PC ACTION REPORT

H: Valley Ranch Bend Drive

APPLICANT: META Planning + Design LLC

PRECINCT: Montgomery County Pct. 4

JURISDICTION: City of Houston ETJ

COUNCIL DISTRICT: None

PROPOSAL:

META Planning + Design LLC – on behalf of Valley Ranch Town Center Holdings LLC – is requesting the reclassification of Valley Ranch Bend Drive from a Major Collector with four lanes and 60' right-of-way to a Minor Collector with 2 lanes and 60' right-of-way. The applicant also requests to realign the terminus of Valley Ranch Bend Drive from its Highway 59 intersection to the Grand Parkway.

PLANNING COMMISSION ACTION:

APPROVED revised staff recommendation to realign Valley Ranch Bend Drive to intersect with Grand Parkway and reclassify as MJ-**2**-60.

STAFF RECOMMENDATION:

APPROVE revised staff recommendation to realign Valley Ranch Bend Drive to intersect with Grand Parkway and reclassify as MJ-**2**-60.

JUSTIFICATION:

Staff is in support of the realignment request and concurs with the justification provided by the applicant.

City of Houston staff and Montgomery County are in support of the applicant building a two-lane bridge and potential two-lane cross section for the extension of Valley Ranch Bend Drive to Grand Parkway. Lane designations in the MTFP are provided for guidance and not meant to be a requirement. Professional engineering judgment and additional data is to be used when designing a road. Therefore, Houston Public Works retains the ability to widen Valley Ranch Bend to four lanes within the 60-foot ROW if warranted in the future.

Staff is not in support of reclassifying Valley Ranch Bend Drive as a Minor Collector because the road better meets the definition of a Major Collector. Per the MTFP Policy Statement:

> "Major Collectors are public streets that accumulate traffic from local streets and Minor Collectors for distribution to the Major Thoroughfare. A Major Collector street may have commercial, residential or have mixed uses abutting. Major Collector streets typically provide mobility and access to commercial, mixed use and medium to high density residential uses. Direct vehicular access to single family residential uses is not desirable."

Valley Ranch Bend will connect the Grand Parkway to Major Thoroughfare Valley Ranch Parkway. The alignment is expected to continue west as a Major Collector to Walnut Drive, another Major Thoroughfare. The existing Valley Ranch Bend has no homes fronting the street, instead collecting

traffic from local streets and Major Collector Valley Ranch Crossing Drive. The road carries traffic to a school and to commercial activity along the Grand Parkway once the development is eventually built out.

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 by 186 percent, a rate significantly higher than the City of Houston and the ETJ. Job density is projected to increase by 310 percent.

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	%Change
2015	3,072	2.6		562	0.5	
2020	6,282	5.3	104.5%	2,128	1.8	278.6%
2025	7,046	6.0	12.2%	2,137	1.8	0.4%
2030	7,724	6.5	9.6%	2,142	1.8	0.2%
2035	8,426	7.1	9.1%	2,148	1.8	0.3%
2040	8,677	7.3	3.0%	2,151	1.8	0.1%
2045	8,788	7.4	1.3%	2,305	2.0	7.2%
Change (2015 to 2045)	5,716	4.8	186.1%	1,743	1.5	310.1%
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 1 Traffic Analysis Zone (TAZ) encompassing approximately 1,181 acres around the proposed amendment

Land Use and Platting Activity:

Land use surrounding the application is primarily single-family residential and undeveloped land. Valley Ranch Elementary is located along the development, which also has access to New Caney Middle School to the south.

The area's recent platting activity is concentrated in the immediate vicinity surrounding the amendment, and to the north adjacent to the Grand Parkway. The most recent platting activity is listed below.

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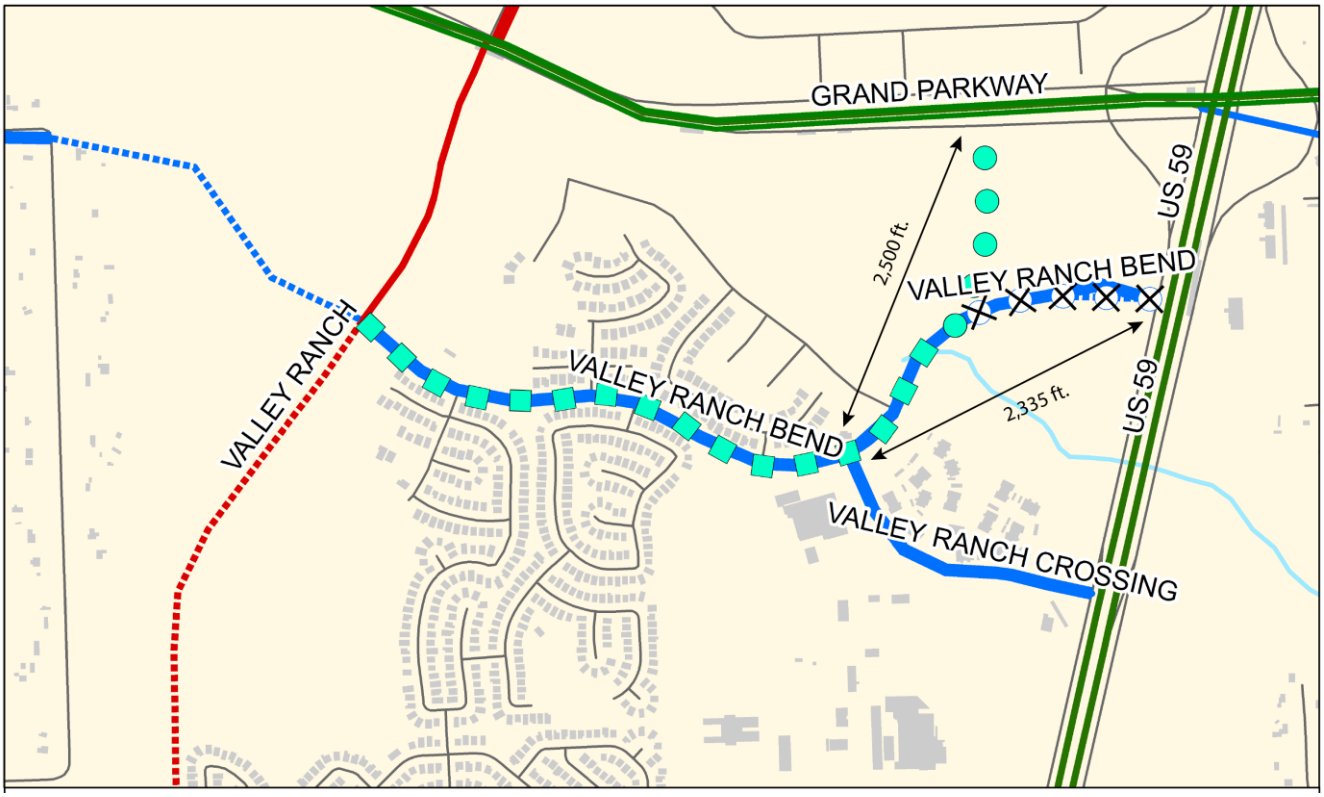
GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Forest Colony, Sec 4	7/11/13	Single Family Residential	7.911	36
New Caney ISD Multi Purpose Campus	10/13/16	Restricted Reserve-School	60.09	-
Valley Ranch GP	03/02/17	General Plan	987.9	-
Valley Ranch Sec 7	04/30/15	Single Family Residential	30.719	137
Valley Ranch Sec 9	04/13/17	Single Family Residential	16.7160	73
Valley Ranch Parkway Reserves	02/20/20	Restricted Reserve-Multi Family, Unrestricted Reserve	41.9	-
Maddux Acres	05/16/16	Single Family Residential	5.02	2
Valley Ranch Reserve	07/25/19	Unrestricted Reserve	2.00	-
Valley Ranch Town Center Central	04/26/18	Unrestricted Reserve	3.29	-
Valley Ranch Town Center Commercial West	04/12/18	Unrestricted Reserve	2.282	-
Valley Ranch Academy	12/17/15	Restricted Reserve-Commercial	45.790	-
New Carey ISD Athletic Stadium	10/15/15	Unrestricted Reserve	26.69	-
Valley Ranch Town Center North	05/25/17	Unrestricted Reserve, Restricted Reserve-Drainage	57.62	-
Valley Ranch Town Center Apartments	03/19/20	Unrestricted Reserve	21.50	-
Vernon Acres	01/21/16	Single Family Residential	2.432	6

Right of Way (ROW) Status:

Valley Ranch Bend Drive is identified in the MTFP as a Major Collector with four lanes and 60ft right-of-way. The amendment requests to reclassify Valley Ranch Bend Drive to a minor collector with two lanes and 60ft right-of-way.

Of the 1.15-mile Valley Ranch Bend Drive segment, 0.75 miles exists with approximately 25' pavement width. This segment is part of the Valley Ranch subdivision developed after Planning Commission approved the Valley Ranch General Plan in 2015.

Spacing:



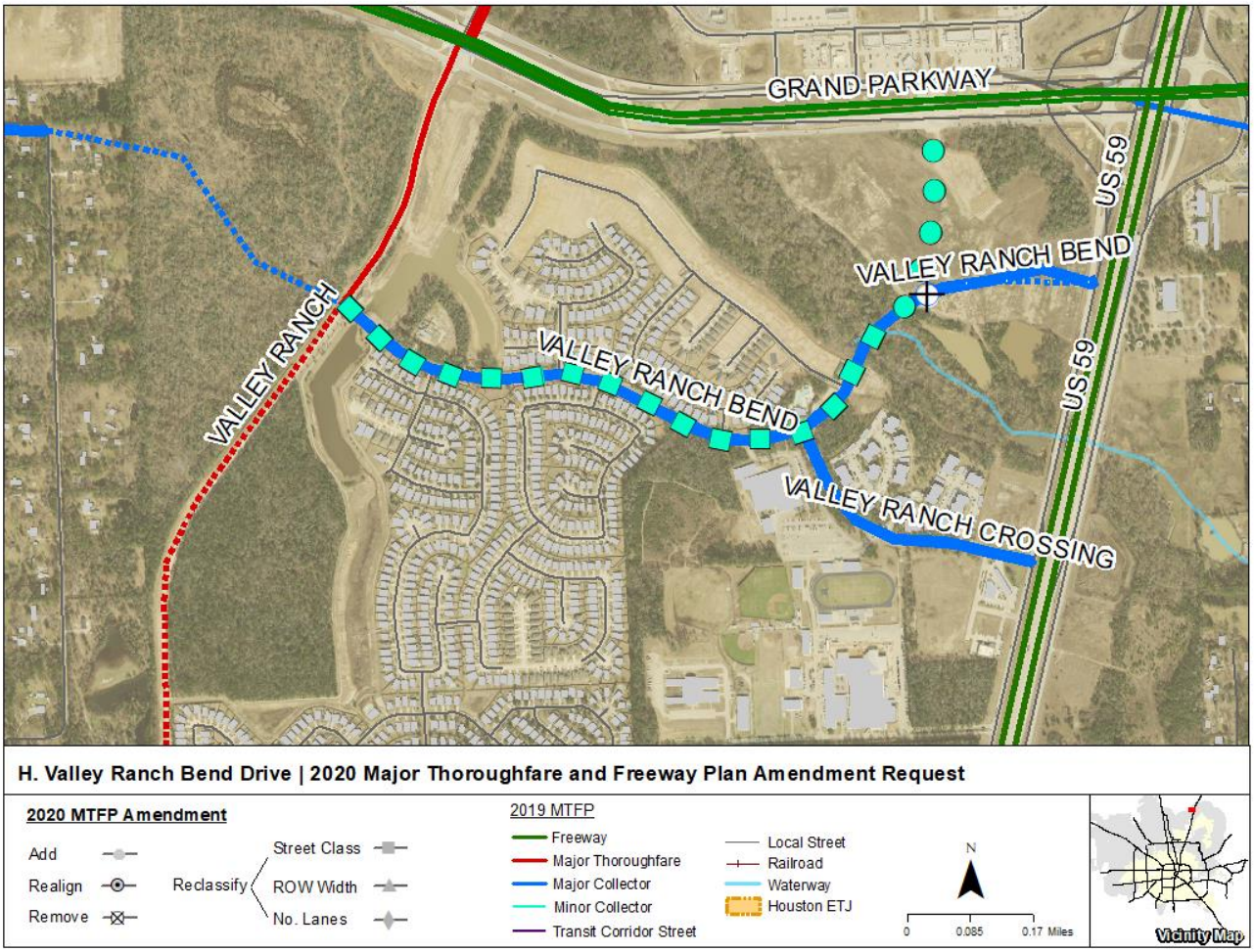
Applicant's Justification and History:

Valley Ranch Bend Drive is generally located at the southwest corner of the Grand Parkway and US Highway 59 in Houston's ETJ in Montgomery County. The area first appeared on Houston's MTFP in 1986, and in 2005 Valley Ranch Bend Drive was added to the Major Thoroughfare and Freeway Plan as a Major Collector.

The applicant is requesting Valley Ranch Bend Drive be reclassified from a Major Collector MJ-4-60 to a Minor Collector MN-2-60 to reflect existing conditions. Valley Ranch Bend Drive was added to the MTFP prior to the adoption of the Minor Collector classification. The existing portion of Valley Ranch Bend Drive is constructed with two lanes. Future development of Valley Ranch Bend Drive will include a bridge across White Oak Creek. Under the existing classification the bridge would be constructed with four lanes. The immediate transition from a four-lane bridge to a two-lane road will increase automobile congestion and provide unsafe conditions for pedestrian traffic to a nearby recreation center and school. Reclassification is contained entirely within the Valley Ranch development and will not adversely impact the surrounding thoroughfare network.

The applicant is also requesting Valley Ranch Bend Drive be realigned to intersect the Grand Parkway from the south. Currently the unconstructed segment of Valley Ranch Bend Drive is to intersect the southbound frontage road of Highway 59 from the west. Intersecting with the Grand Parkway will connect Valley Ranch Bend Drive to an existing underpass intersection. The applicant states this connection will provide easier access and improved circulation of inbound and outbound traffic in

comparison to connecting to Highway 59. Additionally, if Valley Ranch Bend Drive connects with Highway 59 it will prevent development of a future commercial site at the Highway 59-Grand Parkway interchange. The site is currently undergoing initial concept studies and land planning design. Realignment will allow the development of the commercial site to proceed.



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