

## DRAFT STAFF RECOMMENDATION REPORT

### **A: Community Drive, Thelma Lane, Keith Lane, Laura Lane, Pinedale Lane, Chaparral Drive, Oak Shadows Place and Baptist Encampment**

**APPLICANT:** Jones | Carter and Planning & Development Department

**KEY MAP:** 256, 257, 296, 297  
**JURISDICTION:** Montgomery County

**LAMBERT:** 5772, 5773, 5872, 5873  
**DISTRICT/PRECINCT:**  
Montgomery County Pct. 4

#### **PROPOSAL:**

Jones | Carter on behalf of Prabhakar Guniganti, Co. is requesting the following amendments to the 2015 Major Thoroughfare and Freeway Plan (MTFP).

1. Delete Major Thoroughfare Community Drive, between US 59 and North Lake Houston Parkway, and realign a ± 0.6 mile portion east of North Lake Houston Parkway to align along existing Baptist Encampment Road (east-west)
2. Add Thelma Lane, between US 59 and North Lake Houston Parkway, as a Minor Collector
3. Add Keith Lane and Laura Lane, between Loop 494 and North Lake Houston Parkway, as a Major Collector
4. Add Pinedale Lane, Chaparral Drive and Oak Shadows Place, between US 59 and North Lake Houston Parkway, as a Major Collector

The City of Houston's Planning & Development Department (P&D) is requesting to add existing Baptist Encampment Road (north-south) as a Major Collector.

5. Add Baptist Encampment Road as a Major Collector between FM 1485 and proposed alignment of Community Drive.

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

The applicant indicates that the owner acquired this property, approximately 2,600 acres, for the development of a primarily residential master planned community. Preliminary schematic plans incorporate street connections to established residential communities west of the site, and proposed alignments to North Lake Houston Parkway and Grand Parkway. Per the applicant the current designation of Community Drive as a Major Thoroughfare located approximately 230 feet south of and parallel to the Grand Parkway does not complement the existing residential development, and is redundant with the proposed Grand Parkway being in such close proximity, and without the possibility of an interchange with US 59.

There are currently no proposed east-west collector street systems within the approximately 4 square mile area defined by the major thoroughfares Grand Parkway, North Lake Houston Parkway, Ford Road and Loop 494. Existing residential developments and local street patterns were developed largely without a collector street system to support the wider major thoroughfare grid. The proposed amendments will more accurately reflect how these right-of-ways (ROW) function in the overall area, while complementing both existing and future

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residential development and ensuring adequate ROW will be acquired to facilitate the extension of those collectors in the future.

On January 26, 2016 Montgomery County adopted their 2016 Major Thoroughfare Plan, which sought to preserve transportation corridors and promote connectivity while guiding future development within the County. The adopted plan designated three new collector streets between Loop 494 and North Lake Houston Parkway that impact this development - 1) NR (Named Road) 119 (Thelma Lane), 2) Keith Drive / Laura Lane, and 3) NR 122 (Pinedale Lane, Chaparral Drive and Oak Shadows Place). It also designates Baptist Encampment Road as a collector street between FM 1485 and N. Lake Houston Parkway. Accordingly, the proposed requests to add collector streets will allow for consistency between both the City of Houston and Montgomery County Thoroughfare Plans.

### **RECOMMENDATION:**

#### A-1 - Community Drive:

- APPROVE the deletion of proposed Major Thoroughfare Community Drive between Loop 494 and North Houston Parkway from the MTFP.
- APPROVE the reclassification of Major Thoroughfare Community Drive between US 59 and Loop 494 as a Major Collector with four-lanes and 80-foot ROW (MJ-4-80) on the MTFP.
- APPROVE the realignment of Major Thoroughfare Community Drive between North Houston Parkway and proposed Community Drive to align with existing east-west Baptist Encampment Road on the MTFP.

A-2 - Thelma Lane: APPROVE the addition of Thelma Lane between US-59 and Lake Houston Parkway as a Minor Collector with two-lanes and 60-foot ROW (MN-2-60) on the MTFP.

A-3 - Keith Lane/Laura Lane: APPROVE the addition of Keith Lane/Laura Lane between Loop 494 and North Lake Houston Parkway as a Major Collector with two-lanes and 60-foot ROW (MJ-2-60) on the MTFP.

A-4 - Pinedale Lane/Chaparral Drive/Oak Shadows Place: APPROVE the addition of Pinedale/Chaparral/Oak Shadows between US-59 and North Lake Houston Parkway as a Major Collector with two-lanes and 60-foot ROW (MJ-2-60) on the MTFP.

A-5 - Baptist Encampment: APPROVE the addition of Baptist Encampment Road between FM 1485 and realigned Community Drive as a Major Collector with two-lanes and 80-foot ROW (MJ-2-80) on the MTFP.

### **Justification:**

Community Drive from Loop 494 to North Lake Houston Parkway parallels the proposed Grand Parkway, which is located approximately 400 feet to the north. Therefore, this proposed section of Community Drive is redundant, as the Grand Parkway will be able to provide the necessary east-west connectivity between Loop 494 and Sullivan Road/North Lake Houston Parkway, as will the proposed east-west collector system. Additionally, the residential context of the existing development along the proposed Community Drive alignment does not support the designation of a major thoroughfare.

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Existing Community Drive between Loop 494 and US 59 already serves as a key connection to US 59 in the amendment area. The importance of this connection and the existing commercial context of the corridor support the need to keep this section of Community Drive on the MTFP. A reclassification to a four-lane, 80-foot ROW Major Collector is the most appropriate classification, due to the short length of this section of the proposed Community Drive corridor after the proposed deletion of the major thoroughfare designation of Community Drive from Loop 494 to Lake Houston Parkway.

The amendment area is adjacent to the proposed Grand Parkway and US 59/IH 69 interchange, and is therefore likely to see increased development in the future, including already platted development to the east of Oak Shadows Place. The area is also impacted by flooding from adjacent creeks and waterways. For these reasons, the three proposed collector streets are recommended to provide for future east-west connectivity, both to serve new development and to provide current residents additional connections to the major thoroughfare system in the event of future flooding in the area. These three collector streets were also included in the January 2016 update of Montgomery County's Major Thoroughfare Plan, so the addition of these collectors will provide consistency between the City of Houston MTFP and Montgomery County's updated thoroughfare plan.

The addition of north-south Baptist Encampment on the MTFP as a two-lane, 80-foot ROW Major Collector is also recommended to provide consistency between the MTFP and the updated Montgomery County Thoroughfare Plan, which classifies north-south Baptist Encampment as a Major Collector. Baptist Encampment aligns with proposed major collector Aragoste Parkway between FM 1485 and Roman Forest Blvd. providing an overall 3-mile long major collector.

### **STAFF ANALYSIS:**

#### **Potential Alternatives:**

Planning & Development staff is proposing an alternative to maintain the Community Drive major thoroughfare from Loop 494 to US 59, and reclassify it as a four lane road with 80 foot ROW (T-4-80). This would continue to provide an east-west connection between the Loop 494 major thoroughfare and US 59. As the amendment is currently proposed, there would be a gap of 3.74 miles between east-west thoroughfares connecting Loop 494 to US 59, extending from FM 1485 to FM 1314.

#### **Population & Employment Projections:**

A demographic analysis using the Houston-Galveston Area Council (HGAC) projections was conducted for the MTFP amendment proposal area. According to the HGAC data, population in the area is projected to more than triple from approximately 19,000 in 2015 to over 70,000 by 2040. This population growth rate is projected to far outpace that projected growth rate for the City of Houston ETJ over the same time period. Employment in the area is also projected to grow from approximately 4,000 jobs to approximately 11,000 jobs by 2040, although the employment density will remain very low overall. As the gap between population and employment becomes larger, this area will further develop as a suburban bedroom community.

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Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	19,697	1.0	-	4,480	0.2	-
2020	28,761	1.4	46.0%	7,112	0.3	58.8%
2030	56,791	2.7	97.5%	9,452	0.5	32.9%
2040	70,658	3.4	24.4%	11,328	0.5	19.8%
<b>Change (2015 to 2040)</b>	<b>50,961</b>	<b>2.5</b>	<b>258.7%</b>	<b>6,848</b>	<b>0.3</b>	<b>152.9%</b>
COH change (2015 to 2040)	644,968	1.5	27.7%	667,377	1.6	35.7%
COH ETJ change (2015 to 2040)	1,215,880	1.6	57.3%	399,919	0.5	63.7%

Source: 2015-2040 Demographic Projections by H-GAC

Data represents population, jobs, and households in 12 Traffic Analysis Zones (TAZ) encompassing approximately 20,700 acres around the proposed amendment. Population projections do not include projections for group housing.

## Land Use and Platting Activity:

With the recent completion of the Grand Parkway/SH 99 Segment-G of, there has been significant platting activity west of US 59. This consists of one 995 acre commercial/single family general plan named Valley Ranch GP in addition to one 286 acre single family general plan named Azalea District GP. The surrounding area immediately adjacent to the proposed amendments also includes a large undeveloped tract with common ownership and several unrecorded subdivisions. Royal Brook at Kingwood GP and White Oak Crossing GP has been submitted in recent years, south of Oak Shadows Place subdivision. Since October of 2013, 1,265 acres have been planned for development in the adjoining areas.

Subdivision Name	PC Action Date	Land Use	Property Size-Acres	Lots
Oderco Inc	10/17/2013	Unrestricted	18.94	
White Oak Crossing Revised GP	12/5/2013	SF Residential (public street)	249.19	
FM 1485 Plaza	4/3/2014	Commercial	1.59	
Great Southern Stabilized New Caney	5/1/2014	Commercial	11.37	
Royal Place One	7/10/2014	SF Residential (public street)	1.00	4
White Oak Crossing Sec 4	10/30/2014	SF Residential (public street)	132.10	215
White Oak Crossing Sec 5	12/4/2014	SF Residential (public street)	90.35	52
DMJ	7/23/2015	Unrestricted	9.36	
Royal Brook at Kingwood GP	8/6/2015	SF Residential (public street)	740.30	
Peace of Country	10/1/2015	Unrestricted Reserve	11.19	

## Right-of-Way (ROW) Status:

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Existing Community Drive, from US 59 to Loop 494, currently has two lanes within an existing 60-foot ROW. The Community Drive major thoroughfare alignment to the east of Loop 494, which is proposed to be deleted up to Sullivan Road, currently does not have any dedicated ROW and remains to be acquired. The proposed realignment of Community Drive, from Sullivan Road to Peach Creek, only has dedicated ROW where it will align with existing Baptist Encampment Road, which has two lanes within an 80-foot ROW.

Existing Keith Lane and Laura Lane, proposed to be added as major collectors (MJ-2-60), each have two lanes within a 60-foot ROW. Additional ROW would need to be acquired to extend Keith/Laura to Lake Houston Parkway.

Existing Pinedale Lane and Oak Shadows Place, proposed to be added as major collectors (MJ-2-60), each have two lanes within a 60-foot ROW. Additional ROW would need to be acquired from four property owners to connect the two streets and ROW would need to be acquired from three property owners to extend the proposed minor collector east to Lake Houston Parkway. Additional ROW would also need to be acquired west of Loop 494 in order to connect the proposed major collector to US 59.

Thelma Lane, proposed to be added as a minor collector (MN-2-60) from US 59 to Sullivan Road, currently exists from Loop 494 to Sullivan Road as a two lane road with 60-foot ROW. Additional ROW would need to be acquired from three property owners in order to extend the proposed minor collector from Loop 494 to US 59.

Baptist Encampment Road, proposed to be added as a major collector (MJ-2-80) from FM 1484 to the proposed realignment of Community Drive, exists as a two lane road within a 60-foot ROW. The proposed 80-foot ROW will correspond with Montgomery County's plan for an 80-foot ROW for Baptist Encampment in the County's recently adopted Major Thoroughfare Plan.

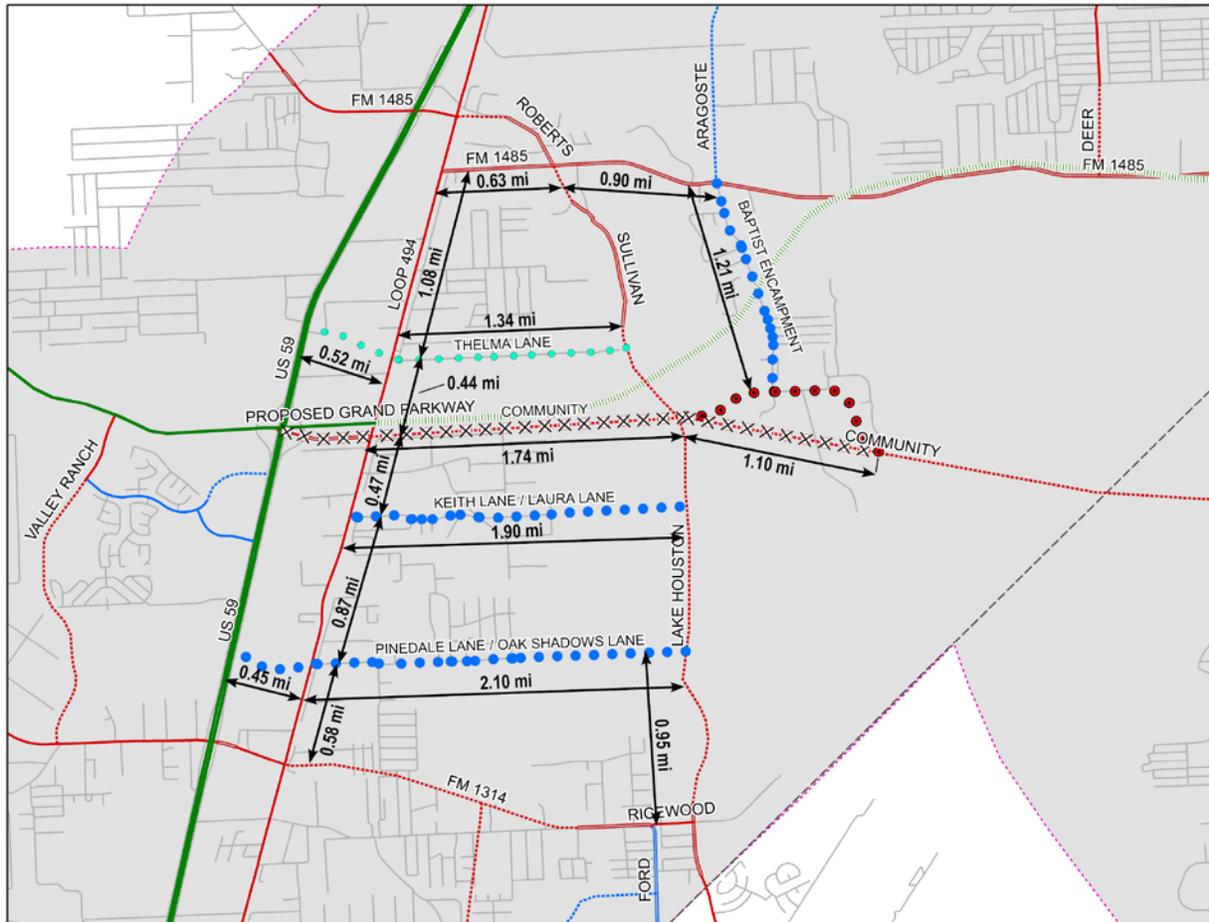
### **Spacing:**

The existing Community Drive major thoroughfare alignment, proposed to be removed, parallels the proposed extension of the Grand Parkway for 1.74 miles from Loop 494 to Lake Houston Parkway. Adjacent east-west major thoroughfares include FM 1485 approximately 1.5 miles to the north and FM 1314 approximately 1.9 miles to the south. North-south major thoroughfares in the area parallel US 59 and include Loop 494, Lake Houston Parkway, and Sullivan Road. The proposed major collector and minor collector system will decrease the distance between east-west major thoroughfares connecting Lake Houston Parkway to Loop 494, and provide additional east-west connections between Loop 494 to US 59.

Street	From	To	Classification	Direction	Spacing
Baptist Encampment Road	FM 1485	prop. Community Drive	MJ-2-80	N-S	1.21 mi
Community Drive	US 59	Loop 494	T-4-100	E-W	0.52 mi
	Loop 494	Lake Houston Pkwy	T-4-100	E-W	1.74 mi
	Lake Houston Pkwy	Peach Creek	T-4-100	E-W	1.10 mi
FM 1485	Loop 494	Sullivan Road	T-4-100	E-W	0.63 mi
	Sullivan Road	Baptist Encampment Road	T-4-100	E-W	0.90 mi
Keith Lane/Laura Lane	Loop 494	Lake Houston Pkwy	MJ-2-60	E-W	1.90 mi

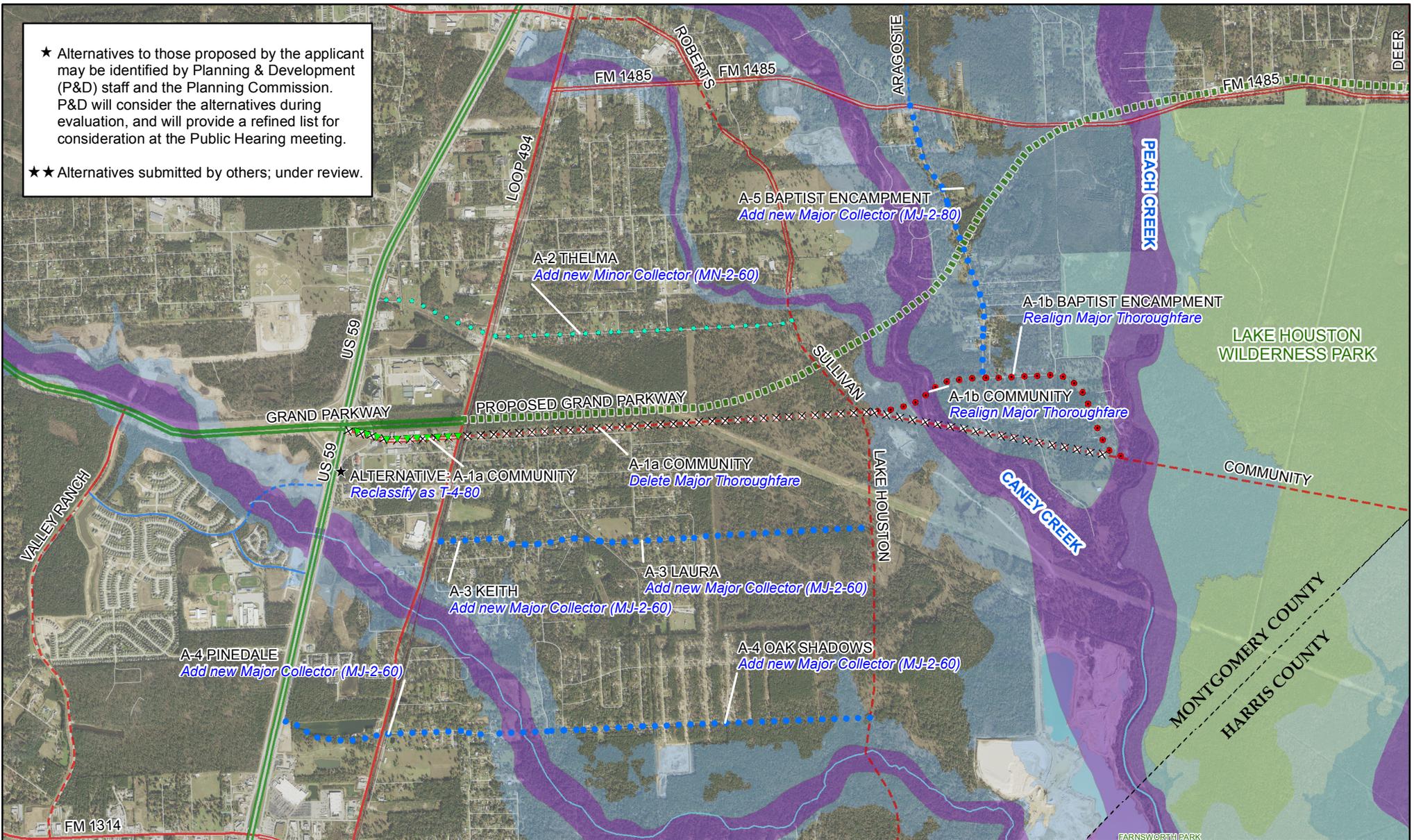
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Lake Houston Blvd	FM 1314	Pinedale Lane / Oak Shadows Lane	T-4-100	N-S	0.95 mi
	Pinedale Lane / Oak Shadows Lane	Keith Lane / Laura Lane	T-4-100	N-S	0.87 mi
	Keith Lane / Laura Lane	Community Drive	T-4-100	N-S	0.47 mi
Loop 494	FM 1314	Pinedale Lane / Oak Shadows Lane	T-4-100	N-S	0.58 mi
	Pinedale Lane / Oak Shadows Lane	Keith Lane / Laura Lane	T-4-100	N-S	0.87 mi
	Keith Lane / Laura Lane	Community Drive	T-4-100	N-S	0.47 mi
	Community Drive	Thelma Lane	T-4-100	N-S	0.44 mi
	Thelma Lane	FM 1485	T-4-100	N-S	1.08 mi
Pinedale Lane / Oak Shadows Lane	US 59	Loop 494	MJ-2-60	E-W	0.45 mi
	Loop 494	Lake Houston Pkwy	MJ-2-60	E-W	2.10 mi
Thelma Lane	US 59	Loop 494	MN-2-60	E-W	0.52 mi
	Loop 494	Sullivan Road	MN-2-60	E-W	1.34 mi



★ Alternatives to those proposed by the applicant may be identified by Planning & Development (P&D) staff and the Planning Commission. P&D will consider the alternatives during evaluation, and will provide a refined list for consideration at the Public Hearing meeting.

★★ Alternatives submitted by others; under review.



### 2016 Major Thoroughfare and Freeway Plan Recommendation: A-1 through A-5

#### 2016 MTFP Amendment

- |         |     |            |              |     |
|---------|-----|------------|--------------|-----|
| Add     | —●— | Reclassify | Street Class | —■— |
| Realign | —⊙— |            | ROW Width    | —▲— |
| Remove  | —X— |            | No. Lanes    | —◆— |

#### 2015 MTFP

- |                         |     |              |     |
|-------------------------|-----|--------------|-----|
| Freeway                 | —■— | Local Street | —   |
| Major Thoroughfare      | —■— | Railroad     | —+— |
| Major Collector         | —■— | Waterway     | —   |
| Minor Collector         | —■— | Park         | ■   |
| Transit Corridor Street | —■— |              |     |

