



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Patrick Walsh, P. E.
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

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?

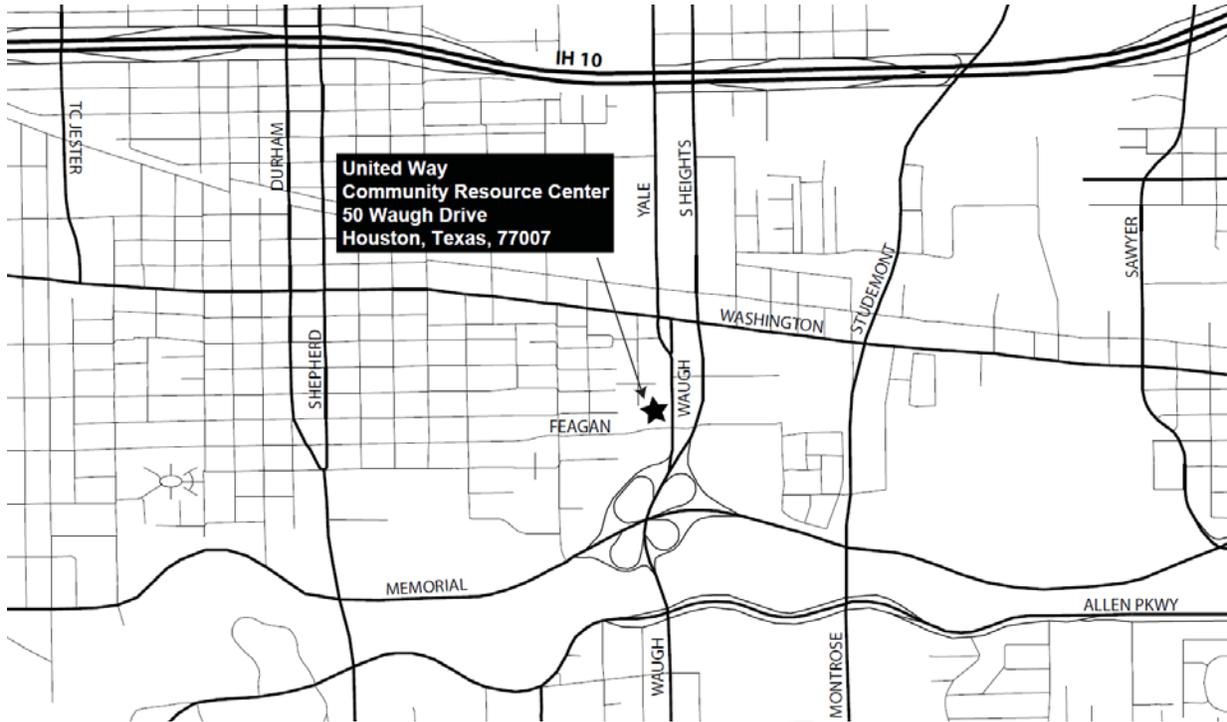
A Four weeks after the public hearing, P&D will present its recommendations to the Planning Commission. The Planning Commission will vote on each amendment and forward its recommendations to City Council by September 1, 2016. Once an ordinance for the amendments has been adopted by City Council, a new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

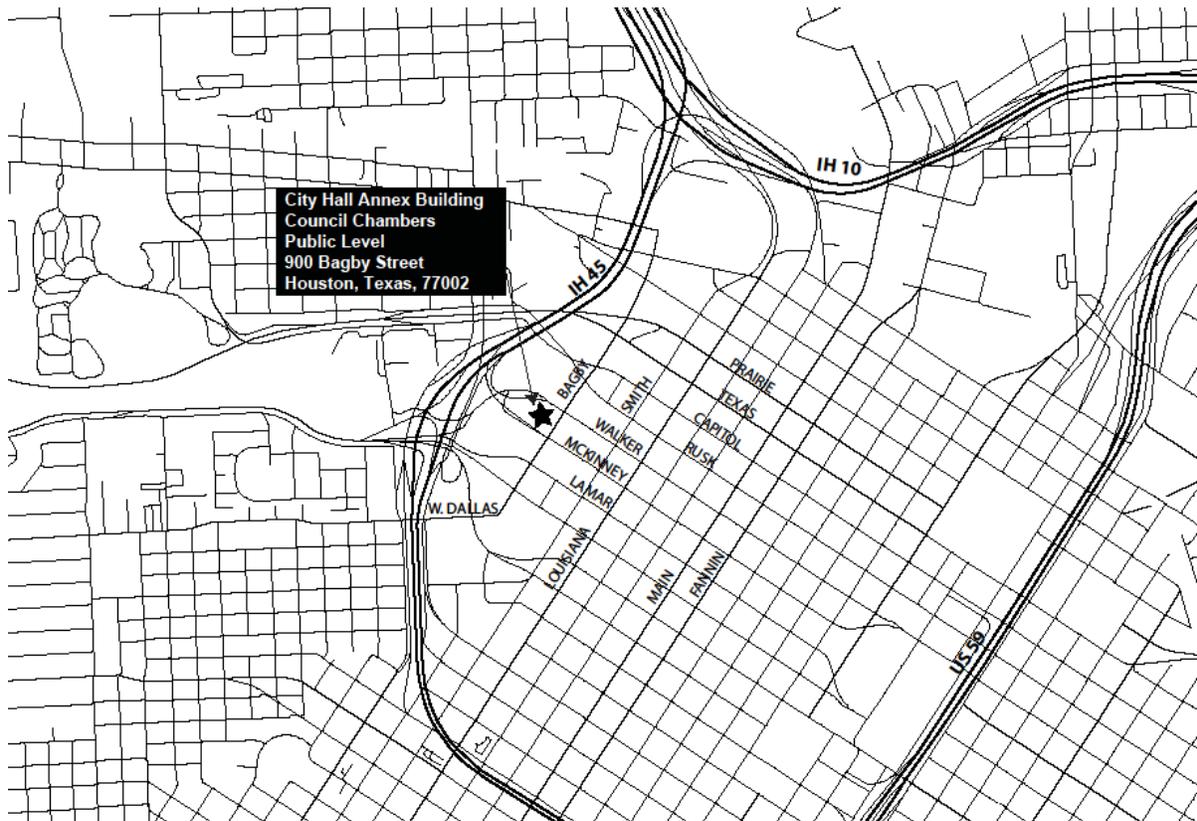
Mailing address: P.O. Box 1562 Houston Texas, 77251-1562

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

A: Community Drive, Thelma Lane, Keith Lane, Laura Lane, Pinedale Lane, Chaparral Drive, Oak Shadows Place and Baptist Encampment

APPLICANT: Jones | Carter and Planning & Development Department

KEY MAP: 256, 257, 296, 297

JURISDICTION: Montgomery County

LAMBERT: 5772, 5773, 5872, 5873

DISTRICT/PRECINCT:
Montgomery County Pct. 4

PROPOSAL:

Jones | Carter on behalf of Prabhakar Guniganti, Co. is requesting the following amendment to the 2015 Major Thoroughfare and Freeway Plan (MTFP).

1. Delete Major Thoroughfare Community Drive, between US 59 and North Lake Houston Parkway, and realign a \pm 0.6 miles portion east of North Lake Houston Parkway to align along existing Baptist Encampment Road (east-west)
2. Add Thelma Lane, between US 59 and North Lake Houston Parkway, as a Minor Collector
3. Add Keith Lane and Laura Lane, between Loop 494 and North Lake Houston Parkway, as a Major Collector,
4. Add Pinedale Lane, Chaparral Drive and Oak Shadows Place, between US 59 and North Lake Houston Parkway, as a Major Collector

The City of Houston's Planning & Development Department is requesting to add existing Baptist Encampment Road (north-south) as a Major Collector.

APPLICANT'S JUSTIFICATION and HISTORY:

The applicant indicates that the owner acquired this property, approximately 2,600 acres, for the development of a primarily residential master planned community. Preliminary schematic plans incorporate street connections to established residential communities west of the site, and proposed alignments of North Lake Houston Parkway and Grand Parkway. The current designation of Community Drive as a Major Thoroughfare located approximately 230' south of and parallel to the Grand Parkway does not complement the existing residential development, and is redundant with the proposed Grand Parkway being in such close proximity, and without the possibility of an interchange with US 59.

There are currently no proposed east-west collector street systems within the approximately 4 square mile area defined by the major thoroughfares Grand Parkway, North Lake Houston Parkway, Ford Road and Loop 494. Existing residential developments and local street patterns were developed largely without a collector street system to support the wider major thoroughfare grid. The proposed amendments will more accurately reflect how these right-of-ways function in the overall area, while complementing both existing and future residential development and ensuring adequate right of way will be acquired to facilitate the extension of those collectors in the future.

PRELIMINARY REPORT

On January 26, 2016 Montgomery County adopted their 2016 Major Thoroughfare Plan, which sought to preserve transportation corridors and promote connectivity while guiding future development within the County. The adopted plan designated three (3) new collector streets between Loop 494 and North Lake Houston Parkway that impact this development - 1) NR 119 (Thelma Lane), 2) Keith Drive / Laura Lane, and 3) NR 122 (Pinedale Lane, Chaparral Drive and Oak Shadows Place). It also designates Baptist Encampment Road as a collector street between FM 1485 and N. Lake Houston Parkway. Accordingly, the proposed requests to add collector streets will allow for consistency between both the City of Houston and Montgomery County Thoroughfare Plans.

