



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?

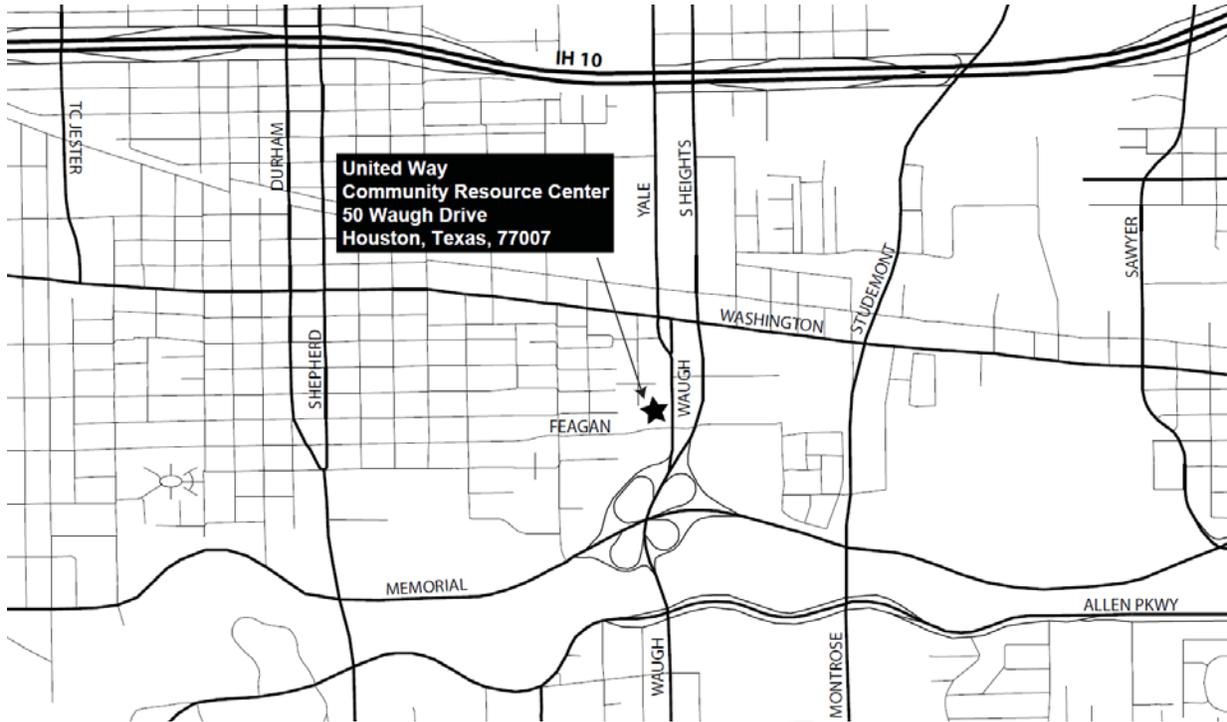
A Four weeks after the public hearing, P&D will present its recommendations to the Planning Commission. The Planning Commission will vote on each amendment and forward its recommendations to City Council by September 1, 2016. Once an ordinance for the amendments has been adopted by City Council, a new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

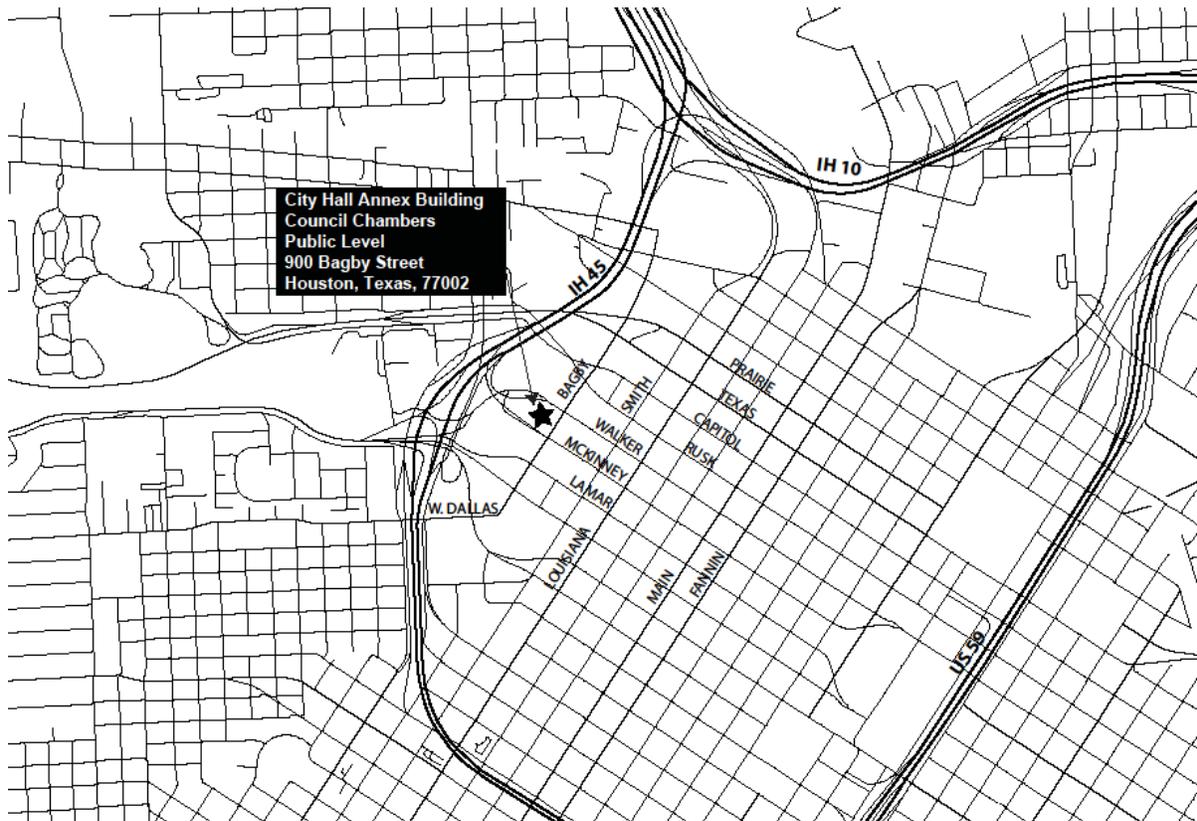
Mailing address: P.O. Box 1562 Houston Texas, 77251-1562

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

F 11: West Richey Road, Weeds Road and Bourgeois Road,

APPLICANT: Harris County Engineering Department

KEY MAP: 370 H, M
JURISDICTION: Harris County

LAMBERT: 5065, 5066
DISTRICT/PRECINCT:
Harris County Pct. 4

PROPOSAL:

Harris County is requesting 1) the realignment and reclassification of Weeds Road from a Major Thoroughfare to a Major Collector, 2) the addition on a north extension of Major Thoroughfare Bourgeois Road as a Minor Collector, and 3) an addition of Major Thoroughfare West Richey Road extension, as a Major Thoroughfare to Hollister Road on the Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT'S JUSTIFICATION and HISTORY:

The current alignment for W. Richey/W. Greens (Weeds) includes a reverse curve or "S" curve between Hollister Road and Champion Forest Blvd north of Bourgeois/West Richey Road. The northern end of the "S" curve is named West Greens Road on the major thoroughfare map, but this is essentially the Weeds Road alignment as West Greens Road is located approximately one mile south of this location. The present alignment bisects a detention pond owned by Harris County just west of Hollister Road.

In 1976, Richey Road was a separate thoroughfare line which made an intersection into the Greens Road/Cypress North Houston Road alignment. The "S" curve was shown on the MTFP around 1980. It appeared that the reasoning to use the reverse curve was to make one continuous thoroughfare extending the Cypress North Houston alignment into the Greens Road and Richey Road alignment. The "S" curve currently avoids a detention pond which is owned and maintained by Harris County WCID No 109. This provides drainage to the nearby Greenwood Forest Sec 6 development. This pond was built around 2012. In 2003, a plat was recorded dedicating two sections of a 100-foot ROW for a Major Thoroughfare called West Richey Road which the geometry corresponds the MTFP alignment. This plat was called Glorious Way Sec 1. Most of the parcels along the "S" curve is owned by Glorious Way Church.

Harris County proposes to realign the Weeds Road by straightening this from Hollister to Champion Forest Blvd. This would result in bisecting the existing WCID pond. An equalizer pipe would be needed to connect the bisected ponds. The pond would lose a little detention capacity, but this could be corrected by adding additional depth or expanding the pond. The alignment would lie on the south side of the Greenwood Forest sec 6 development which is on the church property. The church may negotiate granting the county the ROW by a ROW swap via a replat of the Glorious Way sec 1 plat recorded in 2003.

Another parcel to obtain ROW from would be from the Klein ISD (KISD) tract which is adjacent to Champion Forest Blvd. KISD submitted a plat and general plan for development in 2001, but this was never recorded. From initial conversations with their client, Harris County has a 100-foot roadway easement near the southern border of the KISD tract. KISD may be open to a ROW swap for the county to obtain a 100-foot ROW strip along the northern property boundary.

PRELIMINARY REPORT

ROW dedication would need to be obtained from two other property owners between the pond and Hollister Road. The alignment can be located along the northern property boundary to minimize impact.

The second modification is an addition of a Minor Collector from the Bourgeois/West Richey intersection to terminate in a T-intersection at the realigned Weeds Road alignment. The alignment would be set along the back eastern lots of the unrecorded Bourgeois Forest Subdivision. A portion of the ROW has already been dedicated by the Glorious Way Church plat. Additional ROW would need to be obtained from the property owner, Cheryl Stewart.

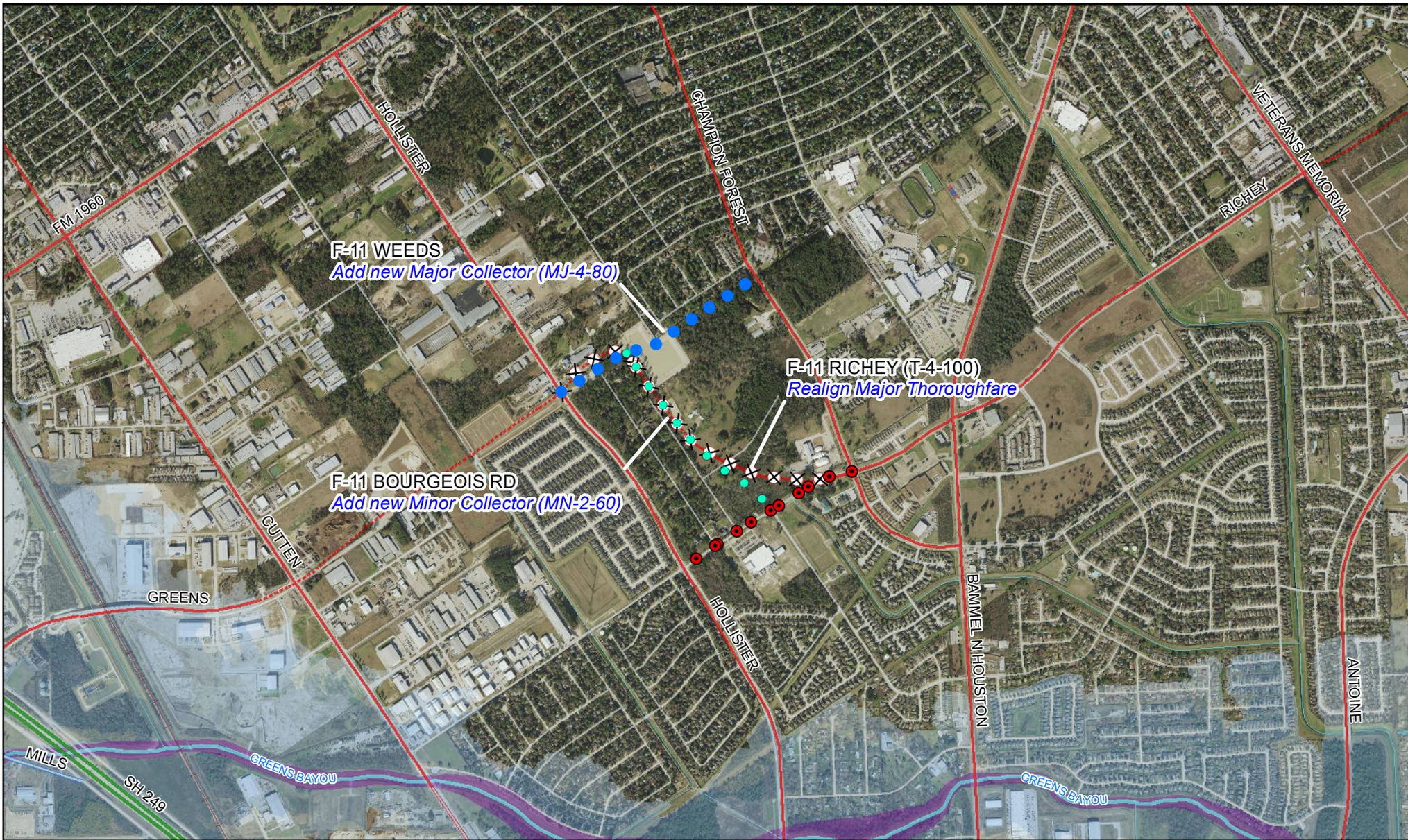
This Minor Collector road would be situated between Hollister Road Major Thoroughfare, to the west and the Major Thoroughfare, Champions Forest Drive to the east. This would maintain the major thoroughfare grid.

The third modification is to continue the Major Thoroughfare along West Richey Road terminating at Hollister Road. This makes sense because a Major Thoroughfare would terminate at another Major Thoroughfare. The current "S" curve doesn't make sense to maintain on the current MTFP. Having a straight alignment would eliminate driver confusion.

Thoroughfares are public streets that accumulate traffic from Collector streets and local streets for distribution through the thoroughfare and freeway system. These streets distribute medium to high volume traffic and provide access to commercial, mixed use and residential areas.

Major Collectors are public streets that accumulate traffic from local streets and Minor Collectors for distribution to the Major Thoroughfare. A Major Collector street may have commercial, residential or have mixed uses abutting.

Minor Collectors are public streets that accumulate traffic from local streets for distribution into a Major Thoroughfare or a Major Collector. A Minor Collector typically has residential uses, however it may also serve commercial or mixed uses.



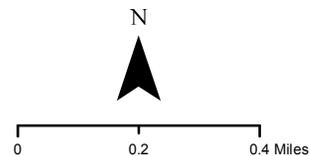
2016 Major Thoroughfare and Freeway Plan Recommendation: F-11 West Richey/Weeds/West Greens/Bourgeois Roads

2016 MTFP Amendment

- | | | | | |
|---------|---|------------|--------------|---|
| Add | ● | Reclassify | Street Class | ■ |
| Realign | ⊙ | | ROW Width | ▲ |
| Remove | ⊗ | | No. Lanes | ◆ |

2015 MTFP

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



Vicinity Map