

PUBLIC HEARING REPORT

G: E Tidwell Road

APPLICANT: Mark Gardner
JURISDICTION: City of Houston ETJ

PRECINCT: Harris County Pct. 1
COUNCIL DISTRICT: N/A

PROPOSAL:

Sappington Engineering LLC, on behalf of 9025 PLR Holdings, LLC, has submitted a request to extend the Major Thoroughfare Tidwell Road from the East Sam Houston Tollway to local street Pineland Road.

APPLICANT'S JUSTIFICATION and HISTORY:

The applicant has requested the dedication of the extension of Tidwell Road because they would like to set the future alignment to be on the edge of their property.

A plat, "Global New Millenium Reserve" was required to dedicate Tidwell Road per intersection spacing requirements and has an approved permit for construction by Harris County.

The City of Houston owns the immediately adjacent parcel (but is not within City of Houston municipal limits) and the applicant the alignment be set so that they can take access from the extension of Tidwell.

The owner is in the process of developing 1,000,000 sq ft of office and warehouse facilities on their 66.82-acre parcel, and being able to have direct access to Beltway 8 is critical to the project.

Additionally, Sheldon Park, a Harris County Precinct One park that is on property leased from the City of Houston in 2007, would have significantly increased accessibility. The local street, Pineland Road, has a rail crossing, and the addition of an alternative route would increase emergency response abilities.

STAFF ANALYSIS

Land Use and Platting Activity

The area affected by this MTFP amendment is currently greenfield with the exception of a 2024 Commercial-focused plat with frontage along E Sam Houston Parkway. The greater area is a mix of residential and commercial uses.

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Platting activity within ¼ mile:

GP or Subdivision Plat Name	PC Cycle	Land Use	Property Size (acres)	Lots
Tidwell Commercial	2018-14	Commercial	1.26	0
Vaquero Tidwell Addition	2021-07	Commercial	0.75	0
Far East Acres	2021-14	Commercial	56.76	0
Tidwell Addition	2021-25	Commercial	0.66	0
Global New Millennium Reserve	2024-01	Commercial	22.46	0
Tidwell Lakes - 4	2024-10	Residential	9.34	46

Right of Way (ROW) Status

E Tidwell has been dedicated at the intersection with East Sam Houston Tollway by the plat Global New Millenium Reserve at 100' wide. The remaining portion has not been dedicated and is owned by either the City of Houston or the applicant.

Spacing

