



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. 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?

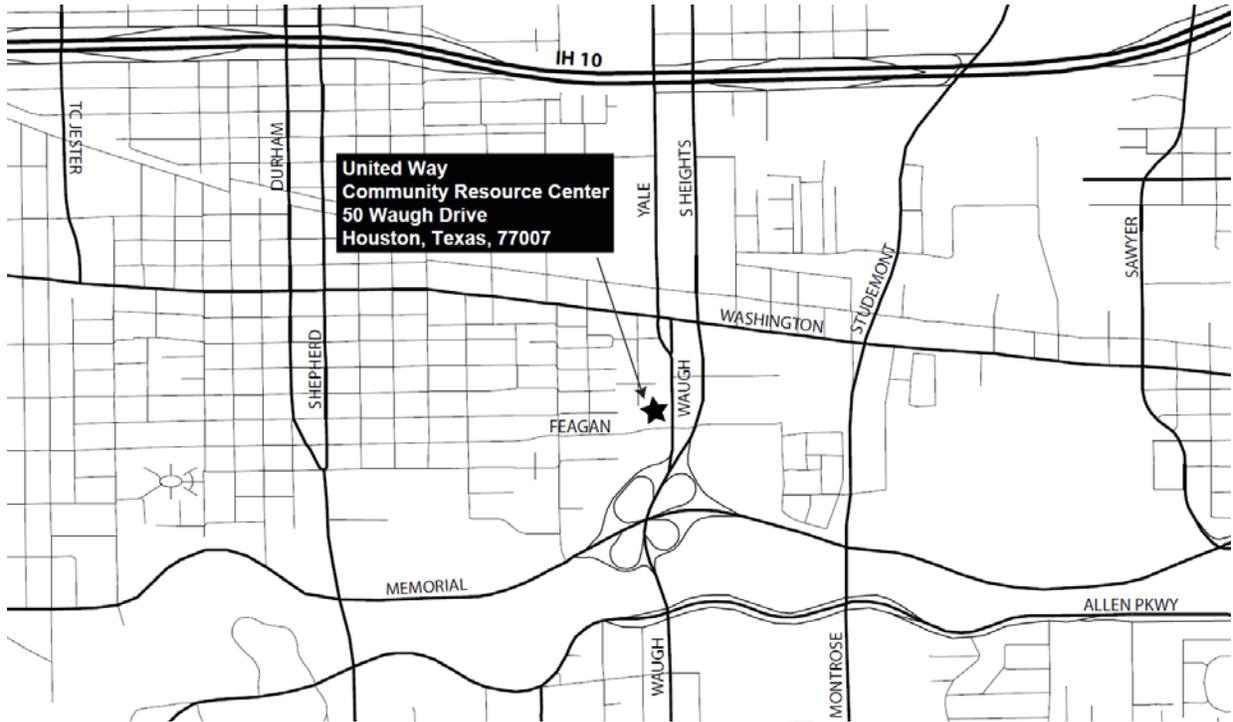
A Four weeks after the public hearing, P&D will present its recommendations to the Planning Commission. The Planning Commission will vote on each amendment and forward its recommendations to City Council by September 1, 2016. Once an ordinance for the amendments has been adopted by City Council, a new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

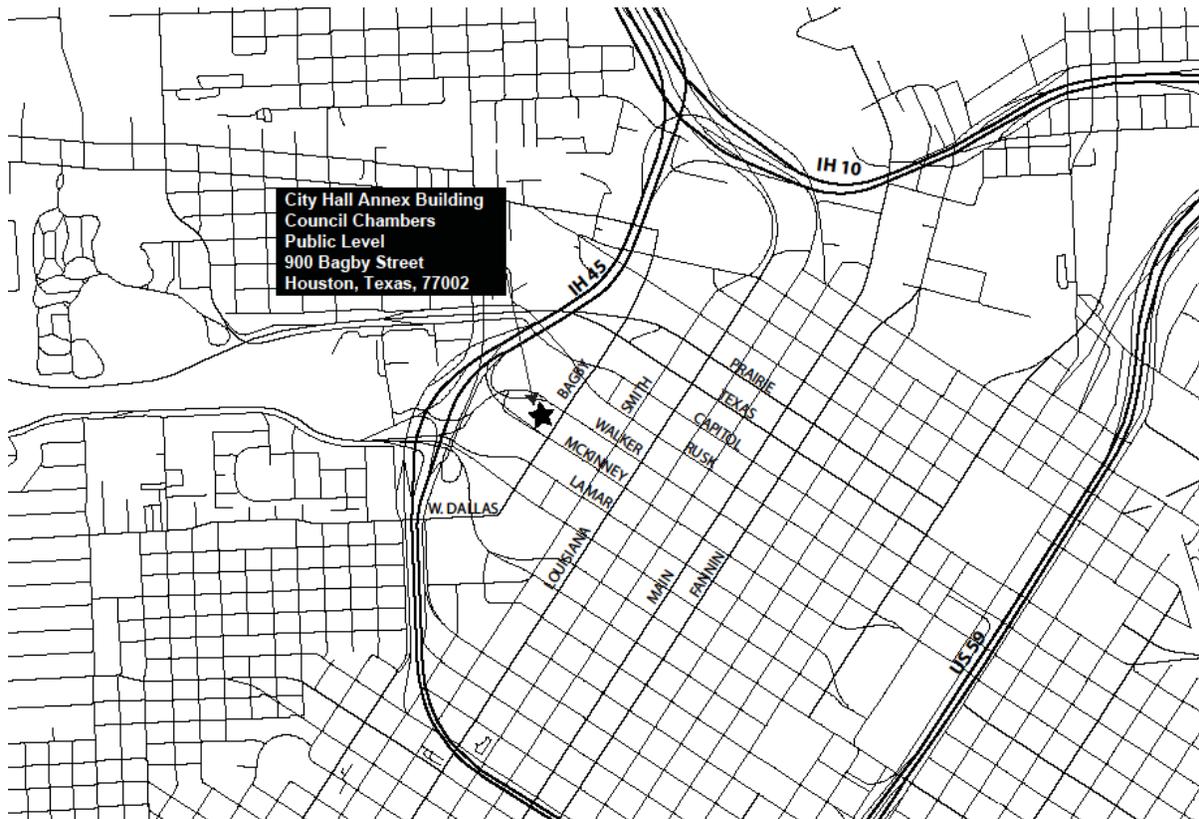
Mailing address: P.O. Box 1562 Houston Texas, 77251-1562

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

D: Bridgeland Development

APPLICANT: BGE | Kerry R. Gilbert & Associates

KEY MAP: 364, 365, 404, 405
JURISDICTION: Harris County

LAMBERT: 4363-4366, 4463-4466
DISTRICT/PRECINCT:
Harris County Pct. 3

PROPOSAL:

BGE | Kerry R. Gilbert & Associates (BGE|KGA) on behalf of Bridgeland Development LP, is requesting the following amendment to the 2015 Major Thoroughfare and Freeway Plan (MTFP).

- 1) Realign Major Thoroughfare Louetta Road between SH 99 and Katy Hockley Road
- 2) Realign Major Thoroughfare Jack Road between SH 99 and Katy Hockley Road and reclassify as a Minor Collector
- 3) Realign Major Thoroughfare North Bridgeland Lake Parkway between SH 99 and Katy Hockley Road
- 4) Realign Major Thoroughfare Peek Road between Mound Road and Jack Road
- 5) Realign Major Thoroughfare Becker/Porter Road between Mound Road and Louetta Road
- 6) Realign Becker/Porter Road between Louetta Road and Jack Road and reclassify from a Major Thoroughfare to a Minor Collector
- 7) Delete Major Thoroughfare Becker/Porter Road between Jack Road and Tuckerton Road
- 8) Delete Major Thoroughfare House Hahl Road between Katy Hockley Road and Becker/Porter Road
- 9) Delete Major Thoroughfare House Hahl Road between Bridgeland Creek Parkway and Peek Road
- 10) Realign Major Thoroughfare Bridgeland Creek Parkway between SH 99 and Tuckerton Road
- 11) Realign Major Thoroughfare Tuckerton Road between SH 99 and Katy Hockley Road
- 12) Add Minor Collector loop system between Bridgeland Creek Parkway to Tuckerton Road

APPLICANT'S JUSTIFICATION and HISTORY:

Bridgeland is a ±11,400-acre master-planned community in western Harris County. This community is located south of US 290 and the Union Pacific Railroad, spanning for several miles both east and west of the Grand Parkway. Bridgeland began development early in the first decade of the 2000s, starting at its eastern edge along Fry Rd. Development activity is currently moving west toward Mason Road, with a full build-out that extends all the way to Katy Hockley Road and the Katy Prairie Conservancy.

The region of the Bridgeland development appeared on the City of Houston MTFP map in 1966, when the scope of the MTFP map was expanded to encompass a much larger area than the 1964 MTFP map as part of the acquisition of Houston's ETJ. At the time, a two-mile grid was established in the outer reaches of the ETJ. In 1972, the two-mile thoroughfare grid in this area was upgraded to a one-mile grid. The Grand Parkway began its first initial planning stages in

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the 1980s, overlapping with some thoroughfare alignments that had already been established. The currently approved City of Houston MTFP plan in the Bridgeland area was implemented with Houston's 2004 MTFP map to reflect the Bridgeland General Plan that was current at that time.

The Bridgeland development has evolved over the passing years, including shifts in the areas of future thoroughfares west of the Grand Parkway in response to topographical issues and market conditions. In addition to changes in the development plan for Bridgeland, the community is also affected by changes proposed in the US 290 Area Major Thoroughfare Study (US 290 Study). The US 290 Study encompasses a region bounded by the Montgomery County line on the north, along the Grand Parkway on the east, south to the City of Katy's ETJ, and east into Waller County along proposed highway 36A. Several of the US 290 Study's recommended amendments are directly adjacent to Bridgeland.

In response to these various changing needs, several thoroughfare/ collector street amendments are proposed for Bridgeland during the 2016 MTFP cycle. The proposed amendments include additions, deletions, downgrades, and realignments that will better suit the current conditions of the region and reflect coordination with the US 290 Study. These amendments are all located within or on the boundary of the Bridgeland development on the west side of the Grand Parkway.

Amendments are proposed for: Peek Road; Louetta Road, aka Huffmeister Road; Jack Road; Porter Road, aka Becker Road; North Bridgeland Lake Parkway; Bridgeland Creek Parkway; two disconnected segments of House Hahl Road; Sharp Road, aka Tuckerton Road; and an unnamed proposed collector street system. See attached an exhibit identifying each segment and its proposed revisions. The amendments are detailed below:

Peek Road is the primary north-south thoroughfare running parallel to the Grand Parkway through the Bridgeland development. The current alignment of Peek Rd exits Bridgeland in line with the property boundary between the two adjacent tracts to the north – the tracts are under different ownerships, thereby leaving half of the thoroughfare to each owner. However, a tributary of Cypress Creek falls approximately in line with the current thoroughfare alignment. In order to avoid the stream and floodway, the proposed amendment is to curve the alignment of Peek Rd slightly to the west around the stream. This amendment affects both Bridgeland and the adjacent properties, placing more of the thoroughfare on the western adjacent tract.

Louetta Road, aka Huffmeister Road, is an east-west thoroughfare that currently forms part of the northern boundary of Bridgeland. The current MTFP alignment begins at the Bridgeland property boundary at the Grand Parkway, and curves to the north as it approaches existing local street House Road to the west. The proposed amendment is to realign Louetta to proceed straight west long the Bridgeland property boundary and straight through the middle of the adjacent tract to make a T-intersection into Katy Hockley Road. The alignment through the middle of the adjacent property creates tracts of sufficient size for appropriate development along both sides of the thoroughfare.

Jack Road is shown on the current MTFP map as a mostly-straight east-west thoroughfare, coming from an existing local street west of Katy Hockley Rd, crossing Bridgeland and intersecting with the Grand Parkway and then continuing further east. However, no interchange

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or underpass is provided at the Grand Parkway for Jack Road to continue, and there are also no frontage roads existing along the Grand Parkway at this location. Therefore, the proposed amendment is to realign Jack Road as it approaches the Grand Parkway, so that it turns north and instead intersects Louetta Rd, which does possess an interchange with the Grand Parkway. In addition, Jack Road is proposed to be downgraded to a Minor Collector street. The existing segment of Jack Road to the west, although currently designated as a future major thoroughfare, exists today as a below-standard local street through the middle of the Katy Prairie Conservancy (KPC). The likelihood of this street ever being expanded and improved as a true thoroughfare is unlikely, and given the restrictions of the Katy Prairie Conservancy, Jack Rd will most likely not be extended further west, and the land to either side of Jack Road in the KPC is unlikely to ever develop. This makes Jack Road within Bridgeland a three-mile segment of a five-mile local traffic route, which is more suitable as a Minor Collector than a Major Thoroughfare intended for regional traffic distribution.

Porter Road, aka Becker Road, is currently an extensive north-south major thoroughfare running all the way through the Bridgeland development. However, the currently approved alignment includes several segments that are infeasible to actually construct. On the current plan, between Jack Rd and N Bridgeland Lake Pkwy is roughly $\pm 5000'$ of floodway, floodplain, and wetlands associated with Cypress Creek. This segment is highly unlikely to ever be built; therefore the proposed amendment includes deleting this segment of Porter/Becker. South of Sharp/Tuckerton Rd and just outside Bridgeland, Porter/Becker is proposed to cross through an existing County park, John Paul's Landing Park. There are existing in-line stream mitigation facilities within the park that preclude the possibility of the thoroughfare being extended south of Bridgeland. The remaining segment between N Bridgeland Lake Pkwy and Sharp/Tuckerton Rd is less than two miles long. This segment of Porter/Becker is proposed to be deleted and replaced by a proposed collector loop street (see below). The final segment is on the north, between Jack Rd and Louetta Rd. If the proposed amendment to downgrade Jack Rd to a minor collector is approved, Porter/Becker at this location would dead-end into a collector street, which is not sound traffic policy. Therefore, the proposed amendment for this segment is to let the thoroughfare designation end at Louetta, and downgrade Porter/Becker to a major collector between Louetta and Jack and realign it within and adjacent to Bridgeland in order to create parcels of sufficient developable size on all tracts.

North Bridgeland Lake Parkway is a primary east-west thoroughfare through the Bridgeland development, extending from Fry Rd on the east, under the Grand Parkway and out to Katy Hockley on the west. From Katy Hockley, the currently approved alignment extends west directly across the Katy Prairie Conservancy. The proposed amendment is to realign N. Bridgeland Lake Pkwy, beginning with the established interchange at the Grand Parkway, primarily to shift the alignment north so that it more closely follows the floodway of Cypress Creek. The current disconnected alignment within Bridgeland is also resolved with the proposed amendment. The proposed termination point at Katy Hockley is slightly different than the currently approved alignment, in coordination with recommendations in the US 290 Study.

Bridgeland Creek Parkway is currently proposed to extend from Fry Road heading west under the Grand Parkway and then turning south to make a T-intersection with Sharp/Tuckerton Road. The interchange for Bridgeland Creek Parkway at the Grand Parkway already exists. The proposed amendment is to realign Bridgeland Creek Pkwy, beginning with the existing Grand Parkway interchange and shifting the general alignment into a more east-west direction. The

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intersection with Sharp/Tuckerton is maintained, but is proposed to move further north and west as part of the proposed shift in the alignment of Sharp/Tuckerton (see below). Additionally, Bridgeland Creek Pkwy becomes a key portion and a second crossing of the proposed collector loop (see below).

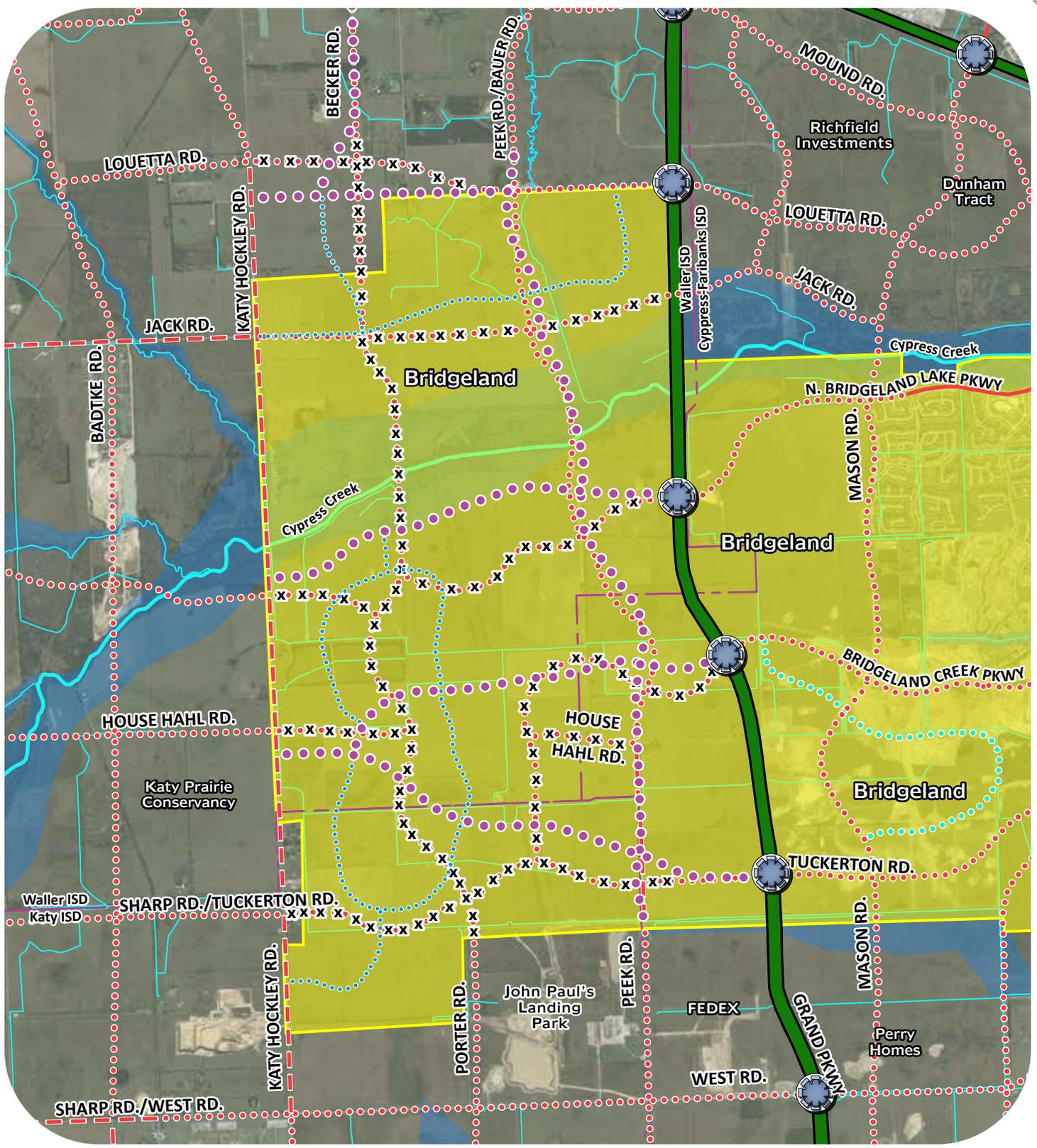
House Hahl Road (eastern segment) is a small remainder segment of east-west thoroughfare less than a mile in length, connecting from Peek Road to the currently-approved location of Bridgeland Creek Pkwy where it curves south and parallel to Peek Rd. With the proposed realignment of Bridgeland Creek Pkwy and the proposed addition of the collector loop, this segment of House Hahl serves no regional traffic needs and is no longer needed. It is contained entirely within the Bridgeland development and is not needed for any current or future traffic. The proposed amendment is to delete this segment of House Hahl Rd.

House Hahl Road (western segment) is the eastern-most remainder of House Hahl Rd that extends into Bridgeland from the Katy Prairie Conservancy. The proposed alignment within the KPC is unlikely to be built due to the restrictions of the Conservancy; therefore the segment in Bridgeland is a one-mile remainder with no regional benefit. Furthermore, the realignment of Sharp/Tuckerton and Bridgeland Creek Pkwy, as well as the proposed collector loop street, are all proposed in a configuration overlapping and replacing the current alignment of House Hahl. The proposed amendment is therefore to delete this segment of House Hahl Rd and replace it with other proposed thoroughfare alignments, particularly Sharp/Tuckerton.

Sharp Road, aka Tuckerton Road, is currently a proposed east-west thoroughfare close to the southern boundary of west Bridgeland. The current alignment west of Katy Hockley Rd runs through property controlled by the Katy Prairie Conservancy, making it unlikely to be completed. The proposed amendment is to use the same starting point at the existing interchange with the Grand Parkway and then curve Sharp/Tuckerton to the right so that it meets Katy Hockley in a T-intersection much further north US 290 Study, and the resulting configuration also allows for Sharp/Tuckerton to pass through the middle of the proposed Bridgeland collector loop. As a replacement for the current alignment's more southerly connection to Katy Hockley, a small collector street is also proposed to connect from the collector loop street to Katy Hockley in the southwest corner of Bridgeland (see below).

A new unnamed Minor Collector loop is proposed in the southwestern region of Bridgeland, along with new Minor Collector connections north to N. Bridgeland Lake Pkwy and southwest to Katy Hockley Rd, in order to replace the remainder segment of Becker / Porter and carry the traffic needs of the ultimate build-out of Bridgeland in that region. Peek Road and Katy Hockley Road will be the primary north-south thoroughfares, with Sharp/Tuckerton, Bridgeland Creek Pkwy, and Bridgeland Lake Pkwy carrying east-west traffic. The proposed collector loop will gather traffic from the center of the project and direct it out to the major thoroughfares in all directions. The proposed amendment is therefore to add these streets to the MTFP map.

In total, these amendments reflect a revised development plan for the Bridgeland community, a plan that incorporates the practicalities of existing topographical features and surrounding land uses, as well as working closely with the recommendations of the US 290 Study, in order to create a unified thoroughfare network that is feasible, practical, safe, and adequate for the transportation needs of this developing region of Houston's ETJ.



LEGEND

2015 MTFP MAP

- FREWAYS**
- EXISTING
- THOROUGHFARES**
- EXISTING
- TO BE WIDENED
- PROPOSED
- MAJOR COLLECTORS**
- PROPOSED

AMENDMENTS

- THOROUGHFARES**
- DELETION
- REALIGN / ADDITION
- MAJOR COLLECTORS**
- ADDITION



a thoroughfare amendment exhibit for
BRIDGELAND
 WEST OF TX-99

prepared for
BRIDGELAND DEVELOPMENT, LP



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FEBRUARY 23, 2016
 KGA #XXXXXX



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