CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 1, 2026

NOTICE OF PUBLIC HEARING

Proposed 2026 Major Thoroughfare and Freeway Plan (MTFP) Amendments

---

The City of Houston Planning Commission will hold a **Public Hearing on Thursday, July 23, 2026, at 1:00 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 residents, community members, developers, or business owners, to be heard concerning proposed amendments to the 2026 Major Thoroughfare and Freeway Plan (MTFP). Interested parties can speak for or against a proposed amendment.

Each year, the City reviews proposed amendments to streets that currently exist, or that are planned for future projects. This annual review ensures that any changes that are made will maintain good connectivity in the street and road patterns. These connected street patterns help the City create connected communities, allow for new development, and ensure that there is enough space on both sides of the street (called the right-of-way) to let people travel safely. Please note: the MTFP process does not address timing (when any street will be constructed), nor does it address when any space (called the right-of-way) will be acquired, if any is eventually needed.

You have received this notice because there is a proposed MTFP amendment request that may affect you. This letter provides you with information regarding the meetings that occur during the annual MTFP process. These meetings include the **Public Hearing**, the **MTFP Application Update Meeting** and the **Recommendation Meeting.** These meetings are designed to inform you, while providing you with an opportunity to address your concerns.

You may submit a public comment until July 22, 2026 by emailing it to speakercomments.pc@houstontx.gov or calling 832-393-6528.

Public Hearing: Thursday, July 23, 2026, at 1:00 p.m., in the City Hall Annex Chambers, Public Level, 900 Bagby Street, Houston, Texas 77002. Information regarding the Public Hearing is listed on the first page of this letter. No action is taken by the Planning Commission at this meeting. **The Public Hearing will be held in-person only.**

MTFP Application Update Meeting: the City of Houston will hold a MTFP Application Update Meeting on **Thursday, August 20, 2026, at 1:00 p.m., in the City Hall Annex Chambers, Public Level, 900 Bagby Street, Houston, Texas 77002.** In this meeting, staff will update the Planning Commission on the proposed amendments presented during the Public Hearing. Commissioners may ask questions of the applicant/s or staff, and the Commission will consider public comments regarding the proposed amendment. No action is taken by the Planning Commission at this meeting. **The MTFP Application Update Meeting will be held in-person only.**

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

Recommendation Meeting: the City of Houston will hold a Recommendation Meeting on **Thursday, September 3, 2026, at 1:00 p.m., in the City Hall Annex Chambers, Public Level, 900 Bagby Street, Houston, Texas 77002.** In this meeting, staff will present their findings to the Planning Commission. The Planning Commission will consider the information provided by all parties involved and will vote to approve or disapprove the MTFP amendment request. The Planning Commission will forward its recommendation to City Council for approval by **September 30, 2026**. If approved by City Council, a new map will be created reflecting the MTFP Amendments. **The Recommendation Meeting will be held in-person only.**

You are e*ncouraged to attend the meetings, as they provide you with the opportunity to ask questions and give your input on the proposed MTFP amendment requests.* If you need further assistance or have questions, please contact Geoff Butler with the Planning & Development Department at 832-393-6528 or email Geoff.butler@houstontx.gov.

The **Public Hearing, MTFP Application Update Meeting, and the Recommendation Meeting** will be held in-person only, at the City Hall Annex Building, Council Chambers, Public Level, 900 Bagby Street, Houston, Texas 77002.

Please check our website for more information,
http://www.houstontx.gov/planning/transportation/25_MTFPRequests.html

2026 Major Thoroughfare and Freeway Plan (MTFP) Amendments

Frequently **A**sked **Q**uestions

What is the Major Thoroughfare and Freeway Plan (MTFP)?

A The MTFP, first adopted by City Council in 1942, is a long-range transportation plan that identifies a systemof connected thoroughfares and collector streets throughout the city and its extra territorial jurisdiction (ETJ). These streets form a transportation grid that serves to connect communities, guide development, and provide mobility and accessibility to people who reside and work in the greater Houston area.

Q What are Thoroughfares and Collectors?

A Streets are classified based upon how they function in the transportation grid. Thoroughfare streets tend to be longer streets that provide connectivity throughout the community. Collector streets provide neighborhood-level access and accumulate traffic from residential streets for connectivity to Throughfares. Collector Streets may be classified as a major or minor collector. Major Collectors are public streets that typically provide access to commercial, and medium to high density residential uses. Minor Collectors typically collect traffic from residential or commercial streets and serve to distribute traffic to thoroughfare streets.

Q How does the MTFP amendment process work?

A The MTFP is an annual process where the City reviews proposed changes to street alignments and listens to the request of community members, business owners, or developers regarding streets and roads in their area. Anyone can participate in the process. For example, if a developer is building a neighborhood, that developer may want to propose to build streets that connect the community. New proposed streets must connect to the current MTFP street alignment in a safe and reasonable manner. The request to change or reclassify the MTFP street is called an MTFP Amendment request. An MTFP Amendment request can be made to delete, add, realign, or reclassify a portion of a planned Thoroughfare or Collector Street. However, a request to amend the MTFP does not address the timing of the construction of the Thoroughfare or Collector Street, nor does it address the timing of acquisition for any right-of-way that is required for the perspective street (if needed). The Amendment request simply serves to make the City aware of the requested change to the MTFP transportation grid. If the MTFP Amendment request is approved, the City of Houston's map is modified to reflect the requested change.

Q What is an alternative amendment?

A When the City receives a request to amend the MTFP, the Planning and Development Department (PD) staff will review the request and may determine an alternative that is more suitable for connectivity and safety. PD staff will present an alternative amendment before the Planning Commission, and the Planning Commission will choose the best option based upon the information provided.

Q How does the public become aware of an MTFP Amendment Request?

A The City provides notification letters (such as this one) to property owners affected by the MTFP amendment request. Affected property owners are owners that reside within 50 feet (both sides of the street) of the requested MTFP amendment. The notification letters are sent prior to the public hearing that is part of the MTFP Process.

Q What happens at the Public Hearing?

A During the annual MTFP process, the Planning Commission holds a Public Hearing to provide an opportunity for interested parties to provide input. The Planning Commission does not make decisions about the MTFP requests at the Public Hearing.

Q What happens at the MTFP Application Update Meeting?

A The MTFP application update meeting is the third meeting of the MTFP annual review process. During this meeting, PD staff will update the Planning Commission on the progress of the MTFP amendments. In this meeting, staff addresses challenges that have been determined during the MTFP process and interagency coordination meetings. The Planning Commission may offer suggestions to help alleviate obstacles to some of the challenges, or the Planning Commission may suggest or reconsider alternatives to the applicants' initial proposal. The Planning Commission

takes into consideration the proposed amendment request, the proposed alternative (if any), and the safety and continuity of the transportation grid. However, no decision is made at this meeting, this meeting serves only to update the Planning Commission on the status of the applicant's request in the MTFP process.

Q What happens at the Recommendation/Action Meeting?

A The recommendation meeting is the final meeting of the MTFP annual review process. This is the decision-making meeting; it is where the Planning Commission votes to approve or disapprove the applicant's MTFP amendment request, or an alternative. During this meeting, the Planning Commission takes into consideration the proposed amendment request, the proposed alternative (if any), and the safety and continuity of the transportation grid. After a decision is made on each amendment request, the Planning Commission will forward its recommendations for the new MTFP map to be approved by City Council by September 30th. Once forwarded, City Council can accept or reject the MTFP amendments. If City Council accepts the MTFP amendments, then the amendments are considered adopted, and a new MTFP map will be created. The new MTFP map will then be published electronically by the City via the City of Houston Website. The new map will be made available and accessible as a reference to other agencies, and the public throughout the year. If City Council rejects the Planning Commission's recommendations for the new MTFP map, then the MTFP requests will be returned to the Planning Commission for further review.

Q I received a notification letter from the City. Now what should I do?

A If you have received a notification letter 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 MTFP amendment request. Please read the enclosed report to learn more about the specific proposed amendment that may affect your property. Please be aware that some properties are located within the City limits, while others may be located in the County, or the City's extra territorial jurisdiction (ETJ).

Q My property is located in the County, not within the City limits. Why am I receiving a notification letter?

A The MTFP covers not just the transportation network within the City limits, but also within the City's ETJ.This allows transportation needs to be addressed on a regional basis.

Q Why are there lines on a map that don't exist?

A Dotted lines on the map show a street is proposed and will be built someday. However, it does not specify the time frame for actual construction. The dotted line on the map provides information regarding the approximate location of the street, and the right-of-way required once the street is constructed.

Q I am concerned about a proposed amendment. What can I do?

A You can find out more about the amendment request in the following ways:

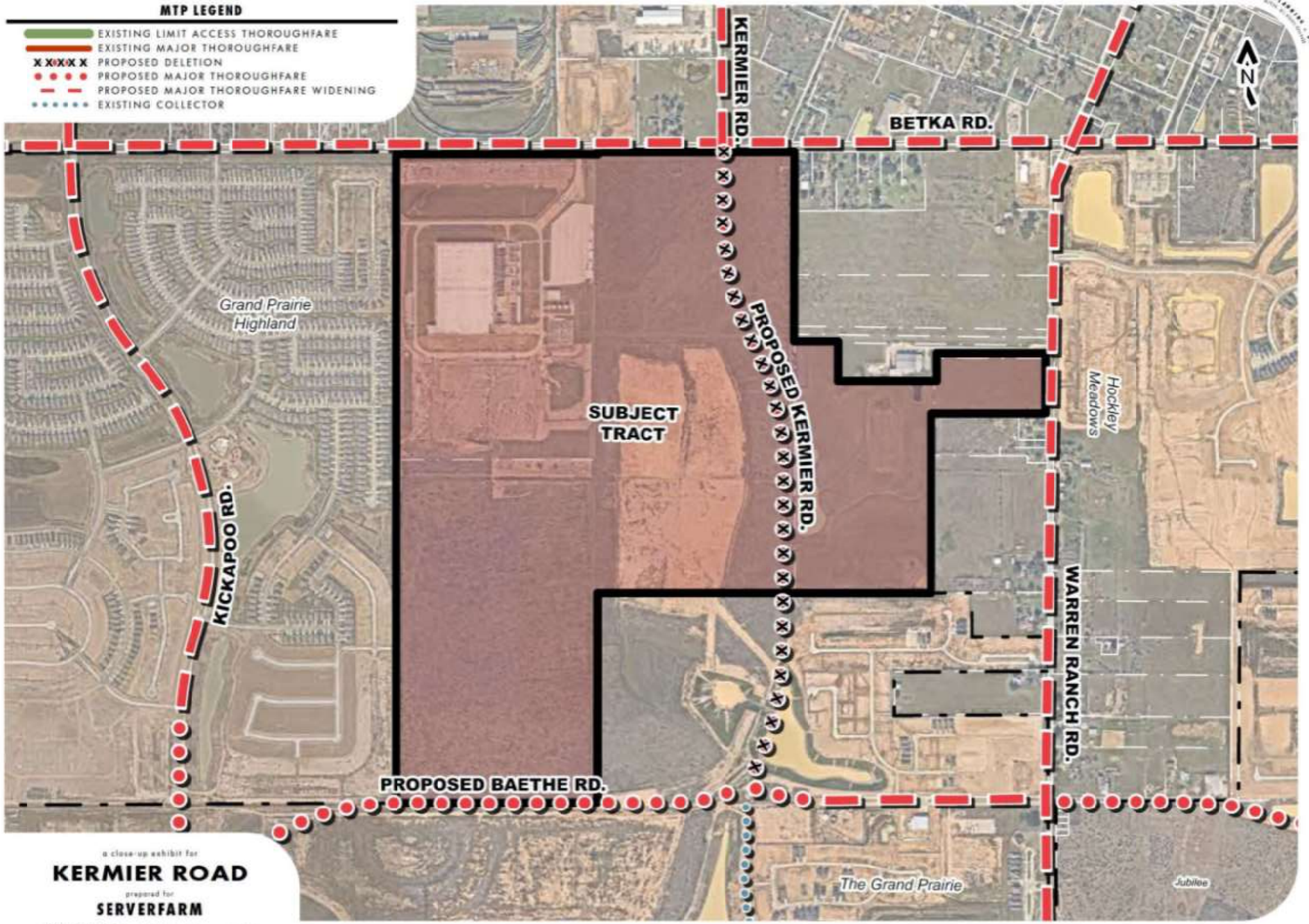
- Read the report that was included in the mail out; see other helpful links on our website *(see below)*
- Go online to review the application information
  ↳ www.houstontx.gov/planning/transportation/25_MTFPRequests.html
- Contact the Planning Department staff and/or the applicant

Then, if you would like to make your concerns known to the City you can:

- Write an email, send a letter, or send a fax to the City expressing your concerns

Attend the **Public Hearing** to speak to the Planning Commission
Thursday, July 25th, 1:00 p.m., City Hall Annex Chambers, 900 Bagby, Houston, TX 77002
(seemap below)

↳ **Please check our website for more information,**
http://www.houstontx.gov/planning/transportation/25_MTFPRequests.html



a close-up exhibit for

KERMIER ROAD

prepared for

SERVERFARM

META PLANNING + DESIGN
24285 Katy Freeway, Ste. 535
Katy, Texas 77494
Tel: 281-810-1422

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPILATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN INC. OR ANY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS.