PC ACTION REPORT

IIIG: Coastal Prairie Conservancy

APPLICANT: Mary Anne Piacentini

PRECINCT: Harris County Pct. 4, Waller County Pct. 3

JURISDICTION: ETJ, Harris County, Waller County

COUNCIL DISTRICT: N/A

PROPOSAL:
Reclassify, realign and delete all major thoroughfares within the Coastal Prairie Conservancy's approximately 20,000 acre protected area along the Waller/Harris County line:

G1. Mound Road
G2. Jack Road
G3. Unnamed North-South Thoroughfare (1 of 2)
G4. Kickapoo Road
G5. Sharp Road
G6. Herbert Road
G7. Unnamed North-South Thoroughfare (2 of 2)
G8. Farm to Market 2855
G9. Schlipf Road
G10. West Road
G11. Unnamed East-West Thoroughfare

APPLICANT'S JUSTIFICATION and HISTORY:

The applicant proposes to realign/and delete all proposed roads traversing their controlled property in the far western portion of Houston's ETJ. The existing paved roads through this site are proposed to be downgraded from major thoroughfare to minor collectors to allow them to remain in their current configuration.

The intent is to align the City's long range transportation plan with the goals of the Coastal Prairie Conservancy's goal of conserving/protecting 100,000 acres of wetlands across the Houston Metropolitan Area. Major Thoroughfares are intended to provide necessary traffic circulation and access when new development occurs. The applicant is asserting that none of the proposed major thoroughfares affecting the Katy Prairie are necessary as the Conservancy aims to preclude any development and leave the land in its natural state.

STAFF ANALYSIS:

Land Use and Platting Activity

The land use of the surrounding area is limited to mostly agriculture, large lot single-family small commercial uses and a large swath of undeveloped land already protected by the Coastal Prairie Conservancy. However, the areas along the nearby Grand Parkway, Interstate 10 and US Highway 290 are developing rapidly.

Plats within ¼ mile

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GP or Subdivision Name	PC Cycle	Land Use	Property Size (acres)	Lots
Sofi Lakes GP	2022-16	General Plan	622.41	0

Right of Way (ROW) Status

The City initially proposed a grid of Major Throughfares over this site in the MTFP update approved in 1972. This envisioned a system of north-south and east-west thoroughfares separated by a distance of approximately 1 mile in each direction.

The Coastal Prairie Conservancy (then Katy Prairie Conservancy) was granted a MTFP amendment in 2016 to remove a large portion of proposed thoroughfares from their protected land. They have since acquired more land, and conservation easements over land owned by other entities and are proposing to remove more thoroughfares encompassed by their expanded footprint.

There are two systems of existing two-lane streets traversing the Coastal Prairie Conservancy's property: Jack to Warren Ranch along the northern portion of the prairie and Sharp crossing the site along the south. These street systems are overlayed by proposed major thoroughfares so that they can be widened and realigned to carry a higher capacity of traffic when needed. The applicant is proposing to downgrade each of these systems to minor collector streets so that they can remain as they currently exist.

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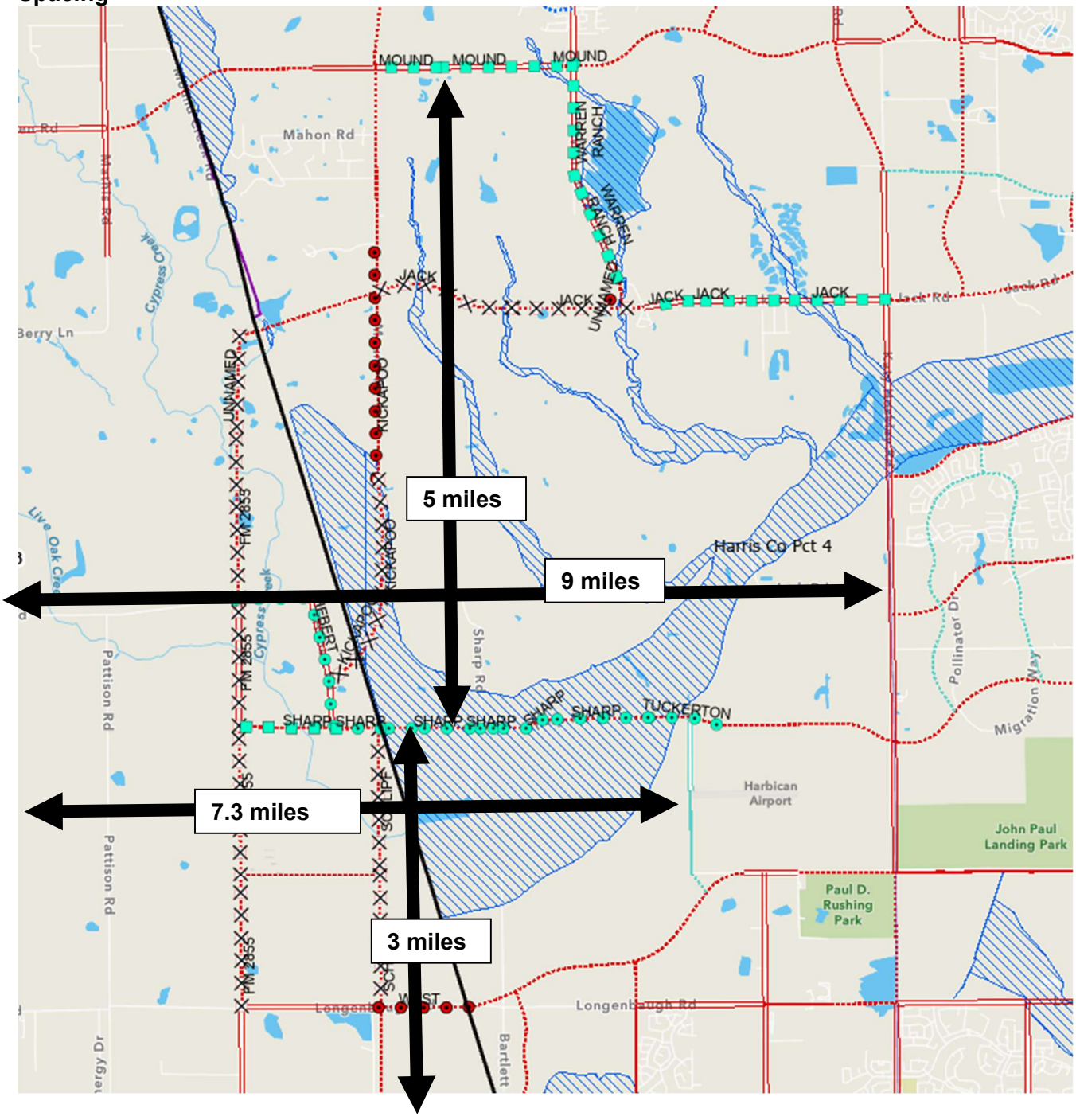
Spacing



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RECOMMENDATION:

Approve the requests to reclassify, realign and delete the Major Thoroughfares listed:

Mound Road
G2. Jack Road
G3. Unnamed North-South Thoroughfare (1 of 2)
G4. Kickapoo Road
G5. Sharp Road
G6. Herbert Road
G7. Unnamed North-South Thoroughfare (2 of 2)
G8. Farm to Market 2855
G9. Schlipf Road
G10. West Road
G11. Unnamed East-West Thoroughfare

Justification:

The Coastal Prairie controls the subject area via in-fee ownership and/or conservation easements. This ensures that the site will remain in its current state of large tract development, agriculture and undeveloped land. Considering that the scope of the MTFP is to govern right-of-way dedication for development and to identify the City's long-range transportation priorities, keeping proposed Major Thoroughfares on the MTFP is unnecessary.

The Harris County Engineer's Office has expressed **no objection** to this request, citing their continued coordination with the Coastal Prairie Conservancy.

The Waller County Engineer's Office has expressed **no objection** to this request, citing the County's ongoing transportation analysis in this area involving the Conservancy.