



# PUBLIC HEARING REPORT

## 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, population is projected to decrease from 9,081 in 2020 to 8,919 in 2025 with decline of 8,502 by 2045. Jobs are projected to slightly increase each decade after the 2020 baseline.

Year	Population			Job Density		
	Population	Density (Persons/Acre)	% Change	Jobs	(Jobs/Acre)	%Change
2015	6,092	5.56		24,358	22.22	25.7%
2020	9,081	8.28	49.1%	30,614	27.92	2.5%
2025	8,919	8.13	-1.8%	31,372	28.61	2.0%
2030	9,102	8.30	2.1%	31,985	29.17	0.1%
2035	9,311	8.49	2.3%	32,010	29.19	0.1%
2040	9,067	8.27	-2.6%	32,033	29.22	0.6%
2045	8,502	7.75	-6.2%	32,226	29.39	25.7%
Change (2015 to 2045)	2,410	2.20	39.6%	7,868	7.18	32.3%
COH Change (2015 to 2045)	919,984	2.14	40.2%	548,987	1.28	30.5%
COH ETJ Change (2015 to 2045)	1,225,792	1.62	55.7%	517,327	0.68	75.9%

Source: 2015-2045 Demographic Projections by H-GAC released in 2018. This represents the most current data available at the time of publishing.

Data represents population, jobs, and households in 2 Traffic Analysis Zones (TAZ) encompassing approximately 3,286 acres around the proposed amendment.

### Land Use and Platting Activity

Land use surrounding the amendment request is mostly commercial. There is some multi-family residential use just south of Lake Woodlands Drive, while north of the proposed major collector is commercial and religious use.

In the past five years, platting activity has varied; there is replatting activity that could change the area, as some platting activity shows a replat of unrestricted reserves. Northwest of Lake Robbins Drive, platting activity shows a recent request to replat to create an unrestricted reserve. However, north of Lake Robbins Drive and directly south of Lake Woodlands Drive, recent platting activity shows a partial replat to create a commercial reserve, so the area could become a mixed-use area over time, with an emphasis on commercial development. 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
Woodlands Metro Center Section 89	2/18/2021	Restricted Reserve – Commercial	13.5590	-
Woodlands Metro Center Section 75	12/3/2020	Unrestricted Reserve	2.0240	-
Woodlands Metro Center Section 77	12/3/2020	Unrestricted Reserve	7.7890	-
The Woodlands United Methodist Church	9/14/2017	Restricted Reserve – Church	17.4300	-
Woodlands Metro Center Section 81	7/27/2017	Unrestricted Reserve	7.6370	-
Woodlands and Lake Woodlands E. Shore	7/9/2015	General Plan	270.8500	-
Woodlands Metro Center Section 77	6/6/2013	Unrestricted Reserve	16.2800	-

## **Right of Way (ROW) Status**

Lake Robbins Drive is identified in the MTFP as a proposed Major Collector with 80’ right-of-way. In the amendment request area, Lake Robbins Drive is proposed to extend west of Grogans Mill Road, connect to the north with Lake Front Circle, and then continue north, intersecting Lake Woodlands Drive. Currently, Lake Robbins Drive extends west from I-45 North to just beyond Grogans Mill Road. At Grogans Mill Road, Lake Robbins Drive becomes a stub street that is approximately 13’ wide and is approximately 876’ south of Lake Woodlands Drive.

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## Spacing

