

PRELIMINARY 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 mass 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 the 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.

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