

PC ACTION 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 Harlem Road to FM 1464 (known as Obrien 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 Belfort 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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C. Bissonnet St - 2024 Major Thoroughfare and Freeway Plan Amendment Request

2024 MTFP Amendment

Add	—●—	Street Class	—■—
Realign	—○—	Reclassify	—◄—
Remove	—X—	ROW Width	—◆—
		No. Lanes	—◆—

2023 MTFP

Freeway	—■—
Major Thoroughfare	—■—
Major Collector	—■—
Minor Collector	—■—
Transit Corridor Street	—■—

N

0 0.09 0.17 Miles

Vicinity Map

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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 of the surrounding area is projected to increase by nearly 1,309 residents (8%) from 2015 to 2045 compared to 40% projected population growth of the City of Houston. Jobs are projected to increase by approximately 198 (18%) between 2015 and 2045, with the largest increase between 2035 and 2040.

Year	Population Density			Job Density		
	Population	(Persons/Acre)	% Change	Jobs	(Jobs/Acre)	% Change
2015	5,494	3.33	-	241	0.15	-
2020	6,928	4.19	26.1%	248	0.15	2.9%
2025	7,017	4.25	1.3%	266	0.16	7.3%
2030	6,263	3.79	-10.7%	266	0.16	0.0%
2035	6,426	3.89	2.6%	266	0.16	0.0%
2040	7,197	4.36	12.0%	439	0.27	65.0%
2045	6,803	4.12	-5.5%	439	0.27	0.0%
Change (2015 to 2045)	1,309	0.79	-76.2%	198	0.12	-17.8%
COH Change (2015 to 2045)	919,984	2.14	40.2%	548,987	1.28	30.5%
COH ETJ Change (2015 to 2045)	1,530,387	1.47	58.7%	637,772	0.61	71.9%

Source: 2015-2045 Demographic Projections by H-GAC released in 2018.

Data represents population, jobs, and households in 2 Traffic Analysis Zones (TAZ) encompassing approximately 1,652 acres around the proposed amendment.

Land Use and Platting Activity

Land use surrounding the proposed Major Thoroughfare Bissonnet Street is mostly residential commercial, with single family residential currently existing to the East of Westmore drive. The table below shows the most recent platting activity that has occurred in the area. There have been 11 plats filed in the area of the proposed amendment since 2013. The area is projected to be mainly single family residential use.

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Bissonnet Street in Trillium Street Dedication and Reserves Sec 2	11/03/23	Landscape or Open Space; Street Dedication	7.039	0
Mission Trace Sec 2	04/03/14	Single Family Residential	16.79	75
Mission Trace Sec 3	09/18/14	Single Family Residential	43.54	108
Mission Trace Sec 4	03/06/14	Single Family Residential	23.48	71
Mission Trace Sec 5	09/18/14	Single Family Residential	14.21	69
Mission Trace Sec 6	02/18/16	Single Family Residential	21.17	92
Trillium GP	01/25/24	General Plan	11.5420	0
Trillium Sec 7	02/08/24	Single Family Residential	36.39	132
Trillium Sec 8	02/08/24	Single Family Residential	24.69	115

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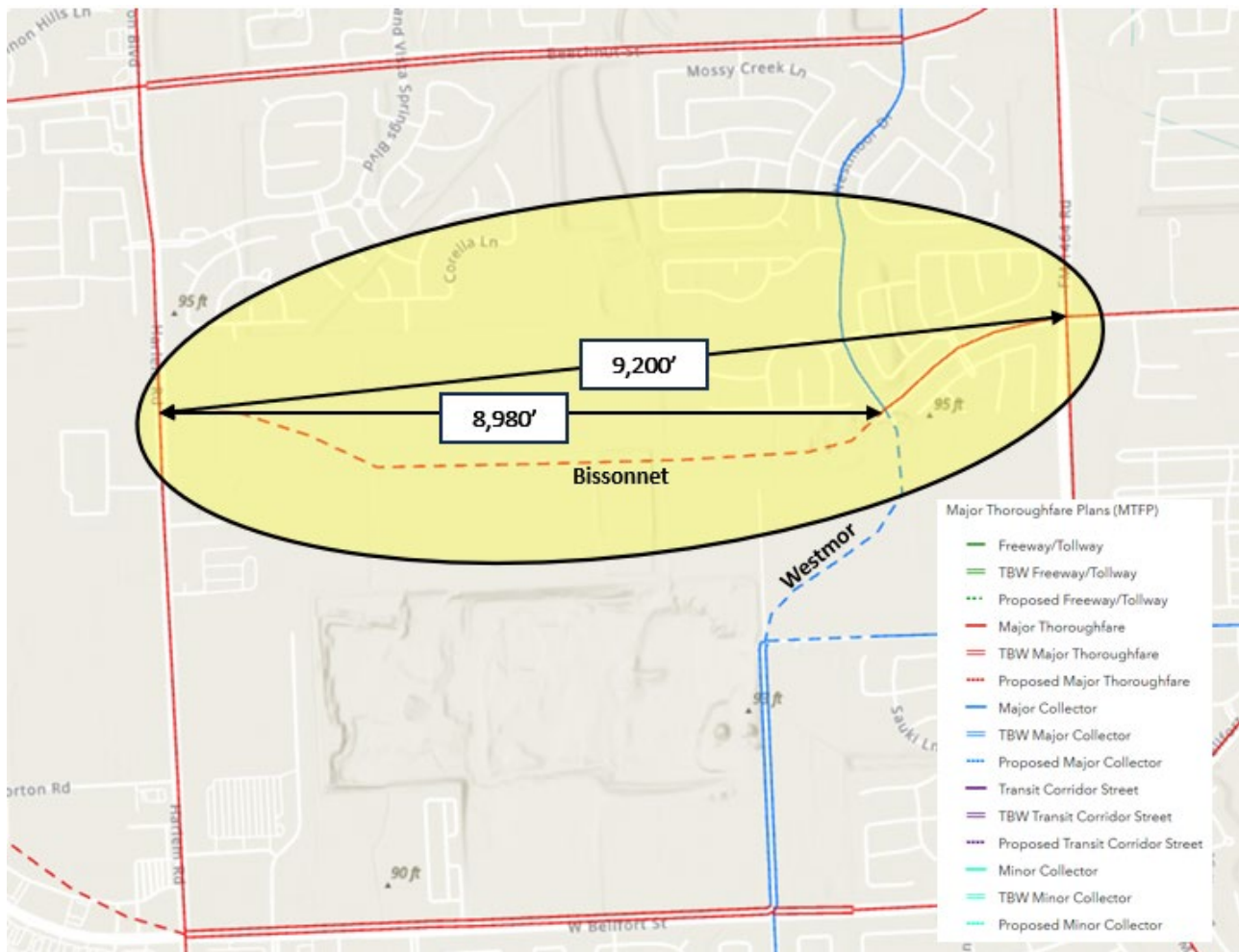
Trillium Sec 9		Single Family Residential	15.86	96
Trillium Sec 10		Single Family Residential	03/21/24	71

Right of Way (ROW) Status

The MTFP shows the segment of Bissonnet Street currently exists as a Major Thoroughfare with 100' ROW. The proposed amendment request is for Bissonnet Street to be reclassified as a Major Collector. The length of the proposed reclassification request is approximately 8,980', beginning at Harlem Road and terminating at Westmor Drive.

Spacing

The proposed reclassification of Bissonnet Street does not make any changes to the alignment or connectivity of the Major Thoroughfare. Accordingly, there is no impact on the spacing between adjacent corridors.



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

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RECOMMENDATION:

Approve to reclassify the proposed Major Thoroughfare Bissonnet Street from Harlem Road to FM 1464.

Justification

Bissonnet Street is in Fort Bend County, a part of the City of Houston's ETJ. 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 developer and CenterPoint have 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 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 as a reduction in ROW allows for tighter curves and crossings that are closer to perpendicular, not parallel, throughout the CenterPoint corridor. In April of 2024, Fort Bend County downgraded this segment of Bissonnet to a Major Collector in their MTFP. Therefore, City staff and Fort Bend County support the request to reclassify the corridor as proposed. There was no public opposition to this proposed amendment request.

PLANNING COMMISSION ACTION:

APPROVED to reclassify the proposed Major Thoroughfare Bissonnet Street from Harlem Road to FM 1464 to a Major Collector, in the MTFP.