

# RECOMMENDATION 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.

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APPROVE the request to realign FM 359 and Fulshear Gaston Road on the Major Thoroughfare and Freeway Plan.

#### Justification

The realignment of FM 359 and Fulshear Gaston create safer intersection angles, which allow for greater sight distance. The proposed realignment is contained within the JDS Nursery Tract, formerly Hines Nursery, and minimizes impacts to surrounding land owners. The proposed realignments have been communicated with interested and relevant parties, including TxDOT and the developer of the JDS Nursery Tract. As part of the JDS Nursery Tract General Plan, a variance request was approved at the August 22, 2019 Planning Commission to exceed Chapter 42 intersection spacing requirements.

Coordination with TxDOT and Fort Bend County is documented in an executed letter of understanding, including the realignment, ROW width, the transfer of existing drainage easements, the transfer of ROW from old alignment to new, and other general provisions. This was executed in July 2019.

Fort Bend County is coordinating a development agreement between the developer of the tract and the county regarding additional improvements and design criteria specifically regarding major thoroughfare ROW dedication, detention requirements, TIA submittal, construction requirements in

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coordination with TxDOT improvements, and the responsibilities of each party. This is an ongoing process, but is nearing completion.

P&D staff recommend that Planning Commission approve Fort Bend County's request to realign FM 359 and Fulshear Gaston to improve safety.

## 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%
COH ETJ change (2015 to 2045)	1,206,503	1.6	55.3%	512,135	0.7	77.4%

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

Platting activity in the amendment area includes the JDS Nursery Tract General Plan, which encompasses the proposed realignment. 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
JDS Nursery Tract GP	8/22/2019	General Plan	437.4	0

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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

The proposed realignment does not meet Chapter 42 intersection spacing requirements. However, on August 22, 2019, Planning Commission approved a variance request to exceed intersection spacing as part of the JDS Nursery Tract General Plan.

