

# PC ACTION REPORT

## G: White Oak Drive

**APPLICANT:** Lisa Cochran

**JURISDICTION:** COH

**PRECINCT:** Harris County Pct. 1

**COUNCIL DISTRICT:** H

### PROPOSAL:

Lisa Cochran is requesting the reclassification of Major Collector White Oak Drive, from Studewood Street to Watson Street in the Major Throughfare and Freeway Plan (MTFP).

### APPLICANT'S JUSTIFICATION and HISTORY:

The applicant is requesting to reclassify White Oak Drive from a Major Collector to a Minor Collector. The request is solely for a residential segment of White Oak Drive. The applicant is proposing this amendment to provide safer solutions to the speeding and reckless driving in the area. The applicant states that between 2014 and 2015, sections of Pecore and Watson Streets were reclassified from Major Collectors to Minor Collectors for the same reason. Accordingly, the applicant is seeking to do the same for White Oak Drive in this year's MTFP amendment process. Should the reclassification request be approved, the applicant will request to add speed bumps along the corridor to provide a safer roadway for all residents, pedestrians, and cyclists utilizing the 3-block section of White Oak Drive.

The applicant states that the 0.33-mile, "walking cane-shaped section", stems from the intersection at White Oak Drive and Usener Street and extends to the intersection of White Oak Drive and Studewood Street. The applicant states further that the 3-block stretch is densely populated and consists of residential homes and garage apartments. Moreover, the applicant states that the residential homes have single-wide driveways, so cars are constantly parked along both sides of the street. The applicant maintains that parked cars along the street reduces the amount of space needed to maneuver safely.

The applicant contends that she has witnessed consistent violations of the posted speed limit and stop signs that have been placed at the White Oak Drive and Usener Street intersections (repeatedly at White Oak Drive). The applicant states further that recently, she has witnessed two significant incidents, one of which included a head-on collision where a driver was traveling too fast and veered, causing four airbags to deploy between two cars. The applicant states that the other incident involved the next-door neighbor's home. The curb, fence, front yard, and home were damaged when a car careened off the road due to excessive speeding around the curve. The applicant contends that fortunately, no one was seriously injured in the afore-mentioned incidents. However, the applicant maintains that there have been countless near misses both witnessed and encountered.

The applicant states that incidents that were narrowly avoided were mostly caused by speeding vehicles and drivers swerving to miss other vehicles going into, coming out of a driveway, or trying to avoid a parked car on the street.

The applicant states that many of the streets surrounding this section of White Oak Drive have speed bumps already installed:

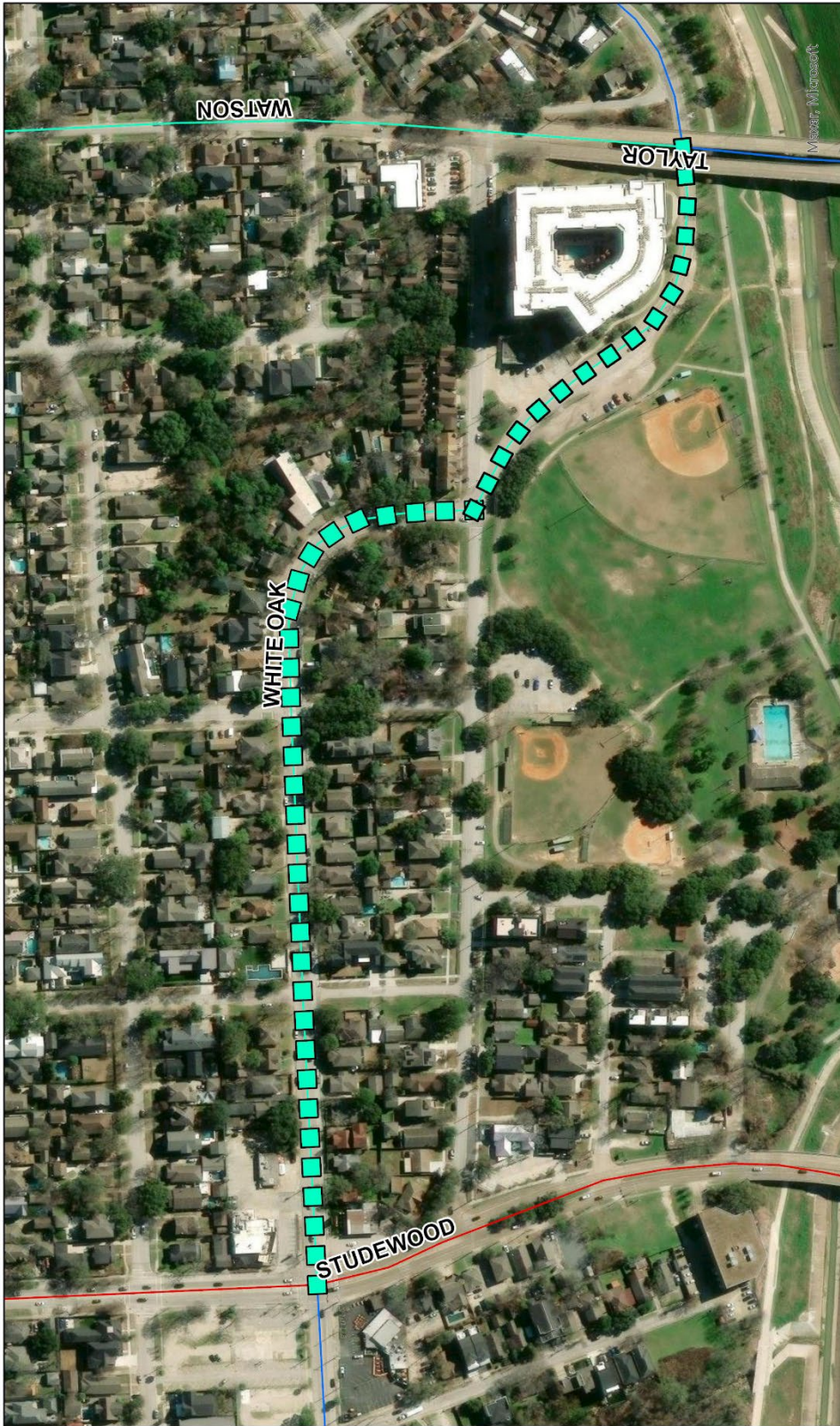
- Usener Street from White Oak Drive to Studewood Street
- Michaux Street from White Oak Drive to Pecore Street

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- Pecore Street from Michaux Street to North Main Street
- Watson Street from Usener Street to Pecore Street

Finally, the applicant states that the reclassification of the corridor would have no impact on the overall transportation network.

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G. White Oak Drive - 2024 Major Thoroughfare and Freeway Plan Amendment Request

**2024 MTFP Amendment**

- Add
- Realign
- Remove

**Street Class**

- Street Class
- ROW Width
- No. Lanes

**Reclassify**

**2023 MTFP Classification**

- Freeway
- Major Thoroughfare
- Major Collector
- Minor Collector
- Transit Corridor Street

- Local Street
- Railroad
- Waterway
- Houston ETJ

N

0 0.02 0.04 Miles

Vicinity Map



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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 decrease by nearly 140 residents (-105%) from 2015 to 2045 compared to 40% projected population growth of the City of Houston. Jobs are projected to increase by approximately 7 (6.7%) between 2015 and 2045, with the largest increase between 2015 and 2020.

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	2,532	9.98	-	105	0.41	-
2020	2,421	9.54	-4.4%	112	0.44	6.7%
2025	2,280	8.99	-5.8%	112	0.44	0.0%
2030	2,388	9.41	4.7%	112	0.44	0.0%
2035	2,414	9.51	1.1%	112	0.44	0.0%
2040	2,278	8.98	-5.6%	112	0.44	0.0%
2045	2,394	9.44	5.1%	112	0.44	0.0%
Change (2015 to 2045)	(138)	-0.54	-105%	7	0.03	-93.3%
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. This represents the most current data available at the time of publishing.

Data represents population, jobs, and households in 2 Traffic Analysis Zones (TAZ) encompassing approximately 254 acres around the proposed amendment.

### Land Use and Platting Activity

Land use surrounding the Major Collector is primarily single family residential. As of this report, there are no new developments that are within 100' of the corridor. However, there has been some platting activity in the general area. On the western end of the amendment there was one unrestricted (commercial) plat filed in 2019. Just south on Usner Street a variance request was denied for an unrestricted reserve, and a replat to the east was approved in 2018. A summary of platting activity that has occurred within the study area is shown below. There have been 4 plats filed around the proposed amendment since 2014.

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Usener Addition partial replat no 3 and extension	03/17/22	Unrestricted Reserve	0.5093	0
Hofheinz Heights South	10/03/19	Unrestricted Reserve	0.4304	0
Woodland Terrace partial replat no 2	10/25/18	Single Family Residential	0.2133	2
Aria Place replat no1	05/29/14	Unrestricted Reserve (Multifamily)	1.844	0

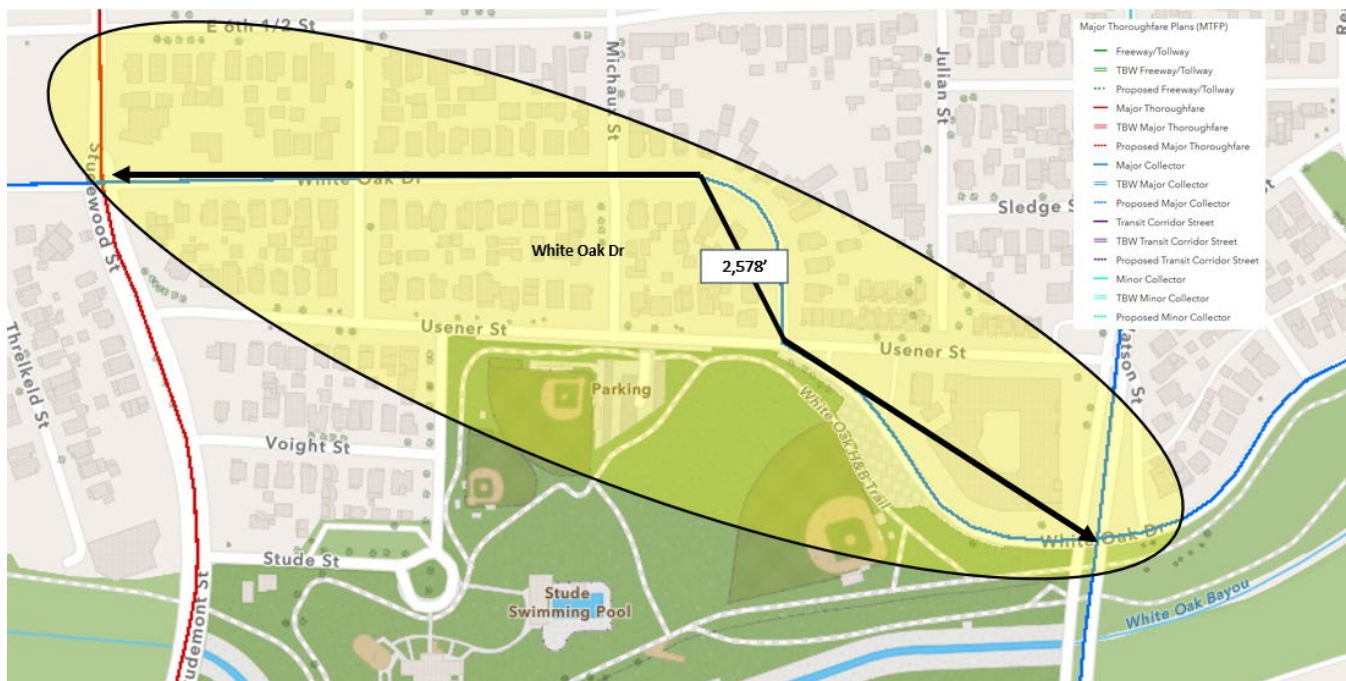
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## Right of Way (ROW) Status

The MTFP shows the segment of White Oak Drive currently exists as a Major Collector with sufficient width of 60' ROW. The proposed amendment request is for White Oak Drive to be reclassified as a Minor Collector. The length of the proposed reclassification request is approximately 2,578', beginning at Studewood Street and terminating at Watson Street.

## Spacing

The proposed reclassification of White Oak Drive does not make any changes to the alignment or connectivity of the existing corridor. Accordingly, there is no impact on spacing between Major Thoroughfares.



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

## **RECOMMENDATION:**

Approve to reclassify Major Collector White Oak Drive from Studewood Street to Watson Street to a Minor Collector.

## Justification

Reclassifying Major Collector White Oak Drive, no major significant impact on population, employment, land use, or platting activity, Additionally, the proposed reclassification meets the objective of the MTFP, as connectivity and access are not affected. City staff coordinated with Houston Public Works, Harris County Engineering Office, and property owners adjacent to the area and they all support the request as proposed. HPW conducted a traffic count that resulted in less than 5,000 daily average vehicles from Studewood Street and Watson Street on White Oak Drive. Staff's recommendation is to grant the request to reclassify Major Collector White Oak Drive, from Studewood Street to Watson Street to a Minor Collector in the City of Houston's Major Thoroughfare and Freeway Plan.

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## PLANNING COMMISSION ACTION:

APPROVED to reclassify Major Collector White Oak Drive from Studewood Street to Watson Street to a Minor Collector in the MTFP.