

PRELIMINARY REPORT

G: South Wayside

APPLICANT: Knudson LP

JURISDICTION: City of Houston

PRECINCT: Harris County Pct. 1
COUNCIL DISTRICT: D

PROPOSAL:

Knudson LP – on behalf of Mark and Victoria Ellis – is requesting the deletion of Major Thoroughfare South Wayside Drive from Airport Boulevard to Orem Drive in the Major Thoroughfare and Freeway Plan.

ALTERNATIVE PROPOSAL:

Knudson LP – on behalf of Mark and Victoria Ellis – is requesting to realign Major Thoroughfare South Wayside Drive from Carson Road to Madden Road along Carson Road and Martindale Road.

APPLICANT'S JUSTIFICATION and HISTORY:

The 10-acre subject site is located at the corner of Madden and Martindale. The owners expect to sell to the owners of the adjacent 9.1-acre tract to the south for a proposed single-family workforce housing development. The applicant states that the property will be undevelopable at the desired density (5.5 DU/acre) and price point if the developer is required to dedicate the right-of-way required for the South Wayside alignment.

The applicant's proposal intends to reroute existing and future vehicular traffic along existing major thoroughfares Orem, Mykawa and Airport to reach the thoroughfare alignment of Wayside Drive west of Mykawa at Airport. The applicant cites Texas Department of Transportation's (TxDOT) proposal to build State Highway 35 along Mykawa Road as a future project that will increase north/south vehicular traffic capacity in the area. The applicant states that due to this potential future highway project, the City of Houston can avoid spending additional funds for construction of South Wayside at Martindale.

Although the applicant is not requesting to address the alignment of South Wayside north of Airport, the applicant provides historical aerial imagery of park improvements through Law Park blocking the alignment of proposed South Wayside north of Airport. Most of the park improvements would have to be removed to accommodate the alignment of the South Wayside extension north of Airport.

South Wayside was initially added to the Major Thoroughfare and Freeway Plan in 1955 where it crossed over Mykawa Road north of Bellfort, curved east slightly before Sims Bayou and then continued due South. In 1966, South Wayside looked to align with present-day Mykawa from north of Bellfort to just south of Airport, where the alignment curved southwest before continuing due south. The more detailed 1972 MTFP map shows that the South Wayside alignment curved from Mykawa at Airport to Orem. The alignment was changed in 1987 per staff's recommendation to its present-day alignment along Martindale. In the 1990 MTFP, Wayside terminated just north of Bellfort at Mykawa. The 2000 MTFP added the extension of South Wayside north of Airport connecting to Wayside east of Mykawa.

Applicant's Proposed Alternative: Carson to Martindale to Madden



G. South Wayside | 2020 Major Thoroughfare and Freeway Plan Amendment Request

2020 MTFP Amendment

- Add —●—
 - Realign —⊙—
 - Remove —X—
- Reclassify {
- Street Class —■—
 - ROW Width —▲—
 - No. Lanes —◆—

2019 MTFP

- Freeway —■—
- Major Thoroughfare —■—
- Major Collector —■—
- Minor Collector —■—
- Transit Corridor Street —■—

- Local Street —■—
- Railroad —■—
- Waterway —■—
- Parcels —■—

