

DRAFT STAFF RECOMMENDATION REPORT

D: Bridgeland Development

APPLICANT: BGE | Kerry R. Gilbert & Associates

KEY MAP: 364, 365, 404, 405
JURISDICTION: Harris County

LAMBERT: 4363-4366, 4463-4466
DISTRICT/PRECINCT:
Harris County Pct. 3

PROPOSAL:

BGE | Kerry R. Gilbert & Associates (BGE|KGA) on behalf of Bridgeland Development LP, is requesting the following amendment to the 2015 Major Thoroughfare and Freeway Plan (MTFP).

- D-1** - Reclassify Major Thoroughfare Louetta Road to a Minor Collector between Katy Hockley Road and Bauer Road/Peek Road, and Delete Louetta Road between Bauer Rd/Peek Rd and SH 99 (in conjunction with D-2 below)
- D-2** - Realign Major Thoroughfare Jack Road between SH 99 and Katy Hockley Road
- D-4** - Realign Becker Road/Porter Road between Louetta Road and Jack Road
- D-5** - Realign Major Thoroughfare Bauer Road/Peek Road between Mound Road and Jack Road
- D-6** - Delete Major Thoroughfare Becker Road/Porter Road between Jack Road and Tuckerton Road
- D-7** - Add Minor Collector loop system between Bridgeland Creek Parkway and Tuckerton Road
- D-8** - Realign Major Thoroughfare North Bridgeland Lake Parkway between SH 99 and Katy Hockley Road
- D-9** - Realign Major Thoroughfare Bridgeland Creek Parkway between SH 99 and Tuckerton Road
- D-10** - Delete Major Thoroughfare House Hahl Road between Bridgeland Creek Parkway and Peek Road/Bauer Road.
- D-11** - Delete Major Thoroughfare House Hahl Road between Katy Hockley Road and Becker Road/Porter Road

APPLICANT'S JUSTIFICATION and HISTORY:

Bridgeland is a ±11,400-acre master-planned community in western Harris County. This community is located south of US 290 and the Union Pacific Railroad, spanning for several miles both east and west of the Grand Parkway. Bridgeland began development early in the first decade of the 2000s, starting at its eastern edge along Fry Rd. Development activity is

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currently moving west toward Mason Road, with a full build-out that extends all the way to Katy Hockley Road and the Katy Prairie Conservancy.

The region of the Bridgeland development appeared on the City of Houston MTFP map in 1966, when the scope of the MTFP map was expanded to encompass a much larger area than the 1964 MTFP map as part of the acquisition of Houston's ETJ. At the time, a two-mile grid was established in the outer reaches of the ETJ. In 1972, the two-mile thoroughfare grid in this area was upgraded to a one-mile grid. The Grand Parkway began its first initial planning stages in the 1980s, overlapping with some thoroughfare alignments that had already been established. The currently approved City of Houston MTFP plan in the Bridgeland area was implemented with Houston's 2004 MTFP map to reflect the Bridgeland General Plan that was current at that time.

The Bridgeland development has evolved over the passing years, including shifts in the areas of future thoroughfares west of the Grand Parkway in response to topographical issues and market conditions. In addition to changes in the development plan for Bridgeland, the community is also affected by changes proposed in the US 290 Area Major Thoroughfare Study (US 290 Study). The US 290 Study encompasses a region bounded by the Montgomery County line on the north, along the Grand Parkway on the east, south to the City of Katy's ETJ, and east into Waller County along proposed highway 36A. Several of the US 290 Study's recommended amendments are directly adjacent to Bridgeland.

In response to these various changing needs, several thoroughfare/ collector street amendments are proposed in and around Bridgeland during the 2016 MTFP cycle. The proposed amendments include additions, deletions, downgrades, and realignments that will better suit the current conditions of the region and reflect coordination with the US 290 Study. These amendments are all located within or on the boundary of the Bridgeland development on the west side of the Grand Parkway.

Amendments are proposed for: Peek Road, aka Bauer Road; Louetta Road; Jack Road; Porter Road, aka Becker Road; North Bridgeland Lake Parkway; Bridgeland Creek Parkway; two disconnected segments of House Hahl Road; Tuckerton Road, aka Sharp Road; and an unnamed proposed collector street system. See attached an exhibit identifying each segment and its proposed revisions. The amendments are detailed below:

Peek Road is the primary north-south thoroughfare running parallel to the Grand Parkway through the Bridgeland development. The current alignment of Peek Rd exits Bridgeland in line with the property boundary between the two adjacent tracts to the north – the tracts are under different ownerships, thereby leaving half of the thoroughfare to each owner. However, a tributary of Cypress Creek falls approximately in line with the current thoroughfare alignment. In order to avoid the stream and floodway, the proposed amendment is to curve the alignment of Peek Rd slightly to the west around the stream. This amendment affects both Bridgeland and the adjacent properties, placing more of the thoroughfare on the western adjacent tract.

Jack Road is shown on the current MTFP map as a mostly-straight east-west thoroughfare, coming from an existing local street west of Katy Hockley Rd, crossing Bridgeland and intersecting with the Grand Parkway and then continuing further east. However, no interchange or underpass is provided at the Grand Parkway for Jack Road to continue, and there are also no frontage roads existing along the Grand Parkway at this location. Therefore, the proposed

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amendment is to realign Jack Road as it approaches the Grand Parkway, to take the existing interchange from Louetta Road (see below).

Louetta Road is an east-west thoroughfare that currently follows part of the northern boundary of Bridgeland. The current MTFP alignment begins at the Bridgeland property boundary at the Grand Parkway, and curves to the north as it approaches existing local street House Road to the west. The proposed amendment is to delete Louetta between the Grand Parkway and Bauer Road/Peek Road, to allow for the connection of Jack Road (see above). West of Katy Hockley, Louetta traverses the Katy Prairie Conservancy, where environmental challenges make the construction of the thoroughfare highly unlikely. The two-mile segment between Bauer Rd/Peek Rd and Katy Hockley Rd therefore becomes a remainder segment, more suited to carrying local traffic than cross-regional traffic. This segment is recommended to be downgraded to a Minor Collector.

Porter Road, aka Becker Road, is currently a north-south major thoroughfare running all the way through the Bridgeland development. However, the currently approved alignment includes several segments that are infeasible to actually construct. Three segments are designated for amendment. For the first segment, between Jack Rd and N Bridgeland Lake Pkwy, there is roughly $\pm 5000'$ of floodway, floodplain, and wetlands associated with Cypress Creek. This segment is highly unlikely to ever be built; therefore the proposed amendment includes deleting this segment of Porter/Becker. Second, Porter/Becker is proposed to cross through an existing County park, John Paul's Landing Park, located south of Sharp/Tuckerton Rd and just outside Bridgeland. There are existing in-line stream mitigation facilities within the park that preclude the possibility of the thoroughfare being extended south of Bridgeland. Assuming the thoroughfare does not cross the park facilities, the remaining segment between N Bridgeland Lake Pkwy and Tuckerton Rd is less than two miles long. This second segment of Porter/Becker is also proposed to be deleted, and will be essentially replaced by a proposed collector loop street (see below). The final affected segment is on the north, between Jack Rd and Louetta Rd. The configuration of property boundaries in conjunction with an overhead power easement restricts the viability of developable land within and immediately adjacent to Bridgeland along this segment of Becker Road. Therefore, the proposed amendment is to realign this segment within and adjacent to Bridgeland in order to create parcels of sufficient developable size on all tracts.

North Bridgeland Lake Parkway is a primary east-west thoroughfare through the Bridgeland development, extending from Fry Rd on the east, under the Grand Parkway and out to Katy Hockley on the west. From Katy Hockley, the 2015 alignment extends west directly across the Katy Prairie Conservancy. The proposed amendment is to realign N. Bridgeland Lake Pkwy, beginning with the established interchange at the Grand Parkway, primarily to shift the alignment north so that it more closely follows the floodway of Cypress Creek. (The current disconnected alignment within Bridgeland is also resolved via this proposed amendment.) The proposed termination point at Katy Hockley Road is slightly different than the currently approved 2015 location, in coordination with recommendations in the US 290 Study.

Bridgeland Creek Parkway is currently proposed to extend from Fry Road heading west under the Grand Parkway and then turning south to make a T-intersection with Tuckerton Road. The proposed amendment is to realign Bridgeland Creek Pkwy, so that it terminates into Katy Hockley Road. Additionally, Bridgeland Creek Pkwy is crossed by the proposed collector loop street system (see below).

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House Hahl Road (eastern segment) is a small remainder segment of east-west thoroughfare less than a mile in length, connecting from Peek Road to the currently-approved location of Bridgeland Creek Pkwy where it curves south and parallel to Peek Rd. The 2015 designated alignment does not follow the historically existing paving of House Hahl Rd, which jogs across the Katy Prairie. With the proposed realignment of Bridgeland Creek Pkwy and the proposed addition of the collector loop, this segment of House Hahl serves no regional traffic needs and is no longer needed. It is contained entirely within the Bridgeland development and is not needed for any current or future traffic. The proposed amendment is to delete this segment of House Hahl Rd.

House Hahl Road (western segment) is the eastern-most portion of an unnamed thoroughfare that extends into Bridgeland from the Katy Prairie Conservancy (KPC). The 2015 designated alignment runs parallel to and north of the historically existing paving of House Hahl Rd, which jogs across the Katy Prairie. The proposed alignment within the KPC is unlikely to be built due to the environmental restrictions of the Conservancy; therefore the segment in Bridgeland is a one-mile remainder with no regional benefit. Furthermore, the realignment of Bridgeland Creek Pkwy, as well as the proposed collector loop street, are all proposed in a configuration overlapping and replacing the current alignment of House Hahl Rd. The proposed amendment is therefore to delete this segment of House Hahl Rd.

A new unnamed Minor Collector loop is proposed in the southwestern region of Bridgeland, along with new Minor Collector connections north to N. Bridgeland Lake Pkwy and southwest to Katy Hockley Rd, in order to replace the remainder segment of Becker / Porter and carry the traffic needs of the ultimate build-out of Bridgeland in that region. (Peek Road and Katy Hockley Road will be the primary north-south thoroughfares, with Sharp/Tuckerton, Bridgeland Creek Pkwy, and N. Bridgeland Lake Pkwy carrying east-west traffic.) The proposed collector loop will gather traffic from the center of the project and direct it out to the major thoroughfares in all directions. The proposed amendment is therefore to add these streets to the MTFP map.

In total, these amendments reflect a revised development plan for the Bridgeland community, a plan that incorporates the practicalities of existing topographical features and surrounding land uses, as well as working closely with the recommendations of the US 290 Study, in order to create a unified thoroughfare network that is feasible, practical, safe, and adequate for the transportation needs of this developing region of Houston's ETJ.

STAFF RECOMMENDATION:

APPROVE the reclassification of Major Thoroughfare Louetta Road to a Minor Collector between Katy Hockley Road and Bauer Road/Peek Road, and delete Louetta Road between Bauer Rd/Peek Rd and SH 99 on the MTFP

APPROVE the realignment of Major Thoroughfare Jack Road between SH 99 and Katy Hockley Road on the MTFP

APPROVE the realignment of Becker Road/Porter Road between Louetta Road and Jack Road on the MTFP

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APPROVE the realignment of Major Thoroughfare Bauer Road/Peek Road between Mound Road and Jack Road on the MTFP

APPROVE the deletion of Major Thoroughfare Becker Road/Porter Road between Jack Road and Tuckerton Road from the MTFP

APPROVE the addition of Minor Collector loop system between Bridgeland Creek Parkway and Tuckerton Road to the MTFP

APPROVE the realignment of Major Thoroughfare North Bridgeland Lake Parkway between SH 99 and Katy Hockley Road on the MTFP

APPROVE the realignment of Major Thoroughfare Bridgeland Creek Parkway between SH 99 and Tuckerton Road on the MTFP

APPROVE the deletion of Major Thoroughfare House Hahl Road between Bridgeland Creek Parkway and Peek Road/Bauer Road on the MTFP

APPROVE the deletion of Major Thoroughfare House Hahl Road between Katy Hockley Road and Becker Road/Porter Road

Justification:

Staff recommends the realignment of N. Bridgeland Lake Pkwy and Bridgeland Creek Pkwy, as both of these realignments create more predictable and direct east-west alignments between the Grand Parkway and Katy Hockley Road, while maintaining their connections to existing Grand Parkway interchanges.

The realignment of Jack Road to connect with the existing Louetta Road interchange at the Grand Parkway maintains east-west connectivity in the amendment area. Additionally, Louetta Road west of Katy Hockley Road is proposed to be deleted in Harris County's US-290 Area amendments, with Jack Road being maintained as a Major Thoroughfare west of Katy Hockley Road. Because of this, staff recommends the proposed amendment to realign Jack Road to utilize the existing Grand Parkway interchange at Louetta Road, which will maintain a continuous Major Thoroughfare corridor east and west of the amendment area.

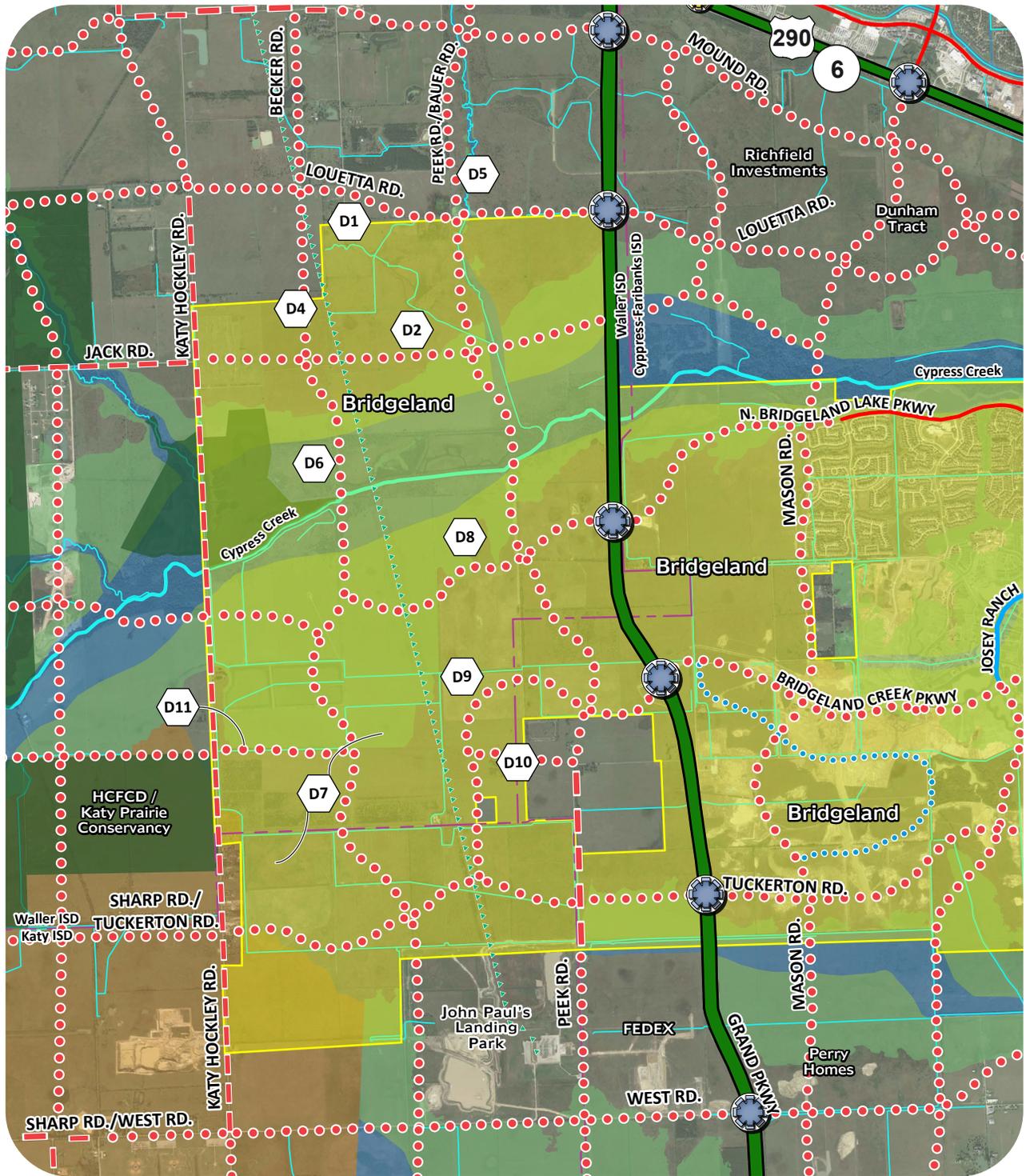
Staff supports the reclassification of Louetta Road as a Minor Collector between Katy Hockley Road and Peek Road/Bauer Road. This reclassification maintains a short east-west connection to the north of the Bridgeland development while also responding to the shortened length of the corridor based on the proposed deletion of Louetta from Peek Road/Bauer Road to the Grand Parkway and the proposed deletion of Louetta west of Katy Hockley Road (as part of Harris County's US-290 Area amendments).

The realignment of Becker Road/Porter Road from Louetta to Jack to avoid the overhead power easement adjacent to the current alignment allows for a developable depth as the area redevelops. The deletion of Becker Road/Porter Road from Jack Road to Tuckerton Road due to the hardship of crossing the 500 ft. Cypress Creek floodway is recommended, with the applicant's inclusion of the Minor Collector loop system serving as a solution to replace

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Becker/Porter in providing additional north-south circulation south of N. Bridgeland Lake Parkway. Unlike Peek road, Porter Road is proposed to be deleted south of Bridgeland through Harris County's John Paul's Landing Park. Peek Road and Katy Hockley Road will maintain north-south connectivity west of the Grand Parkway.

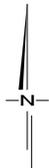
Staff supports the deletion of the proposed 0.6 mile segment of House Hahl Road between Bridgeland Creek Pkwy and Peek Road, as this short Major Thoroughfare section will be disconnected from the Major Thoroughfare system with the realignment of Bridgeland Creek Parkway. The deletion of House Hahl Road between Porter Road and Katy Hockley Road is also recommended, in response to Harris County's US 290 Area amendment request to delete the Unnamed Major Thoroughfare that House Hahl connects to west of Katy Hockley.



CURRENT 2015 MAP

LEGEND

- | | |
|-------------------------|----------------------|
| FREEWAYS | THOROUGHFARES |
| EXISTING | EXISTING |
| TO BE WIDENED | PROPOSED |
| MINOR COLLECTORS | |
| EXISTING | |
| PROPOSED | |
| OVERHEAD POWER EASEMENT | |



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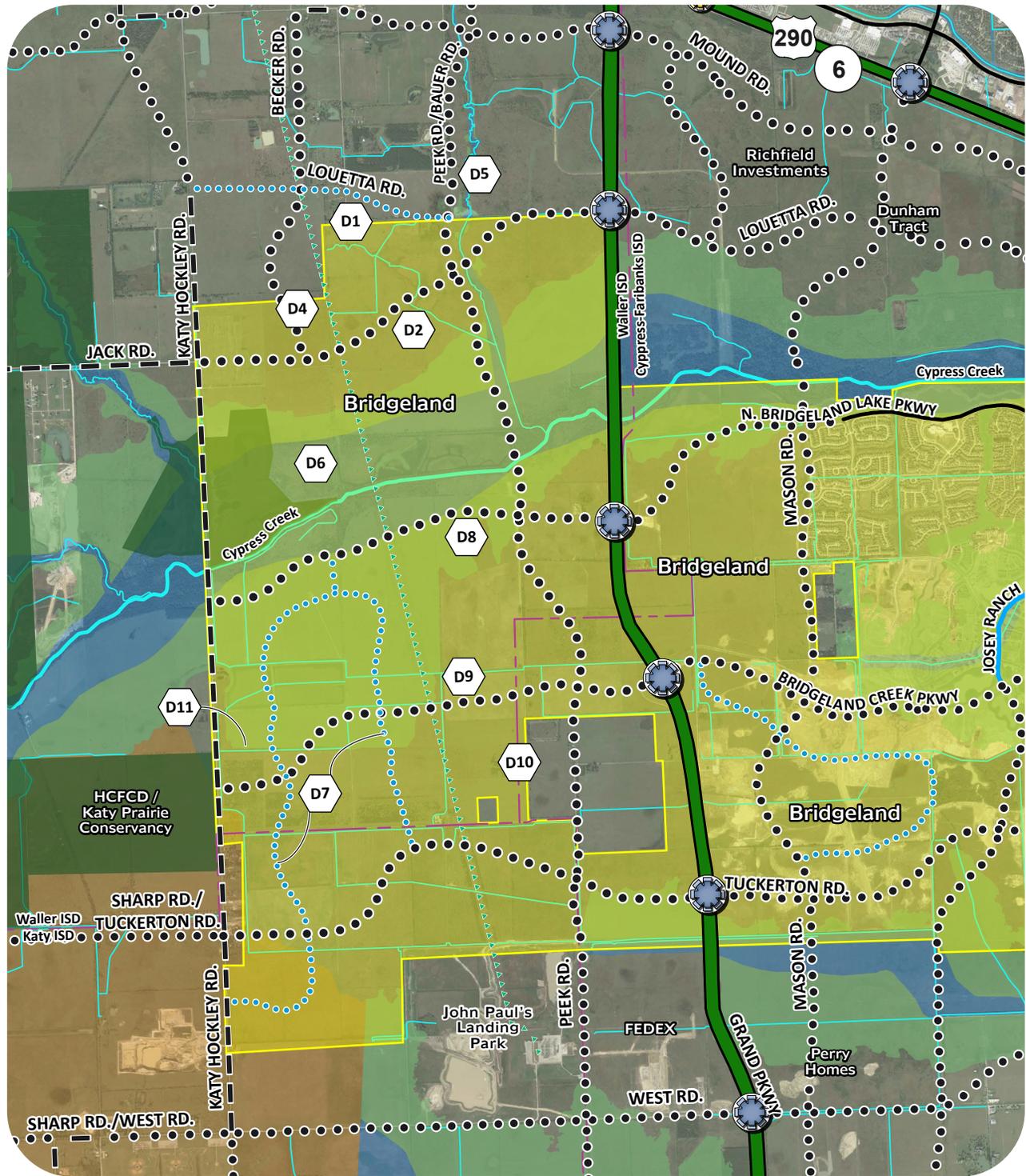
a thoroughfare amendment exhibit for
BRIDGELAND
 WEST OF TX-99
 prepared for
BRIDGELAND DEVELOPMENT, LP



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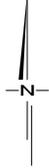
JULY 13, 2016
 KGA #1451-MTP



PROPOSED 2016 MAP

LEGEND

- | | |
|-------------------------|----------------------|
| FREEWAYS | THOROUGHFARES |
| EXISTING | EXISTING |
| PROPOSED | TO BE WIDENED |
| MINOR COLLECTORS | PROPOSED |
| EXISTING | |
| PROPOSED | |
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SCALE
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