

# PUBLIC HEARING REPORT

## G: South Wayside

**APPLICANT:** Knudson LP

**PRECINCT:** Harris County Pct. 1

**JURISDICTION:** City of Houston

**COUNCIL DISTRICT:** D

### **PROPOSAL:**

Knudson LP – on behalf of Mark and Victoria Ellis – is requesting the deletion of Major Thoroughfare South Wayside Drive from Airport Boulevard to Orem Drive in the Major Thoroughfare and Freeway Plan.

### **APPLICANT’S JUSTIFICATION and HISTORY:**

The applicant’s proposal intends to reroute existing and future vehicular traffic along existing major thoroughfares Orem, Mykawa and Airport to reach the thoroughfare alignment of Wayside Drive west of Mykawa at Airport. The applicant cites Texas Department of Transportation’s (TxDOT) proposal to build State Highway 35 along Mykawa Road as a future project that will increase north/south vehicular traffic capacity in the area. The applicant states that due to this potential future highway project, the City of Houston can avoid spending additional funds for construction of South Wayside at Martindale.

Although the applicant is not requesting to address the alignment of South Wayside north of Airport, they provide historical aerial imagery of park improvements through Law Park blocking the alignment of proposed South Wayside north of Airport. Most of the park improvements would have to be removed to accommodate the alignment of the South Wayside extension north of Airport.

South Wayside was initially added to the Major Thoroughfare and Freeway Plan in 1955 where it crossed over Mykawa Road north of Bellfort, curved east slightly before Sims Bayou and then continued due South. In 1966, South Wayside looked to align with present-day Mykawa from north of Bellfort to just south of Airport, where the alignment curved southwest before continuing due south. The more detailed 1972 MTFP map shows that the South Wayside alignment curved from Mykawa at Airport to the present-day alignment of South Wayside south of Orem. In the 1990 MTFP, Wayside terminated just north of Bellfort at Mykawa. The Wayside alignment started again at Airport and curved southeast starting at Selinsky, continuing south along its present-day alignment from Orem to Houston City Limits. SH35 was also shown as a proposed alignment terminating at Bellfort with a shaded area from Bellfort to Houston City Limits between South Wayside and Mykawa. The 2000 MTFP added the extension of South Wayside north of Airport connecting to Wayside east of Mykawa.

## **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 H-GAC data, the population of the surrounding area is projected to increase by 55.7 percent from 2015 to 2045, increasing at a faster rate than the City of Houston, but at a rate comparable to the ETJ. Job density is projected to increase by 22.4 percent.

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Year	Population Density			Jobs	Job Density	
	Population	(Persons/Acre)	% Change		(Jobs/Acre)	%Change
2015	4,038	2.4		805	0.5	
2020	4,963	3.0	22.9%	976	0.6	21.2%
2025	5,825	3.5	17.4%	981	0.6	0.5%
2030	5,892	3.6	1.2%	984	0.6	0.3%
2035	6,117	3.7	3.8%	985	0.6	0.1%
2040	6,126	3.7	0.1%	985	0.6	0.0%
2045	6,289	3.8	2.7%	985	0.6	0.0%
Change (2015 to 2045)	2,251	1.4	55.7%	180	0.1	22.4%
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 2 Traffic Analysis Zones (TAZ) encompassing approximately 1,652 acres around the proposed amendment

## Land Use and Platting Activity

Land uses along the requested deletion are a mix of undeveloped, institutional, industrial and single family residential. The surrounding area between Airport and Orem west of Mykawa is a mix of these uses, as well as commercial and multifamily.

Platting activity in the last five year is primarily concentrated along Orem and Mykawa with some activity along Martindale.

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Park Vista at El Tesoro GP	03/14/19	General Plan	166.8	-
El Tesoro Sec 2 Replat No 1 and Extension	04/12/18	Single Family Residential	15.7	114
Park Vista at El Tesoro Sec 1	01/23/20	Landscape or Open Space, Recreation, Single Family Residential	29.3	109
Park Vista at El Tesoro GP	03/14/19	General Plan	166.8	-
SOUTHERN VISTA	08/18/16	Unrestricted Reserve	2.38	-
Martindale Dreams	09/27/18	Single Family Residential	12.94	65
Daybreak Sec 5	04/27/17	Landscape or Open Space, Single Family Residential	18.4	100

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Daybreak GP	03/30/17	General Plan	49.1	-
MARTINDALE EXPRESS	09/01/16	Unrestricted Reserve	2.5	-
Waverly Gardens Partial Replat No 1	02/06/14	Commercial	2.8	
CG7600LP GP	09/14/17	General Plan	129.96	102
South Acres Estates	12/17/15	Single Family Residential	8.7	4

## Right of Way (ROW) Status

South Wayside, south of Madden Lane to Orem Drive (0.73 miles), is a proposed major thoroughfare with four lanes and 100ft right-of-way. North of Madden Lane to South Acres Drive, a 0.62-mile segment, South Wayside is a major thoroughfare to-be-widened with four lanes and 100ft right-of-way.

South of Madden Lane, Wayside curves east within several properties to align with parcel boundaries south of Orem Drive. North of Madden Lane, Wayside aligns with existing Martindale Road which contains approximately 40ft of pavement width.

## Spacing

