

PRELIMINARY REPORT

2013-56

Mills Branch & East Martin

APPLICANT: Planning & Development Department, City of Houston

KEY MAP: 296K,L,M,N,P,Q,R

LAMBERT: 5671, 5771

JURISDICTION: ETJ, Montgomery County

DISTRICT/PRECINCT: County Pct. 4

PROPOSAL:

The City of Houston Planning & Development Department is requesting the following amendments to Major Thoroughfare and Freeway Plan (MTFP):

- a) Delete proposed major thoroughfare Mills Branch between Woodland Hills Drive and US 59
- b) Classify East Martin Drive as a 80-foot right-of-way major collector street between Woodland Hills Drive/Needham Road and US 59

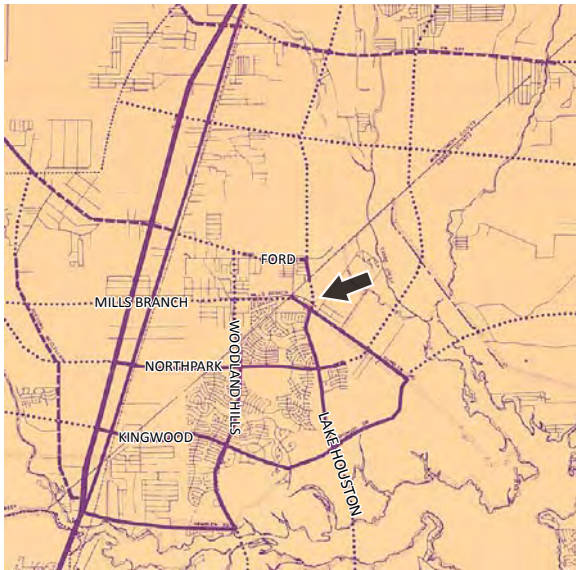
APPLICANTS JUSTIFICATION and HISTORY:

The proposed extension of Mills Branch Drive between West Lake Houston Parkway and US 59 is affected by existing residential properties that have developed in this area over many decades. There are a number of small subdivisions that were developed by plat or by deed and consist of larger, quarter-acre residential lots. Additionally, many of these subdivisions were developed prior to the implementation of a Major Thoroughfare Plan. Therefore, the proposed alignment of Mills Branch will require extensive acquisition of property through existing subdivisions adjacent to Needham Road & Woodland Hills Drive. Kingwood Drive and Northpark Drive are existing east-west thoroughfares that provide direct access to US 59 and Loop 494 and operate in conjunction with north-south thoroughfares like Woodland Hills Drive and W. Lake Houston. The proposed deletion of Mills Branch Drive together with the classification of East Martin Drive west of Woodland Hills Drive/Needham Road as a major collector provides for more viable and probable connectivity without affecting existing subdivisions.

Mills Branch Drive first appeared on the 1980 MTFP as “to be acquired”, though the alignment previously appeared on the 1976 MTFP as an unnamed major thoroughfare. The proposed right-of-way formed an east-west running extension of Hamblen Road between West Lake Houston Parkway and the proposed extension of Kenswick Drive.

Ford Road was first named in the 1980 MTFP running roughly parallel and to the north of Mills Branch Drive. Ford Road was bound in the east by its intersection with an existing right-of-way which, in the 1983 MTFP, was first identified as West Lake Houston Parkway. West Lake Houston Parkway formed the boundary between the still “to be acquired” Mills Branch Drive on the west and the existing Hamblen Road on the east. However, the 1992 MTFP renamed Hamblen Road to Mills Branch Drive, such that the existing portion of the right-of-way fell entirely in Harris County, while the “to be acquired” section of Mills Branch Drive (to the west of Lake Houston Parkway) fell inside Montgomery County. The MTFPs of the 1990s showed an evolving West Lake Houston Parkway, with more sections of right-of-way acquired each year.

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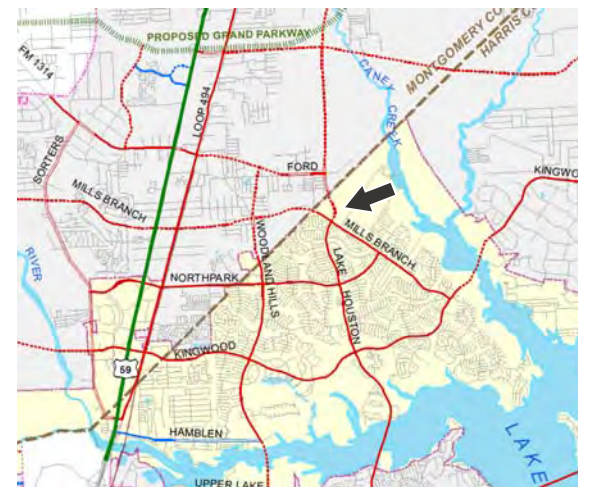
1980 MTFP



1984 MTFP



1992 MTFP



2012 MTFP

MILLS BRANCH/EAST MARTIN

2013 MTTPA REQUESTS

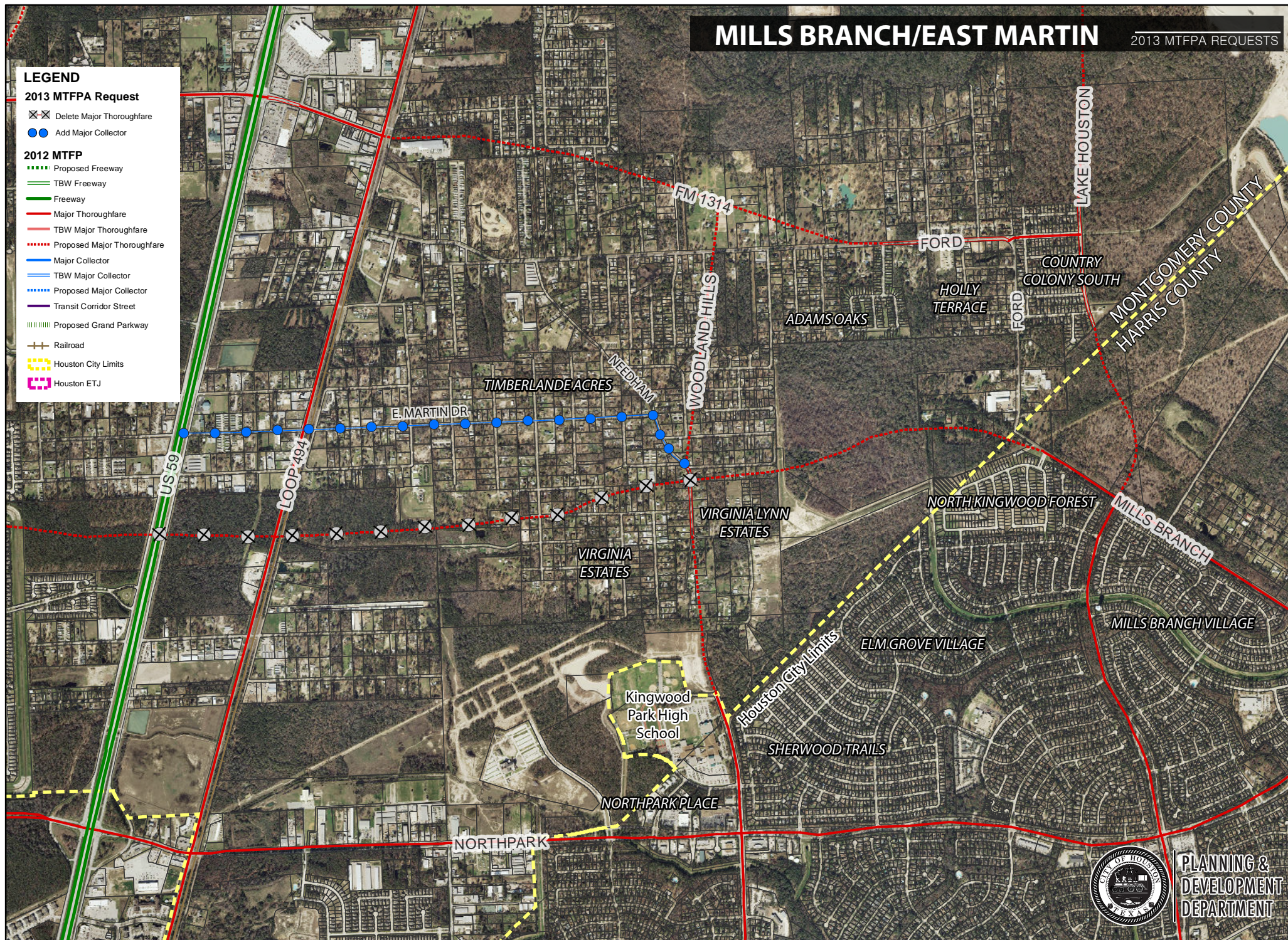
LEGEND

2013 MTTPA Request

- ✕✕ Delete Major Thoroughfare
- Add Major Collector

2012 MTTP

- 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
- Railroad
- Houston City Limits
- Houston ETJ



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