

PRELIMINARY REPORT

H: Valley Ranch Bend Drive

APPLICANT: META Planning + Design LLC

JURISDICTION: City of Houston ETJ

PRECINCT: Montgomery County Pct. 4

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.

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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