

PRELIMINARY REPORT

2013-7 Shaw Road

APPLICANT: TBG Partners

KEY MAP: 428E,FJ,K
JURISDICTION: ETJ, Harris County

LAMBERT: 4768
DISTRICT/PRECINCT: County Pct. 4

PROPOSAL:

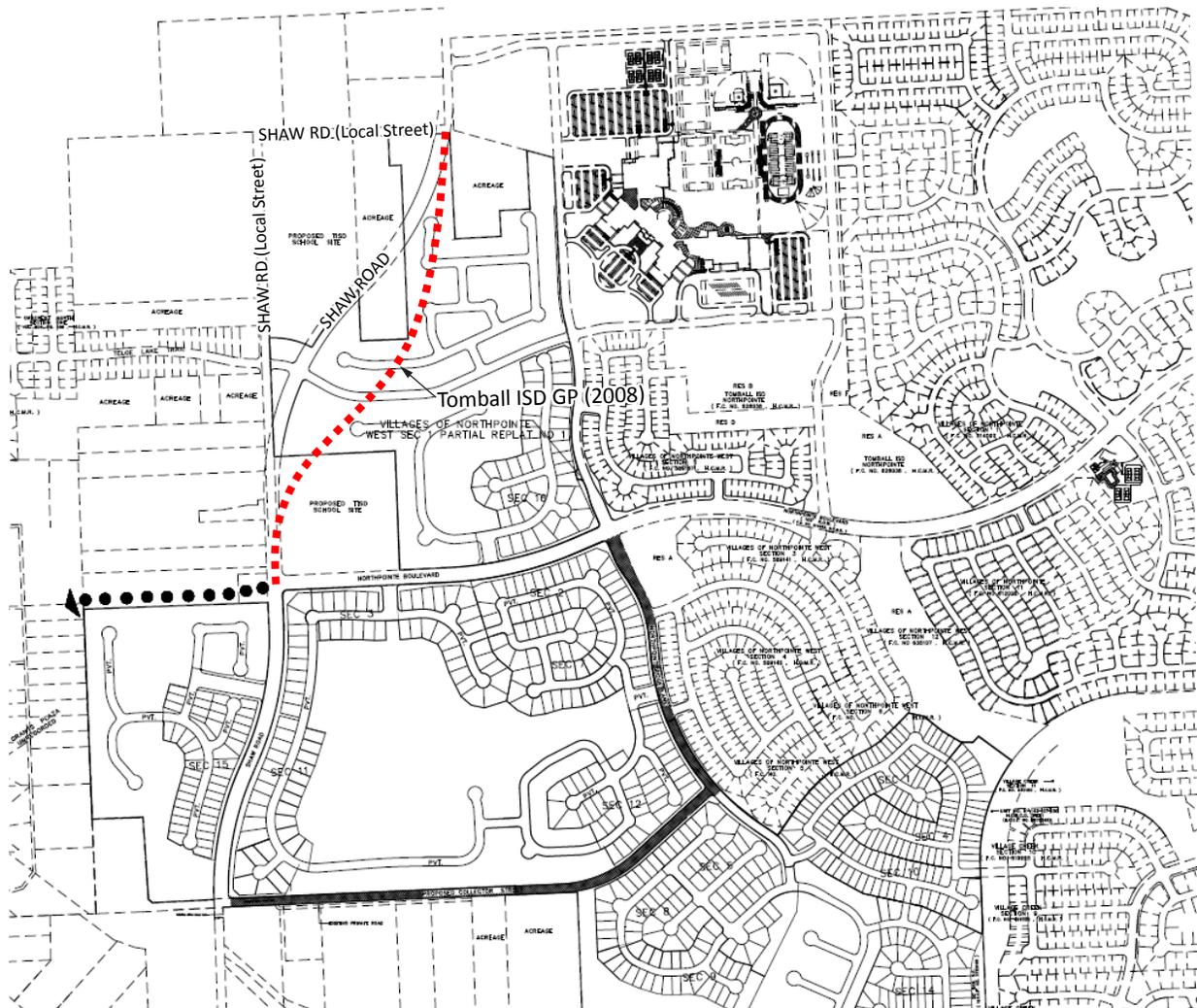
TBG Partners, on behalf of Lennar Homes of Texas (Friendswood Development), is requesting to realign major thoroughfare Shaw Road between Northpointe Manor Drive and Northpointe Boulevard.

APPLICANTS JUSTIFICATION and HISTORY:

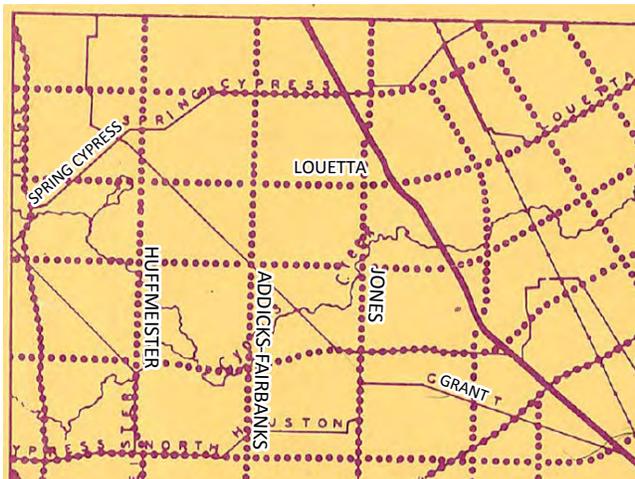
Shaw Road is a north-south thoroughfare that aligns with Grant Road and extends to Boudreaux Road. It is proposed to extend north of Boudreaux Road on City of Tomball's Thoroughfare Plan to FM 2920. TBG Partners is requesting the move the current alignment to the west in order to avoid going through the Tomball Independent School District (ISD) school site and to create longer tangents at the intersection of Shaw Road and Northpointe Boulevard. The applicant indicates that Friendswood Development has recently acquired additional lands from Tomball ISD to allow for the extension of Shaw Road north of Northpointe Boulevard. Shaw Road north of Northpointe Boulevard will be constructed through the subject tract up to the 10 acres out tract (Wesley Tract), and will provide direct access to the proposed Tomball ISD middle school site (see Widewood at Northpointe General Plan). Until the Wesley Tract is developed, major thoroughfare Shaw Road will not be extended through this section. The existing undivided portion of Shaw Road, which is a local street, will connect to the new portion of Shaw Road improved as a major thoroughfare and will provide access north of the subject tract to Boudreaux Road.

The 1957 Major Thoroughfare and Freeway Plan (MTFP) map identifies a proposed thoroughfare grid in the general area; however, the north-south thoroughfare does not align with existing roadway alignment for Shaw Road. In 1969 the north-south thoroughfare is aligned with portion of Shaw Road, south of Boudreaux Road. This alignment shifts east, however, in 1976. In 1983, Grant Road – south of Louetta, is designated as a major thoroughfare requiring widening, and a section of Grant Road – north of Louetta, is still shown as a local street. The 1993 MTFP map identifies the north-south thoroughfare being extended along Grant Road and Shaw Road. Also an east-west thoroughfare alignment, future Northpointe Boulevard is extended along Grant Road (east-west). The realignments take into account rapid, single family developments south to US 290 and the configuration of Faulkey Gully and Little Cypress Creek. The 2003 MTFP alignment most closely resembles the current 2012 MTFP alignment for Shaw Road.

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Wildwood at Northpointe General Plan (2013)



1957 MTFP

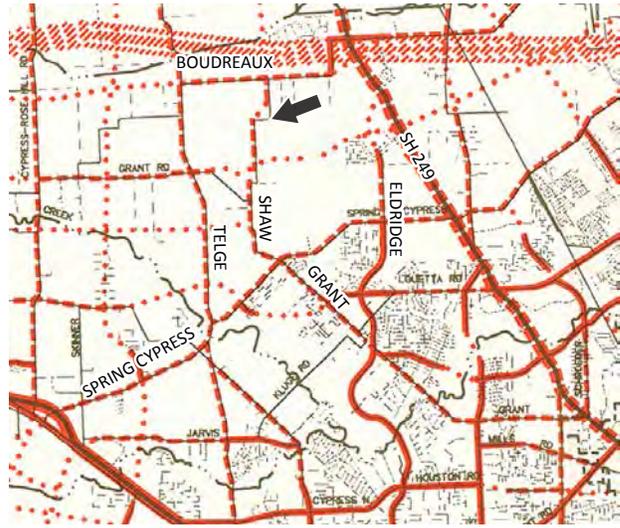


1969 MTFP

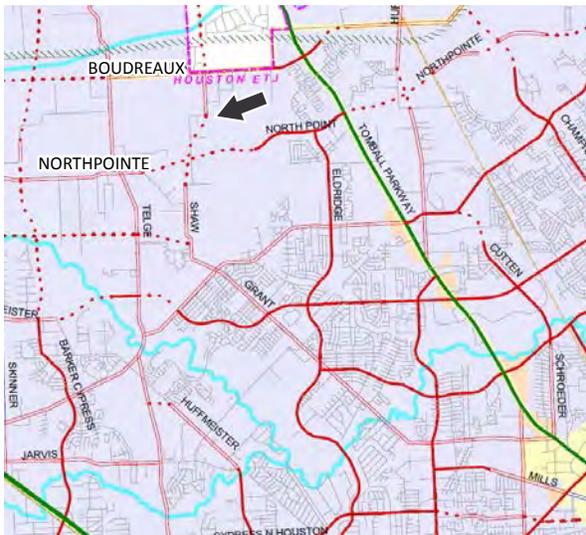
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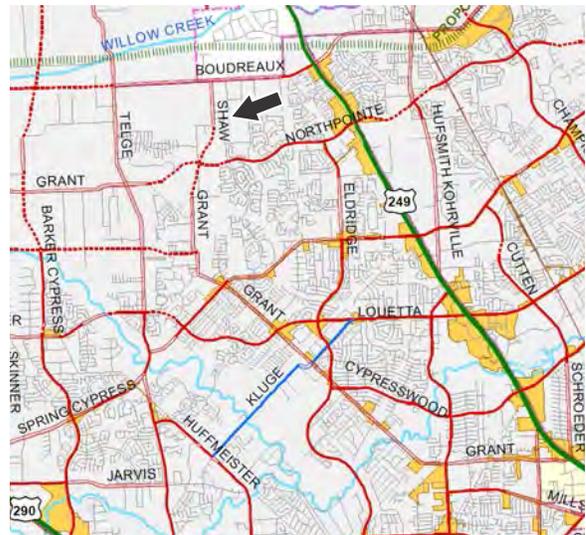
1983 MTFP



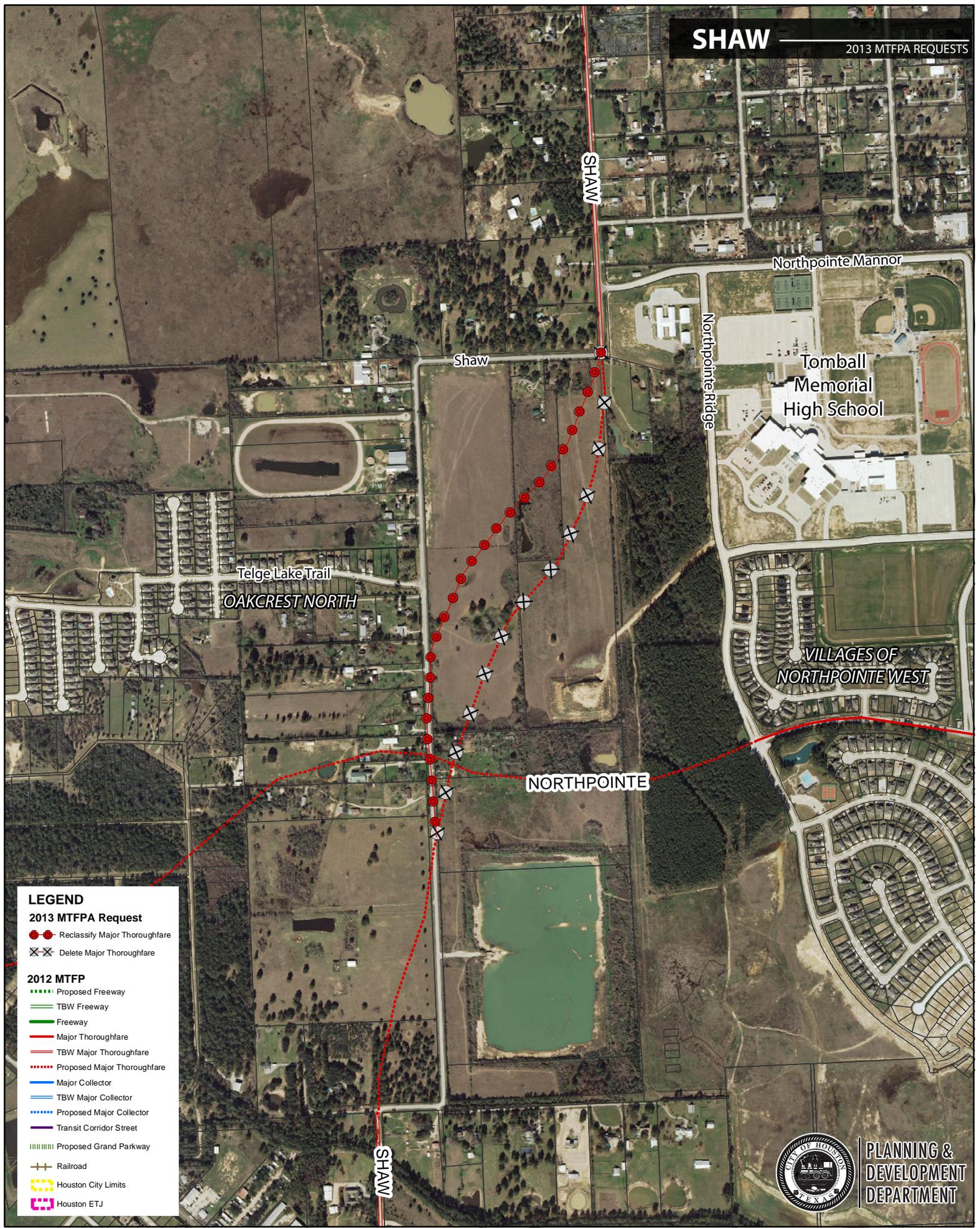
1993 MTFP



2003 MTFP



2012 MTFP



LEGEND

2013 MTFPA Request

- Reclassify Major Thoroughfare
- ⊗ Delete Major Thoroughfare

2012 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
- Railroad
- Houston City Limits
- Houston ETJ



PLANNING & DEVELOPMENT DEPARTMENT

