

# 2023 MTFP Requested Amendments

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Houston Planning Commission – Recommendation/Action Meeting

In-Person/Virtual

September 21, 2023



PLANNING &  
DEVELOPMENT  
DEPARTMENT

# Join via Microsoft Teams

Download the App or Desktop Version for full functionality

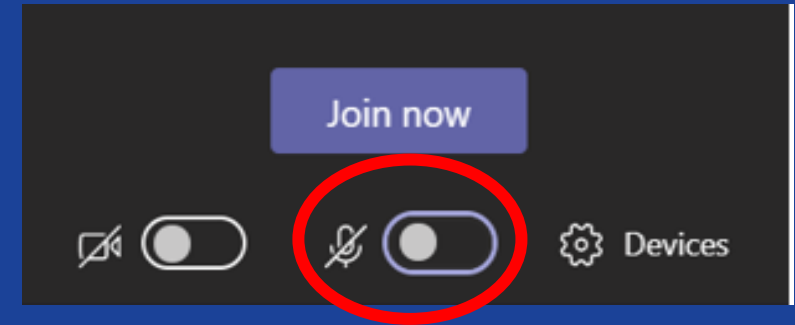
- Join Microsoft Teams Meeting via Web Browser: [https://bit.ly/2023MTFP\\_RecommendationMeeting](https://bit.ly/2023MTFP_RecommendationMeeting)
- Meeting ID: 211 986 969 656
- Passcode: LsYozq
- Join via Phone: Dial: +1 936-755-1521; United States, Huntsville
- Phone Conference ID: 899 495 007#



# Join via Microsoft Teams

Please remember to stay on **MUTE** unless identified by the chair to speak

- If you are connecting through Microsoft Teams, please mute by turning the microphone icon to **OFF**

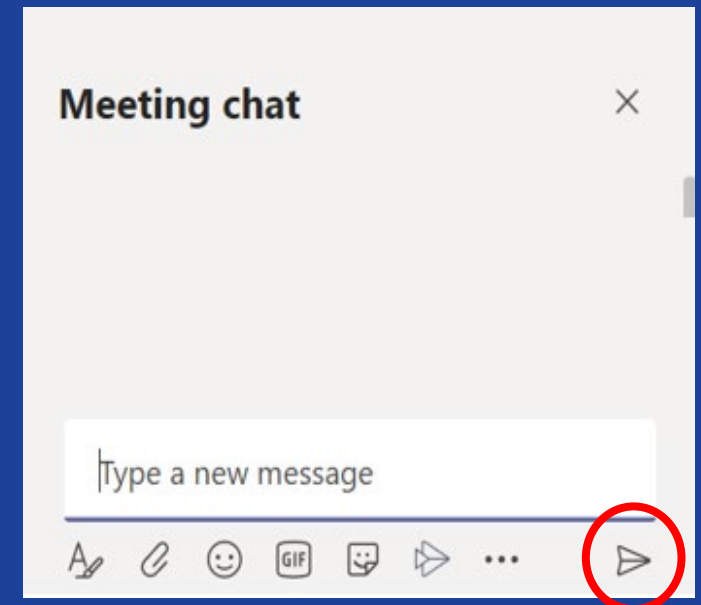
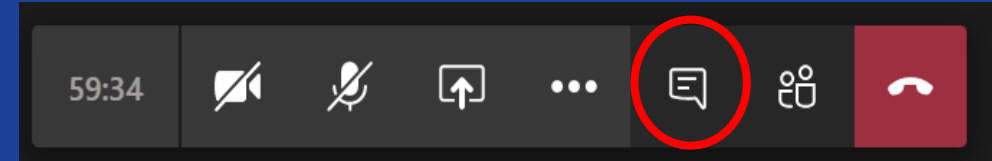


- If you are connecting through the phone, please mute/unmute by dialing **\*6**



# Public Participation: Microsoft Teams Chat Feature

- Look for this toolbar on your screen your screen
- Click on the message icon and a meeting chat window will appear on the right.
- Type your full name and which agenda item you would like to comment on in the window.
- When your item is up, the chair will ask you to speak at your designated time and you may unmute.



# Agenda

- I. Timeline
- II. Amendment Requests
- III. Next Steps
- IV. Adjournment

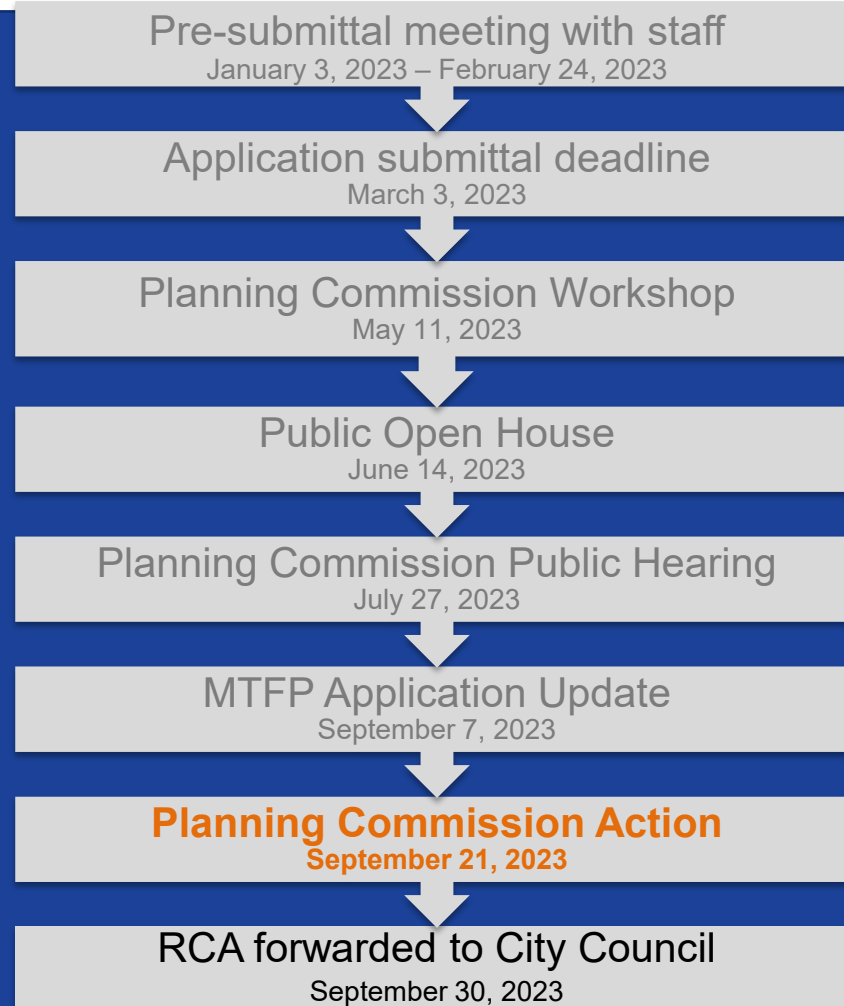
# For More Information:

To review amendments or make comments please visit the MTFP Website  
[https://www.houstontx.gov/planning/transportation/23\\_MTFPRequests.html](https://www.houstontx.gov/planning/transportation/23_MTFPRequests.html)

Email: [mobility.planning@houstontx.gov](mailto:mobility.planning@houstontx.gov)

Transportation Planning Division  
Telephone: 832.393.6660

# Amendment Process Timeline



# **Amendment Requests**

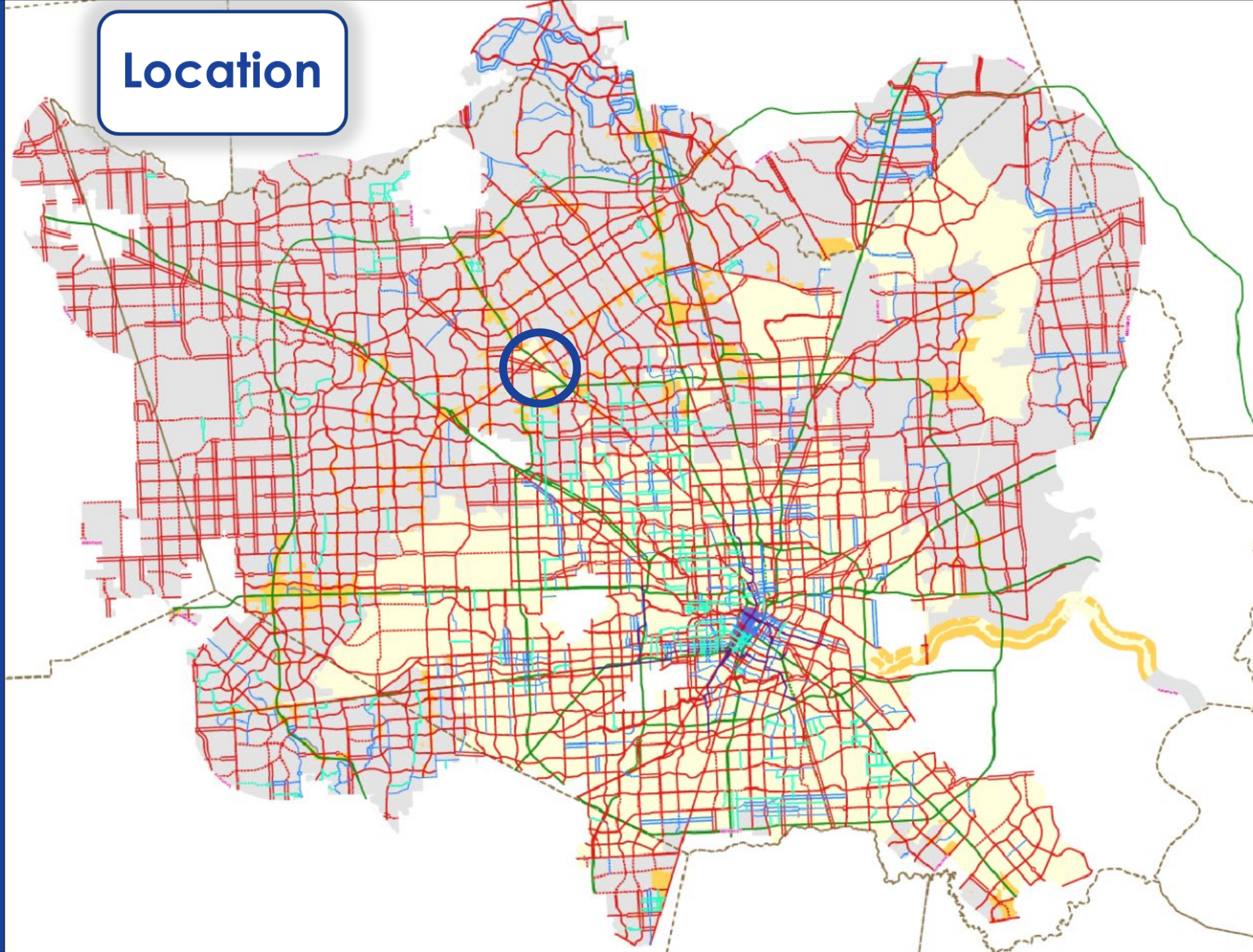


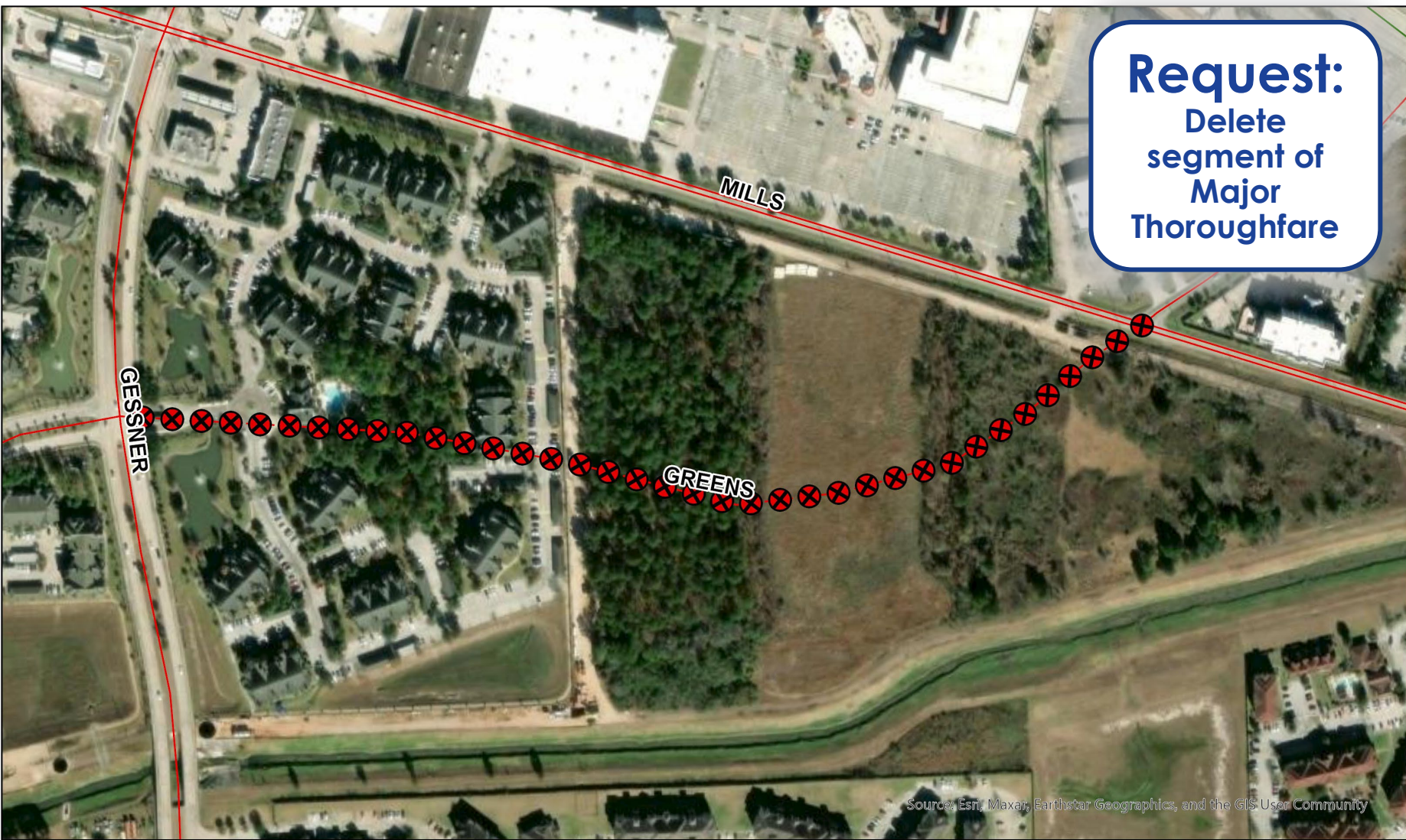
## **A. West Greens Road**

*Brandon Mosley, Planner II*

*(Applicant: META Planning + Design, LLC)*

# Location





**Request:**  
Delete  
segment of  
Major  
Thoroughfare

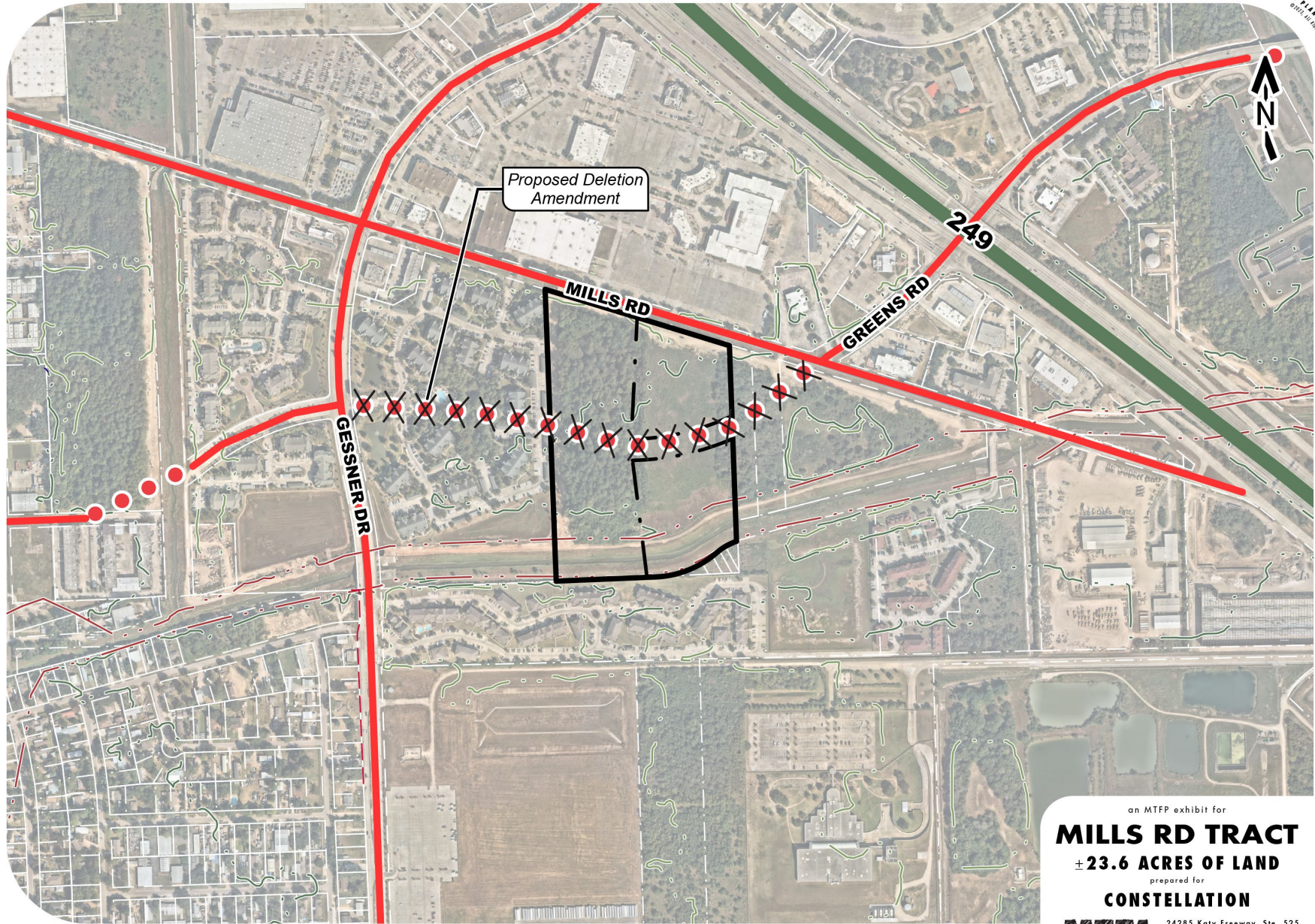
**A. West Greens Road - 2023 Major Thoroughfare and Freeway Plan Amendment Request**

2023 MTFP Amendment		2023 MTFP	
Add	○	Freeway	—
Realign	⊙	Major Thoroughfare	—
Remove	⊗	Major Collector	—
		Minor Collector	—
		Transit Corridor Street	—
		Local Street	—
		Railroad	—
		Waterway	—
		Houston ETJ	—
Street Class	▬		
ROW Width	▬		
No. Lanes	▬		

N

0 0.03 0.05 Miles

Vicinity Map



Proposed Deletion  
Amendment

MILLS RD

249  
GREENS RD

GESSNER DR

an MTFP exhibit for  
**MILLS RD TRACT**  
 ± 23.6 ACRES OF LAND  
 prepared for  
**CONSTELLATION**



24285 Katy Freeway, Ste. 525  
 Katy, Texas 77494  
 Tel: 281-810-1422



MTA-I-796  
 MARCH 3, 2023

**LEGEND**

- Freeway
- Major Thoroughfare
- Proposed Major Thoroughfare
- Proposed Deletion

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# Request

Delete a segment of proposed Major Thoroughfare West Greens Road between Major Thoroughfare Gessner Road and Major Thoroughfare Mills Road.

Name	2022 MTFP Classification	Existing Conditions	Proposed MTFP Classification
West Greens Road	T-4-100	N/A	N/A

View full amendment request at [https://www.houstontx.gov/planning/transportation/23\\_MTFPRequests.html](https://www.houstontx.gov/planning/transportation/23_MTFPRequests.html)

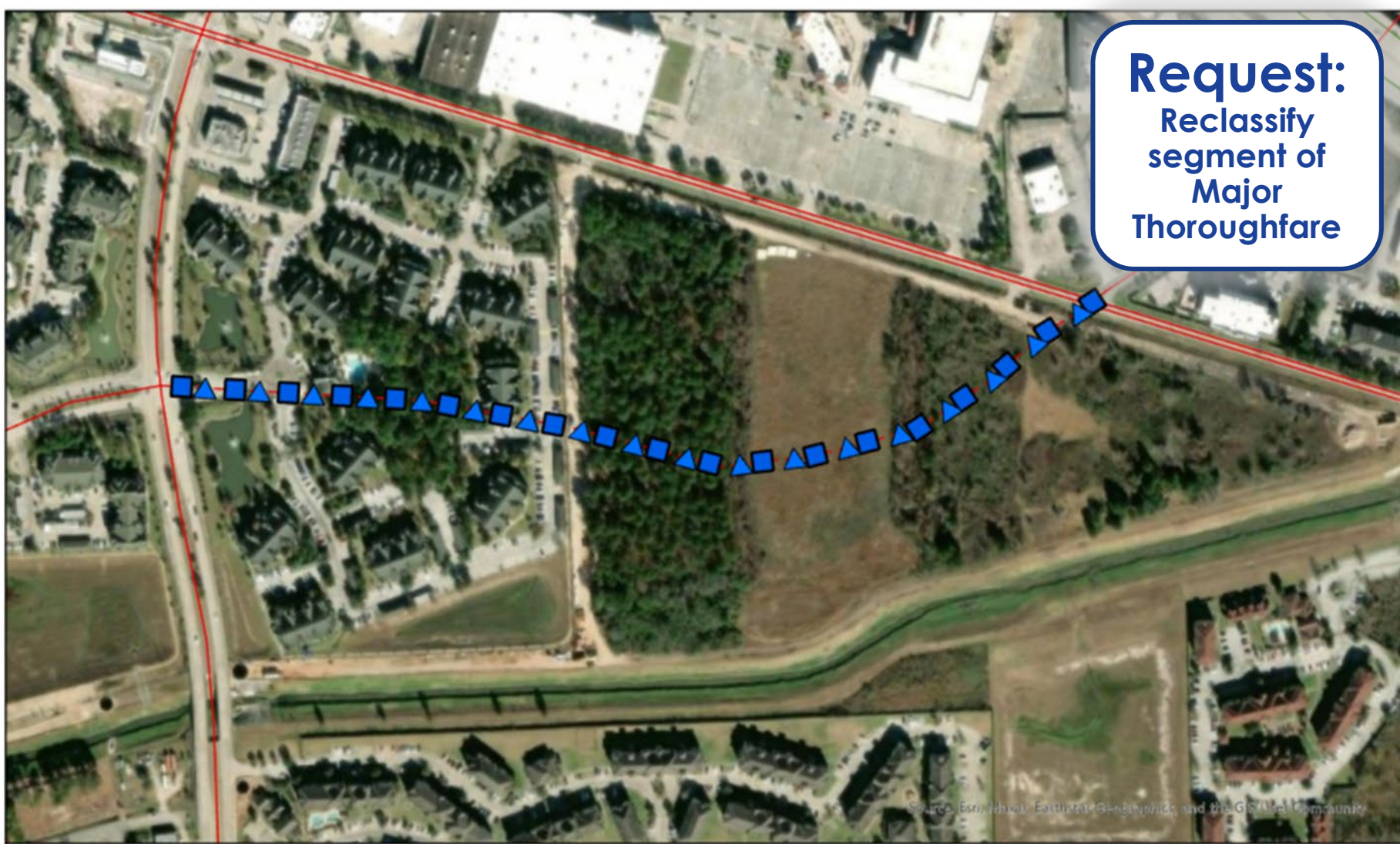
# Recommendation

DENY the request to delete a segment of the proposed Major Thoroughfare West Greens Road between Major Thoroughfare Gessner Road and Major Thoroughfare Mills Road.

Name	2022 MTFP Classification	Existing Conditions	Proposed MTFP Classification
West Greens Road	T-4-100	N/A	N/A

View full amendment request at [https://www.houstontx.gov/planning/transportation/23\\_MTFPRequests.html](https://www.houstontx.gov/planning/transportation/23_MTFPRequests.html)

**Request:**  
 Reclassify  
 segment of  
 Major  
 Thoroughfare



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**A. West Greens Road - 2023 Major Thoroughfare and Freeway Plan Amendment Request**



# Recommendation

APPROVE City proposed alternative to reclassify section of proposed Major Thoroughfare West Greens Road as a Major Collector between Major Thoroughfare Gessner Road and Major Thoroughfare Mills Road.

Name	2022 MTFP Classification	Existing Conditions	Proposed MTFP Classification
West Greens Road	T-4-100	N/A	MJ-4-80

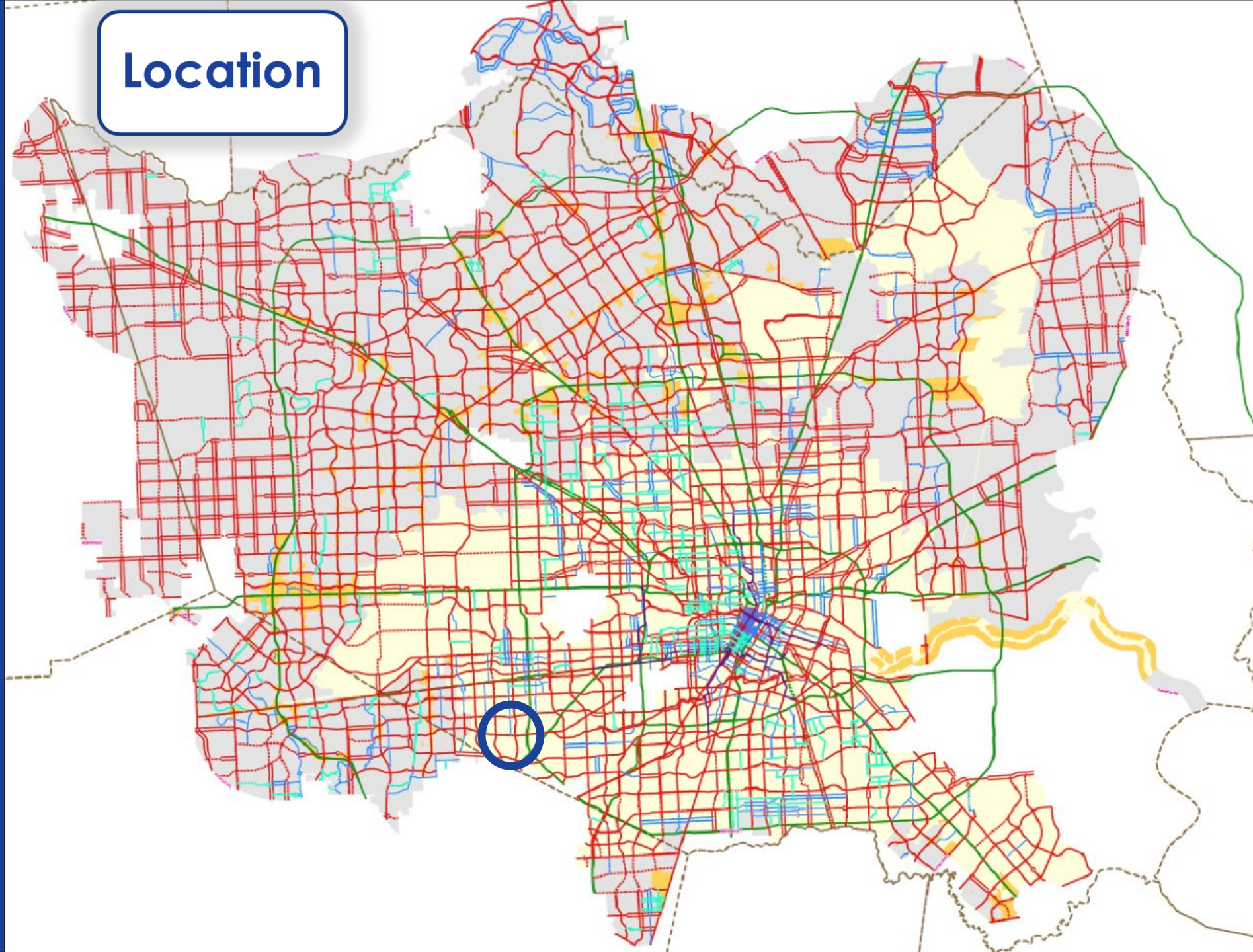
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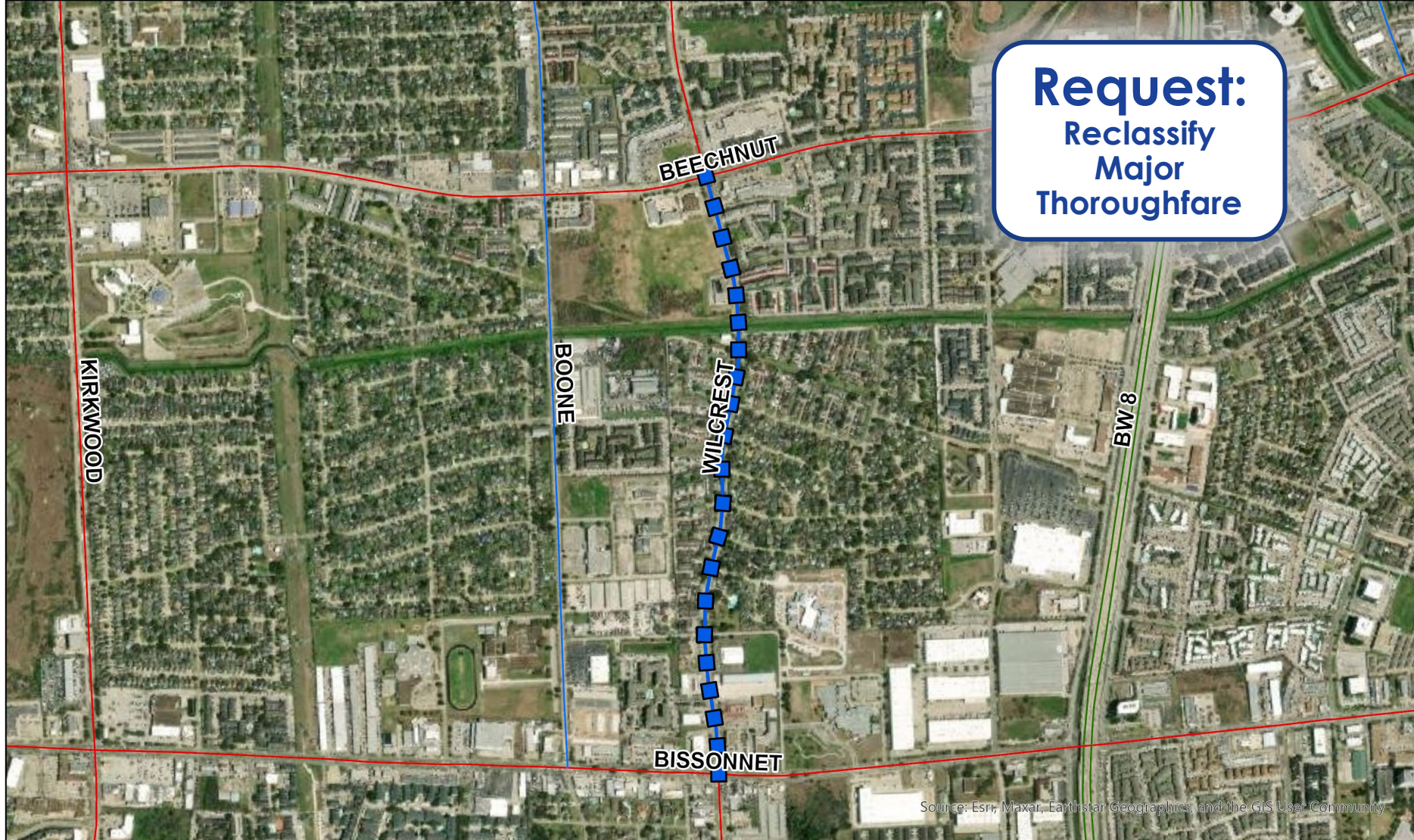


## **B. Wilcrest Drive**

Sharon Moses-Burnside, Division Manager  
(Applicant: Rolando Guajardo)

# Location





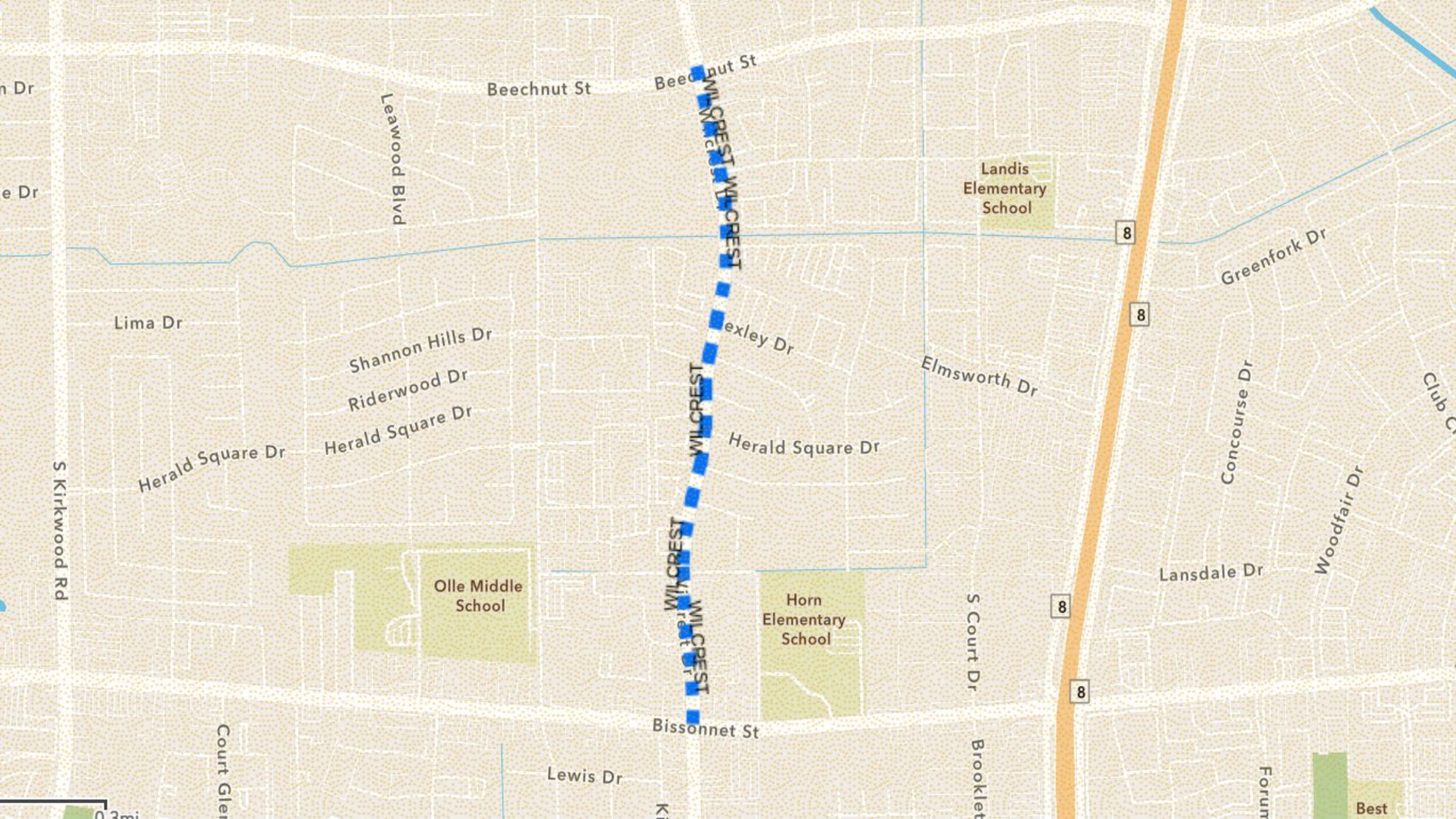
**B. Wilcrest Drive - 2023 Principal Thoroughfare and Freeway Plan Amendment Request**











Beechnut St

Leawood Blvd

Beechnut St

Landis Elementary School

8

8

Greenfork Dr

Lima Dr

Shannon Hills Dr

Lexley Dr

Elmsworth Dr

Riderwood Dr

Herald Square Dr

WILCREST

Herald Square Dr

S Kirkwood Rd

Herald Square Dr

Olle Middle School

WILCREST

Horn Elementary School

8

Lansdale Dr

Woodfair Dr

S Court Dr

8

Bissonnet St

Brooklet

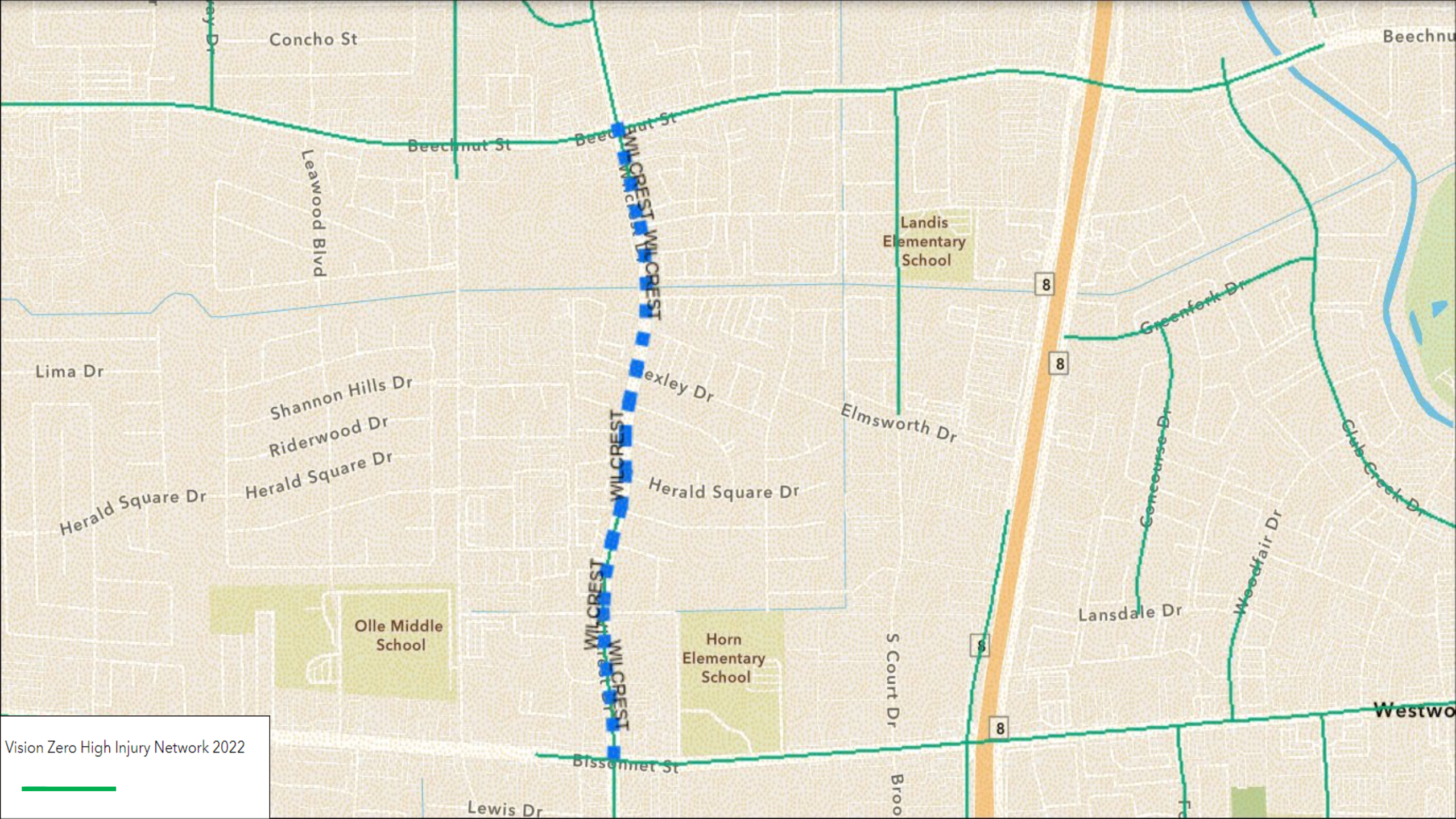
Lewis Dr

Court Glen

Forum

Best

0.3mi



Vision Zero High Injury Network 2022



# Request

Reclassify Major Thoroughfare Wilcrest Drive from Beechnut Street to Bissonnet Street.

Name	2022 MTFP Classification	Existing Conditions	Proposed MTFP Classification
Wilcrest Drive	T-6-100	T-6-100	MJ-6-100

View full amendment request at [https://www.houstontx.gov/planning/transportation/23\\_MTFPRequests.html](https://www.houstontx.gov/planning/transportation/23_MTFPRequests.html)

# Recommendation

DENY reclassification of Major Thoroughfare Wilcrest Drive from Beechnut Street to Bissonnet Street.

Name	2022 MTFP Classification	Existing Conditions	Proposed MTFP Classification
Wilcrest Drive	T-6-100	T-6-100	MJ-6-100

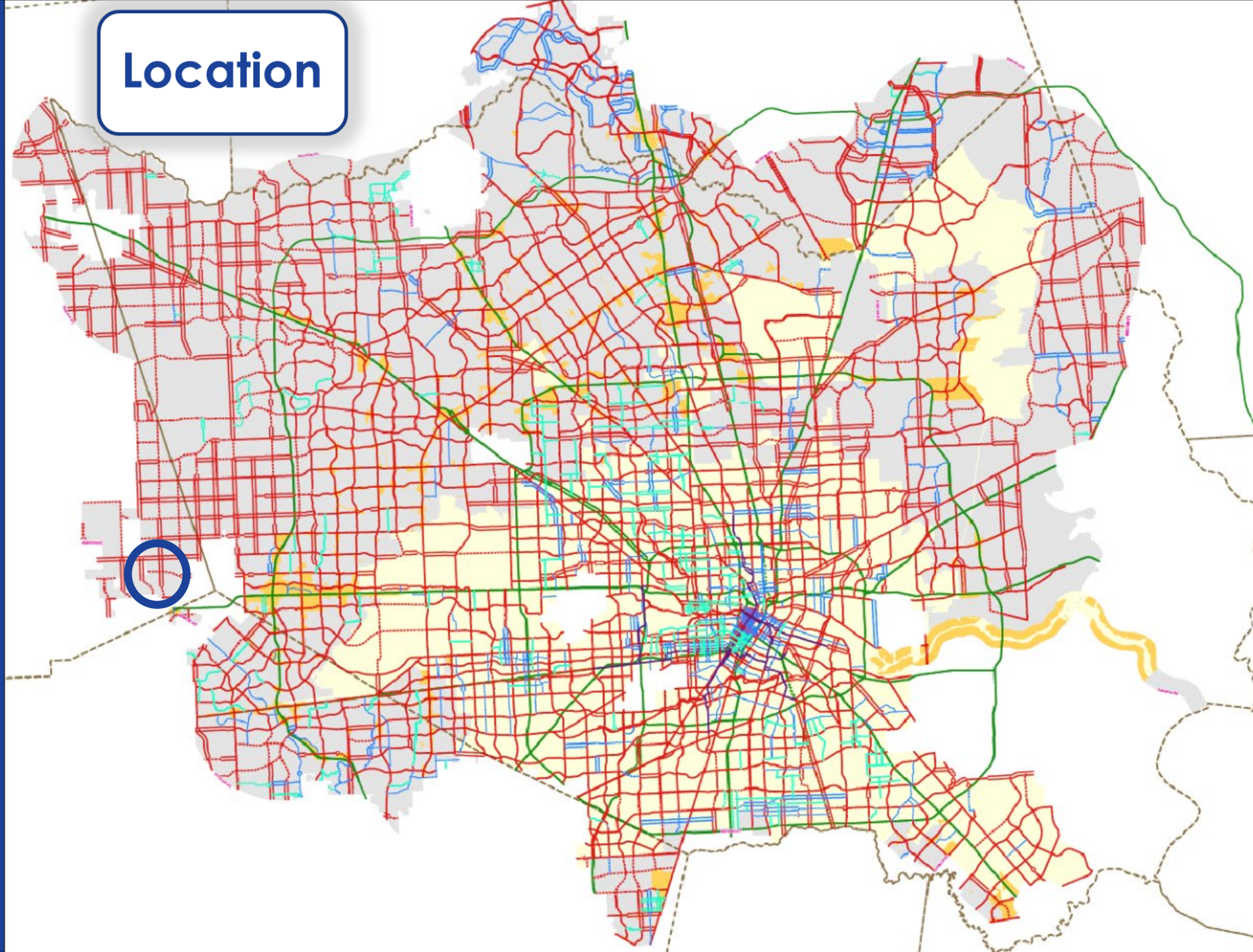
View full amendment request at [https://www.houstontx.gov/planning/transportation/23\\_MTFPRequests.html](https://www.houstontx.gov/planning/transportation/23_MTFPRequests.html)

# C. Franz Road

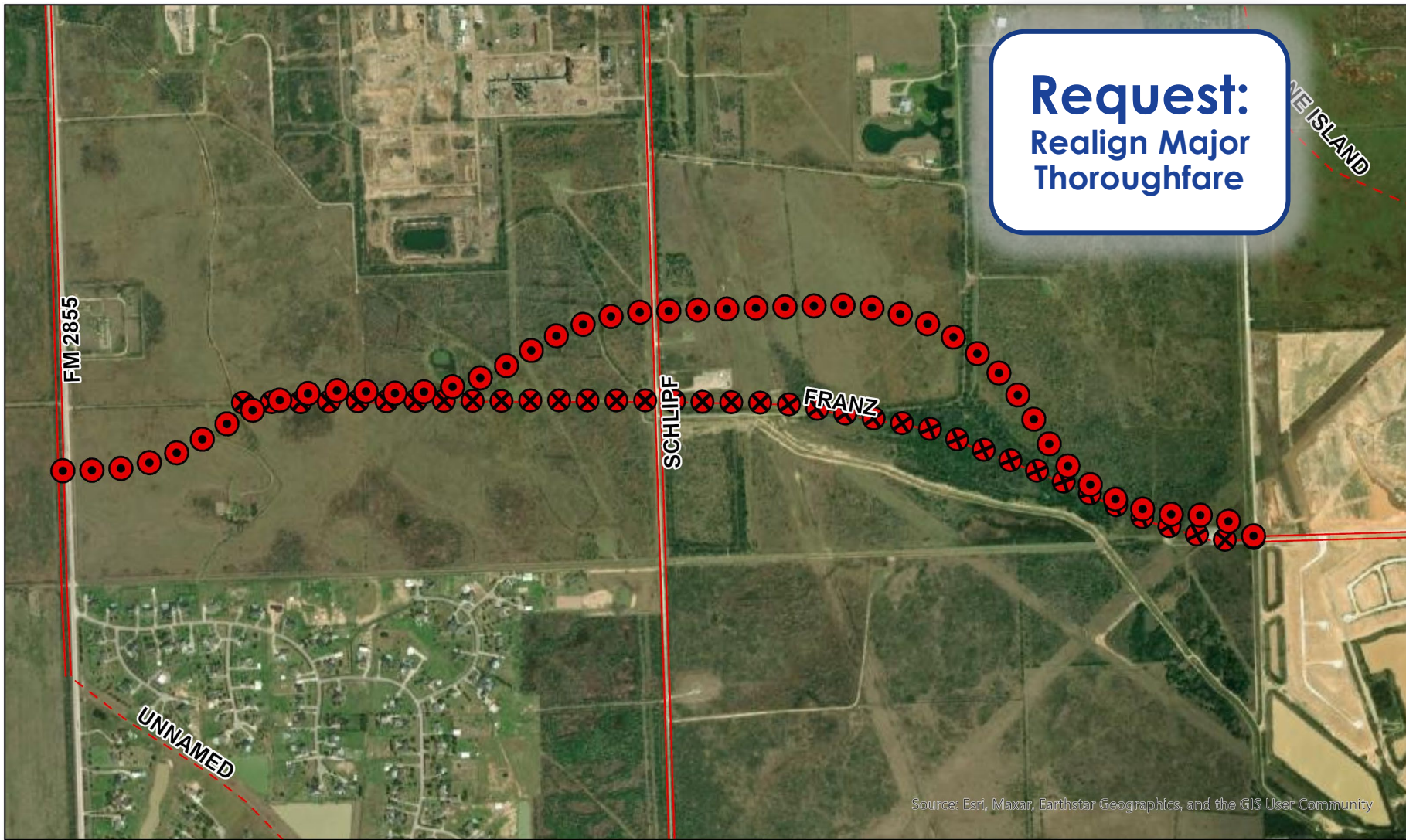
Abraham Zorrilla, Planner IV

(Applicant: META Planning + Design, LLC)

# Location

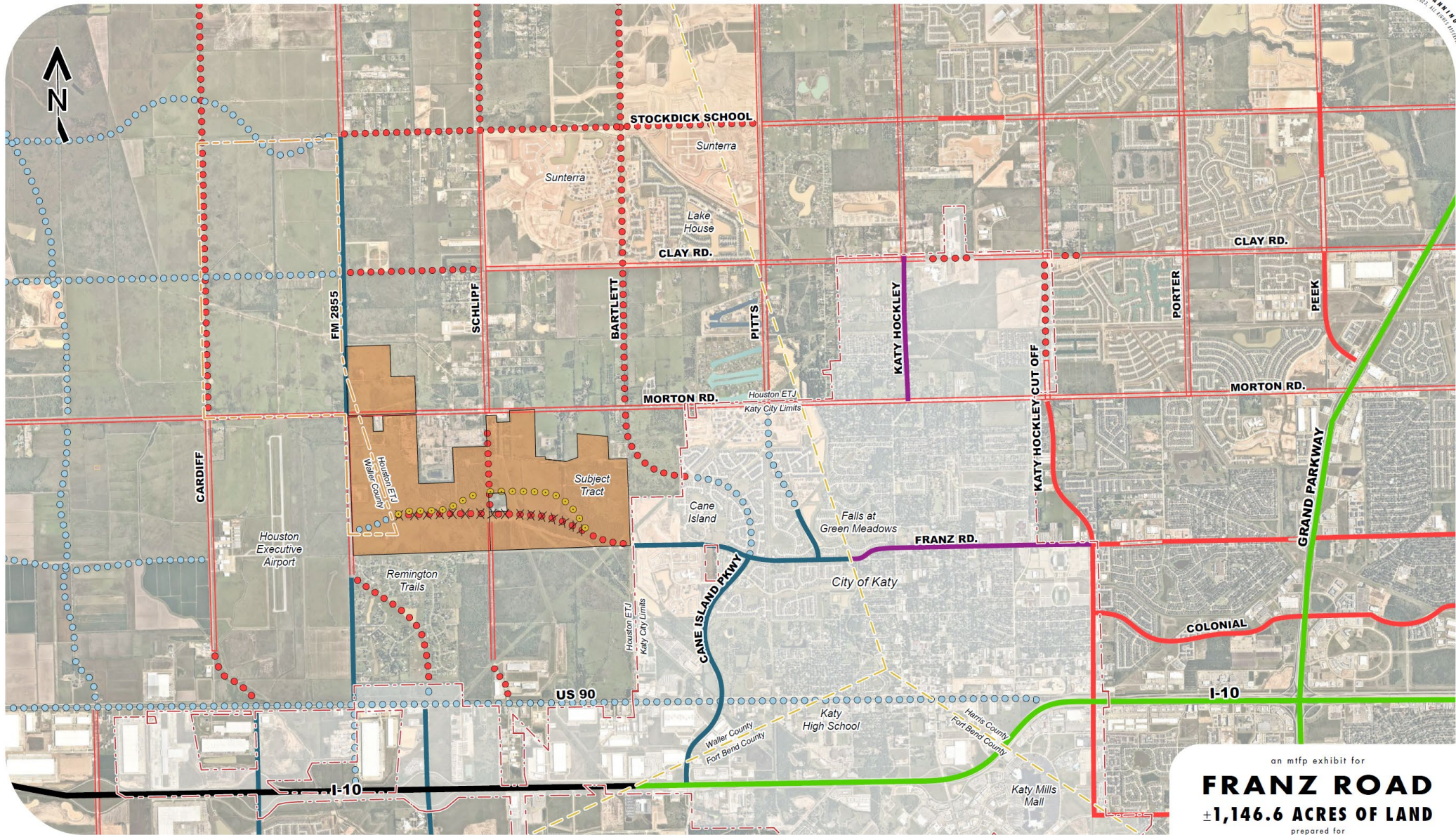


**Request:**  
 Realign Major  
 Thoroughfare



**C. Franz Road - 2023 Major Thoroughfare and Freeway Plan Amendment Request**

<b>2023 MTFP Amendment</b>		<b>2023 MTFP</b>			<p>Vicinity Map</p>		
Add	—●—	Street Class	—■—			Freeway	—■—
Realign	—○—	ROW Width	—▲—			Major Thoroughfare	—■—
Remove	—X—	No. Lanes	—◆—	Major Collector	—■—		
				Minor Collector	—■—		
				Transit Corridor Street	—■—		
				Local Street	—■—		
				Railroad	—■—		
				Waterway	—■—		
				Houston ETJ	—■—		



**MTFP LEGEND**

HOUSTON	WALLER COUNTY	CITY OF KATY
Freeway	Freeway	MAJOR STREET
Thoroughfare, Existing	Thoroughfare, Existing	
Thoroughfare, To be Widened	Thoroughfare, Proposed	
Thoroughfare, Proposed		
Thoroughfare, To be Realigned		
Thoroughfare Realignment, Proposed by Developer		

an mtfp exhibit for  
**FRANZ ROAD**  
 ±1,146.6 ACRES OF LAND  
 prepared for

**KATY 2855 DEVELOPMENT LLC**

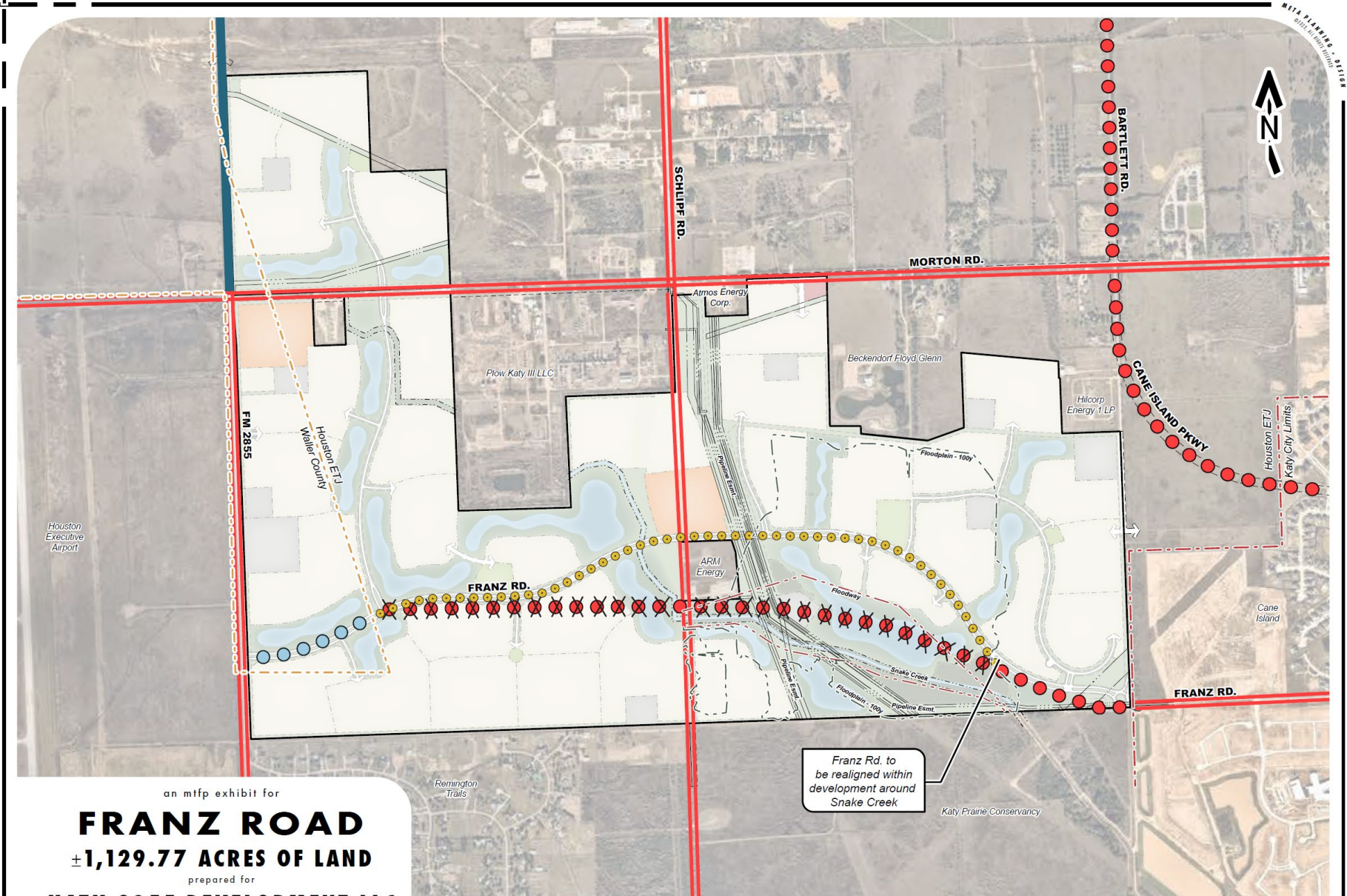


24285 Katy Freeway, Ste. 525  
 Katy, Texas 77494  
 Tel: 281-810-1422

SCALE  
 0 800 1600 2200

MTA-54007  
 MAY 4, 2023

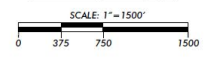
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an mtfp exhibit for  
**FRANZ ROAD**  
 ±1,129.77 ACRES OF LAND  
 prepared for  
**KATY 2855 DEVELOPMENT LLC**



24285 Katy Freeway, Ste. 525  
 Katy, Texas 77494  
 Tel: 281-810-1422



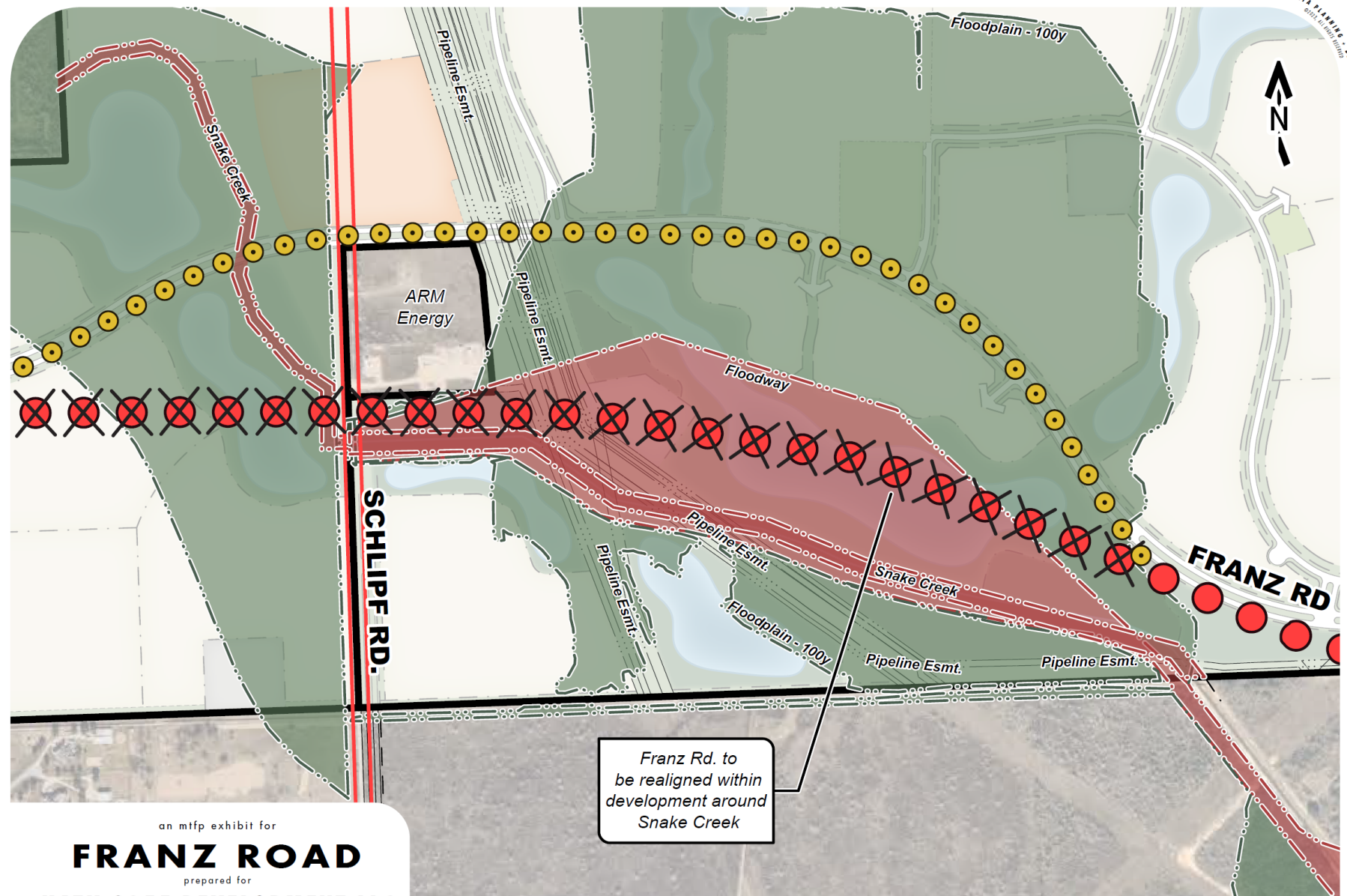
MTA-54007  
 JULY 21, 2023

**MTFP LEGEND**

HOUSTON	WALLER COUNTY
Thoroughfare, To be Widened	Thoroughfare, Existing
Thoroughfare, Proposed	Thoroughfare, Proposed
Thoroughfare, To be Realigned	
Thoroughfare Realignment, Proposed by Developer	

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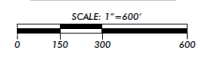
META PLANNING + DESIGN



an mtfp exhibit for  
**FRANZ ROAD**  
 prepared for  
**KATY 2855 DEVELOPMENT LLC**



24285 Katy Freeway, Ste. 525  
 Katy, Texas 77494  
 Tel: 281-810-1422



MTA-54007  
 JULY 21, 2023

**MTFP LEGEND**

- HOUSTON**
- Thoroughfare, To be Widened
  - Thoroughfare, Proposed
  - Thoroughfare, To be Realigned
  - Thoroughfare Realignment, Proposed by Developer

Franz Rd. to be realigned within development around Snake Creek

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# Letter of Support



July 31, 2023

City of Houston  
Planning and Development Department  
611 Walker Street, 6<sup>th</sup> Floor  
Houston, TX 77002

**Re: Franz Road – MTFP Amendment Requests**

Dear City of Houston Staff,

I, Greg Haneiko, am the SVP, Engineering and Operations for Monument Pipeline, LP, who owns of that certain 10.302-acre tract of land located on Schlipf Road south of Morton Road, west of the City of Katy. I have reviewed the proposed thoroughfare plan amendment, which proposes to move Franz Road from the south side of the subject property to the north side. I have no objection to the change in potential frontage and/or access to future Franz Road that will result from this change to the thoroughfare plan.

Please let me know if you have any questions about this subject. I can be reached at [greg.haneiko@armenergy.com](mailto:greg.haneiko@armenergy.com) or (281) 655-3817.

Sincerely,

A handwritten signature in black ink that reads 'Greg Haneiko'.

Greg Haneiko  
SVP, Engineering and Operations

# Request

Realign proposed Major Thoroughfare Franz Road from Bartlett Road to the western edge of the City of Houston ETJ.

Name	2022 MTFP Classification	Existing Conditions	Proposed MTFP Classification
Franz Road	T-4-100	N/A	T-4-100

View full amendment request at [https://www.houstontx.gov/planning/transportation/23\\_MTFPRequests.html](https://www.houstontx.gov/planning/transportation/23_MTFPRequests.html)

# Recommendation

APPROVE request to realign proposed Major Thoroughfare Franz Road from Bartlett Road to the western edge of the City of Houston ETJ.

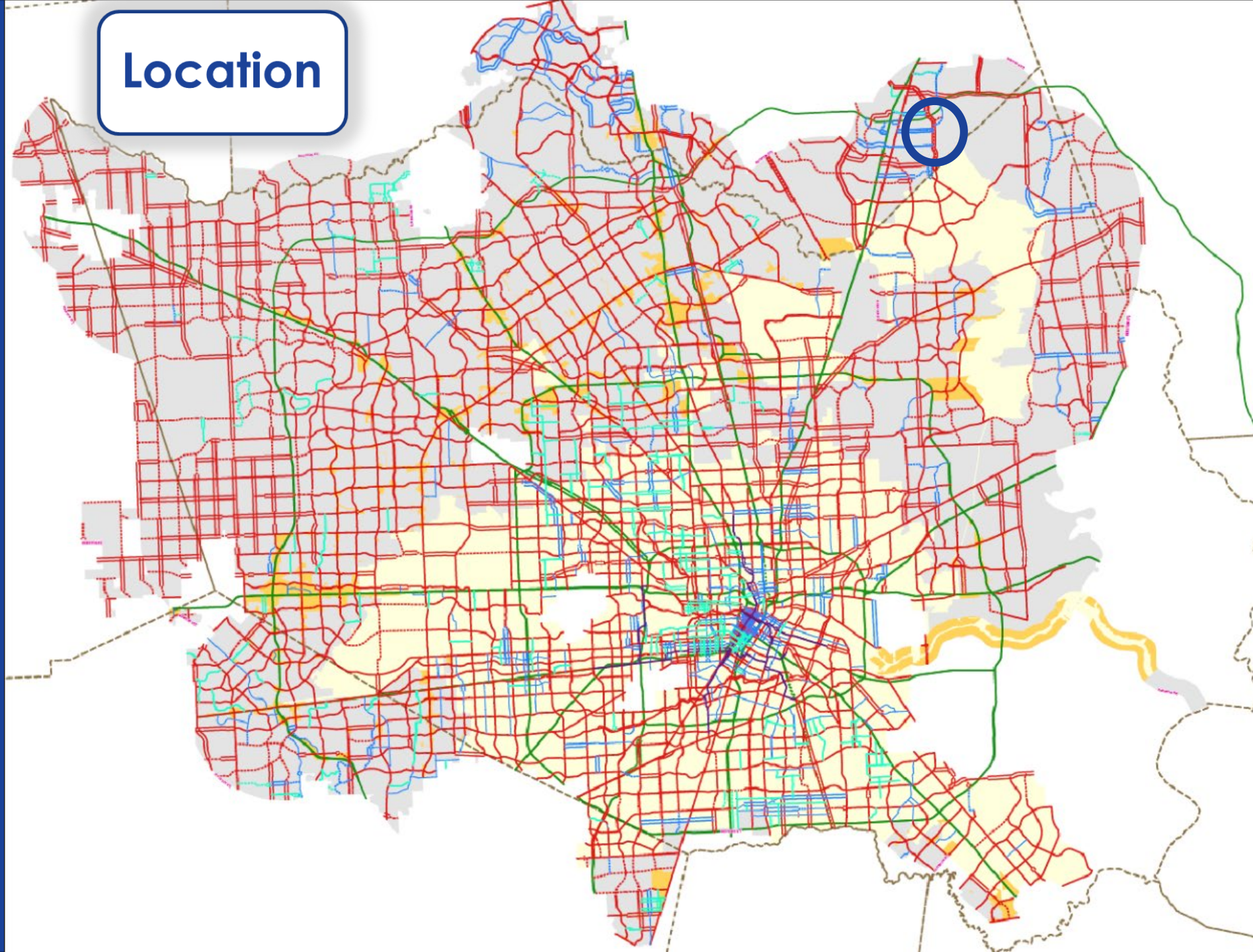
Name	2022 MTFP Classification	Existing Conditions	Proposed MTFP Classification
Franz Road	T-4-100	N/A	T-4-100

View full amendment request at [https://www.houstontx.gov/planning/transportation/23\\_MTFPRequests.html](https://www.houstontx.gov/planning/transportation/23_MTFPRequests.html)

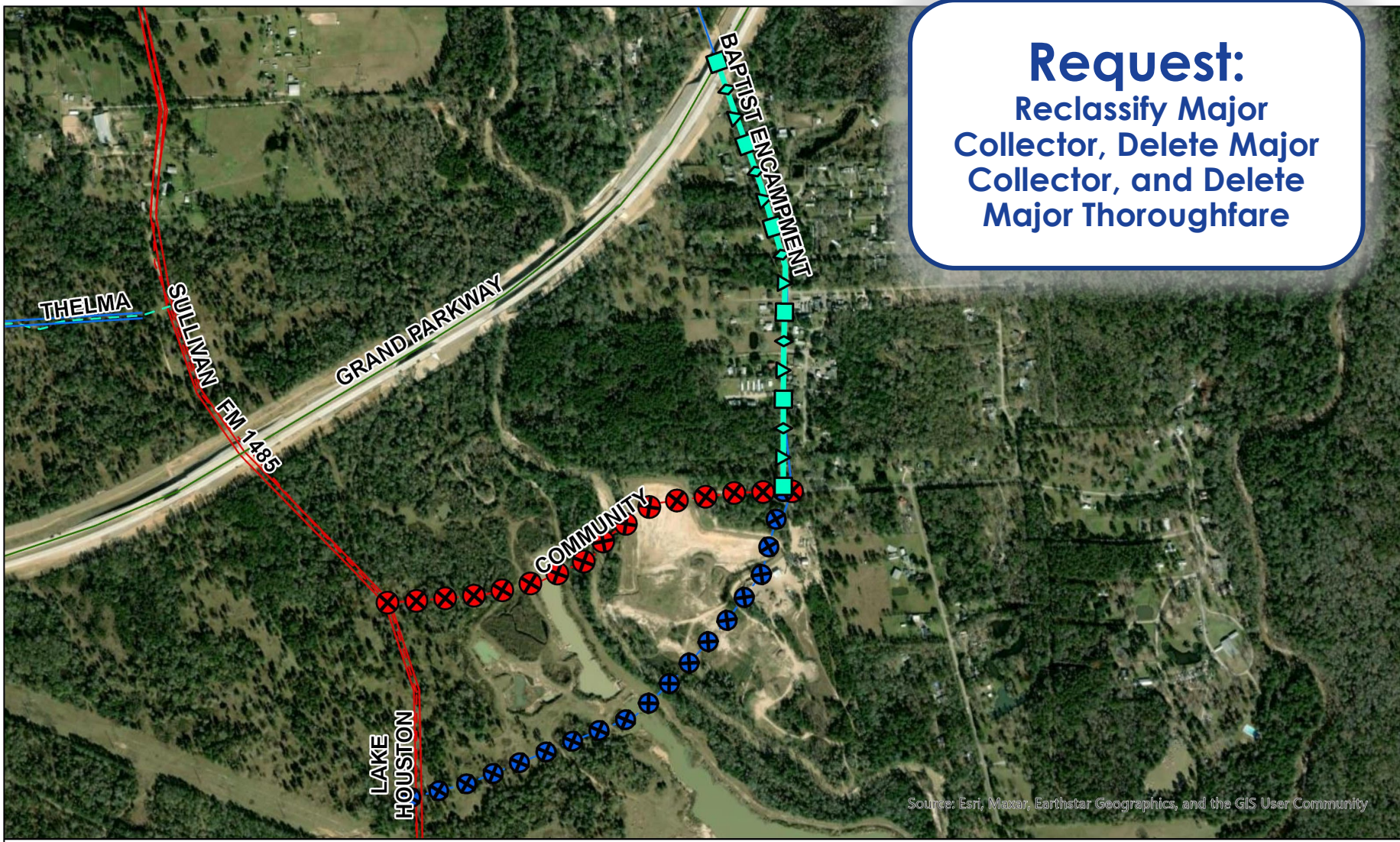
## **D. Baptist Encampment Road**

Sharon Moses-Burnside, Division Manager  
(Applicant: EHRA Engineering)

# Location



**Request:**  
 Reclassify Major  
 Collector, Delete Major  
 Collector, and Delete  
 Major Thoroughfare



**D. Baptist Encampment Road - 2023 Major Thoroughfare and Freeway Plan Amendment Request**

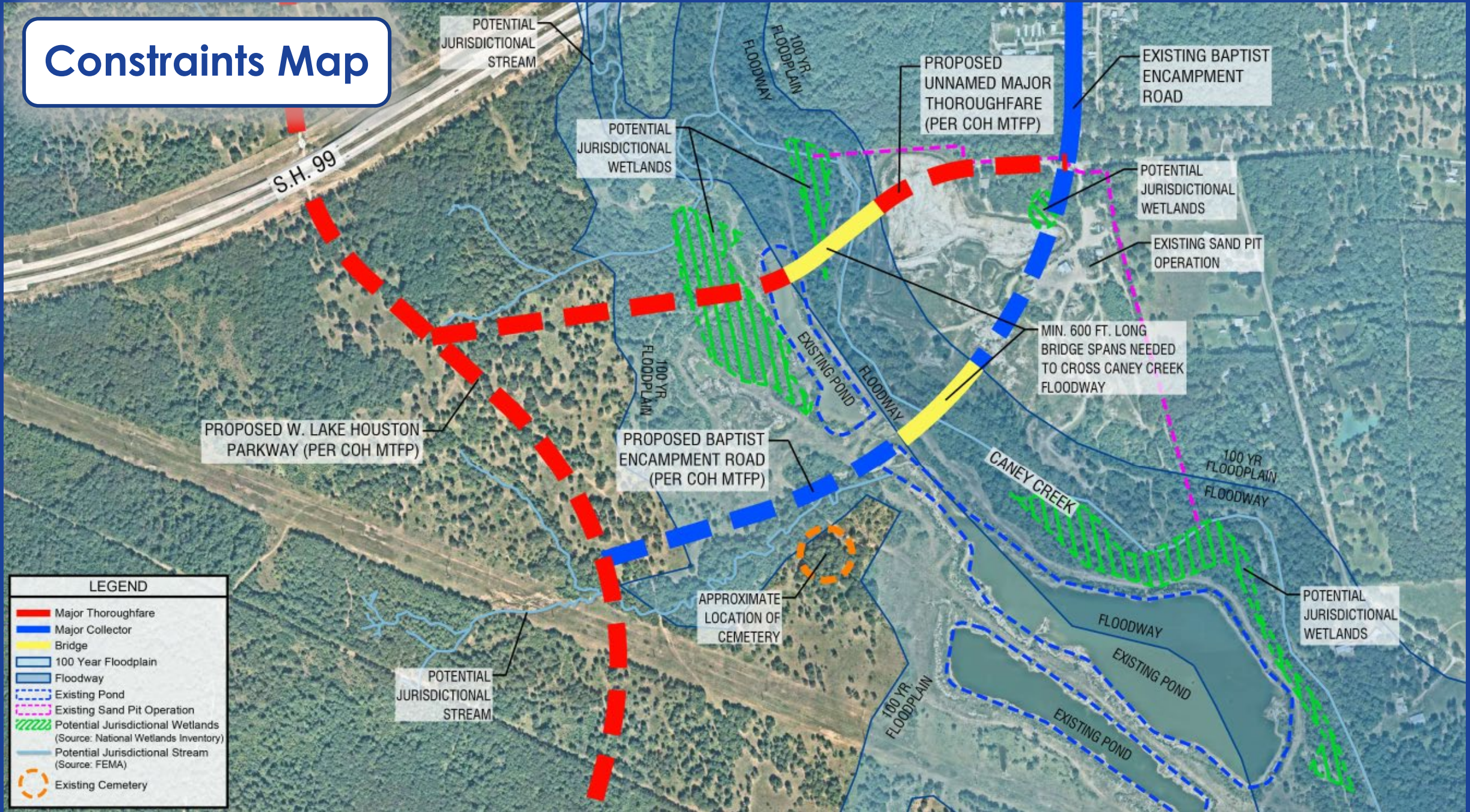
2023 MTFP Amendment		2023 MTFP	
Add	—○—	Freeway	—
Realign	—○—	Major Thoroughfare	—
Remove	—X—	Major Collector	—
	Reclassify	Minor Collector	—
	Street Class	Transit Corridor Street	—
	ROW Width	Local Street	—
	No. Lanes	Railroad	—
		Waterway	—
		Houston ETJ	—

N

0 0.09 0.18 Miles

**Vicinity Map**

# Constraints Map

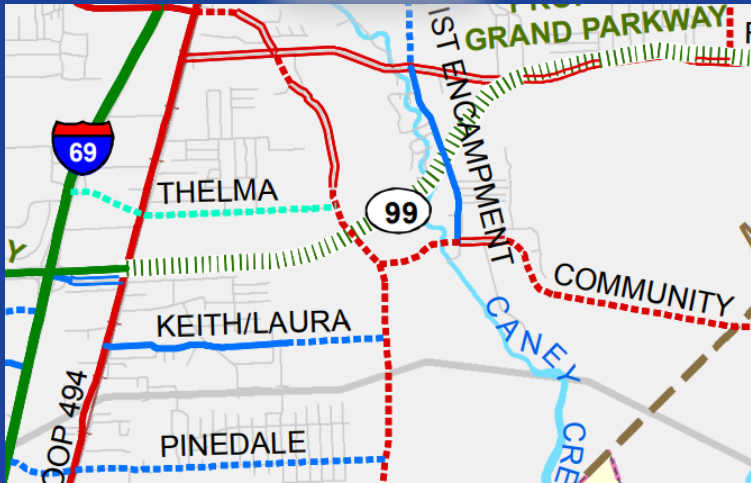


## LEGEND

- Major Thoroughfare
- Major Collector
- Bridge
- 100 Year Floodplain
- Floodway
- Existing Pond
- Existing Sand Pit Operation
- Potential Jurisdictional Wetlands (Source: National Wetlands Inventory)
- Potential Jurisdictional Stream (Source: FEMA)
- Existing Cemetery

# Community Drive

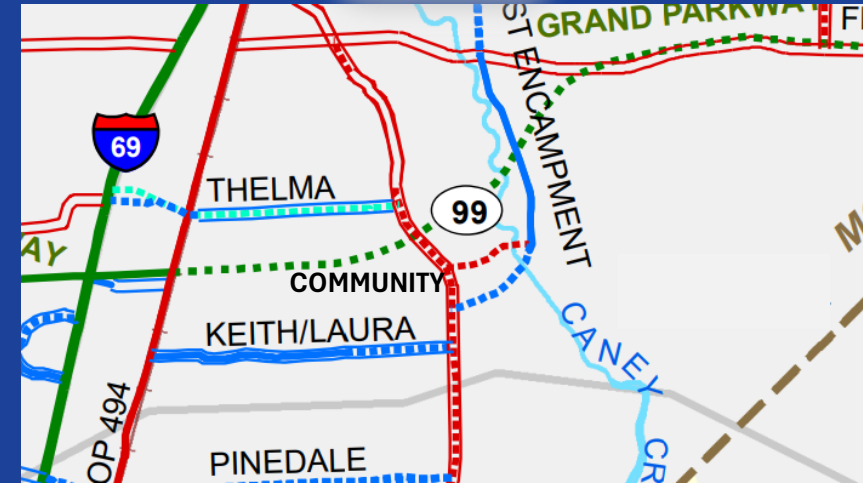
2017



2018



2019

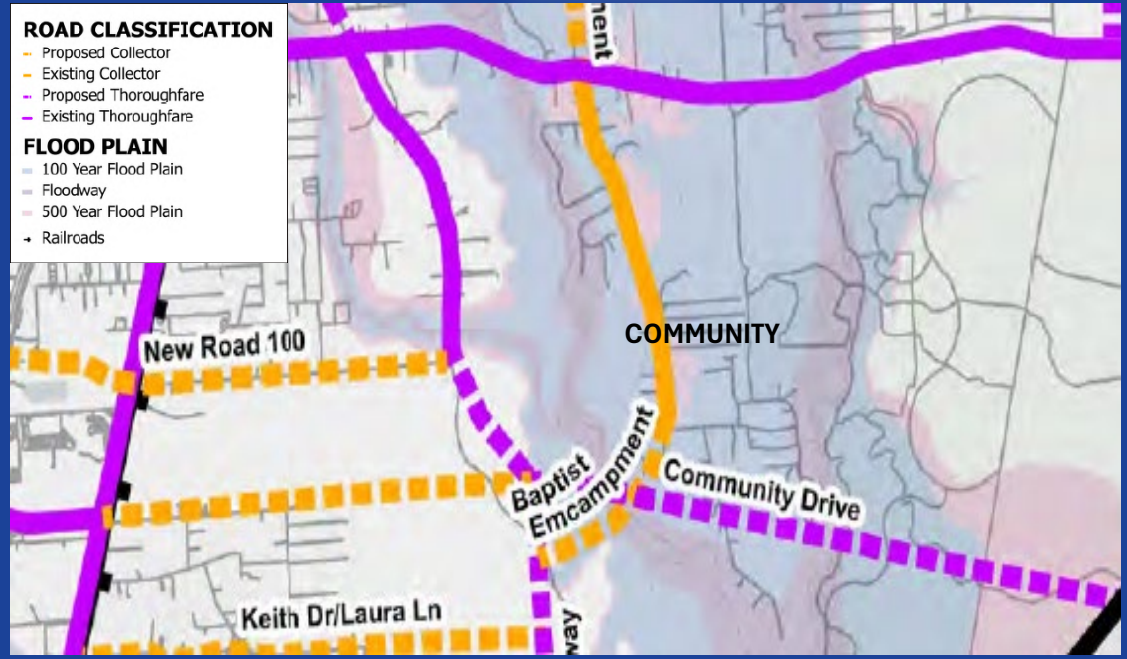
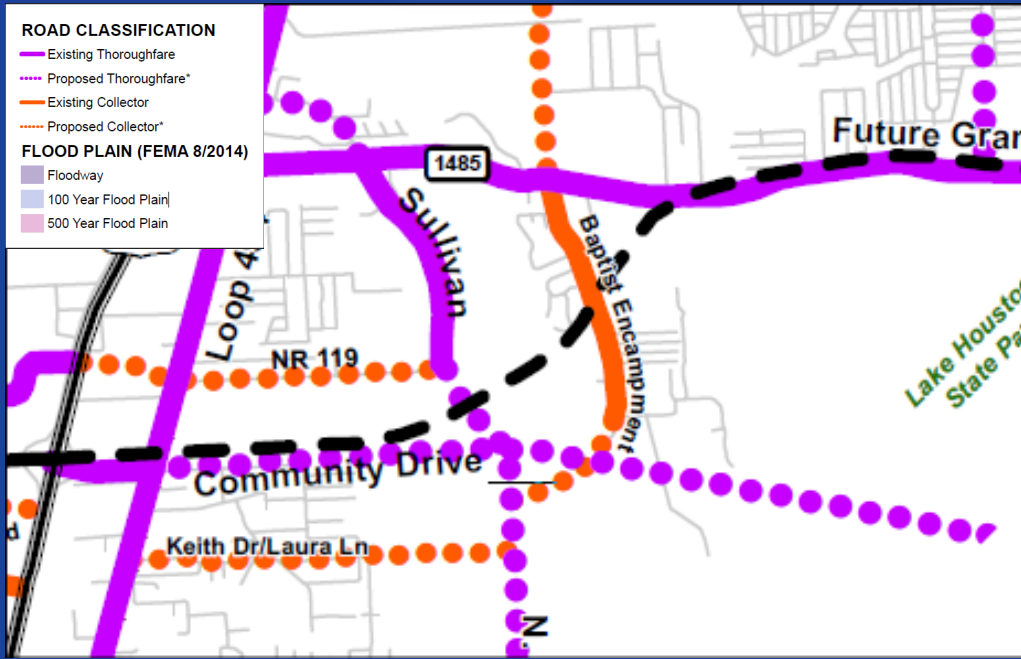




# Montgomery County Thoroughfare Plan

2016

2021



Commissioner Matt Gray  
Montgomery County Precinct 4



23628 Roberts Road  
New Caney, TX 77357

September 18, 2023

City of Houston  
Planning and Development Department  
611 Walker Street, 6<sup>th</sup> Floor  
Houston, TX 77002

**Re: 2,080 Acre Development and  
Transportation Impacts**

Dear City of Houston staff,

I have reviewed the proposed development plans for the approx. 2,080-acre tract along Baptist Encampment Road and the request for Montgomery County's support of the proposed amendments to the City of Houston's Major Thoroughfare and Freeway Plan in conjunction with the development.

The proposed development of commercial, industrial and single family sites on this tract is better suited to have a connection to SH 99 via the future extension of North Lake Houston Parkway. The current proposed location of Baptist Encampment Road would be undesirable due to the need to cross Caney Creek, existing ponds, and mining operations. Furthermore, traffic operations would better function on West Lake Houston with collector streets to the West. The proposed development's street pattern is appropriate to move traffic north-south and east to west.

Precinct 4 offers no objection to the amendments as presented and will continue to work with the developer for area improvements as their site is developed. Please let me know if you have any questions about this development.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Gray", is written over a horizontal yellow line. The signature is stylized and extends above and below the line.

Matt Gray, Commissioner Pct. 4

*"After all the very highest and most fundamental work of good citizenship is to leave the next generation in right shape..." - Teddy Roosevelt*

# Request

Reclassify existing Major Collector Baptist Encampment Road from a Major Collector to a Minor Collector, from south of the Grand Parkway to proposed Baptist Encampment Road.

Delete proposed Major Collector Baptist Encampment Road from Existing Baptist Encampment Road to proposed West Lake Houston Parkway.

Delete proposed Major Thoroughfare Community Drive / Unnamed Major Thoroughfare from existing Baptist Encampment Road to proposed West Lake Houston Parkway.

Name	2022 MTFP Classification	Existing Conditions	Proposed MTFP Classification
Baptist Encampment Road	MJ-4-80	N/A	MN-2-60
Baptist Encampment Road	MJ-4-80	N/A	N/A
Community Drive	T-4-100	N/A	N/A

View full amendment request at [https://www.houstontx.gov/planning/transportation/23\\_MTFPRequests.html](https://www.houstontx.gov/planning/transportation/23_MTFPRequests.html)

# Recommendation

APPROVE request to reclassify existing Major Collector Baptist Encampment Road from a Major Collector to a Minor Collector, from south of the Grand Parkway to proposed Baptist Encampment Road.

APPROVE request to delete proposed Major Collector Baptist Encampment Road from Existing Baptist Encampment Road to proposed West Lake Houston Parkway.

APPROVE request to delete proposed Major Thoroughfare Community Drive / Unnamed Major Thoroughfare from existing Baptist Encampment Road to proposed West Lake Houston Parkway.

Name	2022 MTFP Classification	Existing Conditions	Proposed MTFP Classification
Baptist Encampment Road	MJ-4-80	N/A	MN-2-60
Baptist Encampment Road	MJ-4-80	N/A	N/A
Community Drive	T-4-100	N/A	N/A

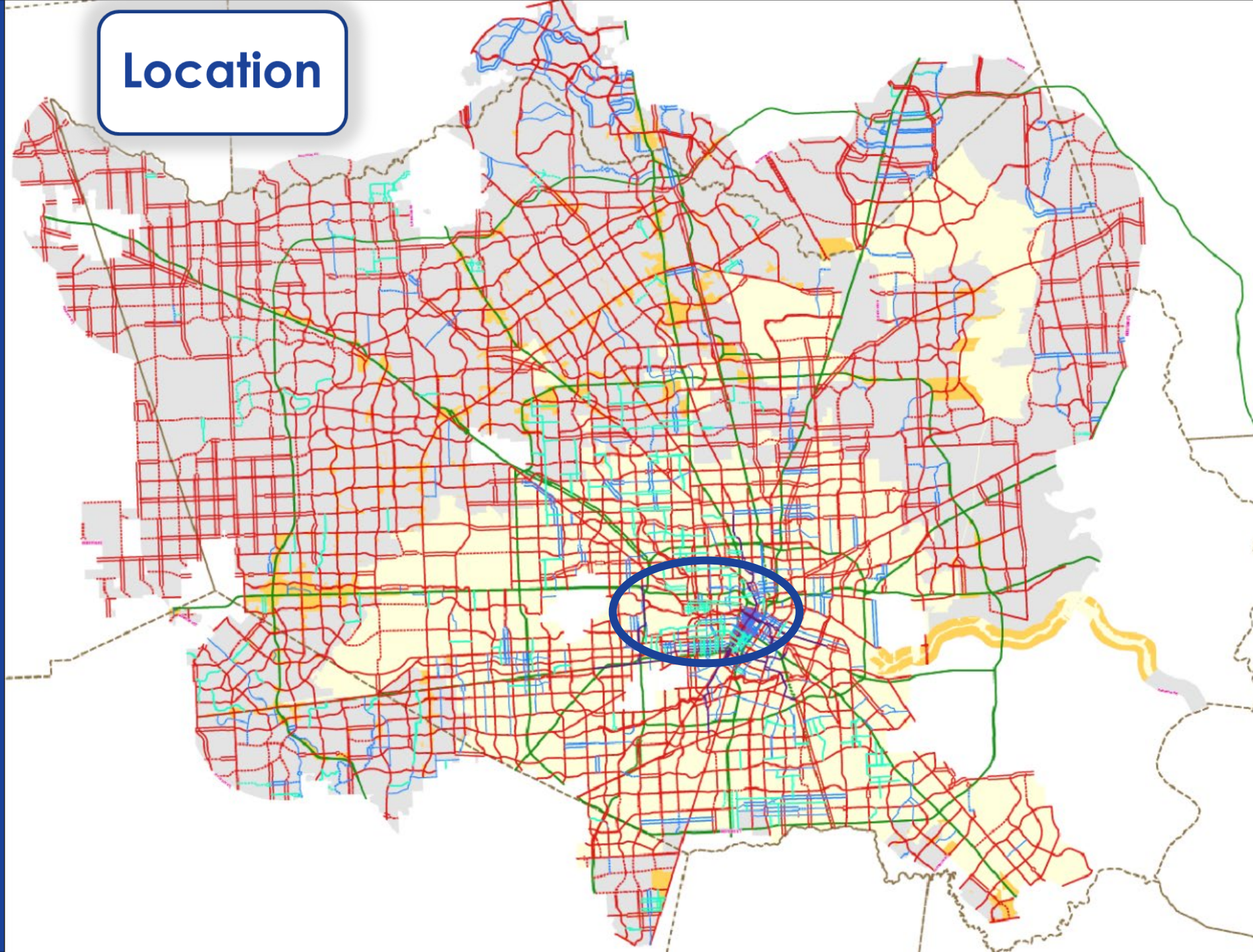
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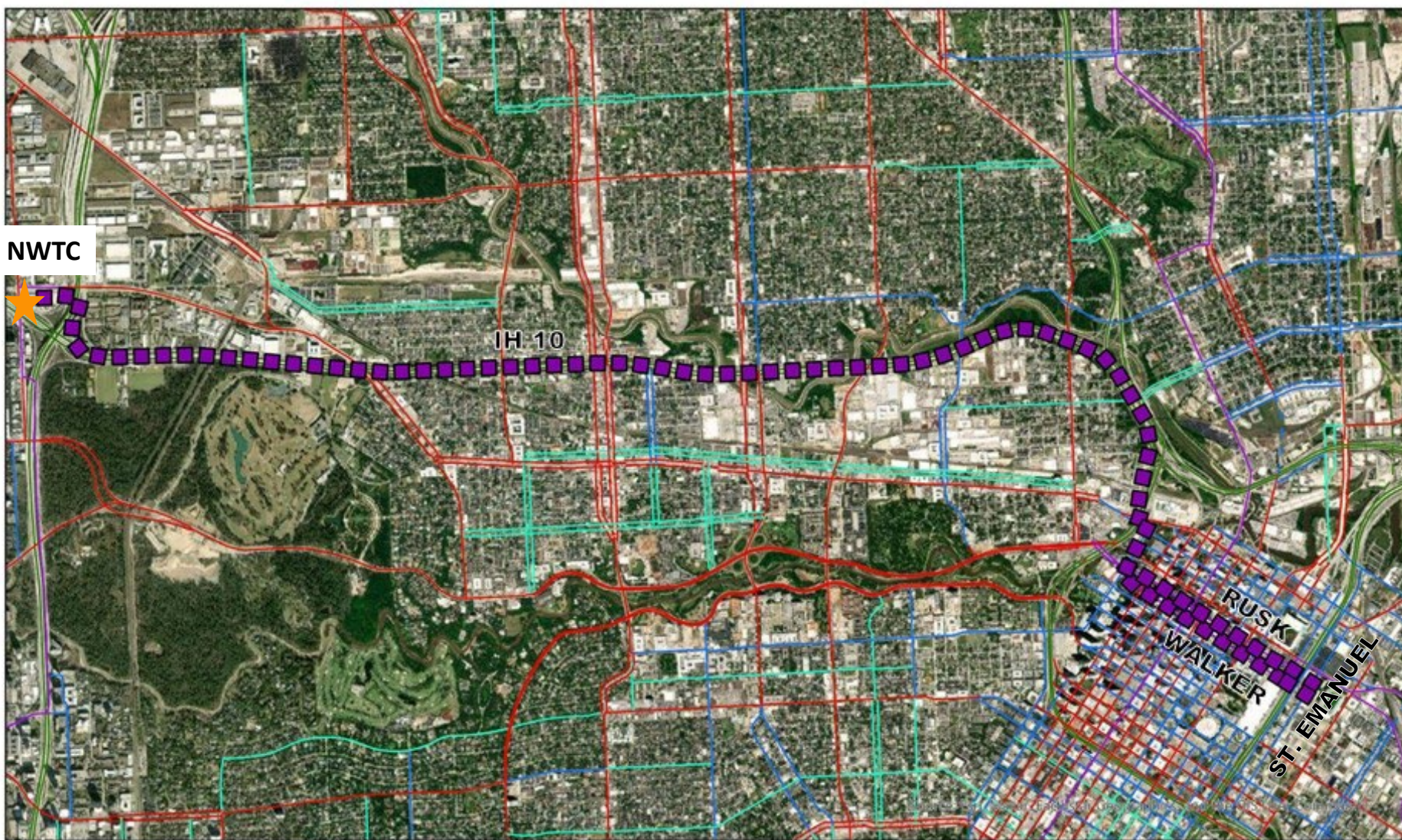
# E. Inner Katy Transit Corridor Street (TCS)

David Fields, Chief Transportation Planner

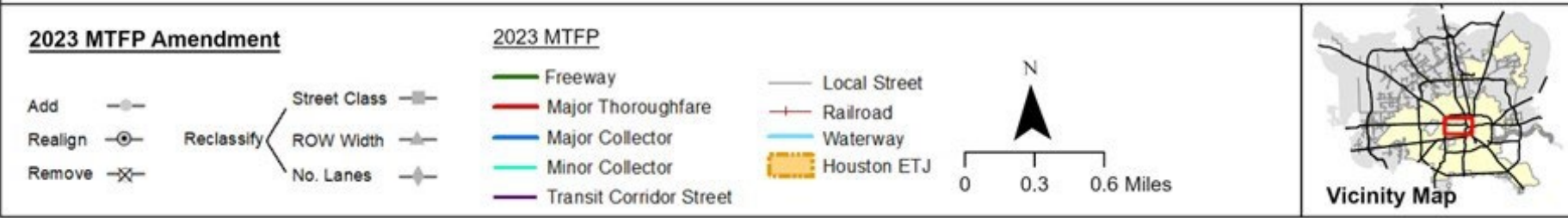
(Applicant: Metropolitan Transit Authority of Harris County)

# Location





**E. METRO - Katy Corridor - 2023 Major Thoroughfare and Freeway Plan Amendment Request**



# METRO Rapid Stations

The proposed Inner Katy METRO Rapid Corridor will include five new stations

1. Memorial Park Station
2. Shepherd/Durham Station
3. Studemont Station
4. Franklin/Bagby Station
5. St. Emanuel/EaDo Station

View full amendment request at [https://www.houstontx.gov/planning/transportation/23\\_MTFPRequests.html](https://www.houstontx.gov/planning/transportation/23_MTFPRequests.html)

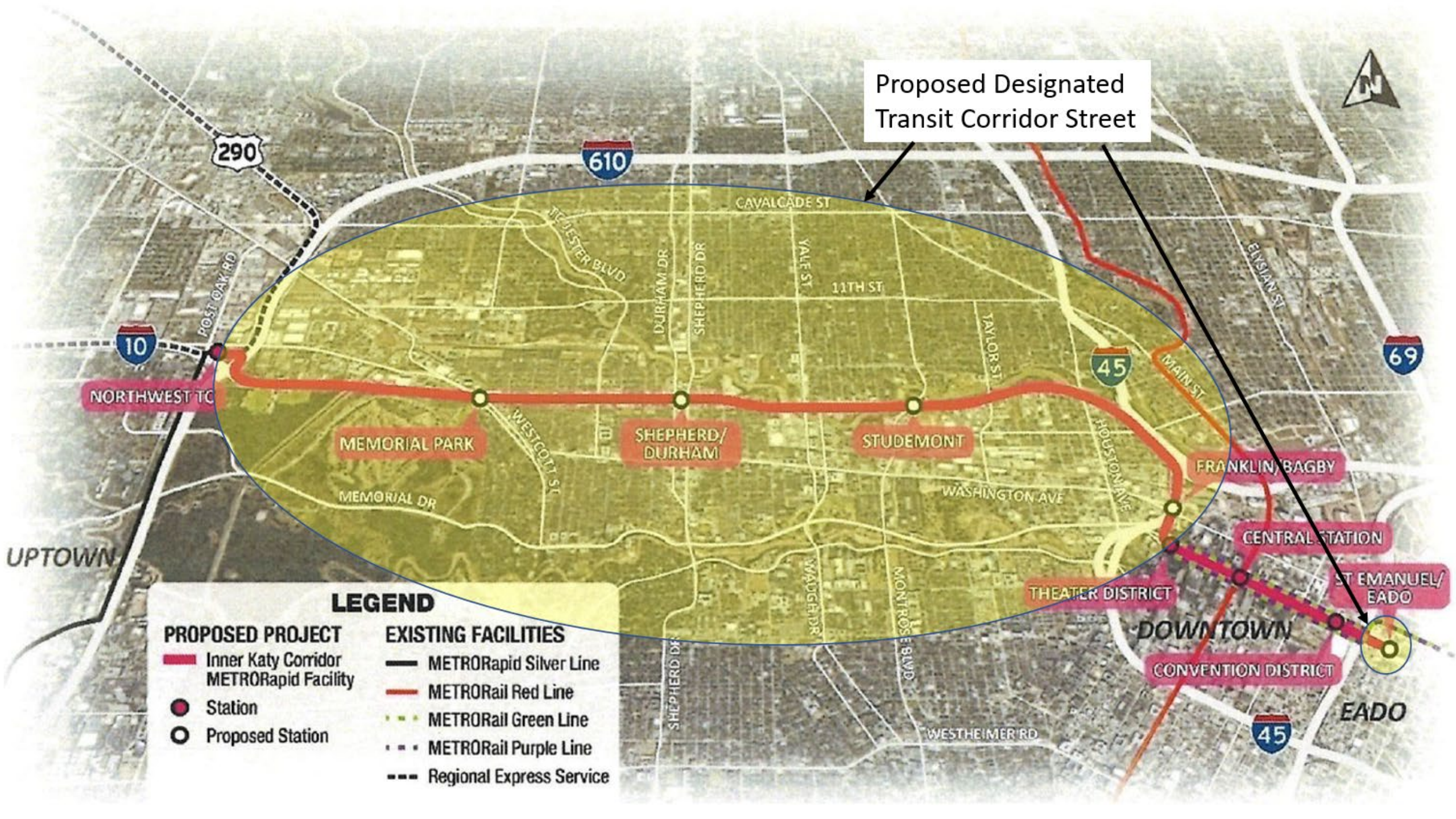


# METRO Rapid Segments

The proposed Inner Katy METRO Rapid Corridor will include five new segments

Street	Street Segment	Request	Current MTFP Classification	Proposed MTFP Classification
Inner Katy BRT Project	Northwest Transit Center to Franklin/Bagby Station	Reclassify	Freeway	Transit Corridor Street
Bagby Street	Preston Street to Rusk Street	Reclassify	Major Collector	Transit Corridor Street
Capitol Street	I-69 to St. Emanuel Street	Add	No current classification	Transit Corridor Street
Rusk Street	I-69 to St. Emanuel Street	Add	No current classification	Transit Corridor Street
St. Emanuel Street	Capital Street to Rusk Street	Reclassify	Major Collector	Transit Corridor Street

View full amendment request at [https://www.houstontx.gov/planning/transportation/23\\_MTFPRequests.html](https://www.houstontx.gov/planning/transportation/23_MTFPRequests.html)



Proposed Designated  
Transit Corridor Street



LEGEND	
<b>PROPOSED PROJECT</b>	<b>EXISTING FACILITIES</b>
<span style="color: red;">—</span> Inner Katy Corridor METRORapid Facility	<span style="color: black;">—</span> METRORapid Silver Line
<span style="color: red;">●</span> Station	<span style="color: red;">—</span> METRORail Red Line
<span style="color: red;">○</span> Proposed Station	<span style="color: green;">—</span> METRORail Green Line
	<span style="color: purple;">- - -</span> METRORail Purple Line
	<span style="color: black;">- - -</span> Regional Express Service

NORTHWEST TC

MEMORIAL PARK

SHEPHERD/  
DURHAM

STUDEMONT

FRANKLIN/BAGBY

CENTRAL STATION

THEATER DISTRICT

DOWNTOWN

CONVENTION DISTRICT

ST EMANUEL/  
EADO

EADO

290

610

10

45

69

POST OAK RD

REGISTER BLVD

DURHAM DR

SHEPHERD DR

YALE ST

11TH ST

TAYLOR ST

ELYSIAN ST

WESTCOTT ST

MEMORIAL DR

WAUGHN DR

MONROSE BLVD

WASHINGTON AVE

HOUSTON AVE

MAIN ST

SHEPHERD DR

WESTHEIMER RD

# METRO Rapid Letter of Support



May 30, 2023

Ms. Margaret Wallace Brown - Director  
City of Houston, Planning and Development Department  
611 Walker Street, 6<sup>th</sup> Floor  
Houston, TX 77002

Dear Ms. Brown:

Thank you for providing the Tax Increment Refinance Zone (TIRZ) #5 Memorial Heights with the opportunity to voice support for the 2022 Major Thoroughfare and Freeway Plan (MTFP) amendment requests.

TIRZ #5 Memorial Heights is in support of the Metropolitan Transit Authority of Harris County (METRO) amendment request to add the METRO Rapid Inner Katy Bus Rapid Transit (BRT) Project for Transit Corridor Street (TCS) designation.

Upon City Council approval of the Transit Corridor Street designation for the METRO Inner Katy BRT project, the City of Houston Planning and Development Department will follow Sec 22-444 to designate TOD Streets for each proposed transit station. Properties along TOD Streets will follow the City of Houston development guidelines and standards for TOD Streets. The TCS designation in the MTFP will allow for the TOD Street designation at applicable streets surrounding the stations. The TOD Street designation is necessary to begin shaping development now, to support the BRT that will open for service in the very near future.

We hope the City of Houston will maximize this investment in transit by utilizing development standards and guidelines that encourage development that provides better connections to transit and encourages increased ridership throughout TIRZ #5 and citywide.

If you have any questions, please contact me at [sherry@memorialheightstirz5.com](mailto:sherry@memorialheightstirz5.com) or 281-610-3985

Sincerely,

A handwritten signature in black ink, appearing to read "Sherry F. Weesner", written in a cursive style.

Sherry F. Weesner, PE  
President  
Memorial Heights Redevelopment Authority  
1980 Post Oak Blvd., Suite 1380  
Houston, TX 77056

# Request

Add to the Major Thoroughfare and Freeway Plan (MTFP) - Transit Corridor Street (TCS) classification along the Inner Katy Corridor.

Name	2022 MTFP Classification	Existing Conditions	Proposed MTFP Classification
IH 10	Freeway	MTFP	Transit Corridor Street (TCS)
Bagby	Major Collector	MTFP	Transit Corridor Street (TCS)
Capitol	No Classification	Local Street	Transit Corridor Street (TCS)
Rusk	No Classification	Local Street	Transit Corridor Street (TCS)
St. Emanuel	Major Collector	MTFP	Transit Corridor Street (TCS)

# Recommendation

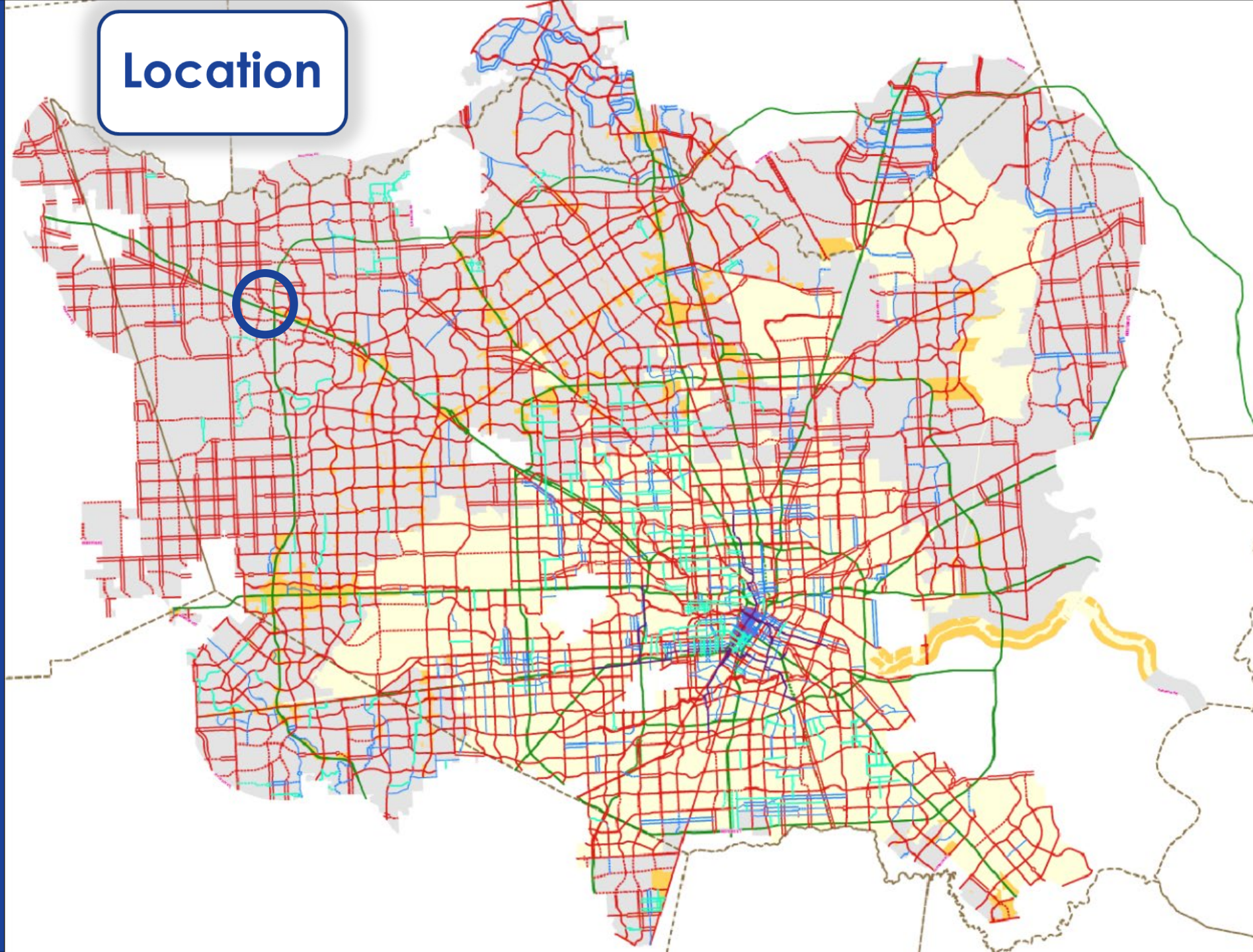
APPROVE request to add to the Major Thoroughfare and Freeway Plan (MTFP) - Transit Corridor Street (TCS) classification along the Inner Katy Corridor.

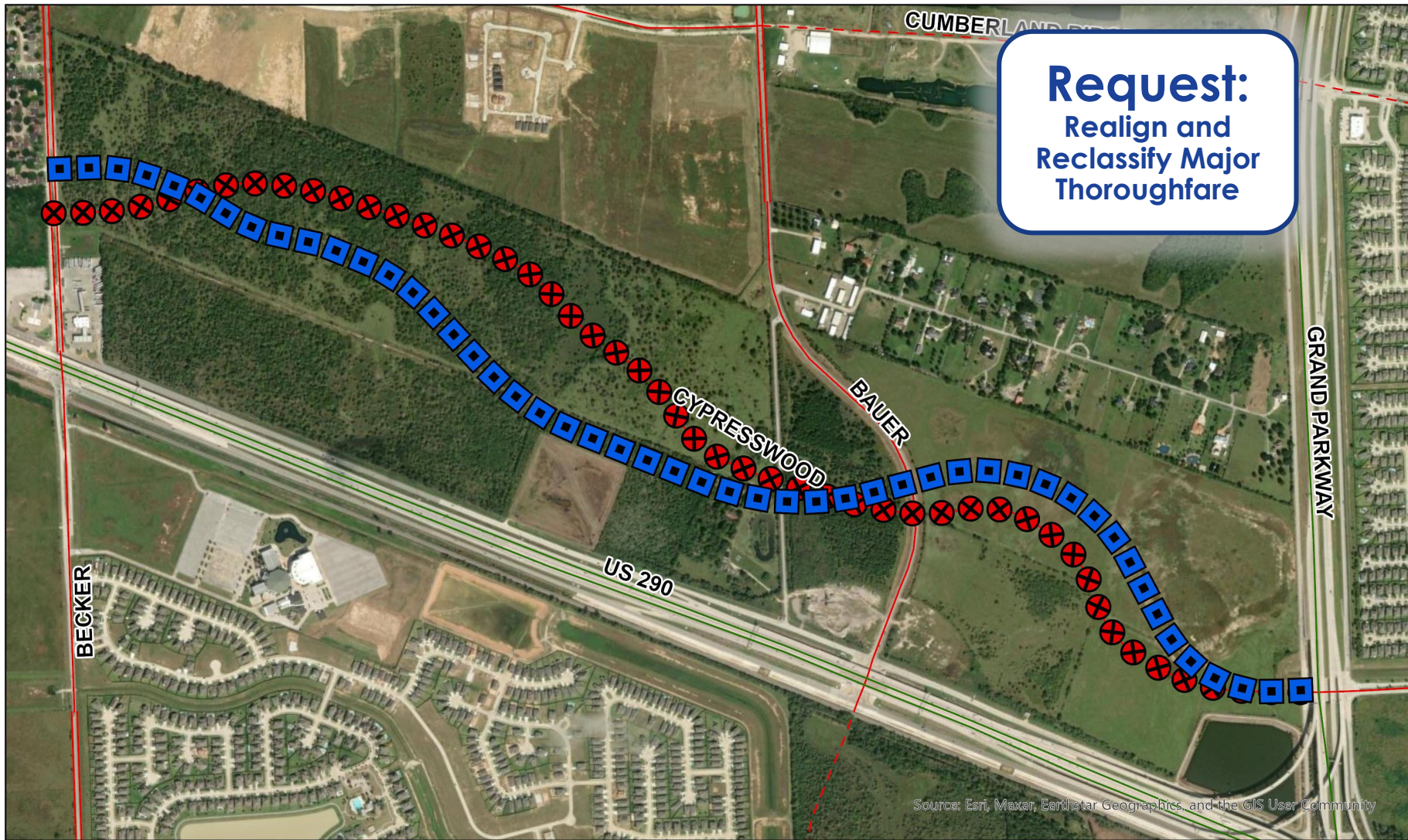
Name	2022 MTFP Classification	Existing Conditions	Proposed MTFP Classification
IH 10	Freeway	MTFP	Transit Corridor Street (TCS)
Bagby	Major Collector	MTFP	Transit Corridor Street (TCS)
Capitol	No Classification	Local Street	Transit Corridor Street (TCS)
Rusk	No Classification	Local Street	Transit Corridor Street (TCS)
St. Emanuel	Major Collector	MTFP	Transit Corridor Street (TCS)

## F. Cypresswood Drive

Bennie Chambers III, Planner II  
(Applicant: META Planning + Design, LLC)

# Location





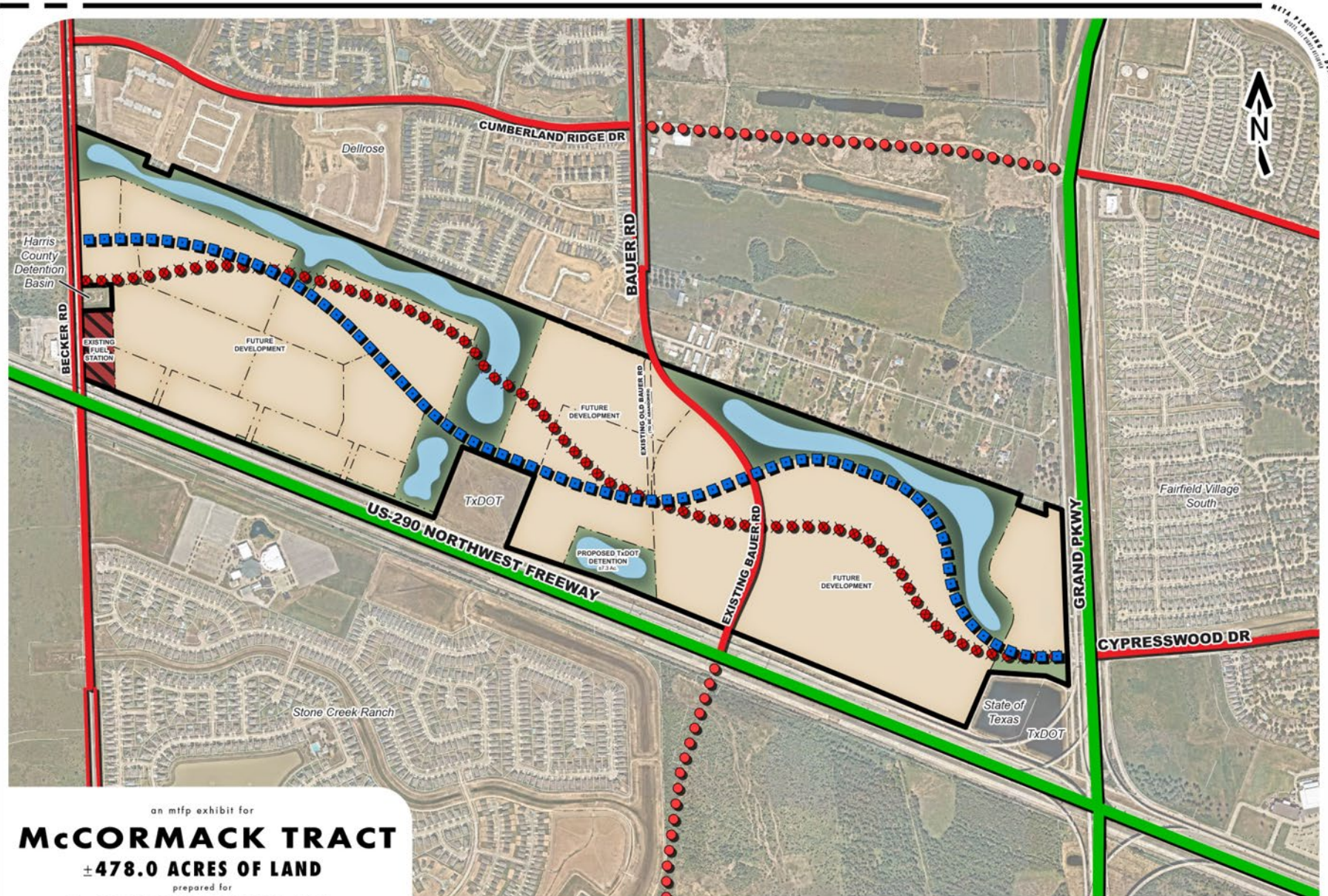
**Request:**  
 Realign and  
 Reclassify Major  
 Thoroughfare

**F. Cypresswood Drive - 2023 Major Thoroughfare and Freeway Plan Amendment Request**

2023 MTFP Amendment		2023 MTFP	
Add	○	Freeway	—
Realign	⊙	Major Thoroughfare	—
Remove	⊗	Major Collector	—
Reclassify	Street Class	Minor Collector	—
	ROW Width	Transit Corridor Street	—
	No. Lanes	Local Street	—
		Railroad	—
		Waterway	—
		Houston ETJ	—

**Vicinity Map**





an mtfp exhibit for  
**McCORMACK TRACT**  
 ±478.0 ACRES OF LAND  
 prepared for  
**McCORMACK COMMERCIAL**



24285 Katy Freeway, Ste. 525  
 Katy, Texas 77494  
 Tel: 281-810-1422



MTA-43002  
 MAY 4, 2023

**MTP LEGEND**

- | HOUSTON                     | DEVELOPER                   |
|-----------------------------|-----------------------------|
| Freeway                     | Major Collector,            |
| Thoroughfare, Existing      | Realign & Reclassify        |
| Thoroughfare, To be Widened | Thoroughfare, To be Removed |
| Thoroughfare, Proposed      |                             |

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLANS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

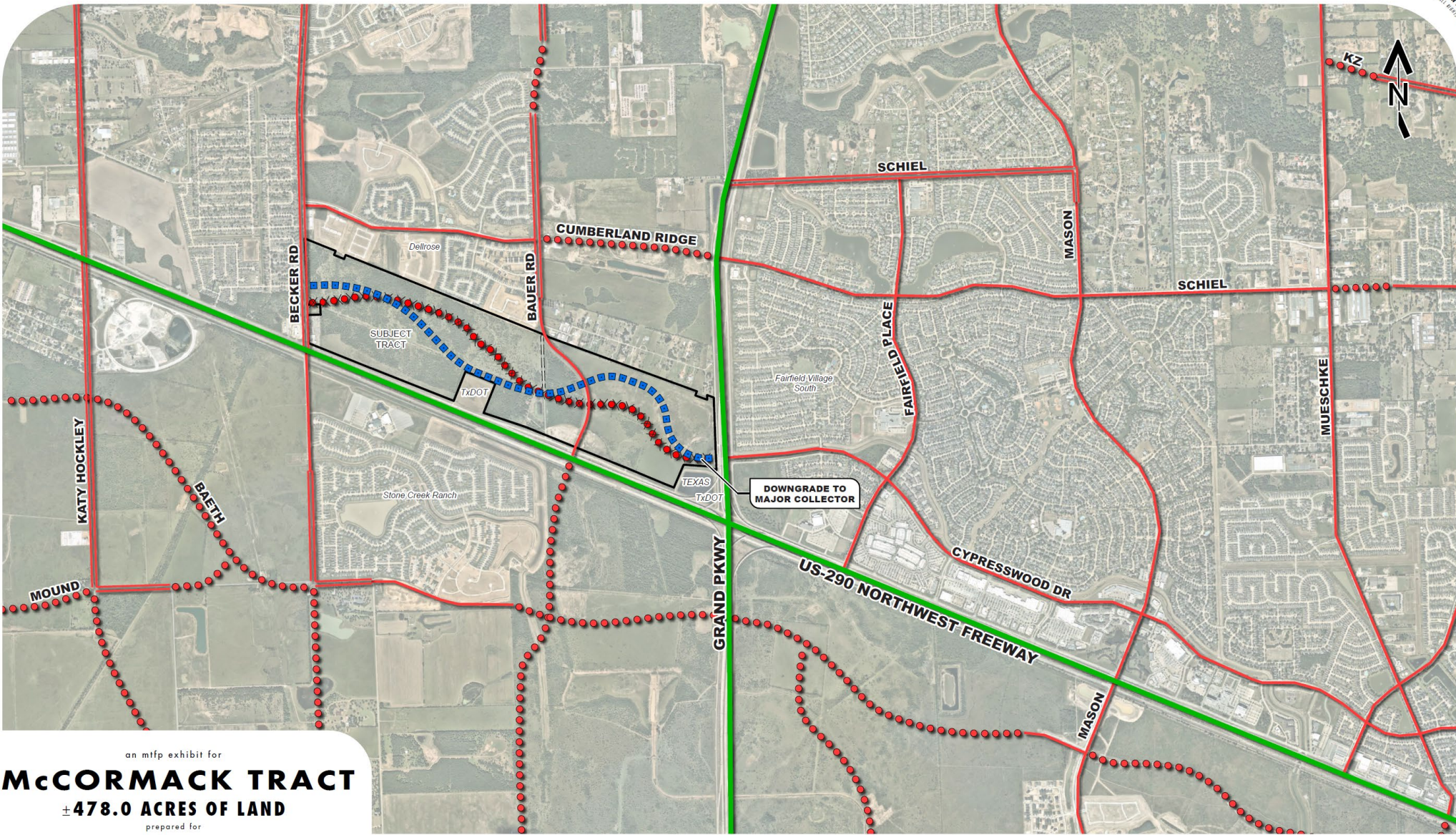
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# Request

Realign and reclassify Cypresswood Drive to a Major Collector between SH-99 and Becker Road.

Name	2022 MTFP Classification	Existing Conditions	Proposed MTFP Classification
Cypresswood Drive	T-4-100	N/A	MJ-4-100

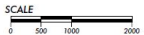
View the full amendment request at [https://www.houstontx.gov/planning/transportation/23\\_MTFPRequests.html](https://www.houstontx.gov/planning/transportation/23_MTFPRequests.html)



an mtf exhibit for  
**McCORMACK TRACT**  
 ± 478.0 ACRES OF LAND  
 prepared for  
**McCORMACK COMMERCIAL**



24285 Katy Freeway, Ste. 525  
 Katy, Texas 77494  
 Tel: 281-810-1422



MTA-43002  
 FEBRUARY 27, 2023

**MTP LEGEND**

- | HOUSTON                     | DEVELOPER                   |
|-----------------------------|-----------------------------|
| Freeway                     | Major Collector,            |
| Thoroughfare, Existing      | Realign & Reclassify        |
| Thoroughfare, To be Widened | Thoroughfare, To be Removed |
| Thoroughfare, Proposed      |                             |

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# Recommendation

APPROVE the request to realign and reclassify Cypresswood Drive to a Major Collector between SH-99 and Becker Road.

Name	2022 MTFP Classification	Existing Conditions	Proposed MTFP Classification
Cypresswood Drive	T-4-100	N/A	MJ-4-100

View the full amendment request at [https://www.houstontx.gov/planning/transportation/23\\_MTFPRequests.html](https://www.houstontx.gov/planning/transportation/23_MTFPRequests.html)

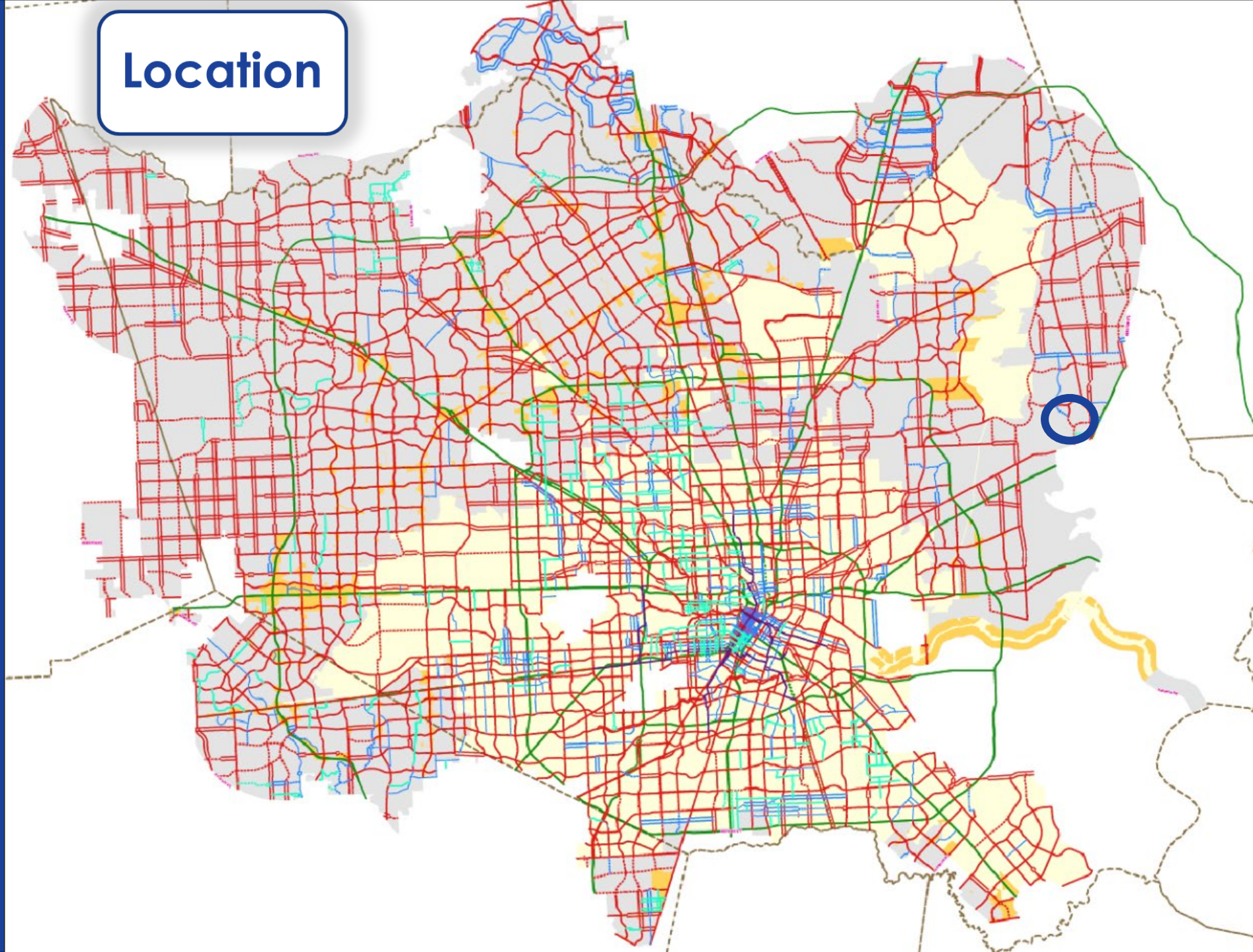
**G. Fairview Drive / Unnamed Collector**

**WITHDRAWN**

# H. Via Dora Drive

Marcus Tucker, Planner III  
(Applicant: LJA Engineering, Inc.)

# Location





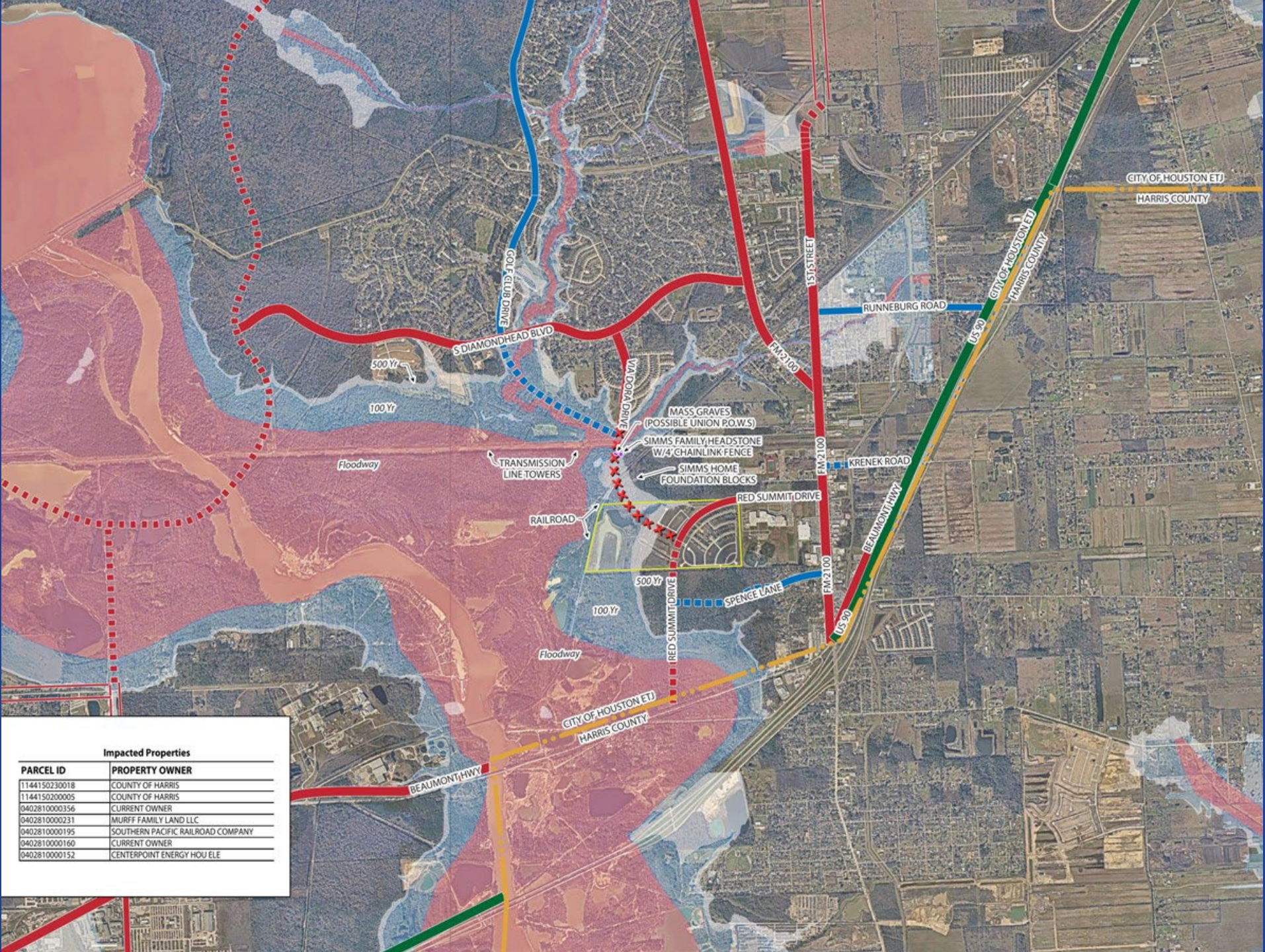
### H. Via Dora Drive - Pecan Estates Major Thoroughfare and Freeway Plan Amendment Request

2023 MTFP Amendment		2023 MTFP	
Add	—○—	Freeway	—
Realign	—○—	Major Thoroughfare	—
Remove	—X—	Major Collector	—
		Minor Collector	—
		Transit Corridor Street	—
		Local Street	—
		Railroad	—+—
		Waterway	—
		Houston ETJ	—

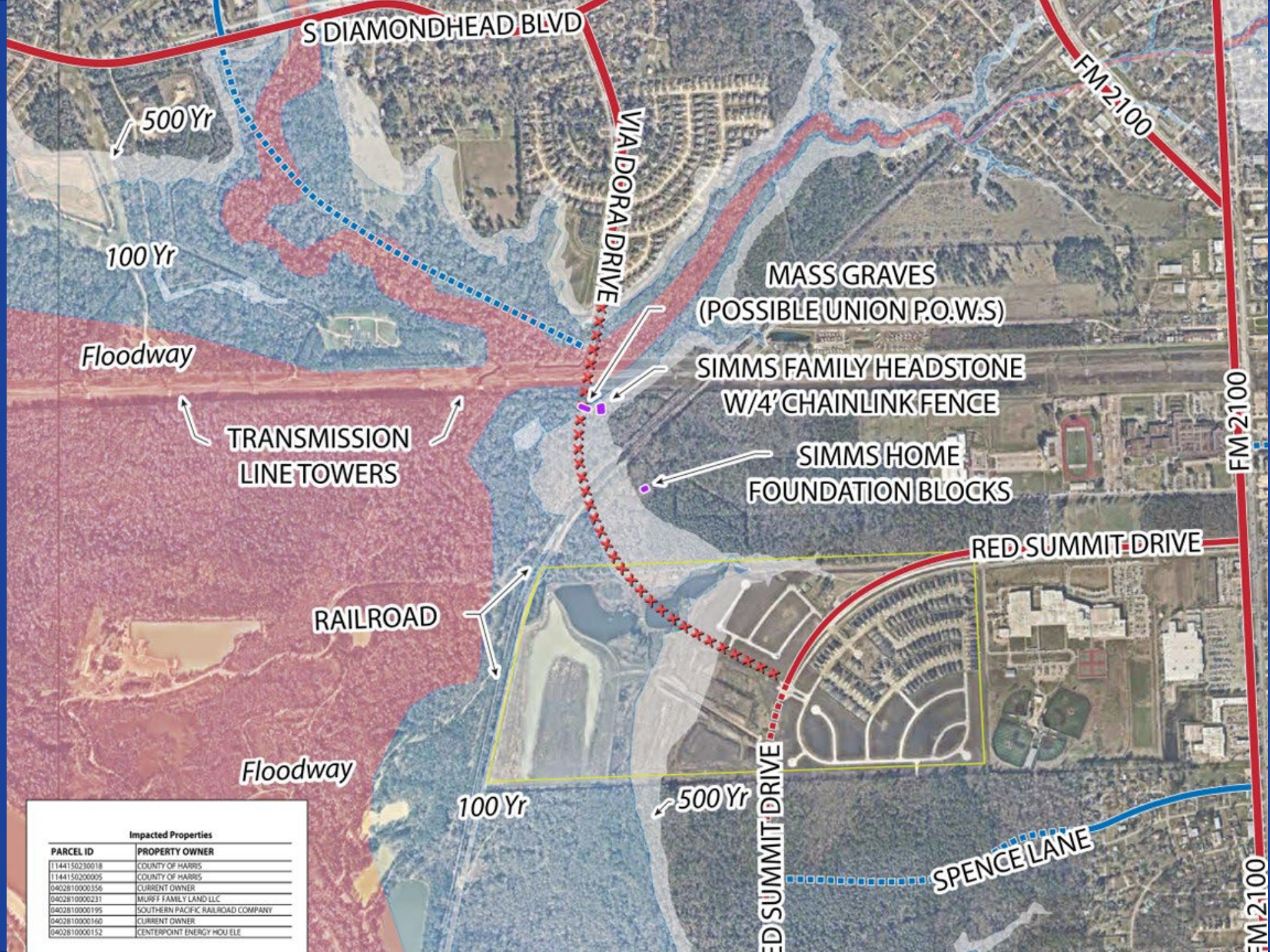
0 0.07 0.14 Miles

Vicinity Map





Impacted Properties	
PARCEL ID	PROPERTY OWNER
1144150230018	COUNTY OF HARRIS
1144150200005	COUNTY OF HARRIS
0402810000356	CURRENT OWNER
0402810000231	MURFF FAMILY LAND LLC
0402810000195	SOUTHERN PACIFIC RAILROAD COMPANY
0402810000160	CURRENT OWNER
0402810000152	CENTERPOINT ENERGY HOU ELE



**Impacted Properties**

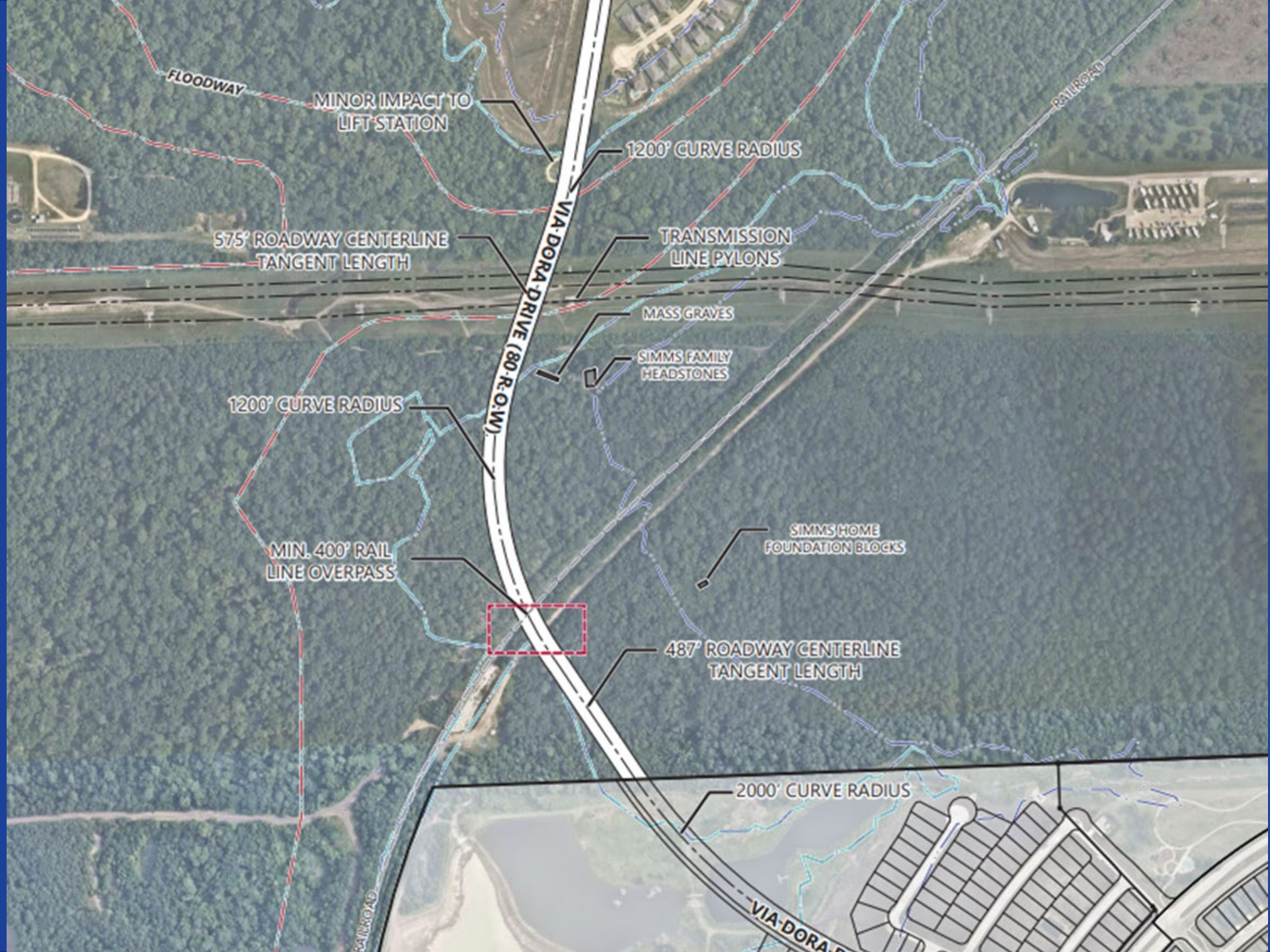
PARCEL ID	PROPERTY OWNER
1144150230018	COUNTY OF HARRIS
1144150200005	COUNTY OF HARRIS
0402810000356	CURRENT OWNER
0402810000231	MURFF FAMILY LAND LLC
0402810000195	SOUTHERN PACIFIC RAILROAD COMPANY
0402810000160	CURRENT OWNER
0402810000152	CENTERPOINT ENERGY HOU ELE

# Request

Delete a segment of the proposed Major Thoroughfare Via Dora Drive from Golf Club Drive to Red Summit Drive.

<b>Name</b>	<b>2022 MTFP Classification</b>	<b>Existing Conditions</b>	<b>Proposed MTFP Classification</b>
Via Dora Drive	T-4-100	N/A	N/A

View full amendment request at [https://www.houstontx.gov/planning/transportation/23\\_MTFPRequests.html](https://www.houstontx.gov/planning/transportation/23_MTFPRequests.html)



FLOODWAY

MINOR IMPACT TO  
LIFT STATION

1200' CURVE RADIUS

RAILROAD

575' ROADWAY CENTERLINE  
TANGENT LENGTH

TRANSMISSION  
LINE PYLONS

MASS GRAVES

SIMMS FAMILY  
HEADSTONES

1200' CURVE RADIUS

VIA DORA DRIVE (80 R.O.W.)

MIN. 400' RAIL  
LINE OVERPASS

SIMMS HOME  
FOUNDATION BLOCKS

487' ROADWAY CENTERLINE  
TANGENT LENGTH

2000' CURVE RADIUS

VIA DORA DRIVE

# Recommendation

DENY request to delete a segment of the proposed Major Thoroughfare Via Dora Drive from Golf Club Drive to Red Summit Drive.

APPROVE staff proposed alternative to reclassify Major Thoroughfare Via Dora Drive as a Minor Collector, from South Diamondhead Boulevard to Red Summit Drive.

Name	2022 MTFP Classification	Existing Conditions	Proposed MTFP Classification
Via Dora Drive	T-4-100	N/A	N/A
Via Dora Drive	T-4-100	N/A	MN-4-60

View full amendment request at [https://www.houstontx.gov/planning/transportation/23\\_MTFPRequests.html](https://www.houstontx.gov/planning/transportation/23_MTFPRequests.html)

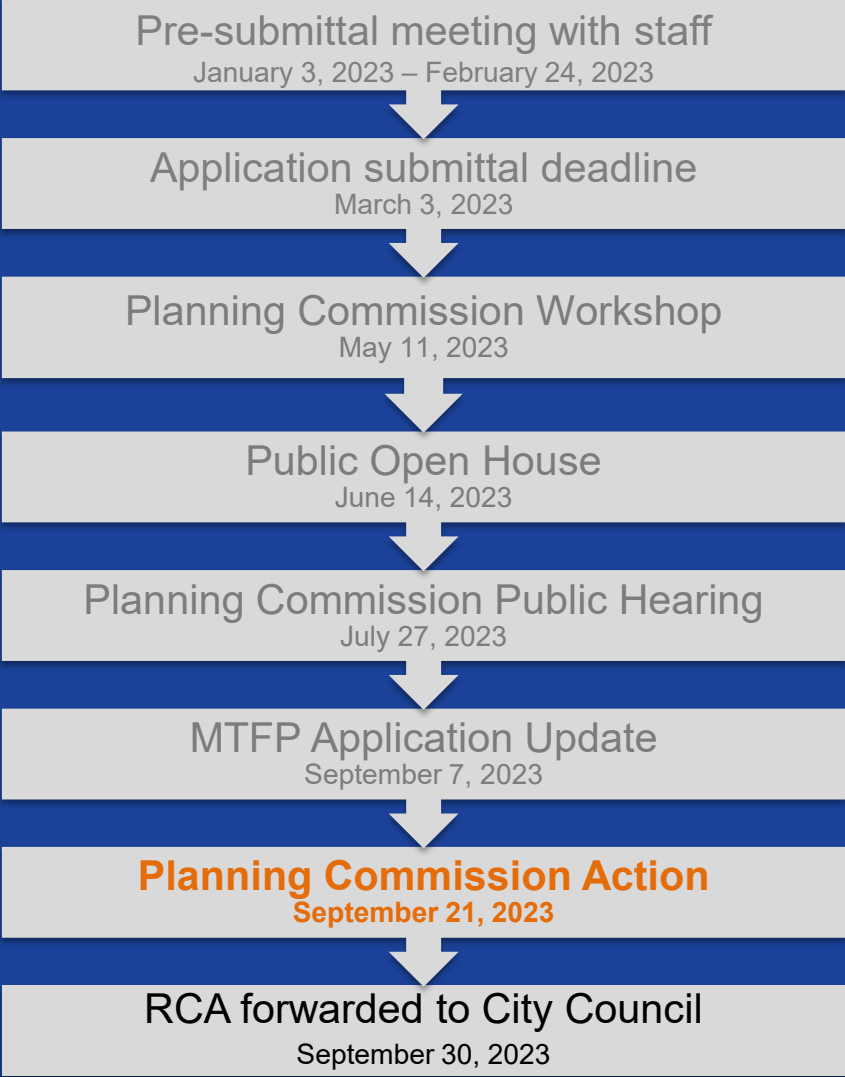
# I. Anagnost Road and East Anderson Road

**WITHDRAWN**

J. Burke Road

**WITHDRAWN**

# Next Steps





# Thank You



PLANNING &  
DEVELOPMENT  
DEPARTMENT

832-393-6600 | [www.houston.tx.gov/planning](http://www.houston.tx.gov/planning)