

PUBLIC HEARING REPORT

J: Burke Road

APPLICANT: South Bell Commercial, LLC

JURISDICTION: COH

PRECINCT: 2

COUNCIL DISTRICT: E

PROPOSAL:

Draft House Design on behalf of Sergio Fernandez, owner of South Bell Commercial LLC, is requesting the realignment of the proposed Major Thoroughfare Burke Road from proposed Burke Road, south of Grayson Street, to East Sam Houston Parkway South, on the Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT'S JUSTIFICATION and HISTORY:

Draft House Design is requesting the realignment of the proposed Major Thoroughfare Burke Road from proposed Burke Road, south of Grayson Street to East Sam Houston Parkway South. The subject property is a small parcel of land located within the City of Houston right-of-way (ROW).

The applicant states that in 2021, South Bell Commercial, LLC, purchased a small tract of land to build an office for a plumbing company doing business as Accurate Plumbing. The applicant states that the owner designed and completed the drawings for the business and submitted the required documentation for the permitting process. The applicant states further that the owner believed he had found the perfect location to start his business, and that the owner knew that the space was small, but he believed that the exposure from the vehicular traffic traversing near East Sam Houston Parkway South, would help to generate business. However, after the owner submitted the information required for the permits for the property, the owner was made aware of the planned extension of the proposed Major Thoroughfare, Burke Road.

The applicant states that the proposed Major Thoroughfare, Burke Road, is having a pausing effect on his property, as once the owner became aware of the proposed Major Thoroughfare, he realized that he would be required to give a dedication of 14,250'. The applicant states that the ROW dedication would require the owner to dedicate more than 60% of his total land area, leaving him 9,463'. Additionally, the 25' building line setback that is required for Major Thoroughfares would require more dedication of his land and further reduces development of his property down to 3,858'.

The applicant further states that the Proposed Major Thoroughfare traverses completely through his property and not along the property line. The applicant contends that on a typical 100-ROW, each property owner would be required to dedicate 50' from the centerline of the proposed Major Thoroughfare. However, the proposed Burke Road alignment would require the owner to dedicate 100' for the proposed Major Thoroughfare ROW width, and 25' for the building setback required for Major Thoroughfares, a total of 125'. Therefore, the applicant states that the owner respectfully requests the realignment of the Major Thoroughfare along the property line rather than completely through his property, as the realignment of the proposed corridor would minimize the impact of the effect on his property and not cause such a severe impact.

The applicant states that the requested proposed realignment would have no impact on safety, drainage, or flooding. Additionally, the applicant states that his proposed realignment would preserve the existing street network and planned future corridors. Finally, the applicant states that the owner's

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realignment request must be considered this year, as he cannot build or develop the land, as the current alignment of Burke Road on the MTFP, leaves the owner with limited buildable space and few options to utilize the property.

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 in the area is projected to increase by approximately 9,710 residents (393%) from 2015 to 2045 compared to 40% projected population growth of the City of Houston. Jobs are projected to increase by approximately 183 (117%) between 2015 and 2045, with the largest increase between 2040 and 2045.

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	2,474	0.9		156	0.1	
2020	2,593	0.9	4.8%	156	0.1	0.0%
2025	3,125	1.1	20.5%	156	0.1	0.0%
2030	3,779	1.3	20.9%	156	0.1	0.0%
2035	5,256	1.9	39.1%	156	0.1	0.0%
2040	7,953	2.8	51.3%	156	0.1	0.0%
2045	12,184	4.4	53.2%	339	0.1	0.0%
Change (2015 to 2045)	9,710	3.5	392.5%	183	0.1	117.3%
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 2 Traffic Analysis Zones (TAZ) encompassing approximately 2,800 acres around the proposed amendment.

Land Use and Platting Activity

Land use surrounding the proposed realignment of Burke Road is primarily industrial, with some park and open space. Five plats have been filed in the proposed amendment area since 2013, with the latest plat filed in 2023. There is a detention pond to the west of the proposed corridor that would be affected by the proposed realignment. The detention pond encompasses approximately 984' in length and the property owner would be required to provide 50' ROW along the corridor. While the platting activity is predominantly industrial, population and jobs are projected to increase, which could potentially increase the vehicular traffic near Burke Road. The table below shows the platting activity in the area.

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GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Forest Bluff	03/16/2023	Industrial	10.7590	0
Bakers Plaza	09/15/2016	Industrial	8.1070	0
Galveston 84 Lumber	07/09/2015	Industrial	44.4013	0
Energy Reserve at Beltway 8	07/25/2013	Industrial	172.9000	0
Grayson Lane Reserve	04/25/2013	Industrial	7.6200	0

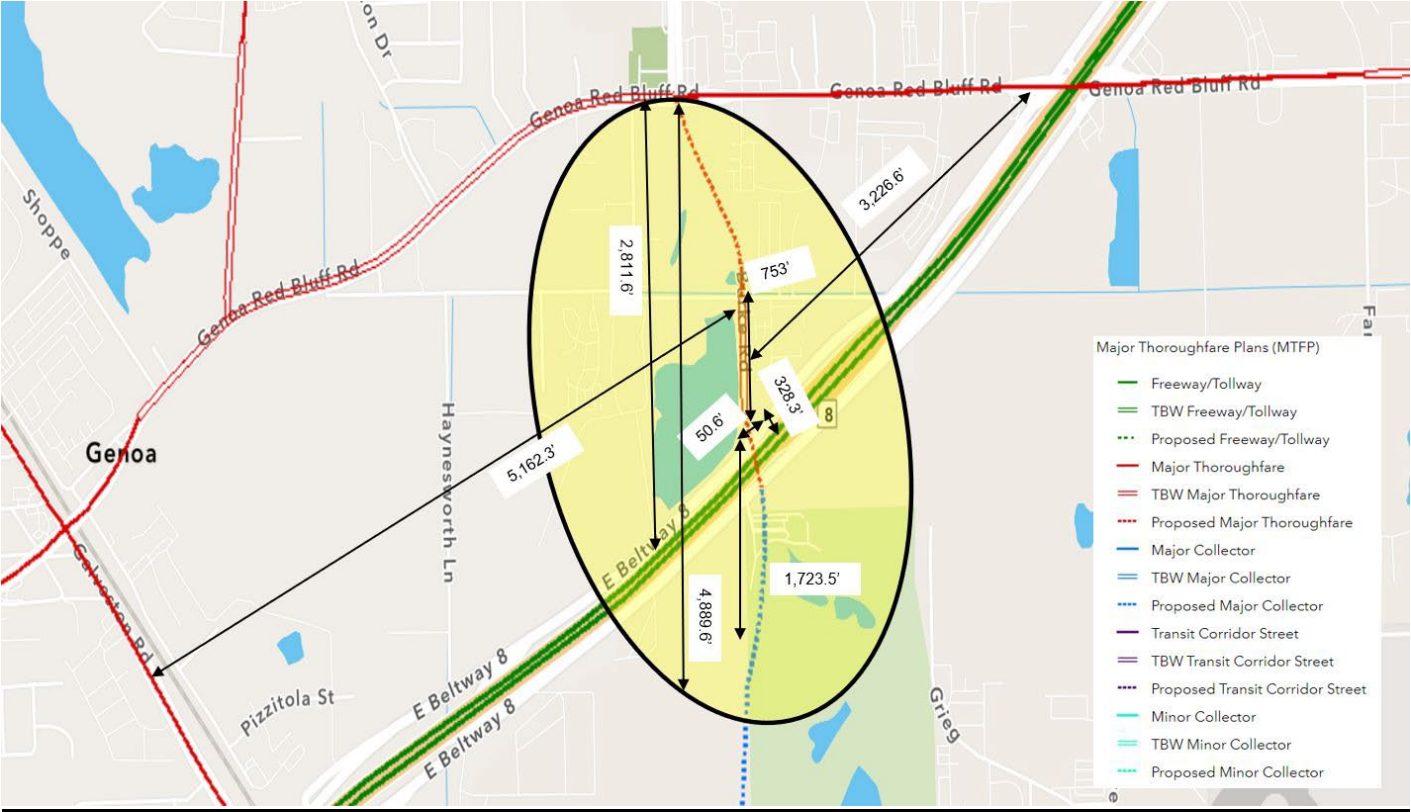
Right of Way (ROW) Status

This segment of Burke Road does not currently exist and is proposed as a Major Thoroughfare with 100' ROW. In the proposed amendment area, Burke Road is approximately 2,812' in length, beginning at Genoa Red Bluff Road and ending at East Beltway 8. Just north of the proposed amendment, from Grayson Street to proposed Burke Road, the corridor exists and is approximately 753' in length. The amendment proposal is a realignment of a segment of the proposed corridor, approximately 328' in length, from south of Grayson Street to Beltway 8.

Spacing

The proposed realignment of the segment of the proposed Major Thoroughfare Burke Road would shift the trajectory of the corridor approximately 51' to the west. The following map shows the length of the proposed Major Thoroughfare between Genoa Red Bluff Road and East Beltway 8 is approximately 2,812'. The distance to the next Major Thoroughfare, Galveston Road to the west of the proposed amendment is approximately 5,162' and to the east, Genoa Red Bluff Road is approximately 3,227'. The proposed realignment only moves the corridor slightly to the west, approximately 51'. Accordingly, there is no significant impact on the spacing between Major Thoroughfares.

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