

PUBLIC HEARING REPORT

2013-6 *West Lake Houston*

APPLICANT: TBG Partners

KEY MAP: 257

JURISDICTION: ETJ, Montgomery County

LAMBERT: 5874,5873, 5774, 5773
DISTRICT/PRECINCT: County Pct. 4

PROPOSAL:

TBG Partners, on behalf of Lennar Homes of Texas, is requesting to delete the proposed West Lake Houston Parkway between Roman Forest Boulevard and FM 1485.

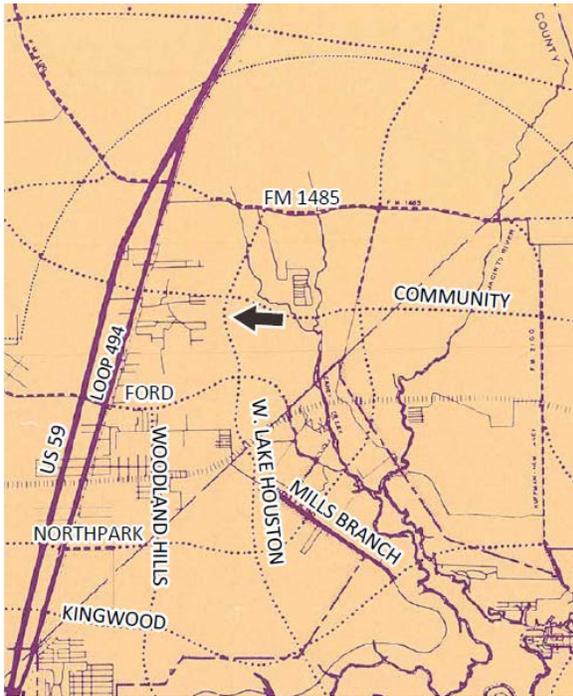
APPLICANTS JUSTIFICATION and HISTORY:

West Lake Houston Parkway is an existing north-south Major Thoroughfare that extends from Lockwood Road to Mills Branch Drive. North of Mills Branch it is identified as a proposed Major Thoroughfare and terminates at Roman Forest Boulevard. The applicant represents Lennar Homes of Texas who is developing a 1,043 acre master planned community, Tavola, located at the south east corner of IH 69/US 59 and Roman Forest Boulevard. The applicant states that the entries off 1-69 Frontage Road will provide adequate access for the primarily residential properties being developed. The current thoroughfare alignment of West Lake Houston Parkway is located entirely within the floodplains of Caney Creek and Peach Creek. The proposed connection to the south provides no benefit to the project, and the likelihood of West Lake Houston Parkway being extended across Caney Creek and Peach Creek is remote.

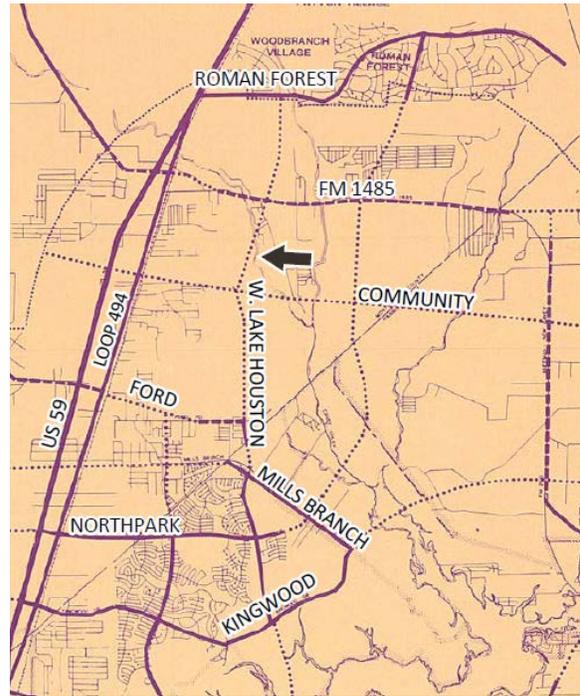
The applicants indicates that Lennar Homes of Texas will provide access for its future residents within the Tavola community via Roman Forest Boulevard and the future east-west collector to the 1-69/US 59 frontage road. Thus the referenced segment of Lake Houston Parkway would only serve and benefit areas outside of the Houston's extraterritorial jurisdiction (ETJ) while providing no transportation benefit to either Tavola or the City of Houston.

The current alignment for Major Thoroughfare West Lake Houston Parkway first appeared on the City Major Thoroughfare and Freeway Plan (MTFP) in 1969. This alignment extended from CE King Parkway to FM 1485. In 1980, West Lake Houston Parkway was extended to Roman Forest Boulevard and the alignment has not changed since then.

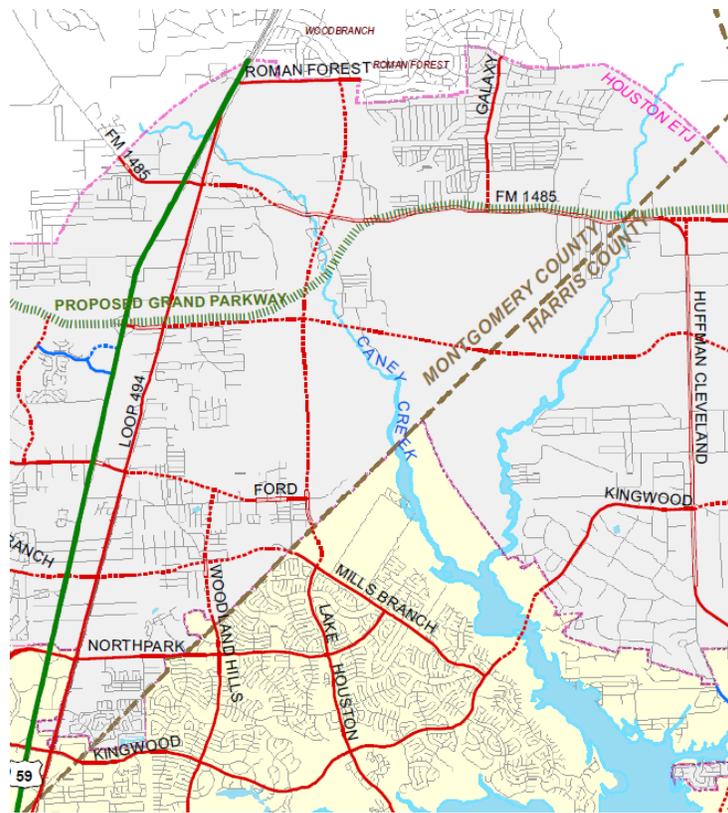
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1969 MTFP



1980 MTFP



2012 MTFP

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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 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.

Year	Population (Persons/Acre)	% Change	Households (Households/Acre)	% Change	Jobs (Jobs/Acre)	% Change
2010	0.7		0.2		0.2	
2015	0.8	8.4%	0.3	12.0%	0.2	0.8%
2020	0.8	8.7%	0.3	10.2%	0.2	5.3%
2025	1.3	50.0%	0.5	62.9%	0.2	17.6%
2030	1.8	40.9%	0.8	59.2%	0.3	9.6%
2035	2.2	22.1%	1.0	30.6%	0.3	0.1%
Change (2010 to 2035)	1.4	203.9%	0.8	317.7%	0.1	37.0%
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 12,921 acres around the proposed amendment. Population projections do not include projections for group housing.

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 9,186 to 27,916 (18,730 persons), or 203%. The number of persons per acre is projected to increase from approximately 0.7 to approximately 2.2. During the same period, H-GAC estimates that the total jobs in the subject area will increase from 2,486 to 3,407 (921 jobs), or 37%. The number of jobs per acre is projected to increase from approximately 0.2 to 0.3.

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Expressed in percentages, the subject area's population growth is expected to be more than the Houston ETJ's (203% vs. 53%), and the area's job growth is less than the Houston ETJ's (32% vs. 85%).

Land Use and Platting Activity:

The single family residential subdivision of Friendswood New Caney represents the majority of the platting activity in this area for the period 2009- 2012. Of the 1,043.9 acres included within the boundary of the General Plan (GP) only 46.3 acres (126 lots) were platted.

Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (ac)	No. of Lots
Tavola GP	31-Jan-13	257E	General Plan	1043.9	
Tavola Sec 1	31-Jan-13	257E	SF Residential (public street)	6.2	
Tavola Sec 2	13-Jan-13	257J	SF Residential (public street)	11.4	32
Tavola Sec 3	31-Jan-13	257J	SF Residential (public street)	14.5	49
Tavola Sec 4	31-Jan-13	257J	SF Residential (public street)	14.1	45
Family Dollar Store New Caney	13-Dec-12	256L	Commercial	2.2	

Right-Of-Way (ROW) Status:

West Lake Houston Parkway is proposed 4-lane thoroughfare with a 100' ROW extending north of Mills Branch in the Kingwood area to Roman Forest Boulevard. The portion considered for deletion extends from FM 1845 to Roman Forest Boulevard. East of West Lake Houston, Galaxy/Deer Run is the north-south thoroughfare which extends north of FM 1485. Galaxy is a 2-lane divided roadway that does not currently extend to FM 1485.

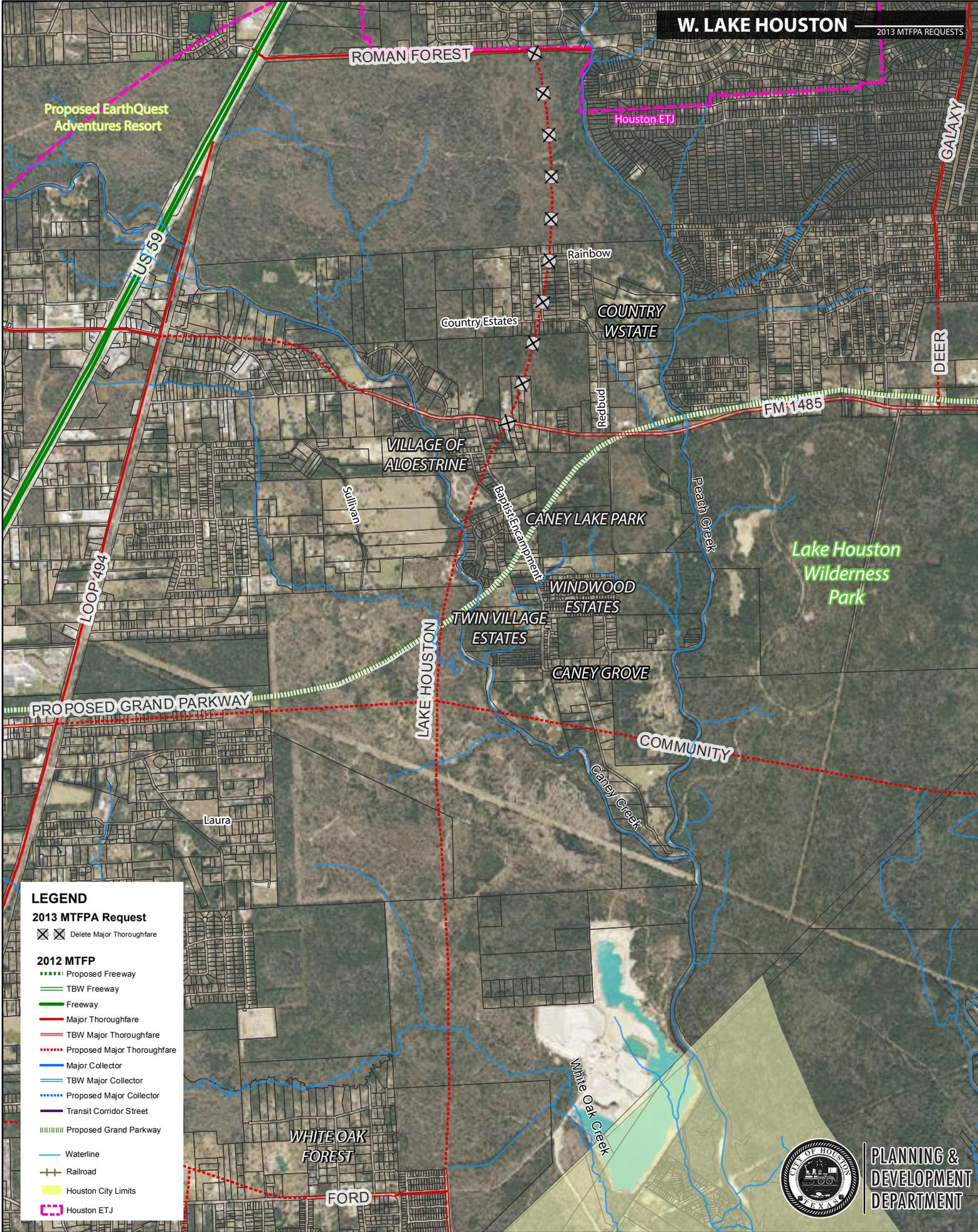
Street	From	To	Classification	Status	Direction
W. Lake Houston	Ford	Community	T-4-100	Proposed	N-S
W. Lake Houston	Community	FM 1485	T-4-100	Proposed	N-S
W. Lake Houston	FM 1485	Roman Forest	T-4-100	Proposed	N-S
Loop 494	Community	US 59	T-4-100	Sufficient width	N-S
Deer Run/Galaxy	FM 1485	Coach Light	T-4-100	Proposed	N-S
Deer Run/Galaxy	Coach Light	Applan Way	T-4-100	Sufficient width	N-S
Roman Forest	US 59	W. Lake Houston	T-4-100	Sufficient width	E-W
Roman Forest	East of Lake Houston	Deer Run/Galaxy	Local	NA	E-W
FM 1485	Loop 494	FM 1485 Road	T-4-100	Proposed	E-W
FM 1485	FM 1485 Road	W. Lake Houston	T-4-100	To be widened	E-W
FM 1485	Lake Houston	Deer Run/Galaxy	T-4-100	To be widened	E-W
Community	Loop 494	W. Lake Houston	T-4-100	Proposed	E-W
Community	Lake Houston	Rod And Gun Club	T-4-100	Proposed	E-W

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Spacing:

West Lake Houston Parkway is spaced approximately 1.5 mile east of Loop 494 and two miles west of Deer Run Lane/Galaxy Boulevard which does not extend south of FM1485. The corridor transcends Ford Road, Community Drive, FM 1485 and Roman Forest Boulevard which are spaced between 2.25 to 1.5 miles apart.

Street	From	To	Classification	Direction	Spacing
W. Lake Houston	Ford	Community	T-4-100	N-S	2.25 mile
W. Lake Houston	Community	FM 1485	T-4-100	N-S	1.75 mile
W. Lake Houston	FM 1485	Roman Forest	T-4-100	N-S	1.36 mile
Loop 494	Community	FM 1485	T-4-100	N-S	1.85 mile
Loop 494	FM 1485	US 59	T-4-100	N-S	1.00 mile
Deer Run/Galaxy	FM 1485	Coach Light	T-4-100	N-S	0.50 mile
Deer Run/Galaxy	Coach Light	Applan Way	T-4-100	N-S	1.50 mile
Roman Forest	US 59	W. Lake Houston	T-4-100	E-W	1.30 mile
Roman Forest	East of Lake Houston	Deer Run/Galaxy	NA	E-W	2.70 mile
FM 1485	Loop 494	FM 1485 Road	T-4-100	E-W	1.00 mile
FM 1485	FM 1485 Road	W. Lake Houston	T-4-100	E-W	0.70 mile
FM 1485	Lake Houston	Deer Run/Galaxy	T-4-100	E-W	2.00 mile



Proposed EarthQuest Adventures Resort

Houston ETJ

GALAXY

DEER

US 59

LOOP 494

ROMAN FOREST

Rainbow

Country Estates

COUNTRY WSTATE

FM 1485

VILLAGE OF ALOESTRINE

Sullivan

CANEY LAKE PARK

WINDWOOD ESTATES

TWIN VILLAGE ESTATES

CANEY GROVE

Lake Houston Wilderness Park

LAKE HOUSTON

COMMUNITY

PROPOSED GRAND PARKWAY

Laura

Caney Creek

LEGEND

2013 MTFPA Request

✕ ✕ Delete Major Thoroughfare

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

Waterline

Railroad

Houston City Limits

Houston ETJ

WHITE OAK FOREST

FORD

White Oak Creek



PLANNING & DEVELOPMENT DEPARTMENT

Miles



0 0.5 1