

DRAFT STAFF RECOMMENDATION REPORT

F10: Walters Road

APPLICANT: Harris County Engineering Department

KEY MAP: 331 X, 371 B, C, G
JURISDICTION: Harris County

LAMBERT: 5165, 5166
DISTRICT/PRECINCT:
Harris County Pct. 1

PROPOSAL:

Harris County is requesting the addition of Walters Road between FM 1960 to Spears Road as a Major Thoroughfare on the Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT'S JUSTIFICATION and HISTORY:

Harris County is currently bidding the design of an upgrade to Walters Road from FM 1960 to Old Walters Road. The CIP project calls for the reconstruction of Walters Road from a two-lane roadway to a four-lane boulevard section matching the existing boulevard section south of Old Walters Road. This road widening with anticipated increased traffic prompts the County to request the addition of Walters Road as a Major Thoroughfare. Additionally, there are several single family subdivisions as well as existing and proposed churches that will take access to Walters Road thereby increasing traffic. This road would serve as access for the other two Major Thoroughfares, FM 1960 to the north and Spears Road to the south. TC Jester Road a designated Major Thoroughfare to the east has not been constructed from Villas at Northpark Sec. 1 to the Silverglen North Sec. 2 subdivisions at proposed Richey Road, a distance of 1.5 miles making the argument more credible. The roadway from Old Walters Road to Spears Road is an existing boulevard section within the Silverglen North single-family residential development.

There are current undeveloped tracts along Walters Road. Developers of these tracts will be expecting Walters Road to serve as a Major Thoroughfare instead of a collector or local street. Walters Road extends further south to Gears Road where the land use is predominately single family residential. This corridor has been fully developed with two-lanes of pavement within a variable 60 to 80-foot ROW. There are no opportunities for additional ROW expansion.

Thoroughfares are public streets that accumulate traffic from Collector streets and local streets for distribution through the thoroughfare and freeway system. These streets distribute medium to high volume traffic and provide access to commercial, mixed use and residential areas.

STAFF RECOMMENDATION:

APPROVE the staff proposed alternative to add Walters Road between FM 1960 and Spears Road as a four-lane, 80-foot Major Collector (MJ-4-80) to the MTFP.

Justification:

Walters Road is an existing roadway 0.35 miles east of the proposed major thoroughfare TC Jester Boulevard. Portion of Walters Road is 80 feet of ROW with existing residential subdivisions backing on the roadway. The roadway is proposed to be built as a four-lane boulevard with planned Harris County CIP project. The overall length of this section of Walters Road is only 2.5 miles, which staff believes is not long enough to warrant a Major Thoroughfare

DRAFT STAFF RECOMMENDATION REPORT

designation. Therefore, staff recommends that a four-lane, 80-foot Major Collector (MJ-4-80) classification is more appropriate to the context along Walters Road.

STAFF ANALYSIS:

Potential Alternatives:

In addition to the applicant’s proposal to add Walters Road as a Major Thoroughfare, the Planning Department (P&D) staff is proposing an alternative to classify the corridor as a Major Collector with four lanes and 80-foot ROW (MJ-4-80). This alternative is being considered due to the fact that portions of the existing corridor have only 80 feet of existing ROW. Additionally, this section of Walters Road extends only 2.41 miles from FM 1960 to Spears Road, which could be argued is not long enough to warrant a Major Thoroughfare designation. For these reasons, a Major Collector classification is being considered for Walters Road.

Population & Employment Projections:

A demographic analysis, using the Houston-Galveston Area Council (HGAC) projections was conducted for the area around the Walters Road MTFP amendment proposal. Population in this area is expected to grow from approximately 61,000 in 2015 to approximately 83,000 by 2040. The projected growth rate will be slightly less than the growth rate expected for the City of Houston ETJ as a whole. Employment in the area will also grow slightly, from approximately 15,000 jobs in 2015 to approximately 18,000 jobs by 2040, also less than the projected employment growth rate for the overall City of Houston ETJ. It can be expected that as the gap between population and employment increases, this area will further develop as a suburban bedroom community.

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	61,462	7.1	-	15,152	1.8	-
2020	66,698	7.7	8.5%	15,925	1.8	5.1%
2030	82,232	9.5	23.3%	17,389	2.0	9.2%
2040	83,123	9.6	1.1%	18,006	2.1	3.5%
Change (2015 to 2040)	21,661	2.5	35.2%	2,854	0.3	18.8%
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 12 Traffic Analysis Zones (TAZ) encompassing approximately 8,600 acres around the proposed amendment. Population projections do not include projections for group housing.

Land Use and Platting Activity:

Between FM 1960 and Old Walters Road the project area is equally divided between developed and undeveloped properties. The developed tracts are primarily composed of single-family residential homes, apartments, or small retail. As seen on the chart below, there are many recorded platted developments along Walters Road. There are two platted

DRAFT STAFF RECOMMENDATION REPORT

developments for Fallbrook Church additions which have been approved with an extension of approval, but have not yet been recorded. With these additions, future Richey Road is being dedicated by plat on either side of Walters Road. Recent platting activity in the area is indicated in the table below.

Subdivision Name	PC Action Date	Land Use	Property Size-Acres	Lots
Infinity Stuebner Square	3/28/2013	Unrestricted	1.69	
Rankin Spears Business Park	3/28/2013	Unrestricted	8.02	
Zhao Wenjun	6/20/2013	Commercial	5.51	
Cypress Creek Crossing GP	6/20/2013	General Plan	62.74	
Volta Power	8/8/2013	Unrestricted	8.34	
Cutten Green Business Park Sec 2	9/5/2013	Commercial	1.57	
Veterans Memorial Plaza	9/19/2013	Commercial	3.00	
Northside Industrial Park Sec 2	9/19/2013	Unrestricted	6.94	
Ella Boulevard Street Dedication Sec 1	10/3/2013	Street Dedication	5.58	
Aldine Western Road Street Dedication Sec 1	10/3/2013	Street Dedication	0.99	
HCMUD No 406 Detention Pond No 3	10/17/2013	Detention	29.70	
Pinto Business Park Detention Reserves	10/17/2013	Detention	74.86	
Express Concrete at Cutten Road	10/17/2013	Commercial	6.54	
Greatlands Circle K	10/31/2013	Commercial	2.00	
Nineteen Sixty TC Jester Commercial Tract partial replat no 1	10/31/2013	Commercial	0.81	
Silver Springs General Plan	12/5/2013	General Plan	199.12	
Independence Grove Partial Replat No 1	1/9/2014	Commercial	28.12	
Cypress Creek Crossing Sec 1	1/9/2014	SF Residential (Public Street)	18.12	40
Independence Grove partial replat No 2	1/23/2014	Commercial	3.75	
Champions Community Church	2/6/2014	Commercial	16.83	
Spears Business Park	2/6/2014	Commercial	9.10	
Spears Walters Square Sec 1	2/20/2014	Unrestricted	1.97	
spears Walters Square GP	2/20/2014	General Plan	7.74	
Hightower Development	3/6/2014	Unrestricted	2.37	
Ashton Reserve on Rankin Road	6/12/2014	Unrestricted	5.16	
Corders Corner	6/12/2014	Unrestricted	2.76	
Savon Square	6/12/2014	Commercial	3.88	
Speedy Stop 305	6/26/2014	Commercial	0.90	
Cypress Creek Crossing Sec 2	7/24/2014	SF Residential (Public Street)	14.24	67

DRAFT STAFF RECOMMENDATION REPORT

Greens Parkway Site	7/24/2014	Commercial	18.85	
Ellisor Investments Ltd on Gant II	8/7/2014	Unrestricted	1.35	
Corders Bammel Corner	8/7/2014	Unrestricted	1.50	
phuoc Duc buddhist Cultural Center	8/21/2014	Church and related use	1.00	
DNJS Reserve On Rankin Road	8/21/2014	Unrestricted	6.38	
Northside Industrial Park Sec 3	9/4/2014	Unrestricted	3.76	
Harris County Municipal Utility District no 217 Water Plant no 1	9/18/2014	Water Plant	0.65	
Silverchase	10/2/2014	SF Residential (Public Street)	25.85	100
Verizon Summerbrook	10/16/2014	Unrestricted	0.11	
Bammel Green Plaza	10/16/2014	Commercial	1.54	
Fallbrook Church North Addition	10/16/2014	Unrestricted	24.82	
Carson Cutten Business Park	10/30/2014	Unrestricted	14.90	
Ella Plaza	12/4/2014	Commercial	4.03	
Fallbrook Church Northwest Addition	12/4/2014	Unrestricted	2.55	
Carson Cutten Business Park C3F	2/5/2015	Unrestricted	14.70	
Cypress Creek Crossing Detention Reserve	2/19/2015	Detention and Drainage	4.04	
Hamill Ranch Sec 1 partial replat no 1	2/19/2015	SF Residential (Public Street)	0.45	2
Keya Control	3/5/2015	Unrestricted	6.37	
Hugh Road Crossing	4/2/2015	Commercial	3.82	
Cypresswood Memory Care Replat No 1	4/16/2015	Unrestricted	7.98	
Cutten Grove Business Park	4/16/2015	Commercial	16.46	
Andrew Tanase	4/30/2015	SF Residential (Public Street)	0.32	1
Texas Metal Tech	5/14/2015	Unrestricted	4.97	
Rankin Investment	6/11/2015	Unrestricted	0.84	
Plant Yard Expansion	6/25/2015	Unrestricted	14.06	
Cypress Creek Crossing Sec 3	7/9/2015	SF Residential (Public Street)	12.76	70
Champions Creek Forest	7/9/2015	Unrestricted	6.03	
CCI GANT	8/6/2015	Unrestricted	7.47	
Kevins Korner	9/3/2015	Unrestricted	1.78	
Cci Mbm Gant	9/3/2015	Unrestricted	7.47	
Silverglen North GP	9/17/2015	General Plan	266.70	
Master Mark Plaza	9/17/2015	Unrestricted	2.44	
Cypress Creek Crossing Sec 4	11/12/2015	SF Residential (Public Street)	13.58	69
Capital Business Park	1/7/2016	Commercial	3.64	
Silverglen North Sec 11	1/7/2016	SF Residential (Public Street)	15.76	86

DRAFT STAFF RECOMMENDATION REPORT

Silverglen North Sec 3	1/7/2016	SF Residential	0.37	2
Silverglen North Sec 12	2/4/2016	SF Residential (Public Street)	17.81	83
Aldine Western Road Street Dedication Sec 1	2/4/2016	Street Dedication	0.99	
Bhagyashree Farms	3/3/2016	Unrestricted	2.43	
Pinto Business Park Distribution Center	3/31/2016	Unrestricted	60.71	
Sam Houston Parkway Street Dedication Sec 1	3/31/2016	Street Dedication	0.05	
Greens Mart	4/14/2016	Unrestricted	1.06	
Bosch Hall	4/14/2016	Unrestricted	6.70	
Haynes Road Business Park Phase IV	4/28/2016	Commercial	2.50	
Aldine ISD Spears Gears Road Sec 2	5/26/2016	Unrestricted	15.80	

Right-of-Way (ROW) Status:

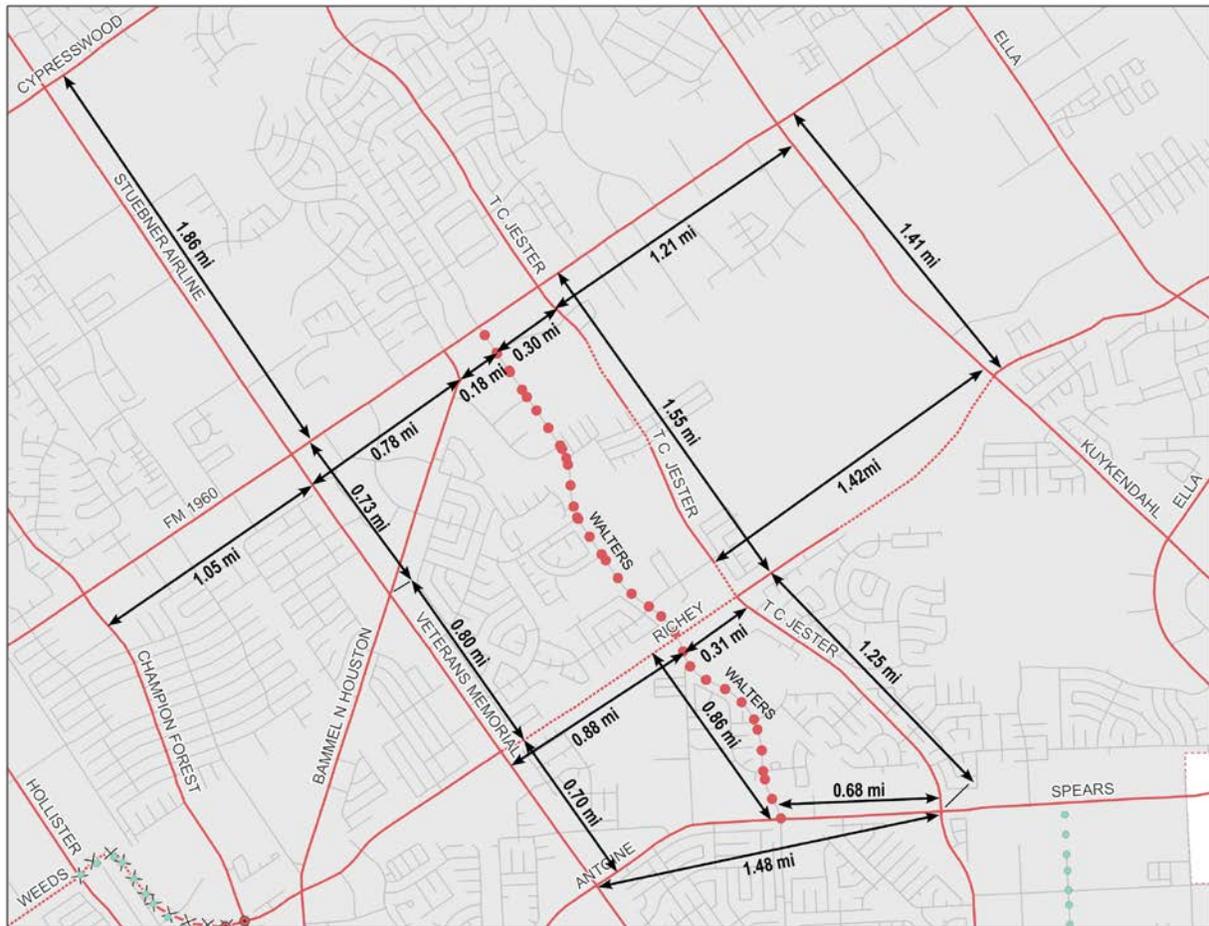
Walters Road has an existing 80-foot ROW from FM 1960 to approximately 300 feet south of Cornerstone Village Drive. Within this ROW, Walters Road has two lanes of pavement. Walters Road has an existing 100-foot ROW from 300 feet south of Cornerstone Village Drive to Old Walters Road. Within this ROW, Walters Road has two lanes of pavement. Walters Road also has an existing 100-foot ROW from Old Walters Road to Spears Road. Within this ROW, Walters Road has four lanes of pavement within a boulevard section.

With the proposed improvements to Walters Road, there would not be the need for additional ROW dedication, but the pavement would be a four-lane boulevard section with a variable width median.

Spacing:

Walters Road is located 3.5 miles northwest of the intersection of Beltway 8 and IH 45 and extends approximately 2.41 miles from FM 1960 to Spears Road. Walters Road is parallel and adjacent to four other north-south major thoroughfares: Kuykendahl Road approximately 1.51 miles northeast; TC Jester Blvd approximately 0.30 mile northeast; Veterans Memorial Drive approximately 0.96 mile southwest; and Champion Forest Drive approximately 2.01 miles southwest. East-west major thoroughfares are spaced approximately 1.0 to 1.5 miles apart, helping to create a well-defined and continuous grid network of major thoroughfares in this area.

DRAFT STAFF RECOMMENDATION REPORT



Street	From	To	Classification	Direction	Spacing
Antoine Drive / Spears Road	Veterans Memorial Drive	TC Jester Blvd	T-4-100	E-W	1.48 mi
FM 1960	Champion Forest Drive	Veterans Memorial Drive	T-4-100	E-W	1.05 mi
	Veterans Memorial Drive	Bammel N. Houston Road	T-4-100	E-W	0.78 mi
	Bammel N. Houston Road	Walters Road	T-4-100	E-W	0.18 mi
	Walters Road	TC Jester Blvd	T-4-100	E-W	0.30 mi
	TC Jester Blvd	Kuykendahl Road	T-4-100	E-W	1.21 mi
Kuykendahl Road	FM 1960	Richey Road	T-4-100	N-S	1.41 mi
Richey Road	Veterans Memorial Drive	Walters Road	T-4-100	E-W	0.88 mi
	Walters Road	TC Jester Blvd	T-4-100	E-W	0.31 mi
	TC Jester Blvd	Kuykendahl Road	T-4-100	E-W	1.42 mi
Stuebner Airline Road	Cypresswood Drive	FM 1960	T-4-100	N-S	1.86 mi
TC Jester Blvd	FM 1960	Richey Road	T-4-100	N-S	1.55 mi
	Richey Road	Spears Road	T-4-100	N-S	1.25 mi
Veterans	FM 1960	Bammel N. Houston Road	T-4-100	N-S	0.73 mi

DRAFT STAFF RECOMMENDATION REPORT

Memorial Drive	Bammel N. Houston Road	Richey Road	T-4-100	N-S	0.80 mi
	Richey Road	Antoine Road	T-4-100	N-S	0.70 mi
Walters Road	FM 1960	Richey Road	T-4-100	N-S	1.55 mi
	Richey Road	Spears Road	T-4-100	N-S	0.86 mi



2016 Major Thoroughfare and Freeway Plan Recommendation: F-10 Walters Road

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	—■—		

