

PUBLIC HEARING REPORT

C: Crockett Street

APPLICANT: Paul Benz

LAMBERT: 5358

JURISDICTION: City of Houston

PRECINCT: Harris County Pct. 2

DISTRICT: H

PROPOSAL:

Paul Benz – on behalf of the residents of the 1200 to 2300 blocks of Crockett and the 200 to 500 blocks of Hogan – is requesting the reclassification of Major Collectors Crockett Street and Hogan Street to Minor Collectors on the Major Thoroughfare and Freeway Plan.

APPLICANT'S JUSTIFICATION and HISTORY:

The applicant is requesting the amendment in order for Houston Public Works to consider traffic calming devices for Crockett and Hogan to address issues of speeding and extensive use of on-street parking.

Crockett/Hogan was added to the Major Thoroughfare and Freeway Plan in 1997 as part of a comprehensive process to add Major Collectors throughout the City. The Inner West Loop Mobility Study, completed in 2013, identified Crockett Street as one that served a primarily residential purpose. However, due to it being one of the few roads with access across I-10/I-45, it was classified as a Major Collector. In 2014, Crockett Street between Sawyer and Houston Avenue was changed from a 4-lane Major Collector with 70 feet ROW to a 2-lane Major Collector with 70 feet ROW. In 2015, Hogan Street's ROW width was increased from 60 feet to 70/80 feet from I-45 to Cochran Street.

STAFF ANALYSIS

Population & Employment Projections

A demographic analysis using the Houston-Galveston Area Council (HGAC) projections was conducted for the MTFP amendment proposal area. According to the HGAC data, demographics surrounding the Crockett/Hogan amendment request will increase at a faster rate than the City of Houston overall between 2015 and 2045. By 2045, the population of the surrounding area is projected to increase by 164 percent, while the job density is projected to increase by 50 percent.

Year	Population	Population Density		Jobs	Job Density	
		(Persons/Acre)	% Change		(Jobs/Acre)	% Change
2015	6,515	7.0		4,931	5.3	
2020	14,161	15.1	117.4%	5,556	5.9	12.7%
2025	15,782	16.9	11.4%	6,037	6.4	8.7%
2030	15,905	17.0	0.8%	6,579	7.0	9.0%
2035	16,293	17.4	2.4%	6,941	7.4	5.5%
2040	15,817	16.9	-2.9%	7,381	7.9	6.3%
2045	17,216	18.4	8.8%	7,381	7.9	0.0%

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Change (2015 to 2045)	10,701	11.4	164.3%	2,450	2.6	49.7%
COH change (2015 to 2045)	872,669	1.7	38.7%	507,094	1.0	30.4%
COH ETJ change (2015 to 2045)	1,206,503	1.6	55.3%	512,135	0.7	77.4%

Source: 2015-2040 Demographic Projections by H-GAC released in 2017

Data represents population, jobs, and households in 9 Traffic Analysis Zones (TAZ) encompassing approximately 936 acres around the proposed amendment.

Land Use and Platting Activity

Land use surrounding Crockett Street and Hogan Street to Main is primarily single family residential, with some commercial and industrial clustered along Houston Avenue and North Main Street. Industrial and Commercial activity is also concentrated at Sawyer & Crockett. Crockett Elementary School is adjacent to Crockett Street.

Several dozens of replats have taken place through First Ward in the last five years, particularly along Crockett Street. Most platting activity in Near Northside has occurred east of North Main. Below are major plats in the area, including Tech Center and Spring at Taylor, as well as all platting activity within the past five years occurring directly adjacent to Crockett Street and approximate to Hogan Street west of Main.

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Tech Center	2/16/2017	Unrestricted Reserve	1.38	0
Crockett Square	6/12/2014	Single Family Residential	0.23	4
Henderson Street Terrace	12/18/2014	Single Family Residential	0.11	3
Spring at Taylor	12/18/2014	Unrestricted Reserve	5.09	0
CROCKETT PLACE	8/02/2018	Single Family Residential	0.34	4
Crockett Street Terrace	8/21/2014	Single Family Residential	0.11	3
Crockett Vista	11/14/2013	Single Family Residential	0.11	2
Crockett Vistas	10/31/2013	Single Family Residential	0.11	2
Crockett Skyline	5/09/2013	Single Family Residential	0.11	3
Crockett Street Landing	5/09/2013	Single Family Residential	0.28	5
Crockett City Views	7/25/2013	Single Family Residential	0.34	9
Sabine Street Grove	1/21/2016	Single Family Residential	0.23	4
Crockett Street Villas	7/25/2013	Single Family Residential	0.23	6
Crockett Creekside	4/17/2014	Single Family Residential	0.23	6
Retreat on Crockett	3/28/2013	Single Family Residential	0.11	3
Crockett Court	3/14/2019	Single Family Residential	0.12	2
ALAMO HEIGHTS	3/17/2016	Single Family Residential	0.34	8
Goliad Landing	7/07/2016	Single Family Residential	0.58	6

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Sawyer Heights on Goliad	10/17/2013	Single Family Residential	0.11	3
Goliad Grove	6/23/2016	Single Family Residential	0.35	7
Crockett Gardens	5/29/2014	Single Family Residential	0.11	2
Crockett Park	8/24/2017	Single Family Residential	0.11	2
Cottages on the Bayou	6/22/2017	Single Family Residential	1.34	11

Right of Way (ROW) Status

Crockett ROW varies from 65 to 75 feet from Sawyer to I-45. Hogan Street is mostly 55 feet wide from Glaser Drive to North Main, widening to 70 feet between I-45 and Glaser Drive.

Spacing

