

**NOTICE OF RECEIPT OF APPLICATION BY COMMISSIONERS' COURT
TO AMEND THE MAJOR THOROUGHFARE PLAN/MAP FILED FOR RECORD WITH
THE COUNTY ENGINEER'S OFFICE**

APPLICATION: *Maple Development Group, are requesting to be allowed to amend The Major Thoroughfare Plan/Map as noted in the application (9281). The amendment will Delete the proposed alignment of Liendo Parkway between FM 1736 and Joe Loggins Road south of FM 1488. Realign Liendo Parkway north of Joe Loggins Road to follow property lines, minimizing impact on individual properties south of FM 1488, then curve northwest to cross FM 1488 and connect to Laneview Road at Kelley Road. From FM 1736, create a new collector or thoroughfare following AJ's Way, an existing public street, instead of cutting through multiple properties, with the thoroughfare terminating at Pope Road. Lastly, terminate Pope Road at Laneview Road rather than extending it east across Gladish Creek into Skymac Ranch.*

PUBLIC HEARING: A public hearing will be held during the regular session of Commissioners' Court on *March 5th, 2025* at the Waller County Joe Kuciemba Annex, 425 FM 1488 Hempstead, Texas 77445.



Waller County Road & Bridge Department

775 Bus 290 E – Hempstead TX 77445
979-826-7670 www.co.waller.tx.us

\$1,000.00 Fee

APPLICATION - MAJOR THOROUGHFARE PLAN/MAP AMENDMENT

This form is used to request an amendment to Waller County Major Thoroughfare Plan/Map. Any amendment granted will only be applicable to the specific site and conditions for which the amendment was granted, and will modify or change Waller County Major Thoroughfare Plan/Map.

The applicant must clearly demonstrate that the amendment request meets minimum acceptable engineering and safety standards. The applicant must also clearly demonstrate that the amendment is not detrimental to the health, safety, and welfare of the public.

Instructions: Complete all fields below. Additional sheets may be attached, however, a summary of your responses must be included in the spaces provided below. Simply stating "see attached" is considered insufficient information.

PROPERTY OWNER INFORMATION	APPLICANT INFORMATION
Name: Maple Development Group	Name: Ripley Woodard
Mailing Address: 1333 W Loop S, Suite 910	Mailing Address: 24285 Katy Freeway Suite 525
City, State, Zip: Houston, TX 77027	City, State, Zip: Katy, TX 77494
Email: russ@mapledevelopmentgroup.com	Email: rwoodard@meta-pd.com
Phone: 832-804-9680	Phone: 281-204-8968

FM 1488, TX	9281	4.61
Address of Property	Property ID #	Acreage

PLEASE PROVIDE THE FOLLOWING:

- ☒ Major Thoroughfare Plan/Map showing existing and proposed changes.
☒ Map showing existing and proposed changes, with shapefiles.

AMENDMENT REQUEST OVERVIEW & JUSTIFICATION

Note the specific route(s) to which this amendment is being requested. Describe why the County's Major Thoroughfare Plan/Map can't be met and what the proposed deviation will achieve. (Attached additional sheets if more room is needed.)

Realignment of FM 1488 and Liendo Pkwy.

OWNER/APPLICANT CERTIFICATION & ACKNOWLEDGEMENT

The owner and applicant declare under the penalty of perjury, and any other applicable state or federal law, that all information provided on this form and submitted attachments are true, factual, and accurate. The owner and applicant also hereby acknowledge any false misleading information contained herein is grounds for variance denial and/or permit revocation.

Ripley Woodard

Printed Owner/Applicant Name	Signature Owner/Applicant	Date
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OFFICE USE ONLY

☐ Approved ☐ Denied		NOTES
Waller County Commissioner Prct 1 2 3 4 Date		
Waller County Judge		Date

OFFICE USE ONLY Payment: Cash _____ Check _____ # _____ CC _____ ID # _____



January 23, 2025

Commissioner Amsler
Waller County Commissioner, Precinct 1
425 FM 1488
Hempstead, TX 77445

Re: 2025 MTFP Amendment Requests – Sagebrush

Dear Commissioner Amsler,

We, META Planning + Design, respectfully submit this justification letter, application, and coordinating exhibits to request a Major Thoroughfare and Freeway Plan Amendment within Waller County on behalf of our clients, Maple Development, LLC.

The subject tract, known as Sagebrush, is located in Waller County Precinct 1. It lies north of FM 1488 and east of Laneview Road, and is bordered by Skymac Ranch Road to the north. Sagebrush is situated just north of the City of Prairie View's ETJ (which terminates south of the property) and west of the City of Houston's ETJ (which terminates to the east) but is not subject to either jurisdiction. This 455-acre tract is planned for a proposed residential development.

In the process of planning for development of the subject site, we have identified several thoroughfare segments surrounding the tract that do not promote the best possible connectivity for the region or that introduce significant harm to existing neighborhoods. Therefore, in the interest of both existing and future residents of the area, we request your consideration for the below amendments to the County's thoroughfare plan.

FM 1488

FM 1488 is an existing East-West major thoroughfare on the County's thoroughfare plan and a TXDOT roadway. The roadway currently intersects US 290 and traverses to the northeast and southwest across the County.

The County's current proposed alignment of FM 1488 cuts across the southern portion of the Sagebrush tract. However, this alignment does not correspond with the City of Houston's Thoroughfare Map or TXDOT's proposed maps. To address this inconsistency, we propose aligning the County's route with TXDOT's proposed alignment. TXDOT has developed some preliminary designs for expansion and improvement of FM 1488 which include adjustments to the alignment and right-of-way width. . Aligning with the current TXDOT plans will avoid needless dedication of right-of-way where TXDOT will not utilize it, including for surrounding landowners who are also affected by the discrepancy. Consistency in planning is beneficial to advancing TXDOT's future roadway projects and is also important for predictability of future development patterns.

Liendo Parkway

Liendo Parkway is another designated Major Thoroughfare under consideration. This roadway currently intersects US 290 several miles south of the subject tract and stops at Wyatt Chapel Road. It is projected to extend from that point north through other agricultural and undeveloped tracts, across FM 1488, through the



subject site, and then further north to FM 1736. We are requesting modifications to the current proposed alignment, including deletions and realignments that affect portions of other nearby roadways.

The existing alignment of Liendo Parkway:

1. Cuts through multiple tracts, including the adjacent gated community Skymac Ranch and the Nine Bar East/AJ's Way community further north, creating significant disruptions to existing residents.
2. Closely parallels and then crosses another north-south thoroughfare, Laneview Drive, which is redundant and does not support or contribute to regional circulation within the thoroughfare network.
3. Intersects Laneview Road at an acute angle, which is unsafe and contrary to sound public policy.

These constraints make the current alignment of Liendo Parkway difficult to execute. A thoroughfare plan that is not practical to construct is unlikely to ever be fully implemented and is therefore not going to contribute to regional circulation or be of any practical benefit to the County. The currently mapped route creates more disruptions than it solves.

We propose the following changes to the thoroughfare plan for Liendo Parkway and the surrounding network:

- Delete the currently proposed alignment of Liendo Parkway between FM 1736 to the north and local street Joe Loggins Road south of FM 1488.
- Realign Liendo Parkway north of Joe Loggins Road to hug the edges of property lines, thereby minimizing impact to multiple individual properties south of FM 1488, and then curve northwest to cross FM 1488 and connect to Laneview Road at the future proposed intersection with Kelley Road.
- From FM 1736, create a new collector or major thoroughfare at the previous Liendo Parkway connection point, but follow the existing local street AJ's Way, which already functions as a public street, instead of cutting through the middle of several individual's properties along AJ's Way as the current plan proposes. The new collector or thoroughfare along AJ's Way can terminate at Pope Road.
- Terminate Pope Road at Laneview Road instead of continuing it east of Laneview Road to cross Gladish Creek and enter into Skymac Ranch.

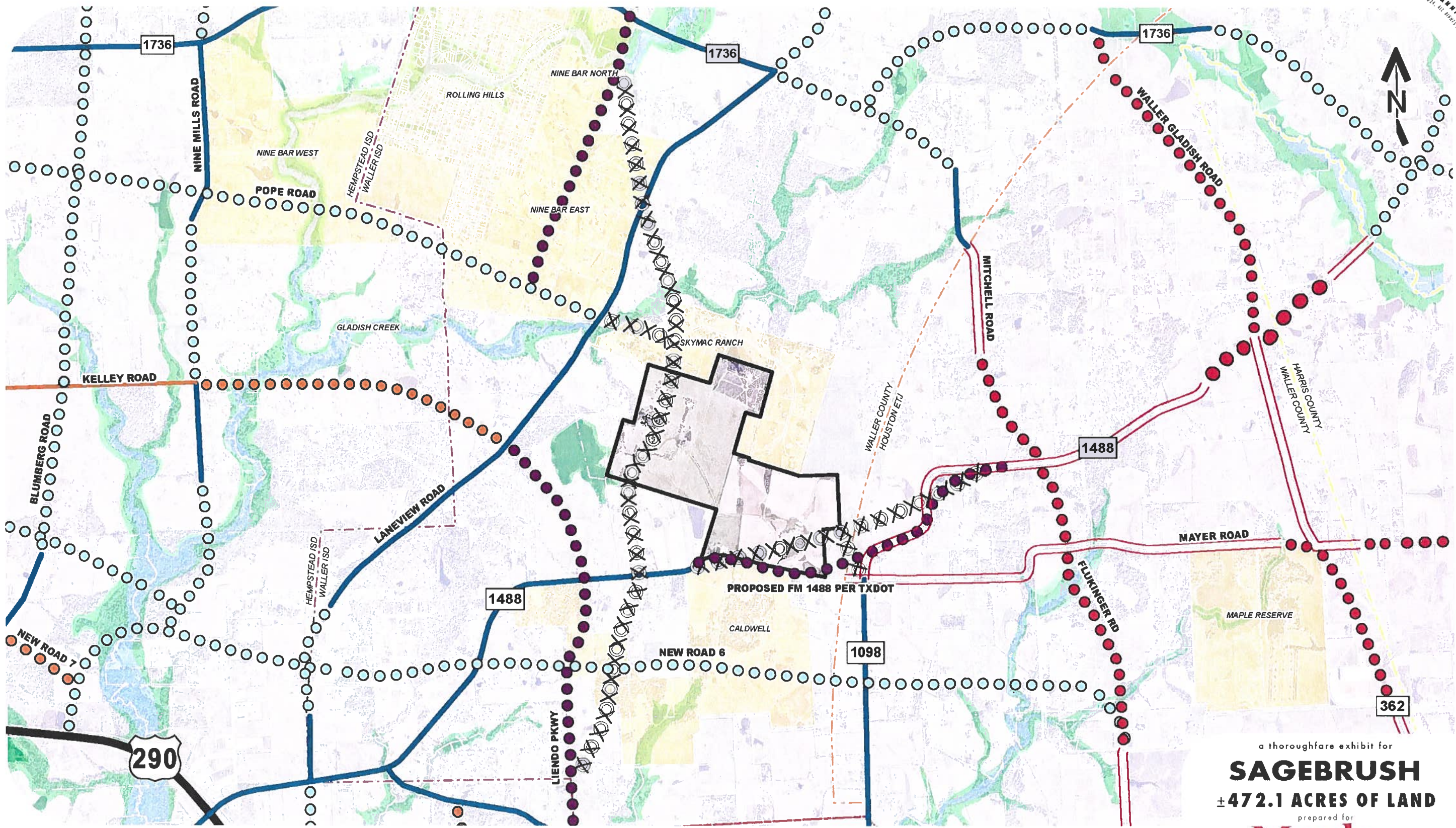
The proposed changes will maintain connectivity east and west of Laneview Road, minimize impacts to multiple existing neighborhoods, reduce the number of creek crossings (and thus the number of bridges that the County must maintain), remove proposed thoroughfares that are unlikely to ever be built, realign corridors to follow routes that are attainable, and create a more grid-like approach to regional transportation planning by eliminating parallel corridors in close proximity to one another and closing gaps in the thoroughfare network.

We appreciate your consideration of this request and welcome the opportunity to provide additional details or address any questions you may have.

Thank you for your time and attention to this matter.

Sincerely,

Ripley Woodard IV – Assistant Planner



a thoroughfare exhibit for
SAGEBRUSH
±472.1 ACRES OF LAND

prepared for
Maple
DEVELOPMENT GROUP



24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422



HOU-45002
OCTOBER 3, 2024

MTFP LEGEND

HOUSTON	WALLER COUNTY	DEVELOPER PROPOSED
Thoroughfare, Existing	Thoroughfare, Existing	Thoroughfare, Proposed Deletion
Thoroughfare, To be Widened	Thoroughfare, Proposed	Thoroughfare, Addition
Thoroughfare, Proposed	Collector, Existing	
	Collector, Proposed	

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