

PUBLIC HEARING REPORT

A: Aldine Mail Route Road / Winfield Road

APPLICANT: Joe H. Toghani

PRECINCT: Harris County Pct. 1

JURISDICTION: ETJ

COUNCIL DISTRICT: N/A

PROPOSAL:

Joe H. Toghani is requesting the realignment of the proposed Major Thoroughfare Aldine Mail Route Road from Easthampton Drive to Winfield Road in the Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT'S JUSTIFICATION and HISTORY:

Applicant is requesting the realignment of proposed Aldine Mail Route Road east of Easthampton Drive to its culmination intersecting with Winfield Road. The applicant owns the property encompassing this section of the Major Thoroughfare and states when he originally purchased the property in 1998 the proposed Major Thoroughfare was along the western boundary of the parcel. However, current maps show the proposed Major Thoroughfare extending to the southeast and bisecting his property diagonally.

The applicant states the alignment as it currently exists on the MTFP is different than what he was shown when he purchased his parcel. He states the alignment will make his property undevelopable, because it splits the parcel in half diagonally. Therefore, he requests that the proposed Major Thoroughfare be realigned to its original location.

Aldine Mail Route Road first appeared on the City of Houston MTFP map in 1966. During the 1999 MTFP amendment cycle, Aldine Mail Route Road was realigned between Mesa Drive and Lockwood Road and from Union Pacific Railroad to Beltway 8, to the east of the amendment.

STAFF ANALYSIS

Population & Employment Projections

A demographic analysis using projections provided by the Houston-Galveston Area Council (H-GAC) was conducted for the MTFP amendment proposal area. According to the H-GAC data, the population of the surrounding area is projected to gradually decrease, then increase to a level similar to current conditions. Employment in the amendment proposal area shows a significantly lower rate of growth than both the City of Houston and the ETJ. Job density is expected to stay near its current level with slow increases over time.

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Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	4,289	7.03		1,219	2.00	
2020	3,921	6.43	-8.6%	1,231	2.02	1.0%
2025	3,617	5.93	-7.8%	1,239	2.03	0.6%
2030	3,305	5.42	-8.6%	1,244	2.04	0.4%
2035	3,544	5.81	7.2%	1,250	2.05	0.5%
2040	4,286	7.03	20.9%	1,254	2.06	0.3%
2045	4,100	6.72	-4.3%	1,258	2.06	0.3%
Change (2015 to 2045)	- 189	- 0.31	-4.4%	39	0.06	3.2%
COH Change (2015 to 2045)	919,984	2.14	40.2%	548,987	1.28	30.5%
COH ETJ Change (2015 to 2045)	1,225,792	1.62	55.7%	517,327	0.68	75.9%

Source: 2015-2045 Demographic Projections by H-GAC released in 2018. This represents the most current data available at the time of publishing.

Data represents population, jobs, and households in 2 Traffic Analysis Zones (TAZ) encompassing approximately 3,286 acres around the proposed amendment.

Land Use and Platting Activity

Land use surrounding the existing alignment of Aldine Mail Route Road is primarily industrial and commercial. A multi-family residential complex is north of the alignment, and a neighborhood of single-family homes is to the northeast.

Platting activity near the amendment is mostly east of the amendment (close to Homestead Road and US 59). The most recent platting activity is listed below.

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Navarros Estates at Winfield	03/18/21	Single-family Residential	1.3764	2
El Arca Church on Winfield	12/17/20	Restricted Reserve-Church	0.1514	-
Homestead Industrial Park GP	08/06/20	General Plan	151.8872	-
Homestead Industrial Park Sec 1	06/25/20	Restricted Reserve-Commercial/Industrial	6.1814	-
Magnolia Oaks	06/11/20	Single-family residential	2.0400	17
Northwood Apartments	04/30/20	Unrestricted Reserve	12.5198	-
MDS and Laney Tract	12/04/14	Unrestricted Reserve	18.9952	-
Windfield LLC Reserve	08/22/13	Unrestricted Reserve	2.5915	-
First Class Tours	06/20/13	Unrestricted Reserve	4.3391	-

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Right of Way (ROW) Status

This segment of Aldine Mail Route Road does not exist and is proposed as a Major Thoroughfare with 100' right-of-way. The proposed alignment is approximately 1,600' in length and bisects the applicant's property diagonally, from northwest to southeast.

In the amendment area, Aldine Mail Route Road west of the amendment is an existing Major Thoroughfare with four lanes and 100' right-of-way. To the east, Westfield Road is identified on the MTFP as a Major Thoroughfare to be widened from 80' right-of-way and 25' pavement width to 100' right-of-way.

Spacing

