

2012 MTFP AMENDMENT APPLICATION

To expedite this application, please complete entire application form and attach supporting material as required.

Staff will complete shaded items

Submittal period closes March 15, 2012

1. **STREET/PROPOSAL NAME:** West Road (portion between Gessner Road and Windfern Road)

2. **PRE-SUBMITTAL CONFERENCE DATE:** March 4, 2012

3. **REQUEST:** Add Thoroughfare/Collector/Transit Corridor/Street Delete T/C Realign T/C Reclassify T/C

4. **PROJECT INFO:** Appl. no.:

Inside City Limits Lambert: Census Tract: 5342 School Dist.: Cypress-Fairbanks

ETJ Key Map: 410E Zip Code: 77064 City Council Dist.: _____

County: Harris Utility Dist.: West HC Mud 11 Co. Comm. Pcnt.: 4

5. **PROJECT DATA:** Is Street currently on a CIP (if yes, provide agency name): _____

Name of Thoroughfare/Collector/TCS West Road Total length (miles): 3,200 feet

Year Street first appeared on MTFP: 1957 Total ROW width (feet): 100 feet

6. GEOGRAPHIC:

North of: Laurel Creek Subdivision & Rodney Ray Blvd East of: Gessner Road

South of: Plum Ridge Drive & Type IV Landfill West of: Fairbanks North Houston Road

7. DESCRIPTION OF PROPOSAL: (Attach additional pages as necessary)

(i) Realign proposed West Rd between Gessner Rd & Windfern Rd to align with the existing 100' right-of-way and (ii) Realign West Rd between Windfern Rd & Fairbanks North Houston Rd to align with the existing 100' right-of-way for Breen Rd.

8. DESCRIPTION OF CONSULTATION WITH AREA LAND OWNERS AND/OR ADJACENT RESIDENTS/BUSINESSES: (Attach supporting material)

The proposal realigns current MTFP to existing right-of-ways. Also, applicant is the sole owner of land adjacent to existing West Rd right-of-way between Gessner Rd & Windfern Rd and the current MTFP right-of-way affected by proposed realignment.

9. CONTACT INFO:

Owner: Various - See Letter of Authorization Name of Contact Person: _____

Address: _____ Phone: _____ Fax: _____

Email: _____

City: _____ State: _____ Zip: _____

Applicant: Brent Wood as authorized agent for owners Name of Contact Person: _____

Address: 4220 World Houston Phone: 281-987-7200 Fax: 281-987-7207

Suite 170 Email: brent.wood@eastgroup.net

City: Houston State: Texas Zip: 77032

10. ADDITIONAL CONTACT INFO:

2ND Name: Helen Huey Phone: 713-465-4529 Email: hhuey1@aol.com

March 1, 2012

Marlene Gafrick
Director, Planning and Development Department
City of Houston
611 Walker Street, 6th Floor
Houston, Texas 77002

Re: 2012 MTFP Amendment Application Letter

Dear Mrs. Gafrick:

Please allow this letter to serve as applicant's request for an amendment to the alignment of the West Road extension between Gessner Road and Windfern Road as currently depicted on the Major Thoroughfare and Freeway Plan (MTFP).

History & Background

Since 1957, West Road has been identified on the Major Thoroughfare and Freeway Plan (MTFP) as an east-west corridor between Beltway 8 and Interstate 45. The alignment has shifted north and south over the years. To address current and future regional mobility in the area, the City of Houston (City) acquired a 100 foot wide right-of-way from Beltway 8 to Windfern Road in 1979. Subsequently, the City constructed a four-lane divided roadway between Beltway 8 and Gessner Road, leaving a three-way traffic light at the intersection of Gessner Road and West Road with West Road dead-ending into a vacant 26+/- acre tract of land (Land Tract) between Gessner Road and Windfern Road. In 1999, the undeveloped portion of West Road between Gessner Road and Windfern Road was revised in the 1999 MTFP for a number of reasons, most notably, the challenges with aligning West Road through a Type IV landfill located east of Windfern Road and west of Fairbanks-N. Houston Road. Consequently, impairing and encumbering the unutilized, vacant Land Tract with two potential 100-foot right-of-ways, one already depicted on the plat maps and owned by the City and another noted as "to be acquired" on the current MTFP.

This impairment has adversely affected the ability to develop, market and value the Land Tract. After several failed attempts, the applicant has successfully negotiated the sale of the Land Tract to EastGroup Properties, L.P. (EastGroup). However, the sale is contingent upon realigning West Road across the Land Tract to pre-1999 MTFP, a common theme expressed by potential purchasers of the site.

Proposal

Applicant respectfully request the realignment of approximately 1,300 foot long segment designated as future West Road extension between Gessner Road and Windfern Road to the alignment that existed before the 1999 MTFP.

Justifications & Benefits

1. Immediate Improvement to Regional Mobility: Subject to approving this proposal, EastGroup will, at its sole costs, immediately commence designing, permitting and constructing of a two lane roadway (one lane in each direction) that extends and connects West Road from Gessner Road to Windfern Road. All costs relating to this two lane roadway will be at EastGroup's expense. Thus, saving the taxpayers and the City significant infrastructure costs, while enhancing mobility between Gessner Road and Windfern Road via West Road, a desired objective of the MTFP.
2. Increases Appraised Value and Future Tax Revenues: Currently, the Land Tract is an underutilized, vacant land with limited marketability for several reasons. Most notably, the site is encumbered by two potential right-of-ways as discussed above. And, the abutting neighbors to the north (a row of ran down, if not abandoned, trailer homes) and east (a Type IV landfill) create health and life safety concerns that are generally avoided by most developers. However, subject to approving this proposal, EastGroup will commence designing, permitting and developing the Land Tract. EastGroup has extensive experience developing commercial property throughout Houston and has the resources to ensure development of the Land Tract. Consequently, any development will drastically improve the land use and appraised property values while generating new, growing tax revenues.
3. Eliminates Further Use of Public Funds and Maintains MTFP objectives: Since 1957, the MTFP has sought to extend the east / west mobility from Interstate 45 to Beltway 8 and beyond. In furtherance of this objective, the City acquired the right-of-way segment between Beltway 8 and Windfern in 1979. The current MTFP requires the acquisition of additional land to extend West Road east of Gessner Road, and this application completely eliminates that financial exposure. Now, after 30+ years since acquiring the right-of-ways between Beltway 8 and Windfern Road, this West Road segment will be completed at no further costs to the City or taxpayers.
4. Removes Limitations of Existing West Road Alignment: Preliminary discussions with the Harris County Public Infrastructure Department identified several limitations with the current MTFP alignment of West Road between Gessner Road and Windfern Road, including without limitation, (i) it creates substandard curve radii that are less than the required 2,000 foot radii for major thoroughfares, (ii) it creates less desirable curved intersection at Windfern Road instead of a perpendicular "T" intersection and (iii) the proposed roadway would end at the applicants' property line which would hinder mobility because the road would not make the connection to Windfern Road without the financial assistance of the City or County to acquire more right-of-way and construct roadway between applicant's property line and Windfern. These limitations are removed with the proposed realignment.

5. Approval of Adjacent Property Owners: The City already owns the existing West Road right-of-way between Gessner Road and Windfern Road, and the applicant owns the land surrounding this right-of-way. Therefore, the applicant's proposal to revert the West Road extension back to the existing right-of-way does not affect other property owners and does not require further action (including condemnation) by the City other than approval of this application.

In conclusion, the applicant respectfully requests the approval of its 2012 MTFP Amendment Application.

Sincerely,

A handwritten signature in cursive script that reads "Brent Wood". The signature is written in dark ink and is positioned above the printed name and title.

Brent Wood
Authorized agent for owners