Mid-Brays Bayou Communities: Housing the Next 60,000
Aspiration and Strategies

APPENDIX B: FLOODING IMPACTS
Mid-Braes Bayou Resiliency & Revitalization Housing & Community Development Plan

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APPENDIX B: Flooding Impacts

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In 1979 Tropical Storm Claudette dropped an average of 15” of rain according to a single rain gauge along Braes Bayou in the Meyerland community.

Much of the area was still relatively undeveloped especially in the Brays Oaks community.

In comparison Tropical Storm Harvey dropped 34.44” at the same rain gauge in the Meyerland community in 2017.

There is very little undeveloped land in Mid-Brays today as compared to 1979 when Tropical Storm Claudette impacted the area.

Figure 1: Flooding History
Most of the damaged structures, resulting from TS Harvey, were located along Brays Bayou and the Willow Waterhole tributary which drains surrounding communities to Brays Bayou.

The Meyerland, Braeburn and Westbury communities sustained the majority of damage from TS Harvey.

Countywide TS Harvey dropped an estimated 1 trillion gallons of water on the region.

300,000 vehicles were flooded; 115, 170 houses were flooded and approximately 36 flood related deaths were reported.
Property value distribution across Mid Brays shows a gradually decreasing property value gradient as one moves away from the center of Houston.

This map shows that there is a great deal of affordable properties within the Mid-Brays area. The majority of properties are between $0-$40 / Square foot.
• The Map shows rebuilding activity following the 2015 flood in Mid-Brays
• Concentrations of green dots show areas that sustained flooding.
• The area where Brays Bayou meets the Loop 610 shows heavy flooding due to infrastructural inefficiencies.
• The Upper Head of Willow tributary also shows heavy flooding, also as a result of drainage inefficiencies.
• The large number of rebuilding activity shows that residents were interested in rebuilding in place rather than evacuating Mid Brays.
• The Map shows rebuilding activity following the 2016 flood in Mid-Brays.
• Concentrations of green dots show areas that sustained flooding.
• The area where Brays Bayou meets the Loop 610 shows further heavy flood losses due to infrastructural inefficiencies.
• The Upper Head of Willow tributary shows less permitting activity. Possibly because residents may not have completed rebuilding from 2015.
• There is also more wide-spread permitting activity across Mid-Brays than following the 2015 Storm event.
• The large number of rebuilding activity shows that residents were interested in rebuilding in place rather than evacuating Mid-Brays.

Figure 5: Permits for development following the 2016 Flood
The Map shows rebuilding activity following the 2017 flood in Mid-Brays.

Concentrations of green dots show areas that sustained flooding.

The area where Brays Bayou meets the Loop 610 shows further heavy flood losses due to infrastructural inefficiencies.

The entire length of Willow tributary shows heavy concentrations of permitting activity.

There is wide-spread permitting activity across Mid-Brays.

The large number of rebuilding activity again shows that despite 3 successive years of heavy flooding, residents are firmly interested in rebuilding in place rather than evacuating their homes in Mid Brays.

Figure 6: Permitting activity following the 2017 flood
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