

PRELIMINARY REPORT

J: Burke Road

APPLICANT: South Bell Commercial, LLC

JURISDICTION: COH

PRECINCT: Harris County Pct. 2
COUNCIL DISTRICT: E

PROPOSAL:

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

APPLICANT’S JUSTIFICATION and HISTORY:

Ben Navo of Draft House Design is requesting the realignment of 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, doing business as Accurate Plumbing, purchased a small tract of land to build an office for a plumbing company. The applicant states that the required documentation (design and completed drawings) were submitted for the permitting process. The applicant believed he had found the perfect location to start his plumbing business, and though the space was small, the exposure from the vehicular traffic traversing near East Sam Houston Parkway South would help generate business. However, after the permitting documents had been submitted the applicant was made aware of the planned extension of the proposed Major Thoroughfare.

The applicant states that the proposed Major Thoroughfare Burke Road is hindering the development of the property, as the applicant would be required to give a dedication of 14,250 square feet. The applicant states that the ROW dedication would require dedication of more than 60% of the total land area, leaving only 9,463 square feet. Additionally, the applicant states that the 25' building line set back that is required for Major Thoroughfares would require more dedication of the land and would further reduce development of the property down to just 3,858 square feet.

The applicant contends that a Major Thoroughfare has a ROW width of 100', and that if the Major Thoroughfare Burke Road, were on a property line, each property owner would be required to dedicate 50' from their perspective side of the proposed corridor. However, proposed Major Thoroughfare Burke Road, traverses not along the property line, but completely through the small parcel. Therefore, the applicant would be required to dedicate the entire 100' ROW, in addition to the 25' building setback for the Major Thoroughfare for a total of 125' of a very small tract.

The applicant contends that the required amount of ROW makes the property undevelopable, as the current alignment of Burke Road on the MTFP leaves the owner with limited buildable space and few options to utilize the property.

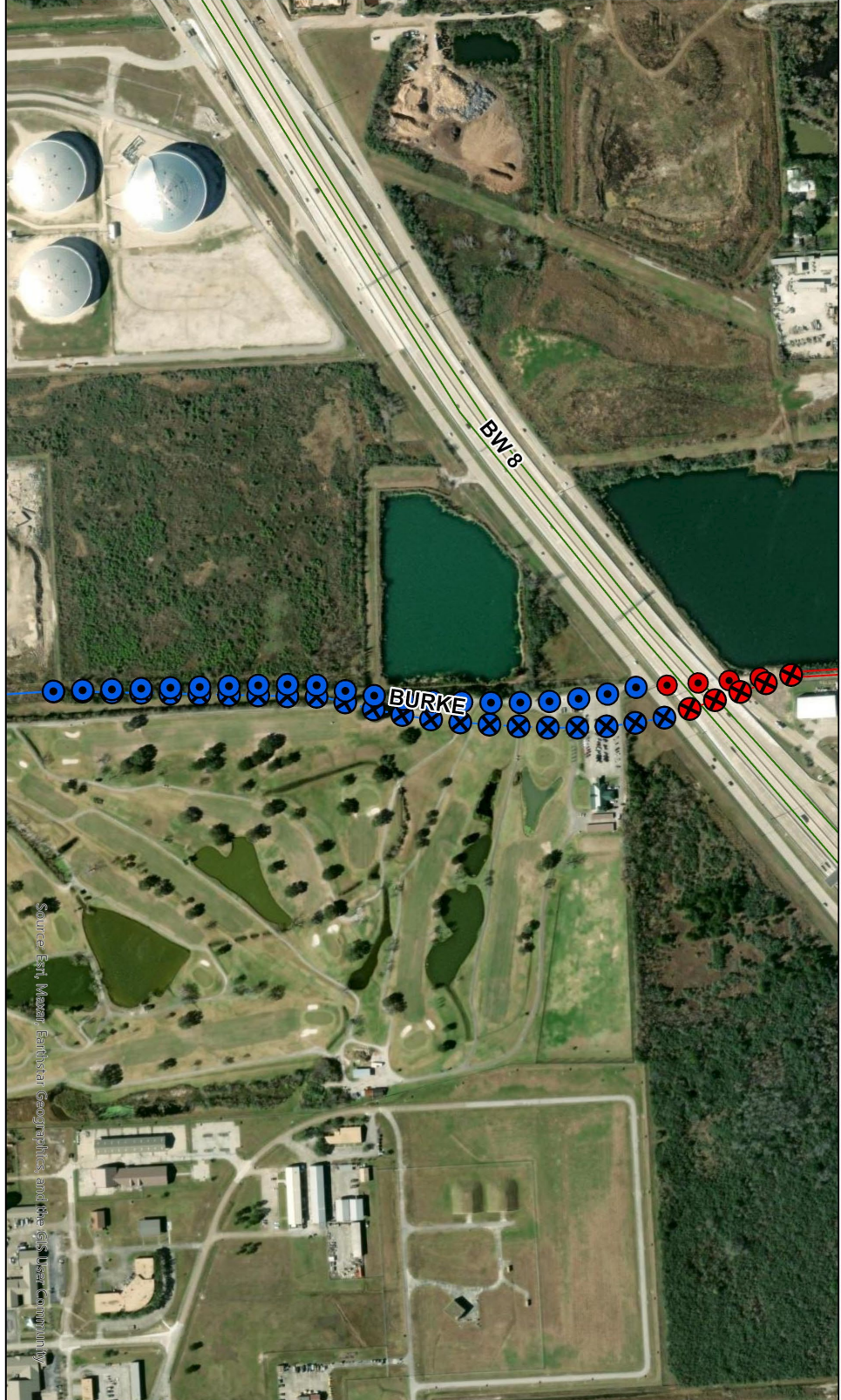
Therefore, the applicant requests the realignment of the Major Thoroughfare along the property line rather than completely through the property, as the realignment of the proposed corridor would minimize the severity of the impact in the developable area.

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The applicant maintains that the realignment as requested, would have no impact on safety, drainage, or flooding. Additionally, the applicant states that the proposed realignment would preserve the existing street network, as well as planned future corridors. Finally, the applicant states that the realignment request must be considered this year, as the applicant cannot build or develop the land, due to the current proposed alignment.

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J. Burke Road - Major Thoroughfare and Freeway Plan Amendment Request



2023 MTFP Amendment		2023 MTFP	
Add	—○—	Freeway	—
Realign	—○—	Major Thoroughfare	—
Remove	—X—	Major Collector	—
		Minor Collector	—
		Transit Corridor Street	—
Reclassify		Local Street	—
Street Class	—	Railroad	—
ROW Width	—	Waterway	—
No. Lanes	—	Houston ETJ	—

0 0.04 0.09 Miles

N

Vicinity Map