

PUBLIC HEARING REPORT

D: FM 359

APPLICANT: Fort Bend County

LAMBERT: 5319

JURISDICTION: Fort Bend County

PRECINCT: Fort Bend Co. Pcnt. 3

DISTRICT: N/A

PROPOSAL:

Fort Bend County is requesting to realign a portion of thoroughfare FM 359 in Fort Bend County, in the southwest region of Houston's ETJ.

APPLICANT'S JUSTIFICATION and HISTORY:

The Fort Bend County Major Thoroughfare Plan was updated and adopted by Commissioners Court on February 10, 2015, with subsequent revisions since. The classification of many roadways changed with the adoption of the 2015 Fort Bend County Major Thoroughfare Plan. Fort Bend County will continue to amend this thoroughfare plan as required to facilitate mobility.

Fort Bend County is requesting an amendment to realign FM 359 south of FM 1093 and north of Lamar Consolidated Elementary School 24 in Creekside Ranch. This is a reasonable request as the current alignment of FM 359 contains two 90-degree bends within a one-mile stretch of roadway. The tracts on either side of FM 359 are currently owned by Hines Nursery, a commercial nursery grower and distributor. In late 2017, Hines Nursery ceased operations and placed the property for sale. Fort Bend County believes this is an opportune time to request the realignment of FM 359 to adjust the curvature of the road and improve safety in the area for when the tract redevelops. Fort Bend County Engineering has met with multiple interested parties regarding the property. On December 18, 2018, a public hearing was held and Fort Bend County Commissioners Court approved the realignment of FM 359.

STAFF ANALYSIS

Population & Employment Projections

A demographic analysis using the Houston-Galveston Area Council (HGAC) projections was conducted for the MTFP amendment proposal area. According to the HGAC data,

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	5,576	1.3	-	287	0.1	-
2020	7,598	1.7	36.3%	313	0.1	9.1%
2025	9,490	2.1	24.9%	391	0.1	24.9%
2030	10,723	2.4	13.0%	790	0.2	102.0%
2035	13,204	3.0	23.1%	864	0.2	9.4%
2040	14,016	3.2	6.1%	1,030	0.2	19.2%
2045	13,817	3.1	-1.4%	1,030	0.2	0.0%
Change (2015 to 2045)	8,241	1.9	147.8%	743	0.2	258.9%
COH change (2015 to 2045)	872,669	1.7	38.7%	507,094	1.0	30.4%

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COH ETJ change (2015 to 2045)	1,206,503	1.6	55.3%	512,135	0.7	77.4%
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Source: 2015-2040 Demographic Projections by H-GAC released in 2017

Data represents population, jobs, and households in 4 Traffic Analysis Zones (TAZ) encompassing approximately 4,449 acres around the proposed amendment.

Land Use and Platting Activity

To the north of the amendment, the latest platting activity occurred at FM 1093 and FM 359, which were five reserves for commercial development. South of the amendment are two general plans: Creekside Ranch and Settegast Ranch.

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Briscoe FarmsGP/Creekside Ranch GP	6/09/2016 & 10/03/2016	General Plan	226.49	0
Lamar CISD Elementary School No 2	10/01/2015	Restricted Reserve-School	14.90	0
Lamar Consolidated ISD Agricultural Facility	5/12/2016	Unrestricted Reserve	20.97	0
Settegast Ranch GP	4/25/2019	General Plan	112.01	0
Crossing at Cinco Fulshear	5/09/2013	Commercial	93.23	0

Right of Way (ROW) Status

FM 359 is currently classified as a thoroughfare with 4 lanes and 100 feet of right-of-way with an existing pavement width of 44 feet.

Spacing

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