

PRELIMINARY REPORT

2013-8 Rankin Road

APPLICANT: TBG Partners

KEY MAP: 376M, 377G,K,J
JURISDICTION: ETJ, Harris County

LAMBERT: 5766,5866
DISTRICT/PRECINCT: County Pct. 4

PROPOSAL:

TBG Partners, on behalf of Crescent Resources, is requesting to reclassify major thoroughfare Rankin Road between West Lake Houston Parkway and Woodland Hills Drive as four-lane minimum 80-foot right-of-way major collector.

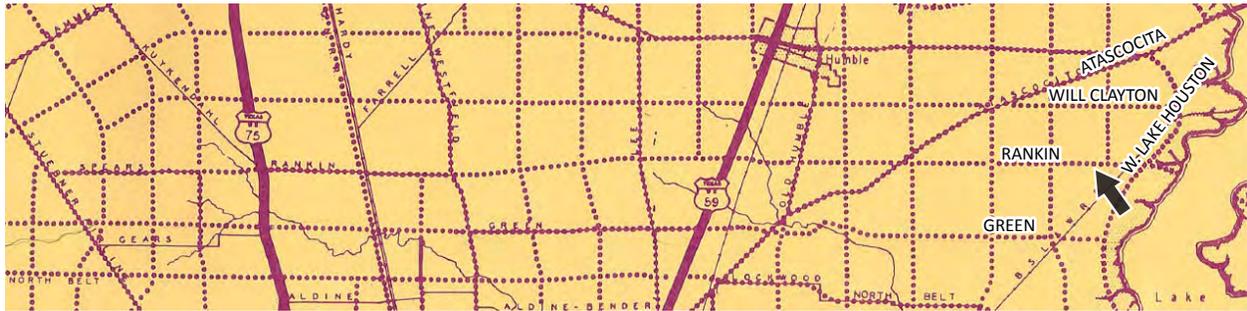
APPLICANTS JUSTIFICATION and HISTORY:

Rankin Road between West Lake Houston Parkway and Woodland Hills Drive is a 2.5 mile long segment in northeast Harris County. Crescent Resources is the owner of approximately 992 acres located of West Lake Houston Parkway, east of Wilson Road, south of Will Clayton Parkway and north of North Beltway 8. This segment of Rankin Road exists entirely within the boundaries of the subject property that is planned for a low density single family development. The applicant indicates that the tract is irregular in shape and development is complicated by the large number of encumbrances affecting the site including: 1) the angle of the railroad right-of-way, 2) the existing railroad crossing of West Lake Houston Parkway, 3) the location of drainage outfall, and 4) the location of drill sites and gathering line easements. Additionally, major thoroughfares are intended to move fast and heavy traffic over considerable distances requiring geometric design standards appropriate for higher design speeds and to carry a larger volume of traffic. Applicant states that, given the short length of the roadway, a collector street designation will allow for a more flexible design within the proposed residential development. The proposed minimum 80-foot right-of-way major collector designation would preserve 4-lane capacity along this corridor.

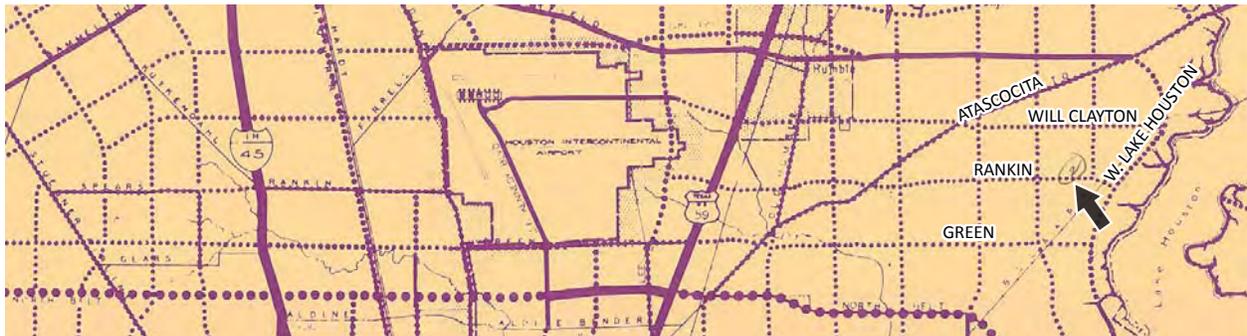
Rankin Road has been on the Major Thoroughfare and Freeway Plan (MTFP) since 1957. The 1957 MTFP shows Rankin Road traversing 16 miles from Stuebner Airline Road to West Lake Houston Parkway. In 1964, the Intercontinental Airport was displayed on the MTFP and Rankin was deleted between Lee Road and Aldine Westfield Road. Rankin Road, between Wilson Road and Atascocita Road, was deleted in 1992 from the MTFP.

In 2003 Harris County Public Infrastructure Department requested to delete Rankin Road between Atascocita Road and Woodland Hills Drive as well as John Ralston Road between Atascocita Road and Beltway 8. This request was made given these alignments traversed across 650 acres of Harris County Complex that included Harris County Community Supervision & Correction Department Community Corrections Facility, Lindsay/Lyons Park and Sports Complex, Precinct 4 Humble Maintenance Camp, Pam Lychner State Jail and Harris County Fire Marshal Office. Planning Commission approved the above request except for the portion of John Ralston Road between Greens Road and Beltway 8. Additionally, the segment of Rankin Road, between West Lake Houston Parkway and Woodland Hills Drive, was realigned to its current alignment to avoid crossing the Union Pacific railroad.

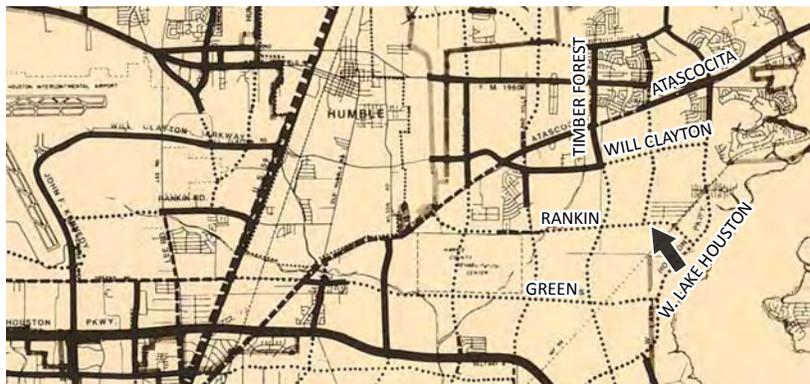
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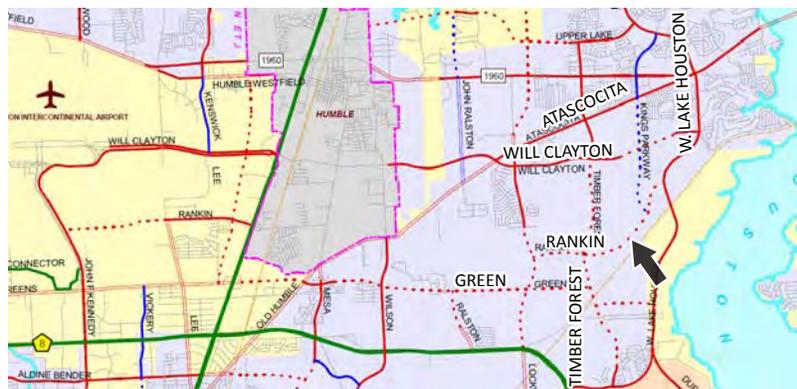
1957 MTFP



1964 MTFP



1992 MTFP



2003 MTFP

LEGEND

2013 MTFPA Request

- Reclassify 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
- Limited Purposed Annex.

