

PUBLIC HEARING REPORT

G: Fairview Drive / Unnamed Major Collector - **WITHDRAWN**

APPLICANT: META Planning + Design, LLC

JURISDICTION: ETJ

PRECINCT: Montgomery County Pct. 3
COUNCIL DISTRICT: N/A

PROPOSAL:

META Planning + Design, LLC – on behalf of IGC Rayford Partners – is requesting to realign proposed Major Collector Fairview Drive / Unnamed Major Collector, from Rayford Road to Richards Road in the Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT’S JUSTIFICATION and HISTORY:

META Planning + Design, LLC is requesting to realign the proposed Major Collector Fairview Drive / Unnamed Major Collector through the subject tract, placing most of the Major Collector within a sole developer’s property. The applicant states that the proposed section of Fairview Drive / Unnamed Major Collector currently bisects several tracts of land that are held by common ownership. However, the owner is planning to develop the combined 105-acres for commercial development. The applicant states that the proposed realignment of the corridor will divide the tract down the middle and will therefore allow for more efficient land development while maintaining the intent of the current alignment.

Proposed Major Collector Fairview Drive / Unnamed Major Collector is currently listed as a 2-lane Major Collector with approximately 60’ right-of-way (ROW). The applicant states that proposed Fairview Drive / Unnamed Major Collector was added to the MTFP during the 2018 amendment cycle and was originally classified as a Major Thoroughfare. However, during the 2022 MTFP Amendment cycle, the proposed Major Thoroughfare was reclassified to a Major Collector.

The applicant states that the realignment of the Major Collector as proposed would place the entirety of the proposed Major Collector within one subject tract, causing a sole developer to be responsible for the dedication of the proposed corridor. According to the applicant, this would cause the development of the area to happen faster than it would with piecemeal development of the tracts.

The applicant states that the current alignment of the proposed Major Collector is not ideal for development within the eastern portion of the tract, as the alignment creates two small, disconnected areas that the applicant states would prove difficult to develop for commercial purposes. Additionally, the applicant asserts that constructing a Major Collector could possibly be burdensome on the owners of the smaller tracts, as the small tract owners may not be able to afford the costs associated with construction of a Major Collector through their properties. The applicant contends that if the smaller tract owners are unable to construct the Major Collector, that potentially the tracts may never be developed, leaving it up to the City or County to construct the final segments of the corridor.

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Finally, the applicant contends that the request to realign proposed Major Collector Fairview Drive / Unnamed Major Collector is timely in nature, as the owner of the tracts desires to begin the development process. However, the current alignment greatly impacts the design, and must be finalized before further progress can be made.

STAFF ANALYSIS

Population & Employment Projections

A demographic analysis using projections provided by the Houston-Galveston Area Council (H-GAC) was conducted for the MTFP amendment proposal area. According to the H-GAC data, the population of the surrounding area is projected to fluctuate slightly but will increase between 2015 and 2045. Jobs are projected to increase between 2015 and 2045, with the largest increase between 2040 and 2045.

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	6,435	3.5		1,197	0.7	
2020	7,594	4.2	18.0%	1,479	0.8	23.6%
2025	7,851	4.3	3.4%	1,681	0.9	13.7%
2030	8,418	4.6	7.2%	1,682	0.9	0.1%
2035	8,628	4.7	2.5%	1,682	0.9	0.0%
2040	8,728	4.8	1.2%	1,682	0.9	0.0%
2045	8,617	4.7	-1.3%	2,202	1.2	30.9%
Change (2015 to 2045)	2,182	1.2	33.9%	1,005	0.5	84.0%
COH Change (2015 to 2045)	919,984	2.1	40.2%	548,987	1.3	30.5%
COH ETJ Change (2015 to 2045)	1,530,387	0.3	58.7%	637,772	0.5	71.9%

Source: 2015-2045 Demographic Projections by H-GAC released in 2018. This represents the most current data available at the time of publishing.

Data represents population, jobs, and households in 4 Traffic Analysis Zones (TAZ) encompassing approximately 1,830 acres around the proposed amendment.

Land Use and Platting Activity

Land use surrounding the proposed alignment of Major Collector Fairview Drive / Unnamed Major Collector is mixed, showing commercial, and residential use. The table below shows the most recent platting activity that has occurred in the area. There have been 5 plats filed in the area of the proposed amendment since 2013. The plats are concentrated mostly to the north and west of the proposed amendment.

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GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Bahr Robinson	2021-0019	General Plan	58.6000	0
Warren Dale Replat No 1	2020-0507	Commercial	2.0000	0
First Dane Hanna Road One	2017-0424	Unrestricted	4.1920	0
Woodlands Ridge Business Park	2015-2375	Commercial	15.0218	0
True Vine	2013-1984	Single Family Residential	0.8781	9

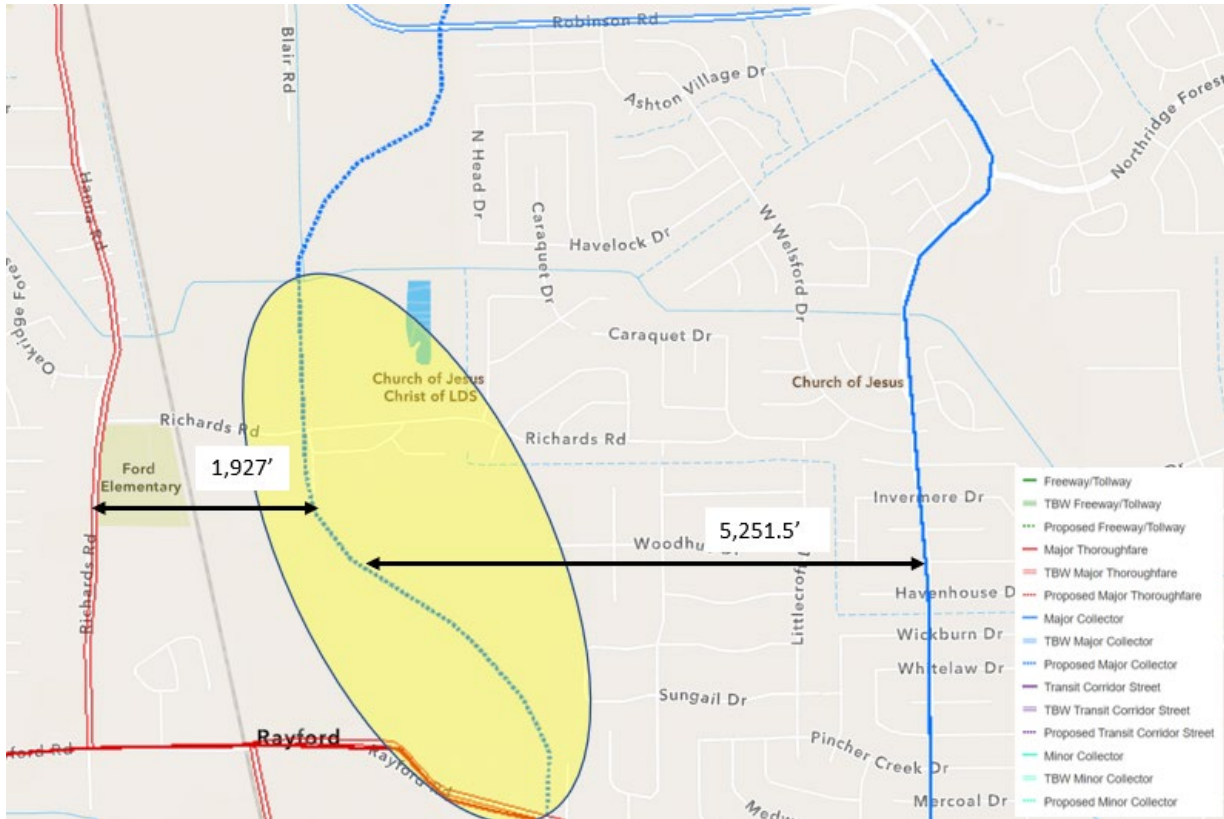
Right of Way (ROW) Status

The segment of Fairview Drive / Unnamed Major Collector does not currently exist and is proposed as a Major Collector with 60' ROW. The proposed amendment request is for the segment of Fairview Drive / Unnamed Major Collector to be realigned, while maintaining the current ROW and as listed in the MTFP. The length of the proposed corridor is approximately 4,296', beginning at Rayford Road and terminating at Richards Road.

Spacing

The following map shows the distances that vehicles would need to travel to reach the next corridor on the MTFP. The arrows show that the proposed realignment would move the Fairview Drive / Unnamed Corridor closer to Major Thoroughfare Richards Road 1,927' to the west, but it would move it further from the Major Collector Imperial Oaks Boulevard 5,251' to the east. Accordingly, there would be a gap of approximately 5,300' that would affect the eastern side of the corridor.

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<https://www.arcgis.com/apps/webappviewer/index.html?id=54b1132148c540a9ae8a88d461d84d8b>