

PC ACTION REPORT

D: Birnham Woods Boulevard

APPLICANT: Community Association of Harmony

JURISDICTION: ETJ

PRECINCT: Harris County Pct. 3 /
Montgomery County Pct. 3
COUNCIL DISTRICT: N/A

PROPOSAL:

The Community Association of Harmony requests the deletion of the Major Thoroughfare Birnham Woods Boulevard, from Cypresswood Drive to Browning Pine Drive, and the reclassification of Birnham Woods Boulevard to a Major Collector, from Browning Pine Drive to Rayford Road in the Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT'S JUSTIFICATION and HISTORY:

The Community Association of Harmony requests the deletion and reclassification of the Major Thoroughfare Birnham Woods Boulevard, as the applicant states that the proposed corridor would directly impact the character of Harmony and Benders Landing Estates. The applicant states that the Harmony Community has a unique identity, and the introduction of a new corridor could disrupt the existing harmony and aesthetic appeal of the area. Additionally, the applicant states that the potential increase in traffic, noise, and congestion could adversely affect the quality of life for the residents who live along the proposed corridor.

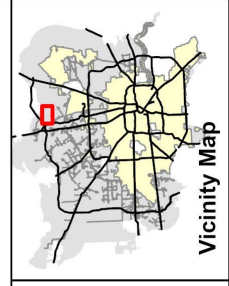
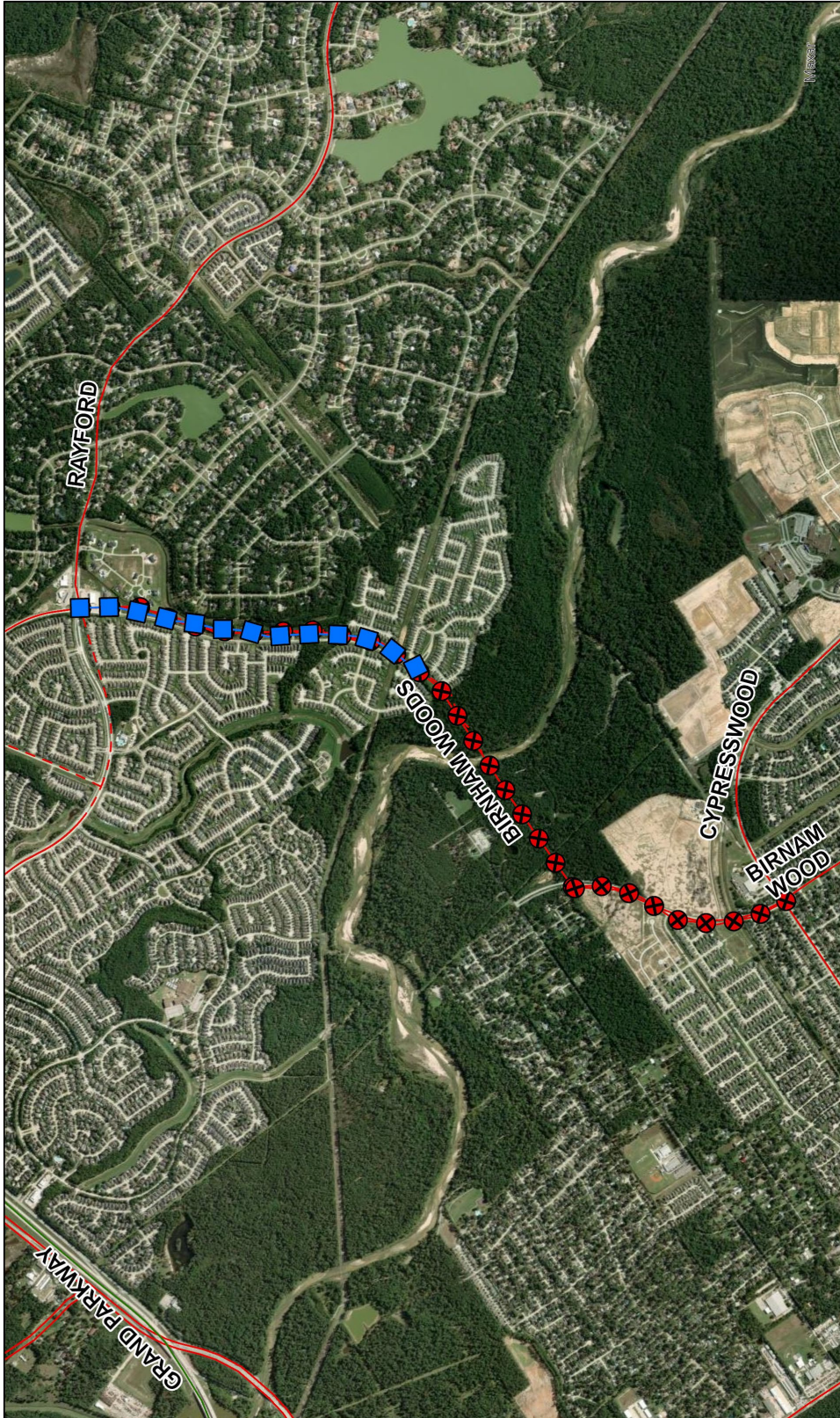
The applicant contends that the environmental impact of the construction of the proposed Major Thoroughfare has not been adequately addressed, as the proposed corridor would bisect the Spring Creek Greenway; an uninterrupted reserve that spans over thirty miles. Moreover, the applicant states that the disruption to local ecosystems, potential loss of green spaces, and increased pollution are critical factors that must be thoroughly evaluated before proceeding with this project.

The applicant maintains that preserving the environment should be a top priority, and therefore, urges the government officials to conduct a comprehensive environmental impact assessment in the area before construction commences of the proposed corridor. The applicant asserts further that the current infrastructure on the existing Major Thoroughfare may not be equipped to handle the increased traffic of an additional corridor.

According to the applicant, without proper upgrades to existing infrastructure in the vicinity of the proposed corridor, construction of the proposed Major Thoroughfare could lead to traffic bottlenecks, safety concerns, and an overall decline in the efficiency of the transportation network.

The applicant states that he understands that progress is necessary. However, the applicant maintains that there should be a balance between development and preservation of the unique character of the Harmony Community, as environmental sustainability must be the primary concern.

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D. Birnam Woods Boulevard - 2024 Major Thoroughfare and Freeway Plan Amendment Request

<p>2024 MTFP Amendment</p> <ul style="list-style-type: none"> Add Realign Remove 		<p>2023 MTFP Classification</p> <ul style="list-style-type: none"> Freeway Major Thoroughfare Major Collector Minor Collector Transit Corridor Street 		<p>2024 MTFP Amendment</p> <ul style="list-style-type: none"> Street Class ROW Width No. Lanes 		<p>2023 MTFP Classification</p> <ul style="list-style-type: none"> Local Street Railroad Waterway Houston ETJ 	
		<p>North Arrow</p> <p>0 0.2 0.4 Miles</p>					

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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 of the surrounding area is projected to increase by over 18,000 residents (17.7%) from 2015 to 2045, compared to only 40% projected population growth of the City of Houston. Jobs are projected to increase by approximately 1,557 (1.2%) between 2015 and 2045, with the largest increase between 2035 and 2040.

Year	Population Density			Job Density		
	Population	(Persons/Acre)	% Change	Jobs	(Jobs/Acre)	% Change
2015	15,306	1.89	-	1,539	0.19	-
2020	22,639	2.79	47.9%	1,780	0.22	15.7%
2025	28,092	3.46	24.1%	2,045	0.25	14.9%
2030	33,288	4.10	18.5%	2,156	0.27	5.4%
2035	33,176	4.09	-0.3%	2,362	0.29	9.6%
2040	33,048	4.07	-0.4%	2,952	0.36	25.0%
2045	33,328	4.11	0.8%	3,096	0.38	4.9%
Change (2015 to 2045)	18,022	2.22	17.7%	1,557	0.19	1.2%
COH Change (2015 to 2045)	919,984	2.14	40.2%	548,987	1.28	30.5%
COH ETJ Change (2015 to 2045)	1,530,387	1.47	58.7%	637,772	0.61	71.9%

Source: 2015-2045 Demographic Projections by H-GAC released in 2018.

Data represents population, jobs, and households in 4 Traffic Analysis Zones (TAZ) encompassing approximately 8,118 acres around the proposed amendment.

Land Use and Platting Activity

Land use surrounding the proposed Major Thoroughfare Birnham Woods Boulevard is primarily single-family residential. The path of the proposed Major Thoroughfare bisects Pundt Park. The table below shows the most recent platting activity in the area. Since 2013, 18 plats have been filed in the proposed amendment area. There are four plats to the northwest of the proposed amendment, six plats to the east, one plat to the south, and three plats to the southwest of the proposed deletion & reclassification request. Due to the heavy residential development in the area, vehicular activity will likely increase.

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Allegro at Harmony Sec. 2	08/07/14	Single-Family Residential	47.970	208
Allegro at Harmony Sec. 4	04/26/18	Single-Family Residential	16.413	77
Allegro at Harmony Sec. 3	04/27/17	Single-Family Residential	33.125	124
Harmony Village Sec. 5	06/08/17	Single-Family Residential	16.000	80
Harmony GP	05/12/16	General Plan	1,023.25	0
Birnham Woods Drive and Reserve at Harmony	12/03/15	Street Dedication	7.800	0

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Birnam Woods Drive Lift Station and Reserves	12/01/16	Street Dedication	16.700	0
Benders Landing Sec. 2 P/R No 1	01/23/14	Residential	49.360	21
Benders Landing Sec. 2 P/R No 2	06/13/24	Residential	2.2420	1
Harmony Village Sec. 2	10/12/17	Residential	11.790	39
Harmony Village Sec. 1	07/27/17	Single-Family Residential	20.610	73
Harmony Village Sec. 6	01/05/17	Single-Family Residential	16.720	74
Harmony Village Sec. 8	7/27/17	Single-Family Residential	14.790	60
Bradbury Forest Sec. 11	04/14/22	Single-Family Residential	15.383	59
Bradbury Forest Sec. 10	04/01/21	Single-Family Residential	14.143	58
Bradbury Forest Sec. 8	06/21/18	Single-Family Residential	19.274	51
Creekwood Crossing	10/19/23	General Plan	56.892	0
Creekwood Crossing Sec. 1	09/07/23	Single-Family Residential	30.165	62

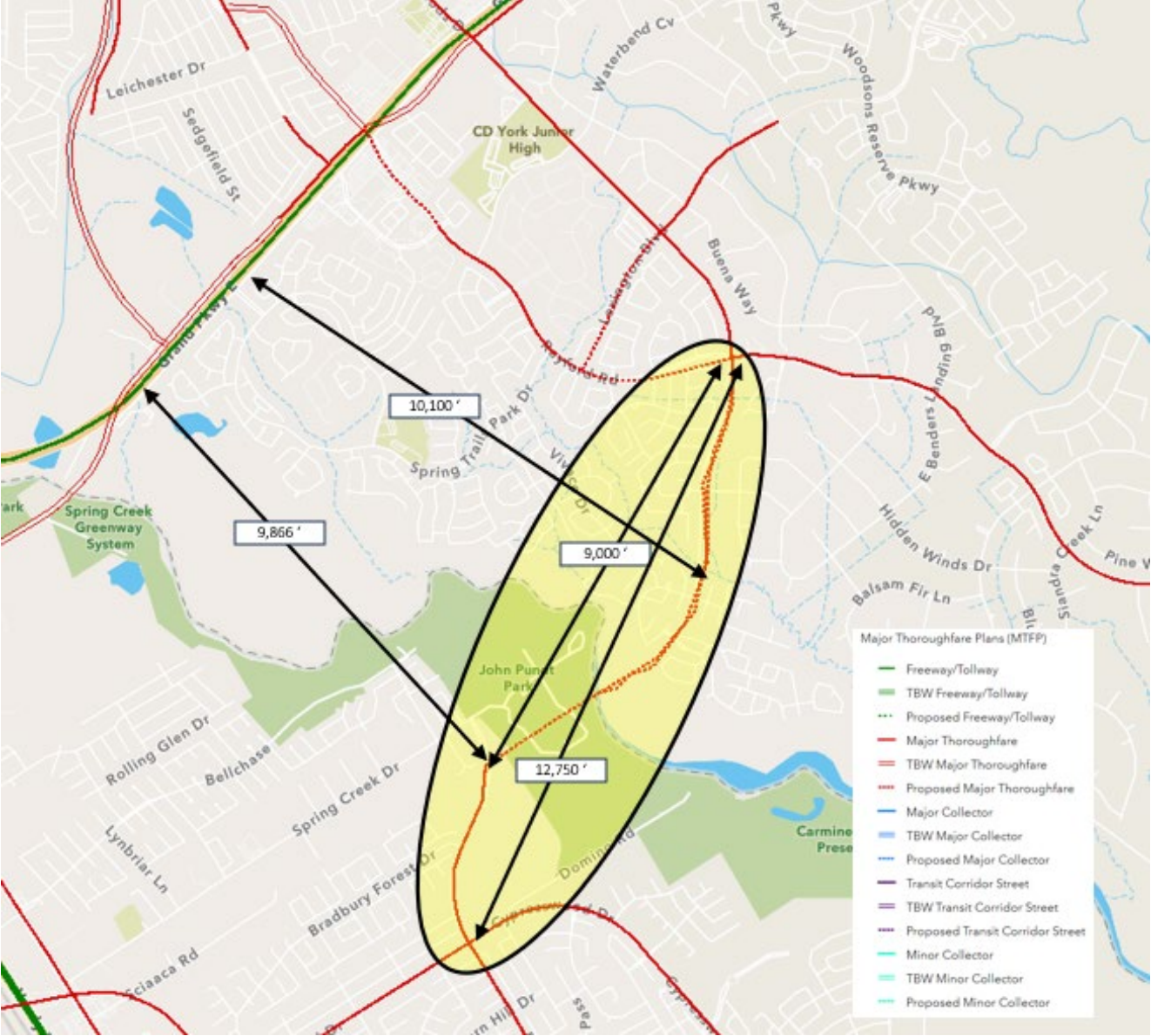
Right of Way (ROW) Status

A portion of Birnam Woods Boulevard does not currently exist and is proposed as a Major Thoroughfare with 100' ROW. The section of Birnam Woods Boulevard proposed to be deleted from the MTFP is approximately 7,750' in length. The section of Birnam Woods Boulevard proposed to be reclassified as a Major Collector in the MTFP is approximately 5,458' in length. In the proposed amendment area, Birnam Woods Boulevard exists north of Cypresswood Drive and south of Rayford Road as a Major Thoroughfare with 100' ROW. The proposed segment requested for deletion and reclassification would connect the two existing segments of the Major Thoroughfare; deleting the segment would leave the segments disconnected.

Spacing

The proposed amendment shows the increased distances that vehicles would need to travel to reach the next Major Thoroughfare. The arrows show Rayford Road to the north, Grand Parkway to the west, and Cypresswood Drive to the south. If the proposed Major Thoroughfare Birnam Woods Boulevard were to be removed, there would be a gap between Major Thoroughfares of approximately 12,750' north/south and 9,866' east/west.

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

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RECOMMENDATION:

APPROVE the request to delete the proposed Major Thoroughfare Birnham Woods Boulevard from Cypresswood Drive to Browning Pine Drive in the MTFP.

APPROVE the request to reclassify the proposed Major Thoroughfare Birnham Woods Boulevard, from Browning Pine Drive to Rayford Road, as an existing Major Collector in the MTFP.

Justification

Montgomery County updated its MTFP in 2021. Birnham Woods Boulevard was reclassified from a proposed Thoroughfare to an existing Collector from Browning Pine Drive to Rayford Road. Montgomery County deleted Birnham Woods Boulevard from Browning Pine Drive to the Harris County border. Harris County has no objections to Montgomery County's revisions. Supporting the amendment will update the City of Houston's MTFP to match Montgomery County's MTFP plan. Staff received support for the amendment from Harris County, Montgomery County, Harmony residents, and Benders Landing residents. No objection to the amendment from the public was received.

Coupled with support from Harris and Montgomery County and the Harmony and Benders Landing communities, City staff supports both amendment requests to delete Major Thoroughfare Birnham Woods Boulevard from Cypresswood Drive to Browning Pine Drive and reclassify Birnham Woods Boulevard from Browning Pine Drive to Rayford Road to a Major Collector.

PLANNING COMMISSION ACTION:

APPROVED to delete the proposed Major Thoroughfare Birnham Woods Boulevard from Cypresswood Drive to Browning Pine Drive and to reclassify the proposed Major Thoroughfare Birnham Woods Boulevard, from Browning Pine Drive to Rayford Road, as an existing Major Collector in the MTFP.