



# 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?**

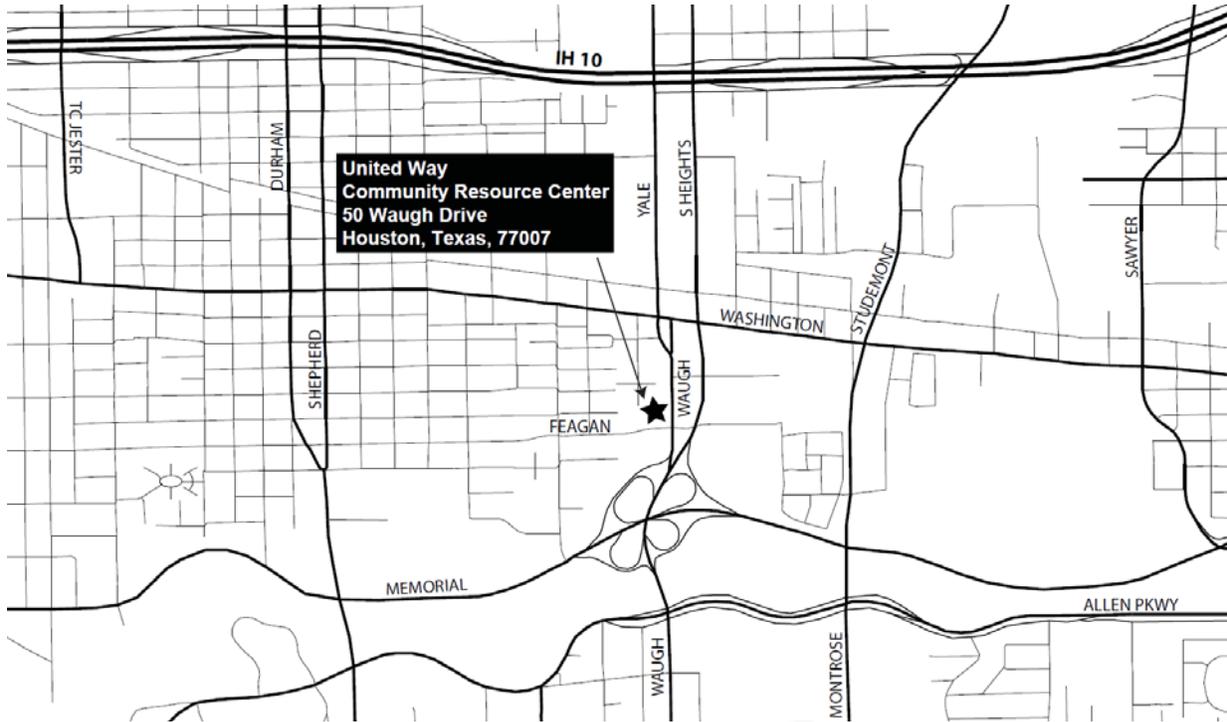
**A** Four weeks after the public hearing, P&D will present its recommendations to the Planning Commission. The Planning Commission will vote on each amendment and forward its recommendations to City Council by September 1, 2016. Once an ordinance for the amendments has been adopted by City Council,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

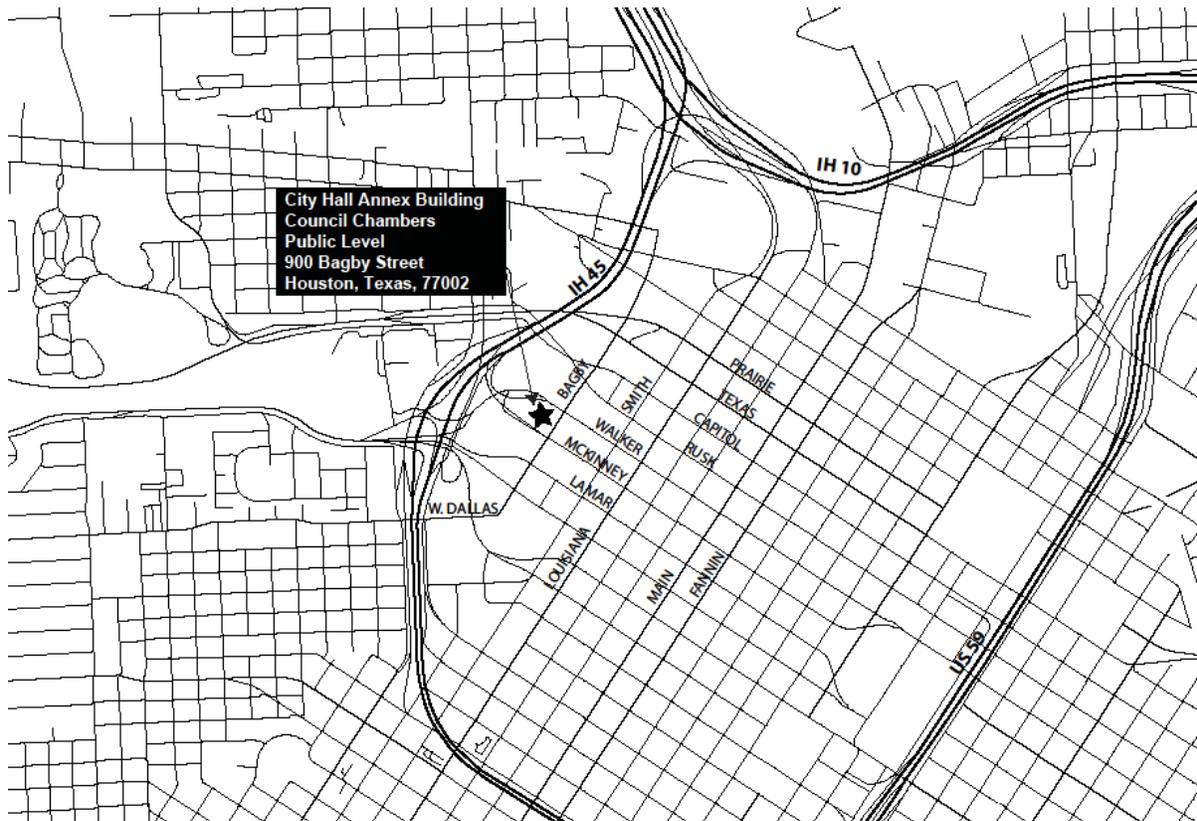
Mailing address: P.O. Box 1562 Houston Texas, 77251-1562

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

## F4: East Hardy Road

**APPLICANT:** Harris County Engineering Department

**KEY MAP:** 252 Y, 292 C, G, L

**JURISDICTION:** Harris and Montgomery Counties

**LAMBERT:** 5271, 5272

**DISTRICT/PRECINCT:**  
Harris County Pct. 4  
Montgomery County Pct. 3

### PROPOSAL:

The Harris County Engineering Department is requesting the to reclassify East Hardy Road, a Major Thoroughfare from Spring Creek (Montgomery County Line) to Spring Stuebner Road on the Major Thoroughfare and Freeway Plan (MTFP) as a Major Collector.

### APPLICANT'S JUSTIFICATION and HISTORY:

This amendment request was previously submitted last year to delete the segment from the MTFP, but this was not promoted to the final list of amendments to be presented to the Planning Commission because the City of Houston determined that Harris County coordination with Montgomery County necessary. P&D staff wanted to better understand the mobility and developmental impacts to the area. Furthermore, a deletion was not recommended since circulation in the area was already limited.

Montgomery County was able to updated and adopted their latest major thoroughfare plan on January 26, 2016. In this plan Lazy Lane Drive (East Hardy Road) remained a Major Thoroughfare. This road corridor presently terminates at Rayford Road. This corridor could be thought of as an extension of the Aldine Westfield Road corridor into Montgomery County.

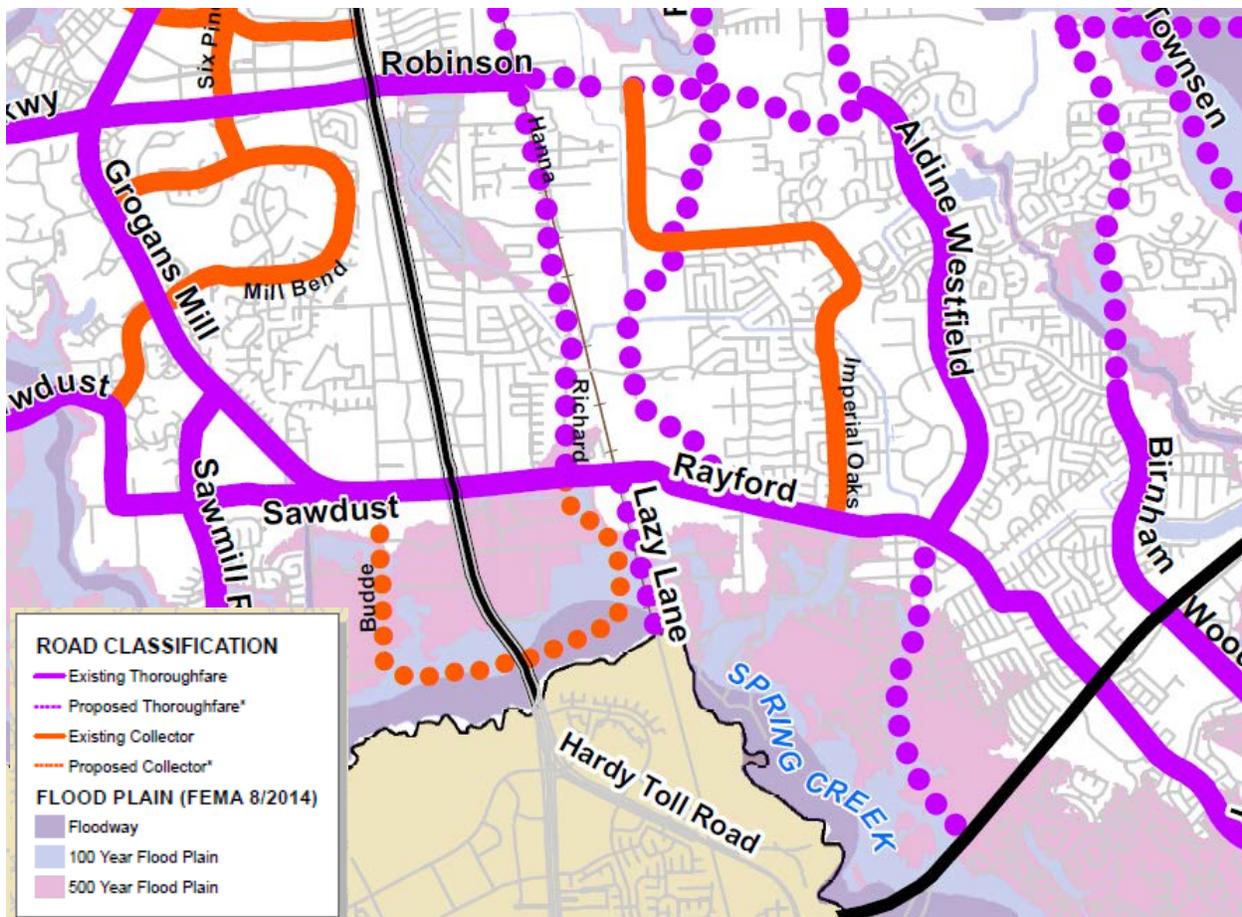
Now this year Harris County requests to downgrade this corridor segment within Harris County to a Major Collector. The applicant states in his application that the limits of this entire corridor from Spring Stuebner Road to Rayford Road is approximately three miles long which is shorter than the prototypical length for major thoroughfares. Major Thoroughfares are those streets designed for fast, heavy traffic, and are intended to serve as traffic arteries of considerable length and continuity throughout the community. A Major Collector designation is consistent with its intended function that Major Collectors accumulate traffic from local streets and Minor Collectors for distribution to the Major Thoroughfare system. A Major Collector street may have commercial, residential or have mixed uses abutting..

The applicant adds that there is limited access along this road corridor. The current roadway is an underpass for the Hardy Toll Road and is planned to be an underpass for the proposed Grand Parkway. Either of the significant roadways do not or may not have access to East Hardy Road. Furthermore, the only roads having access to East Hardy Road would be Spring Stuebner Road and Rayford Road as well as a local street in Montgomery County, Spring Hills Drive and a local street in Harris County, Spring Creek Trail. For a distance of 0.45 miles, West Hardy Road parallels East Hardy Road on the west side of the railroad tracks and is also maintained by Harris County. The limited roadway access would be another justification to downgrade road from a Major Thoroughfare.

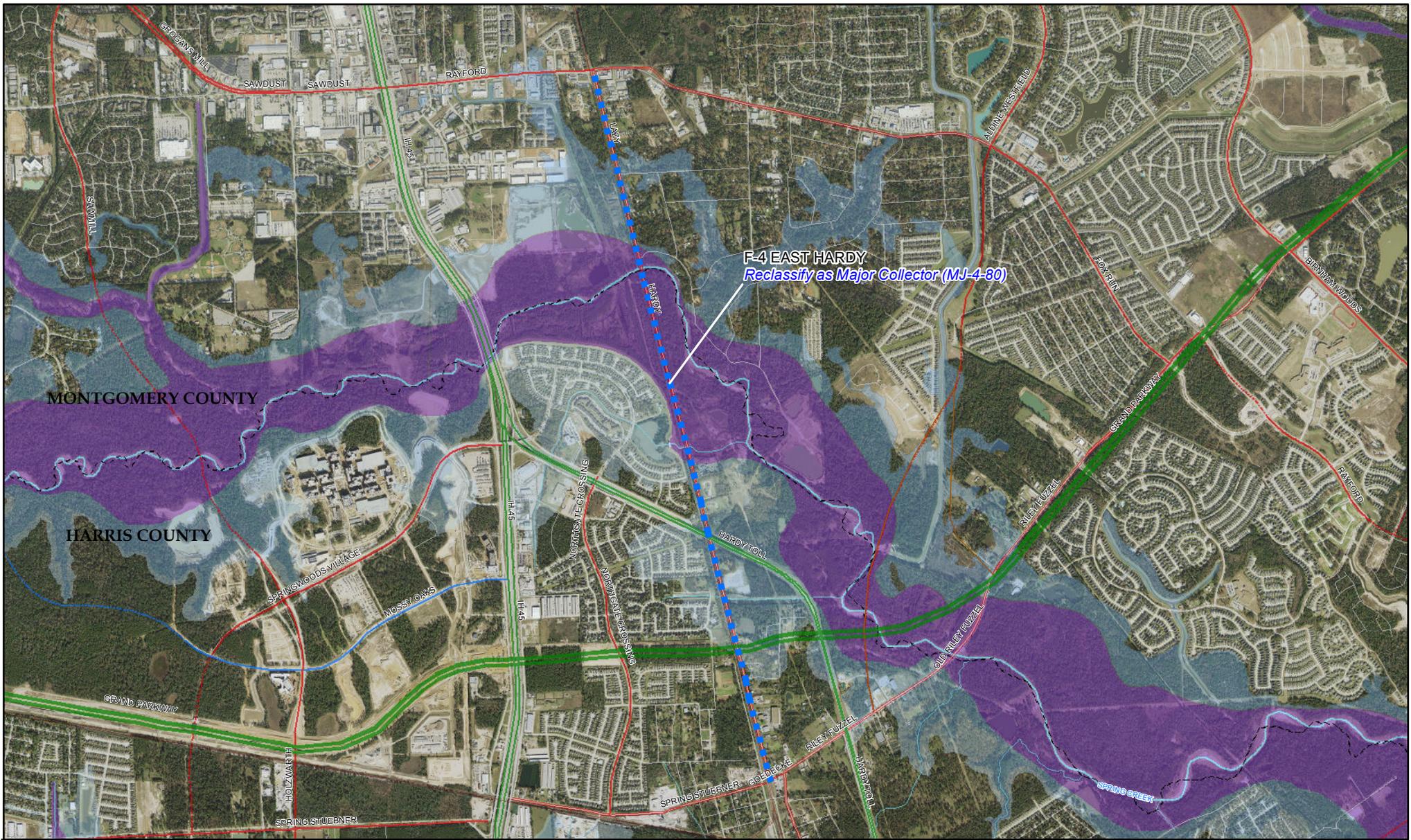
# PRELIMINARY REPORT

There is an existing railroad on the west side of the road corridor. This is approximately 70 feet to the west. The road and the railroad are within a 200 feet right-of-way (ROW) for Union Pacific Railroad. Because of the proximity of the railroad to the west, it is unlikely that additional ROW can be obtained on the side of the railroad. It is more likely that any ROW dedications would be made on the east side of the road which is owned by private individuals. An expired plat on file, Triumph Rig and Fabrication Spring Subdivision would have dedicated 20 feet of ROW on the east side of the road. An obtainable 80- foot ROW would be more of a reason to reclassify this road as a Major Collector.

This road corridor was originally designated on the MTFP in 1995 as an extension of the Aldine Westfield Road alignment. This line was dashed meaning that additional ROW was still needed to be acquired to meet the standard Major Thoroughfare ROW width. This line had terminated at Spring Creek and did not extend into Montgomery County. In 1996, the line was altered on the MTFP map to be a solid red line designating that the existing ROW was sufficient in width to Rayford Road. The solid line indicated that ROW had been acquired which was not accurate. In 2005, the line was correctly changed as a double line meaning that partial ROW widening was still required.



2016 Montgomery County Thoroughfare Plan



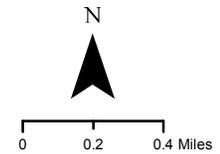
## 2016 Major Thoroughfare and Freeway Plan Recommendation: F-4 East Hardy Road

### 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	—■—		



Vicinity Map