

PLANNING COMMISSION ACTION REPORT

C: Franz Road

APPLICANT: META Planning + Design, LLC

JURISDICTION: ETJ

PRECINCT: Waller County Pct. 4
COUNCIL DISTRICT: N/A

PROPOSAL:

META Planning + Design, LLC – on behalf of Katy 2855 Development, LLC – is requesting to realign proposed Major Thoroughfare Franz Road, from Bartlett Road to the western edge of the City of Houston’s extra territorial jurisdiction (ETJ) in the Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT’S JUSTIFICATION and HISTORY:

META Planning + Design, LLC is requesting to realign proposed Major Thoroughfare Franz Road in the vicinity of Snake Creek. The subject properties are vacant parcels of land located on the western side of the City of Houston’s ETJ, in Waller County.

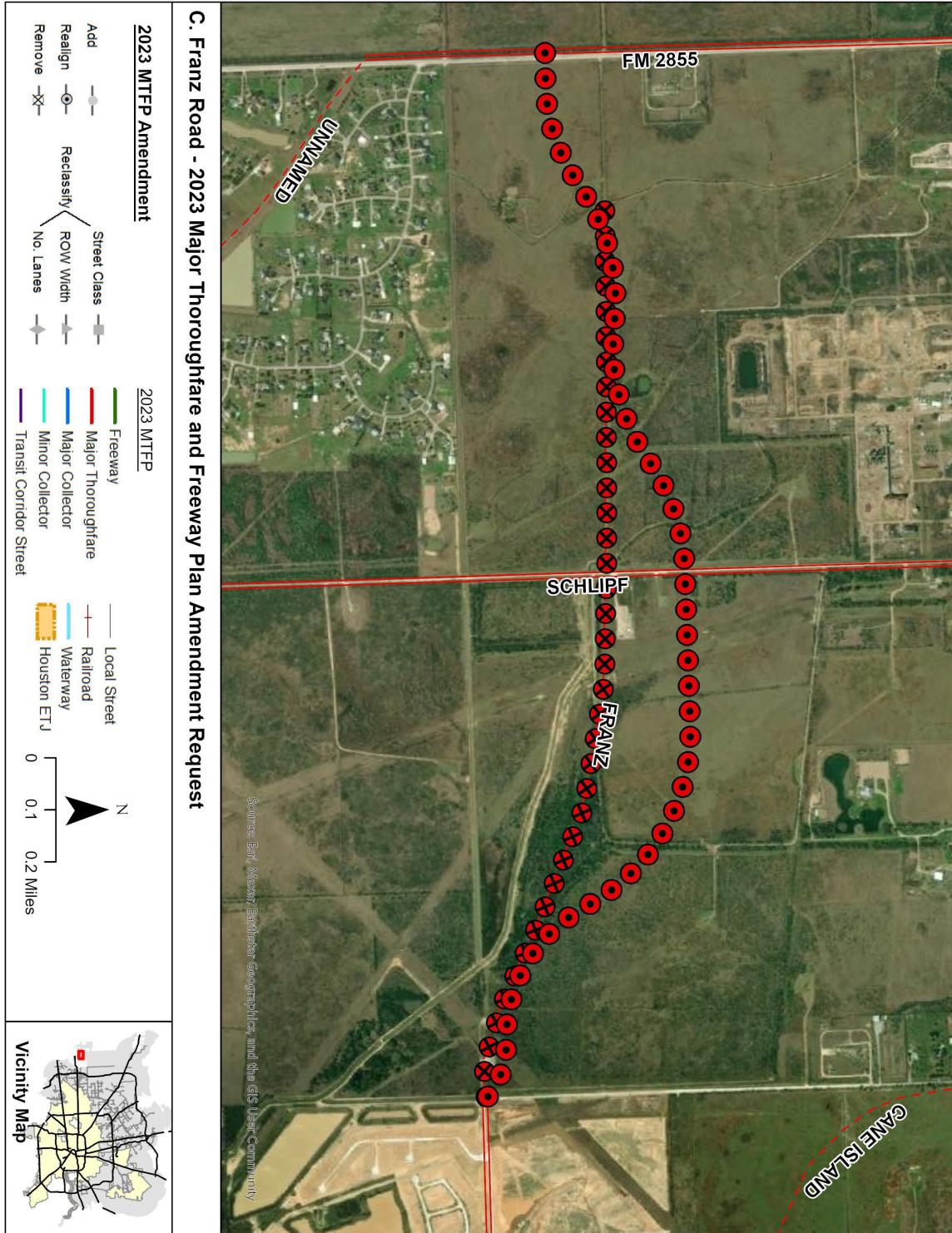
The applicant is requesting to realign a 1.75-mile segment of the proposed Major Thoroughfare Franz Road, located north of IH 10 and west of Cane Island Parkway. The applicant states that the current alignment on the MTFP is infeasible due to an existing gas pipeline pumping facility which makes the extension of the corridor unsafe. The applicant states further that Snake Creek, the floodway, and the floodplain, would pose more challenges for the proposed current alignment, as the alignment could potentially damage the existing drainage and environment of the creek.

The applicant states that the proposed realignment request for the Major Thoroughfare would swing the road north from the corner of the subject site, avoiding the existing gas facility, and would therefore resolve the issues around the pipeline and gas infrastructure. According to the applicant, the proposed alignment would provide a safer option that would still meet the intent of the MTFP.

The applicant states that Franz Road was added to the MTFP in 1966, as the City of Houston sought to enhance the Major Thoroughfare grid during expansion of the city limits and its ETJ, and that Franz Road serves as a key component in the Major Thoroughfare grid system, as it improves regional and local connectivity for many residential developments west of Grand Parkway (TX 99).

The applicant maintains that the proposed amendment request would not have any detrimental impacts to the existing community, existing street network, traffic circulation, or multimodal connectivity. Nor will it have any negative impacts on regional drainage or flooding. Finally, the applicant states that the request is timely, as the surrounding site is set for development, and the proposed realignment will aid in providing a key component to the area’s Major Thoroughfare network.

PLANNING COMMISSION ACTION REPORT



PLANNING COMMISSION ACTION REPORT

STAFF ANALYSIS

Population & Employment Projections

A demographic analysis using projections provided by the Houston Galveston Area Council (H-GAC) was conducted for the MTFP amendment proposal area. According to the H-GAC data, the population will decrease by approximately 53 residents (-12%) from 2015 to 2045 compared to 40% projected population growth of the City of Houston. Jobs are projected to increase by approximately 300 (477%) between 2015 and 2045, with the largest increase between 2025 and 2030.

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	439	0.1		62	0.0	
2020	438	0.1	-0.2%	63	0.0	1.6%
2025	431	0.1	-1.6%	156	0.0	147.6%
2030	464	0.1	7.7%	260	0.1	66.7%
2035	450	0.1	-3.0%	260	0.1	0.0%
2040	402	0.1	-10.7%	358	0.1	37.7%
2045	386	0.1	-4.0%	358	0.1	0.0%
Change (2015 to 2045)	(53)	0.0	-12.1%	296	0.1	477.4%
COH Change (2015 to 2045)	919,984	2.1	40.2%	548,987	1.3	30.5%
COH ETJ Change (2015 to 2045)	1,530,387	0.3	58.7%	637,772	0.5	71.9%

Source: 2015-2045 Demographic Projections by H-GAC released in 2018. This represents the most current data available at the time of publishing.

Data represents population and jobs in 3 Traffic Analysis Zones (TAZ) encompassing approximately 3,931 acres around the proposed amendment.

Land Use and Platting Activity

Land use surrounding the proposed realignment of Franz Road is mostly undeveloped, and the population projection shows fewer residents in the future. However, 1 plat was filed west of the proposed amendment area in 2023; the land use for that plat is listed as single family residential. The table below shows the platting activity in the area.

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Franz Road Residential GP	2/2/23	Single Family Residential	1130.1	0

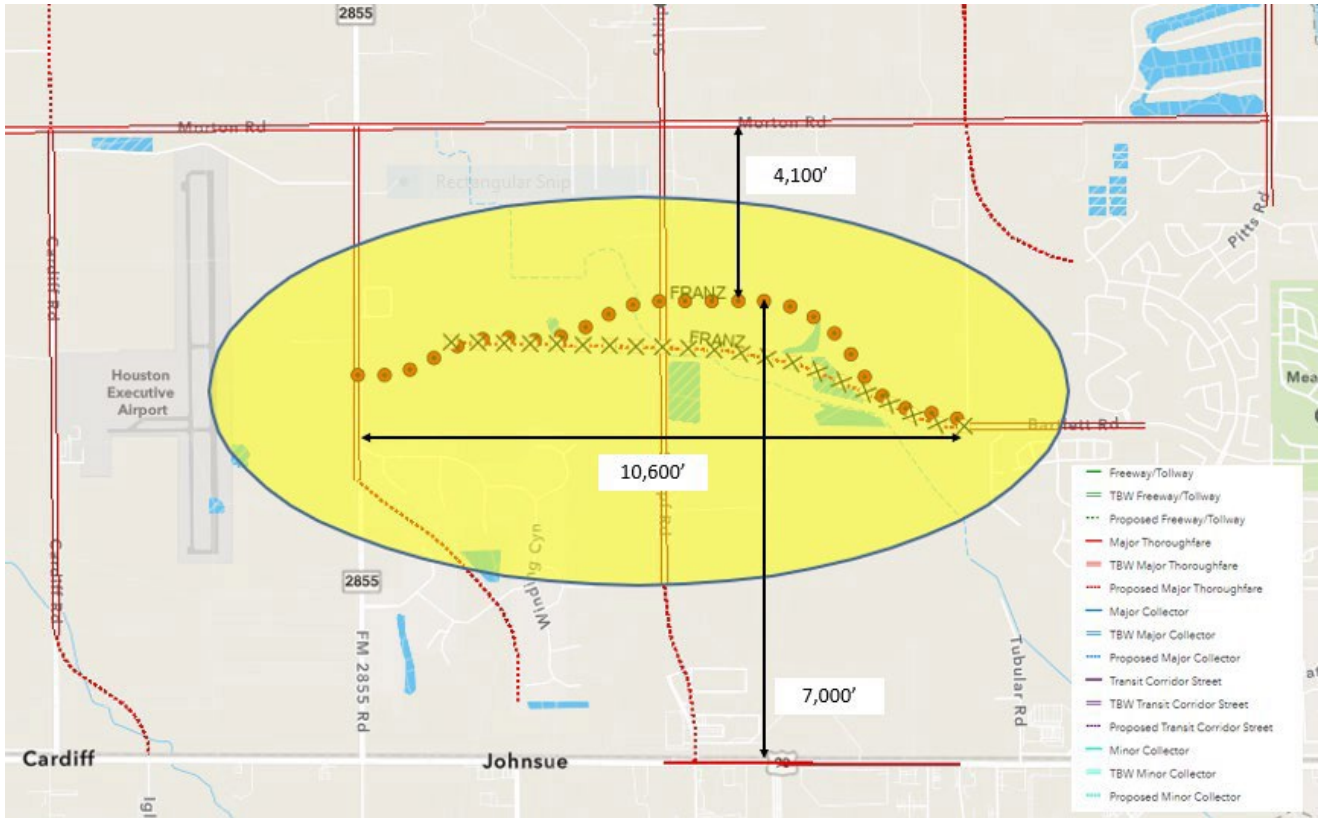
Right of Way (ROW) Status

This segment of Franz Road does not currently exist and is proposed as a Major Thoroughfare with 100' ROW. The section of proposed Franz Road proposed to be realigned in the MTFP is approximately 10,600' in length.

PLANNING COMMISSION ACTION REPORT

Spacing

The proposed realignment of Franz Road would shift the trajectory of the road by approximately 5,280' to the north. The following map shows the length of the proposed realignment between Bartlett Road and FM 2855, approximately 10,600'. The distance to the north of the next Major Thoroughfare Morton Road, is approximately 4,100', and US 90 to the south, is approximately 7,000'. The proposed corridor, proposed to be realigned, remains within the same plat, and connects at the same intersecting points. Accordingly, there is no significant impact on the spacing between Major Thoroughfares.



<https://www.arcgis.com/apps/webappviewer/index.html?id=54b1132148c540a9ae8a88d461d84d8b>

RECOMMENDATION:

APPROVE the request to realign proposed Major Thoroughfare Franz Road, from Bartlett Road to the western edge of the City of Houston's ETJ in the MTFP.

Justification

Realigning the proposed Major Thoroughfare would have no significant impact on population, employment, land use, or platting. The proposed realignment of Franz Road would shift the proposed corridor slightly north of its current location, however, this shift still meets the objective of the MTFP, as connectivity and access are not affected. This shift to the north would cause the proposed corridor to bypass the existing pipeline and gas facility, providing a safer alternative along the corridor, by avoiding the gas and pipeline infrastructure. Staff have received a letter of support from Monument Pipeline

PLANNING COMMISSION ACTION REPORT

stating no objection to the realignment as proposed by the applicant. One question was received regarding the location of the proposed alignment.

Coupled with input from relevant City departments, and the support from the adjacent property owner, Monument Pipeline, City staff supports the amendment request to realign the proposed Major Thoroughfare Franz Road.

PLANNING COMMISSION ACTION:

APPROVED the request to realign proposed Major Thoroughfare Franz Road, from Bartlett Road to the western edge of the City of Houston's ETJ in the MTFP.