



PRELIMINARY REPORT

2011-02 West Hardy (Segment 1)

APPLICANT: Kerry R. Gilbert & Associates, Inc.

KEY MAP: 332 M, R, V, 333 S, W
JURISDICTION: Houston ETJ, Harris County

LAMBERT: 5367
DISTRICT/PRECINCT: Pcnt. 4

PROPOSAL:

To delete West Hardy Road as a major collector between FM 1960 and East Richey Road

APPLICANTS JUSTIFICATION & HISTORY:

West Hardy Road was first added to the Major Thoroughfare and Freeway Plan (MTFP) in 1972. In 2003 the Planning Commission approved downgrading West Hardy Road between FM 1960 and Rankin Road to a major collector. Staffs justification was that the thoroughfare spacing in the general area would provide sufficient mobility to service the projected traffic volumes. Also the use of the Hardy Toll Road coupled with East Hardy Street and West Hardy Street would provide sufficient north-south mobility.

The applicant representing the Shami Enterprises, L.P., the owner of the planned light industrial development indicates West Hardy cannot function as a collector street due to physical impediments associated with the implementation of the roadway. A proposed extension will connect incompatible land uses and encourage cut-through traffic in an established residential community. The facts justifying the removal of West Hardy as a major collector street include:

The surrounding major thoroughfare network is established and is adequate in terms of spacing and continuity to serve the area.

Adjoining residential neighborhoods have adequate internal circulation and access without the connection of West Hardy to East Richey Road.

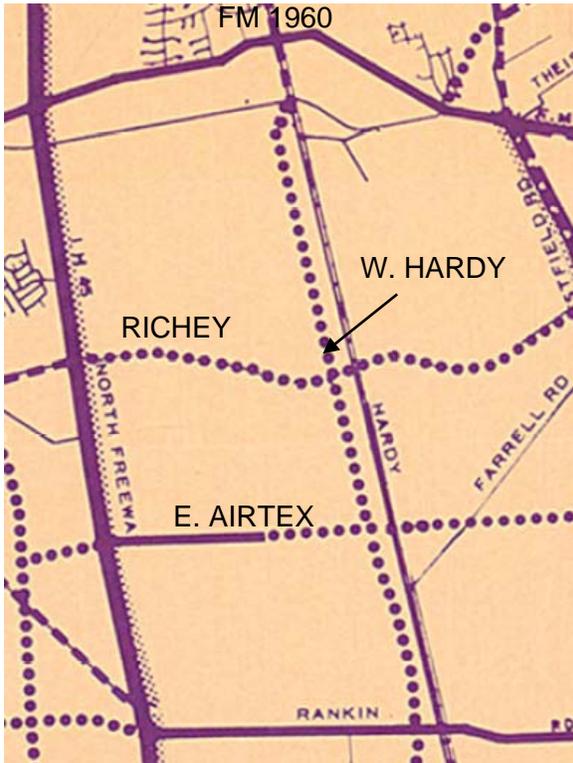
The extension of West Hardy to East Richey through the planned light industrial development would introduce undesirable traffic within the residential neighborhood.

A local street connection between Bammel Road and West Hardy Road would better serve the residential neighborhood.

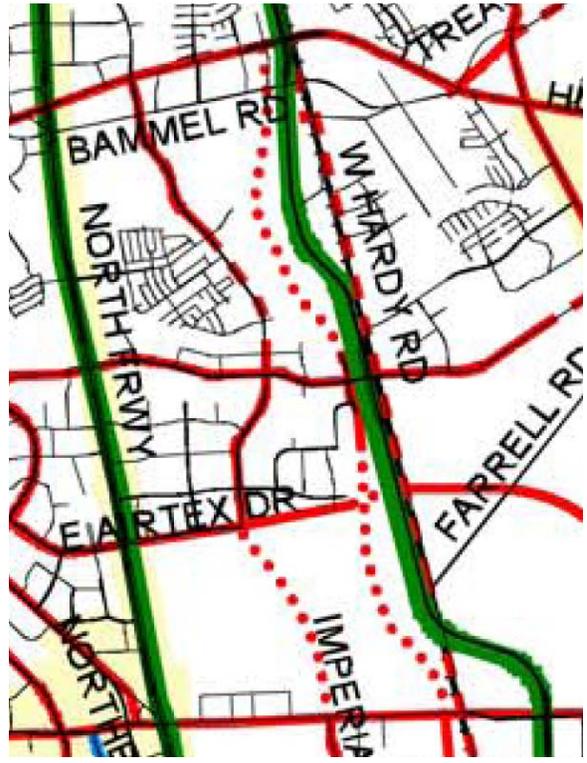
Existing 200' wide drainage separates the residential neighborhood and will serve as the buffer between the residential and the planned light industrial development. Additionally construction of the bridge across the drainage facility will be expensive to the public without providing significant traffic benefits.

The owner of the planned light industrial development is in the process of acquiring the lots within the proposed residential townhomes along the northeast intersection of East Airtex and West Hardy for non-residential use. The other land uses adjoining the subject property are non residential and thus compatible with the proposed development.

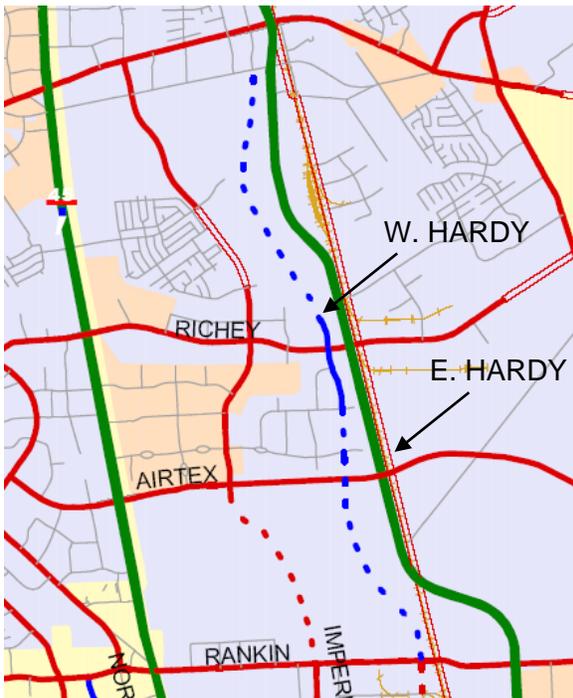
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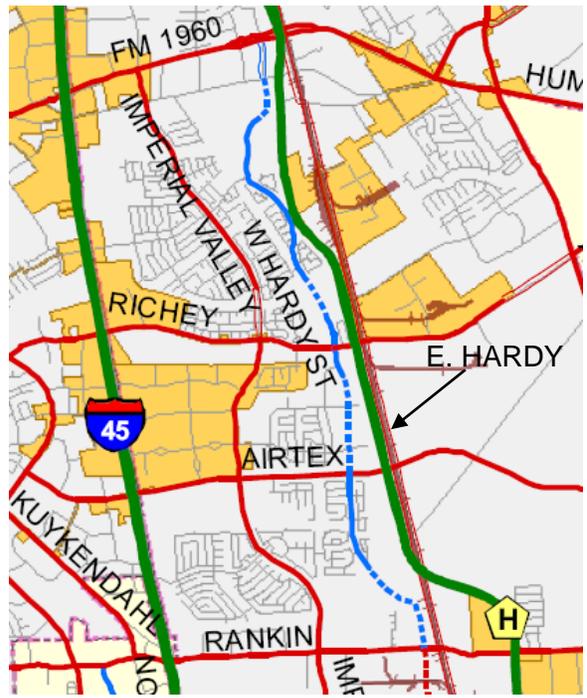
1972 MTFP



2001 MTFP



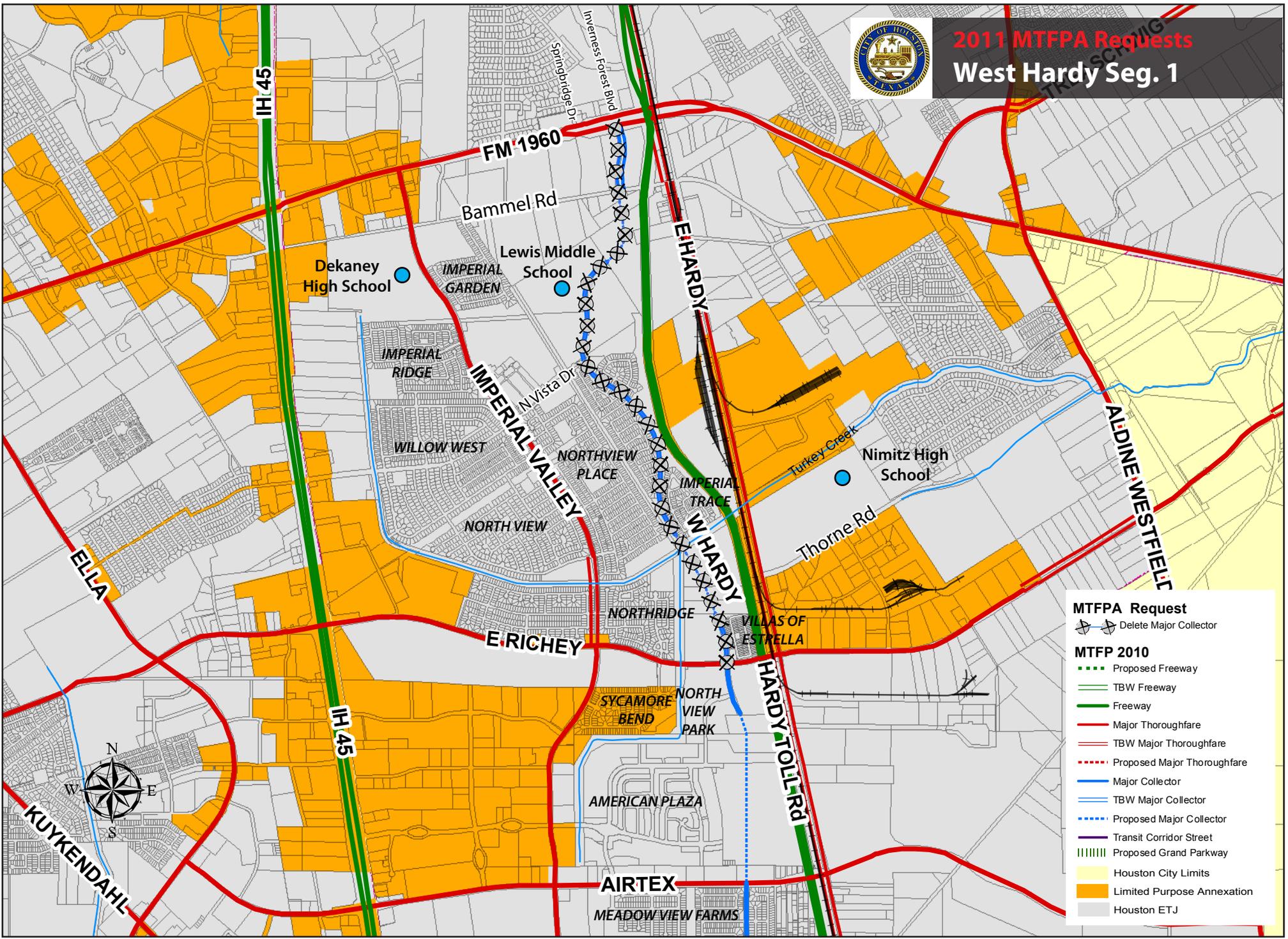
2003 MTFP



2010 MTFP



2011 MTFPA Requests West Hardy Seg. 1



- MTFPA Request**
- Delete 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
 - Houston City Limits
 - Limited Purpose Annexation
 - Houston ETJ

