

# PRELIMINARY REPORT

## A: Acres Homes – Carver & Cebra

**APPLICANT:** BGE, Inc.

**LAMBERT:** 5319

**JURISDICTION:** City of Houston

**PRECINCT:** Harris County Pct. 1

**DISTRICT:** B

### PROPOSAL:

BGE, Inc. – on behalf of CD 2525 DeSoto, LLC – is requesting the deletion of proposed Major Collector Cebra Street from Druid Street to Mansfield Street and the addition of Carver Rd (from Druid Street to DeSoto Street) and Cebra Street (from Mansfield to DeSoto Streets) as Major Collectors to the Major Thoroughfare and Freeway Plan.

### APPLICANT’S JUSTIFICATION and HISTORY:

Carver Road and Cebra Street are Major Collectors located within the Acres Homes Super Neighborhood (Super Neighborhood 6). The property owner plans to develop affordable housing on the approximately thirteen-acre tract that is currently bisected by the Cebra Street alignment. The proposed alignment of Carver Road/Cebra Street passes directly through the subject site, encumbering the site with a minimum required 80 feet right-of-way dedication, and any associated costs with the construction of that street as required by the City of Houston. Additionally, the alignment of the proposed Major Collector will limit the ability of the property owner to efficiently develop the remaining property for single family homes due to the size and shape of the remainder.

The proposed alignment of Carver Road in this location is unlikely to make a connection within the next 25-50 years, as most of the properties that are located in the path of the currently proposed alignment are single-family residential. One of the properties is a recently constructed single family residence, and there is also an existing Baptist Church (All Nations Baptist Church) along the proposed alignment. In 2015, Carver Road was downgraded from a Major Thoroughfare with a planned right-of-way (ROW) width of 100 feet to a Major Collectors with a variable ROW of 80-100 feet. Additionally, Major Collector Crestvale Road previously connected with Carver Road north of West Montgomery Road. However, during the 2018 City of Houston Major Thoroughfare Amendment process, the section between West Montgomery Road and Gulf Bank Road deleted from the MTFP, and Ferguson Way and Beckley Street were added as Minor Collectors to maintain connectivity to Gulf Bank Road. The property owner of the subject tract has immediate plans to redevelop. To maintain connectivity, the applicant proposes to add the existing ROW along Carver and Cebra approaching and intersecting with DeSoto Street, an existing Minor Collector.



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