



# PRELIMINARY REPORT

## 2012-03 West Road

**APPLICANT:** EastGroup Properties

**KEY MAP:** 410 E, F

**JURISDICTION:** Houston ETJ, Harris County

**LAMBERT:** 4963, 5063

**DISTRICT/PRECINCT:** Pcnt. 4

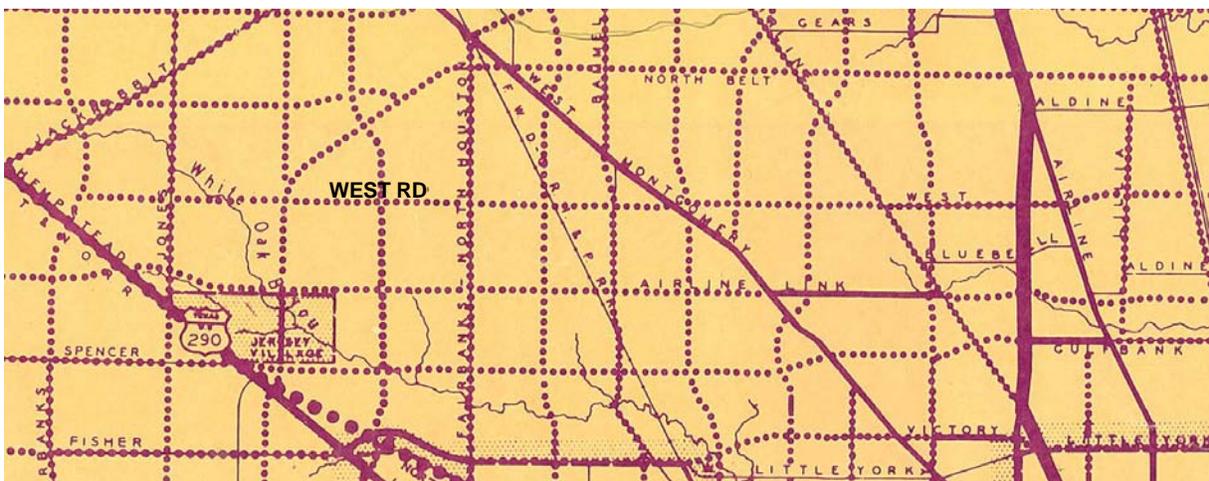
### PROPOSAL:

- 1) Realign proposed West Road between Gessner Drive and Windfern Road to align with the existing 100' right-of-way.
- 2) Realign proposed West Road between Windfern Road and Fairbanks North Houston to align with existing 100' ROW for Breen Drive/West Mount Houston.

### HISTORY & APPLICANTS JUSTIFICATION:

West Road has first included on the Houston's Major Thoroughfare and Freeway Plan (MTFP) in 1957 as a designated east-west thoroughfare. It extended due east of Addicks-Fairbanks (current North Eldridge Parkway), north of US 290, to West Lake Houston Parkway. The map also identified proposed West Belt, Gessner Drive, Fairbanks - N. Houston Road and Airline/Link (W. Mount Houston). The 1976 MTFP map identifies the dedication of West Road east of Fairbanks - N. Houston through the Westbank Subdivision. The map also identifies the dedication of W. Mount Houston north of Rodney Ray Boulevard. METRO acquired a 100 foot wide right-of-way for West Road from Beltway 8 to Windfern Road in 1979 which bisects the subject tract.

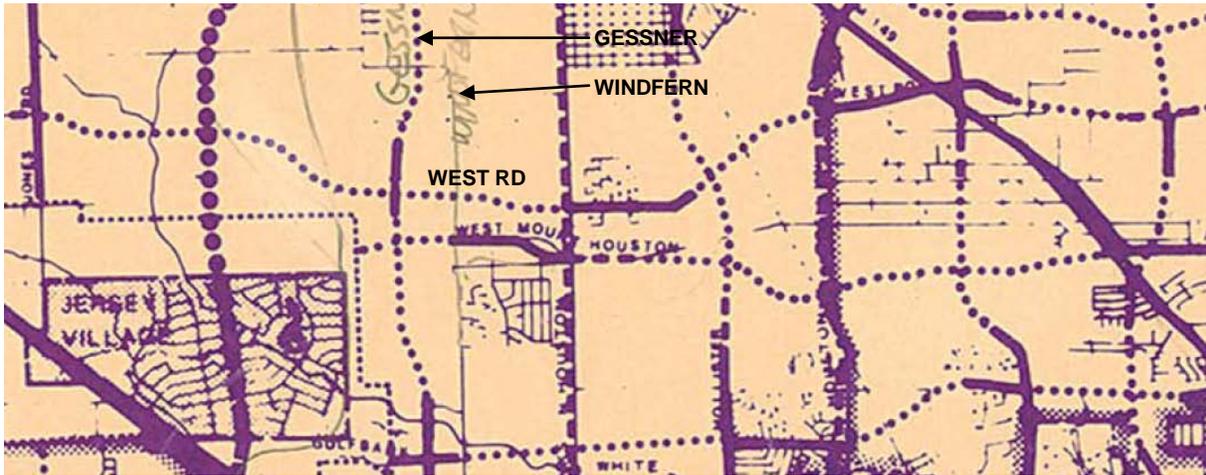
In 1980 West Road is realigned and extended west of US 290, However the West Mount Houston alignment is terminated at Gessner Drive. From 1983 onwards W. Mount Houston is alignment is identified along the alignment of Rodney Ray Boulevard. In 1996 W. Mount Houston is realigned north of Rodney Ray Boulevard, west of Fairbanks - N. Houston to align with the West Road Alignment.



1957 MTFP



# PRELIMINARY REPORT



1976 MTFP



1996 MTFP



1999 MTFP



## PRELIMINARY REPORT

In 1999, Poarch-Swinbank, Ltd. requested the deletion of West Road from Fairbanks - N. Houston and its intersection with West Mount Houston due to the permitted and active Type IV landfill. The Planning Commission and City Council approved the deletion of West Road and realigned the W. Mount Houston corridor to correspond with Breen Road between Fairbanks - N. Houston Road and North Houston - Rosslyn Road. There have no changes to the MTFP map in the subject areas since then.

EastGroup Properties representing the 26 acre tract between Gessner Drive and Windfern Road are requesting to realign West Road since the current MTFP alignment adversely affects the ability to develop, market and value the land. Currently, the vacant 26 acre tract is an underutilized, vacant land with limited marketability for several reasons. Most notably, the site is encumbered with proposed West Road alignment and the existing 100' right-of-way. Also, according to the applicant the abutting neighbors to the north (a row of run down, if not abandoned, trailer homes) and to the 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 property which will drastically improve the land use and appraised property values while generating new, growing tax revenues.

EastGroup will also, at its sole costs, immediately commence designing, permitting and constructing of a two lane roadway (one lane in each direction) within the ROW that extends and connects West Road from Gessner Drive 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 Drive and Windfern Road via a new eastwardly extension of West Road, a desired objective of the MTFP.

The current MTFP alignment of West Road between Gessner Drive and Windfern Road has the following issues:

- (i) it creates substandard S - curve radii that are less than the required 2,000 foot radii for major thoroughfares,
- (ii) it creates less than desirable geometry for a 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. The City/County already owns the existing West Road right-of-way between Gessner Drive 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 by the City or County other than approval of this application.



# WEST ROAD / BREEN ROAD

2012 MTFPA REQUESTS

**LEGEND**

**2012 MTFPA Request**

- Reclassify Major Thoroughfare
- ⊗⊗⊗ Delete Major Thoroughfare

**2011 MTFP**

- ⋯ Proposed Freeway
- TBW Freeway
- Freeway
- Major Thoroughfare
- TBW Major Thoroughfare
- - - Proposed Major Thoroughfare
- Major Collector
- TBW Major Collector
- ⋯ Proposed Major Collector
- Transit Corridor Street
- ▨ Proposed Grand Parkway
- ▭ Houston ETJ

