



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 10/1/2024

District H, ETJ

Item Creation Date:

### PLN - 2024 Major Thoroughfare and Freeway Plan Amendments

Agenda Item#: 3.

#### **Summary:**

#### **NOT A REAL CAPTION**

RECOMMENDATION from Director Planning and Development Department to approve amendments to the 2023 Major Thoroughfare and Freeway Plan (MTFP) and authorize publication of the 2024 MTFP in map form - **DISTRICT H - CASTILLO; ETJ**

#### **Background:**

The Planning & Development Department (PD) completed the process to amend the Major Thoroughfare and Freeway Plan (MTFP) Map and will request City Council's approval of six amendments and authorization to publish the 2024 MTFP in map form.

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 seven proposed amendments. Planning Commission considered six of the amendments; one amendment was withdrawn by the applicant. All amendments were submitted by private sector applicants. The amendments and Planning Commission recommendations are listed below:

**A. West Greens Road:** Planning Commission approved the applicant's request to realign a segment of the proposed Major Thoroughfare Tuckerton Road from just east of proposed House Hahl Road to approximately 1400' west of Katy Hockley Road and delete the southwestern loop of the proposed Unnamed Minor Collector. The proposed Major Thoroughfare and Collector is located in Harris County, in the City of Houston's ETJ. Realigning the proposed Major Thoroughfare would have no significant impact on population, employment, land use, or platting activity, as the proposed realignment of the proposed Major Thoroughfare connects at the same intersecting points and moves the alignment marginally within the same plat.

**B. Walnut Drive:** This proposed amendment was withdrawn by the applicant.

**C. Bissonnet Street:** Planning Commission approved the applicant's request to reclassify the proposed Major Thoroughfare Bissonnet Street from Harlem Road to FM 1464 to a Major Collector. The proposed corridor is located in Fort Bend County, in the City of Houston's ETJ. The realignment is supported by CenterPoint, Fort Bend County Engineering Office and Precinct 3. The realignment would shift the proposed Major Collector to the south, causing the corridor to bypass the existing CenterPoint easement and make the alignment safer and minimize the roadway impact.

**D. Birnham Woods Boulevard:** Planning Commission approved the applicant's request to delete the proposed Major Thoroughfare Birnham Woods Boulevard from Cypresswood Drive to Browning Pine Drive and to reclassify Major Thoroughfare Birnham Woods Boulevard, from Browning Pine Drive to Rayford Road, as a Major Collector in the MTFP. The amendment requests are supported by Staff, Harris County and Montgomery County.

**E. Juergen Road:** Planning Commission approved the applicant's request to realign the proposed Major Thoroughfare Juergen Road between Mueschke Road and Grand Parkway. The realignment maintains an East-West connection between Mueschke Road and the Grand Parkway. In addition, there is an existing underpass constructed below Grand Parkway, and the realignment will allow Juergen Road to utilize this existing underpass. The alignment is supported by staff and by Harris County.

**F. Kermier Road – East/West Minor Collector:** Planning Commission approved the staff recommendation to realign proposed Major Collector Kermier Road from Baethe Road to Warren Ranch Road and delete proposed EW Minor Collector from proposed Kermier Road to Warren Ranch Road. Kermier Road is located in Harris County, the City of Houston's ETJ. The alignment is supported by staff and by Harris County, as the proposed alignment maintains east/west connectivity and does not affect the integrity of the street grid.

**G. White Oak Drive:** Planning Commission approved the applicant's request to reclassify Major Collector White Oak Drive, from Studewood Street to Watson Street to a Minor Collector. This amendment will help to provide safer solutions to the speeding and reckless driving in the area. The Major Collector is located in the City of Houston, Harris County. The 2024 MTFP annual amendment review process included the following:

- A pre-application meeting with applicants (January 2, 2024 – February 23, 2024).
- A workshop with the Planning Commission for preliminary review and discussion about the applications (May 16, 2024).
- A public open house was held virtually (June 12, 2024).
- A thorough review of the applications by P&D staff, and coordination with agency stakeholders, including Houston Public Works, Harris County Flood Control District, Harris County Engineering Department, and TxDOT (July 22 and 24, 2024).
- A public hearing before Planning Commission (July 25, 2024).

- An MTFP Application Update before Planning Commission (August 22, 2024).
- Planning Commission discussion and vote on the six amendments (September 19, 2024).

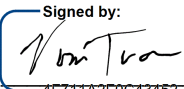
**Background**

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 specific classification 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.

Signed by:  
  
Vonn Tran  
Director  
Planning and Development Department

**Prior Council Action:**  
Ordinance # 2023-0632; approved 9-27-2024

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**ATTACHMENTS:**

Description	Type
2024 MTFP Amendments Table	Backup Material
2024 MTFP Amendments Map	Backup Material