

PC ACTION REPORT

IIIC: Kermier Road

APPLICANT: Meta Planning + Design
JURISDICTION: ETJ, Harris County

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

PROPOSAL:

The applicant proposes to delete an approximately 5,200' unimproved segment of Kermier Road, a major thoroughfare, between Baethe and Betka Roads.

APPLICANT'S JUSTIFICATION and HISTORY:

The subject segment of Kermier Road has been part of the MTFP since an update in 1982 and shown on the City's published map in 1983. At the time, the City envisioned a major thoroughfare connecting the area around Spring Creek with the southern ETJ line west of Katy, TX. Subsequent amendments have truncated Kermier to where its proposed southern terminus is within the Grand Prairie community, just south of the subject segment.

The subject site features an existing data center and the applicant proposes an expansion with several more structures and detention areas. The applicant asserts that dedicating a 100' wide major thoroughfare would represent an insurmountable barrier to the proposed data center expansion, citing challenges with providing physical connections within the complex over a public street and securing the site. The applicant also asserts that the relatively low trip generation and the existing segments of Warren Ranch and Kickapoo Roads as alternatives for regional traffic circulation.

STAFF ANALYSIS:

Land Use and Platting Activity

The subject segment of Kermier is within the Baethe Road Joint GP and was proposed to facilitate traffic circulation from abutting single-family communities. Most of the area around this segment of Kermier has since been sold to the neighboring data center, who proposes to incorporate the land into an expanded facility.

The area is experiencing a high level of rapid development in all directions. Most of the platting activity involves developing single-family homes out of acreage for multiple master planned communities.

Plats within ¼ mile

GP or Subdivision Name	PC Cycle	Land Use	Property Size (acres)	Lots
Madden Real Estate Kermier Reserve	2020-08	Unrestricted	20.00	0
Story Lindsey Tract GP	2020-15	General Plan	616.98	0
Grand Prairie Reserves	2022-09	Water Treatment Plant, Water Plant	15.16	0
Grand Prairie Sec 5	2022-18	Single-Family Residential	22.78	78
Bell Edwards Estates	2023-13	Single-Family Residential	6.83	4

PC ACTION REPORT

Grand Prairie GP	2024-03	General Plan	1240.77	0
Baethe Road in Grand Prairie Street Dedication Sec 1	2024-06	Street Dedication	4.25	0
Grand Prairie Sec 7	2024-16	Single-Family Residential	19.27	85
Kermier Road and Mallard Crossing Drive Street Dedication and Reserve	2024-16	Drainage/Detention, Street Dedication	43.61	0
Grand Prairie Baethe Road Street Dedication Sec 1	2024-17	Street Dedication	2.21	0
Kermier Road and Sundancer Way Street Dedication and Reserve	2025-03	Drainage/Detention, Street Dedication	42.33	0
Baethe Road Joint GP	2025-13	General Plan	3198.39	0
Grand Prairie Baethe Road Street Dedication and Reserves Sec 1	2026-11	Water Plant, Drainage/Detention, Commercial, Street Dedication	29.62	0

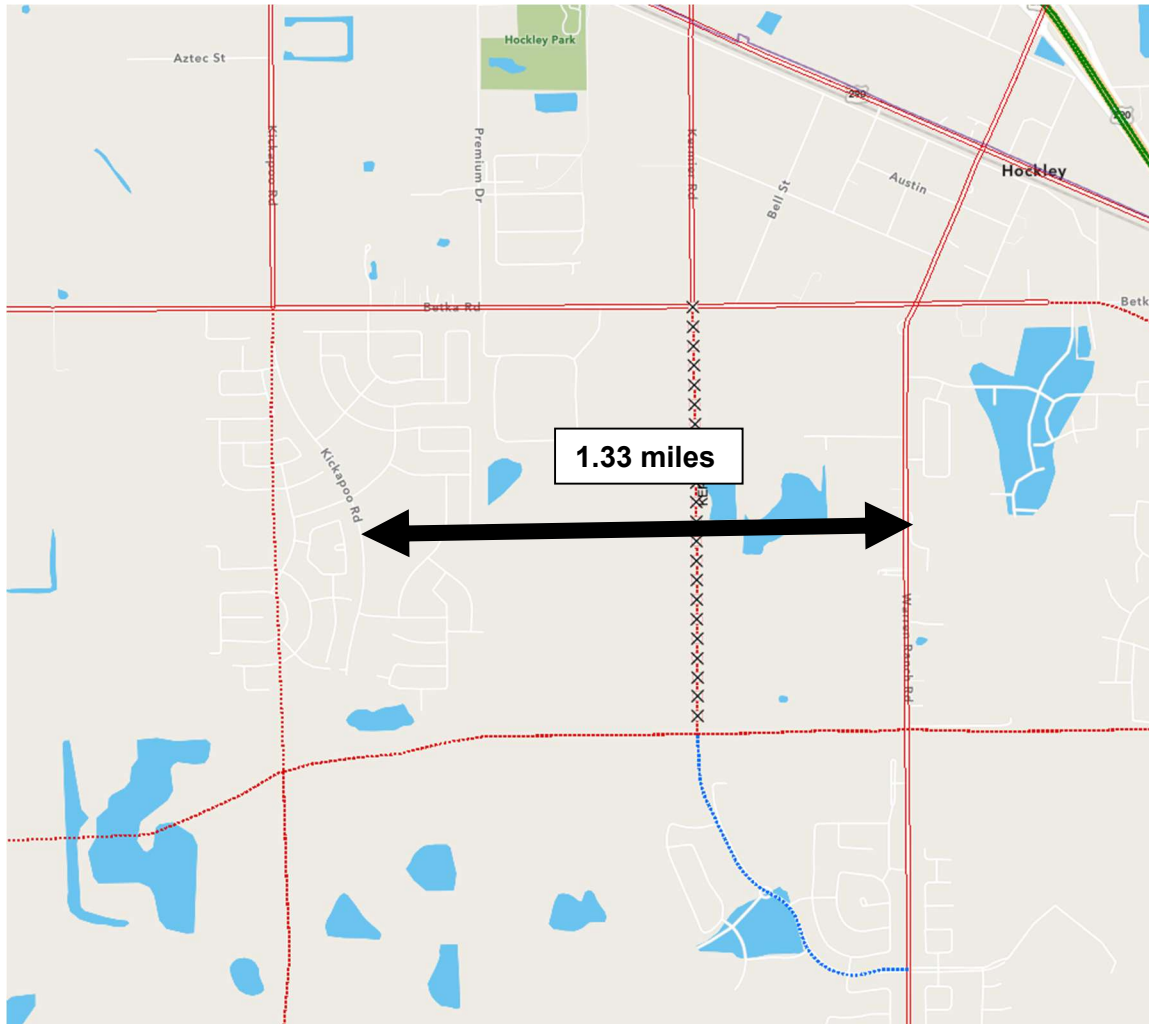
Right of Way (ROW) Status

Most of the subject segment is a proposed major thoroughfare that would be required to be dedicated and improved as the surrounding acreage is platted. A small stub segment of Kermier has been dedicated this year as part of a roundabout/entrance for the Grand Prairie community (see Grand Prairie Baethe Road Street Dedication and Reserves 2026-0834).

PC ACTION REPORT

Spacing

If approved, the block bound by Kickapoo, Baethe, Betka and Warren Ranch will measure approximately 7000' (1.33 miles) with no north-south major thoroughfare.



PC ACTION REPORT

RECOMMENDATION:

Deny the request to delete a proposed segment of Kermier Road between Bathe and Betka Roads.

Justification:

The area is experiencing an increase in development activity, heightening the need for a robust Major Thoroughfare grid. Deleting this segment would place a greater burden on the surrounding transportation system.

The Harris County Engineer's Office has expressed opposition to deleting this segment of Kermier, citing deteriorating levels of service on the existing roadway network and anticipated continued growth in the area.