

PRELIMINARY REPORT

C: Bissonnet Street

APPLICANT: META Planning + Design, LLC

JURISDICTION: ETJ

PRECINCT: Fort Bend Co. Pct. 3

COUNCIL DISTRICT: N/A

PROPOSAL:

META Planning + Design, LLC – on behalf of TPHTM 1464, LLC – is requesting the reclassification of the proposed Major Thoroughfare Bissonnet Street, from FM 1464 (known as Obrien Road) to Harlem Road in the Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT’S JUSTIFICATION and HISTORY:

META Planning + Design LLC is proposing to reclassify a segment of Bissonnet Street by downgrading from a Major Thoroughfare to a Major Collector. According to the applicant, Bissonnet Street was added to the City of Houston’s Major Thoroughfare Plan in 1976. The applicant states that a portion of the corridor has already been constructed from FM 1464 to the northern boundary of the Trillium Development (within the Mission Trace Subdivision).

The segment that the applicant proposes to reclassify is approximately 1.7 miles (8,980’) in length. The applicant states that the MTFP Amendment request to reclassify the corridor is for consistency between the adjoining segments. The applicant states further that the reclassification of the proposed Major Thoroughfare to a Minor Collector will not change the existing infrastructure, nor will it change the right-of-way (ROW) that exists along Bissonnet Street within the Mission Trace Subdivision.

The applicant asserts that a primary constraint for Trillium Development is that they must contend with a large east/west CenterPoint ROW that bisects the development. The applicant states further that the existing CenterPoint corridor traverses parallel to the proposed Major Thoroughfare, and permission must be obtained from CenterPoint to cross their ROW. The applicant asserts that the developer and CenterPoint have been negotiating possible options for the corridor, and that during the negotiation process, it was agreed that the solution would be to downgrade Bissonnet Street from a Major Thoroughfare to a Major Collector to minimize the roadway impact on the overhead transmission lines.

The applicant contends that the reclassification of Bissonnet Street from a Major Thoroughfare to a Major Collector will allow for reduced ROW, and more flexible ROW geometry such as, a reduced centerline radius. According to the applicant, this reclassification is necessary, as a reduction in ROW allows for tighter curves and crossings that are closer to perpendicular, not parallel, throughout the CenterPoint corridor.

The applicant contends that due to an existing CenterPoint Transmission Facility on the west side of Harlem Road, Bissonnet Street will dead end without the possibility of the corridor extending further west.

Moreover, the applicant asserts that the reclassification of the corridor will not negatively impact the traffic circulation in the region, as the applicant contends that a strong network of existing Major Thoroughfares is in the area: Beechnut Street north of Bissonnet Street; West Bellfort Avenue to the south; Harlem Road to the west, and FM 1464 (Obrien Road), to the east. The applicant maintains that the afore-mentioned corridors serve the community by carrying regional traffic to local neighborhoods and other destinations.

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Additionally, the applicant asserts that the last mile of Bissonnet Street will mostly serve the residential traffic within the Trillium and Mission Trace Developments, making the corridor suitable as a Major Collector.

Finally, the applicant states that a formal Major Thoroughfare Amendment request has been submitted to Fort Bend County for review and approval by the Commissioner's Court, and that the developers are coordinating with CenterPoint Entergy to receive official support for the reclassification of the last segment of Bissonnet Street.

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