



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/21/2021

ETJ

Item Creation Date: 9/1/2021

PLN - 2021 Major Thoroughfare & Freeway Plan Amendments

Agenda Item#: 3.

### **Background:**

The Planning and Development Department (PD) recommends City Council approve the amendments to the 2020 Major Thoroughfare and Freeway Plan (MTFP) and authorize publication of the 2021 MTFP map.

PD is responsible for administering an annual public review process for amending the MTFP, which includes multiple opportunities for soliciting and incorporating public comments. This year, PD reviewed three proposed amendments. Two amendments were submitted by private sector applicants; the third amendment was submitted on behalf of Montgomery County. The amendments and Planning Commission recommendations are listed below:

- **Aldine Mail Route Road:** The Planning Commission approved the staff recommendation to realign Aldine Mail Route Road, an east/west Major Thoroughfare located in Harris County and the City of Houston's extra territorial jurisdiction (ETJ). The City and Harris County worked jointly on the realignment of the Major Thoroughfare to help maintain connectivity and mobility as required by Chapter 42, while reducing the impact that the Major Thoroughfare had on the applicant's property.
- **Lake Robbins Drive (Lake Front Circle):** The Planning Commission approved the staff recommendation to delete the section of the proposed Major Collector, Lake Robbins Drive (Lake Front Circle) from Grogans Mill Road to Lake Woodlands Drive. PD and HPW agree that the completion of the proposed Major Collector is infeasible, as it is located near the 100-year flood plain. Lake Woodlands Canal is located immediately to the south, and the connection is not necessary for traffic flow.
- **Realignment of Valley Ranch Bend Drive and deletion of North Hillcrest Drive:** The Planning Commission approved the applicant's request to delete North Hillcrest Drive, realign Valley Ranch Bend Drive, and to reclassify the Major Collector with two lanes and eighty feet of right-of-way (ROW). The Planning Commission did not approve the staff recommended alternative to keep North Hillcrest Drive as a Minor Collector. The proposed staff alternative, while consistent with our policy and mobility standards, was determined by the Planning Commission to be less of a priority than the recently approved 2021 Montgomery County Thoroughfare Plan.

The 2021 MTFP annual amendment review process included the following:

- A pre-application meeting with applicants (January 5, 2021 - March 5, 2021).
- A workshop with the Planning Commission for preliminary review and discussion about the applications (May 3, 2021).
- A thorough review of the applications by PD staff, and coordination with agency stakeholders, including Houston Public Works, Harris County Flood Control District, and Harris County Engineering Department (June 4, 2021).
- A public open house held virtually (June 9, 2021).
- A public hearing before the Planning Commission (July 22, 2021).
- A Planning Commission discussion and vote on the three amendments (September 2, 2021).

### **Background**

The City of Houston MTFP identifies transportation corridor alignments and establishes the required rights-of-way for major roadways in the City and its ETJ. Chapter 33, Article IX (Section 33-374) of the Code of Ordinances requires that the Planning Commission prepare and submit the MTFP annually to City Council. In developing the annual amendments to the MTFP, the Commission may consider deleting, realigning, and reclassifying streets designated on the plan. The Commission may also consider adding one or more streets to the plan. An amendment approved by the Planning Commission is not effective until the MTFP is approved by City Council.

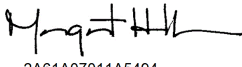
The MTFP was initially adopted in 1942, as a way to plan for and preserve a long-term transportation network that would support the rapidly growing city. In 1966, the plan was expanded to include the ETJ. Today, the MTFP uses street classifications identifying the preferred (ROW) width dimensions, as well as the rules governing development along the ROW. Classifications include Freeways/Tollways, Major Thoroughfares, Transit Corridor Streets, Collector Streets (Major Collectors and Minor Collectors), and Local Streets.

The MTFP is important for several reasons:

- It identifies long-term roadway needs for Houston and the ETJ;
- It ensures that development and re-development activities dedicate adequate roadway ROW to maintain a well-connected street network as the area grows;
- It helps govern development that takes place along each of the specific classifications on the map;

- It provides a coordinated plan that is used by public agencies when making decisions related to transportation within the City of Houston and its ETJ;
- MTFP classifications are used within HPW's Infrastructure Design Manual to define how roads will be designed and constructed; and
- It provides officials and the general public useful information when making land acquisition decisions.

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**Prior Council Action:**

Motion 2020-0500; approved 09-30-2020

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**ATTACHMENTS:**

**Description**

MTFP 2021 Amendments Table  
MTFP 2021 Map

**Type**

Backup Material  
Backup Material