

**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 Park Development LLC, owner(s), are requesting to be allowed to amend The Major Thoroughfare Plan/Map as noted in the application for Maple Park, Property ID# 40208. The amendment will realign the future route of Royal Road from the center of the subject tract to its southern boundary and will keep Stalknecht Rd in its current configuration instead of introducing a new alignment that deviates from the existing paving. The proposed, unnamed future thoroughfare northwest of Royal Road will end in a T-intersection instead of extending further south through the adjacent properties.*

This amendment request, if approved, will affect the applicant's property as well as surrounding tracts to the east, south, and west.

PUBLIC HEARING: A public hearing will be held during the regular session of Commissioners' Court on April 17th at 9:00am 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 Park Development LLC	Name: Caitlin King
Mailing Address: 5847 San Felipe Street, Suite 4675	Mailing Address: 24285 Katy Freeway, Suite 525
City, State, Zip: Houston, Texas 77057	City, State, Zip: Katy, Texas, 77490
Email: russ@mapledevelopmentgroup.com	Email: cking@meta-pd.com
Phone: 832-804-9680	Phone: 281-810-7228

n/a	40208	±155.31
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.)

Please see justification letter.

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.

<u>Caitlin King</u>	<u>[Signature]</u>	11/7/2023
Printed Owner/Applicant Name	Signature Owner/Applicant	Date

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

081,000 ID # 1002927265 Q3



November 7, 2023

Commissioner Beckendorff
Waller County Commissioner, Precinct 4
32225 U.S. Highway 90 Business,
Brookshire, Texas 77423

Re: 2023 MTFP Amendment Request – Maple Park

Dear Commissioner Beckendorff,

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 Park Development, LLC.

The subject request relates to the proposed deletion and/or realignment of a Major Thoroughfare that bisects an approximately 155.3-acre tract of land that is held by common ownership, Maple Park Development, LLC.

The tract, known as Maple Park, is located in Waller County, Precinct 3, and is being annexed into the ETJ of the City of Pattison. The City of Houston's ETJ terminates just east of Maple Park, and the City of Brookshire's ETJ terminates to the south. Maple Park is located to the north of Stella Road, east of FM 352, and is bounded by Stalknecht Road to the east. Maple Park is a proposed residential development. As there are multiple jurisdictions (Waller County, the City of Brookshire, and the City of Houston), there are conflicting MTFPs in the vicinity of Maple Park, and the MTFPs are not necessarily aligned.

Per Waller County's Major Freeway and Thoroughfare Plan (MTFP), Royal Road, a major thoroughfare is proposed to bisect the tract. The City of Houston's MTFP also shows Royal Road, but the City of Houston's MTFP shows Royal Road farther to the south. The applicant and the property owner are proposing to amend Waller County's MTFP to reflect the alignment of Royal Road proposed by the City of Houston's MTFP. The City of Houston's proposed alignment of Royal Road will allow the property owner to develop the tract of land more efficiently, as this alignment proposes that Royal Road run along the southern boundary of Maple Park as opposed to splitting the tract through the middle. Additionally, the City of Houston's proposed alignment of Royal Road will allow Royal Road to be developed while avoiding the crossing of multiple pipeline easements. The Royal Road alignment proposed by Waller County would require the crossing of approximately 6 pipelines. The crossing of pipelines can be an expensive, timely, and difficult task to achieve, as the exact geometry of the pipeline crossings must be coordinated with all easement holders. Because of this, the City of Houston's proposed alignment of Royal Road, which runs along the southern boundary of Maple Park is the most feasible.

In addition to the realignment of Royal Road to match the alignment proposed by the City of Houston's MTFP, the applicant and property owner are also requesting to realign Stalknecht Road. Per the Waller County MTFP, Stalknecht Road is proposed to shift slightly west to connect to the FM 362 Spur to the north. However,



Stalknecht Road is already existing right-of-way that has previously been constructed. Realigning Stalknecht Road would require the abandonment of the existing right-of-way and the acquisition and construction of a new right-of-way. In addition to this, multiple property owners would be burdened by the realignment of Stalknecht Road. Because of this, it is being proposed that existing Stalknecht Road remain. A connection to the FM 362 Spur would still be achieved if the existing Stalknecht Road remained, as Stalknecht Road would intersect with Royal Road, which would then intersect with FM Spur 362 to the west, as show in the enclosed exhibit.

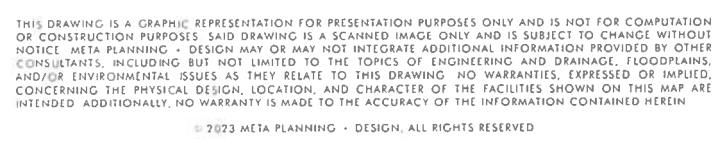
In summary, the applicant and property owner are requesting to amend the Waller County Major Throughfare and Freeway Plan to accommodate the proposed realignment of Royal Road to align with the City of Houston's Major Throughfare and Freeway Plan and to allow Stalknecht Road to remain in the current alignment. Both requests would maintain the connectivity of the region, as all original connections will be made- Stalknecht Road will intersect with Spur 362 to the west, and Stalknecht Road will intersect with Royal Road to the east.

Please let me know if you have any questions or if any additional information is required.

Sincerely,

Caitlin King

Caitlin King
Planner



MTA-45010
MAY 2, 2023

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