

PC ACTION REPORT

B: Lockwood Drive

APPLICANT: Edminster Hinshaw Russ and Associates, Inc.

KEY MAP: 454 C

JURISDICTION: City of Houston

LAMBERT: 5561

DISTRICT/PRECINCT:

Harris County Pct. 1
City Council District B

PROPOSAL:

Edminster Hinshaw Russ and Associates, Inc. (EHRA) on behalf of Heights Armature Works, Inc. is requesting the deletion of the Major Thoroughfare Lockwood Drive from Tidwell Road to Hirsch Road from the Major Thoroughfare and Freeway Plan (MTFP).

PLANNING COMMISSION ACTION:

APPROVED the deletion of Major Thoroughfare Lockwood Drive, between Tidwell Road and Hirsch Road, from the MTFP.

STAFF RECOMMENDATION:

APPROVE the deletion of Major Thoroughfare Lockwood Drive, between Tidwell Road and Hirsch Road, from the MTFP.

Justification:

This proposed section of Lockwood Drive is contained almost entirely within the two tracts of land owned by Heights Armature Works and currently terminates at Hirsch Road. With the existing alignment, it is highly unlikely that the thoroughfare would ever be able to be extended past Hirsch Road to connect with US 59, due to the presence of an active rail line parallel to Hirsch and an existing single-family residential immediately west of the proposed intersection of Hirsch and Lockwood. Additionally, this deletion would have minimal impact on northbound and southbound traffic patterns, as traffic from both directions will be able to connect between Lockwood and Hirsch via a left turn at Major Thoroughfare Tidwell Road, with a short quarter-mile distance connecting the two thoroughfares. This area is also currently served by a well-connected grid of Major Thoroughfares, which provide adequate north-south and east-west connections to meet current and future traffic needs in the area.

Deletion of the Lockwood Drive makes it important that local street circulation is preserved in the area. Mayle Street or another east west street should be extended to Hirsch Road to preserve local circulation.

STAFF ANALYSIS:

Population & Employment Projections:

A demographic analysis using the Houston-Galveston Area Council (HGAC) projections was conducted for the study area. Population in this area is forecast to grow slightly from approximately 7,700 in 2015 to approximately 8,400 by 2040. This population growth rate is less

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than the projected population growth rate for the City of Houston as a whole over the same time period. Employment in the area is projected to remain unchanged from 2015 to 2040.

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	7,701	4.6	-	1,035	0.6	-
2020	9,095	5.4	18.1%	1,043	0.6	0.8%
2030	9,097	5.4	0.0%	1,040	0.6	-0.3%
2040	8,402	5.0	-7.6%	1,040	0.6	0.0%
Change (2015 to 2040)	701	0.4	9.1%	5	0.0	0.5%
COH change (2015 to 2040)	644,968	1.5	27.7%	667,377	1.6	35.7%
COH ETJ change (2015 to 2040)	1,215,880	1.6	57.3%	399,919	0.5	63.7%

Source: 2015-2040 Demographic Projections by H-GAC

Data represents population, jobs, and households in 7 Traffic Analysis Zones (TAZ) encompassing approximately 1,600 acres around the proposed amendment. Population projections do not include projections for group housing.

Land Use and Platting Activity:

The surrounding context consists of unrestricted lots that were originally platted in the 1940s. The majority of the lots are undeveloped but is one 35 acre tract under common ownership. Existing structures throughout the area consist of single family homes; however platting activity has primarily consisted of commercial reserves since March of 2013.

Subdivision Name	PC Action Date	Land Use	Property Size-Acres	Lots
Tidwell Hutton	3/28/2013	Commercial	1.9507	
Homerun	6/24/2014	Commercial	0.9177	
Calgary Woods	1/22/2015	Unrestricted	1.0601	
Autumn Commons	6/11/2015	SF Residential (Public Street)	0.395	2
Lockwood Corner	6/25/2015	Unrestricted	0.4898	
Tidwell Green Plaza	10/29/2015	Commercial	0.8131	
Texas South Central Unrestricted Reserve	2/18/2016	Unrestricted	1.0277	

Right-of-Way (ROW) Status:

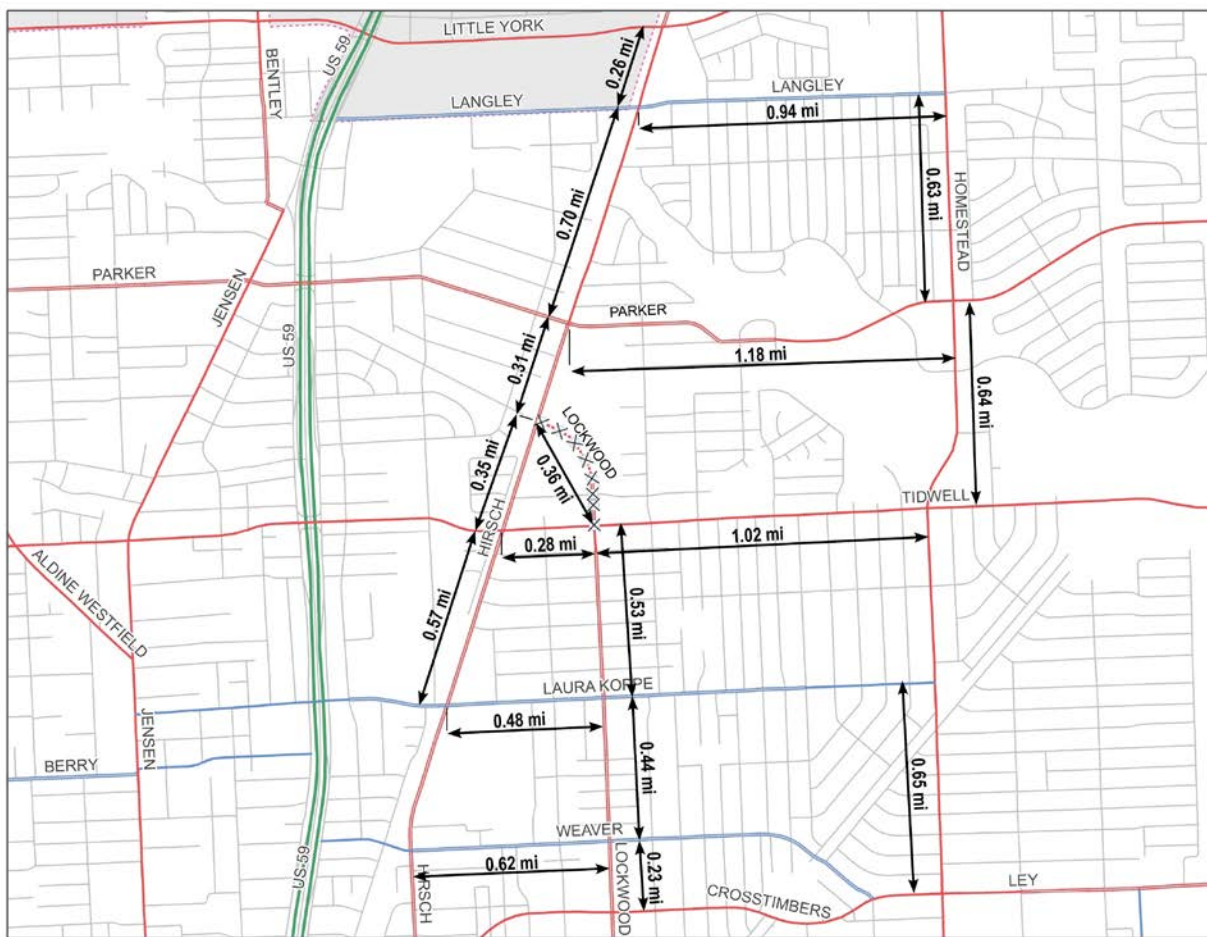
No ROW has been acquired or dedicated for the current Lockwood Drive major thoroughfare alignment, proposed in this amendment to be removed, from Tidwell Road to Hirsch Road.

Spacing:

The portion of Lockwood Drive to be removed from the MTFP in this amendment proposal extends 0.36 mile from Hirsch Road to Tidwell Road. The current alignment of Lockwood Drive intersects Hirsch Road about halfway between Tidwell Road and Parker Road, which are spaced approximately 0.66 mile apart. Lockwood Drive is paralleled by two other north-south

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major thoroughfares: Hirsch Road, approximately 0.62 mile to the west, which crosses Lockwood Drive at the location of the amendment request; and Homestead Road, approximately 1.0 mile to the east. East-west major thoroughfares in the amendment proposal area include Parker Road, Tidwell Road, and Crosstimbers Street. Three east-west major collectors provide additional east-west connectivity in the area, including Langley Road, Laura Koppe Road, and Weaver Road.



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Street	From	To	Classification	Direction	Spacing
Hirsch Road	Weaver Road	Laura Koppe Road	T-4-80	N-S	0.44 mi
	Laura Koppe Road	Tidwell Road	T-4-80	N-S	0.57 mi
	Tidwell Road	Lockwood Road	T-4-80	N-S	0.35 mi
	Lockwood Road	Parker Road	T-4-80	N-S	0.31 mi
	Parker Road	Langley Road	T-4-80	N-S	0.70 mi
	Langley Road	Little York Road	T-4-80	N-S	0.26 mi
Homestead Road	Crosstimbers Road	Laura Koppe Road	T-6-100	N-S	0.65 mi
	Laura Koppe Road	Tidwell Road	T-6-100	N-S	0.53 mi
	Tidwell Road	Parker Road	T-6-100	N-S	0.64 mi
	Parker Road	Langley Road	T-6-100	N-S	0.63 mi
Langley Road	Hirsche Road	Homestead Road	MJ-4-70	E-W	0.94 mi
Laura Koppe Road	Hirsche Road	Lockwood Road	MJ-4-70	E-W	0.48 mi
	Lockwood Road	Tidwell Road	MJ-4-70	E-W	1.02 mi
Lockwood Drive	Hirsche Road	Tidwell Road	P-4-100	N-S	0.36 mi
	Tidwell Road	Laura Koppe Road	P-4-80	N-S	0.53 mi
	Laura Koppe Road	Weaver Road	P-4-80	N-S	0.44 mi
	Weaver Road	Crosstimbers Street	P-4-80	N-S	0.23 mi
Parker Road	Hirsche Road	Homestead Road	T-4-70	E-W	1.18 mi
Tidwell Road	Hirsche Road	Lockwood Road	T-4-80	E-W	0.28 mi
	Lockwood Road	Homestead Road	T-4-80	E-W	1.02 mi
Weaver Road	Hirsche Road	Lockwood Road	MJ-2-70	E-W	0.62 mi

APPLICANT'S JUSTIFICATION and HISTORY:

Heights Armature Works is the owner of two tracts of land totaling approximately 35 acres, which are currently encumbered by the proposed alignment of Lockwood Drive. At present, Lockwood Drive extends north of Tidwell Road as right-of-way (ROW) designated to-be-widened. This alignment configuration first appeared on the MTFP in 1946. Lockwood Drive terminates at the southern boundary of the owner's property. The portions of Lockwood Drive proposed to be deleted as a major thoroughfare are aligned through the Heights Armature tracts and other affected properties which are predominantly single-family residences.

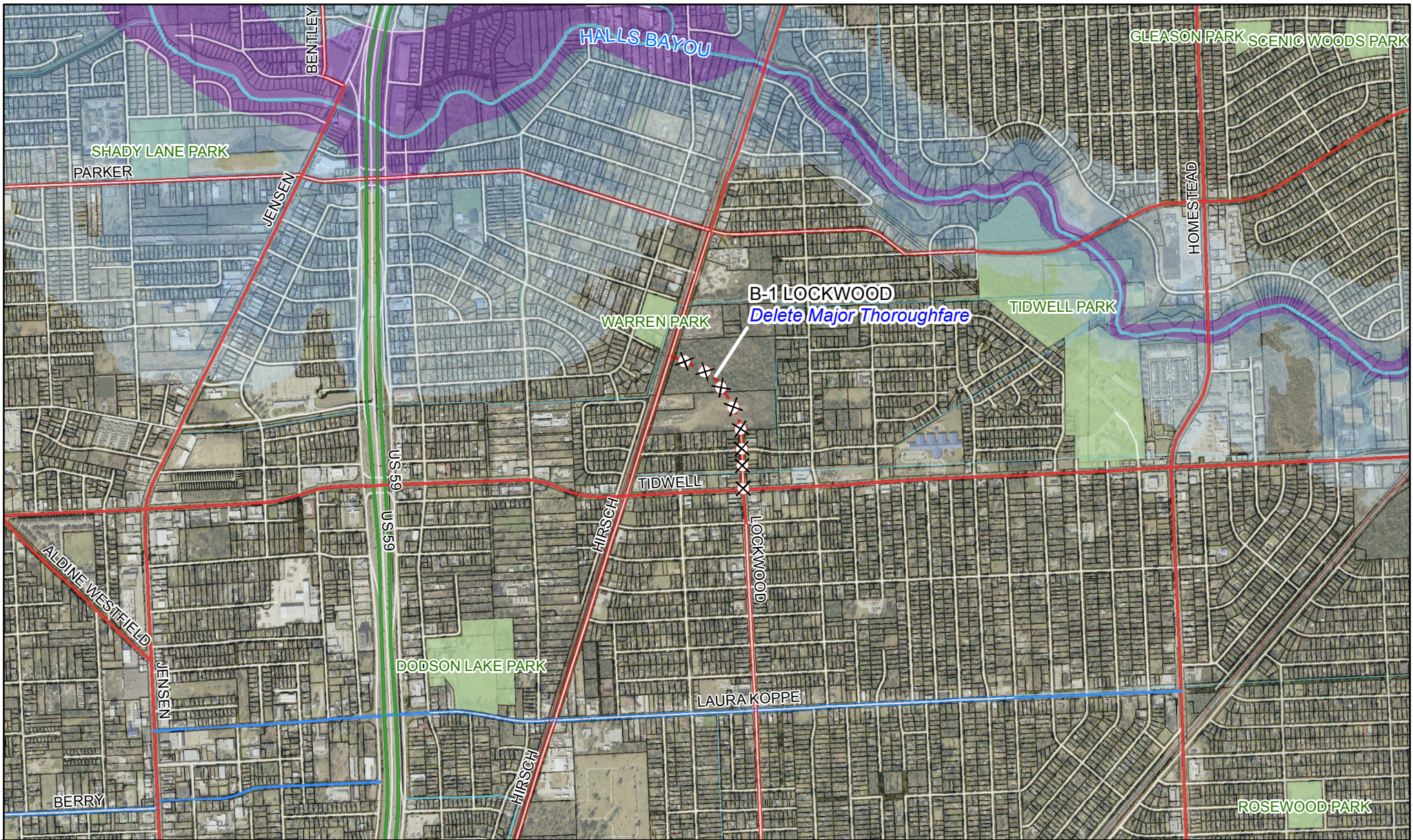
EHRA indicates that the resulting change would affect the MTFP in the following ways. Lockwood Drive would terminate as a major thoroughfare at Tidwell Road, also a major thoroughfare. A future alignment of Lockwood Drive would no longer provide a connection between Tidwell Road and Hirsch Road. The predominant traffic pattern would be for northbound Lockwood Drive traffic to turn left onto Tidwell Road and travel approximately 1,500 feet in order to turn right on Hirsch Road. Lockwood Drive north of Tidwell would become a local street and continue to provide appropriate access to existing single-family tracts.

The applicant also suggests considering the following factors. An active railroad sits parallel to and west of Hirsch Road, preventing any roadway crossings between Tidwell Road and Parker Road. Lockwood Drive is therefore not able to extend across Hirsch Road and provide greater regional connectivity. The 1,500 foot distance between Lockwood Drive and Hirsch Road along Tidwell Road is not an inconvenient distance and adds only one turning movement. Further,

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traffic counts indicate a very low volume, especially for a major thoroughfare level of service, on Lockwood Drive.

EHRA suggests that the proposed amendment should be considered by the City at this time because Heights Armature Works, Inc. is considering development and possible parcel sale of the 35 acres they currently own. The alignment of Lockwood Drive through their tracts is not conducive to the development or sale of the tracts. At this time, the future land use is likely to require large contiguous acreage rather than have any need to be bisected by the alignment of Lockwood Drive. Also, future platting activity will be required to address local stub streets, which abut these properties.



2016 Major Thoroughfare and Freeway Plan Recommendation: B-1 Lockwood Drive

2016 MTFP Amendment

Add	—●—	Reclassify	Street Class	—■—
Realign	—○—		ROW Width	—▲—
Remove	—X—		No. Lanes	—◆—

2015 MTFP

Freeway	—■—	Local Street	—●—
Major Thoroughfare	—■—	Railroad	—+—
Major Collector	—■—	Waterway	—■—
Minor Collector	—■—	Park	■
Transit Corridor Street	—■—		

