



PLANNING COMMISSION ACTION

2011-08 *Peek Road*

APPLICANT: Asakura Robinson Company

KEY MAP: 445 P, Q

JURISDICTION: ETJ, Harris County

LAMBERT: 4459

DISTRICT/PRECINCT: Pcnt. 3

PROPOSAL:

To delete Peek Road between Morton Road and Franz Road

SUMMARY:

Asakura Robinson Company on behalf of Riddle Holdings Ltd. requested an amendment to delete major thoroughfare Peek Road between Morton Road and Franz Road with the 2010 Major Thoroughfare and Freeway Plan (MTFP) Amendments. The Planning Commission deferred the proposed amendment at the request of City of Houston and Harris County staff to coordinating with adjoining property owners along Peek Road to evaluate solutions to maintain good public street circulation in the subject area. Staff's justification for the request was:

The planned location of the intersection of Peek Road and Morton Road is only 400 feet away from the planned interchange of Grand Parkway and Peek Road. Harris County Engineers Office and the City of Houston, Traffic Division of Public Works and Engineering are concerned about the traffic operation of the Peek Road interchange and Grand Parkway interchange at such a short distance from each other. The Travel Demand Model (TDM) projection for the year 2035 without the extension of Peek Road has an ADT of 30,325 for Morton between Peek and Grand Parkway. The projected ADT in 2035 along Peek Road west of the Grand Parkway between Morton and Franz is 20,534.

Since last year's deferral the Planning & Development Department has coordinated a number of meetings with Traffic Division of Public Works and Engineering, Harris County Public Infrastructure Department, Asakura Robinson Company, Perry Senn with Riddle Holdings Ltd., and R. G. Miller Engineers Inc. Robert Doley & Richard Rue representing Woodmere Development Co. Ltd. The discussion focused around addressing mobility concerns along the west side of Grand Parkway between Clay Road and Franz Road. A number of alternatives were evaluated and analyzed with the travel demand model. During the April 20th meeting the group reached consensus on the following alternative:

1. Realign major thoroughfare Peek Road to be extended into proposed Grand Parkway north of Morton Road.
2. Align a new proposed major collector as an 80' ROW street between major thoroughfare Peek Road and Morton Road.
3. Extend proposed major collector as a 70' ROW street from Morton Road to Franz Road. This alignment will align with existing 60' ROW for Arbor Park Drive in Forbidden Gardens Subdivision.

In May 2011 TBG Partners, the applicant for Forbidden Gardens, submitted a replat for the subject property. The Planning Department coordinated with applicant to ensure that 60' ROW corridor is preserved with the proposed replat.



PLANNING COMMISSION ACTION

STAFF RECOMMENDATION:

1. Realign major thoroughfare Peek Road to be extended to proposed Grand Parkway frontage lanes, north of Morton Road.
2. Delete the remaining major thoroughfare Peek Road between Morton Road and Franz Road
3. Add major collector (Peek Ridge Road) as an 80' ROW street between major thoroughfare Peek Road and Morton Road through the Morton Creek Ranch development.
4. Add major collector (Peek Ridge Road) as a 70' ROW street between Morton Road and Franz Road.

STAFF JUSTIFICATION:

The proposed extension of Grand Parkway north of Franz Road impacts the current alignment of Peek Road between Morton Road and Franz Road. The existing alignment north of Morton Road is only 400' apart from the proposed Grand Parkway and Morton Road interchange. The projections from Travel Demand Model indicate that the segment of Morton Road between Peek Road and Grand Parkway would carry significant volume of traffic potentially causing the intersections to fail due to significant delays.

The proposed realignment of Peek Road to the Grand Parkway and the addition of a proposed major collector west of the Grand Parkway addresses the mobility concerns identified above by distributing the traffic to the west. The proposed extension of Peek Road to the Grand Parkway will allow south-bound traffic to use the frontage road along the Grand Parkway, south of Morton Road. North-bound traffic would use proposed major collector north of Franz Road to connect to Peek Road. The proposed intersection of the major collector along Morton is approximately 2,000' from the Grand Parkway interchange. Additionally the proposed collector street will preserve north-south circulation west of the Grand Parkway.

PLANNING COMMISSION ACTION:

1. Realign major thoroughfare Peek Road to be extended to proposed Grand Parkway frontage lanes, north of Morton Road.
2. Delete the remaining major thoroughfare Peek Road between Morton Road and Franz Road
3. Add major collector (Peek Ridge Road) as an 80' ROW street between major thoroughfare Peek Road and Morton Road through the Morton Creek Ranch development.
4. Add major collector (Peek Ridge Road) as a 70' ROW street between Morton Road and Franz Road.

Mobility

Thoroughfares in the study area were historically planned as a one mile grid. However, over the years the spacing between the north-south thoroughfares has increased. Portion of Porter Road south of Morton was deleted in 1982. Also portion of Peek Road south of Franz road was replaced by the Grand Parkway. With the requested deletion of Peek Road, Mason Road and Katy Hockley Cut Off would become the primary the north-south thoroughfare between Morton



PLANNING COMMISSION ACTION

and IH 10. Additionally only a few local streets like Porter and Elrod Road provide north-south local street connections between these thoroughfares.

The travel demand model results for with and without Peek Road between Morton and Franz, in the year 2035, are identified in exhibit A. The results indicate that if Peek Road is extended to Franz as a major thoroughfare it will carry an Average Daily Traffic (ADT) of approximately 20,500. However, if Peek road is terminated at Morton road the intersection portion of Morton between Peek Road and Grand Parkway would have a projected ADT of 20,325. The ADT on the main lanes of Grand Parkway between Morton and Franz increases from 56,812 to 63,021 trips. The ADT on the south bound feeder lane in this section increases from 4,563 to 8,605. Katy Hockley Cutoff between Morton and Franz reflects a significant increase in ADT.

The alignment consensus reached by the stakeholders was also modeled for the year 2035. The proposed major collector street would be spaced approximately 1.5 miles west of Mason Road and 1.7 miles east of Katy Hockley Cut Off Road. The scenario also included a frontage road along the west side if the Grand Parkway between Clay and Morton Road. The map exhibit B and the table below provided a comparison with and without the proposed collector street between Morton Road and Franz Road. The proposed collector street between Morton and Franz would carry an ADT of approximately 17,823 in 2035. Without the collector street the ADT projections on Katy Hockley Cut Off increases from 15,697 to 19,337. The ADT on the south bound feeder road along Grand Parkway also increases from 5,197 to 9,865.

Average Daily Traffic comparison with & without proposed Major Collector (MC) and the proposed extension Peek Road to Grand Parkway.

STREET	SEGMENT	Without MC	With MC	% Change with MC
		2035	2035	
Franz	Mason to Grand Pkwy	15,238	14,928	-2%
Franz	Grand Pkwy to Peek	N/A	24,606	N/A
Franz	Peek to Katy Hockley Cut Off	N/A	22,173	N/A
Franz	Grand Pkwy to Katy Hockley Cut Off	17,697	N/A	-100%
Morton	Mason to Grand Pkwy	11,126	11,509	3%
Morton	Grand Pkwy to Peek	30,325	22,952	-24%
Morton	Peek to Porter	19,375	22,044	14%
Morton	Porter to Katy Hockley Cut Off	7,616	5,121	-33%
Clay	Mason to Porter	21,149	21,916	4%
Clay	Peek to Porter	16,041	15,464	-4%
Clay	Porter to Katy Hockley Cut Off	14,058	15,473	10%
Mason	Franz to Morton	25,674	25,520	-1%
Mason	Morton to Clay	27,194	27,162	0%
Grand Pkwy	Franz to Morton	63,021	56,812	-10%
Grand Pkwy	Morton to Stockdick School	51,060	46,602	-9%
Peek	Franz to Morton	N/A	20,534	N/A
Peek	Morton to Clay	10,950	15,923	45%

Peek Rd.

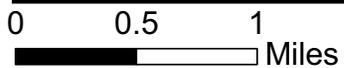
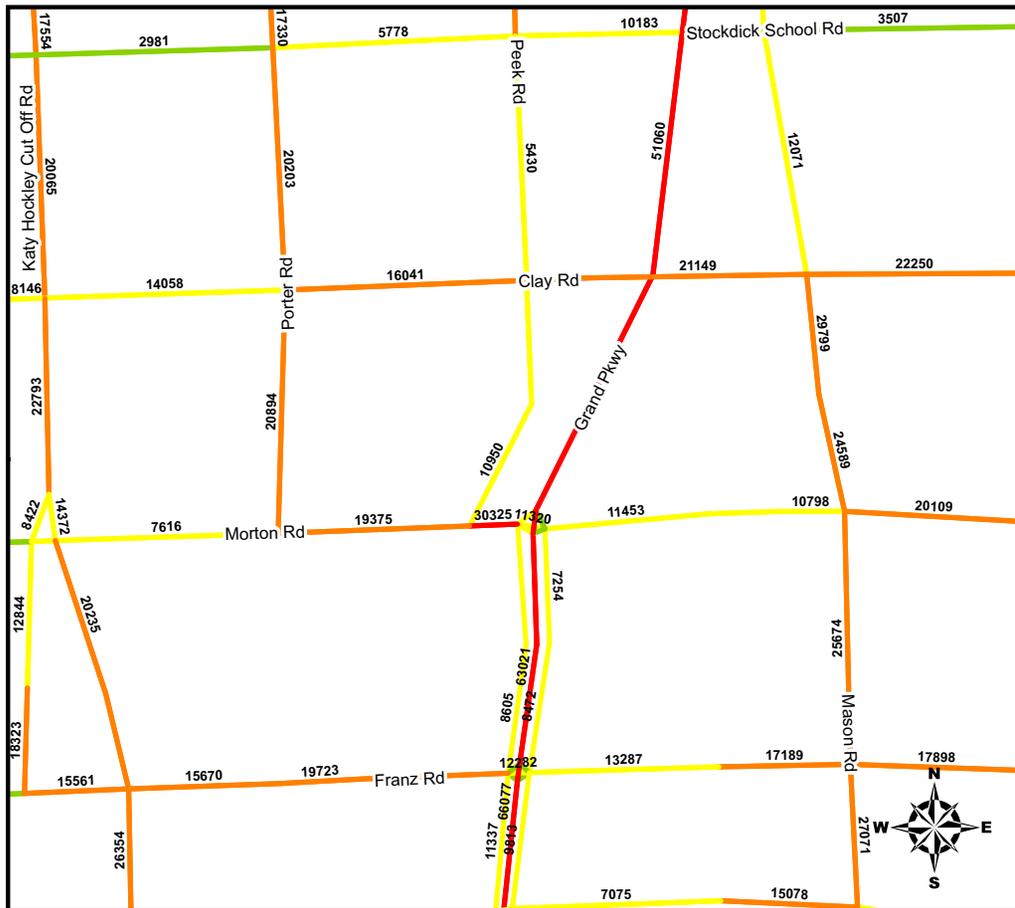
Average Daily Traffic 2035

Exhibit A

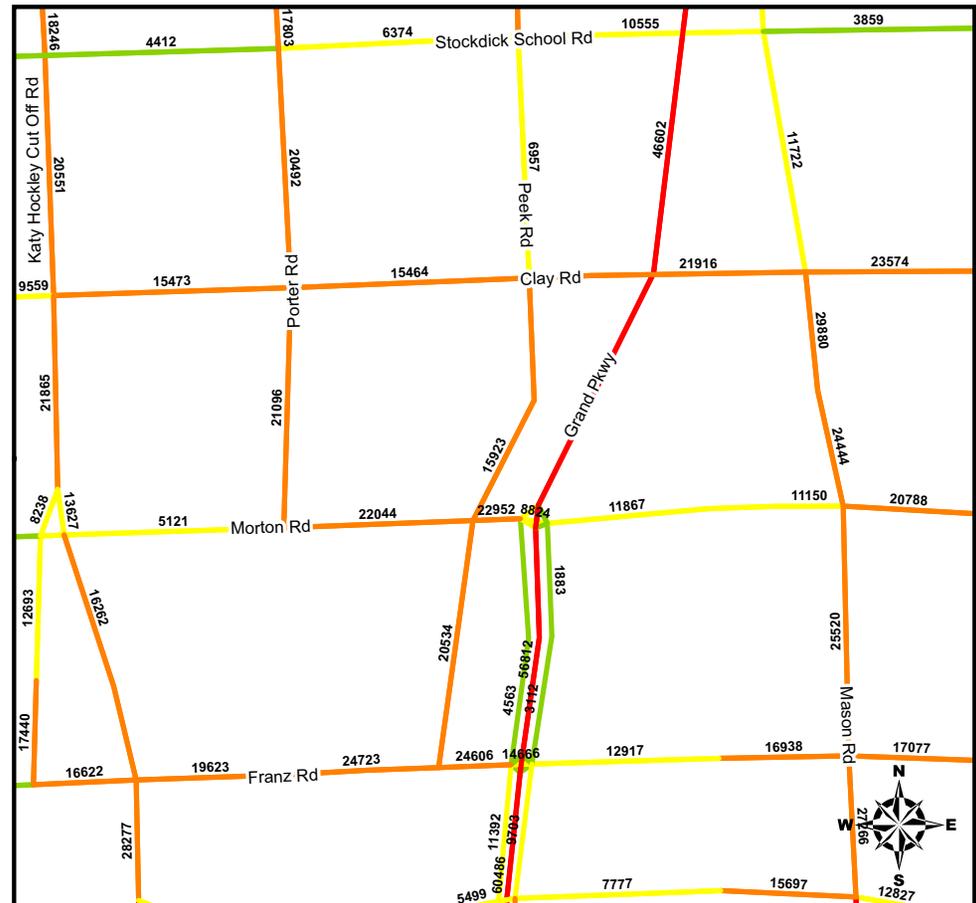
ADT



Without Peek Road



With Peek Road



Planning & Development Department



PLANNING COMMISSION ACTION

Peek	Clay to Stockdick School	5,430	6,957	28%
Porter	Morton to Clay	20,894	21,096	1%
Katy Hockley Cut Off	Franz to Morton	20,235	16,262	-20%
Katy Hockley Cut Off	Morton to Clay	22,793	21,865	-4%

Average Daily Traffic Comparison with & without 2035 Peek (final Recommendation)

STREET	SEGMENT	Without Peek	With Peek	% Change with Peek
		2035	2035	
Franz	Mason to Grand Pkwy	15,465	15,067	-3%
Franz	Grand Pkwy to Peek	N/A	25,806	N/A
Franz	Peek to Katy Hockley Cut Off	N/A	20,784	N/A
Franz	Grand Pkwy to Katy Hockley Cut Off	18,707		-100%
Morton	Mason to Grand Pkwy	9,829	9,840	0%
Morton	Grand Pkwy to Peek	18,787	13,176	-30%
Morton	Peek to Porter	18,752	19,743	5%
Morton	Porter to Katy Hockley Cut Off	7,709	4,217	-45%
Clay	Mason to Grand Pkwy	24,702	24,963	1%
Clay	Grand Pkwy to Peek	15,377	16,210	5%
Clay	Peek to Porter	16,573	15,534	-6%
Clay	Porter to Katy Hockley Cut Off	13,664	13,589	-1%
Mason	Franz to Morton	25,243	24,645	-2%
Mason	Morton to Clay	27,281	27,055	-1%
Grand Pkwy	Franz to Morton	64,751	64,660	0%
Grand Pkwy	Morton to Clay	55,420	55,307	0%
Grand Pkwy	Clay to Stockdick School	52,175	52,195	0%
Peek	Franz to Morton	N/A	17,823	N/A
Peek	Morton to T Intersection	5,240	8,415	61%
Peek	T intersection to Clay	13,089	15,669	20%
Peek	T intersection to Grand Pkwy	7,843	7,188	-8%
Peek	Clay to Stockdick School	5,666	7,077	25%
Porter	Morton to Clay	15,094	15,752	4%
Katy Hockley Cut Off	Franz to Morton	19,337	15,697	-19%
Katy Hockley Cut Off	Morton to Clay	22,148	21,435	-3%

Peek Rd.

Average Daily Traffic 2035

Exhibit B

ADT

0 - 1500 1501 - 5000 5001 - 15000 15001 - 30000 30001 - 321339

Without Peek Road



With Peek Road





2011 MTFPA Requests

Peek Rd.

- Realign Major Thoroughfare
- ⊗⊗⊗ Delete Major Thoroughfare
- Add Major Collector

MTFP 2010

- ▬▬▬ 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

KATY HOCKLEY CUT OFF

PORTER

CLAY

PEEK

PROPOSED GRAND PKWY

WESTGREEN

Morton Creek Ranch

Waterstone

Westland Creek Village

MORTON

Morton Crossing

Morton Creek Ranch

Williamschase

MASON

Porter

Williamsburg Parish

Williamsburg Colony

Forbidden Gardens

FRANZ

GRAND PKWY

