



CITY OF HOUSTON

Planning and Development

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May 25, 2016

NOTICE OF PUBLIC HEARING

Proposed Amendments to the 2015 Major Thoroughfare and Freeway Plan (MTFP)

The City of Houston Planning Commission will hold a **public hearing on Thursday, July 14, 2016 at 2:30 p.m. in the City Hall Annex Chambers, Public Level, 900 Bagby Street, Houston, Texas, 77002**. The purpose of the Public Hearing is to allow interested citizens to be heard concerning proposed changes to the 2015 Major Thoroughfare and Freeway Plan (MTFP). The MTFP identifies right-of-way needs and proposes roadway alignments within the city limits of Houston and its Extraterritorial Jurisdiction (ETJ). The MTFP does not initiate the timing of right-of-way acquisition or construction activities related to the roadways.

Information on each proposed amendment will be available for public review at an **open house to be held on Tuesday, June 14, 2016 from 5:30 p.m. to 7:30 p.m. at the United Way Community Resource Center, 50 Waugh Drive, Houston, Texas, 77007**. The applicants and Planning and Development Department (P&D) personnel will be available at the open house to answer questions.

This notification letter has been mailed to property owners and registered civic associations adjacent to roadways included the amendment request. Included in this notification package is information about the specific amendment which may be of potential interest to the respective property owner and provides answers to some frequently asked questions.

In addition to comments made at the Public Hearing, **comments submitted by July 1, 2016, using the online comment form** available on the website listed below, will be taken into account by the Planning Commission before making a decision on amendment requests. Additionally, the Commission will weigh information provided by P&D and other government transportation agencies in the Houston region. Four weeks after the public hearing, on August 11, 2016, staff will present recommendations to the Planning Commission. The Planning Commission will vote on each amendment and forward its recommendations to City Council by September 1, 2016. Once an ordinance for the amendments has been adopted by City Council, a new MTFP will be published by the City. More information about the MTFP and proposed amendments are available on the Major Thoroughfare and Freeway Plan webpage at www.houstonplanning.com. The information can be found by selecting "2016 Major Thoroughfare and Freeway Plan" link under "Announcements". You may contact the Planning & Development Department at 832-393-6660 or email amar.mohite@houstontx.gov.



2016 Major Thoroughfare and Freeway Plan (MTFP) Amendments

Frequently Asked Questions

Q What is a Major Thoroughfare and Freeway Plan (MTFP) Amendment?

A The City of Houston's MTFP was first adopted by City Council in 1942. It is a long range plan that provides for a system of thoroughfares and collectors to support overall mobility. It does not deal with timing of right-of-way acquisition or road construction. The Plan is updated through an annual amendment process. Amendments generally delete, add or modify a portion of a planned Thoroughfare or Collector. Streets such as Hillcroft Avenue, Kirby Drive, and FM 2100 are examples of planned Major Thoroughfares that have matured over the years. The Plan will continue to be modified in order to meet Houston's growing transportation needs.

Q What is an alternative?

A When the City receives an application to amend the MTFP, staff evaluates the proposed request and studies the adjoining area's major roadway network. The Planning Department (P&D) may identify and evaluate other options in the area, other than the one submitted by the applicant. Such options will be presented as alternatives at the Open House so that all interested parties are aware of options being considered by P&D and Planning Commission.

Q I received a letter from the City. Why? What does this have to do with me?

A If you have received a notice in the mail from the City, it means that our records show you own property that may be located close to or that may be impacted by a proposed amendment to the MTFP. Please read the enclosed report to learn more about the proposed amendment that may impact you and your property.

Q My property is located in the County, not within the City limits. Why is the City dealing with issues in the County?

A The MTFP covers not just the major road network within the City limits, but also within the City's Extra Territorial Jurisdiction (ETJ). This allows transportation needs to be addressed on a regional basis.

Q I am concerned about a proposed amendment. What can I do?

A First, you can find out more about the amendment request in the following ways:

- Read the report that was included in the mail out; see other helpful links on our website (*see below*)
- Go on-line to review the application and letter of justification submitted by the applicant:
↳ www.houstonplanning.com– click 2016 MTFP Amendment Requests under Announcements
- Attend the public open house to meet with the applicant, talk to City staff & fill out a comment form:
↳ Tue. June 14, 5:30-7:30 p.m., United Way Community Resource Center, 50 Waugh Drive, Houston, TX 77007 (*see map on reverse*)
- Contact the Planning Department staff and/or the applicant

Then, if you would like to make your concerns known to the City you can:

- Write an email, letter or fax to the City expressing your concerns
- Attend the **public hearing** and speak directly to the Planning Commission
↳ Thurs. July 14, 2:30 p.m., City Hall Annex Chambers, 900 Bagby, Houston, TX 77002 (*see map on reverse*)

Q What is going to happen at the public open house on June 14? (*see map on reverse*)

A There will be map displays and information about each amendment request. You can walk around and view the information and learn more about the amendment requests that are of interest to you. You will also be able to have one-on-one conversation with the applicants and P&D staff. Also, you can learn more about what will happen at the public hearing and how you can best express your concerns to the Planning Commission.

Q What is going to happen at the public hearing on July 14? (*see map on reverse*)

A The Planning Commission holds a public hearing to provide an opportunity for concerned citizens to make their views known publicly. Comments submitted by July 1, using the online comment form on the website (refer to instructions above to locate the link on the website), will also be taken into account by the Planning Commission in making a decision on amendment requests. Additionally, the Commission will weigh information provided by the P&D staff and other government agencies concerned about transportation in our region.

Q Who decides what to do?

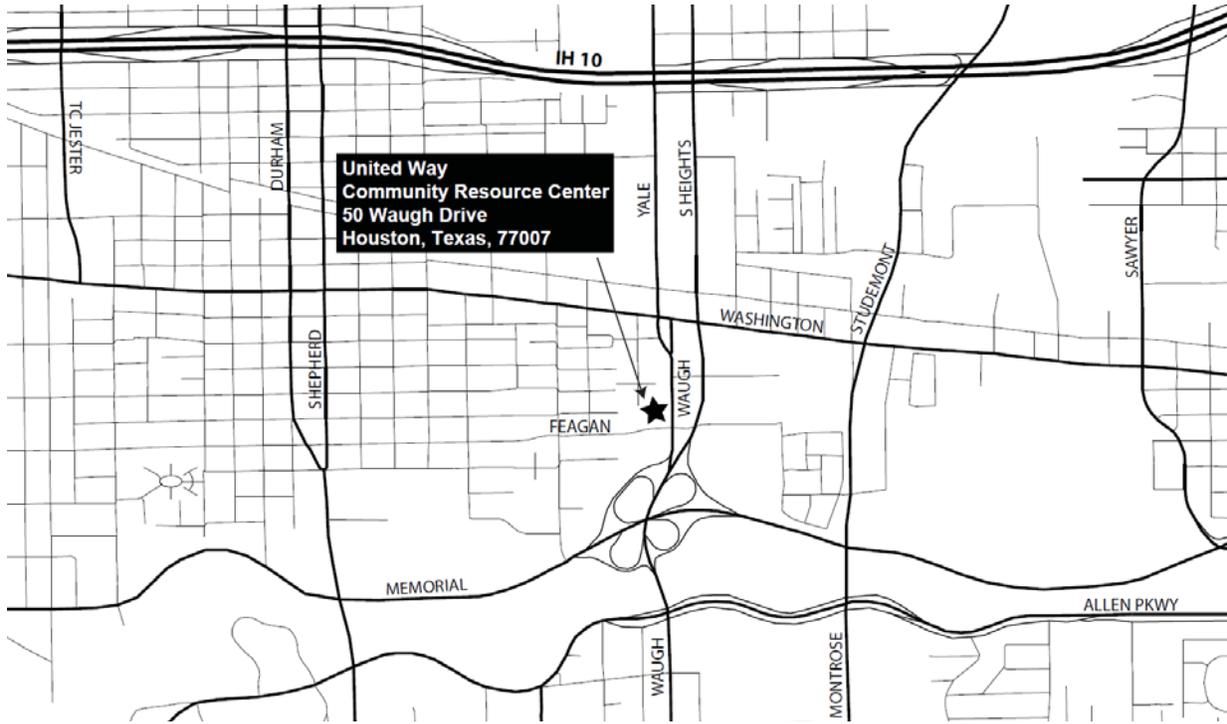
A Four weeks after the public hearing, P&D will present its recommendations to the Planning Commission. The Planning Commission will vote on each amendment and forward its recommendations to City Council by September 1, 2016. Once an ordinance for the amendments has been adopted by City Council, a new MTFP will be published by the City and made available as a reference to other agencies and the public throughout the year.

City of Houston - Planning & Development Department

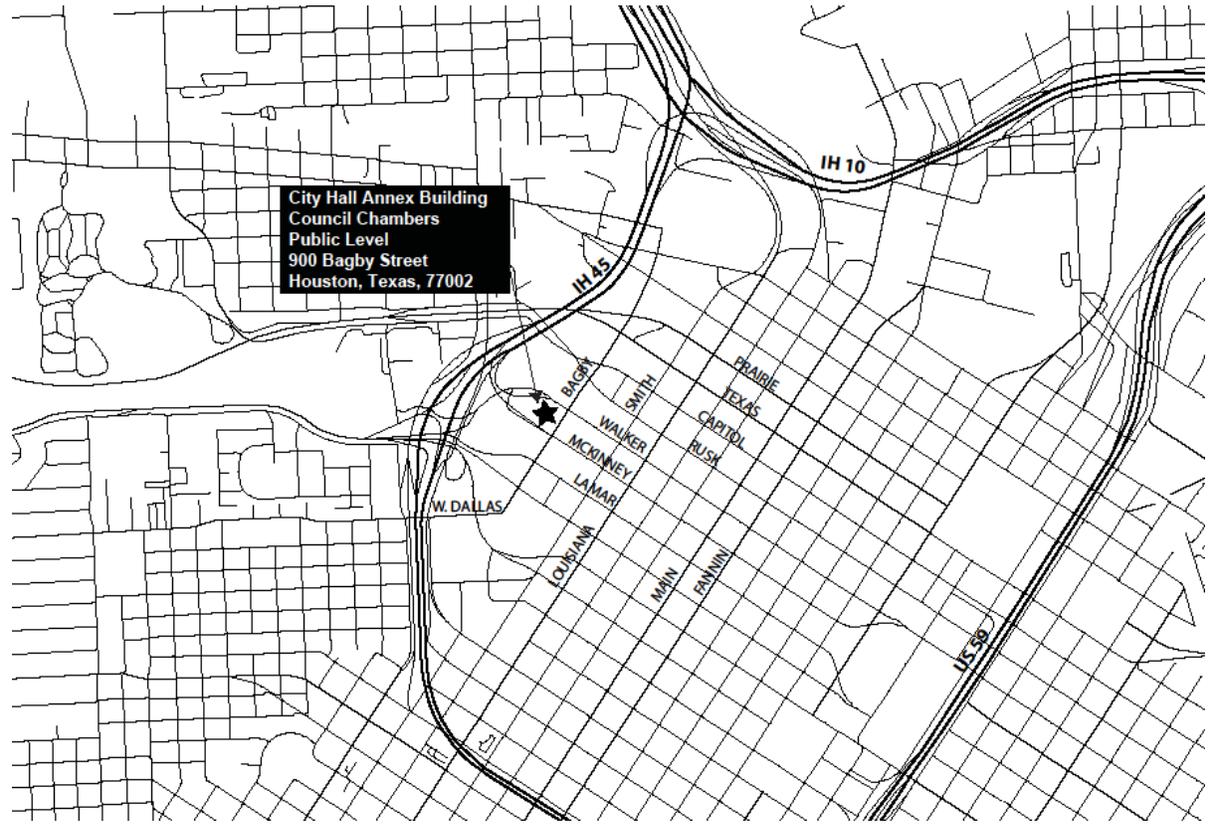
Mailing address: P.O. Box 1562 Houston Texas, 77251-1562

Physical address: 611 Walker, HoustonTexas, 77002

**Map of Public Open House Location,
Tuesday, June 14, 2016 (5:30 - 7:30 p.m.)**



**Map of Public Hearing Location,
Thursday, July 14, 2016 (2:30 p.m.)**



PRELIMINARY REPORT

C: Dunham Tract

APPLICANT: BGE | Kerry R. Gilbert & Associates

KEY MAP: 256, 257, 296, 297
JURISDICTION: Harris County

LAMBERT: 4466, 4565, 4566
DISTRICT/PRECINCT:
Harris County Pct. 3

PROPOSAL:

BGE | Kerry R. Gilbert & Associates (BGE|KGA) on behalf of Mason Westgreen LP, is requesting the following amendment to the 2015 Major Thoroughfare and Freeway Plan (MTFP).

- 1) Realign Major Thoroughfare Mound Road between Fairfield Place and Fry Road
- 2) Realign Major Thoroughfare Louetta Road between Fairfield Place and US 290
- 3) Realign Major Thoroughfare Mason Road between US 290 and North Bridgeland Lake Parkway
- 4) Delete Major Thoroughfare House Hahl Road between US 290 and Mound Road
- 5) Realign Major Thoroughfare House Hahl Road between Mound Road and North Bridgeland Lake Parkway and Reclassify as a Major Collector

APPLICANT'S JUSTIFICATION and HISTORY:

The Dunham family, represented by Mason Westgreen LP, owns a ±1,300-acre tract of land located immediately south of US 290 and the Union Pacific Railroad, primarily between the interchanges with two major thoroughfares, Mueschke Rd and Mason Rd. This tract is undeveloped acreage, located in an area that is growing and developing at a rapid pace in response to the completion of the Grand Parkway a few miles to the west. The property is crossed by four designated thoroughfares: Mason Road, Mound Road, Louetta Road and House Hahl Road.

The region surrounding the Dunham Tract appeared on the City of Houston MTFP map in 1966, when the scope of the MTFP map was expanded to encompass a much larger area than the 1964 MTFP map as part of the acquisition of Houston's ETJ. At the time, a two-mile grid was established in the outer reaches of the ETJ. In 1972, the two-mile thoroughfare grid in this area was upgraded to a one-mile grid. During this time period, east-west thoroughfares on the grid, such as Louetta Road, were shown to make a short jog in order to cross US 290 at a right angle before continuing straight east-west again. Mueschke Road and Mason Road both travelled generally north-to-south through the region, including across US 290, as they still do today. Mound Road first appeared on the 1982 map, moving roughly parallel to and south of US 290, and is in roughly the same configuration to this day. With the 2009 map amendment, the alignment of Mound Rd shifted slightly away from US 290 and gained several reverse curves in response to a development plan during that time period; the curvature is maintained in the current MTFP alignment.

Development of the subject property was previously stalled due to the fact that the property has limited access: the at-grade crossings of the Union Pacific Railroad on the north do not exist,

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and no other proposed thoroughfares were built in connection to the property from the adjacent undeveloped acreage tracts to the east, south, and west. Approval for construction of the at-grade railroad crossings has just recently been granted, and development of the property is now feasible. In response to new development markets as well as changes recommended in the recently completed US 290 Area Major Thoroughfare Study (Us 290 Study), there is a need to amend the currently approved thoroughfare alignments in order for the Dunham Tract to begin development. Amendments are proposed for: Mason Road; House Hahl Rd; Mound Road; and Louetta Rd. See attached an exhibit showing the proposed revisions. The amendments are detailed below:

Louetta Road is currently proposed as a primary east-west thoroughfare with an interchange at the Grand Parkway just a couple miles west of the subject site. Historically, this thoroughfare was an extension of the thoroughfare Huffmeister Road, which was projected to cross US 290 and the Union Pacific Railroad before continuing east-west. However, when TxDOT prepared plans for the expansion of US 290, an interchange or underpass for Louetta was not provided, and thus the currently-approved alignment of Louetta terminates into a T-intersection at the south side of the Union Pacific Railroad, with no access to US 290/Hempstead Hwy. A bridge would be required over US 290 and the Union Pacific Railroad in order for Louetta to continue north in its current alignment. Therefore, the proposed amendment is to realign Louetta Rd so that it connects to the existing US 290/Mueschke Rd interchange further east. This adds significant importance to Louetta as a direct connection between the interchanges on US 290 and the Grand Parkway.

Mound Road on the currently approved thoroughfare plan travels northwest-southeast and roughly parallel to US 290 and Cypress Creek. The intersection of Mound Road with Fry Rd has already been established less than a mile to the east of the subject site, which limits the potential geometry for the thoroughfare. In addition, environmentally sensitive areas exist along the north side of Cypress Creek, making development on the south side of the subject site more difficult. The proposed amendment is to slightly alter the alignment of Mound Road in the Dunham Tract and the two acreage tracts to either side, in order to bring the thoroughfare closer to US 290, and to provide direct thoroughfare access to the land that backs onto the Union Pacific Railroad and that would otherwise have no access. In this way, Mound Rd will act something like a frontage road for the land backing onto the railroad and will provide significant east-west mobility parallel to US 290.

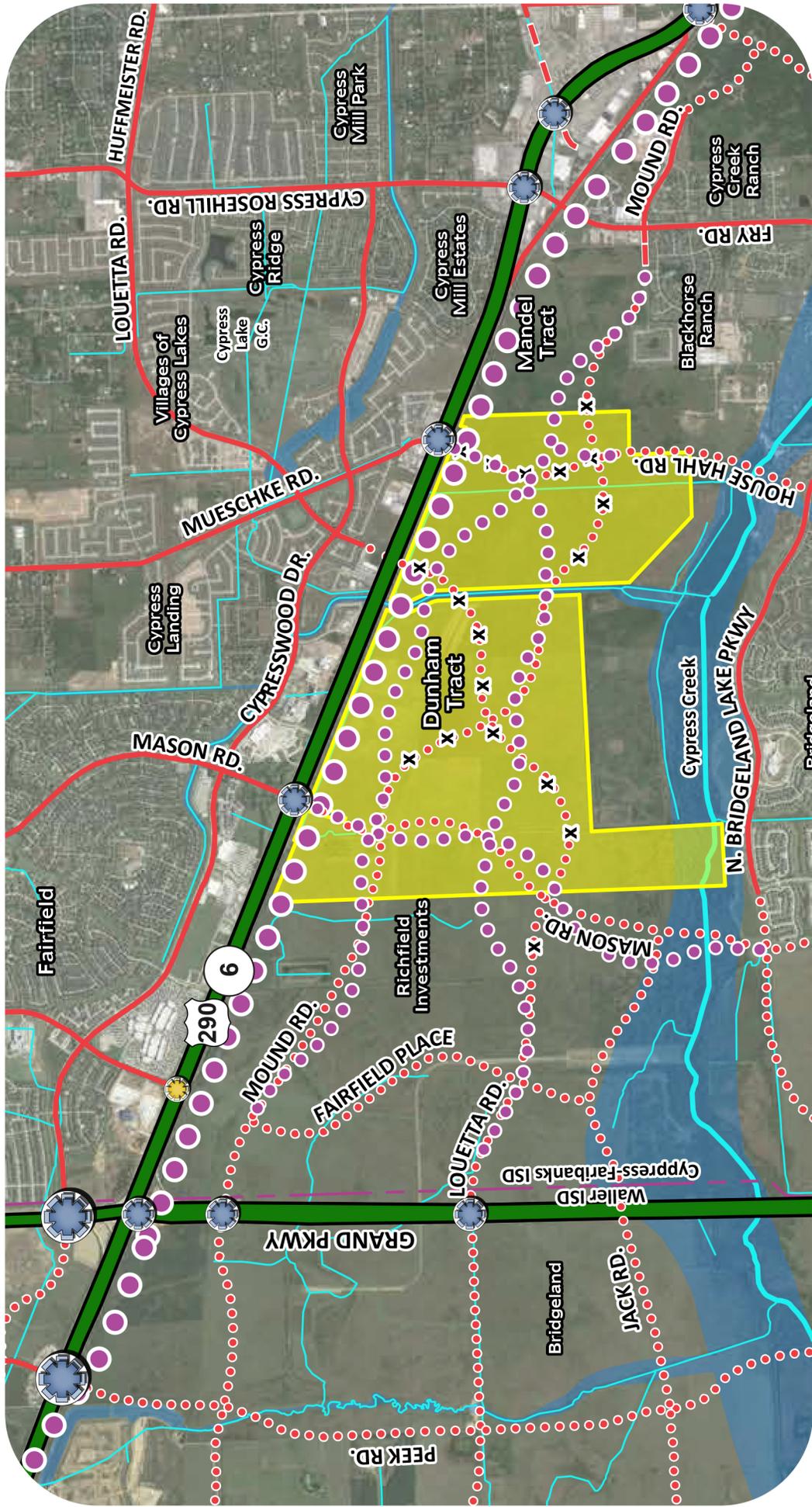
Mason Road is a primary north-south thoroughfare on the currently approved MTFP map, with a proposed alignment extending from north of US 290 all the way south into Fort Bend County and the southern extension of the Grand Parkway. The current alignment comes up from Bridgeland on the southwest of the Dunham Tract and crosses Louetta Rd, with the approved Mason/Louetta intersection sitting directly on the western property line of the Dunham Tract. Mason Rd then curves to the north to connect to the existing US 290 interchange. The proposed amendment is to realign Mason Rd to shift the Mason/Louetta intersection northeast so that it is fully within the subject site, which will allow for the full thoroughfare network to be completed within the Dunham Tract as the subject site develops, rather than relying on third parties to

PRELIMINARY REPORT

connect the thoroughfares. The proposed alignment also avoids environmentally sensitive areas just north of Cypress Creek within the subject site.

House Hahl Road is a north-south thoroughfare segment with an alignment that currently extends south from the Mueschke Rd/US 290 intersection. In the 1990s this was an extension of Westgreen Blvd from the south, which connected from US 290 all the way to I-10; however, the Bridgeland development supplanted this portion of Westgreen, leaving a remainder segment just a couple miles long between North Bridgeland Lake Pkwy and US 290. A small portion of the old thoroughfare alignment is currently on the ground as a local street under the name House Hahl Road. This small thoroughfare segment will be an important north-south connection when it is completed; however, the connection of Louetta to the Grand Parkway is the more critical thoroughfare for regional circulation, and the more likely to occur since no creek crossings are involved. Since the thoroughfare network on the subject site will be a stand-alone network for an extended period of time, it is more effective to disconnect House Hahl Rd from the US 290 interchange. Therefore, the proposed amendment is to delete the portion of House Hahl Rd between Mound Rd and US 290, to allow for Louetta to connect to the Mueschke/290 interchange. In conjunction with this amendment, the remainder segment between Mound Rd and North Bridgeland Lake Pkwy is proposed to be realigned to make a T-intersection with Mound Rd, and downgraded to a Major Collector.

In summary, the proposed amendments allow for an otherwise landlocked property to develop a complete thoroughfare system, utilizing the two newly available interchanges at US 290 to maximum effect, while still allowing the surrounding thoroughfare network to be connected when adjacent acreage tracts are developed. The proposed amendments also include a significant quantity of new thoroughfare mileage that was not previously a part of the City of Houston MTFP, in order to provide the maximum benefit to circulation in the area.



a thoroughfare amendment exhibit for

DUNHAM TRACT

± 1,327.4 ACRES OF LAND

prepared for

MASON WESTGREEN LP

BCE KERRY R. GILBERT & ASSOCIATES
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 FEBRUARY 29, 2016
 KGA-14-133

LEGEND

- | | |
|----------------------|----------------------|
| 2015 MTFP MAP | AMENDMENTS |
| FREEWAYS | THOROUGHFARES |
| EXISTING | THOROUGHFARES |
| EXISTING | DELETION |
| TO BE WIDENED | REALIGN / ADDITION |
| PROPOSED | |

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