

**Smith Ranch Road
(from Hughes Ranch Road to N. of Broadway (FM 518)) Public Meeting Comment Response Matrix**

Comment Number	Date Received	Source	Comment Topic	Response
1	2/21/2017	Comment Form	Do not lower the elevation of the road where it floods after every rain!	The new roadway drainage system will manage run-off from adjoining properties and take that into the underground drainage system. Ditch swelling should not be a problem in the future.
2	2/21/2017	Comment Form	The sooner the better!	No response required.
3	2/21/2017	Comment Form		No response required.
4	2/21/2017	Comment Form	Very happy to hear project is in progress, if it needed from a capacity and traffic safety standpoint. Appears to minimize ROW necessary and surrounding impacts.	No response required.
5	2/21/2017	Comment Form	Hughes Ranch Road and Smith Ranch are linked and impact each other. Yet those working this road upgrade fail to see this. What impact will stop/turn lights on intersection of HHR and SRR have on traffic flow? What about the 288 toll road flyover? Where will it go? Can't those on SRR access and exit 288 toll this way? No road stands alone!	Improvements to both roads are currently being coordinated with the future SH 288 toll road access. Toll road access will be via T-Ramp directly from Hughes Ranch Road. Traffic signals will be timed and coordinated through the City's Traffic Operations Center electronically and will not impede flows.
6	2/21/2017	Comment Form	At the intersection of Smith Ranch Road and Hughes Ranch Road what happens to pedestrian bike lane? Does Hughes Ranch Road have safe pedestrian/bike lane to turn onto Smith Ranch Road? What is the plan? The Hughes Ranch Road intersection will become street lights instead of stop signs? What will be the timing of project for 288 access ramps? What is the alternate north south route while under construction? The closest frontage road is northbound, but where will southbound traffic be detoured during construction? Or will 1 southbound lane always be open?	Hughes Ranch Road will have sidewalks on both north and south sides of the roadway. A shared-use path is planned for the west side of Smith Ranch Road. Pedestrian and bicycle traffic will be able to utilize the pedestrian crosswalk on Smith Ranch Road to get from one to the other. The County portion of SH 288 Toll Lanes is scheduled for construction start in June 2017. T-Ramp construction follows approximately 2 years later. Northbound alternate route is SH 288 frontage road; alternate southbound is Cullen Parkway. The traffic control plan will attempt to accommodate minimum of one way traffic throughout construction. The intersection of Hughes Ranch and Smith Ranch Roads will become signalized through a different City project that is currently under design.
7	2/21/2017	Comment Form	I've worried about running (or being run off) this road every time I use it. I'm glad to hear no homes will be taken.	No response required.
8	2/21/2017	Comment Form	I think dressing up the median with nice trees and landscaping would be valuable to making Pearland look pretty from the freeway-tollway 288.	A landscaping package is contained within the current design contract. However, the type and details of landscaping have not yet been determined.
9	2/21/2017	Comment Form	It appears the road will be made of asphalt - why not cement?	New roadway will be concrete pavement with curb and gutter, underground drainage and raised medians.
10	2/21/2017	Comment Form	Hope it will improve traffic flow in our area.	Proposed improvements are expected to improve the traffic flow in the area.
11	2/21/2017	Comment Form	Good presentation! Thank you.	No response required.
12	2/21/2017	Comment Form	Will be nice to see the results and see if it helps improve traffic at the intersection of County Rd. 403 and Smith Ranch Road.	Reconstruction of this intersection will provide for improved movement of traffic and direct access to toll lanes as well as mainlanes and frontage road along SH 288.
13	2/21/2017	Comment Form	Is great!!	No response required.
14	2/22/2017	Email	I was unable to attend the public meeting about the construction project on Smith Ranch Road in Pearland. I would like to know if the project includes improvement of the intersection at Smith Ranch Road and 518. Currently, the intersection already includes 4 lanes on Smith Ranch Road, as well as a turn lane. However, the turn lane is not long enough. Traffic turning left sticks out into the middle lane, or traffic fills the middle lane beyond the turn lane entrance, blocking access to the lane. If it is not already in the plans, please consider lengthening the turn lane to allow more cars to get through the green light. It is a very short light, and in most cases all of the traffic that is waiting does not make it through the light when it turns green. I also have many questions about the Hughes Ranch Road expansion project and it's impact on the children that walk to school. Please let me know who I can contact to have those questions answered.	The current project only widens Smith Ranch Road from the end of the current four lanes on the south to Hughes Ranch Road. No physical improvements to the Broadway/Smith Ranch Road intersection are planned in this project. However, the improved access to SH 288 main and toll lanes that Smith Ranch Road will provide should reduce traffic at the Broadway/Smith Ranch Road intersection. This could result in changes to the timing of that left-turn signal. Hughes Ranch Road will include sidewalks along both sides of that roadway to allow safe pedestrian traffic to and from the school.
15	3/3/2017	Email	On February 21, 2017, I attended the Public Meeting concerning the proposed widening of Smith Ranch Road in Pearland, Texas (the "Project"). Buc-ee's owns land totaling approximately 15 acres (the "Tract") which abuts Smith Ranch Road to the west. Preliminary engineering drawings of the Project (the "Drawings") indicate an intention to create a four-lane road bisected by a median strip. The Drawings include provisions for two dedicated left-hand turn lanes for the use of southbound drivers desiring to turn east onto one of the two east/west roads that intersect with Smith Ranch Road opposite the Tract. The Drawings do not appear to include provisions for corresponding left-hand turn lanes for the use of northbound traffic which will one day be used by drivers to enter the Tract. Buc-ee's, Ltd. intends to develop the Tract for commercial purposes, and it respectfully requests that Project management consider presently incorporating into the Project two dedicated left-hand turn lanes for the use of northbound traffic that will ultimately be used to enter the Tract.	The City is coordinating with Buc-ee's.