

# PUBLIC HEARING REPORT

## A: Northpointe Boulevard

**APPLICANT:** Harris County  
**JURISDICTION:** City of Houston ETJ

**PRECINCT:** Harris County Pct. 3  
**COUNCIL DISTRICT:** NONE

### PROPOSAL:

Harris County – is requesting the realignment of the proposed Major Thoroughfare Northpointe Boulevard 700' south to avoid the Faulkey Gully Floodway.

### APPLICANT'S JUSTIFICATION and HISTORY:

Per the current MTFP, Northpointe Boulevard runs through the Faulkey Gully Floodway. By moving the proposed Major Thoroughfare to the south, a bridge will still be required, but the county will be able to avoid costly design considerations and fill mitigation.

The applicant states that there would be no effect on mobility in the area and it is purely a cost-saving measure. The integrity of the Major Thoroughfare and Freeway Plan would be preserved as this is merely a realignment.

The project is currently in design, and the approval of the MTFP amendment is needed this cycle so that the construction can commence on schedule per the applicant.

### STAFF ANALYSIS:

#### Land Use and Platting Activity

Current land use surrounding the proposed realignment of Northpointe Boulevard is a combination of suburban-style single family housing, forested land in the floodway, and light commercial uses. Almost all of the surrounding land is in smaller parcels and there are no submitted General Plans that would be impacted by the realignment.

Plats within ¼ mile:

GP or Subdivision Plat Name	PC Cycle	Land Use	Property Size (acres)	Lots
Samar Business	2016-06	Commercial	1.956	0
Shaw Storage	2016-16	Commercial	8.69	0
Learning Experience Cypress	2018-05	Commercial	2.269	0
Telge Road Business Park	2019-02	Commercial	13.817	0
Wildwood at Northpointe - 23	2020-01	Residential	35.13	41
Shaw Road Business Park	2023-09	Commercial	4.9952	0
Northwest Harris County MUD no 5 Waste Water Treatment Plant no 2	2023-21	Waste Water Treatment Plant	9.93	0
Shaw Road Office Condos	2024-06	Commercial	4.8781	0
Cypress Telge Business Park	2024-18	Commercial	3.0414	0

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## Right of Way (ROW) Status

Northpointe Boulevard on the currently approved MTFP has the same classification as the proposed realignment – T-4-100. Northpointe is currently constructed to the east starting at the next Major Thoroughfare, Shaw Road, and would connect to Grant Road, which is currently constructed but to be widened to a 100' Major Thoroughfare. Current East-West circulation is provided by Grant Road, a Major Collector. To the north, Boudreaux Road is roughly 6000' and slated to be widened.

## Spacing

The realignment shifts the Major Thoroughfare approximately 625' to the south.

