



# CITY OF HOUSTON

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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](http://www.houstonplanning.com). The information, as well as the online comment form, can be found [http://www.houstontx.gov/planning/transportation/18\\_MTFPRequests.html](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](mailto: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](http://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 13<sup>th</sup>, 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 26<sup>th</sup>, 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 13<sup>th</sup>? (*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 26<sup>th</sup>? (*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 6<sup>th</sup>, 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**

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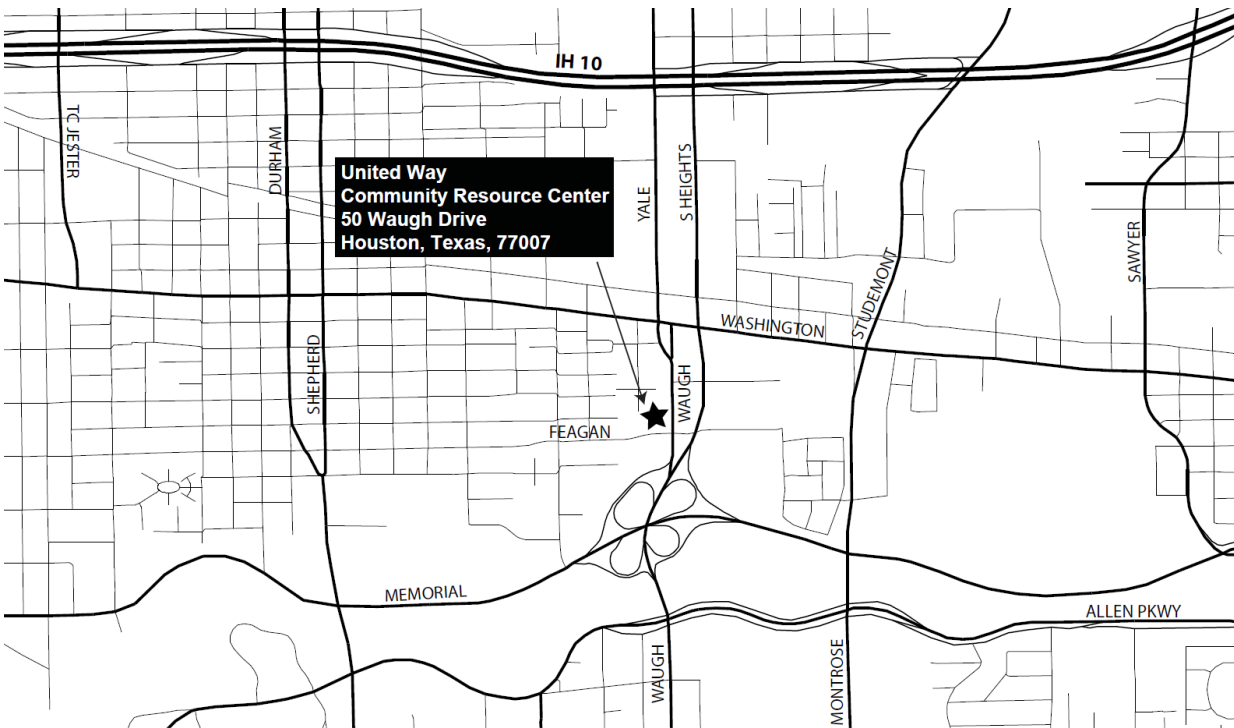
Phone: 832.393.6660

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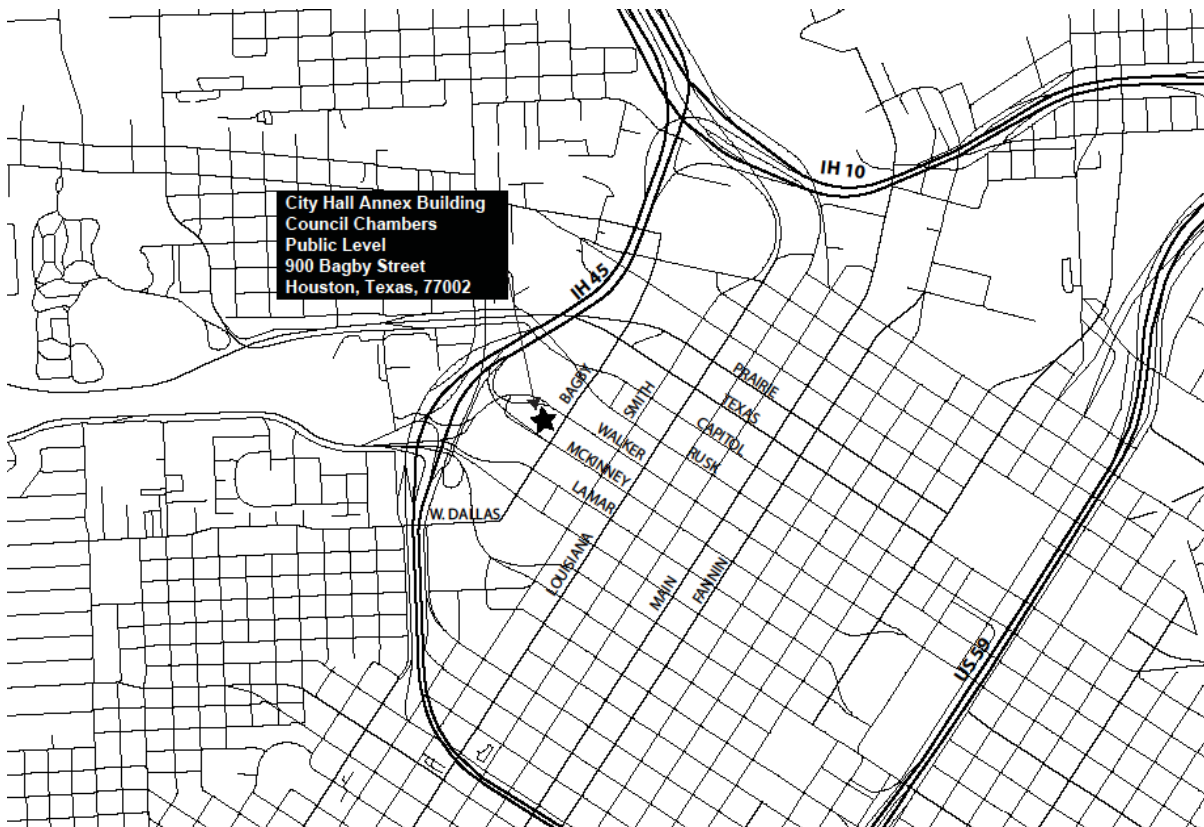
Email: [mobility.planning@houstontx.gov](mailto:mobility.planning@houstontx.gov)



**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

## H-4: Bammel Road/Humble Westfield Road

**APPLICANT:** Harris County Engineering Department

**LAMBERT:** 5268, 5368

**JURISDICTION:** Harris County

**PRECINCT:** Harris County Pct. One

**DISTRICT:** N/A

### PROPOSAL:

Harris County Engineering Department (HCED) is requesting the addition of Bammel Road between IH-45 and East Hardy Road as a four-lane, 80 ft. ROW major collector (MJ-4-80) to the Major Thoroughfare and Freeway Plan (MTFP).

Harris County Engineering Department (HCED) is requesting the addition of Humble Westfield Road between East Hardy Road and FM 1960E (Cypress Creek Parkway) as a four-lane, 80 ft. ROW major collector (MJ-4-80) to the Major Thoroughfare and Freeway Plan (MTFP).

### APPLICANT'S JUSTIFICATION and HISTORY:

Bammel Road is an existing 2-lane 22 foot road within a 60-80 foot measured ROW extending approximately 8,100 feet located in northern Harris County between IH-45 and East Hardy Road.

Bammel Road is currently a separated intersection at IH-45 without any known plans for connection by TxDOT; therefore, the collector designation begins just east of IH-45 North service road. There is available land on either side of the existing roadway for expansion in the future. The roadway currently expands at intervals for a left turn lanes at Delaney High School driveway and Imperial Valley Drive. The road also expands to a 4-lane undivided roadway at West Hardy Road. The Hardy Toll Road bridge crossing was constructed for the ultimate ROW width of Bammel Road. Bammel Road becomes Humble Westfield Road on the east side of the East Hardy Road intersection.

Humble Westfield Road is an existing 2-lane 21 foot road within a 60 foot ROW extending approximately one mile located in northern Harris County between East Hardy Road and FM 1960 E (Cypress Creek Parkway). Humble Westfield Road becomes Treaschwig Road on the other side of FM 1960 E.

Bammel Road and Humble Westfield Road are not currently on the major thoroughfare plan. Bammel/Humble Westfield Road is the first roadway south of FM 1960 which is approximately 1300 feet in distance. Typically, an ideal distance from a major thoroughfare to a collector would be twice that distance, but these are the existing conditions. This road corridor connects with Treaschwig Road as a major thoroughfare across FM 1960 E. The idea that more traffic will be distributed westward from Treaschwig Road onto FM 1960 would make practical sense to classify Humble Westfield Road as a major collector. The extent of this road corridor would be from I-45 to east of Cypresswood Drive. This connectivity will play an important role in providing mobility in the amendment area.

A traffic study was performed on this corridor a year ago by TEDSI on behalf of Harris County. They obtained 6:00 am – 7:00 pm hourly turning movement counts. This typically converts to about 75% of the overall volumes. They measured at several locations and 6,500 vehicles were counted, which would convert to 8,200 ADT. A collector would be an appropriate designation because this road has a volume of at least 5,000 vehicles per day on this two-lane facility, the road segment is relatively short and the road distributes traffic to major thoroughfares, West Hardy, FM 1960 E and IH-45 service road.

Roadway improvements were recommended from this study to improve the level of service for this road corridor. The report recommended additional left turn lanes at Mueschke Cemetery Road, Carlsway Road, Queenbury Hills Drive and Westfield Loop Road.



The recommendations from the report would substantiate the claim that Bammel/Humble Westfield Road should be upgraded to a major collector with roadway expansion. This amendment provides a reasonable and efficient roadway system that can be utilized by citizens and visitors of the city of Houston and surrounding region

