

PUBLIC HEARING REPORT

F: Chimney Rock Road

APPLICANT: Mark Gardner
JURISDICTION: City of Houston

PRECINCT: Harris County Pct. 4
COUNCIL DISTRICT: G

PROPOSAL:

Mark Gardner, a resident of the corridor, on behalf of the Briarcroft Subdivision HOA Board is requesting the downgrade of Chimney Rock Road from a Major Thoroughfare to a Minor Collector.

APPLICANT'S JUSTIFICATION and HISTORY:

The applicant has requested the downgrade of Major Thoroughfare to a Minor Collector because of two previous rejected Neighborhood Traffic Management Program (NTMP) requests to allow street calming measures to be studied for use in this corridor.

They state the current roadway is entirely residential, is marked for a 30 MPH speed limit, has no facilities for vulnerable road users and that they have documented significant numbers of drivers traveling faster than 50 MPH in the corridor. The community has utilized radar velocity guns to determine the exact speeds of the vehicles and used video cameras to further analyze how frequently speed through the corridor.

There is no constructed sidewalk constructed along the west side of Chimney Rock between Westheimer and San Felipe which necessitates resident cross the street. They state that there are no painted crosswalks along the entire 4,440 ft long corridor within Briarcroft

By changing the classification, the applicant wishes for the NTMP to study the corridor and be able to recommend safety improvements.

STAFF ANALYSIS

Land Use and Platting Activity

This section of Chimney Rock is almost exclusively residential except for some commercial uses at the intersections of Chimney Rock and Westheimer. Recent platting activity has not had frontage on Chimney Rock Road.

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GP or Subdivision Plat Name	PC Cycle	Land Use	Property Size (acres)	Lots
Lamar Terrace	2017-15	Residential	0.27	4
Winsome Court	2017-18	Residential	0.28	5
Westheimer Estates partial replat no 7	2017-23	Residential	0.28	5
Park Place San Felipe	2018-05	Residential	1.25	0
Briarcroft	2018-11	Unrestricted	1.25	0
Westheimer Estates	2022-21	Residential	0.78	16
Artisans Westheimer	2023-07	Commercial	1.05	0
Golden Tree Estates at Locke Lane	2024-02	Residential	0.16	1
Westheimer Crossing	2024-01	Residential	0.28	6
Golden Tree Estates at Locke Lane	2024-04	Residential	0.16	1
Dolores Crossing	2025-13	Residential	0.28	6

Right of Way (ROW) Status

Chimney Rock Road was dedicated at 80' and the change in classification would keep it at 80', but with a downgrade in classification only.

Spacing

