



# 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](http://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](mailto: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](http://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?**

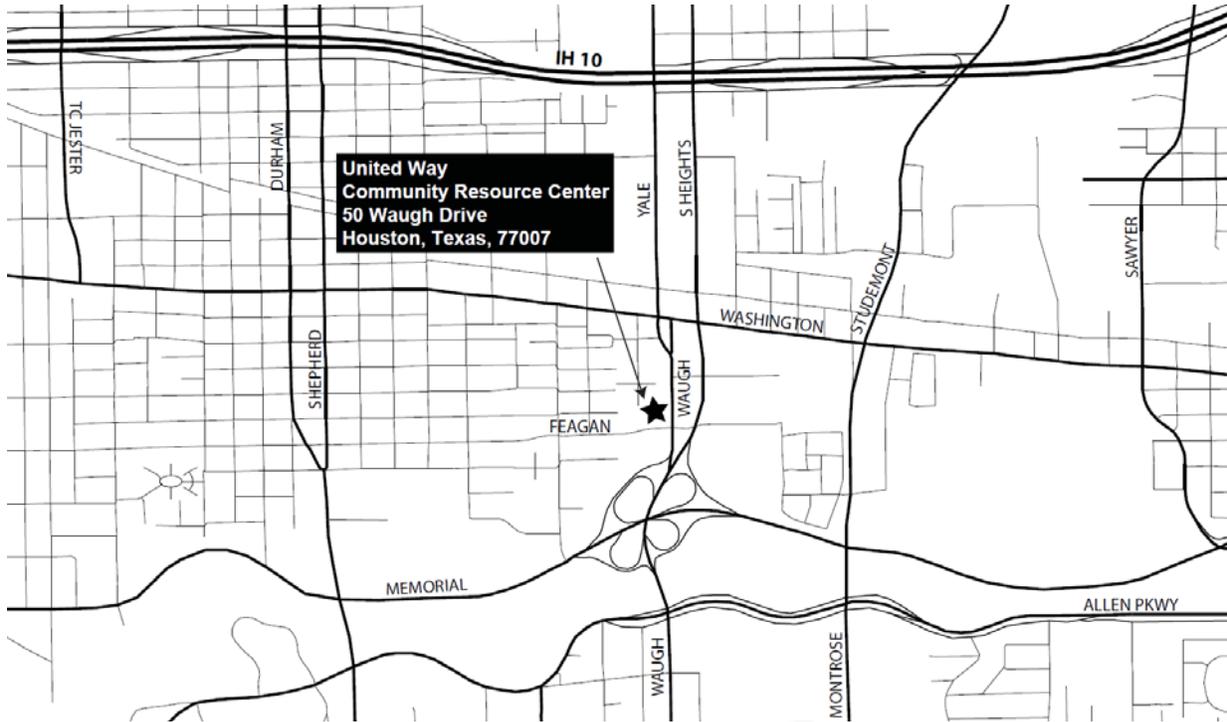
**A** Four weeks after the public hearing, P&D will present its recommendations to the Planning Commission. The Planning Commission will vote on each amendment and forward its recommendations to City Council by September 1, 2016. Once an ordinance for the amendments has been adopted by City Council, 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**

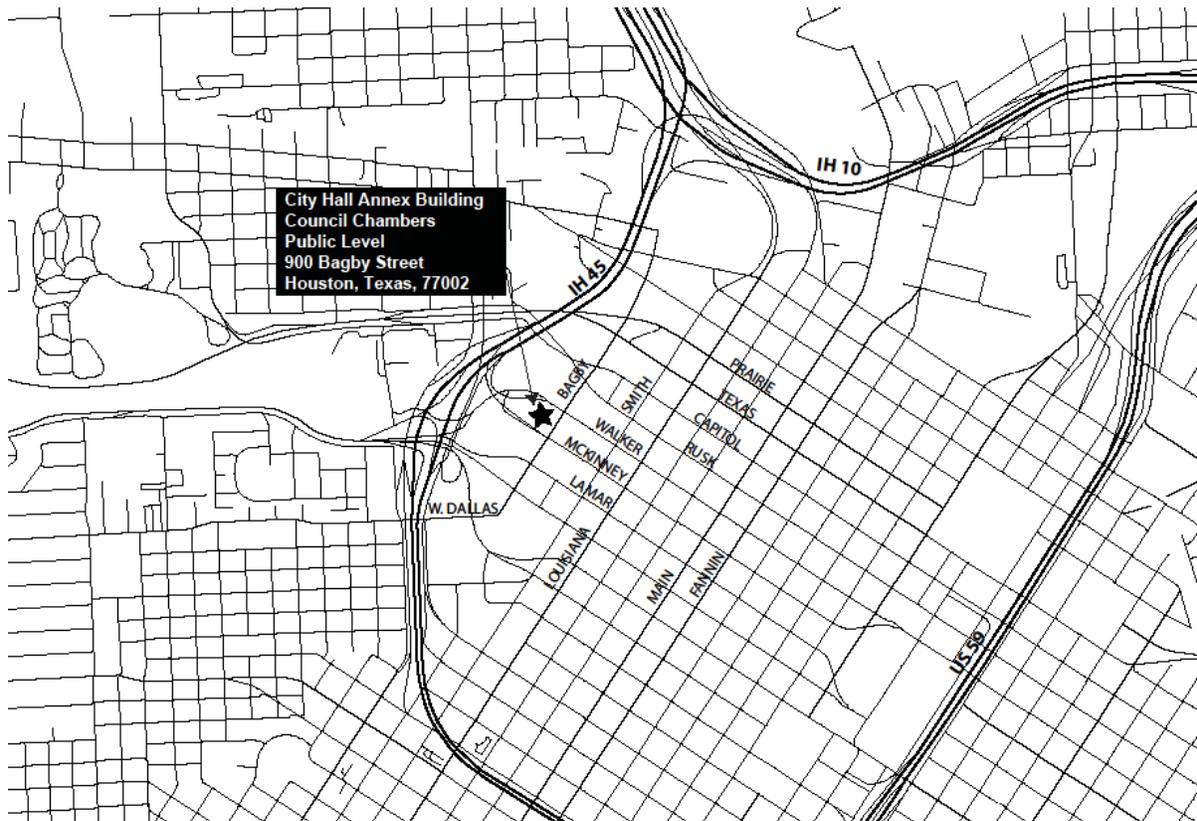
Mailing address: P.O. Box 1562 Houston Texas, 77251-1562

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

## F12: Wilson Road

**APPLICANT:** Harris County Engineering Department

**KEY MAP:** 415 O, H, M, R  
**JURISDICTION:** Harris County

**LAMBERT:** 5663, 5662  
**DISTRICT/PRECINCT:**  
Harris County Pct. 1

### PROPOSAL:

The Harris County Engineering Department is requesting the realignment of Major Thoroughfare Wilson Road on the Major Thoroughfare and Freeway Plan (MTFP). This amendment has two segments. Segment 1A is from Mount Houston Road to Greens Bayou. Segment 1B is from Mount Houston Road south to Hopper Road

### APPLICANT'S JUSTIFICATION and HISTORY:

#### Segment 1A- Mount Houston Road to Greens Bayou

On October 19, 2015, there was a meeting with the City of Houston, Harris County and Cherry Construction about the permitting and construction of a sand pit along the current Wilson Road alignment north of Winfield Road. The result of this meeting was that an amendment to the MTFP was needed to realign Wilson Road around the permitted sand pit. Cherry Construction was not planning to plat the property, but they were willing to preserve ROW along the eastern boundary of their tract.

The alignment north of Winfield was to be realigned along the eastern property boundary of the sand pit operation. 50 feet of the ROW is to be preserved by Cherry Construction for future acquisition, and the other 50 foot ROW is to be dedicated/acquired within the back lots of the adjacent subdivision, Forest Acres. The 50 foot on Cherry Construction property will be used by them as their TCEQ required berm. Whenever a replat for redevelopment is submitted for any lot within Forest Acres adjacent to the Cherry Construction property, the owner would be required to dedicate 50 feet of ROW within their back lot. Within Forest Acres one replat has been recorded recently called Nightingale Vista in 2015.

North of the Cherry Construction tract, the alignment will be located east of the existing Redstone golf course and will match with the existing alignment when it crosses over Greens Bayou into the Fall Creek development. The Planning Commission approved the Fall Creek general plan in 2011 and 2014 showing the Wilson Road alignment along the eastern property boundary north of Winfield Road. In 2014, the Planning Commission move the Major Thoroughfare from the eastern property boundary of the Cherry Construction tract back to the center of the Fall Creek GP taking into account Greens Bayou floodway/floodplain. In 2015 an updated Fall Creek GP was submitted shifting the alignment west within the southern panhandle of the development.

South of Winfield Road, the realignment will offset to the west to align on the east side of an existing detention pond to the south of Winfield Road. It has been determined that the detention pond may be unpermitted under the owner name, Cougar Holdings, Inc. This alignment (a.k.a. existing Mesa Road) will be located approximately 1700 feet west of the proposed intersection of Wilson Road.

# PRELIMINARY REPORT

Harris County previously dedicated Mesa Road to Cherry Construction as a private access road on top of the public road between Winfield Road and East Mount Houston Road for their sand pit operations. Although dedicated as a private road, the county still desires to preserve this ROW as an 80 foot Major Thoroughfare to Hopper Road.

The plat, Houston Suburban Heights shows dedicated ROW of approximately 50 feet from Winfield Road to East Mount Houston Road. Harris County Appraisal District records still shows a delineation of north–south ROW which indicates that ROW has been preserved within this corridor. If the alignment is shifted, property owners would be expected to dedicate their half of the required ROW for the ultimate ROW of 80 feet.

## **Segment 1B- Mount Houston Road to unimproved hopper Road**

Mesa Drive currently exists as an 80 foot wide ROW between Mount Houston Road to Hopper Road where ROW dedication would not be required for properties requiring a plat. The exception would be dedications for proper alignment matching at East Mount Houston Road. This roadway segment is currently maintained by Harris County. It would make sense to utilize existing Mesa Road for the realigned thoroughfare and avoid acquiring ROW within mobile home and trucking parcels south of East Mount Houston Road. There is an existing east-west 50 foot unimproved public ROW located 0.25 mile south of East Mount Houston Road and 0.15 mile north of existing Furay Road. East Mount Houston Road is the only east-west thoroughfare along this corridor to provide access for US 59/I-69 further west and Beltway 8 further east.

A number of Major Thoroughfare amendments happened in 1985 and 1999. These affect the need for the current request in order to maintain adequate traffic circulation. They are listed below.

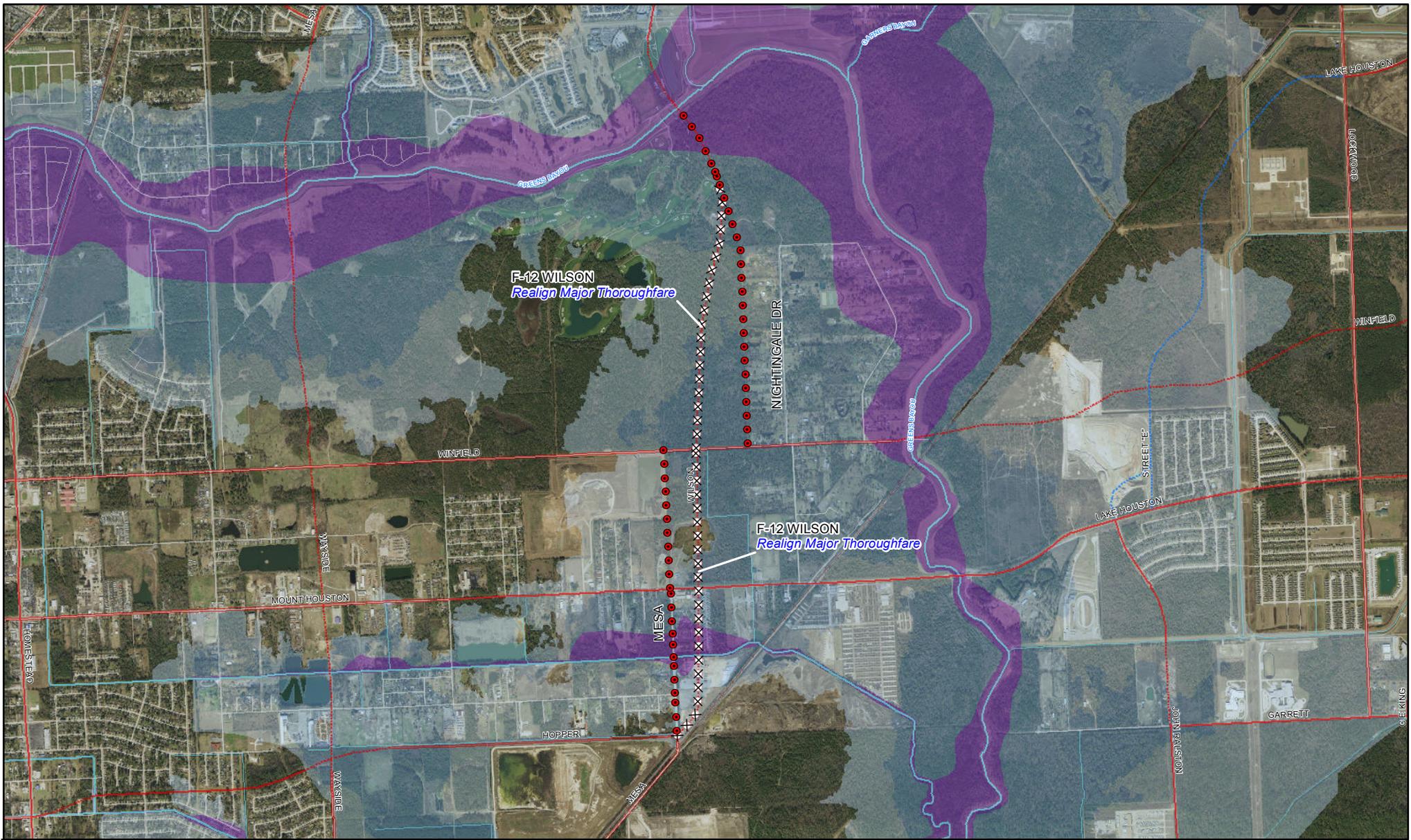
In 1985:

- Aldine Bender was added from Old Humble Road to Lockwood Road
- Dorylee Road was added to the plan from Mesa Road to Wilson Road
- Lauder Road was deleted from the plan between US 59 and the East Belt
- Winfield Road was realigned between Mesa Road and John Ralston Road
- Smith Road was realigned between North Belt and Mount Houston Road
- Mesa Road was deleted between North Belt and Mt. Houston
- Wilson Road was realigned between North Belt and Mt. Houston

In 1999:

- Aldine Bender was deleted between Old Humble and Mesa; and was realigned and reclassified to a Major Collector, Fall Creek Bend Road, between Mesa and Wilson
- Dorylee Road was deleted between Mesa and Wilson
- Aldine Mail/Winfield was realigned between Mesa and Lockwood to align with existing road

The offset alignment seems to be the best option available to meet the existing Mesa alignment at Hopper Road



## 2016 Major Thoroughfare and Freeway Plan Recommendation: F-12 Wilson Road

### 2016 MTFP Amendment

Add	—●—	Reclassify	Street Class	—■—
Realign	—⊙—		ROW Width	—▲—
Remove	—X—		No. Lanes	—◆—

### 2015 MTFP

Freeway	—■—	Local Street	—
Major Thoroughfare	—■—	Railroad	—+—
Major Collector	—■—	Waterway	—■—
Minor Collector	—■—	Park	■
Transit Corridor Street	—■—		

