As development flourishes, Precinct 3 Commissioner Steve Radack said the county officials are preparing the area roadways to handle an influx of new vehicles with new mobility projects and plans. As development flourishes, Precinct 3 Commissioner Steve Radack said the county is also being mindful to preserve several hundred acres for parks and green space, such as the new 300-acre John Paul’s Landing park and additions to the 140-acre Zube Park, to improve quality of life for residents.

“We’ve been out [in the Hockley area] well over two decades doing various projects,” Radack said. “As more development comes, I think we’ll see more infrastructure added by the county to accomplish things that are necessary—good infrastructure and parks. A lot of people never dreamed of type development that’s here in Harris County or what’s coming.’’

Transportation improvements
Cypress Rosehill and Mueschke roads are the two main thoroughfares in the Tomball area of Precinct 3 seeing mobility improvements. Engineering Manager Randy Schilhab said.

There are five new projects for Cypress Rosehill Road and three new projects for Mueschke Road in the design phase to complete the four-lane concrete boulevard widening from Hwy. 290 to FM 2920, Schilhab said.

“We have to be prepared when major development comes online to shift our focus where the traffic and the demand is,” he said. “There are a lot of underdeveloped areas out there that we need to be prepared to address.”

County officials have also identified future road improvement projects in the Tomball area to be included in the city of Houston’s Long Term Major Thoroughfare and Freeway Plan that is re-evaluated each year, said Charles Dean, planning director for the Harris County Engineering Department. Precinct 3 projects can be included in the plan as part of the extraterritorial jurisdiction of the city of Houston.

Identified thoroughfares include portions of Bauer, Mason, Bauer Hockley and Barker Cypress roads as well as a portion of Highway 290.

“The major thoroughfare plan is not a plan for funding—it’s strictly a plan to establish the alignment for a needed thoroughfare in time,” Dean said.

This year, most of the Precinct 3 recommended projects were not approved by the city of Houston for official inclusion in the plan. To narrow down and tweak the projects, county officials are undergoing a new thoroughfare study with consultant Brown & Gay Engineers.

“The city of Houston Planning Department wants the county to provide a study to make more documentation for the need,” Dean said. “We are hoping to have our study done by early 2016 to have that incorporated into the plan for next year.”

Residential development
Thousands of new rooftops are also on the drawing board to develop vacant acreage in the Tomball and Hockley areas near the Grand Parkway.

Earlier this year, Empyre Continental Land began construction on its 600-acre Delrosse master-planned community between Bauer and Reckner roads.

“The Goodman facility will certainly be the first element of the project to come online in February or March and will feature a large number of employees,” Bass said. “We’re having conversations with people who have expressed desires to commer- cialize real estate, hotel, mixed-use Lodging and places like that in anticipa- tion of our building as well as other people building in the area.”

What type of development would you like to see more of in the Tomball area? (on the online survey).

Commercial development
One of the largest commercial developments coming to the Hockley area is the $415 million DuKane Industries headquarters and R&D center.

“The Goodman facility will certainly be the first element of the project to come online in February or March and will feature a large number of employ- ees, Anderson said. “The entire facility, which will include a manufacturing cen- ter, is slated for completion between late 2016 and early 2017, he said.

“We’ll see how many more developers move into that area whether it be com- mercial or residential,” Radack said. “The Goodman facility will certainly help facilitate more development.”

The new facility will be a consolidat- ion of DuKane’s two facilities in Tenne- see as well as two plants, an engineering center and distribution center that are currently open.

“We’ve had conversations with people who have expressed desires to commer- cialize real estate, hotel, mixed-use Lodging and places like that in anticipa- tion of our building as well as other people building in the area.” Anderson said.