

PUBLIC HEARING 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.

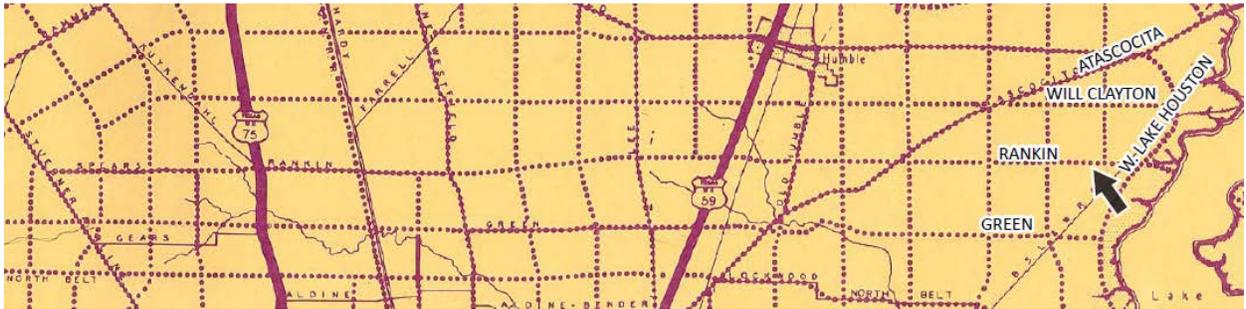
APPLICANTS JUSTIFICATION and HISTORY:

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.

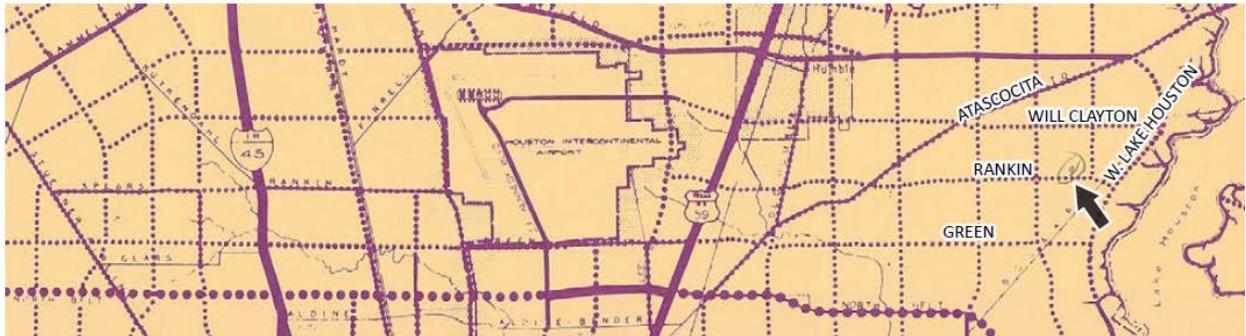
Rankin Road has been on the Major Thoroughfare and Freeway Plan (MTFP) since 1957. The 1957 MTFP shows Rankin Road traversing 16 miles from Stuebner Airline Road to West Lake Houston Parkway. In 1964, the Intercontinental Airport was displayed on the MTFP and Rankin was deleted between Lee Road and Aldine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

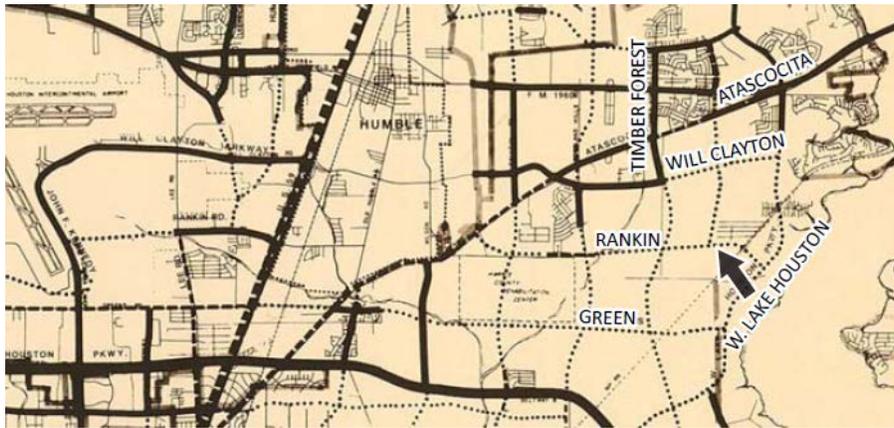
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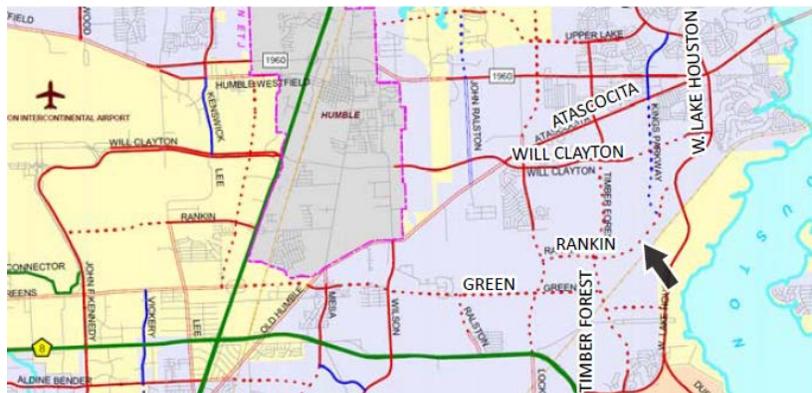
1957 MTFP



1964 MTFP



1992 MTFP



2003 MTFP

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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.

To compare the result between 2000 and 2010 Census, the subject area’s population grew by 304% from 6,091 to 24,611 which demonstrates a percent change significantly higher than that of Harris County’s growth (20%).

Year	Population (Persons/Acre)	% Change	Households (Households/Acre)	% Change	Jobs (Jobs/Acre)	% Change
2010	3.8		1.2		0.6	
2015	4.4	16.0%	1.5	21.4%	0.7	20.3%
2020	5.1	16.1%	1.8	19.1%	1.0	46.2%
2025	5.4	6.4%	1.9	8.0%	1.1	7.6%
2030	5.7	5.1%	2.1	7.1%	1.1	0.2%
2035	5.7	1.1%	2.1	1.8%	1.1	0.2%
Change (2010 to 2035)	2.0	52.3%	0.9	70.1%	0.5	90.2%
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 2 Traffic Analysis Zones (TAZ) encompassing approximately 6,535 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 24,608 to 37,466 (12,858 persons), or 52%. The number of persons per acre is projected to increase from approximately

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3.0 to approximately 4.6. During the same period, H-GAC estimates that the total jobs in the subject area will increase from 3,857 to 7,336 (3,479 jobs), or 90%. The number of jobs per acre is projected to increase from approximately 0.6 to 1.1.

Expressed in percentages, the subject area's population growth is expected to be slightly more than the Houston ETJ's (52% vs. 53%), and the area's job growth is more than the Houston ETJ's (90% vs. 85%).

Land Use and Platting Activity:

The general area west of Lake Houston is predominantly being developed as low density single-family residential subdivision. Atascocita Forest and Eagle Springs (985 acres) are two large single-family residential subdivisions north of Rankin Road. In the last decade Waters Edge (304 acres) and Lakeshore (440 acres) subdivision have developed along West Lake Houston. Additionally new residential subdivisions like Lakewood Pines (390 acres) and Bridges of Lake Houston (329 acres) are proposed along West Lake Houston.

Single family residential subdivisions to the east of the proposed MTFP amendment for Rankin Road constituted the majority of the platting activity for the period 2009-2012. Of the 271.2 acres platted (not including General Plans (GP)) , 179.0 acres - the equivalent of 574 lots- occurred within the Lakeshore, Eagle Springs and Waters Edge subdivisions. An elementary school was also platted during the aforementioned time period. The entire length of the Rankin Road MTFP amendment request is included within the boundaries of the Project Lucy GP; of which four sections (197 lots on 80 acres) have been platted.

Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (ac)	No. of Lots
Project Lucy Sec 4	25-Apr-13	377G	SF Residential (public street)	9.5	32
Project Lucy Sec 3	25-Apr-13	377G	SF Residential (public street)	20.2	52
Project Lucy Sec 2	25-Apr-13	377L	SF Residential (public street)	26.7	72
Project Lucy Sec 1	25-Apr-13	377G	SF Residential (public street)	23.8	41
Project Lucy GP	25-Apr-13	377J	General Plan	991.5	
Waters Edge Sec 19	25-Oct-12	377L	SF Residential (public street)	0.9	4
Will Clayton Timber Square	11-Oct-12	377E	Unrestricted	1.4	
Waters Edge Sec 18	30-Aug-12	377L	SF Residential (public street)	8.0	35
Park Lakes North GP	16-Aug-12	376V	General Plan	607.5	
Eagle Springs Sec 47	5-Jul-12	377K	SF Residential (public street)	20.6	89
Waters Edge GP	10-May-12	377L	General Plan	304.4	
Waters Edge Sec 17	12-Apr-12	377L	SF Residential (public street)	22.7	64
Eagle Springs Water Well Site No. 3	29-Mar-12	377K	Other	0.3	
Timber Forest Drive South of Pinnacle Heights Lane STD	16-Feb-12	377J	SF Residential (public street)	0.9	
Eagle Springs Sec 29 partial replat no 1	2-Feb-12	377G	SF Residential (public street)	12.5	57
Lakeshore Sec 17	15-Oct-09	377L	SF Residential (public street)	15.3	26

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Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (ac)	No. of Lots
Lakeshore Sec 8 partial replat no 1	1-Oct-09	377P	SF Residential (public street)	1.4	9
Lakeshore Sec 12	17-Sep-09	377L	SF Residential (public street)	19.5	55
Lakeshore Sec 16	17-Sep-09	377L	SF Residential (public street)	13.9	41
Humble ISD Elementary School No. 26	25-Jun-09	377K	Public and Institutional	12.0	
Breakwater Path Dr from Lakeshore Lnd'g Dr to W Lake Houston Pkwy STD	25-Jun-09	377L	SF Residential (public street)	3.4	
Lakeshore GP	25-Jun-09	377L	General Plan	440.0	
Lakeshore Sec 18	25-Jun-09	377L	SF Residential (public street)	9.9	29
Eagle Springs Sec 36 replat no 1	16-Apr-09	377G	SF Residential (public street)	24.0	82
Lakeshore Sec 10	19-Mar-09	377L	SF Residential (public street)	26.1	83

Right-Of-Way (ROW) Status:

Rankin Road, between W. Lake Houston and Woodland Hills Drive, is currently a proposed 4-Lane Major Thoroughfare with a 100' ROW. The corridor connects proposed sections of Woodlands Hills – a 4-lane thoroughfare with 100' ROW, and West Lake Houston – a 6-lane principal arterial with 100' ROW.

Street	From	To	Classification	Status	Direction
Rankin	Woodland Hills	West Lake Houston	Major Thoroughfare	Proposed	E-W
Will Clayton	Woodland Hills	West Lake Houston	Major Thoroughfare	Sufficient width	E-W
Greens	Woodland Hills	West Lake Houston	Major Thoroughfare	Proposed	E-W
Woodland Hills	Will Clayton	Rankin	Major Thoroughfare	Sufficient width	N-S
Woodland Hills	Rankin	Greens	Major Thoroughfare	Proposed	N-S
Timber Forest	Will Clayton	Stone Rivers Lane	Major Thoroughfare	Sufficient width	N-S
Timber Forest	Stone Rivers Lane	Greens	Major Thoroughfare	Proposed	N-S
W Lake Houston	Will Clayton	Greens	P-6-100	Sufficient width	NS

Spacing:

The proposed segment of Rankin Road provides the only east-west connection in parallel with Will Clayton Parkway and Greens Road which are located 1.50 miles north and 0.80 south of Rankin Road. North-south corridors are spaced below or just over a mile of each other and include Woodland Hills Drive, Timber Forest Drive, and West Lake Houston Parkway.

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Street	From	To	Classification	Direction	Spacing
Rankin	Woodland Hills	Timber Forest	Major Thoroughfare	E-W	0.90 mile
Rankin	Timber Forest	West Lake Houston	Major Thoroughfare	E-W	1.34 mile
Will Clayton	Woodland Hills	Timber Forest	Major Thoroughfare	E-W	1.24 mile
Will Clayton	Timber Forest	West Lake Houston	Major Thoroughfare	E-W	1.63 mile
Greens	Woodland Hills	Timber Forest	Major Thoroughfare	E-W	1.10 mile
Greens	Timber Forest	West Lake Houston	Major Thoroughfare	E-W	0.96 mile
Woodland Hills	Will Clayton	Rankin	Major Thoroughfare	N-S	1.5 miles
Woodland Hills	Rankin	Greens	Major Thoroughfare	N-S	0.60 mile
Timber Forest	Will Clayton	Rankin	Major Thoroughfare	N-S	1.50 mile
Timber Forest	Rankin	Greens	Major Thoroughfare	N-S	0.80 mile
W Lake Houston	Will Clayton	Rankin	P-6-100	NS	0.88 mile
W Lake Houston	Rankin	Greens	P-6-100	NS	1.93 mile

RANKIN

2013 MTFPA REQUESTS

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.

