



CITY OF HOUSTON

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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?

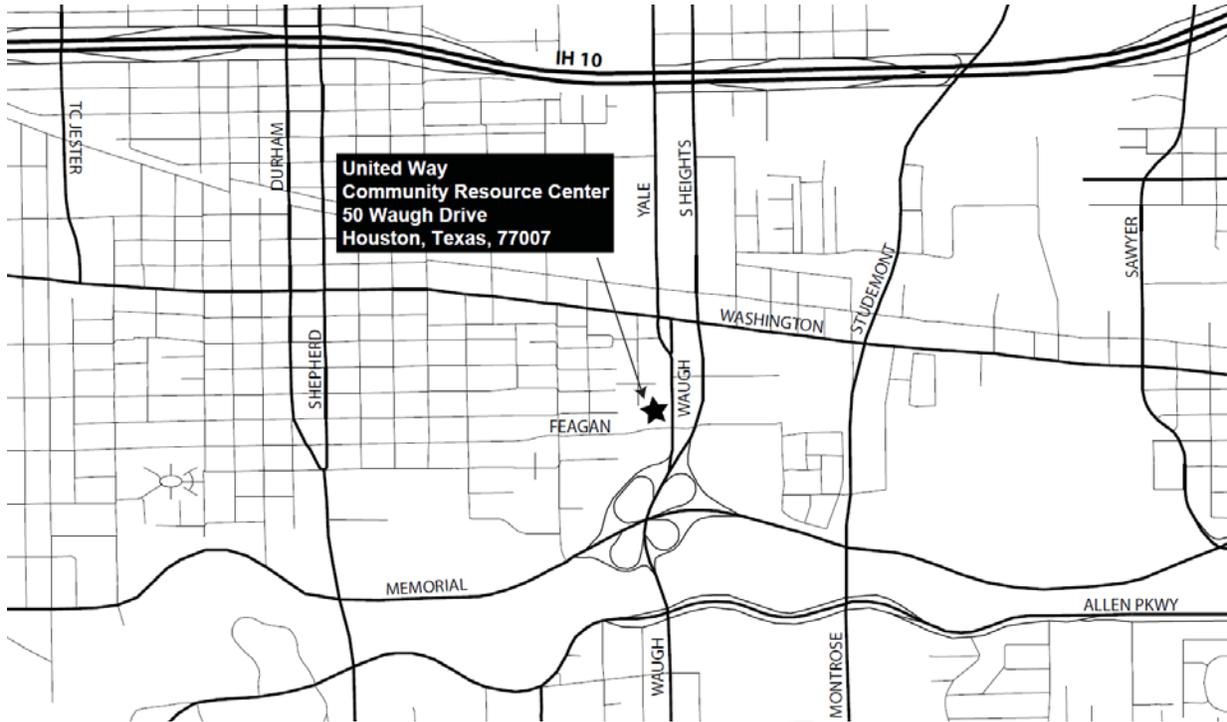
A Four weeks after the public hearing, P&D will present its recommendations to the Planning Commission. The Planning Commission will vote on each amendment and forward its recommendations to City Council by September 1, 2016. Once an ordinance for the amendments has been adopted by City Council, a new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

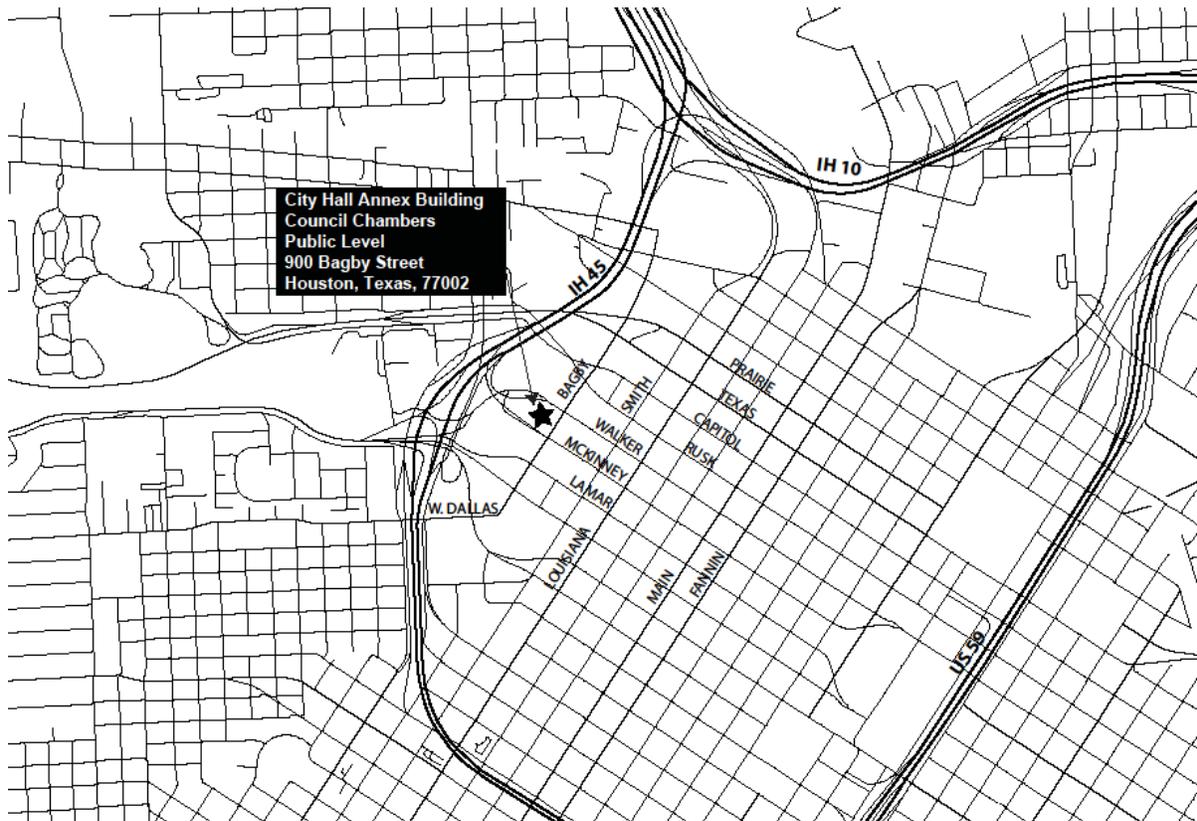
Mailing address: P.O. Box 1562 Houston Texas, 77251-1562

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

F7: Solomon Road, Indian Trails Drive, Coons Road, and Unnamed 1

APPLICANT: Harris County Engineering Department

KEY MAP: 329 E, F, J, K
JURISDICTION: Harris County

LAMBERT: 4868
DISTRICT/PRECINCT:
Harris County Pct. 4

PROPOSAL:

Harris County is requesting the addition of two north–south Minor Collectors and two east-west Minor Collectors east of SH 249 between Northpointe Blvd. and Spring Cypress Road and west of Hufsmith Kohrville Road.

APPLICANT’S JUSTIFICATION and HISTORY:

In July, 2015 the Planning Commission approved a plat called HMT Commercial Reserve along the east side of SH 249 between Northpointe Blvd. and Spring Cypress Road. This plat was approved on a condition that the property to the north dedicate an east-west road to improve mobility and circulation in the area.

This requirement prompted discussion of how to improve circulation in the area. There are currently no direct connections between SH 249 and Hufsmith Kohrville Road in this long stretch. In addition, the ability for Northpointe Blvd. to ever come across to Hufsmith Kohrville Road along the mapped alignment is questionable, making the practical distance ever greater. It is 2.5 miles between Spring Cypress to Boudreaux Road.

Solomon Road Extension to Hufsmith Kohrville Road (E-W minor collector)

This road was a result of a condition by the Planning Commission when the HMT Commercial Reserve plat was approved. In 2011, Harris County permitted utility detention pond plans north of the HMT Commercial Reserve tract. These plans show that a corridor for a future 60 foot ROW was preserved along the south side of the Dungrove tract. This preservation is for a two-lane road. This alignment extends along the south boundary of the Dungrove tract, extends east of Coons Road and aligns with existing Solomon Road which is 0.30 mile east of Coons Road. This road would require the dedication of ROW from several property owners when they plat their properties in order to develop. The existing two-lane roadway width of Solomon Road is 18 feet in a 30 foot ROW on the county’s road log. Therefore, development along Solomon would require the dedication of an additional 30 feet of ROW from Whisper Meadows unrecorded subdivision lots 21-24. This would also require a 30-foot ROW dedication from the Kinchen tract and a full 60 foot ROW dedication from the Cox tract.

Coons Road extension to Indian Trail (E-W minor collector)

This corridor utilizing the existing two-lane east-west roadway of Coons Road, a 60 foot ROW for a distance of approximately 600 feet which is on the county’s road log for maintenance. This proposed two-lane roadway within a 60 foot ROW would extend east approximately 0.60 miles along the northern property boundary through one parcel owned by prime Real Estate Holdings to make a connection to existing Indian Trails Road at Hufsmith Kohrville Road. This east-west alignment would make a T-intersection at existing north-south Coons Road with avoiding any ROW acquisition with the Spahr property. This alignment would be on the northern edge of the

PRELIMINARY REPORT

existing 100-year and 500-year flood plains with grazing the existing floodway for Pillot Gully, K140-00-00.

Existing Coons Road Designation as minor collector (N-S collector)

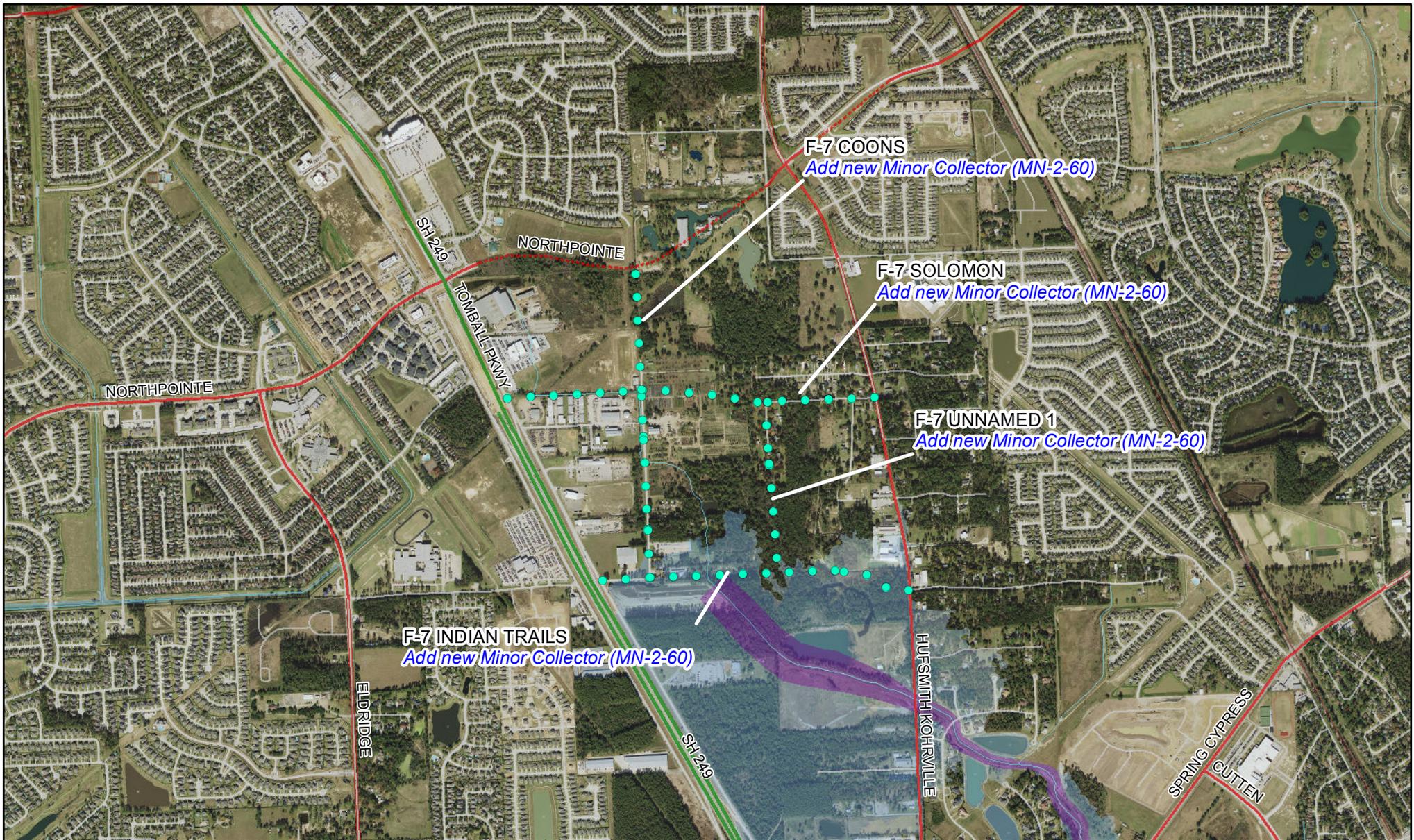
The proposed north–south Minor Collector designation would be along the existing 60 foot, two-lane asphalt roadway section of Coons Road north of proposed Indian Trails Road for a distance of approximately 2,600 feet. Per the intersection spacing requirements of Chapter 42, the remaining ROW would be dedicated to the north when the northern properties plat their property. The end result will be a north-south roadway between Indian Trails Road to Hazel Grove Drive within the Northpointe East Sec 2 subdivision.

Unnamed N-S collector between existing Solomon and proposed Indian Trail extension

This is a proposed two-lane roadway within a 60 foot ROW. This corridor would require the acquisition of the full road width ROW from Prime Real estate holdings. To minimize the impacts, the road would be located along the eastern property boundary. Also, this alignment is outside of the 100-year floodplain; therefore, this roadway and surrounding land would be conducive for development.

If this amendment is not approved, there will continue to be no direct connectors between SH 249 and Hufsmith Kohrville Road as well as no north-south circulation between north of Spring Cypress and south of Northpointe Blvd. With the absence of an east connection to Northpointe Blvd. it makes having this Minor Collector network even more important.

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-7 Solomon/Unnamed/Coons/Unnamed Roads

2016 MTFP Amendment

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

2015 MTFP

- | | | | |
|-------------------------|------------|--------------|----------------------------|
| Freeway | — (Green) | Local Street | — (Black) |
| Major Thoroughfare | — (Red) | Railroad | — (Black with cross-ticks) |
| Major Collector | — (Blue) | Waterway | — (Light Blue) |
| Minor Collector | — (Cyan) | Park | ■ (Light Green) |
| Transit Corridor Street | — (Purple) | | |

