



REPORT

2011-08 Peek Road Street

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.



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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 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.



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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	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%

Peek Rd.

Average Daily Traffic 2035

Exhibit A

ADT



Without Peek Road



With Peek Road





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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

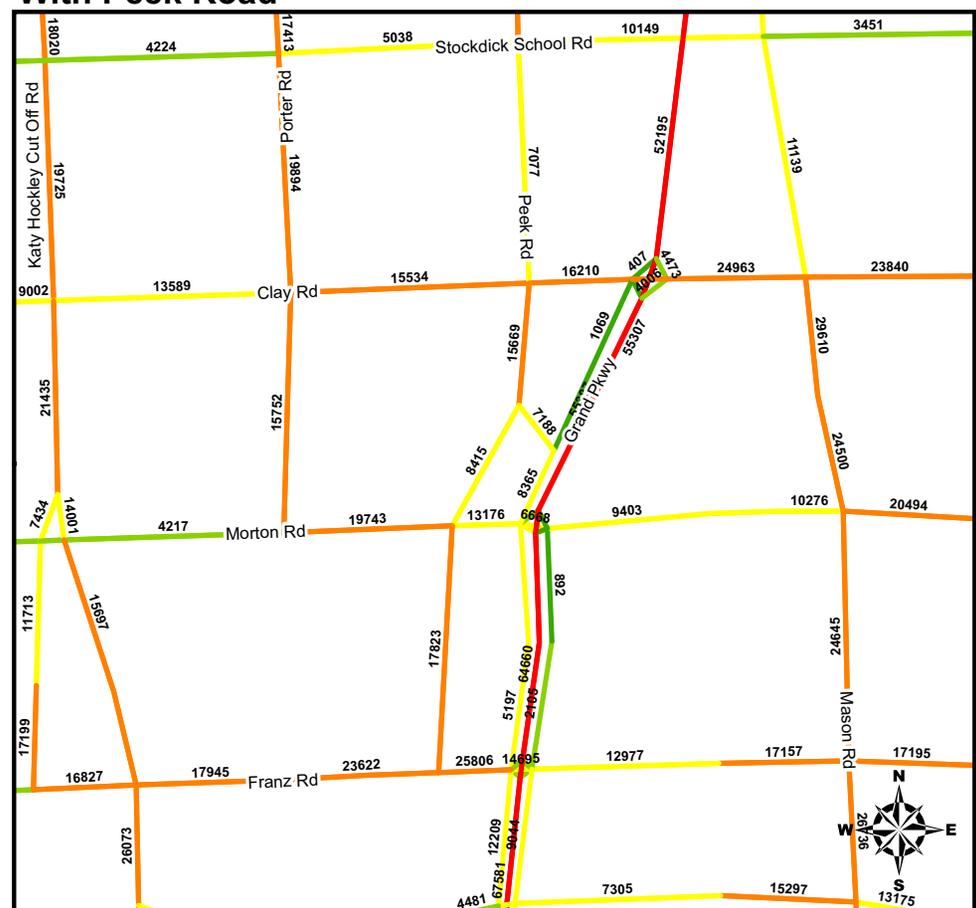
ADT

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

Without Peek Road



With Peek Road



Planning & Development Department



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

Elrod

WESTGREEN

MORTON

Morton Creek Ranch

Waterstone

Westland Creek Village

Morton Crossing

Morton Creek Ranch

Williamschase

MASON

Porter

Williamsburg Parish

Williamsburg Colony

Forbidden Gardens

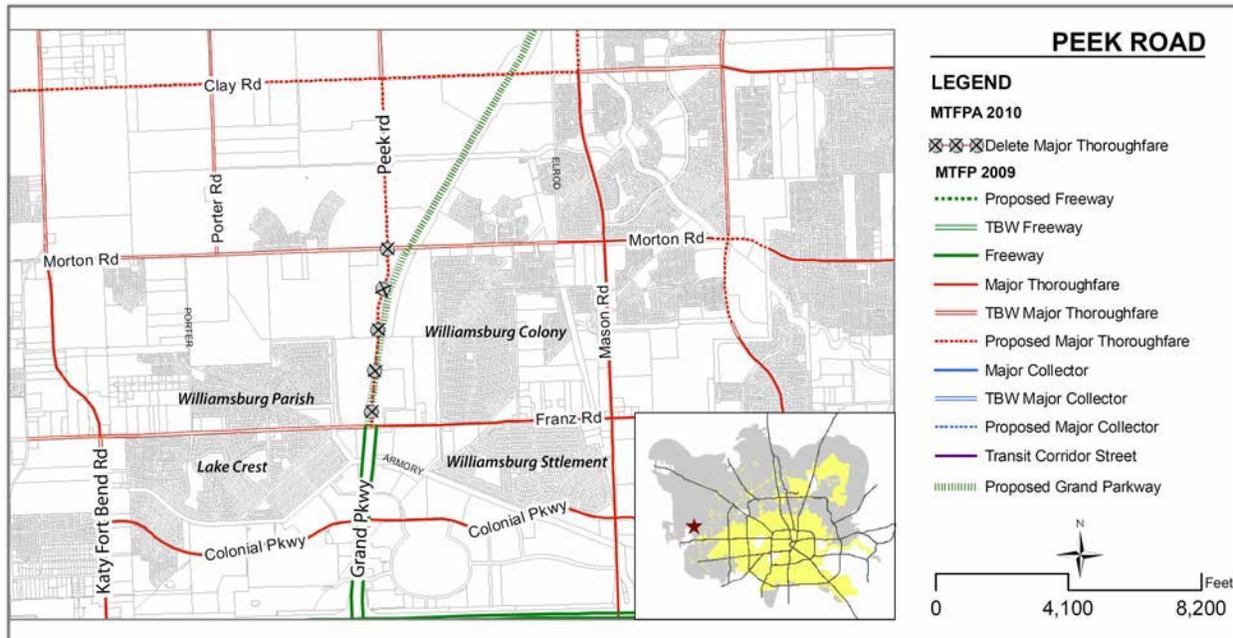
FRANZ

GRAND PKWY



PLANNING COMMISSION ACTION

2010-02 Peek Road



APPLICANT: Asakura Robinson Company

KEY MAP: 445 P & Q

JURISDICTION: ETJ, Harris County

LAMBERT: 4459

DISTRICT/PRECINCT: County Pct. 3

PROPOSAL:

To delete Peek Road between Morton Road and Franz Road

APPLICANT JUSTIFICATION:

Riddle Holdings Ltd. is requesting an amendment to delete major thoroughfare Peek Road between Morton Road and Franz Road. The alignment of the proposed Peek Road between Franz Road and Morton Road was first established as a major thoroughfare in the year 1972. Grand Parkway and proposed Peek Road alignments currently overlap for 1.05 mile on the 2009 MTFP. Applicant is requesting the amendment due to impending public and private development plans for the Riddle Holdings Ltd. 148.4 acre parcel. The parcel would be subdivided in to the proposed Grand Parkway Segment E, single family residential lots, and unrestricted reserves. Harris County has purchased 26.2 acres of Grand Parkway 400' wide right-of-way (ROW) from Riddle Holding Ltd. and concurrently released 5.629 acres of the Peek Roads 100' wide ROW south of Morton Road to Riddle Holdings Ltd. The Grand Parkways Association's schedule year for letting the construction of Segment E is 2011. This plan provides mobility and accessibility to the people who reside and work in this general area. Public street access is provided by two-13' feeder lanes north-bound and southbound along this segment of the Grand Parkway. The Grand Parkway main lanes configuration transition from

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three-12' lanes each direction to two-12' lanes each direction through this segment. Ingress and egress ramps are provided at both Franz Road and Morton Road intersections. This amendment proposes to allow Peek Road to terminate at Morton Road. The intersecting spacing is approximately 460' between the 100' Peek Road ROW and the 400' Grand Parkway ROW on the north side of Morton Road. The proposed configuration would be similar to Peek Road at Kingsland Boulevard south of IH 10.

STAFF RECOMMENDATION:

Defer the proposed amendment to a later Planning Commission meeting.

JUSTIFICATION:

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. The City of Houston and Harris County staff is currently coordinating with adjoining property owners along Peek Road to evaluate solutions to maintain good public street circulation in the subject area.

PLANNING COMMISSION ACTION:

Defer the proposed amendment to a later Planning Commission meeting.

FACTORS ASSESSED:

1. History

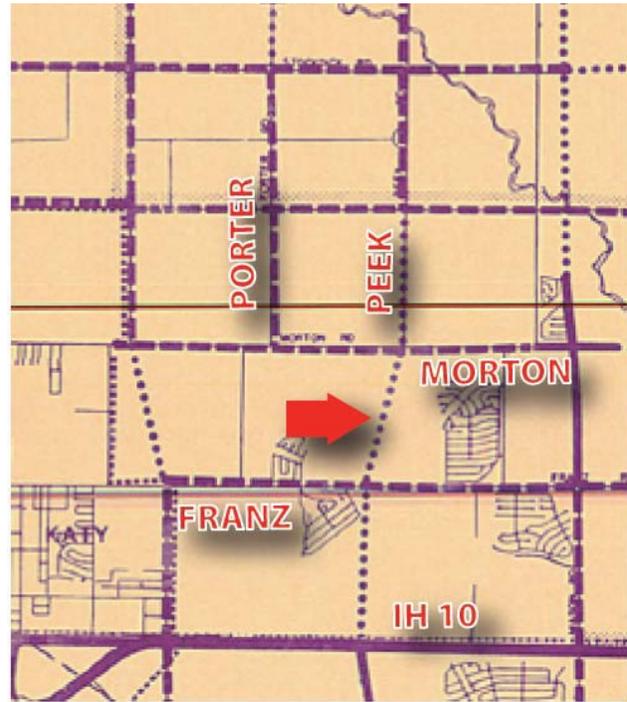
Peek Road, within the City of Houston's ETJ, was first reflected on the 1972 Major Thoroughfare and Freeway Plan (MTFP). The map also identifies a major thoroughfare alignment along Porter Road, being the extension of Katy Fortbend Road, west of Peek Road. A to-be-determined corridor along Mason Road east of the Peek Road alignment, first included in 1966, is also reflected on the 1972 MTFP. In 1976 the Porter Road major thoroughfare alignment stopped at IH 10 and Katy Fortbend Road was realigned west of Porter Road. The same year the to-be-determined corridor is replaced by major thoroughfare Mason Road and is added again to the MTFP by the Planning Commission in 1984 as proposed Grand Parkway (alignment is conceptual in nature).

In 1980 major thoroughfare Porter Road is deleted between Morton and IH 10. Park Row Drive east of Katy-Fort Bend Road is added to the 1982 MTFP. The Grand Parkway alignment between Kingsland Boulevard and Franz Road is aligned along Peek Road in 1988. The major thoroughfare alignments in the general area are not amended until 2006 when Mason Road between Clay Road and West Road is realigned eastward to be separated from the Grand Parkway alignment.

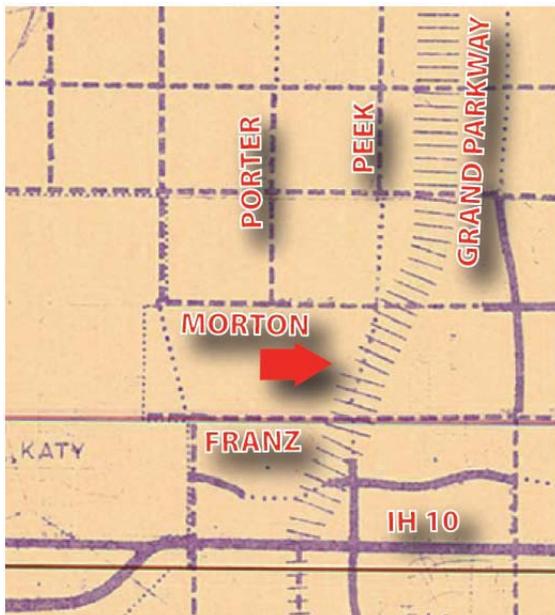
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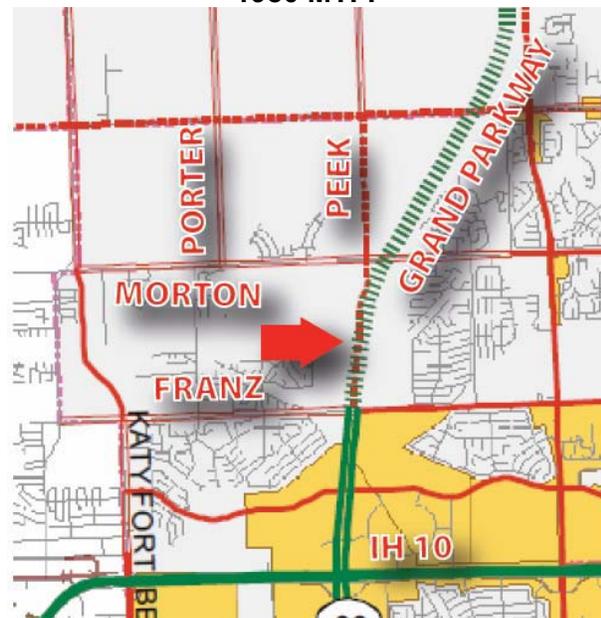
1972 MTFP



1980 MTFP



1984 MTFP



2009 MTFP

2. Population & Employment Projections

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Texas is one of the fastest growing states in the nation, and Harris County is the fastest growing county in the state¹. Today, more than 2.2 million people live in the City of Houston and another 700,000 live in the City's ETJ. Houston and its ETJ's rich employment sector are home to more than 1.7 million jobs, making it the state's most populous and robust economic center.

One of the greatest challenges to Houston's mobility is that by 2035, more than 870,000 new residents are projected to live outside the City limits in the ETJ while the major thrust of employment growth is within the City limits. The distance between population and employment centers will result in more travel, greater time traveling, and longer travel delays.

While the ETJ is growing, the City will also be taking in an additional 550,000 new residents. The most notable population growth occurs inside Loop 610. This growth 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 by 7,528 persons from 9,214 to 16,742 representing an 81.7% increase. Persons per acre are projected to increase from approximately 1.63 to approximately 2.97. During the same period H-GAC estimates that total jobs in the subject area will increase by 869 from 1,282 to 2,150 (67.8%). Jobs per acre are projected to increase from approximately 0.23 to 0.38.

Expressed in percentages, the subject area's population growth is expected to be more than the City of Houston's (81.7% versus 22.6%), and the area's job growth is expected to be more than the City's (67.8% versus 34.0%).

Peek Rd. Study Area*	Year	Population (Persons/Acre)	% Chg	Jobs (Jobs/Acre)	% Chg	Households (HH/Acre)	% Chg
	2010	1.63		0.23		0.60	
	2015	1.77	8.3%	0.27	19.9%	0.67	10.9%
	2020	2.04	15.3%	0.34	24.1%	0.78	16.5%
	2025	2.28	11.6%	0.36	6.0%	0.89	14.4%
	2030	2.66	17.1%	0.37	4.0%	1.04	16.9%
	2035	2.97	11.3%	0.38	2.3%	1.17	12.3%
Change (2010 - 2035)		1.33	81.7%	0.15	67.8%	0.57	94.0%
Change in City of Houston (2010 - 2035)			22.6%	34.0%			25.3%
Change in Houston's ETJ (2010 - 2035)			72.3%	69.2%			86.1%

Source: H-GAC's 2035 Regional Growth Forecast

* Data represents population, jobs, and households in 3 Traffic Analysis Zones (TAZ) encompassing approximately 5,645 acres around the proposed amendment. Population projections do not include projections for group housing.

1. Eschbach, Karl. "Population Change in Texas" Texas State Data Center. 2008
<http://txsdc.utsa.edu>. Accessed May, 2009.

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3. Platting Activity

Platting activity for the general area where the Peek Rd MTFP is being requested is single family residential in nature. Existing and built out subdivisions include Williamsburg Parish and Williamsburg Colony Subdivisions located north of Franz Road, and Williamsburg Hamlet and Williamsburg Settlement Subdivision located between Franz Road and Colonial Parkway.

Two additional residential subdivisions, Morton Creek Ranch Subdivision (520 acres) and Waterstone Subdivision (628 acres) are also located in the general area. Morton Creek Ranch Subdivision occupies the northwest corner of the proposed Peek Road-Morton Road intersection while the Waterstone Subdivision occupies the northeast corner the same intersection. From the period 2007 to present, only 74 acres of Morton Creek Ranch has been platted compared to 153 acres for Waterstone Subdivision.

Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (Acres)	No. of Lots
Morton Creek Ranch Sec 3 partial replat no 1	6-Aug-09	445K	SF Residential (public street)	8	46
Morton Creek Ranch Sec 2 partial replat no 1	6-Aug-09	445K	SF Residential (public street)	11	52
Morton Creek Ranch Sec 3	26-Jul-07	445K	SF Residential (public street)	17	104
Morton Creek Ranch Sec 2	10-May-07	445k	SF Residential (public street)	21	98
Morton Creek Ranch Sec 1	12-Apr-07	445K	SF Residential (public street)	17	93
Waterstone Sec 4	4-Feb-10	445L	SF Residential (public street)	29	104
Waterstone Sec 3	7-Jan-10	445L	SF Residential (public street)	22	69
Waterstone Sec 5	17-Jul-08	445M	SF Residential (public street)	33	123
Waterstone Sec 6	13-Dec-07	445M	SF Residential (public street)	19	51
Waterstone Sec 2	13-Dec-07	445M	SF Residential (public street)	28	29
Waterstone Sec 1	13-Dec-07	445L	SF Residential (public street)	23	111

4. Right-Of-Way Status

Peek Road running from Clay to Franz is identified as a proposed major thoroughfare. A portion of the right-of-way south of Morton Road was dedicated. However, Harris County abandoned this ROW for Grand Parkway segment E per the Harris County Toll Road Authority. The majority of the thoroughfares ROW are to be widened. Franz, between Peek to Mason, and Mason, between Morton and Franz, are labeled as having sufficient width.

Street	Segment	Classification	Status
Peek	Clay to Morton	Thoroughfare	To be acquired
Peek	Morton to Franz	Thoroughfare	To be acquired

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Morton	Katy Hockley cut off to Porter	Thoroughfare	To be widened
Morton	Porter to Peek	Thoroughfare	To be widened
Morton	Peek to Mason	Thoroughfare	To be widened
Franz	Katy Hockley cut off to Peek	Thoroughfare	To be widened
Franz	Peek to Mason	Thoroughfare	Sufficient Width
Mason	Morton to Franz	Thoroughfare	Sufficient Width

5. Major Thoroughfare Spacing

The east-west thoroughfares are spaced approximately a mile from each other. Colonial Parkway between IH 10 and Franz is spaced mid-block between the two thoroughfares. The north-south thoroughfare spacing north of Morton Road is approximately a mile, except around the Grand Parkway.

Street	From	To	Street Type	Direction	Spacing
Mason	Morton	Franz	Thoroughfare	north-south	1.04mi
Mason	Franz	Colonial	Thoroughfare	north-south	0.58mi
Katy Hockley Cut Off	Clay	Morton	Thoroughfare	north-south	1.00mi
Katy Hockley Cut Off	Morton	Franz	Thoroughfare	north-south	1.04mi
Katy Fort Bend	Franz	Colonial	Thoroughfare	north-south	0.50mi
Morton	Katy Hockley Cut Off	Porter	Thoroughfare	east-west	1.05mi
Morton	Porter	Mason	Thoroughfare	east-west	2.26mi
Franz	Katy Hockley Cut Off	Grand Pkwy	Thoroughfare	east-west	1.59mi
Franz	Grand Pkwy	Mason	Thoroughfare	east-west	1.41mi