PC ACTION REPORT

IIA: Gulfton Connector Busway Project

APPLICANT: Metro
JURISDICTION: City of Houston
PRECINCT: Harris County Pct. 4
COUNCIL DISTRICT: J

PROPOSAL:

The applicant proposes to reclassify three thoroughfares within the Gulfton Community:

1. Reclassify Chimney Rock Road from a Major Thoroughfare to a Transit Corridor Street from Westpark Drive to Gulfton Street
2. Reclassify Gulfton Street from a Major Thoroughfare to a Transit Corridor Street from Chimney Rock Road to Hillcroft Avenue.
3. Reclassify Hillcroft Avenue from a Principal Thoroughfare to a Transit Corridor Street from Gulfton Street to Bissonnet Street.

APPLICANT'S JUSTIFICATION and HISTORY:

The Gulfton Connector Busway Project is a proposed 4.1 mile dedicated busway line. This project aims to provide rapid transit service for the Gulfton Community. The busway will feature seven stations, allowing for connections between the busway and local bus service and key destinations.

The intent of this request is to connect the Westpark/Lower Uptown Transit Center to Bayland Park with a MTFP corridor that would align with the proposed rapid transit system. This will enable the Planning and Development Department to designate streets within and around the proposed busway as Transit Oriented Development streets. This designation will allow for land use regulations to guide new development in a manner that supports multimodal transportation.

All three streets have been designated as thoroughfares intended for facilitating fast and heavy automobile traffic connecting the freeways to the local street system. The proposed reclassification will reorient each street for multimodal transportation.

STAFF ANALYSIS:

Land Use and Platting Activity

The area around the subject MTFP amendments consists of mostly high-density commercial and multifamily development. Much of this development predates the City's requirement to plat commercial property so much of the area is still part of the original Westmoreland Farms plats from the 1920s. There have been a handful of commercial plats and school subdivisions recorded since 2013.

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Plats within ¼ mile

GP or Subdivision Name	PC Cycle	Land Use	Property Size (acres)	Lots
Bellaire Heights on Ashbrook	2014-23	Single-Family Residential	1.21	20
Stripes on Schumacher Lane	2016-02	Unrestricted	1.12	0
Teledyne Chimney Rock	2016-17	Unrestricted	7.81	0
Southwest Galleria Center	2018-13	Unrestricted	0.74	0
Chimney Rock at Elm	2019-08	Unrestricted	0.67	0
Westheimer Manor partial replat no 5	2021-22	Commercial	0.64	0

Right of Way (ROW) Status

The three street segments were created in 1910 with the Westmoreland Farms subdivision and Westmoreland Farms Second Subdivision, as recorded in Volume 3 Page 60a and Volume 4 Page 21 within the Harris County Map Records. Segments of Hillcroft and Gulfton west of Westward Avenue were platted in 1957 out of Sharpstown Industrial Park Sec 2 as recorded in Volume 54 Page 69 of the Harris County Map Records.

Chimney Rock Road (Major Thoroughfare) originally platted as Avenue D with a 90’ wide right-of-way. The roadway consists of a 4-lane curb and gutter street with a landscaped median.

Gulfton Street (Major Throughfare) originally platted as Oak Street with a 60’ right-of-way. The street has been widened to 80’ and features four vehicular travel lanes with a landscaped median and curb and gutter pavement.

Hillcroft Avenue (Principal Thoroughfare) was originally platted as an 80’ right of way and has been widened to its current width of 140’

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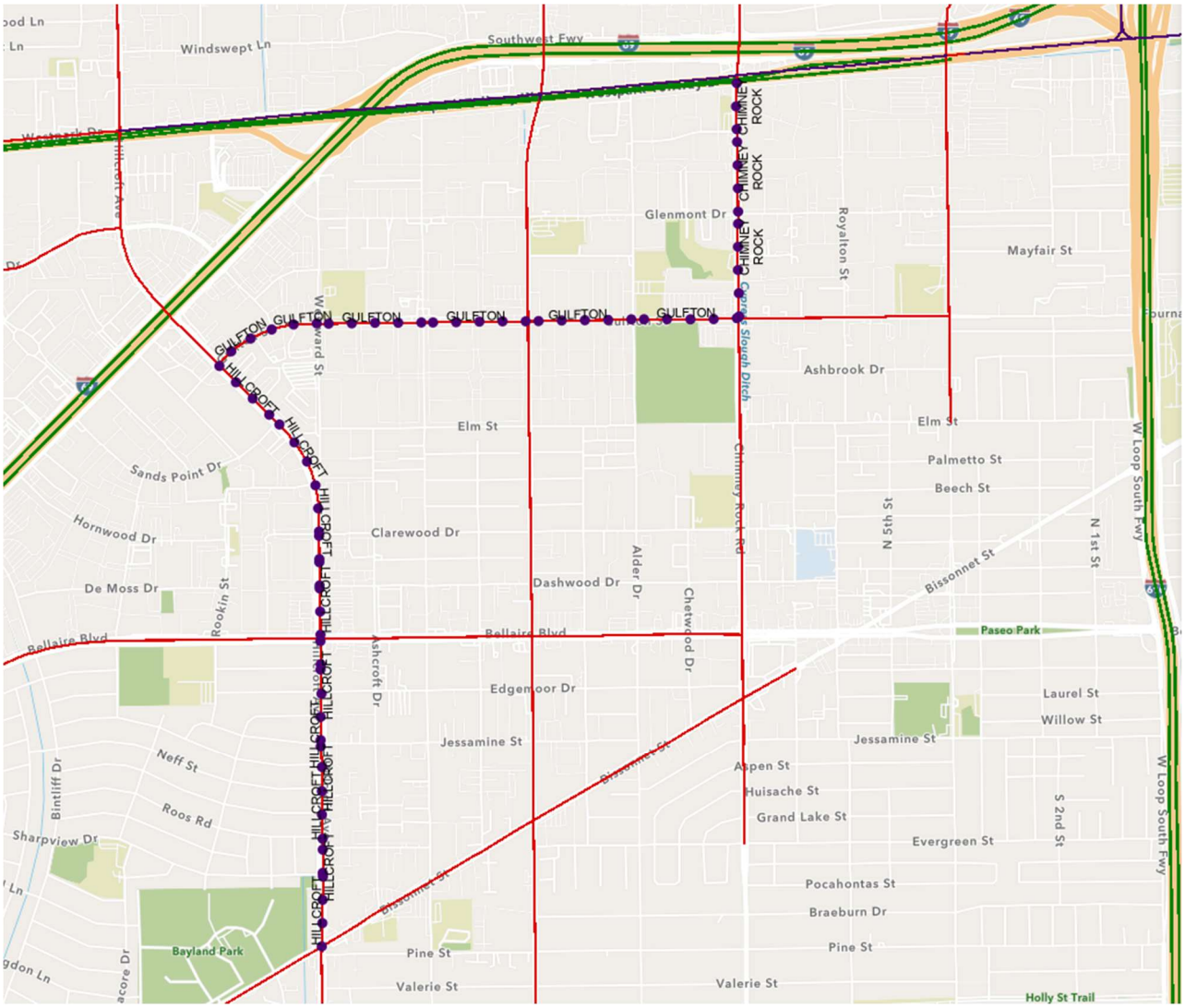
Reclassification

All three segments will be reclassified as Transit Corridor Streets.



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RECOMMENDATION:

APPROVE:

- Reclassify Chimney Rock Road, between Westpark Drive and Gulfton Street, from Major Thoroughfare to **Proposed Transit Corridor Street**
- Reclassify Gulfton Street, between Chimney Rock Road and Hillcroft Avenue, from Major Thoroughfare to **Proposed Transit Corridor Street**
- Reclassify Hillcroft Avenue, between Gulfton Street and Bissonnet Street, from Principal Thoroughfare to **Proposed Transit Corridor Street**

Justification:

The proposed amendment is congruent with Metro's efforts to expand rapid transit service within the City of Houston. Metro has demonstrated that they have performed extensive public outreach within the affected Gulfton community. *Proposed* Transit Corridor designation reflects the need for staff and Metro to continue coordinating to amend the City's Transit Oriented Development map while Metro secures full funding. Once this takes place, the designation will change to Transit Corridor. If not, the MTFP designation for these three streets will revert to their previous status.