

Public Meeting Summary Report

**LP 494 Improvement Project
From North of Kingwood Dr.
to North of Sorters-McClellan Rd.
Montgomery and Harris Counties
CSJ: 0177-14-010**



Public Meeting

March 29, 2007
6:00 p.m. to 8:00 p.m.
Second Baptist Church – North Campus
22770 US 59 North
Kingwood, Texas 77339

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PUBLIC MEETING SUMMARY

PUBLICATIONS

EXHIBITS PRESENTED DURING PUBLIC MEETING

SIGN-IN SHEETS

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WRITTEN COMMENTS

LP 494 Improvement Project

Public Meeting Summary

- Meeting Date:** March 29, 2007
- Meeting Location:** Second Baptist Church – North Campus
22770 US 59 North
Kingwood, Texas 77339
- Meeting Purpose:** To inform the public and stakeholders of the proposed improvements and to obtain their comments and concerns
- Meeting Format:** 6:00 to 8:00 – Open house format for public viewing
- Mailed Notices:** Landowners– 51
Elected/Public Officials – 21
- Attendance:** Citizens – 21
Public Officials – 4
TxDOT Personnel – 8
KBR Personnel – 3
R.G. Miller & Associates, Inc. Personnel – 3
- Publications:** *Houston Chronicle* – 2/27/2007 and 3/19/2007
The Observer – Kingwood edition – 2/28/2007 and 3/21/2007
- Meeting Summary:** The public meeting allowed people to review, make comments and ask questions regarding the proposed improvements, alternatives, and project implementation time-line.

Tabulation of Public Comments

The following is a tabulation of the comments received as a result of the public meetings and from concerned parties during the comment period. The lists of issues and associated numbers of comments represent the majority of the written comments received during the public comment period for this project. Multiple comments regarding identical or closely-related issues have been paraphrased to outline the emphasized and more relevant issues from the written comments. Written comments have been outlined in more detail in the Written Comment Summary within this document. Written comments received during the public comment period for this project are included in the Written Comments section.

14 written comments

“I am primarily interested in this project from the standpoint of a:”

- Residential property owner or renter (1)
- Highway user (4)
- Business property owner or lessee (7)
- Not stated (2)

Comment Issues

- Want project improvements sooner (2)
- Need signal at Hamblen Road at LP 494 (3)
- No need for sidewalks (5)
- Median or turn lanes (3)
- Location of median openings
- Provide two right turn lanes from LP 494 to Kingwood Dr. (2)
- Provide protected left turn to northbound lanes from Administaff (2)
- Prevent traffic exiting US 59 at Hamblen Road from using Sorters-McClellan Road as a turn-around to go south on US 59
- Avoid scheduling construction during Winter holiday seasons
- Consider drainage options other than open ditches
- Extend west bound left turn lane on Kingwood Dr. at LP 494 to Royal Forest Dr.
- Paint proposed median curbs with reflector coating
- Provide highway lighting from Old US 59 bridge to Kingwood Dr.
- Pave raised medians instead of grass
- Need to provide 35 to 40 foot wide driveway openings at businesses (4)
- Like to keep LP 494 as a country road

Public Meeting Attendants

Texas Department of Transportation

Sarah Wyckoff

Rachel Snow

Fawzi Abou-Hossa

Tesfaye Mesfin

Joe Stanley

Jeanine Jackson

Henry Quiroga

Kellogg Brown & Root

Steven Gee

Chuck Presley

Jeffrey Wellman

R.G. Miller & Associates, Inc.

Ricardo Villagrand

Jesse Garcia

Amber Forest

PUBLICATIONS

NOTICE OF PUBLIC MEETING

LP 494 Proposed Widening Study Montgomery and Harris Counties

The Texas Department of Transportation (TxDOT), Houston District, will conduct a public meeting for the proposed widening of LP 494 from North of Kingwood Drive to North of Sorters-McClellan Road in Montgomery and Harris Counties. An open house meeting will be held on Thursday, March 29, 2007 from 6:00 pm to 8:00 pm in the Second Baptist Church – North Campus. The church is located at 22770 US 59 North, in Kingwood, Texas 77339. The meeting is intended to introduce the study purpose, process, and objectives, and to gather public input for the approximate 1.3-mile proposed roadway project.

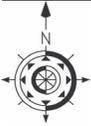
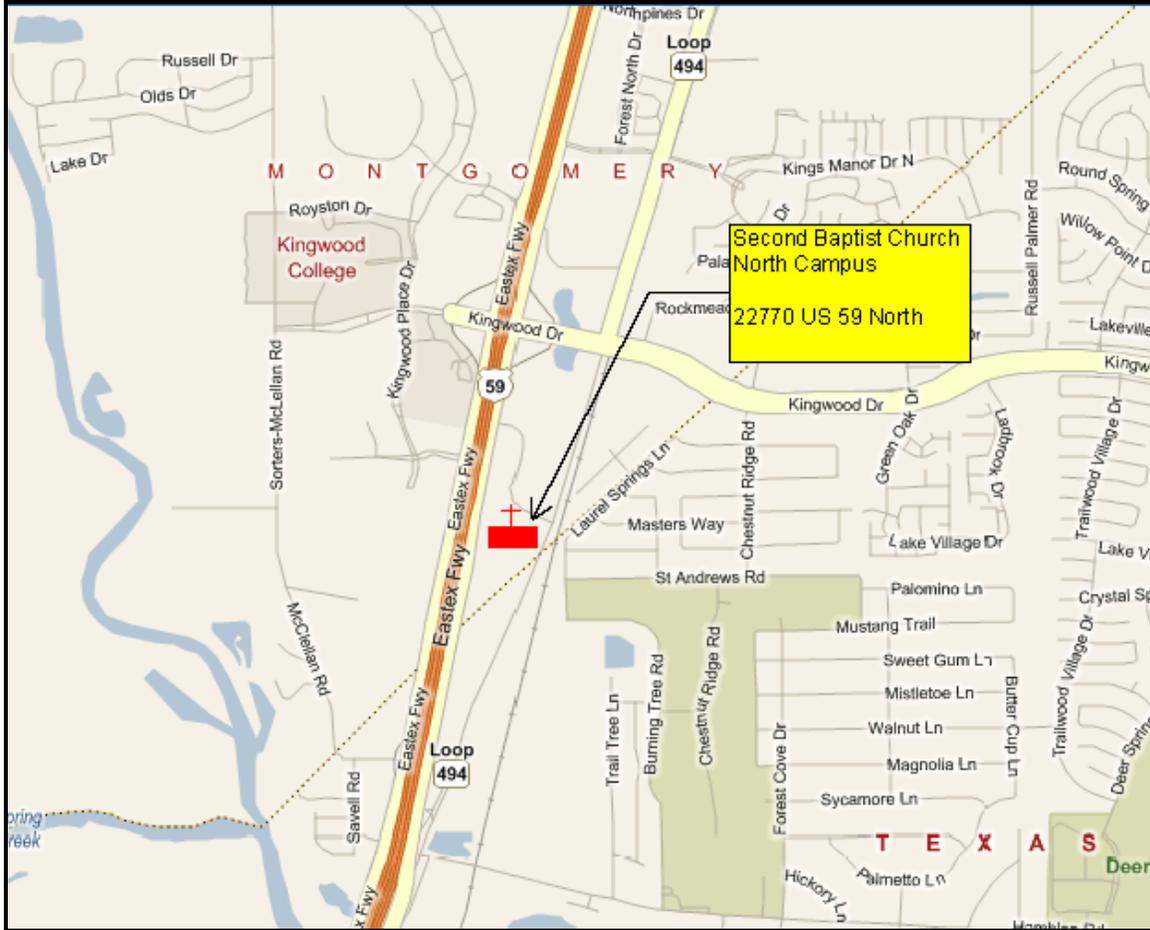
The project involves widening and improving the existing 1.3-mile facility from a two-lane roadway to an urban, four-lane divided highway. The proposed improvement would not require additional right of way.

Persons who have special communication, access, or accommodation needs should contact TxDOT's public affairs office at (713) 802-5072 at least two days prior to the meeting. The public meeting will be conducted in English. Requests for language interpreters should also be made at least two days in advance of the meeting. TxDOT will make all reasonable efforts to accommodate these needs.

All interested citizens are invited to attend. Written comments may be mailed to:

Director of Project Development
Texas Department of Transportation
P.O. Box 1386
Houston, Texas 77251-1386

at any time on or before April 9, 2007.



LOOP 494 WIDENING PROJECT

North of Kingwood Drive to North of Sorters-McClellan Road

PUBLIC MEETING

Time

**Thursday March 29, 2007
6:00 to 8:00 PM**

Location

**Second Baptist Church – North Campus
22770 US 59 North
Kingwood, Texas 77339**

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS:

COUNTY OF HARRIS:

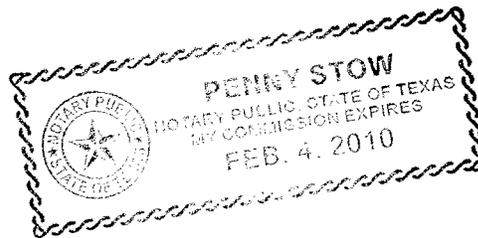
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on the day personally appeared: VICKI EUBANKS, who after being duly sworn, says that she is the ACCOUNTS RECEIVABLE LEAD at the HOUSTON CHRONICLE, a daily newspaper published in Harris County, Texas, and that the publication, of which the annexed herein, or attached to, is a true and correct copy, was published to-wit:

KBR INFRASTRUCTUE	21718067	45030020		
RAN A LEGAL NOTICE				
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product	date	class	page	
hc	Feb 27 2007	1245.0	W_tueall12	

Vicki Eubanks

VICKI EUBANKS
ACCOUNTS RECEIVABLE LEAD

Sworn and subscribed to before me, this the 5th Day of April A.D. 2007



Penny Stow

Notary Public in and for the State of Texas

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LP 494 Proposed Widening Study
Montgomery and Harris Counties**

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STATE OF TEXAS:

COUNTY OF HARRIS:

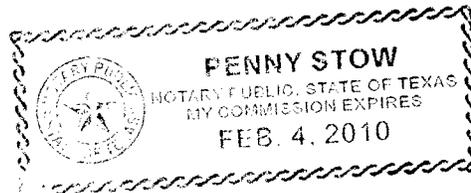
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on the day personally appeared: VICKI EUBANKS, who after being duly sworn, says that she is the ACCOUNTS RECEIVABLE LEAD at the HOUSTON CHRONICLE, a daily newspaper published in Harris County, Texas, and that the publication, of which the annexed herein, or attached to, is a true and correct copy, was published to-wit:

KBR INFRASTRUCTUE 21722709 45030020
RAN A LEGAL NOTICE
SIZE BEING: 2 X 3.0 I (6.0I) class
MARCH 19, 2007 1245

Vicki Eubanks

VICKI EUBANKS
ACCOUNTS RECEIVABLE LEAD

Sworn and subscribed to before me, this the 19th Day of March A.D. 2007



Penny Stow

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HOUSTON COMMUNITY NEWSPAPERS

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February 28, 2007 & March 21, 2007

THIS IS NOT A BILL



**HOUSTON
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NEWSPAPERS**

AFFIDAVIT OF PUBLICATION

**STATE OF TEXAS
COUNTY OF HARRIS**

Personally appeared before the undersigned, a Notary Public within and for said County and State. Angela Holman, Representative for Clayton Harris, Publisher of the Humble/Kingwood Observer, a newspaper of general circulation in the County of Harris, State of Texas. Who being duly sworn, states under oath that the report of Legal Notices, a true copy of which is hereto annexed was published in said newspapers in its issue(s) of the

28 day of February, 2007

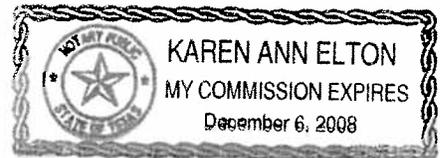
and the 21 day of March, 2007

Angela Holman
Publisher's Representative

Sworn to and subscribed before me this 21 day of March, 2007.

Karen Ann Elton
Notary Public

My commission expires on Dec 6, 2008



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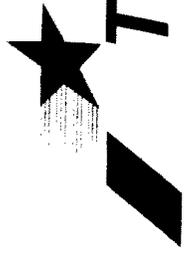
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EXHIBITS PRESENTED DURING PUBLIC MEETING



Texas Department of Transportation

PUBLIC MEETING

Loop 494 Widening Project

**From North of Kingwood Drive to
North of Sorters-McClellan Road
Montgomery & Harris Counties**

**Thursday, March 29, 2007
6:00 pm to 8:00 pm
Second Baptist Church – North Campus**

Project Need

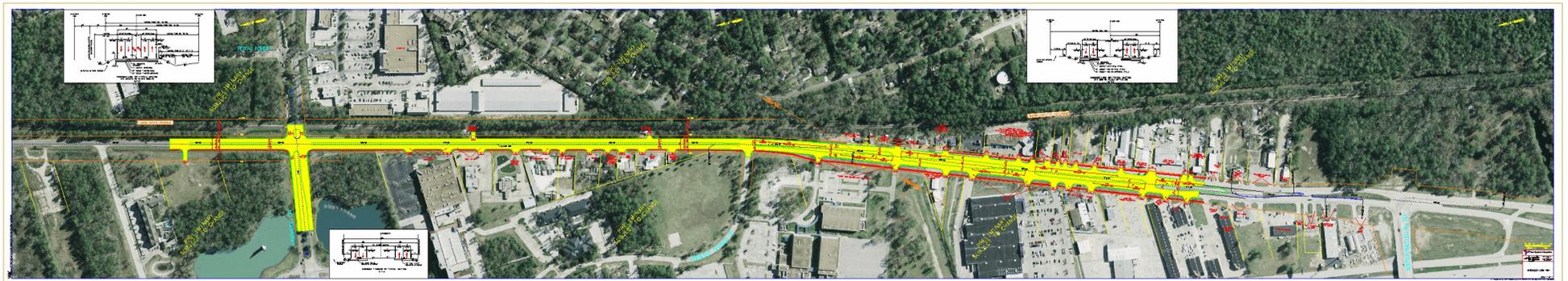
- **Accommodate future traffic demand**
- **Improve roadway conditions and public safety**
- **Facilitate local mobility**
- **Facilitate left and right turning movements**

Project Purpose

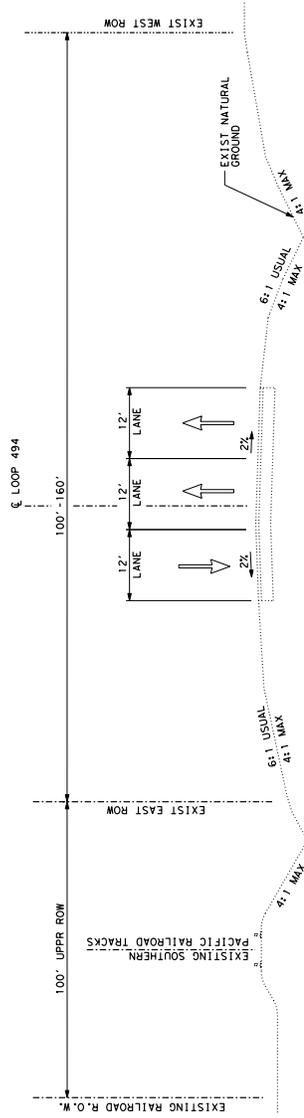
- **Widening the existing two-lane, undivided facility to a four-lane divided facility**
- **Utilize existing right-of-way**
- **Provide separate, center turning lanes**
- **Maintain uninterrupted flow of travel lanes**

Project Timeline

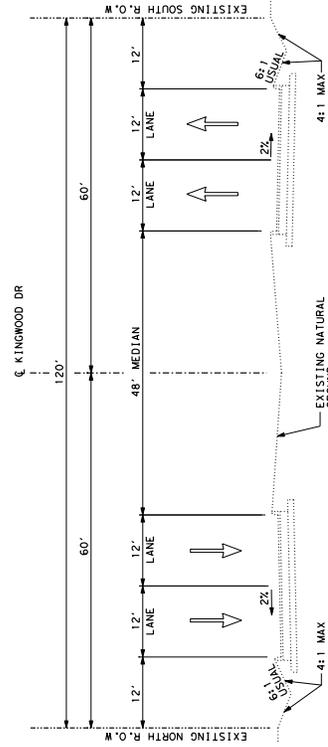
MILESTONE	DATE
Construction Start	Fall 2009
Anticipated Construction Duration	18 Months



Loop 494 Schematic
Shown at the Public Meeting

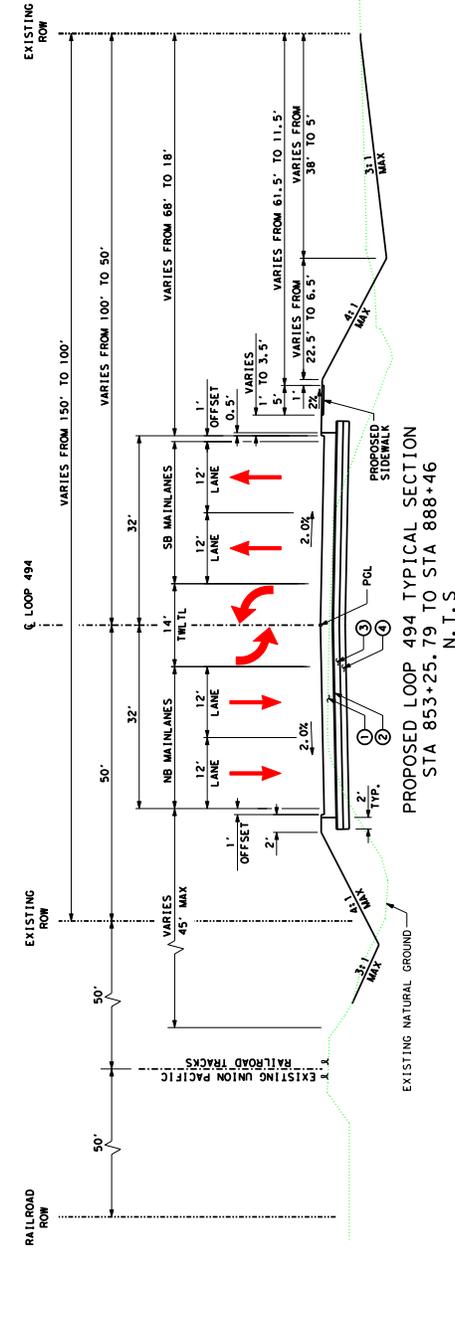
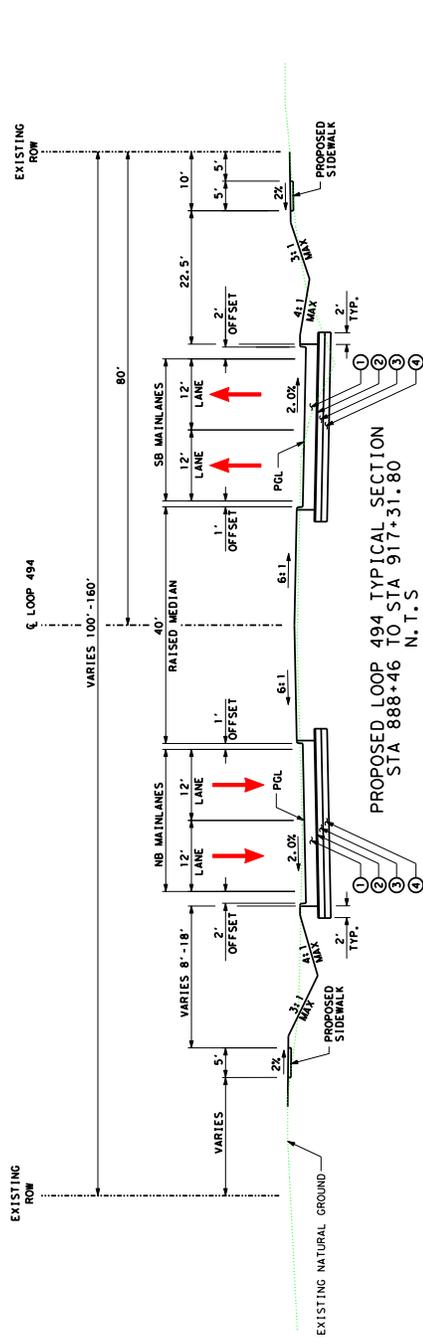
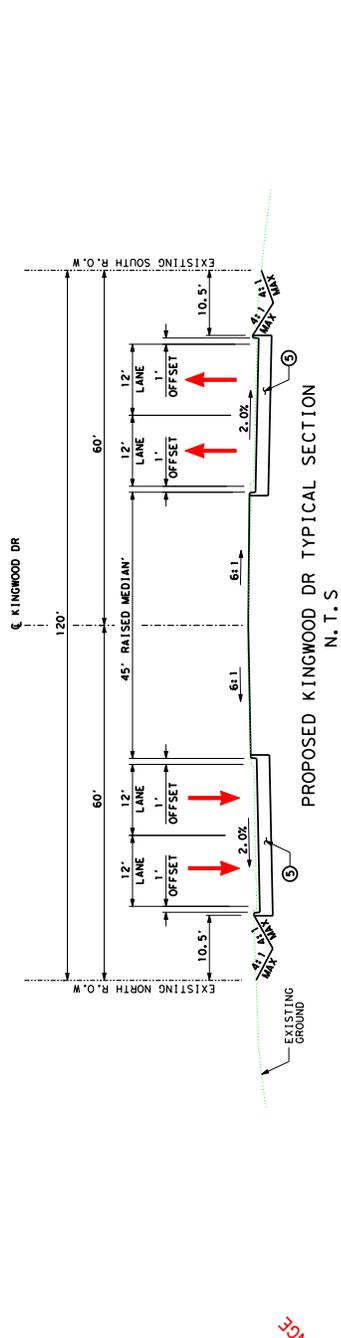


EXISTING LOOP 494 TYPICAL SECTION
N. T. S



EXISTING KINGWOOD DR TYPICAL SECTION
N. T. S

- LEGEND**
- ① CONCRETE PMWT (CONT-REINF-CRCP) (12")
 - ② 1" ASPHALT STAB BASE (GR 4) (P058)
 - ③ 6" CEMENT TREATED BASE
 - ④ 6" CEMENT TREATED SUBGRADE
 - ⑤ 15" CONC FAST TRACK



PRELIMINARY
SUBJECT TO CHANGE

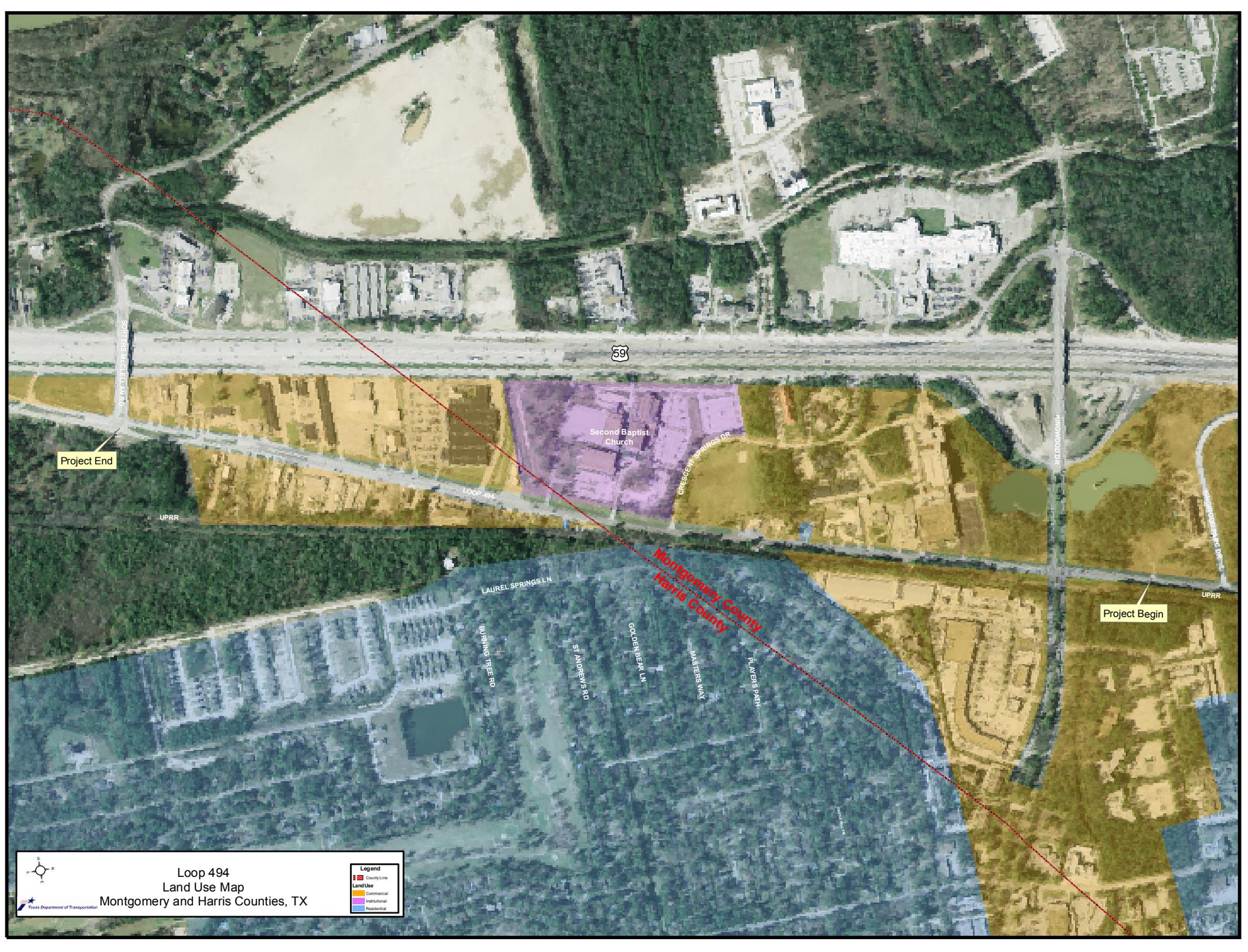
PRELIMINARY
SUBJECT TO CHANGE

Texas Department of Transportation

JAE Engineers

10111 JACOBSON
HOUSTON, TEXAS 77036
(713) 461-1600

LOOP 494
PROPOSED
TYPICAL SECTION



59

Project End

Project Begin

Montgomery County
Harris County



Texas Department of Transportation

Loop 494 Land Use Map Montgomery and Harris Counties, TX

Legend	
	County Line
	Commercial
	Institutional
	Residential

UPRR

LOOP 494

LAUREL SPRINGS LN

BURNING TREE RD

ST. ANDREW'S RD

GOLDEN BEAR LN

MASTERS WAY

PLAYERS PATH

CRESCENT SPRINGS DR

JANWOOD DR

UPRR

UPRR

JANWOOD DR

JANWOOD DR

JANWOOD DR

JANWOOD DR

JANWOOD DR

SIGN-IN SHEETS



Texas Department of Transportation

Second Baptist Church - North Campus
Loop 494 Widening Project
From N. of Kingwood Dr. to N. of Sorters-McClellan Road
Montgomery and Harris Counties, Texas
Thursday, March 29, 2007

SIGN-IN SHEET
ELECTED OFFICIALS

NAME (Please Print Legibly)	ADDRESS, CITY, STATE, ZIPCODE	PHONE
T. REBAGAY	City of Houston 611 WALKER 5th FL	713-837-7264
Melvior C. Franco of Congressman Ted Poe's office	20202 U.S. Hwy 59 N Humble, TX 77338	281-946-0242
GWENDOLYN CONDOLED	MAYOR WHITES OFFICE (CITIZEN ASSISTANT) 3915 RUSTIC WOODS KINGWOOD, TX 77339	281-361-9550
Philip Iux	St. Rep Joe Crabbe 1110 Kinswood Dr #200 77339	



Texas Department of Transportation

PUBLIC MEETING
Second Baptist Church - North Campus
Loop 494 Widening Project
From N. of Kingwood Dr. to N. of Sorters-McClellan Road
Montgomery and Harris Counties, Texas
Thursday, March 29, 2007

SIGN-IN SHEET
LOCAL CITIZENS & RESIDENTS

NAME (Please Print Legibly)	ADDRESS, CITY, STATE, ZIPCODE	PHONE
Randall Boshnick	22532 Loop 494 HW 77339	281-358-9809
Samir Alesim	22844 Loop 494 HW. 77339	281-359-5600
Corinna Robertson	22616 Loop 494 HW 77339	281 359-5881
Danny Scurran	22500 -	3593598
Ross Hays	22845 Loop 494	358-619E
Dee Price	PO Box 6299, Kingwood, TX 77325	713-302-9480
JEFF WILKINS	29803 LOOP 494 KINGWOOD 77339	281 358 1990
Rickard McCracken	5414 EVERGREEN CANTON KINGWOOD 77339	281-358-7684
Don Hewell	29805 Loop 494	281-358-4743
Sheron Hewell	"	"

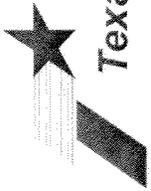


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SIGN-IN SHEET
LOCAL CITIZENS & RESIDENTS

NAME (Please Print Legibly)	ADDRESS, CITY, STATE, ZIPCODE	PHONE
RAG ANDERSON	2819 GOLDEN LEAF KW 77339	281-359-3744
TERRA MILLER	3611 Deambach R. kw 77339	
CHARLIE DUGGER	3426 EVERGREEN SLD 77339	
Lois Bean	2920 Chestnut Ridge, Kingwood TX 77339	281-359-9598
PATTY KUPERTZ	22210 Loop 494 Kingwood, Tx. 77339	281-382-8446
Cheryl Dvorak	19001 Crescent Springs Kingwood 77339	281-312-3033
Melecio C. Franco	20202 U.S. Hwy 59 N Suite 105 Humble, TX 77338	281-446-0242
Jack Keith	22515 Loop 494 77339	281-793-7931
DAVID BEASLEY	22422 Loop 494 77339	281-358-9137
D.W. Spruill	2903 Hidden Glen 77339	281-360-7869



Texas Department of Transportation

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Montgomery and Harris Counties, Texas
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SIGN-IN SHEET
LOCAL CITIZENS & RESIDENTS

NAME (Please Print Legibly)	ADDRESS, CITY, STATE, ZIPCODE	PHONE
Andy Dill	21575 Hwy 59 N, Ste 100 New Caney, TX 77357	281-354-0057

PHOTOGRAPHS

LEGEND



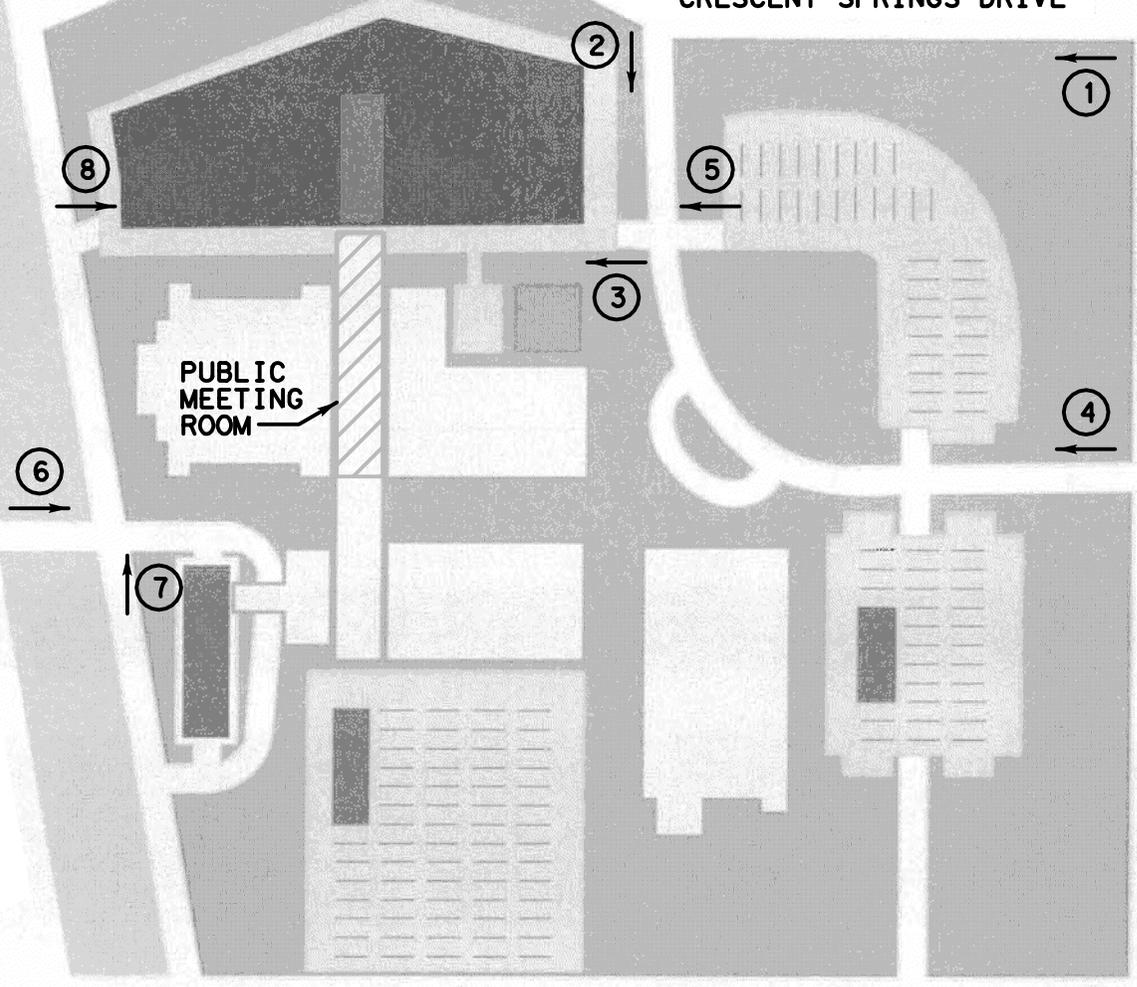
SIGN LOCATIONS

HWY 59 N FEEDER

CRESCENT SPRINGS DRIVE

LOOP 494

PUBLIC MEETING ROOM



LP 494 PUBLIC MEETING SITE MAP



Sign Location 1



Sign Location 2



Sign Location 3



Sign Location 4



Sign Location 5



Sign Location 6



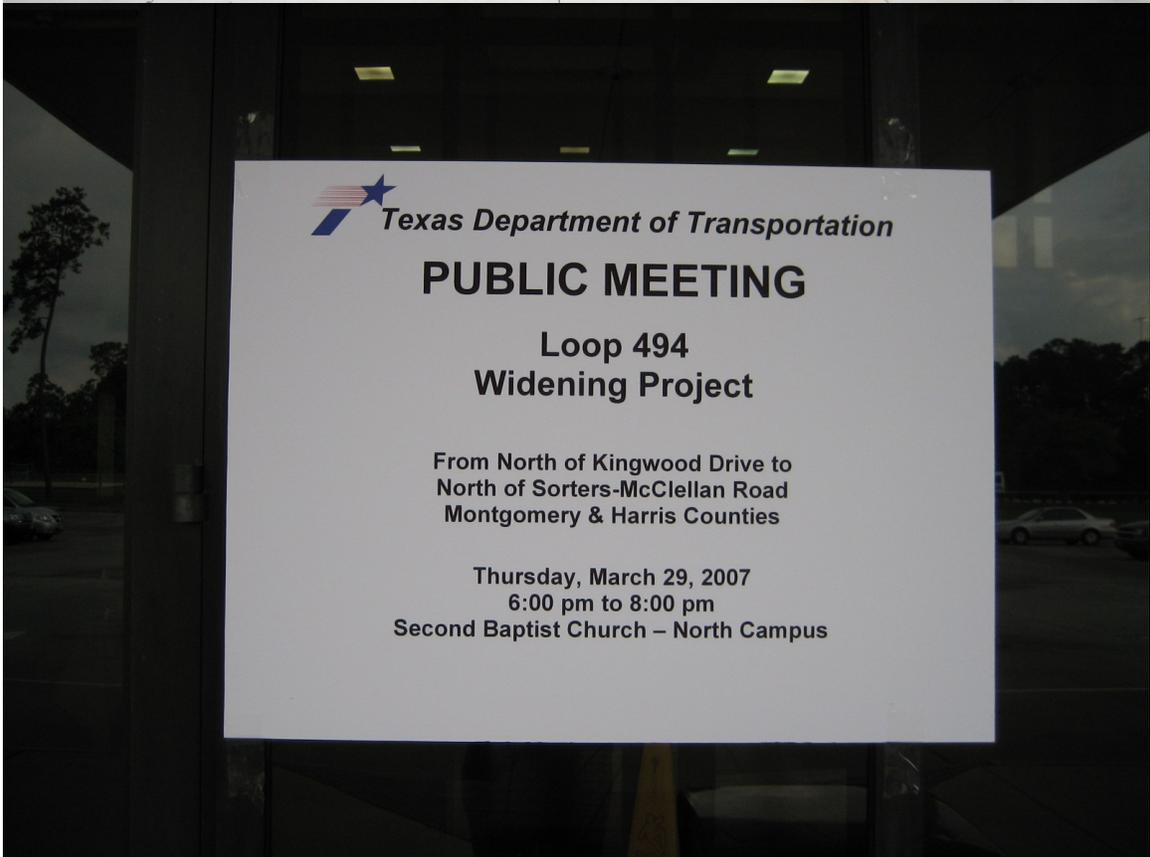
Sign Location 6



Sign Location 7



Sign Location 8







Project Purpose

- Widening the existing two-lane, undivided facility to a four-lane divided facility
- Utilize existing right-of-way
- Provide separate, center turning lanes
- Maintain uninterrupted flow of travel lanes

Project Timeline

MILESTONE	DATE
Construction Start	Fall 2009
Anticipated Construction Duration	18 Months







WRITTEN COMMENTS

LP 494 Improvement Project Public Meeting
14 written comments received from meeting attendees or concerned parties
Written Comment Summary

The list of issues and associated numbers of comments below represents the majority of the written comments received. Most comments have been paraphrased for this summary. Multiple comments regarding identical or closely-related issues have been combined and the number of comments received regarding each issue follows in parenthesis. Comment forms received during the public comment period for this project are included in this section behind the summary.

“I am primarily interested in this project from the standpoint of a:”

- Residential property owner or renter (1)
- Highway user (4)
- Business property owner or lessee (7)
- Not stated (2)

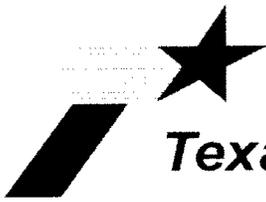
Comment Issues

- Want project improvements sooner (2)
- Need signal at Hamblen Road at LP 494 (3)
- No need for sidewalks (5)
- Median or turn lanes (3)
- Location of median openings
- Provide two right turn lanes from LP 494 to Kingwood Dr. (2)
- Provide protected left turn to northbound lanes from Administaff (2)
- Prevent traffic exiting US 59 at Hamblen Road from using Sorters-McClellan Road as a turn-around to go south on US 59
- Avoid scheduling construction during Winter holiday seasons
- Consider drainage options other than open ditches
- Extend west bound left turn lane on Kingwood Dr. at LP 494 to Royal Forest Dr.
- Paint proposed median curbs with reflector coating
- Provide highway lighting from Old US 59 bridge to Kingwood Dr.
- Pave raised medians instead of grass
- Need to provide 35 to 40 foot wide driveway openings at businesses (4)
- Like to keep LP 494 as a country road



Loop 494 Public Meeting Comment Summary

- TxDOT Humble Area Office and other residents asked about the addition of an exclusive right turn lane from Northbound Loop 494 to Eastbound Kingwood Drive.
- Molly's Pub requested that their existing second driveway remain open due to the need for in and out driveways for delivery 18 wheelers.
- Administaff requested their two driveways both be 45' instead of one 35' and one 45'.
- Llewellyn Corp. of America mentioned an outfall pipe from the detention pond at approximate station 873+11.
- Bill's Café requested an increase in the width of both driveways from 35' to 45' due to large truck use.
- Flag's Real Estate requested a 45' driveway due to lack of maneuverability with restricted ROW.
- Flagship Car Wash requested their existing third driveway be kept open.
- Busy Bee Interiors requested one driveway be moved to the south property line and the other shifted north. They are willing to share the south driveway with the adjacent property. If an agreement is not reached, Busy Bee Interiors needs a single driveway for Budget Trucks along the property line.
- Beasley Tire requested the median opening be enlarged. Currently delivery trucks are unable to make u-turns in the existing median opening.
- Several business owners did not want the proposed sidewalk in the area.
- Various complaints were received about the median openings
- Various complaints/comments were received about driveway widths and turning radius.
- Some business owners requested the sidewalks be extended to Sorters-McClellan Road.



Texas Department of Transportation

PUBLIC MEETING COMMENT FORM

**Loop 494 Widening Project
From N. of Kingwood Dr. to N. of Sorters-McClellan Rd.
March 29, 2007
Second Baptist Church – North Campus**

Name: Laura Ivy Telephone: 201 361 6592
Address: 3606 Mill Bridge Way City: Kingwood State: TX Zipcode: 77345

Please check the appropriate items below:

I am primarily interested in the project from the standpoint of a:

- Residential property owner or renter
- Business property owner or lessee
- Highway user
- Other (Please explain) _____

Do you think there is a need for the project? Yes No

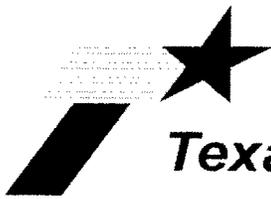
COMMENT:

Please consider keeping the right turn
lane turning into Kingwood from 494.
This lane is highly used during normal
rush hour and after church on Sunday.

Please make additional comments on back.

These comment forms can be turned in tonight or mailed before April 8, 2007 to:

**Director of Project Development
Texas Department of Transportation
P.O. Box 1386
Houston, Texas 77251-1386**



Texas Department of Transportation

PUBLIC MEETING COMMENT FORM

**Loop 494 Widening Project
From N. of Kingwood Dr. to N. of Sorters-McClellan Rd.
March 29, 2007
Second Baptist Church – North Campus**

Name: Bills Caffee / Willes Welding Telephone: 281-642 6520

Address: 29901 Loop 494 City: Kingwood State: TX Zipcode: 77329

Please check the appropriate items below:

I am primarily interested in the project from the standpoint of a:

- Residential property owner or renter
- Business property owner or lessee
- Highway user
- Other (Please explain) _____

Do you think there is a need for the project? Yes No

COMMENT:

NEED TO WIDEN 35 TO 45 FOOT ENTRANCE
& EXIT TO PROPERTY FOR DELIVERY TRUCKS!

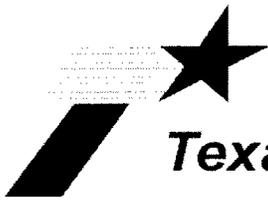
DO NOT NEED SIDEWALKS DOWN 494 THAT'S
A WASTE OF MONEY AND NO ONE WOULD WALK
DOWN 494 (IN THE RE RIGHT MIND) UNLESS THEY WERE
HIGH MICKERS OR HOMELESS. A NIGHT WE DON'T
NEED THAT LEAVING US TO GET BURGLARIZED!

ROE HUBER
(BILLS CAFFEE)

Please make additional comments on back.

These comment forms can be turned in tonight or mailed before April 8, 2007 to:

**Director of Project Development
Texas Department of Transportation
P.O. Box 1386
Houston, Texas 77251-1386**



Texas Department of Transportation

PUBLIC MEETING COMMENT FORM

**Loop 494 Widening Project
From N. of Kingwood Dr. to N. of Sorters-McClellan Rd.
March 29, 2007**

Second Baptist Church - North Campus

Name: Cheryl Dvorak ^{for Admin Staff.} Telephone: 281-312-3033

Address: 19001 Crescent Springs City: Kingwood State: TX Zipcode: 77339

Please check the appropriate items below:

I am primarily interested in the project from the standpoint of a:

- Residential property owner or renter
- Business property owner or lessee
- Highway user
- Other (Please explain) _____

Do you think there is a need for the project? Yes No

COMMENT:

① Major concerns for ^{most of our} 700 employees to exit onto 494 to go into Kingwood at 5pm.

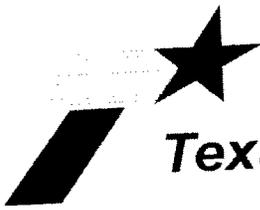
② Need traffic signal.

③ Need 2 45' driveways.
34' drive needs 3 lanes.
1-ingress
2-exit 1-left + 1-right turns.

Please make additional comments on back.

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**Director of Project Development
Texas Department of Transportation
P.O. Box 1386
Houston, Texas 77251-1386**



Texas Department of Transportation

PUBLIC MEETING COMMENT FORM

**Loop 494 Widening Project
From N. of Kingwood Dr. to N. of Sorters-McClellan Rd.
March 29, 2007**

Second Baptist Church – North Campus

Name: Randall Koshnick Telephone: 281-358-9809
Address: 22532 Loop 494 City: Kingwood State: TX Zipcode: 77339

Please check the appropriate items below:

I am primarily interested in the project from the standpoint of a:

- Residential property owner or renter
- Highway user
- Business property owner or lessee
- Other (Please explain) _____

Do you think there is a need for the project? Yes No

COMMENT:

South Driveway Need to be 45' Starting at
South Property line or 10' to The North

North Driveway Need to be 45' preferred or 35' starting
200' mark North of South property to access 100' North
property exit

Please make additional comments on back.

These comment forms can be turned in tonight or mailed before April 8, 2007 to:

**Director of Project Development
Texas Department of Transportation
P.O. Box 1386
Houston, Texas 77251-1386**



Texas Department of Transportation

PUBLIC MEETING COMMENT FORM

**Loop 494 Widening Project
From N. of Kingwood Dr. to N. of Sorters-McClellan Rd.
March 29, 2007
Second Baptist Church – North Campus**

Name: JEFF WILKINS / MOLLY'S PUB Telephone: 281 3581990
Address: 29803 LOOP 494 City: KINGWOOD State: TX Zipcode: 77339

Please check the appropriate items below:

I am primarily interested in the project from the standpoint of a:

- Residential property owner or renter
- Business property owner or lessee
- Highway user
- Other (Please explain) _____

Do you think there is a need for the project? Yes No

COMMENT:

PROPOSAL IS TO CLOSE ONE DRIVEWAY AND WIDEN THE OTHER.
DURING BUSY TIMES THIS WOULD RESTRICT ACCESS TO DELIVERY
VEHICLES, MAJORITY OF DELIVERY VEHICLES ARE 18 WHEELERS. NEED
BOTH ENTRANCES TO ENTER/EXIT.

ELIMINATING SIDEWALK WOULD SAVE ON COST OF CONSTRUCTION. MOST
BUSINESSES ALONG THE LOOP ARE NOT WALKED BETWEEN.

Please make additional comments on back.

These comment forms can be turned in tonight or mailed before April 8, 2007 to:
**Director of Project Development
Texas Department of Transportation
P.O. Box 1386
Houston, Texas 77251-1386**



Texas Department of Transportation

PUBLIC MEETING COMMENT FORM

**Loop 494 Widening Project
From N. of Kingwood Dr. to N. of Sorters-McClellan Rd.
March 29, 2007
Second Baptist Church – North Campus**

Name: Matt Smith Telephone: 713 460-6194 (wk)

Address: Krigo Manor City: Kingwood State: TX Zipcode: 77339

Please check the appropriate items below:

I am primarily interested in the project from the standpoint of a:

- Residential property owner or renter
- Highway user
- Business property owner or lessee
- Other (Please explain) _____

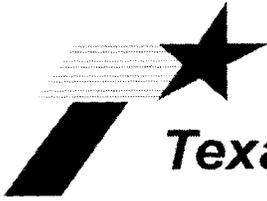
Do you think there is a need for the project? Yes No

COMMENT:

I like the feeling of a "country road"
as there are not many left in the city,

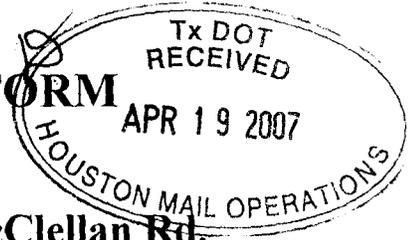
Please make additional comments on back.

These comment forms can be turned in tonight or mailed before April 8, 2007 to:
Director of Project Development
Texas Department of Transportation
P.O. Box 1386
Houston, Texas 77251-1386



Texas Department of Transportation

PUBLIC MEETING COMMENT FORM



**Loop 494 Widening Project
From N. of Kingwood Dr. to N. of Sorters-McClellan Rd.
March 29, 2007**

Second Baptist Church – North Campus

Name: Paula McCrany Telephone: 281-358-3446
Address: 1402 Brooktrail City: Kingwood State: Tx Zipcode: 77339

Please check the appropriate items below:

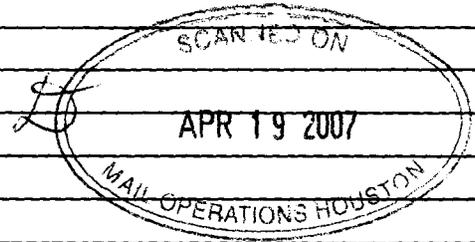
I am primarily interested in the project from the standpoint of a:

- Residential property owner or renter
- Business property owner or lessee
- Highway user
- Other (Please explain) _____

Do you think there is a need for the project? Yes No

COMMENT:

Can't you do it sooner please?
Also we need a light @ the corner of
494 & Sambley Rd. There are numerous
wrecks there with people trying to cross 494



Please make additional comments on back.

These comment forms can be turned in tonight or mailed before April 8, 2007 to:

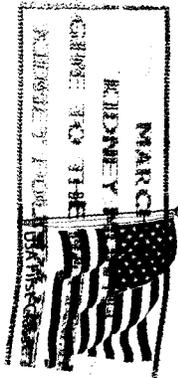
**Director of Project Development
Texas Department of Transportation
P.O. Box 1386
Houston, Texas 77251-1386**

JPD

Mrs. Paula McCreary
1402 Broadtrail Dr.
Kingwood, Tx. 77339



N HOUSTON TX 773
19 APR 2007 PM 2 L



Director of Project Development
Texas Dept. of Transportation
PO Box 1386



Houston, Texas 77001

Texas Department of Transportation



PUBLIC MEETING COMMENT FORM

**Loop 494 Widening Project
From N. Kingwood Dr. to N. of Sorters-McClellan Rd.
March 29, 2007
Second Baptist Church – North Campus**

**Name: Flagship 494 Carwash Phone: 281-793-7931
Jack D. Keith**

Address: 22515 Loop 494 City: Kingwood, Texas 77339

I am primarily interested in the project from the standpoint of a:

Business Owner

Do you think there is a need for the project? No

COMMENTS:

The first issue pertains to the proposed sidewalks. The foot traffic on Loop 494 is virtually non-existent. I do not believe sidewalks will increase the foot traffic as there is no foot traffic route in the area to cannibalize even if Loop 494 were made more attractive to pedestrians.

I believe the proposed median will have a negative effect on traffic and safety. With the current turn lane, traffic is able to distribute itself over a wide area for turns. The existing turn lane also allows cars to blend into the flow of traffic as they enter Loop 494. With the median, the increased number of cars making a U-turn to achieve their desired direction will have to go from a dead stop to 50 MPH to blend into the flow of traffic. During peak times this will cause the median turn lanes to backup and block the main lanes of Loop 494.



Handwritten initials: JD

In the event that the project moves forward as planned, I have to ask for a variance to the number of ingress and egress points on my property. There are two businesses on my property. A car wash which opened in 1987 and a quick lube center which opened in 1994. Enclosed is a plat of my property with traffic flow indicated.

Number (1) is the carwash entrance and is used for ingress only. The traffic flows to the covered island which consists of four lanes.

Number (2) is the exit for the carwash and is used for egress only. This is a staging area for drying the cars as they exit the wash tunnel. On a busy day, this area will consistently have 3 cars across and 3-4 rows deep. This allows a first in/first out scenario and a constant flow of egress only. With the high volume of cars, flow control is essential.

Number (3) is the entrance and exit for the quick lube center. The lube center performs lubes, state inspections and other light mechanical repairs.

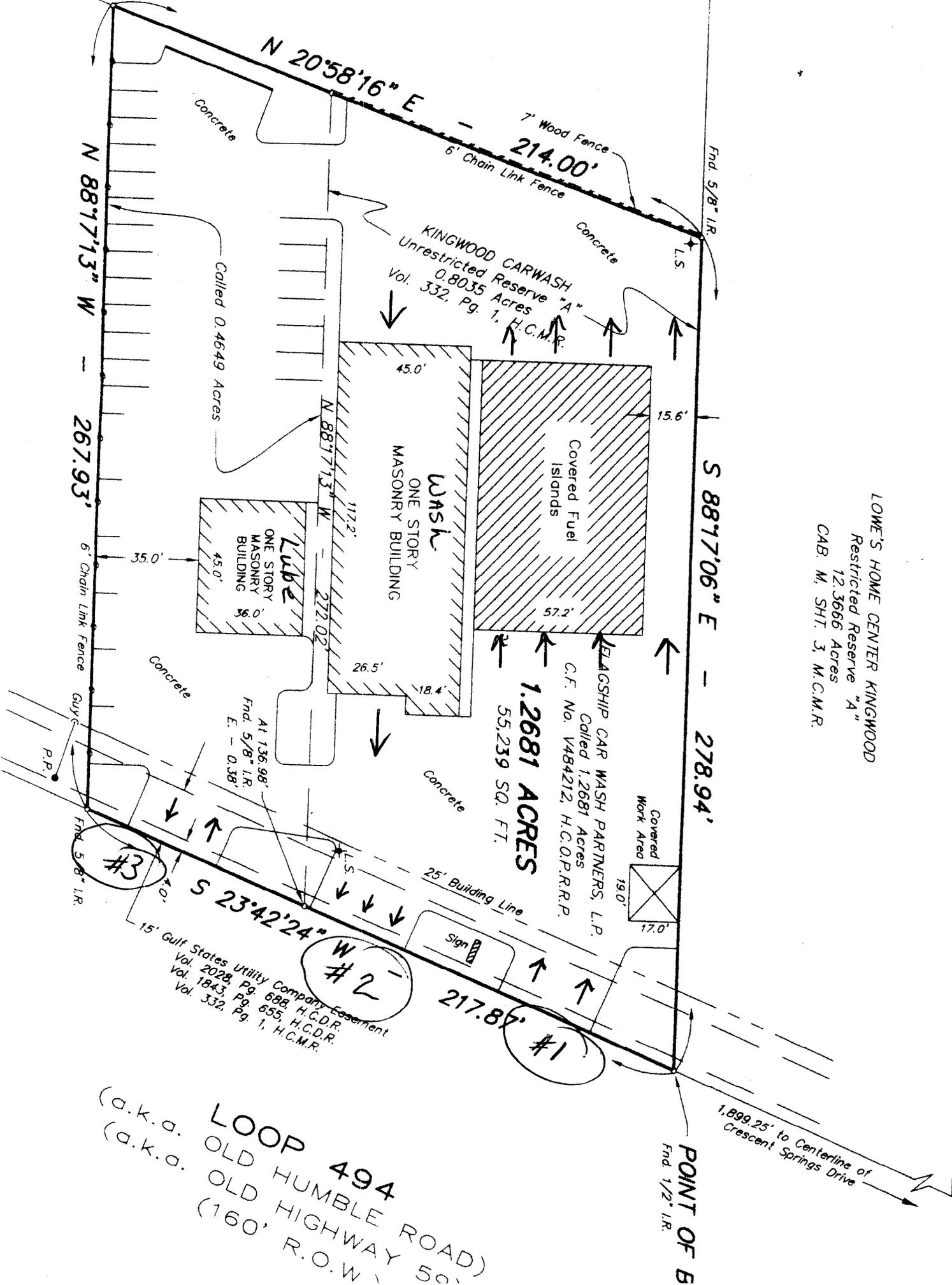
In summary, not allowing the lube center to have its own ingress and egress point will cause unbearable congestion and safety issues on my property. This will be a tremendous hardship to my business. I hope I have presented a clear picture of the situation. If not, please allow me to have a detailed discussion with you on site to better explain the situation. This issue is critical to my business needs.

**Regards,
Jack D. Keith**



**These comment forms can be mailed before April 8, 2007 to:
Director of Project Development
Texas Department of Transportation
P.O. Box 1386
Houston, Texas 77251-1386**

LOWE'S HOME CENTER KINGWOOD
 Restricted Reserve "A"
 12.3666 Acres
 CAB. M. SHT. 3, M.C.M.R.



LOOP 494
 (a.k.a. OLD HUMBLE ROAD)
 (a.k.a. OLD HIGHWAY 50)
 (160' R.O.W.)

15' Gulf States Utility Company Easement
 Vol. 2028, Pg. 688, H.C.D.R.
 Vol. 1843, Pg. 655, H.C.D.R.
 Vol. 332, Pg. 1, H.C.M.R.

SHIP CAR WASH PARTNERS, L.P.
 Called 1.2681 Acres
 C.F. No. V484212, H.C.O.P.R.R.P.

At 136.98'
 Fnd. 5/8" I.R.
 E. - 0.38'

KINGWOOD CARWASH
 Unrestricted Reserve "A"
 0.8035 Acres
 Vol. 332, Pg. 1, H.C.M.R.

ONE STORY MASONRY BUILDING
 Lube

ONE STORY MASONRY BUILDING
 WASH

Covered Fuel Islands

Covered Work Area
 19.0' x 17.0'

POINT OF B
 Fnd. 1/2" I.R.

1,899.25' to Centerline of Crescent Springs Drive



APR 2 2007



APR 2 2007



APR 5 2007

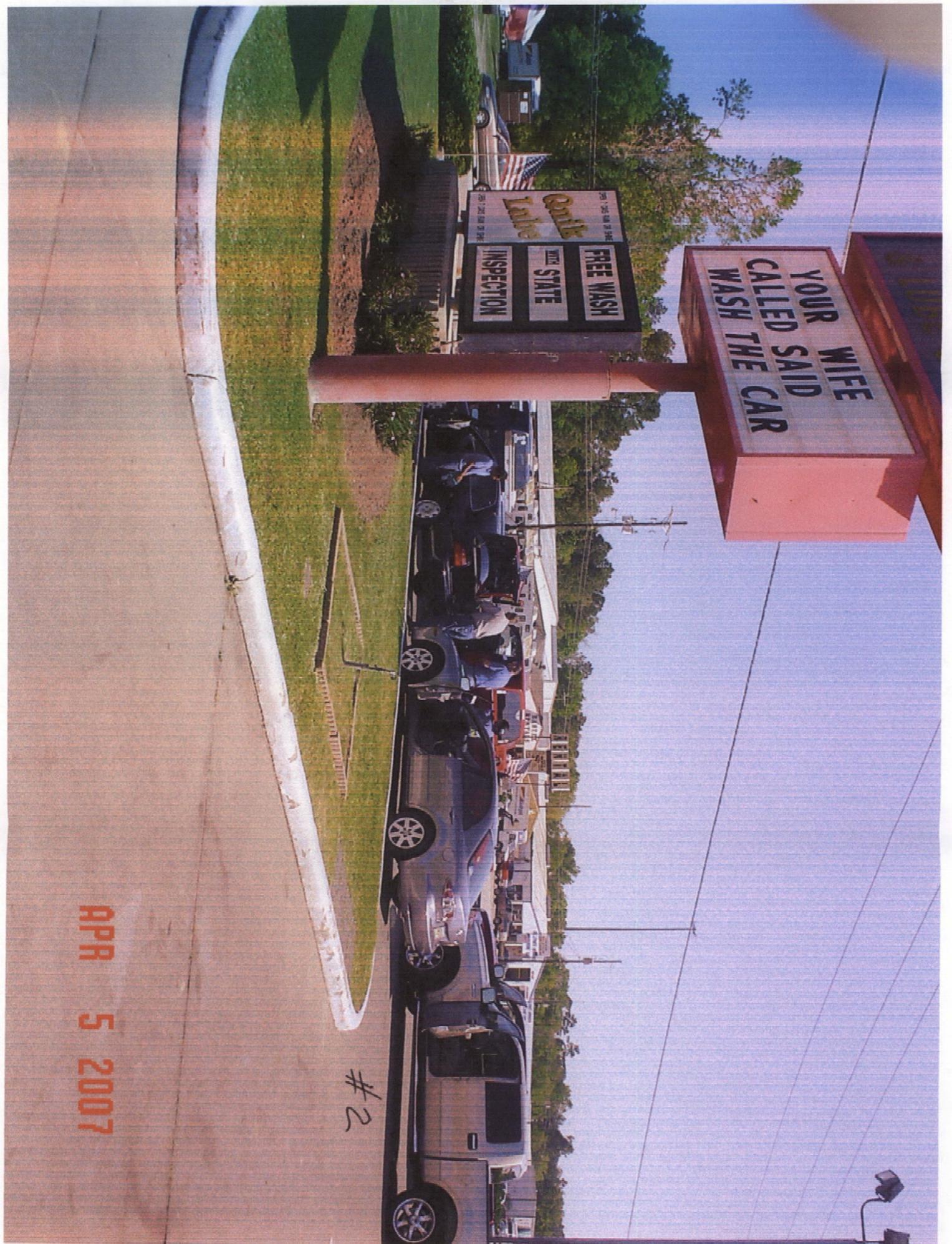
YOUR WIFE
CALLED SAID
WASH THE CAR

FREE WASH
WITH STATE
INSPECTION

Carly
Takes

#2

APR 5 2007





FLAGSHIP
CAR
WASH
& LUBE CENTER

YOUR MILE
CALLED SAID
WASH THE CAR

Quick
Lube

FREE WASH
STATE
INSPECTION

#3

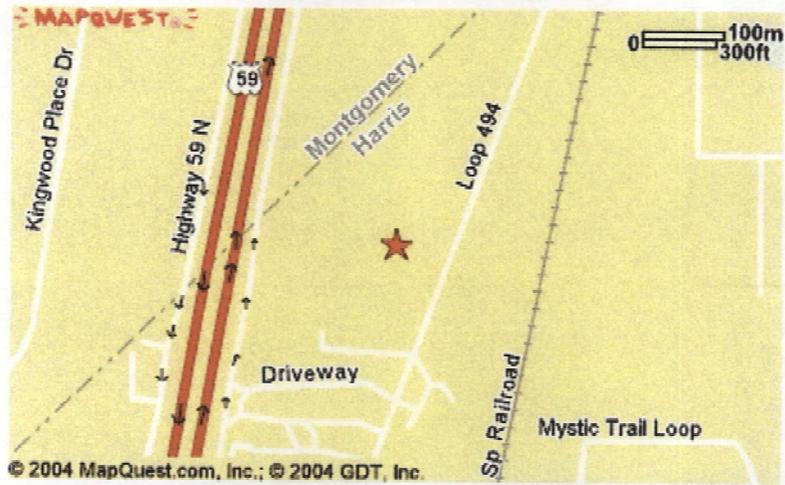
#2

APR 5 2007

Aerial Profile

22515 LOOP 494, HOUSTON, TX. 77339-2841

Parcel ID: 116-383-000-0001-001



Ray Anderson
2819 Golden Leaf Dr
Kingwood, TX 77339-1995
281-359-3744

March 30, 2007

Director of Project Development

Texas Department of Transportation
P.O. Box 1386
Houston TX 77251-1386



Dear Sir or Madam:

Thank you for the opportunity to view and comment on the Loop 494 Widening Project south of Kingwood Drive. I represent the Kingwood community as Treasurer of the Kingwood Service Association and as a member of the Kingwood Super Neighborhood Council. I hope my comments will be of use.

1. Provide for two right turn lanes from 494 to Kingwood Drive.
2. Eliminate the unprotected left turn on green signal on Kingwood Drive with a red arrow when through traffic has a green signal.
3. Provide for a protected left turn access northbound on 494 for employees of Administaff, as it is currently necessary for them to provide a traffic control person to stop all traffic to allow employees to exit facility.
4. Eliminate the construction of sidewalks, as there is ZERO pedestrian traffic along the entire length of 494. There are no residential developments in this area.
5. Revamp the existing median cuts to provide sufficient storage capacity and position to permit 40ft tractors entry to business such as Beasley's and Sullivan's.
6. Eliminate the ability for vehicles exiting Hamblen Road from cutting across 494 and using Sorters-McCellan as a means to head south on US 59. Traffic signals would be preferable to the existing problem.

Sincerely,

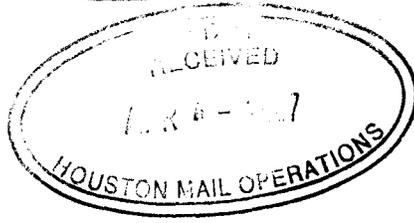
A handwritten signature in cursive script that reads "Ray Anderson".

Ray Anderson



DPD

Ray Anderson
2819 Golden Leaf Dr.
Kingwood, TX 77339-1995

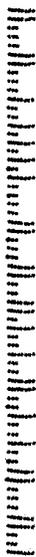


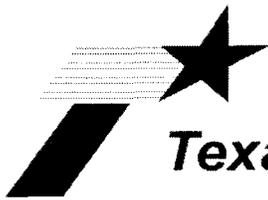
N HOUSTON TX 773
30 MAR 2007 PM 1 T

Director of Project Development
Texas Department of transportation
P. O. Box 1386
Houston TX 77251-1385



77251+1386





Texas Department of Transportation

PUBLIC MEETING COMMENT FORM



**Loop 494 Widening Project
From N. of Kingwood Dr. to N. of Sorters-McClellan Rd.
March 29, 2007
Second Baptist Church – North Campus**

Name: Jon Hewelllyn Telephone: 281-358-4743
Address: 29805 Loop 494 City: Kingwood State: Tx Zipcode: 77339

Please check the appropriate items below:

I am primarily interested in the project from the standpoint of a:

- Residential property owner or renter
- Highway user
- Business property owner or lessee
- Other (Please explain) _____

Do you think there is a need for the project? Yes No **YES YES**

COMMENT:

FROM WHAT I SAW - YOU HAVE AN EXCELLANT PROJECT - ASSUME ROAD CONST WILL BE CONCRETE - NOT ASPHALT -

GIVE CONSIDERATION TO STARTING DATE SOONER THAN FALL 2009 WITH 18 MOS. DURATION THAT ENCOMPASSES TWO (2) HOLIDAY SEASONS (2009 & 2010) TRAFFIC IS TERRIBLE ON 494 DURING THAT TIME OF YEAR - START JAN/FEB/MAR 2009 and END BEFORE CHRISTMAS 2010 MAKE PEOPLE HAPPY!!

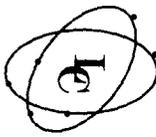
RECONSIDER ANY KIND OF "OPEN" DRAINAGE DITCH
Please make additional comments on back. **LETS TALK**

These comment forms can be turned in tonight or mailed before April 8, 2007 to:

**Director of Project Development
Texas Department of Transportation
P.O. Box 1386
Houston, Texas 77251-1386**



DPD



Lewellyn Corp

OF AMERICA

Predominant Use Tax Consultants

Corporate Headquarters: 29805 Loop 494 • Kingwood, Texas 77339
P. O. Box 5446 • Kingwood, Texas 77325

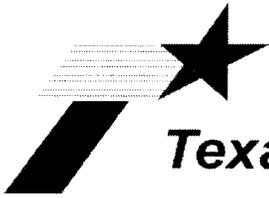


*DIRECTOR OF Project Development
TEXAS DEPARTMENT OF TRANSPORTATION
P.O. Box 1386
HOUSTON, TEXAS 77251-1386*

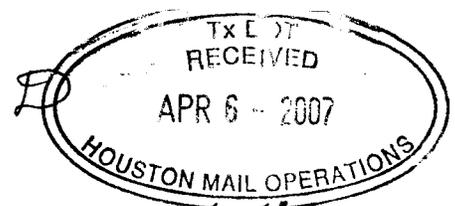
\$0.39⁰
US POSTAGE
FIRST CLASS
071V00597189
77325
000000125



endicia.com endicia.com endicia.com



Texas Department of Transportation



PUBLIC MEETING COMMENT FORM

**Loop 494 Widening Project
From N. of Kingwood Dr. to N. of Sorters-McClellan Rd.
March 29, 2007
Second Baptist Church – North Campus**

Name: Dee Price Telephone: 713-302-9480

Address: P.O. Box 6299 City: Kingwood State: TX Zipcode: 77325

Please check the appropriate items below:

I am primarily interested in the project from the standpoint of a:

- Residential property owner or renter
- Business property owner or lessee
- Highway user
- Other (Please explain) community leader

Do you think there is a need for the project? Yes No

COMMENT:

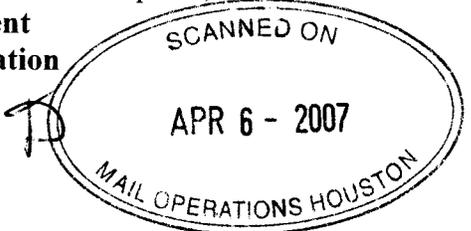
1. This request concerns the left turn lane in the Kingwood Drive westbound lanes that allows people to turn south on Loop 494. Please extend the left turn lane all the way to Royal Forest Drive. This would provide for smoother traffic flow through this intersection.

2. This request concerns the Loop 494 northbound lanes. Please add a right turn only lane at the intersection of Loop 494 and Kingwood Drive in addition to the two northbound lanes and allow right turns from two lanes. During the afternoon rush hour, the traffic backs up from Kingwood Drive south down Loop 494 to Lowe's. Having two right-turn lanes would significantly improve the traffic flow in the afternoon.

Please make additional comments on back.

These comment forms can be turned in tonight or mailed before April 8, 2007 to:

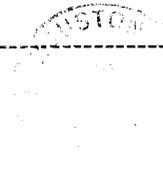
**Director of Project Development
Texas Department of Transportation
P.O. Box 1386
Houston, Texas 77251-1386**



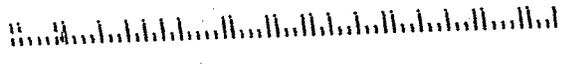
DPD

D PRICE
PO BOX 6299
KINGWOOD, TX 77325

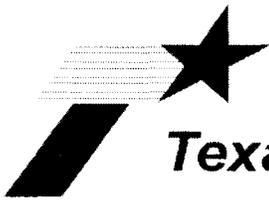
Fold



Director of Project Development
Texas Department of Transportation
P.O. Box 1386
Houston, Texas 77251-1386

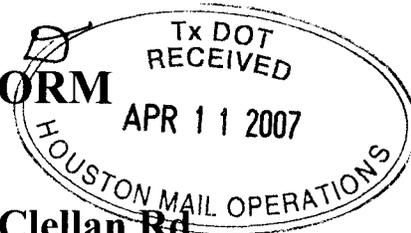
77251-1386 8015 

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Texas Department of Transportation

PUBLIC MEETING COMMENT FORM



Loop 494 Widening Project
From N. of Kingwood Dr. to N. of Sorters-McClellan Rd.

March 29, 2007

Second Baptist Church – North Campus

Name: DANNY SULLIVAN Telephone: 713 826 8098

Address: 22500 Loop A 494 City: KW State: TX Zipcode: 77339

Please check the appropriate items below:

I am primarily interested in the project from the standpoint of a:

- Residential property owner or renter
- Business property owner or lessee
- Highway user
- Other (Please explain) PUBLIC SAFETY

Do you think there is a need for the project? Yes No

COMMENT:

SLIP LANE/ELEVATED MEDIANS MUST HAVE:

- ① PAINTED CURBS W/ REFLECTOR COATING
- ② CONTINUE LIGHTING PROJECT FROM OLD US 59 BRIDGE TO KW DRIVE

DISCUSSION - IMPAIRED OR NOT ALL MOTORIST MUST BE ABLE TO SEE ELEVATED MEDIANS

- ③ HAWKLEN CROSS OVER NEEDS A TRAFFIC LIGHT OR REMOVE THE CROSS OVER
- ④ WE HAVE LIMITED CYCLES FOR MOWING - THIS PHASE OF THE PROJECT NEEDS BRICK PAVERS NOT 2' TALL WEEDS

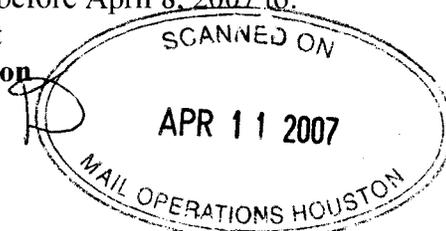
DISCUSSION - FIGURING THE VAST DISTANCE OF 1.3 MI & THE TINY COST OF OVER NINE MILLION DOLLARS THESE 4 ITEMS ARE NOT UNUSUAL REQUESTS TO BE INCLUDED IN THE ORIGINAL BID - THANK YOU

SINCERELY
DANNY SULLIVAN

Please make additional comments on back.

These comment forms can be turned in tonight or mailed before April 8, 2007 to:

A HISTORIC BLACKLAND RIDGE TEXAS
 Director of Project Development
 Texas Department of Transportation
 P.O. Box 1386
 Houston, Texas 77251-1386



DPD

DANNY SULLIVAN
22500 LOOP 494
KINGWOOD TX 77339

Fold

N HOUSTON TX 773
09 APR 2007 PM 6 T



Director of Project Development
Texas Department of Transportation
P.O. Box 1386
Houston, Texas 77251-1386

77251+1386



Fold



**HISTORIC
BLACKCAT RIDGE, TEXAS**

Days of the Spanish Expeditions

Full of history and mystery, historic Blackcat Ridge, Texas - mostly famous now for unspoken stories and mystery! Bordering the famous San Jacinto River discovered on August 17, 1746 on St. Hyacinth Day by Spanish Captain Orobio (O-Row-B-O). A time when the black panther (how the area got its name) roamed this area along with the "Patiris" Indians and Spanish Explorers.

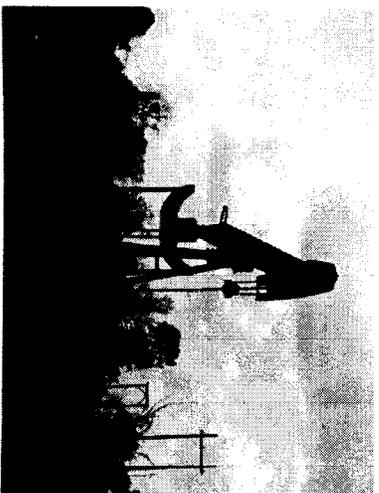
Also known for "the Treasure of Deadman's Lake," located 1/2 mile north of the River. As the legend goes, during the 17th Century a mule train loaded with 15 million dollars in gold bars enroute from Mexico to Florida was ambushed by raiding Indians. Before the battle, the gold was thrown into Deadman's Lake. The ensuing fight claimed the lives of most of the men on the mule train. The few survivors returned to Mexico and reported the huge loss of gold. Expeditions were organized but always came back to Mexico empty handed! (\$Rich\$ with history indeed!)

Who knows - did someone find the treasure or is it still there?

Days of the Oil Boom

Along about the time of 1904 big happenings were underway, C.E. Barrett would strike oil on the south side of the river

(Moonshine Hill). Attracting some 20,000+ settlers, this got the attention of a man named Niels Peter Esperson. In 1904 Niels and his wife, Mellie, pitched their tent near Blackcat Ridge and went to work seeking their fortune in "Black Gold." After many failed attempts, the Espersons finally struck oil and had 200 producing wells in the course of 2 years! Subsequently, he developed other Gulf Coast oil fields and formed "The Invincible Oil Company" symbolizing his enduring spirit! Along with his numerous oil related endeavors Esperson was instrumental in planning and financing the construction of the Houston Ship Channel. He headquartered his enterprises in Houston. Among these were the Reed Roller Bit Company, Blue Ridge Development Company, Guardian Trust Company, Mid Continent Clay Company, Houston Mill and Elevator Company, Rio Grand Gulf Co., Gulf Coast Rice Mills Co., and the Great Locomotive Company.



Esperson remained a resident of Houston until his death of a heart attack at the age of 65 on October 21, 1922.

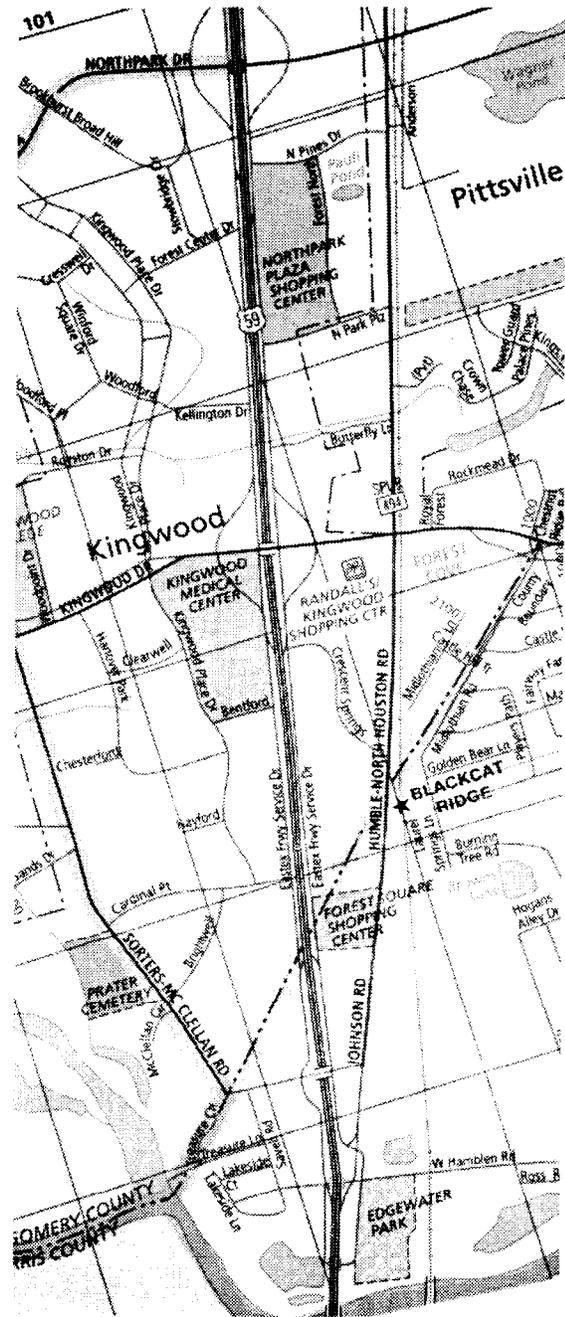
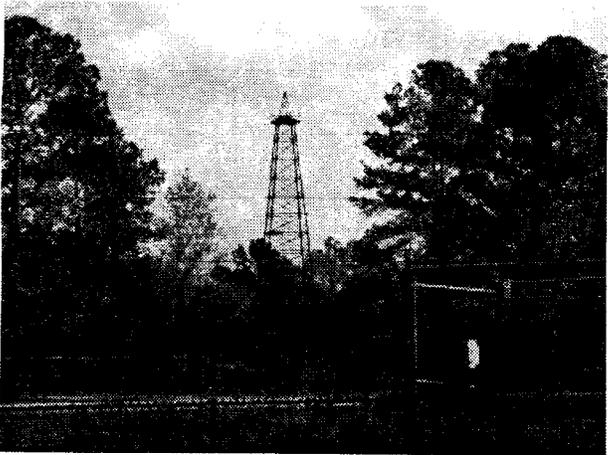
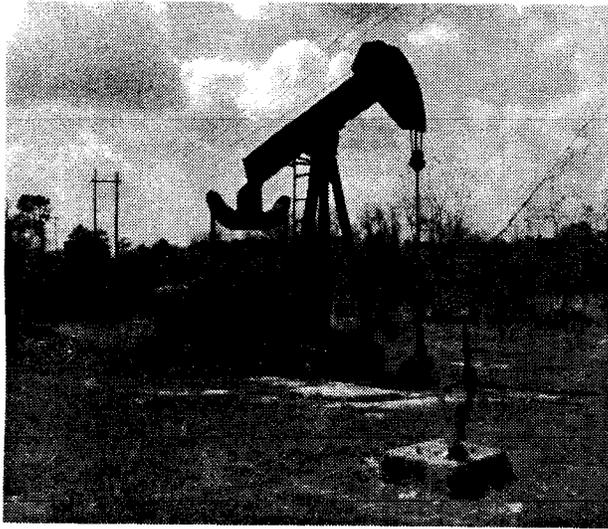
After Esperson's death, his wife Mellie Keenan Esperson assumed the responsibilities of his many businesses. She planned and built the 32 story Niels Esperson Building on 808 Travis in memory of her husband. At the time of completion in 1927, five years after his death, it was the tallest building in Texas and the third tallest in the United States.

Blackcat Ridge was the "Go To" Place for many, from the rough necks to the oil tycoons, and home to small businesses like the Tall Pines Auction Barn, Lindsay Sand and Gravel, the San Jacinto Tavern, Adams Gas Station, Continental Bus Co., "The River Inn" and of course Bill's Cafe, to name a few.

Today historic Blackcat Ridge is still booming with excitement and commerce! With over 50 businesses ranging from A to Z, and a great night life to boot!

Stay tuned for more... and thank you for shopping in Historic Blackcat Ridge!

***"Rich with History
and Full of Mystery!"***



If you have information or photos
 regarding Blackcat Ridge,
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