

PRELIMINARY REPORT

D: West Gray

APPLICANT: Bowden Land Services

PRECINCT: Harris County Pct. 1

JURISDICTION: City of Houston

COUNCIL DISTRICT: C

PROPOSAL:

Bowden Land Services – on behalf of M & D Gray Properties– is requesting the reclassification of West Gray Street, between Mathews Street to Cushing Street, from a Thoroughfare with three lanes and 70' of right-of-way to a Thoroughfare with three lanes and 60' of right-of-way.

APPLICANT'S JUSTIFICATION and HISTORY:

In 2018, two separate applications to plat contiguous properties of Lots 6-9 Block 60 Runnels Addition as recorded in Vol 12 page 691 HCDR was submitted for review under application numbers 2018-1822 and 2018-1929. At this time both plat applications were subject to ROW dedication of 7.5 feet.

The dedication of this 7.5 feet significantly impedes plans to develop the property.

The 2017 MTF Plan change applies the same 70' width requirement for both the one-way traffic AND two-way traffic further to the west. The paving width is over 44 feet at this location which is sufficient to meet the 3 lanes required by the MTF Plan therefore maintaining the intent of the MTF Plan.

Dedication of the 7.5 feet at this location does not make sense to obtain the required number of lanes.

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