

PRELIMINARY REPORT

A: West Greens Road

APPLICANT: META Planning + Design, LLC

JURISDICTION: COH

PRECINCT: Harris County Pct. 3
COUNCIL DISTRICT: A

PROPOSAL:

META Planning + Design, LLC – on behalf of TRALTO Mills Road, LLC and Tanglewood Property Group – is requesting the deletion of a portion of the proposed Major Thoroughfare West Greens Road, from Mills Road to Gessner Road in the Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT’S JUSTIFICATION and HISTORY:

META Planning + Design, LLC, is requesting this amendment on behalf of the property owners, TRALTO Mills Road LLC and Tanglewood Property Group. The subject property is Plan Oaks Subdivision: an industrial business park development located within the City of Houston in Harris County.

West Greens Road is a proposed Major Thoroughfare that is north of Beltway 8, east of Gessner Road, south of Mills Road, and west of SH 249. The applicant states that the current alignment of the proposed Major Thoroughfare has prevented development, as it traverses diagonally through the middle of the applicant’s property, and that the Major Thoroughfare if constructed, would provide no return on investment to private developments.

The applicant states that West Greens Road was added to the MTFP in the 1960’s as the City of Houston experienced massive expansion to its city limits and ETJ. The applicant states further that the road has generally maintained the same alignment throughout its existence, with only a few minor changes through the years, and that the current alignment links several disconnected segments of the existing roadway into a potential regional through-route. According to the applicant, the current alignment of West Greens Road is infeasible because an apartment complex was constructed in 2005, and the location of the apartment complex directly and completely obstructs the proposed Major Thoroughfare. Moreover, the applicant states that the apartment complex was constructed with no stub streets or any feasible way for West Greens Road to pass through the built environment. The applicant states that if West Greens Road were constructed, it would require eminent domain and would cause the destruction of several existing apartment buildings, causing the costs of constructing the proposed Major Thoroughfare to greatly outweigh the local need for the corridor.

The applicant contends that the request to delete this segment of proposed West Greens Road will not have any detrimental impacts to regional drainage or flooding, the existing street network, or the existing community, and that it will not remove multimodal connectivity, reduce regional connectivity, or hinder traffic circulation. Finally, the applicant states that granting the request to delete this segment of the proposed Major Thoroughfare would allow the property to develop in a manner consistent with the surrounding area.

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