

PUBLIC HEARING REPORT

2013-16 Grant Road

APPLICANT: Harris County Public Infrastructure Department (HCPID)

KEY MAP: 328J

LAMBERT: 4769

JURISDICTION: ETJ, Harris County

DISTRICT/PRECINCT: County Pct. 4

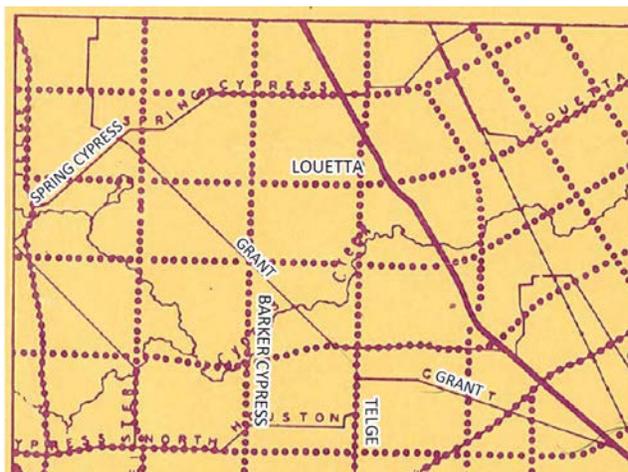
PROPOSAL:

Harris County Public Infrastructure Department 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 identifies a proposed thoroughfare grid in the general area, but 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

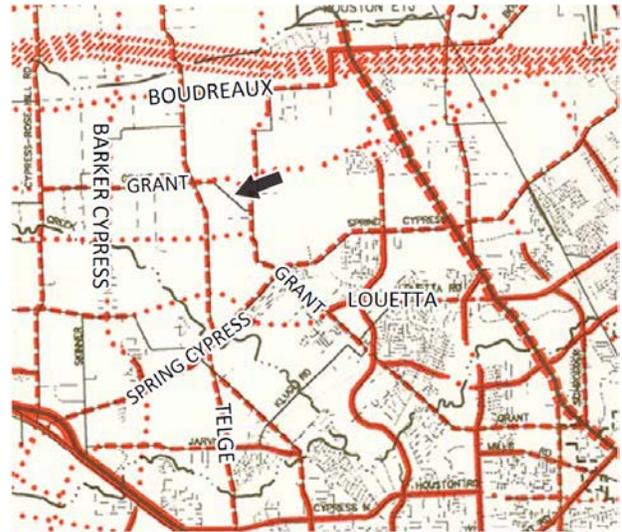


1969 MTFP

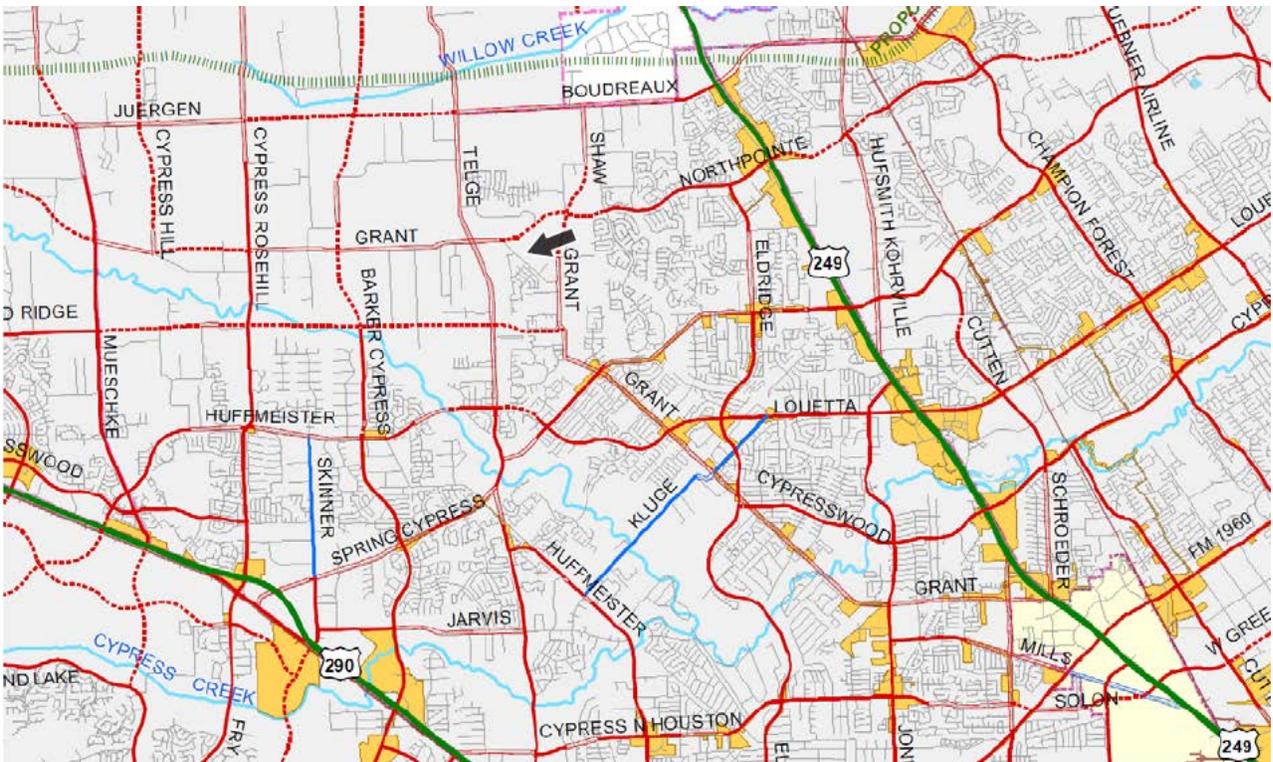
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1983 MTFP



1993 MTFP



2012 MTFP

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

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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. This increase in distance between the population and employment centers 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 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.

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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 |
| 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 |

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| Subdivision Plat Name | Action Date | Key Map | Land Use | Property Size (ac) | No. of Lots |
|---|--------------------|---------|--------------------------------|--------------------|-------------|
| 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 |
| 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.

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| 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 |

Major Thoroughfare 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.

| 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 |

SCHIEL/CUMBERLAND/GRANT

2013 MTFPA REQUESTS

LEGEND

2013 MTFPA Request

- Delete Major Thoroughfare
- Add Major Collector
- 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
- Houston ETJ
- Floodway

