PUBLIC HEARING 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 delete 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 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 the Major Thoroughfare and Minor Collector designations of these segments of Barker Cypress Road and an unnamed N-S Minor Collector is impractical due to significant physical constraints, including floodplain and floodway impacts, conflicts with existing utility and drainage easements, and the presence of established parkland. Additionally, the corridor is too short and primarily serves local access with projected traffic volumes that do not justify its current classifications. The current roadway network already provides adequate regional connectivity for the surrounding area.

The current MTFP alignment, or the necessary expansion, crosses a significant floodway which is identified high-risk flood zone – Willow Creek watershed under FEMA's study: SFHAs with High flood risk. Construction in this area would be impractical and extremely costly, potentially impacting wetland mitigation areas or requiring extensive and elevated bridge work. In addition, the designated corridor intersects or conflicts with existing, critical infrastructure like CenterPoint energy easement and drainage easement with existing developed park land that cannot be relocated or disturbed as it is an asset to community engagement.

The existing and planned street network, including nearby Cypress Rosehill Rd / Telge Rd and Grand Pkwy W / Grant Rd, provides sufficient east-west or north-south mobility and connectivity for the regional traffic demand. The specific segment of 0 Kitzman Road in question is of a limited length and continuity that does not serve as a traffic artery of "considerable length" appropriate for a Major Thoroughfare classification, nor does it function as a necessary connector between Major Thoroughfares that would merit a Collector designation. It is primarily an access road for local properties.

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
Texans Soccer Athletic Complex	2016-22	Unrestricted	0.12	0

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 Barker Cypress Road is approved, the block bound by the Grand Parkway (SH 99), Telge Road, Grant Road, and Cypress Rosehill Road will measure approximately 11,800’ (2.23 miles) with no N-S street connection.

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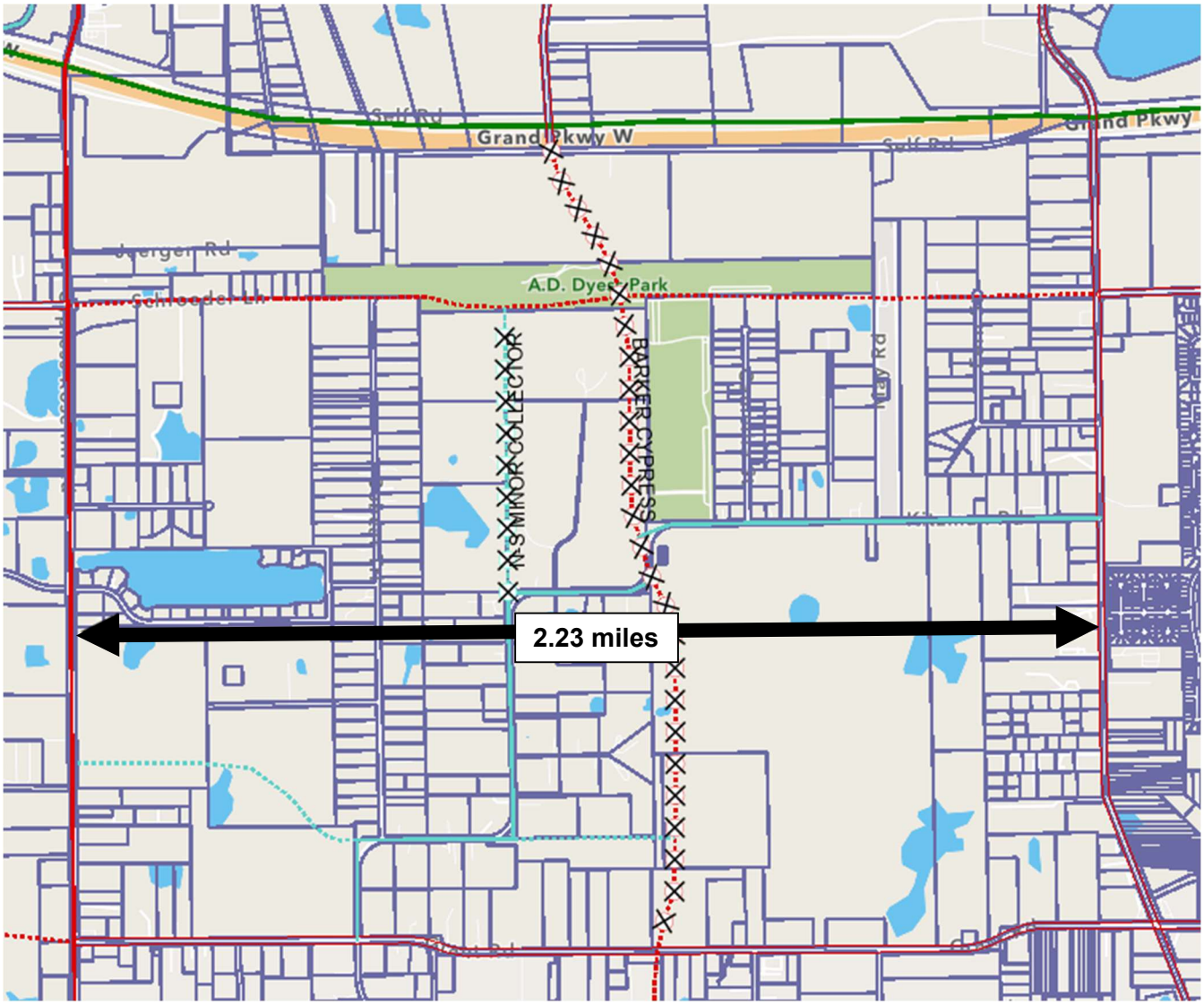
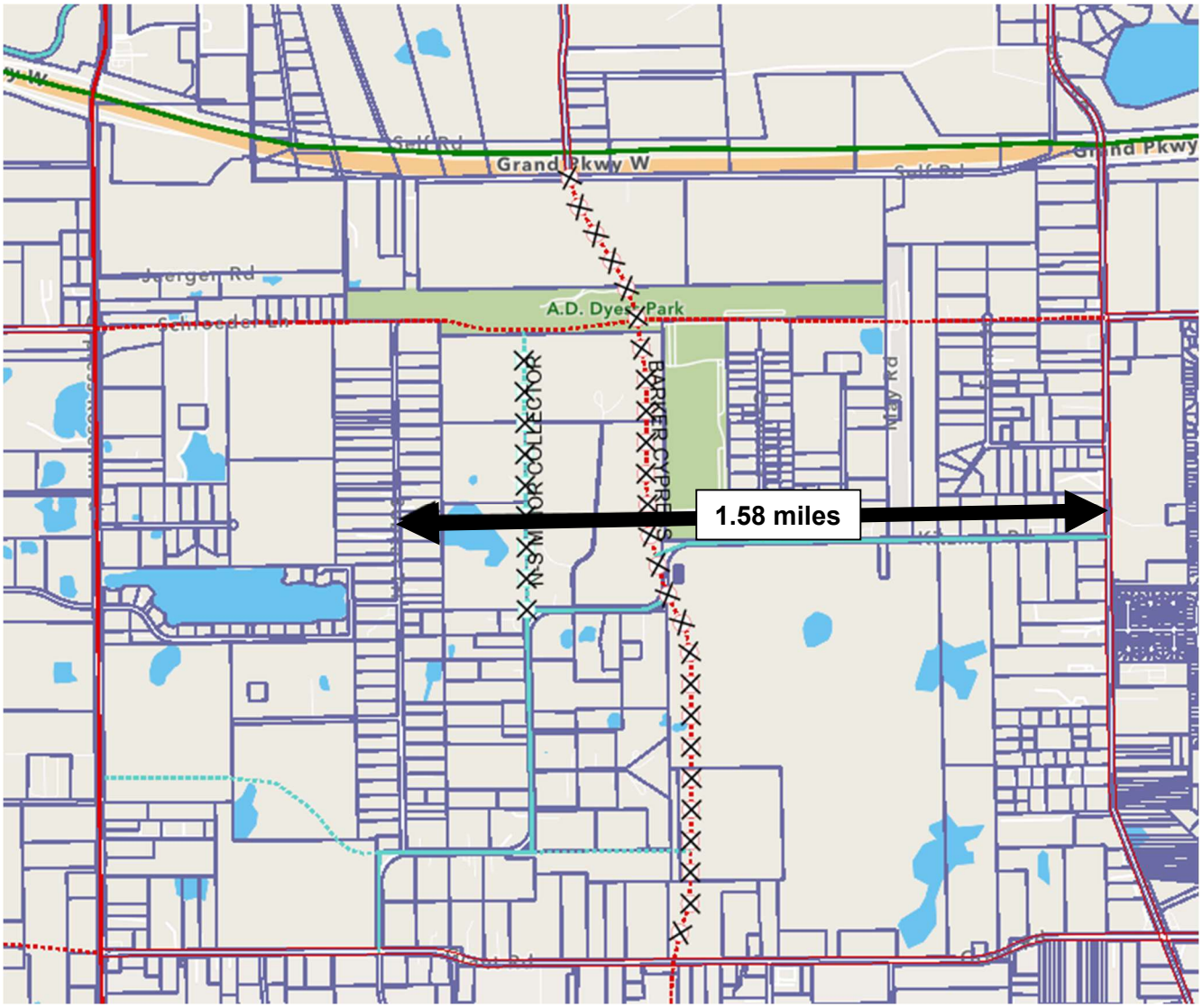


If the deletion of the segment of the Unnamed N-S Minor Collector is approved, the block bound by Boudreaux Road, Telge Road, Kitzman Road, and Bobcat Trail will measure approximately 8,350' (1.58 miles) with no N-S street connection.

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