



PRELIMINARY REPORT

2011-04 Mossy Oaks Road & Springwoods Village Parkway

APPLICANT: Walter P. Moore and Associates

KEY MAP: 291 H, M, R, 292 E, F, J

JURISDICTION: Harris County

LAMBERT: 5171, 5271

DISTRICT/PRECINCT: Pcnt. 4

PROPOSAL:

1. Realign Mossy Oaks Road between proposed Holzwarth Road and IH 45.
2. Add Springwoods Village Parkway as a major thoroughfare between IH 45 and Spring Stuebner Road

APPLICANTS JUSTIFICATION & HISTORY:

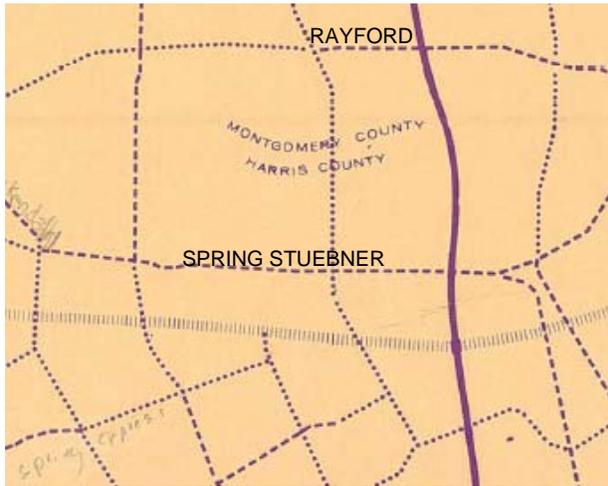
The subject area was first included on the Major Thoroughfare and Freeway Plan (MTFP) in 1966. Spring Stuebner and proposed FM 2920/Rayford Road are the east-west thoroughfares. Proposed Holzwarth/Sawmill and Gosling Road are the north-south thoroughfares west of IH 45. In 1972, the proposed extension of FM 2920 was deleted west of Gosling and proposed Shaw Road was terminated into Rayford Road extension to the north. In 1980, the proposed extension of FM 2920 was extended west of Gosling along Mossy Oaks Road south of Spring Creek to IH 45. In 1998, the Mossy Oaks Road alignment between Gosling and IH 45 was realigned and labeled as Rayford Road on the MTFP map. In 2007, the Planning Commission denied a request to delete Mossy Oaks between Gosling and Holzwarth Road. However, Mossy Oaks was reclassified as a major collector (70' ROW) and realigned to be moved outside of the flood plain.

The applicant on behalf of Springwoods Reality Company and its developer CDC Houston Inc. are requesting to realign major thoroughfare Mossy Oaks and add Springwoods Village Parkway through their subject property. The proposed Springwoods Village development will be a new master planned community in northern Harris County south of Spring Creek and west of IH 45. The proposed development plan includes the construction of a one mile long segment of Mossy Oaks Road by 2012. Portion of Springwoods Village Parkway would be constructed in 2011 and the remainder in 2013.

The proposed amendments would maintain the east-west mobility provided by Mossy Oaks Road and enhance connectivity between Spring Stuebner, IH 45 and Hardy Toll Road with the proposed Springwoods Village Parkway. The proposed Mossy Oaks Road alignment provides access to the new communities Town Center and healthcare district. The development also allows for the proposed extension of north-south major thoroughfare Holzwarth Road to Sawmill Road across Spring Creek. Access to the Grand Parkway from the proposed development will enhance mobility in the overall area.

The applicant has conducted a traffic study with 2025 as the horizon year for the complete development of the proposed Springwoods Village community. The model results indicate that intersections within the community will function with a Level of Service C. The applicant indicates that they have coordinated with Harris County and the state to ensure benefits to regional mobility with the proposed improvements. The community is also being designed to promote and encourage local pedestrian travel with trails and interconnected walkways. Accommodations for bicycles on and off street are also to be provided. The development plans for a future major multimodal transit center to allow for potential access to transit in the region.

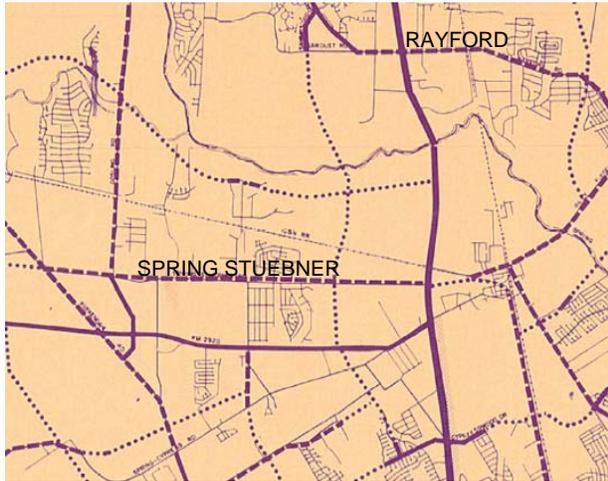
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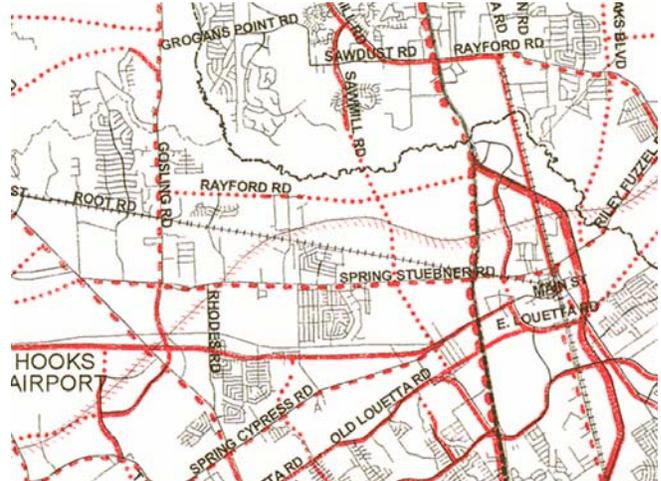
1966 MTFP



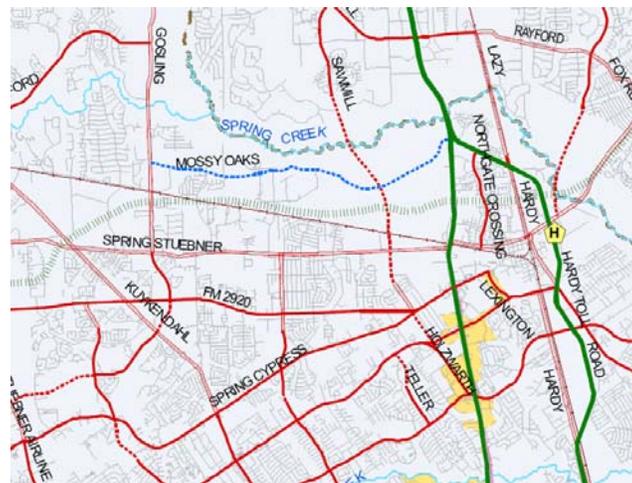
1972 MTFP



1980 MTFP



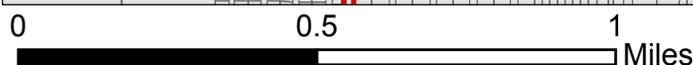
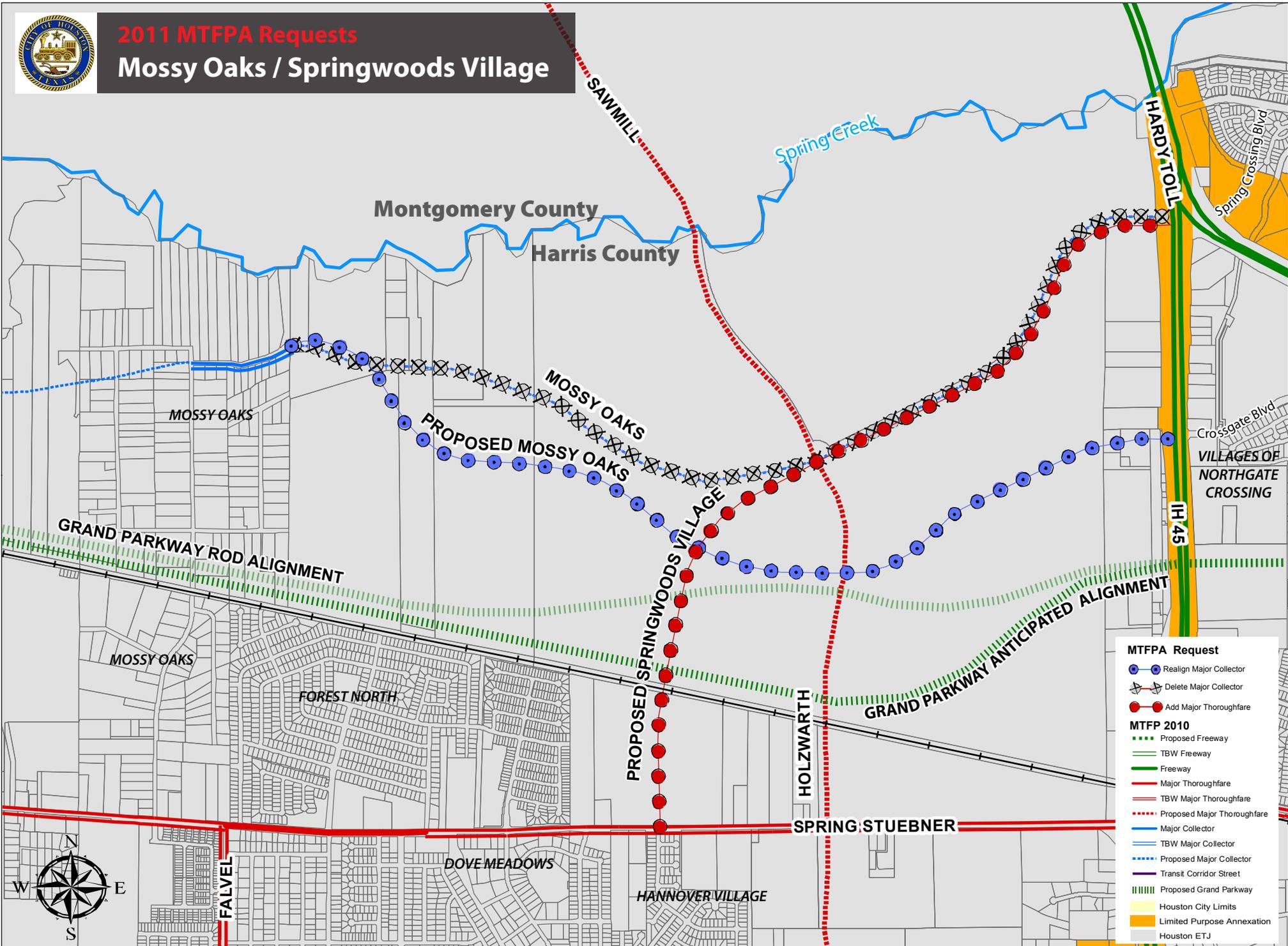
1998 MTFP



2007 MTFP



2011 MTFPA Requests Mossy Oaks / Springwoods Village



- MTFPA Request**
- Realign Major Collector
 - Delete Major Collector
 - Add Major Thoroughfare
- 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
 - Houston City Limits
 - Limited Purpose Annexation
 - Houston ETJ