

PC ACTION REPORT

IIIB: Barker Cypress and Proposed N-S Minor Collector

APPLICANT: REGA Engineering
JURISDICTION: ETJ, Harris County

PRECINCT: Harris County Pct. 3 & 4
COUNCIL DISTRICT: N/A

PROPOSAL:

The applicant proposes to realign an approximately 9,873 (1.87 miles) unimproved segment of Barker-Cypress Road, a major thoroughfare, between the Grand Parkway (SH 99) and Grant Road, and delete an approximately 3,326' (0.63 miles) unimproved segment of an Unnamed N-S Minor Collector between the proposed Boudreaux Road and Kitzman Road.

APPLICANT'S JUSTIFICATION and HISTORY:

The applicant asserts that maintaining a regional north-south connection of Barker-Cypress Road between Grand Road and the Grand Parkway remains important to support future residential development and regional traffic circulation. The applicant proposes to realign Barker-Cypress Road along the eastern property line of the Cunningham tracts to preserve this regional connection while minimizing impacts to the property. The applicant asserts the proposed alignment would directly connect with and continue the existing dedicated right-of-way from developments immediately to the south, providing a logical and continuous roadway corridor. The applicant further asserts that the proposed Unnamed Minor Collector is redundant as the circulation function it was intended to provide would be adequately accommodated by the realigned Barker-Cypress Road, a major thoroughfare, in conjunction with the local street network in the area.

STAFF ANALYSIS:

Land Use and Platting Activity

Most of the land surrounding the segments of Barker-Cypress Road and the unnamed N-S Minor Collector consists of large single-family residential properties, extensive tracts of undeveloped land, and the A.D. Dyess Park. Recent platting activity in the area indicates plans for the development of residential communities on several of the large-acre properties.

Plats within ¼ mile

GP or Subdivision Name	PC Cycle	Land Use	Property Size (acres)	Lots
Texan Black Gold GP	2016-22	General Plan	43.20	0
Costa Complex Sec 1	2021-23	Unrestricted	8.17	0
Costa Complex GP	2021-23	General Plan	68.06	0
HCMUD 583 Wastewater Treatment Plant	2023-15	Water Treatment Plant	4.63	0
Drouin Complex	2023-17	Unrestricted	1.66	0
Quarry on Grant GP	2023-25	General Plan	421.66	0
Quarry on Grant Sec 2	2024-04	Single-Family Residential	12.70	45

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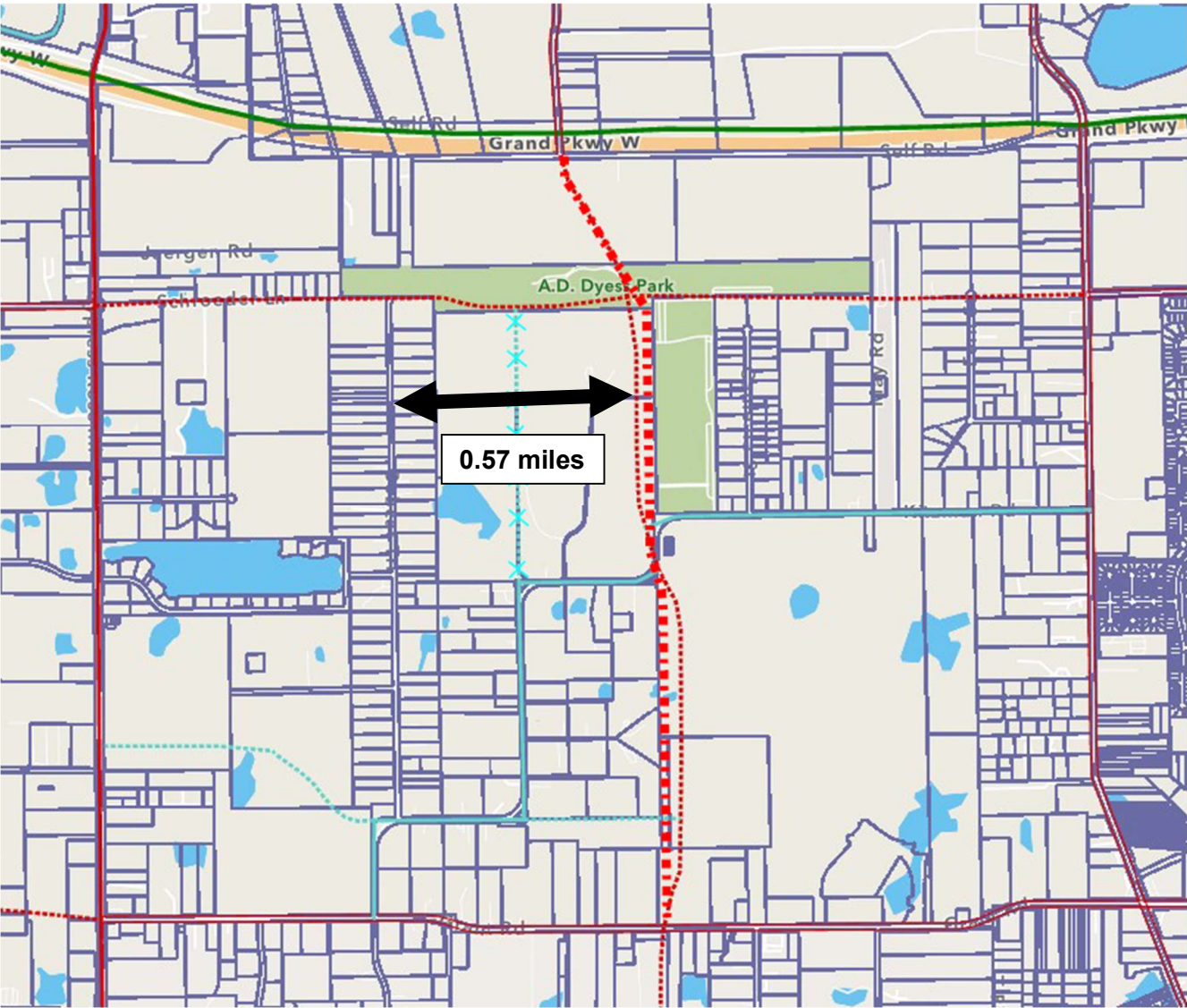
Texans Soccer Athletic Complex	2016-22	Unrestricted	0.12	0
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Right of Way (ROW) Status

The segments of Barker-Cypress Road and the unnamed N-S Minor Collector are unimproved and would be required to be dedicated and improved as the surrounding properties is platted.

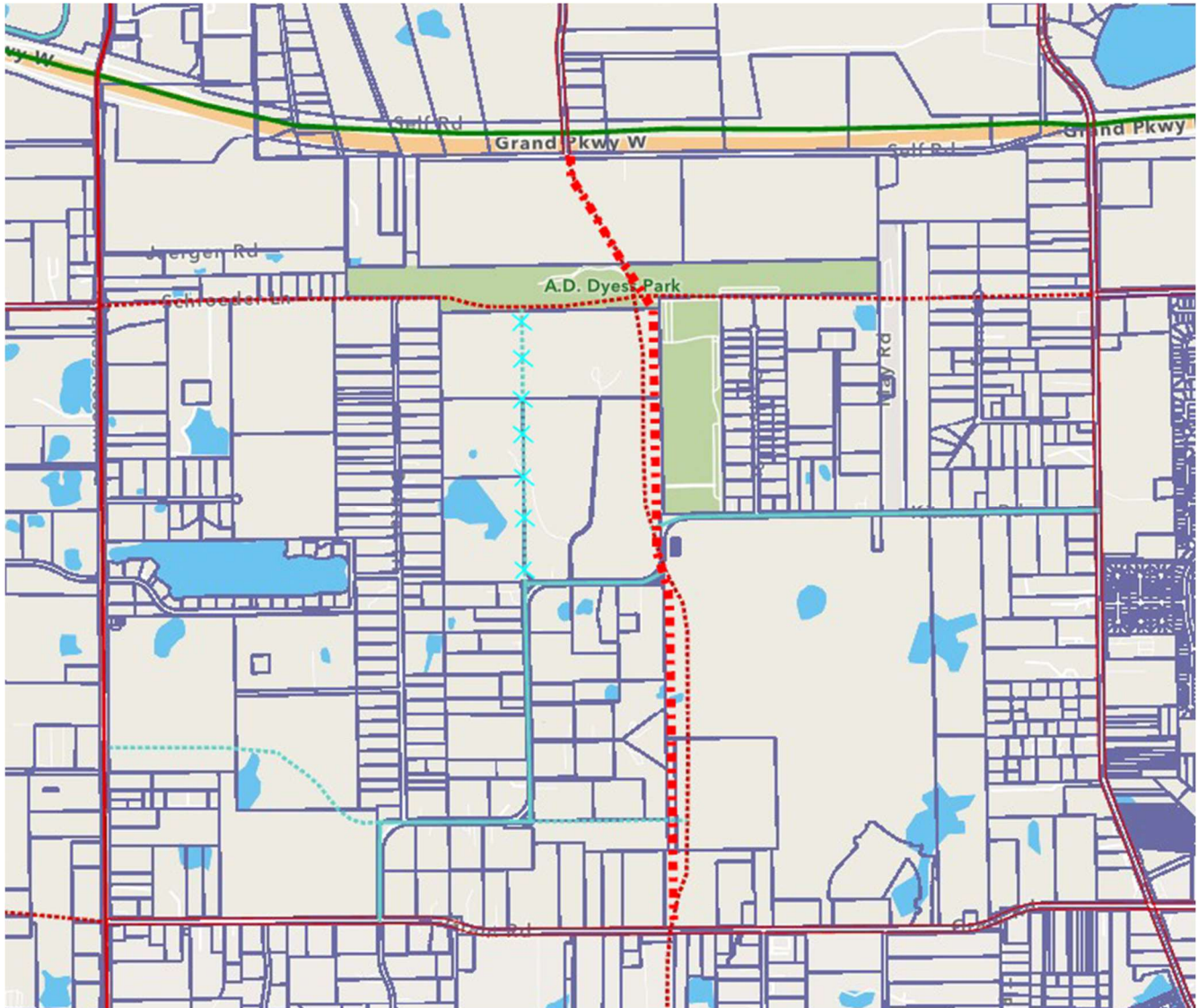
Spacing

If the deletion of the segment of the Unnamed N-S Minor Collector is approved, the block bound by Boudreaux Road, Barker-Cypress Road, Kitzman Road, and Bobcat Trail will measure approximately 3,050' (0.57 miles) with no N-S street connection.



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Realignment



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RECOMMENDATION:

Approve the requests to realign an unimproved segment of Barker Cypress Road, a major thoroughfare, between the Grand Parkway (SH 99) and Grant Road, and delete an unimproved segment of an Unnamed N-S Minor Collector between the proposed Boudreaux Road and Kitzman Road.

Justification:

The requested realignment of Barker-Cypress Road would preserve the regional north-south connection between Grant Road and the Grand Parkway by supporting future residential development and regional traffic circulation and providing continuity with the existing approved alignments to the south. As the properties in the area begin to develop and plat, all curve requirements for a major thoroughfare are required to be met. The northern portion of the proposed alignment will be fully dedicated within the eastern boundary of the Cunningham tracts. In addition, the approximately 0.5 mile distance between Barker-Cypress Road, a major thoroughfare, and Bobcat Trail, a local street, does not warrant the establishment of an additional north-south street connection.