

# PUBLIC HEARING REPORT

## C: Valley Ranch Bend Drive / North Hillcrest Drive

**APPLICANT:** META Planning + Design LLC

**PRECINCT:** Montgomery County Pct. 4

**JURISDICTION:** ETJ

**COUNCIL DISTRICT:** N/A

### PROPOSAL:

META Planning + Design LLC on behalf of Valley Ranch Town Center Holdings LTD, is requesting the realignment and reclassification of a proposed Major Collector in the Major Thoroughfare and Freeway Plan (MTFP). The current alignment runs from Valley Ranch Parkway to Walnut Drive. The request would delete this section from the MTFP and realign the proposed Major Collector to run instead from Valley Ranch Parkway to the Grand Parkway (SH-99) frontage road. The request would also reclassify the Major Collector from 80 feet to 60 feet. See the attached map for more details.

### APPLICANT'S JUSTIFICATION and HISTORY:

META Planning + Design LLC is requesting this amendment on behalf of Valley Ranch Town Center Holdings LTD, the property owner of the tracts bordered by Grand Parkway to the north, Valley Ranch Parkway to the east and south, and the Freeway Oaks neighborhood to the west. This property is currently being developed and must draw its street grid in accordance with the MTFP. The applicant requests that this proposed Major Collector, which runs through the development, connect to the Grand Parkway frontage road, rather than introduce new commercial cut-through traffic to the Freeway Oaks neighborhood.

This alignment was added to the MTFP in 2018 as part of a group of amendments matching updates to the Montgomery County Thoroughfare Plan in the ETJ. The applicant states that Montgomery County has since determined that some segments in that update merit reconsideration and may not be needed, including this segment.

### 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 substantially increase over the coming decades. Jobs are projected to increase substantially as well. This is a higher rate of growth than both the City of Houston and the ETJ.

# PUBLIC HEARING REPORT

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	5,110	1.56		1,015	0.31	
2020	9,321	2.84	82.4%	2,623	0.80	158.4%
2025	11,554	3.52	24.0%	2,637	0.80	0.5%
2030	12,867	3.92	11.4%	2,827	0.86	7.2%
2035	13,982	4.26	8.7%	2,839	0.86	0.4%
2040	14,492	4.41	3.6%	3,010	0.92	6.0%
2045	14,736	4.48	1.7%	3,168	0.96	5.2%
Change (2015 to 2045)	9,626	2.93	188.4%	2,153	0.66	212.1%
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 existing alignment of North Hillcrest Drive is primarily residential. At the western end, there is an existing residential subdivision; at the eastern end, there are a few vacant tracts to be developed as part of Valley Ranch.

Platting activity near the amendment concentrates within the area between Valley Ranch Parkway, the Grand Parkway (SH-99), the Eastex Freeway (IH-69), and FM 1314.

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Valley Ranch GP	10/1/20	General Plan	857	-
Valley Ranch Medical Suites	10/18/17	Unrestricted Reserve	8.81	1
New Caney ISD Multi-Purpose Campus	10/13/16	School	60.09	-
Maddux Acres	5/12/16	Single Family Residential	5.02	2
Azalea District GP	9/19/13	Commercial, Single Family Residential	286.39	-
Forest Colony Sec 4	7/11/13	Single Family Residential	7.8	36

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## Right of Way (ROW) Status

A portion of the existing alignment exists as a local road. From the western endpoint at Walnut Drive, a 60' wide right-of-way extends approximately 1,700' east to the boundary of the applicant's property. The remaining portion of the existing alignment does not exist and would be dedicated from the applicant's property. The requested amendment alignment would be dedicated entirely from the applicant's property, along a street platted within the applicant's most recent general plan.

## Spacing

