

# PUBLIC HEARING REPORT

**2013-56**

## ***Mills Branch & East Martin***

**APPLICANT:** Planning & Development Department, City of Houston

**KEY MAP:** 296K,L,M,N,P,Q,R

**LAMBERT:** 5671, 5771

**JURISDICTION:** ETJ, Montgomery County

**DISTRICT/PRECINCT:** County Pct. 4

### **PROPOSAL:**

The City of Houston Planning & Development Department is requesting the following amendments to Major Thoroughfare and Freeway Plan (MTFP):

- a) Delete proposed Major Thoroughfare Mills Branch between Woodland Hills Drive and US 59
- b) Classify East Martin Drive as a 80-foot right-of-way major collector street between Woodland Hills Drive/Needham Road and US 59

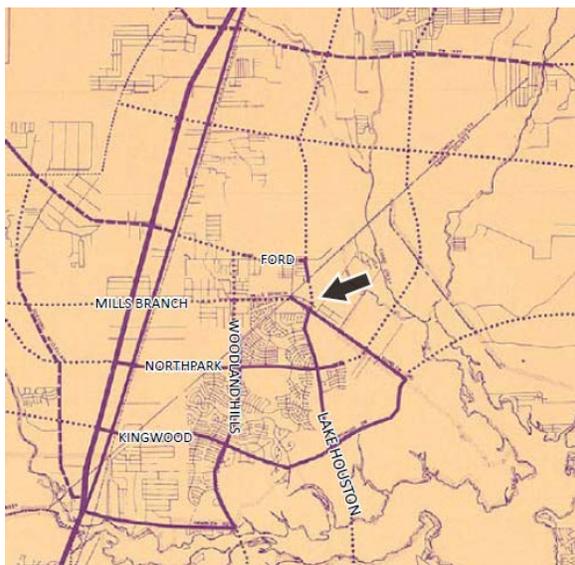
### **APPLICANTS JUSTIFICATION and HISTORY:**

The proposed extension of Mills Branch Drive between West Lake Houston Parkway and US 59 is affected by existing residential properties that have developed in this area over many decades. There are a number of small subdivisions that were developed by plat or by deed and consist of larger, quarter-acre residential lots. Additionally, many of these subdivisions were developed prior to the implementation of a Major Thoroughfare Plan. Therefore, the proposed alignment of Mills Branch will require extensive acquisition of property through existing subdivisions adjacent to Needham Road & Woodland Hills Drive. Kingwood Drive and Northpark Drive are existing east-west thoroughfares that provide direct access to US 59 and Loop 494 and operate in conjunction with north-south thoroughfares like Woodland Hills Drive and W. Lake Houston. The proposed deletion of Mills Branch Drive together with the classification of East Martin Drive west of Woodland Hills Drive/Needham Road as a major collector provides for more viable and probable connectivity without affecting existing subdivisions.

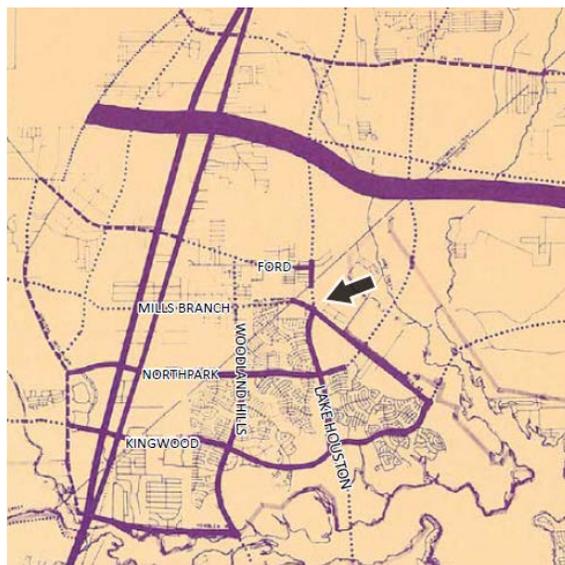
Mills Branch Drive first appeared on the 1980 MTFP as “to be acquired”, though the alignment previously appeared on the 1976 MTFP as an unnamed Major Thoroughfare. The proposed right-of-way formed an east-west running extension of Hamblen Road between West Lake Houston Parkway and the proposed extension of Kenswick Drive.

Ford Road was first named in the 1980 MTFP running roughly parallel and to the north of Mills Branch Drive. Ford Road was bound in the east by its intersection with an existing right-of-way which, in the 1983 MTFP, was first identified as West Lake Houston Parkway. West Lake Houston Parkway formed the boundary between the still “to be acquired” Mills Branch Drive on the west and the existing Hamblen Road on the east. However, the 1992 MTFP renamed Hamblen Road to Mills Branch Drive, such that the existing portion of the right-of-way fell entirely in Harris County, while the “to be acquired” section of Mills Branch Drive (to the west of Lake Houston Parkway) fell inside Montgomery County. The MTFPs of the 1990s showed an evolving West Lake Houston Parkway, with more sections of right-of-way acquired each year.

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1980 MTFP



1984 MTFP



1992 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 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.

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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.

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 21,089 to 47,993 (26,904 persons), or 128%. The number of persons per acre is projected to increase from approximately 1.5 to approximately 3.5. During the same period, H-GAC estimates that the total jobs in the subject area will increase from 3,763 to 5,292 (1,529 jobs), or 41%. The number of jobs per acre is projected to increase from approximately 0.3 to 0.4.

Expressed in percentages, the subject area’s population growth is expected to be more than the Houston ETJ’s (128% vs. 53%), and the area’s job growth is less than the Houston ETJ’s (41% vs. 85%).

Year	Population (Persons/Acre)	% Chg	Households (Households/Acre)	% Chg	Jobs (Jobs/Acre)	% Chg
2010	1.5		0.5		0.3	
2015	1.8	18.5%	0.7	25.5%	0.3	0.9%
2020	2.1	18.1%	0.8	21.5%	0.3	-0.1%
2025	2.7	27.5%	1.1	33.8%	0.3	9.0%
2030	3.3	21.2%	1.4	29.7%	0.3	4.9%
2035	3.5	5.3%	1.5	9.1%	0.4	22.0%
Change (2010 to 2035)	1.9	127.6%	1.0	188.8%	0.1	40.6%
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 4 Traffic Analysis Zones (TAZ) encompassing approximately 13,839 acres around the proposed amendment. Population projections do not include projections for group housing.

## **Land Use and Platting Activity:**

The existing land use within the City Limits of Houston is predominantly single family residential. Commercial and institutional uses are located along Northpark Drive and Woodland Hills Drive. The land use in Montgomery County ETJ is low density residential with non-residential uses along Ford Road, Loop 494 and US 59.

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Platting activity for this area over the last five years has been predominantly single family residential in nature. The proposed single-family residential subdivision east of US 59 is Woodbridge Village, Woodridge Forest and Kings Mill subdivisions. Most of the commercial plats in the area have been proposed along US 59, Loop 494 and Northpark Drive.

Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (ac)	No. of Lots
Adams Oaks Sec 1 partial replat no 1	2-Feb-12	296M	SF Residential (public street)	4	2
Allestec Subdivision (DEF)	1-Dec-11	296Y	Commercial	1	
Auburn Trails at Oakhurst GP	11-Oct-12	296J	SF Residential (public street)	143	
Auburn Trails at Oakhurst Sec 10	3-Jan-13	296J	SF Residential (public street)	9	38
Auburn Trails at Oakhurst Sec 11	25-Oct-12	296J	SF Residential (public street)	8	39
Auburn Trails at Oakhurst Sec 2	17-Dec-09	296J	SF Residential (public street)	14	54
Auburn Trails at Oakhurst Sec 3	17-Dec-09	296J	SF Residential (public street)	11	48
Auburn Trails at Oakhurst Sec 4	21-Jul-11	296J	SF Residential (public street)	5	26
Auburn Trails at Oakhurst Sec 5	4-Aug-11	296J	SF Residential (public street)	17	55
Auburn Trails at Oakhurst Sec 6	19-Jan-12	296J	SF Residential (public street)	10	49
Auburn Trails at Oakhurst Sec 7	19-Jul-12	296J	SF Residential (public street)	6	24
Auburn Trails at Oakhurst Sec 8	19-Jul-12	296J	SF Residential (public street)	12	54
Auburn Trails Sec 9	12-Apr-12	296J	SF Residential (public street)	6	27
Greens at Oakhurst Sec 6 (2DEF)	17-Feb-11	296N	SF Residential (public street)	15	40
Gulf Coast Northpark Place Sec 1 replat no 1	28-May-09	296S	Unrestricted	23	
Insignia Kingwood Development	10-May-12	296W	Unrestricted	2	
Kings Mill GP	29-Mar-12	296X	General Plan	209	
Kings Mill Sec 5	1-Mar-12	296T	SF Residential (public street)	4	18
Kings Mill Sec 6	29-Mar-12	296X	SF Residential (public street)	15	76
Northpark Outlot Subdivision	14-Feb-13	296S	Commercial	3	
Northpark Place Reserve Subdivision	2-Aug-12	296S	Commercial	22	
Northpark Place Sec 3 partial replat no 1	3-Mar-11	296V		2	
Oakhurst Greens Sec 6	26-Apr-12	296J	SF Residential (public street)	15	40
Woodbridge Sec 1	9-Jun-11	296R	SF Residential (public street)	15	46
Woodbridge Village GP	9-Jun-11	296R	SF Residential (public street)	268	
Woodbridge Village Sec 4	16-Apr-09	296R	Unrestricted	3	
Woodridge Forest GP	21-Jun-12	296U	SF Residential (public street)	292	
Woodridge Forest Sec 1	19-Jul-12	296u	SF Residential (public street)	8	33
Woodridge Forest Sec 2	15-Dec-11	296u	SF Residential (public street)	18	62
Woodridge Forest Sec 3	4-Aug-11	296U	SF Residential (public street)	20	70
Woodridge Forest Sec 6	16-Aug-12	296U	SF Residential (public street)	26	58

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## **Right-Of-Way (ROW) Status:**

Mills Branch Drive, within the City Limits of Houston, is a 4-lane Major Thoroughfare with 120' ROW. The current alignment is proposed to extend east-west between West Lake Houston and US 59. Existing Ford Road, between Loop 494 and Mills Branch, is an 80' ROW street. Portion of the Ford Road, west of Ricewood Drive is classified as a Major Thoroughfare. Northpark Drive is a 4-lane sufficient width Major Thoroughfare, but the section between US 59 and Loop 494 is proposed to be 6-lanes. Woodland Hills Drive currently is improved as a 4-lane thoroughfare approximately 0.45 mile north of Northpark Drive. Loop 494 is currently is a 2-lane roadway, but is classified as 4-lane Major Thoroughfare with sufficient-width.

Street	From	To	Classification	Status	Direction
Mills Branch	Kingwood Drive	Houston City Limits	T-4-120	Sufficient width	NW-SE
Mills Branch	Houston City Limits	US 59	Major Thoroughfare	Proposed	N-S
Ford	Mills Branch	Ricewood	Local Street	80' ROW	N-S
Ford	Ricewood	Loop 494	Major Thoroughfare / Local Street	80' ROW - To be widened	E-W
Ricewood	Ford	W. Lake Houston	Major Thoroughfare	Sufficient width	E-W
Woodland Hills	Northpark	Houston City Limits	T-4-100	Sufficient width	N-S
Woodland Hills	Houston City Limits	Ford Road	Major Thoroughfare	Proposed	N-S
W. Lake Houston	Mills Branch	Ricewood	Major Thoroughfare	Proposed/ To be widened	N-S
Northpark	US 59	Loop 494	T-6-120	Sufficient width	E-W
Northpark	Loop 494	Woodland Hills	T-4-100	Sufficient width	E-W
Loop 494	Northpark	FM 1314	Major Thoroughfare	Sufficient width	N-S

## **Spacing:**

The current alignment of Mills Branch Drive is located approximately mid-way between Ford Road/FM 1314 and Northpark Drive at an approximate spacing of one mile between east-west thoroughfares. The north-south thoroughfares Loop 494, Woodland Hills Drive and W. Lake Houston Parkway are also spaced evenly approximately 1.4 miles apart.

Street	From	To	Classification	Direction	Spacing
Mills Branch	Kingwood Drive	Northpark	T-4-120	NW-SE	1.5 mile
Mills Branch	Northpark	W. Lake Houston	T-4-120	NW-SE	1.0 mile
Mills Branch	W. Lake Houston	Woodland Hills	Major Thoroughfare	E-W	1.5 mile
Mills Branch	Woodland Hills	Loop 494	Major Thoroughfare	E-W	1.3 mile
Mills Branch	Loop 494	US 59	Major Thoroughfare	E-W	0.35 mile
Ford/ Ricewood	W. Lake Houston	Woodland Hills	Major Thoroughfare	E-W	1.2 mile
Ford	Woodland Hills	Loop 494	Major Thoroughfare	E-W	1.1 mile
Northpark	US 59	Loop 494	T-6-120	E-W	0.3 mile
Northpark	Loop 494	Woodland Hills	T-4-100	E-W	1.8 mile
Northpark	Woodland Hills	W. Lake Houston	T-4-270	E-W	1.4 mile
Loop 494	Northpark	Mills Branch	Major Thoroughfare	Sufficient width	1.0 mile

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Street	From	To	Classification	Direction	Spacing
Loop 494	Mills Branch	Ford Road	Major Thoroughfare	Sufficient width	1.0 mile
Loop 494	Ford Road	FM 1314	Major Thoroughfare	Sufficient width	0.3 mile
Woodland Hills	Northpark	Mills Branch	T-4-100	Sufficient width	1.5 mile
Woodland Hills	Mills Branch	Ford Road	Major Thoroughfare	N-S	0.8 mile
W. Lake Houston	Northpark	Mills Branch	Major Thoroughfare	N-S	1.2 mile
W. Lake Houston	Mills Branch	Ricewood/Ford	Major Thoroughfare	N-S	0.9 mile

# MILLS BRANCH/EAST MARTIN

2013 MTFPA REQUESTS

## LEGEND

### 2013 MTFPA Request

- ✕ Delete Major Thoroughfare
- 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

