

PC ACTION REPORT

D: Mound Road

APPLICANT: LJA Engineering

JURISDICTION: City of Houston ETJ

PRECINCT: Harris County Pct. 3

COUNCIL DISTRICT: None

PROPOSAL:

LJA Engineering – on behalf of 290 WR Holdings LP – is requesting the realignment of proposed Major Thoroughfare Mound Road (T-4-100) from Warren Ranch Road and Katy Hockley Road on the Major Thoroughfare and Freeway Plan.

PLANNING COMMISSION ACTION:

APPROVED request to realign Major Thoroughfare Mound Road from Warren Ranch Road and Katy Hockley Road on the MTFP.

STAFF RECOMMENDATION:

APPROVE request to realign Major Thoroughfare Mound Road from Warren Ranch Road and Katy Hockley Road on the MTFP.

JUSTIFICATION:

The request to realign Mound Road maintains connectivity to the major thoroughfare system and access from local uses to adjacent major thoroughfares. Additionally, it helps to protect and preserve natural habitats by positioning away from protected lands within the Katy Prairie.

Mound Road is a proposed major thoroughfare (T-4-100) connecting east-west traffic to north-south major thoroughfares in an area with recent, large-acre development. In the last year between 2019-2020 there have been several 8-20 acre lots platted for single-family residential development. Additional development activity includes sizable parcels (260-1633 acres) platted for commercial, residential, and warehouse distribution uses. Realigning Mound Road maintains its purpose as a key east-west thoroughfare supporting traffic circulation and access to commercial, mixed use and residential areas as they develop. Major Thoroughfares are designed to serve as traffic arteries of considerable length and continuity, characterized by multi-lane roadways accommodating higher traffic volumes. With development, population, and employment projected to increase considerably in the amendment area, realigning Mound Road maintains street connectivity and access while also protecting open space and natural resources such as the Katy Prairie.

The proposed amendment request realigns Mound Road north of the Katy Prairie and Warren Ranch property line while still allowing access to adjacent properties. The Katy Prairie Conservancy works to protect 30,000 and 50,000 acres of Katy Prairie which provide habitat for upland and wetland species. Additional work includes insuring that the public has access to selected parts of the prairie for recreational and cultural purposes. The Katy Prairie Conservancy has worked with the Warren family, the owners of Warren Ranch, to protect its native grasslands, wetlands, and streams. The Katy Prairie

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Conservancy supports separating Mound Road from the northern boundary of Warren Ranch. The Conservancy has indicated that construction of a road at the current alignment would significantly and negatively impact protected lands.

The request to realign Mound Road is in the best interest of the MTFP and local property owners to maintain access to adjacent major thoroughfares and preserve protected lands. It maximizes mobility for future growth and development. The request to realign helps to protect and preserve natural habitats by positioning away from protected lands within the Katy Prairie.

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 increase from nearly zero (almost non-existent), to the thousands from 2015 to 2045, increasing at a significantly faster rate than the City of Houston and the ETJ. Job density is projected to increase by 4,000 percent.

Year	Population Density			Job Density		
	Population	(Persons/Acre)	% Change	Jobs	(Jobs/Acre)	%Change
2015	95	0.0		7	0.0	
2020	56	0.0	-41.1%	7	0.0	0.0%
2025	459	0.1	719.6%	7	0.0	0.0%
2030	814	0.2	77.3%	7	0.0	0.0%
2035	1,995	0.6	145.1%	149	0.0	2028.6%
2040	5,026	1.5	151.9%	287	0.1	92.6%
2045	6,235	1.9	24.1%	287	0.1	0.0%
Change (2015 to 2045)	6,140	1.9	6463.2%	280	0.1	4000.0%
COH Change (2015 to 2045)	919,984	2.1	40.2%	548,987	1.3	30.5%
COH ETJ Change (2015 to 2045)	1,532,230	1.3	58.9%	635,399	0.5	73.1%

Source: 2015-2045 Demographic Projections by H-GAC released in 2018

Data represents population, jobs, and households in 4 Traffic Analysis Zones (TAZ) encompassing approximately 3,305 acres around the proposed amendment

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Land Use and Platting Activity:

Land use surrounding the amendment request is currently open space/agricultural production. The amendment request is situated within the Warren Ranch General Plan, a 1,633-acre future single-family development. The table below list platting activity in the surrounding area within the last five years.

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Warren Ranch Road TractGP	2/01/18	Single Family Residential, Commercial	1633.00	-
Becker Road TractGP	11/14/19	General Plan	1096.2	-
McAlister Opportunity Fund 2012	1/23/20	Restricted Reserve- Office, Warehouse distribution, commercial and retail	260.32	0
Sparks Fabricators	12/14/17	Residential	13.62	3
US 290 HOCKLEY TRACT Sec 4	11/14/19	Single Family Residential	19.8	57
US 290 Hockley Tract Sec 2	11/14/19	Single Family Residential	12.4	57
Warren Ranch Sec 7	12/19/19	Single Family Residential	10.8	56
US 290 HOCKLEY TRACT Sec 8	11/14/19	Single Family Residential	11.3	62
Warren Ranch Sec 6	1/09/20	Single Family Residential	8.4	41
Warren Ranch Sec 4	11/14/19	Single Family Residential	11.8	29
US 290 Hockley Tract Sec 1	11/14/19	Single Family Residential	8.2	16

Right of Way (ROW) Status:

Mound Road is a proposed major thoroughfare with four lanes and 100' right-of-way. In the amendment request area, Mound Road currently aligns along property boundaries for 1.7 miles of the two-mile segment being considered for amendment request. The realignment request shifts Mound Road approximately 1,500ft north into the approved general plan for Warren Ranch Road Tract.

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Spacing:



Applicant's Justification and History:

290 WR Holdings LP is requesting the realignment of proposed Mound Road thoroughfare west of Katy Hockley Road and east of Warren Ranch Road. The applicant believes that the existing alignment will negatively impact the Katy Prairie Conservancy property to the south, and the realignment of the proposed Mound Road slightly to the north, will allow Mound Road to integrate into the proposed development. The applicant believes that this proposed realignment of Mound Road will allow for development to take place on both the northern and southern borders of the thoroughfare, thus reducing development pressure on the Katy Prairie Conservancy, property owner to the south. The applicant states that without this amendment a residential development currently underway will be halted.

Realignment will incorporate Mound Road into a proposed development for the area. The applicant's proposed changes will maintain the continuity of the Major Thoroughfare and Freeway Plan by keeping the existing connections to Katy Hockley Road on the East and the existing Mound Road on the west. The applicant has been in discussion with Katy Prairie Conservancy throughout the process.

Mound Road first appeared on the City of Houston MTFP map in 1966, when the scope of the map was expanded as part of the acquisition of Houston's ETJ. Mound Road was realigned in Houston's 2016 MTFP map to reflect the findings of the Harris County US 290 Area Major Thoroughfare Study

