



CITY OF HOUSTON

Planning and Development

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May 23, 2017

NOTICE OF PUBLIC HEARING

Proposed Amendments to the 2016 Major Thoroughfare and Freeway Plan (MTFP)

The City of Houston Planning Commission will hold a **public hearing on Thursday, July 20, 2017 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 2016 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 Wednesday, June 14, 2017 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 package - which includes this letter, information about the specific amendments which may be of interest to the respective property owner, and some frequently asked questions - has been mailed to property owners and registered civic associations adjacent to roadways included in the amendment request.

In addition to making comments at the Public Hearing, **written comments may be submitted using the online comment form until the comment deadline of July 7, 2017**. All comments, whether written or in-person, will be considered by the Planning Commission before a final decision is made on each amendment request. 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 17, 2017, 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, 2017. 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, as well as the online comment form, can be found by selecting "**2017 Major Thoroughfare and Freeway Plan Amendments**" link under "Announcements". You may contact the Planning & Development Department at 832-393-6660 or email kevin.mcnally@houstontx.gov.



2017 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 **2017 MTFP Amendment Requests** under **Announcements**
- Attend the **public open house** to meet with the applicant, talk to City staff & fill out a comment form:
↳ Wednesday, June 14th, 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 20th, 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 14th? (*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 20th? (*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 7th, 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, 2017. 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

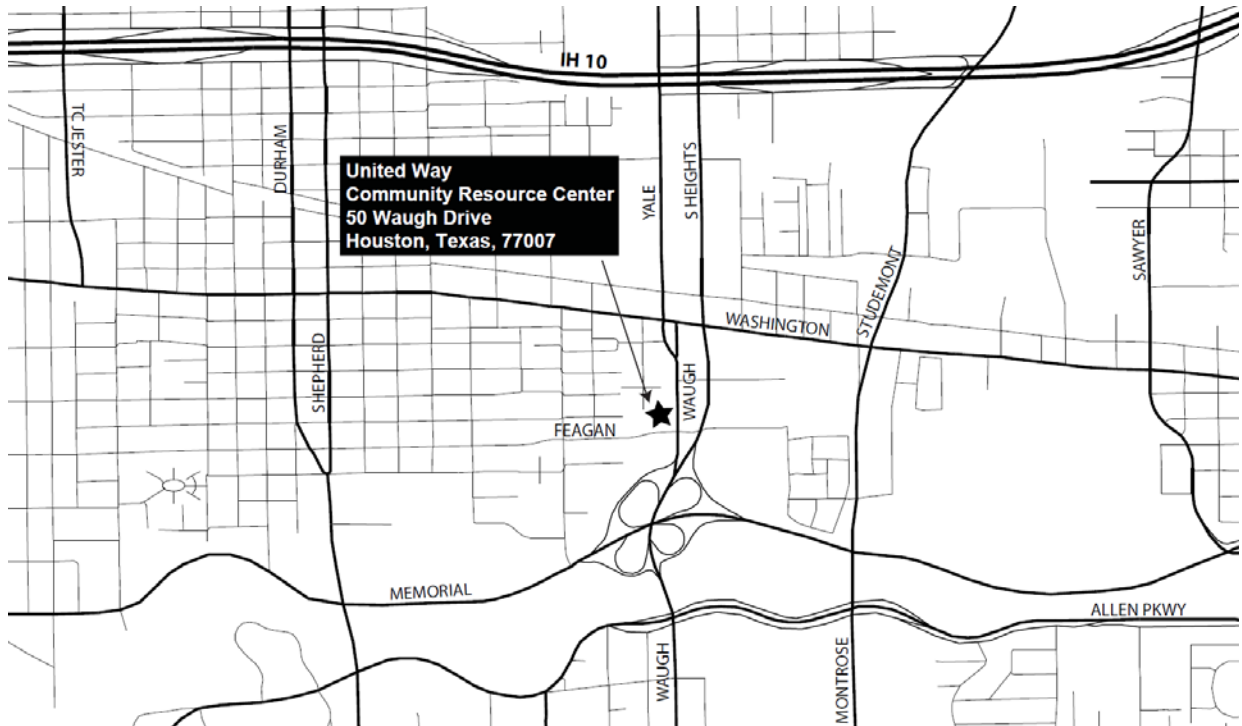
Physical address: 611 Walker, Houston Texas, 77002

Phone: 832.393.6660

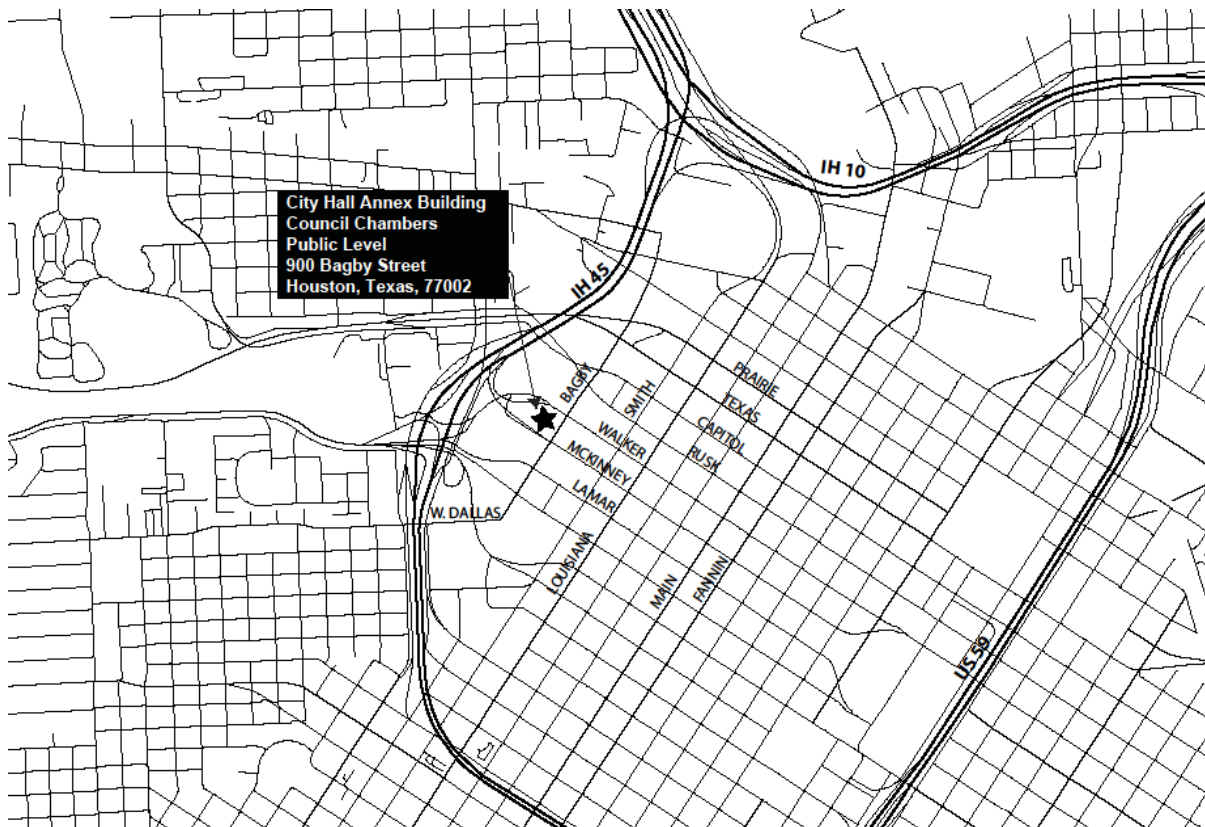
Fax: 832.393.6661

Email: mobility.planning@houstontx.gov

**Map of Public Open House Location,
Wednesday, June 14, 2017 (5:30 - 7:30 p.m.)**



**Map of Public Hearing Location,
Thursday, July 20, 2017 (2:30 p.m.)**



PRELIMINARY REPORT

A: Cypresswood Drive

APPLICANT: Windrose Surveying and Platting Services

LAMBERT: 4766

JURISDICTION: Harris County

PRECINCT: Harris County Pct. 3

DISTRICT: N/A

PROPOSAL:

Windrose Surveying and Platting Services – on behalf of Stockton Foundation, Inc. – is requesting the deletion of proposed major thoroughfare Cypresswood Drive from Grant Road to North Eldridge Parkway from the Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT'S JUSTIFICATION and HISTORY:

Cypresswood Drive was added to the MTFP in 1966. The amendment applicant and property owner of the land along proposed Cypresswood Drive from Grant Road to North Eldridge Parkway is Fred Stockton of Stockton Foundation, Inc. Mr. Stockton believes that he has been denied reasonable use of his property due to the major thoroughfare alignment of Cypresswood Drive that extends through his property, and therefore is requesting that this section of Cypresswood Drive be removed from the MTFP. Mr. Stockton states that, at this time, Harris County is in the final stages of designing improvements to North Eldridge Parkway and Grant Road and that the extension of Cypresswood Drive is not included in the planned improvements. The applicant believes that Harris County should have included this section of Cypresswood Drive from Grant Road to North Eldridge Parkway in its reconstruction plans if the County believes it to be an important connection.

Mr. Stockton, who owns adjacent properties on the west side of North Eldridge, has had the opportunity to sell or develop this property, but states that he has been unable to do so due to the proposed Cypresswood Drive major thoroughfare alignment that bisects the property. The applicant believes that the major thoroughfare alignment, coupled with the County's decision not to construct this section of Cypresswood Drive, has created an undue burden and imposition on personal property which has denied him reasonable use or compensation for the property without cause for the last 30 years. Mr. Stockton also believes that the County's planned improvements to both North Eldridge Parkway and Grant Road will relieve any current or future congestion in the amendment area, and that the deletion of the proposed Cypresswood Drive extension will not adversely impact mobility within the amendment area.

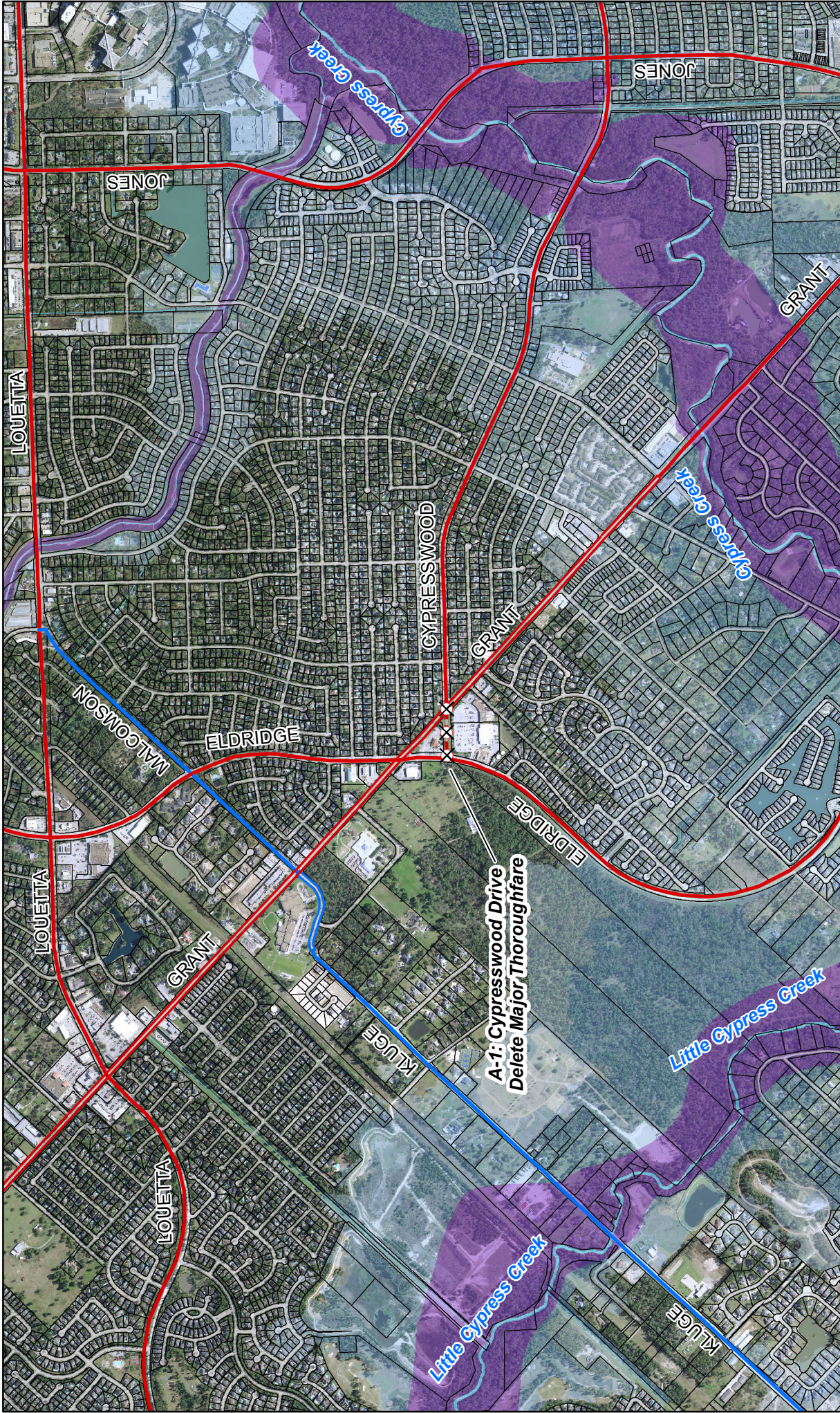
Right-of-way (ROW) dedication for the extension of Cypresswood Drive was shown in the Lakewood Forest Park General Plan (GP), originally approved by Planning Commission on 11/7/1985. The approval was extended by Planning Commission action on 11/6/1986. Once expired, another GP was approved by Planning Commission on 11/5/1987 and extended on 11/3/1988.

The existing convenience center that is located directly north of the proposed Cypresswood Drive extension was platted by Lakewood Forest Estates, Inc. as Lakewood Forest Convenience Center in 1995. A preliminary plat was approved by Planning Commission on 7/14/1995, subject to including dedication of ROW for Grant Road and Cypresswood Drive. The final plat was disapproved by Planning Commission on 8/24/1995 for failure to show ROW dedication for adjacent Grant Road and the proposed Cypresswood Drive extension. A re-submitted final plat was approved by Planning Commission on 9/21/1995, which included the ROW dedication for both Grant Road and proposed Cypresswood Drive. The plat was extended an additional year via Planning Commission approval on 9/5/1996, but was never recorded. Following the expiration of the plat, a new plat was submitted by Miles Facilities Partnership, LP and approved by Planning Commission on 10/2/1997, with the ROW

PRELIMINARY REPORT

dedication again shown for the proposed Cypresswood Drive extension. Again, the plat was never recorded.

The properties to the south of proposed Cypresswood Drive were platted and approved by Planning Commission on 4/5/01, and were recorded. The ROW for Cypresswood Drive extension was preserved, but has never been dedicated, and has remained as private property since that time.



A-1: Cypresswood Drive | 2017 Major Thoroughfare and Freeway Plan Amendment Request

2017 MTFP Amendment

- Add —●—
- Realign —○—
- Remove —X—

- Street Class —■—
- Reclassify —▲—
- ROW Width —◆—
- No. Lanes —◆—

2016 MTFP

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

- Local Street —■—
- Railroad —■—
- Waterway —■—
- Park —■—

