



CITY OF HOUSTON

Planning and Development

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May 25, 2018

NOTICE OF PUBLIC HEARING

Proposed Amendments to the 2017 Major Thoroughfare and Freeway Plan (MTFP)

The City of Houston Planning Commission will hold a **public hearing on Thursday, July 26, 2018 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 2017 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 Wednesday, June 13, 2018 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 package - which includes this letter, information about the specific amendments which may be of interest to the respective property owner, and some frequently asked questions - has been mailed to property owners and registered civic associations adjacent to roadways included in the amendment request.

In addition to making comments at the Public Hearing, **written comments may be submitted using the online comment form until the comment deadline of July 6, 2018**. All comments, whether written or in-person, will be considered by the Planning Commission before a final decision is made on each amendment request. 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 23, 2018, 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, 2018. 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, as well as the online comment form, can be found http://www.houstontx.gov/planning/transportation/18_MTFPRequests.html. You may contact the Planning & Development Department at 832-393-6660 or email wu.ying@houstontx.gov.



2018 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. 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 online to review the application
↳ www.houstontx.gov/planning/transportation/18_MTFPRequests.html
- Attend the **public open house** to meet with the applicant, talk to City staff & fill out a comment form:
↳ **Wednesday, June 13th, 5:30-7:30 p.m., United Way Community Resource Center, 50 Waugh Drive, Houston, TX 77002**
(*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 26th, 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 13th? (*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 26th? (*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 6th, 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, 2018. 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

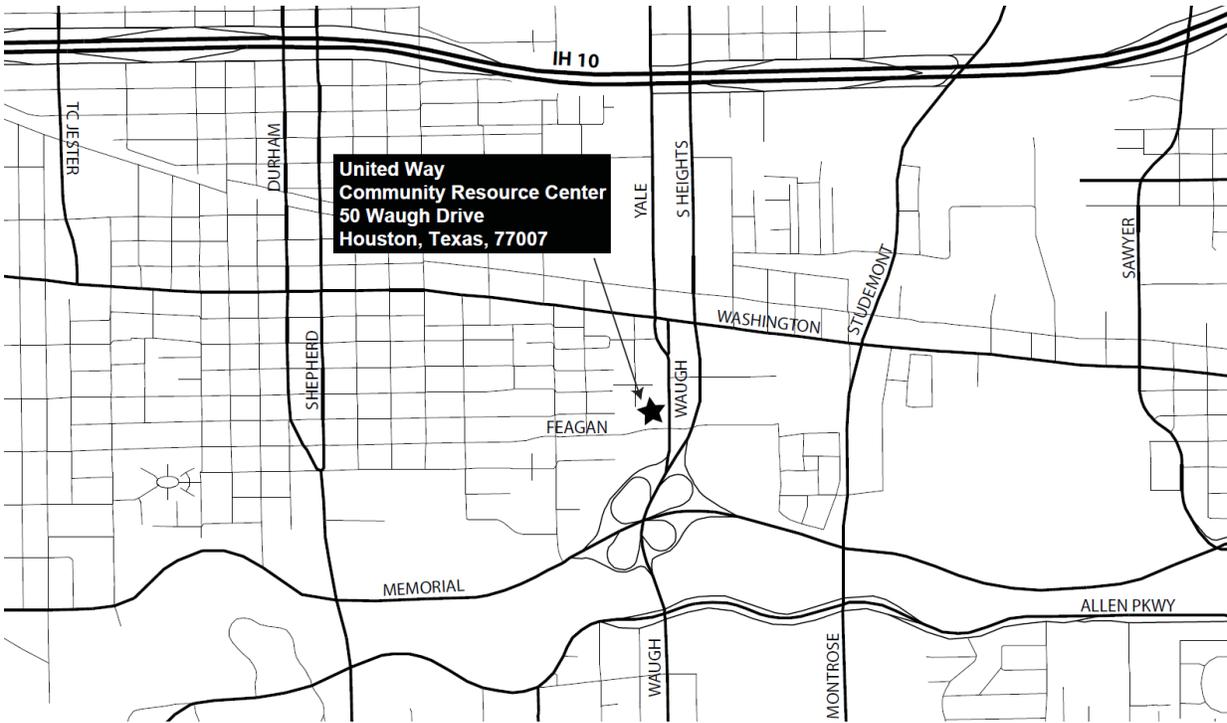
Physical address: 611 Walker, Houston Texas, 77002

Phone: 832.393.6660

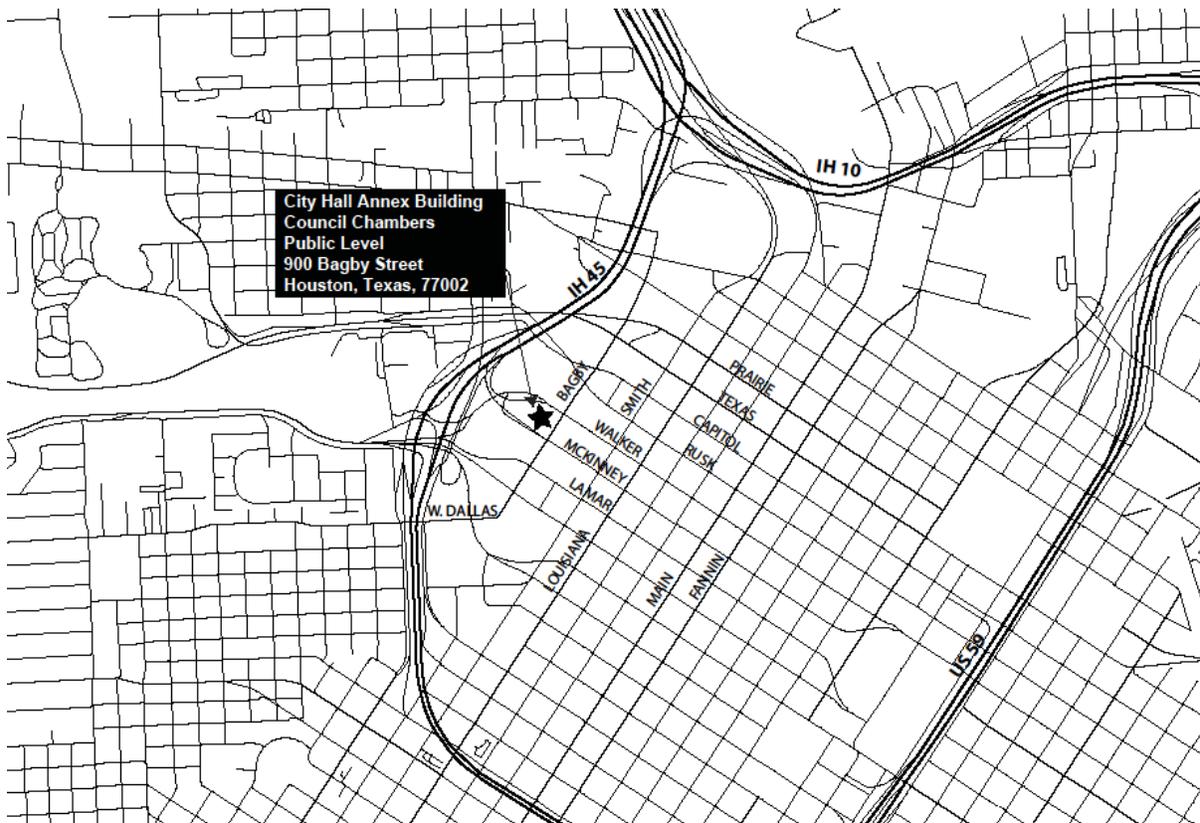
Fax: 832.393.6661

Email: mobility.planning@houstontx.gov

**Map of Public Open House Location,
Wednesday, June 13, 2018 (5:30 - 7:30 p.m.)**



**Map of Public Hearing Location,
Thursday, July 26, 2018 (2:30 p.m.)**



PRELIMINARY REPORT

B: Crestvale Road

APPLICANT: The Watkins Group

LAMBERT: 5262

JURISDICTION: City of Houston

PRECINCT: Harris County Pct. 1

DISTRICT: B

PROPOSAL:

The Watkins Group is requesting to delete Major Collector Crestvale Road (MJ-2-60) from W. Montgomery Road to DeWalt Street from the Major Thoroughfare and Freeway Plan (MFTP).

APPLICANT'S JUSTIFICATION and HISTORY:

The applicant is requesting to delete Major Collector Crestvale Road from West Montgomery Road to DeWalt Street.

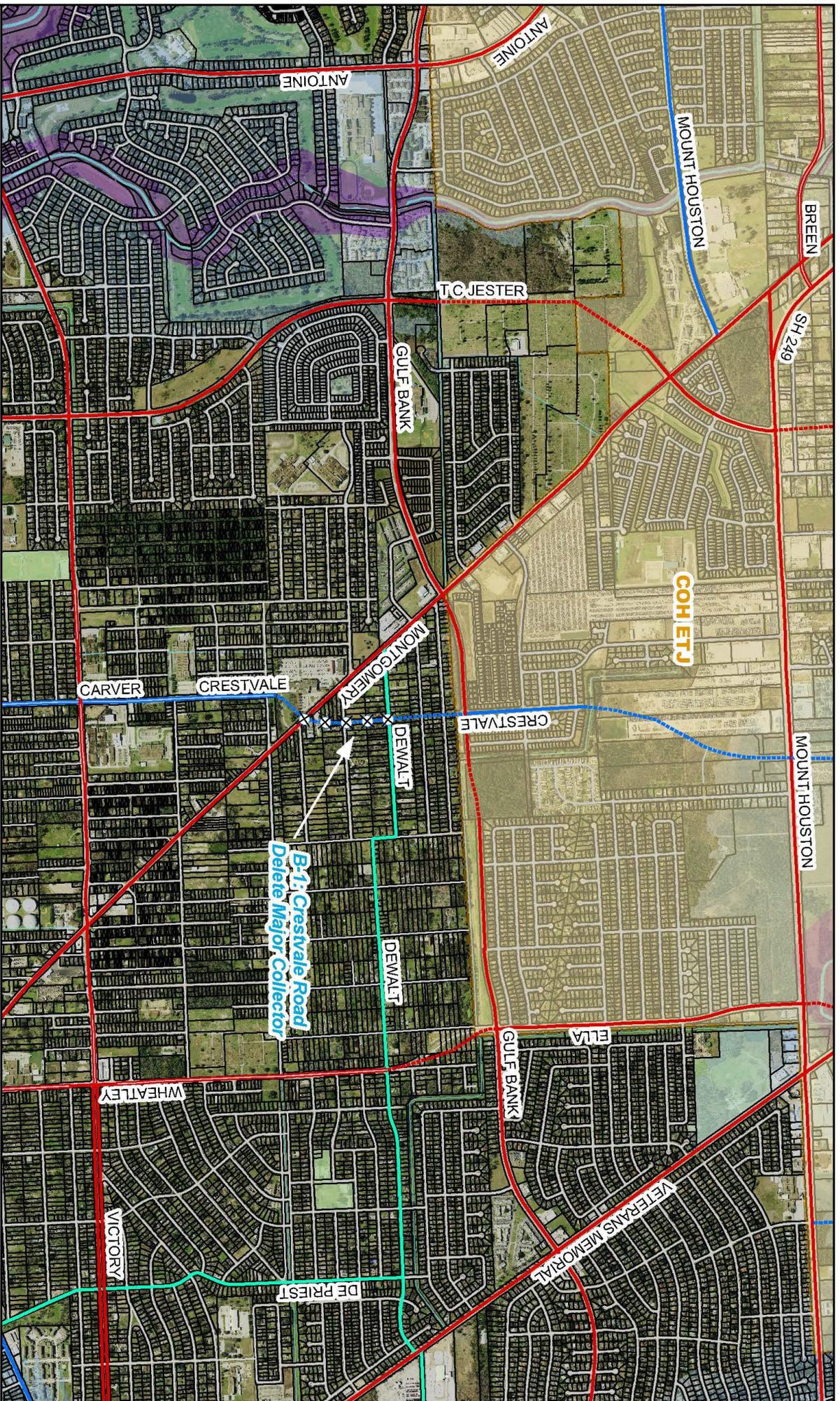
The applicant is currently in the Feasibility Period to purchase the property located at 9412 West Montgomery Rd, a defunct gas station/tire shop and automotive shop. The proposed Crestvale Road would dissect the property into two separate halves, rendering both remaining properties unusable. To facilitate the purchase of this property, the applicant has applied for the City of Houston's Brownfield Program to perform both Phase I and II Environmental Assessments. The application was approved and the Phase I has been completed. The Phase II is being scheduled.

The applicant has immediate plans for this property which to develop community friendly commercial space in Acres Homes. The remaining space will eventually be repurposed into retail/office space which can be used for the Acres Homes Community to offer start-up business incubation space and to host Financial Literacy classes.

The applicant believes that the proposed amendment has no negative impact on the city's desire to alleviate projected congestion in the community. One of the intended purposes of the Major Collector Crestvale is to direct traffic from the smaller streets onto Highway 249. In 2016 and 2017, T.C. Jester at W. Montgomery and Ella Blvd. at DeWalt opened, and both streets distribute medium to high volume traffic from local streets in the area onto Highway 249. The current connectivity with existing roadways already provides an alternative to satisfy the city's goal and objective for the area surrounding my proposed amendment.

The intersection at West Montgomery Rd. and Conklin St. along the current placement of the Major Collector Crestvale is less than 0.025 miles, resulting in substandard spacing. The Major Collector Crestvale would also cut through the existing Houston Police Department and Courthouse currently on the adjacent side of West Montgomery Rd. The proposed deletion will result in more uniformed space between intersections and improved circulation in the area.

Overall, the applicant believes this amendment will have no impact on the MFTP network and will not alter any aspect of the City's Complete Streets Executive Order.



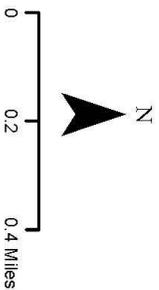
B-1: Crestvale Road | 2018 Major Thoroughfare and Freeway Plan Amendment Request

2018 MTFP Amendment

- Add
- Realign
- Remove
- Reclassify
- Street Class
- ROW Width
- No. Lanes

2017 MTFP

- Freeway
- Major Thoroughfare
- Major Collector
- Minor Collector
- Transit Corridor Street
- Local Street
- Railroad
- Waterway
- Park



Vicinity Map