

DRAFT STAFF RECOMMENDATIONS REPORT

F1: Aldine Westfield Road

APPLICANT: Harris County Engineering Department

KEY MAP: 292 H, M

JURISDICTION: Harris and Montgomery counties

LAMBERT: 5271, 5272

DISTRICT/PRECINCT:

Harris County Pct. 4
Montgomery County Pct.3

PROPOSAL:

The Harris County Engineering Department is requesting the deletion of the Major Thoroughfare Aldine Westfield Road from Riley Fuzzel Road to Spring Creek (Montgomery County line) on the Major Thoroughfare and Freeway Plan (MTFP). Additionally, the Planning and Development Department (P&D) is requesting to realign Aldine Westfield in Montgomery County to extend to Riley Fuzzel Road/ Grand Parkway north of Spring Creek consistent with Montgomery County's Thoroughfare Map.

APPLICANT'S JUSTIFICATION and HISTORY:

This amendment was previously submitted by Harris County last year. This amendment was not promoted to the Planning Commission agenda because the application did not include an impact analysis of their amendment on the existing thoroughfare network in Montgomery County. The city required Harris County to coordinate with Montgomery County and assess the impacts prior to requesting an amendment this year.

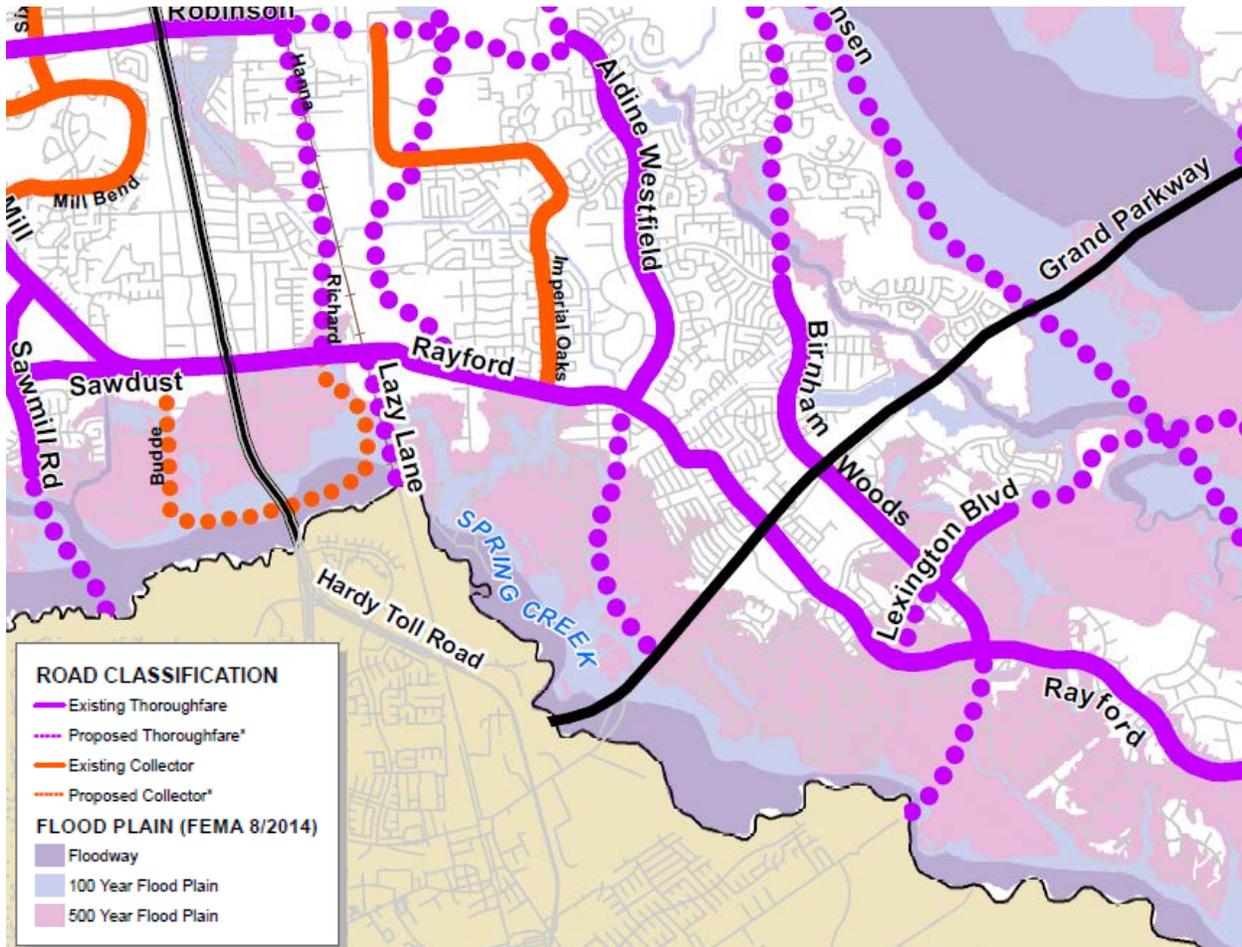
Montgomery County Commissioners' Court updated and adopted a new thoroughfare plan on January 26, 2016. Before this year, they showed the extension of Aldine Westfield Road from Spring Creek to the city of Conroe. They have since realigned Aldine Westfield Road north of Spring Creek to connect to the Grand Parkway westbound frontage road. The applicant states that this realignment in Montgomery County causes the primary reason for the deletion of Aldine Westfield Road from Riley Fuzzel to the Montgomery County line (Spring Creek) in Harris County. Secondly, the applicant states an additional reason to delete the corridor is that three parcels within this corridor are owned by Harris County. These parcels which are impacted by a majority of this major thoroughfare's corridor alignment are being utilized as an existing park and as Spring Creek Greenway development sites. A third reason to delete the corridor is that the alignment impacts existing buildings on two parcels located along Riley Fuzzel.

With the existing alignment as shown on the MTFP, there is an approximate ½ mile offset between the north and south sections of Aldine Westfield along Riley Fuzzel. With this deletion/realignment, there will be an approximate 1.5 mile offset between the north and south sections of the major thoroughfare Aldine Westfield along Riley Fuzzel creating a safer intersection spacing.

This road corridor was first designated on the City's MTFP map in 1966 as a connector road between FM 1960 to Montgomery County. Its alignment been modified over the years. The most recent realignment came in 1985. This is approximately the same year that the Hardy Toll Road was finalized and was reflected on the MTFP map.

DRAFT STAFF RECOMMENDATIONS REPORT

The proposed realignment of Aldine Westfield Road in Montgomery County preserve the mobility benefit of the roadway without requiring the extension of the roadway across the floodway and flood plain for Spring Creek. This realignment is consistent with the approved Thoroughfare Plan for Montgomery County.



2016 Montgomery County Thoroughfare Plan

STAFF RECOMMENDATION:

- APPROVE the deletion of Major Thoroughfare Aldine Westfield Road from Riley Fuzzel Road and the Harris County limits.
- APPROVE the realignment of Major Thoroughfare Aldine Westfield Road within Montgomery County to connect to Riley Fuzzel Road north of Spring Creek, consistent with the 2016 Montgomery County Thoroughfare Plan.

Justification:

This proposed section of Aldine Westfield Road as currently aligned in the 2015 MTFP faces several issues which would impact its future feasibility as a Major Thoroughfare corridor. These issues include the crossing of a major waterway and floodplain, the intersection of Harris County

DRAFT STAFF RECOMMENDATIONS REPORT

owned properties which are being used as park space, and existing buildings which the alignment intersects. The proposed amendment alignment, which would be consistent with the alignment of Aldine Westfield Road in the updated Montgomery County Thoroughfare Plan, would avoid these issues. The amendment alignment will still provide access to Riley Fuzzel Road to the north of Spring Creek and the Montgomery County line. Additionally, access between Montgomery County and Harris County across Spring Creek will be maintained via existing Riley Fuzzel Road, which connects to existing Aldine Westfield Road in Harris County, approximately 1.25 miles southwest of the proposed intersection of Aldine Westfield and Riley Fuzzel.

STAFF ANALYSIS:

Population & Employment Projections:

A demographic analysis, using the Houston-Galveston Area Council (HGAC) projections, was conducted for the area surrounding the proposed Aldine Westfield realignment. Population in this area is forecast to grow by approximately 50 percent, from 34,000 in 2015 to over 52,000 in 2040. This population growth rate is comparable to the growth rate projected for the overall City of Houston ETJ over the same time period. While there is expected to be some employment growth from 1,600 jobs in 2015 to approximately 6,700 jobs by 2040, employment density in this area is forecast to remain very low. As the gap between population and employment becomes greater, this area will further develop as a suburban bedroom community.

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	34,502	4.9	-	1,603	0.2	-
2020	47,488	6.8	37.6%	2,624	0.4	63.7%
2030	48,738	7.0	2.6%	6,394	0.9	143.7%
2040	52,304	7.5	7.3%	6,733	1.0	5.3%
Change (2015 to 2040)	17,802	2.5	51.6%	5,130	0.7	320.0%
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 10 Traffic Analysis Zones (TAZ) encompassing approximately 7,000 acres around the proposed amendment. Population projections do not include projections for group housing.

Land Use and Platting Activity:

There are four parcels along the Aldine Westfield corridor that is proposed to be deleted within Harris County. Two properties are primarily for commercial use. One property is owned by HCFCD, and the fourth property is owned by Harris County. It is assumed that HCFCD will utilize these properties as a future regional detention basin. Platting activity in the adjoining area is identified in the table below.

Subdivision Name	PC Action Date	Land Use	Property Size (Acres)	Lots
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DRAFT STAFF RECOMMENDATIONS REPORT

Homewood Suites at Exxon Campus	4/11/2013	Unrestricted Reserve	3.22	
Domain Northgate	5/23/2013	Unrestricted Reserve	6.42	
Forest Village Sec 7	7/11/2013	SF Residential (Public Street)	13.55	58
Spring Volunteer Fire Department Station No 78	8/8/2013	Unrestricted Reserve	1.22	
Valero Store No 1492	8/8/2013	Commercial	3.01	
True Vine	8/22/2013	Lots and Reserves	0.88	9
Watermark at Harmony	8/22/2013	Unrestricted Reserve	12.92	
Spring Creek Utility District Wastewater Treatment Plant	9/5/2013	Water Treatment	4.88	
Cathedral Lakes General Plan	10/31/2013	GP	128.26	
Cathedral Lakes Parkway Street Dedication Sec 1	10/31/2013	SP	4.80	
Northgate Town Plaza	10/31/2013	Reserves (Multiple Uses)	12.82	
Triumph Rig and Fabrication Spring	10/31/2013	Unrestricted Reserve	7.98	
Harmony RPM4M Commercial Reserve A	11/14/2013	Unrestricted Reserve	5.80	
Harmony RPM4M Central	12/19/2013	Unrestricted Reserve	13.80	
Harmony RPM4M Commons	12/19/2013	Unrestricted Reserve	18.80	
Park at Northgate Crossing Sec 3 Partial Replat No 1 and Extension	2/6/2014	Unrestricted Reserve	1.22	
Wet N Wild Splashtown	2/20/2014	Unrestricted Reserve	52.00	
Northgate Crossing Office Park	3/20/2014	Unrestricted Reserve	8.81	
Hardy Spring Crossing	5/1/2014	Unrestricted Reserve	6.64	
Riley Fuzzel Crossing	5/15/2014	Unrestricted Reserve	21.33	
Springwoods Village Partial GP	5/15/2014	GP	48.51	
Springwoods Village Town Center Sec 1	5/15/2014	Water Treatment	46.90	
Rayford Road Crossing	6/26/2014	Unrestricted Reserve	41.02	
Cathedral Lakes	8/21/2014	Unrestricted Reserve	128.48	
Harmony RPM4M Central Partial Replat No. 1	8/21/2014	Unrestricted Reserve	18.85	
Riley Fuzzel Road Property LLC	10/2/2014	Unrestricted Reserve	2.61	
Hardy Northgate Crossing	10/16/2014	Unrestricted Reserve	13.81	
Rayford Road Crossing replat no 1	10/16/2014	Unrestricted Reserve	17.14	
Passage Way Street Dedication	10/30/2014	SP	1.61	
Forest Village Sec 8	11/13/2014	SF Residential (Public Street)	48.30	80
Rayford Ridge Sec 1 partial replat no 1	2/5/2015	Restricted Reserve (Commercial)	1.22	
North Lexington Realty	3/19/2015	Unrestricted Reserve	3.02	
Woodlands Gate	4/16/2015	Unrestricted Reserve	3.81	

DRAFT STAFF RECOMMENDATIONS REPORT

Springwoods Village Lake Plaza at Crossington Way Street Dedication Sec 1	7/9/2015	SP	3.53	
Forest Village Sec 9	9/3/2015	SF Residential (Public Street)	10.75	51
Grand Oaks Partners	10/29/2015	Unrestricted Reserve	1.56	
Villages of Northgate Crossing Sec 8 partial replat no 1	12/17/2015	SF Residential (Public Street)	0.30	1
Northgate IH45 Booker	1/7/2016	Unrestricted Reserve	4.19	
Spring Event Center	3/17/2016	Commercial	1.57	
Rayford Spring Shopping Center	4/14/2016	Unrestricted Reserve	1.34	
Harmony RPM4M Central Partial Replat No 2	4/28/2016	Unrestricted Reserve	8.73	
Harmony RPM4M Ventures Commons replat no 1	4/28/2016	Unrestricted Reserve	18.85	
Harmony GP	5/12/2016	SF Residential (Public Street)	1023.25	
Springmont 2	5/12/2016	Commercial	15.00	
Shops at Spring Forest	5/26/2016	Commercial	0.98	

Right-of-Way (ROW) Status:

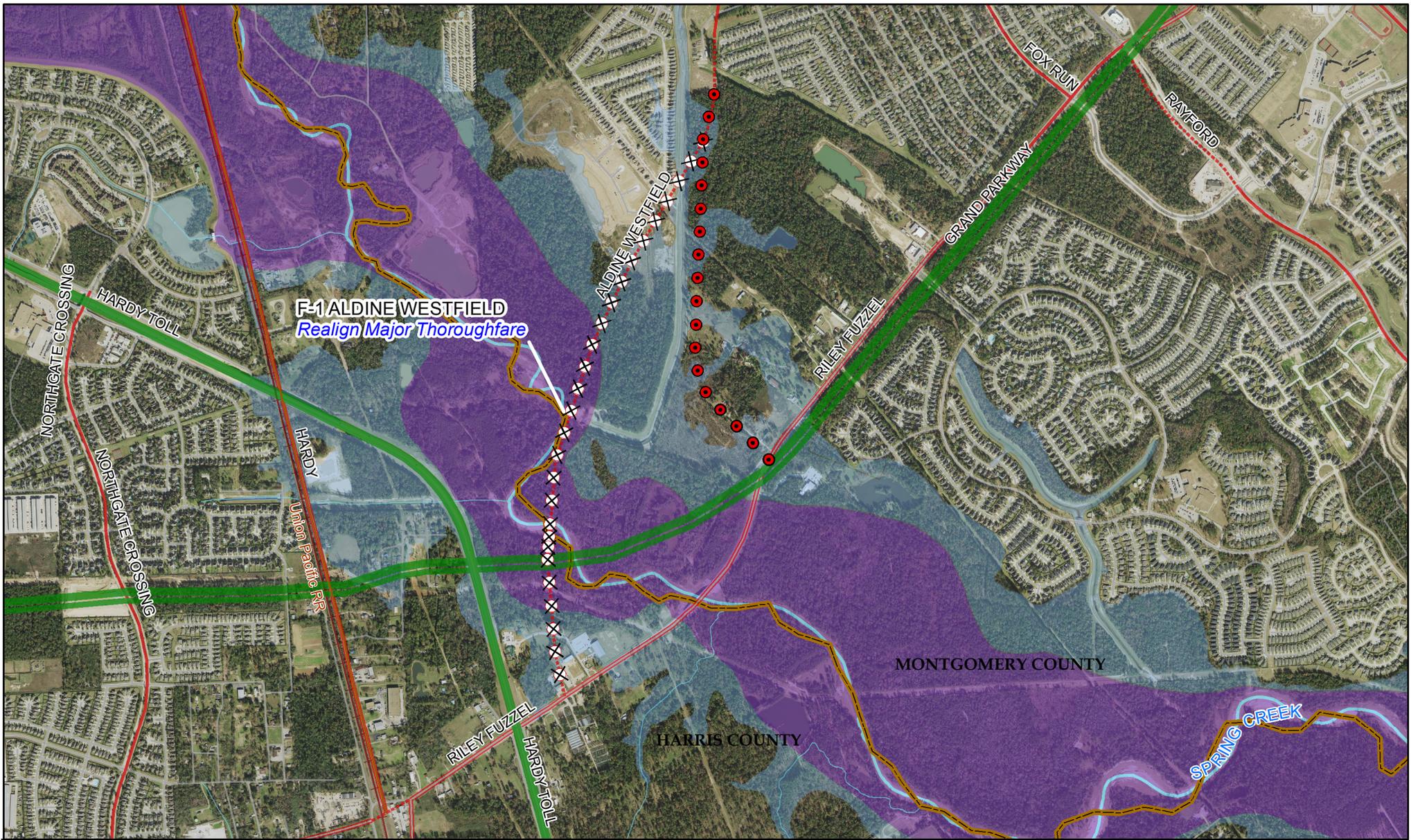
No ROW has currently been dedicated for the existing Aldine Westfield alignment or the proposed Aldine Westfield alignment.

Spacing:

The realigned Aldine Westfield Road corridor will have two major highways in proximity of this alignment. The Hardy Toll Road is 0.8 mile to the west, and the Grand Parkway bisects the road corridor 0.30 mile north of Riley Fuzzel. Final engineering design for the Grand Parkway's ramp columns or foundation is unknown at this time. A future road overpass may be taken into account. The fact that this road would be proposed to be deleted will negate the need to accommodate a ramp.

DRAFT STAFF RECOMMENDATIONS REPORT

Street	From	To	Classification	Direction	Spacing (mi)
Spring Stuebner Road	Northgate Crossing Blvd	West Hardy Road	T-4-100	E-W	0.64
Spring Stuebner Road	West Hardy Road	East Hardy Road	T-4-100	E-W	0.02
Riley Fuzzel Road	East Hardy Road	Aldine Westfield Road	T-4-100	E-W	0.08
Riley Fuzzel Road	Aldine Westfield Road	Hardy Toll Road	T-4-100	E-W	0.3
Riley Fuzzel Road	Hardy Toll Road	Aldine Westfield Road, proposed to be deleted	T-4-100	E-W	0.13
Riley Fuzzel Road	Aldine Westfield Road, proposed to be deleted	Spring Creek	T-4-100	E-W	.38 mi
Aldine Westfield Road, proposed to be deleted	Riley Fuzzel Road	Grand Parkway	T-4-100	N-S	0.32
Aldine Westfield Road, proposed to be deleted	Grand Parkway	Spring Creek	T-4-100	N-S	0.08



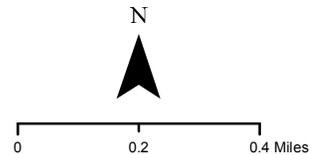
2016 Major Thoroughfare and Freeway Plan Recommendation: F-1 Aldine Westfield Road

2016 MTFP Amendment

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

2015 MTFP

- | | | | |
|-------------------------|-----|-----------------|-----|
| Freeway | —■— | County Boundary | —■— |
| Major Thoroughfare | —■— | Local Street | —■— |
| Major Collector | —■— | Railroad | —■— |
| Minor Collector | —■— | Waterway | —■— |
| Transit Corridor Street | —■— | Park | —■— |



Vicinity Map