single-family residential in nature. While the proposed MTFP amendment requests are located within the Bridgelands development scheme, other large residential subdivision developments, including Cypress Creek Lakes and Towne Lake, characterize the overall area. Of the 731 acres platted, 54% consisted single family lots, 26% for non-residential/commercial land uses, 9% for public and institutional uses (i.e. schools, church, water plant) and 7% towards the platting of right-of ways.

Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (ac)	No. of Lots
Bridgeland Hidden Creek Sec 11	17-Jan-13	366N	SF Residential (public street)	19.1	54
Bridgeland Hidden Creek Sec 12	17-Jan-13	366N	SF Residential (public street)	16.2	53
Bridgeland Creek Pkwy from Seminole Ridge Dr to Creekside Crossing Dr STD	3-Jan-13	366N	Transportation and Utility	2.6	
Bridgeland Hidden Creek Sec 10	3-Jan-13	366N	SF Residential (public street)	20.7	43
Towne Lake Sec 16 partial replat no 1 partial replat no 1	3-Jan-13	366Z	SF Residential (public street)	0.3	1
Towne Lake Sec 16 partial replat no 1 partial replat no 1	13-Dec-12	366Z	SF Residential (public street)	0.3	1
Cypress Creek Lakes Sec 14	29-Nov-12	366Z	SF Residential (public street)	16.0	33
Cypress Creek Lakes Sec 16	29-Nov-12	366Z	SF Residential (public street)	41.7	85
Bridgeland East Creekside Bend Dr from Hidden Pass Dr to Larrison Creek Cir STD	25-Oct-12	366P	Transportation and Utility	3.9	
Bridgeland Josey Ranch Rd and Hidden Pass Dr STD	25-Oct-12	366P	Transportation and Utility	4.2	
Cypress Creek Lakes Center	25-Oct-12	366X	Unrestricted	15.3	
Cypress Fairbanks ISD Towne Lake Campus Sec 2	11-Oct-12	366Z	Commercial	24.5	
Bridgeland Hidden Creek Sec 16	27-Sep-12	366N	SF Residential (public street)	13.3	32
Bridgeland Hidden Creek Sec 13	13-Sep-12	366N	SF Residential (public street)	7.0	
Bridgeland Hidden Creek Sec 14	13-Sep-12	366N	SF Residential (public street)	4.5	21
Bridgeland Hidden Creek Sec 15	13-Sep-12	366N	SF Residential (public street)	10.1	19
Foundry United Methodist Church Fry Road	16-Aug-12	366T	Public and Institutional	20.0	
Cove Sec 6 partial replat no 3	21-Jun-12	366L	SF Residential (public street)	0.8	4
Metropolitan Baptist Church	21-Jun-12	366Y	Unrestricted	100.0	
Bridgeland Lakeland Heights Sec 5	24-May-12	366P	SF Residential (public street)	12.2	50
Bridgeland Lakeland Heights Sec 4	26-Apr-12	366P	SF Residential (public street)	16.9	44
Bridgeland Hidden Creek Sec 7	12-Apr-12	366N	SF Residential (public street)	23.1	56
Cypress Creek Lakes Sec 10	30-Mar-12	366Z	SF Residential (public street)	35.2	84
Bridgeland Hidden Creek Sec 9	29-Mar-12	366K	Unrestricted	19.0	
Bridgeland Hidden Creek Sec 8	29-Mar-12	366P	Unrestricted	36.9	
Cypress Creek Bend Dr and Sawmill Creek Dr STD	15-Mar-12	366Z	Transportation and Utility	7.5	
Lakeland Heights Sec 5	1-Mar-12	366P	SF Residential (public street)	12.2	50

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Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (ac)	No. of Lots
Lakeland Heights Sec 1 partial replat no 2	1-Mar-12	366Q	SF Residential (public street)	1.0	6
Bridgeland Hidden Creek Sec 6	16-Feb-12	366K	SF Residential (public street)	16.1	44
Bridgeland Hidden Creek Sec 5	16-Feb-12	366N	SF Residential (public street)	14.1	33
Bridgeland Bayou Junction Rd from East Creekside Bend Dr STD	16-Feb-12	366P	Transportation and Utility	1.1	
Bridgeland Bridge Cove Dr Extension and Hidden Pass Dr to E Creekside Bend Drive STD	16-Feb-12	366P	Transportation and Utility	2.8	
Bridgeland East Creekside Bend Dr and Creekside Crossing Dr from Hidden Pass Dr STD	16-Feb-12	366P	Transportation and Utility	4.4	
Cove Reserves Subdivision	7-Jan-10	365M	Other	4.9	
Towne Lake Sec 14	7-Jan-10	366Z	SF Residential (public street)	15.7	48
Parkside Haven Dr from Lakeland Haven Dr to Point Haven Cir STD	3-Dec-09	366J	Transportation and Utility	1.0	
Water Haven at Bridgeland Sec 6	3-Dec-09	366J	SF Residential (public street)	31.5	47
Water Haven at Bridgeland Sec 3	3-Dec-09	366L	SF Residential (public street)	27.8	44
Water Haven Sec 6	12-Nov-09	366L	SF Residential (public street)	31.6	47
Lakeland Heights Sec 2	29-Oct-09	366Q	SF Residential (public street)	1.7	10
Lakeland Heights Sec 3	29-Oct-09	366Q	SF Residential (public street)	2.3	14
Harris County MUD no 500 Water Plant no 1	23-Jul-09	366Z	Transportation and Utility	2.0	
Tuckerton Rd west of Greenhouse Rd and Greenhouse Rd south of Tuckerton Rd STD	14-May-09	366Z	Transportation and Utility	6.7	
Cypress Fairbanks ISD Towne Lake Campus Sec 1	30-Apr-09	366Z	Public and Institutional	15.6	
Cypress Fairbanks ISD Elementary no 52	19-Feb-09	366Z	Public and Institutional	40.1	
Cypress Creek Lakes Sec 18		366Z	SF Residential (public street)	27.3	77

Right-Of-Way (ROW) Status:

All roadways are classified as a 4-lane thoroughfare with 100' ROW. Fry Road, which is in current operation, is classified as "sufficient width".

Street	From	To	Classification	Status	Direction
House Hahl	House Hahl	Westgreen	Major Thoroughfare	Proposed	E-W
Westgreen	Bridgelands Creek	0.40 mile south of Tuckerton	Major Thoroughfare	Proposed	N-S
Mason	Bridgelands Creek	House Hahl	Major Thoroughfare	Proposed	N-S
Mason	House Hahl	Tuckerton	Major Thoroughfare	Proposed	N-S
Fry	Bridgelands Creek	Tuckerton	Major Thoroughfare	Sufficient width	N-S
Fry	Tuckerton	West	Major Thoroughfare	Sufficient width	N-S
Bridgelands Creek	House Hahl	Mason	Major Thoroughfare	Proposed	E-W
Bridgelands Creek	Mason	Westgreen	Major Thoroughfare	Proposed	E-W

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Street	From	To	Classification	Status	Direction
Bridgelands Creek	Westgreen	Fry	Major Thoroughfare	Proposed	E-W
West	Mason	Westgreen	Major Thoroughfare	Proposed	E-W
West	Westgreen	Fry	Major Thoroughfare	Proposed	E-W

Spacing:

North-south corridors, as provided with the current proposed alignment, provide for a grid network that is approximately 0.50 to 1.00 miles apart. The amended alignment of House Hahl Road and Westgreen Road do not intersect as provided by the current alignment; however, Cypress North Houston is spaced within relative east-west proximity to Mason Road, while the proposed alignment for Westgreen Road is significantly closer, or 0.50 mile from Fry Road.

Street	From	To	Classification	Direction	Spacing
House Hahl	House Hahl	Westgreen	Major Thoroughfare	E-W	1.20 mile
Westgreen	Bridgelands Creek	House Hahl	Major Thoroughfare	E-W	0.32 mile
Westgreen	House Hahl	0.40 mile south of Tuckerton	Major Thoroughfare	E-W	0.75 mile
Mason	Bridgelands Creek	House Hahl	Major Thoroughfare	N-S	0.50 mile
Mason	House Hahl	Tuckerton	Major Thoroughfare	N-S	1.00 mile
Fry	Bridgelands Creek	Tuckerton	Major Thoroughfare	N-S	0.75 mile
Fry	Tuckerton	West	Major Thoroughfare	N-S	1.00 mile
Bridgelands Creek	House Hahl	Mason	Major Thoroughfare	E-W	0.30 mile
Bridgelands Creek	Mason	West Green	Major Thoroughfare	E-W	1.00 mile
Bridgelands Creek	Westgreen	Fry	Major Thoroughfare	E-W	1.00 mile
West	Mason	Westgreen	Major Thoroughfare	E-W	0.78 mile
West	Westgreen	Fry	Major Thoroughfare	E-W	1.00 mile

Mobility:

Bridgelands is a 11,000 acres master planned community south of Cypress Creek. Fry Road and Katy Hockley Road are located to the west and provide primary north-south circulation within the general area. With the proposed Grand Parkway/SH 99 road under construction, north-south vehicular mobility will be improved. The proposed Bridgelands Development realigned the thoroughfare grid in this area in 2004 for a more suburban thoroughfare network, while supplementing the thoroughfare network with a Collector street network. The hierarchical road within the proposed development begins at a local street level, connecting the neighborhoods to the Collector street system. The Collectors are designed to provide the needed circulation within the residential blocks, called *Villages*. The Collector streets would connect these *Villages* to the schools, parks, churches and convenience commercial. The Collectors also connect to Major Thoroughfares at intervals to minimize interruption to traffic on the thoroughfare system.

The proposed realignment of the Westgreen Road aligns it will Josey Ranch Drive, a collector street within the Bridgeland development. While the thoroughfare terminates at Bridgelands Creek Parkway, north-south mobility is preserved with the proposed realignment of Westgreen

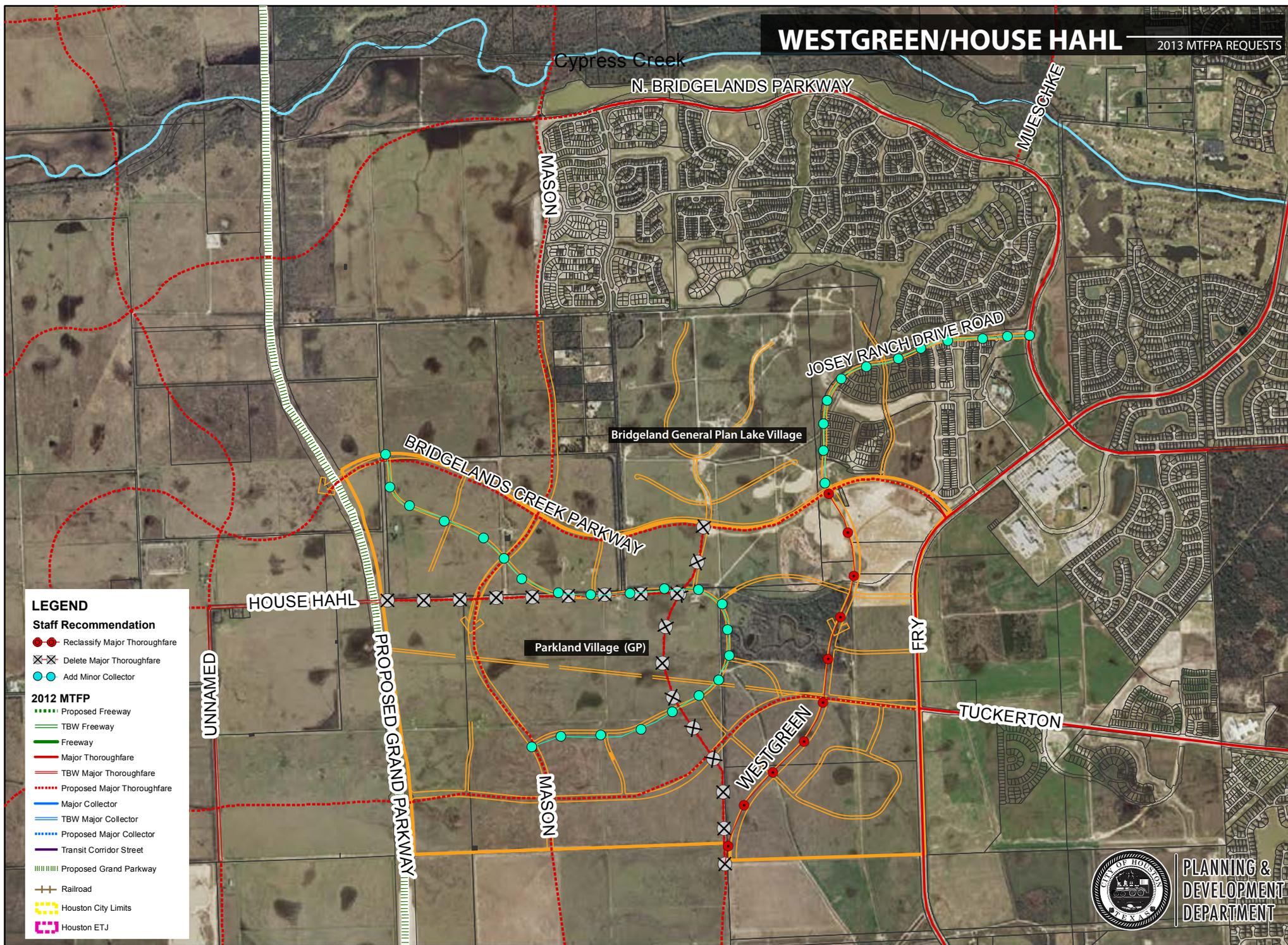
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The existing alignment of Major Thoroughfare House Hahl Road would not extend across the Grand Parkway/SH 99, currently under construction. An interchange is being provided at Bridgelands Creek Parkway, north of House Hahl Road. The proposed Collector street system within the planned residential development will preserve mobility to Bridgelands Creek Parkway and Tuckerton Road.

WESTGREEN/HOUSE HAHL

2013 MTFPA REQUESTS



LEGEND

Staff Recommendation

- Reclassify Major Thoroughfare
- ✕ Delete Major Thoroughfare
- Add Minor 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

