

PC ACTION REPORT

F2: Barker Cypress Road

APPLICANT: Harris County Engineering Department

KEY MAP: 327 B, F, K, P

JURISDICTION: Harris County

LAMBERT: 4669, 4668, 4667

DISTRICT/PRECINCT:

Harris County Pct. 4

PROPOSAL:

The Harris County Engineering Department (HCED) is requesting to realign proposed Barker Cypress Road from Little Cypress Creek to the Grand Parkway on the Major Thoroughfare and Freeway Plan (MTFP).

PLANNING COMMISSION ACTION:

APPROVED the realignment of proposed Barker Cypress Road, between the Grand Parkway and Schiel Road, on the MTFP.

STAFF RECOMMENDATION:

APPROVE the realignment of proposed Barker Cypress Road between the Grand Parkway and Schiel Road on the MTFP.

Justification:

The amendment to realign proposed Barker Cypress Road between the Grand Parkway and Schiel Road removes any impact to existing wetland mitigation areas which would have been bisected by the current Barker Cypress alignment on the 2015 MTFP. The proposed amendment alignment also removes the impact the 2015 MTFP thoroughfare alignment would have had on smaller properties along north-south Kitzman Road. The proposed amendment realignment allows for the full ROW to be dedicated from two large tracts (the Lawson and Eagan properties) north of Grant Road and from large tracts of land along the western side of the realignment north of Kitzman Road and adjacent to Dyess Park.

STAFF ANALYSIS:

Population & Employment Projections:

A demographic analysis, using the Houston-Galveston Area Council (HGAC) projections, was conducted for the area surrounding the Barker Cypress Road MTFP amendment proposal. According to the HGAC data, population is expected to more than quadruple by 2040, increasing from approximately 4,300 in 2015 to over 23,000 by 2040. This increase in population will far outpace the growth expected for the City of Houston ETJ. However, given the current trends, employment in this area is forecast to remain very low. As the gap between population and employment becomes larger, this area will further develop as a suburban bedroom community.

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Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	4,384	0.6	-	769	0.1	-
2020	4,097	0.6	-6.5%	803	0.1	4.4%
2030	4,634	0.6	13.1%	803	0.1	0.0%
2040	23,178	3.1	400.2%	839	0.1	4.5%
Change (2015 to 2040)	18,794	2.5	428.7%	70	0.0	9.1%
COH change (2015 to 2040)	644,968	1.5	27.7%	667,377	1.6	35.7%
COH ETJ change (2015 to 2040)	1,215,880	1.6	57.3%	399,919	0.5	63.7%

Source: 2015-2040 Demographic Projections by H-GAC

Data represents population, jobs, and households in 6 Traffic Analysis Zones (TAZ) encompassing approximately 7,300 acres around the proposed amendment. Population projections do not include projections for group housing.

Land Use and Platting Activity:

There is limited platting activity along the proposed Barker Cypress alignment however surrounding areas is being redeveloped. Platting activity in the general areas is indicated in the table below.

Subdivision Name	PC Action Date	Land Use	Property Size (Acres)	Lots
Tavanh	6/20/2013	SF Residential (Public Street)	9.00	9
Pebble Creek	6/20/2013	SF Residential (Public Street) (PAE 1/PAE 2)	17.98	30
Hiep Le Tract	6/21/2013	Unrestricted	1.13	0
Willowcreek Ranch Sec 3	7/25/2013	SF Residential (PAE 1/PAE 2)	101.48	20
Wildwood At Northpointe Sec 9	7/25/2013	SF Residential (Public Street)	20.82	29
Wildwood at Northpointe Sec 23	8/22/2013	SF Residential (PAE)	15.10	41
Wildwood at Northpointe General Plan	9/19/2013	General Plan	404.20	0
Telge Road Tract General Plan	11/14/2013	General Plan	65.10	0
Cypress Hill MUD no 1 Water Plant no 2 Expansion	12/5/2013	Water Treatment, Production or Repressurization	0.89	0
Valencia Pines	12/5/2013	SF Residential (Public Street)	17.05	30
Reserve At Spring Cypress	12/19/2013	Unrestricted	14.97	0
Sydney Harbour Sec 2 Partial Replat No 1	12/19/2013	Water Plant	0.89	0
Shaw Road Street Dedication Sec 1	1/23/2014	Street Dedication	4.13	
Northpointe Reach Drive and Reserve	2/20/2014	Street Dedication/Landscape	1.56	
Stone Creek Center	2/20/2014	Unrestricted	1.07	
Oakcrest North General Plan	2/20/2014	General Plan	177.10	
wildwood at northpointe Sec 17	3/20/2014	SF/Commercial/Landscape/Drain age	19.68	38

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Wildwood at Northpointe Sec 18	4/3/2014	SF/Landscape/Drainage	17.37	43
Wildwood At Northpointe Sec 20	4/3/2014	SF/Landscape/Drainage	18.75	44
Cameron Reach Drive Street Dedication Sec 1	4/17/2014	Street Dedication	0.51	
Enclave at Northpointe Sec 3	4/17/2014	SF/Landscape	12.50	42
spring cypress louetta crossing	5/15/2014	Commercial	1.15	
Cypress Church Road Tract	6/26/2014	SF/Landscape/Drainage	96.60	130
Telge Road Facilities Reserves	7/10/2014	Water Treatment	3.45	
Wildwood at Northpointe Sec 21	9/4/2014	SF/Landscape	23.07	37
Hayden Lakes General Plan	10/2/2014	General Plan	200.00	
Hidden Arbor	10/16/2014	SF/Landscape/Unrestricted	96.43	129
Grant Meadows Sec 5	10/16/2014	SF Residential (Public Street)	15.95	62
Hayden Lakes Sec 9	12/18/2014	SF Residential (Public Street)	39.03	121
Northpointe Reach Drive Street Dedication Sec 1	2/5/2015	Street Dedication	1.34	
Oakcrest North at Wildwood General Plan	2/5/2015	General Plan	383.35	
Vinh An Estate	2/19/2015	Unrestricted/SF Residential (Public Street)	5.00	1
Ray Reserve on Telge	2/19/2015	Commercial	1.44	
Wildwood at Oakcrest North General Plan	3/5/2015	SF Residential (Public Street)	383.35	
Enclave at Northpointe Sec 4	4/2/2015	SF Residential (Public Street)	20.41	83
Enclave at Northpointe Sec 5	4/2/2015	SF Residential (Public Street)	5.74	21
Enclave at Northpointe Sec 6	5/14/2015	SF Residential (Public Street)	28.40	88
Village of Indian Trails Commercial Reservereplat no 1	5/14/2015	Unrestricted	5.82	
Willowcreek Ranch General Plan	6/25/2015	SF Residential (Public Street)	684.89	
Telge Ranch Lift Station Site	7/23/2015	Lift Station	0.18	
Wildwood at Oakcrest North Sec 15	7/23/2015	SF Residential (Public Street)	15.99	34
Villages of Cypress Lakes Sec 33	8/6/2015	SF Residential (Public Street)	15.20	52
CST Corner Store No 1915	9/17/2015	Commercial	5.73	
Sayli Retail Plaza	9/17/2015	Commercial	1.17	
Wildwood at Oakcrest North Sec 16	9/17/2015	SF Residential (Public Street)	12.58	48
Hidden Arbor Replat no 1	10/29/2015	SF Residential (Public Street)	96.43	129
Emmanuel Baptist Church of Houston	10/29/2015	Unrestricted	10.22	
Kitzman business park	11/12/2015	Unrestricted	4.06	
Cayman Kai	12/3/2015	Commercial	1.80	
Hidden Arbor Sec 1 replat no 1	12/3/2015	SF Residential (Public Street)	96.43	129
Wildwood At Northpointe Sec 11	12/3/2015	SF Residential (Public Street)	16.28	40
Telge Ranch General Plan	1/21/2016	SF Residential (Public Street)	72.44	

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Telge Ranch Sec 1	1/21/2016	SF Residential (Public Street)	28.57	72
Wildwood at Oakcrest North Sec 24	2/4/2016	SF Residential (Public Street)	11.43	43
Wildwood at Oakcrest North Sec 20	3/3/2016	SF Residential (Public Street)	14.80	54
Enclave at Northpointe Detention Basin No 2	3/17/2016	Detention	20.48	
Northpointe Canyon Drive Street Dedication Sec 1	3/17/2016	Street Dedication	1.60	
Enclave at Northpointe General Plan	3/17/2016	SF Residential (Public Street)	174.60	
Enclave at Northpointe Sec 7	3/17/2016	SF Residential (PAE 1/PAE 2)	18.40	87
Grant Road Business Park	5/26/2016	Commercial	2.00	

Right-of-Way (ROW) Status:

Barker Cypress Road is proposed to be a four-lane boulevard section within a 100-foot ROW. ROW has not been dedicated for the present alignment, nor the proposed alignment of Barker Cypress Road. There will be properties impacted by the realignment, but an effort has been made to minimize the ROW taking by situating the alignment along the existing property lines as much as possible. The proposed alignment will utilize approximately 0.15 mile of existing Kitzman Road ROW, which is currently 40 feet wide and is presently maintained by Harris County. Therefore, 30 feet of additional ROW would need to be dedicated by each of the adjacent property owners, Cunningham and Lawson, along the elongated “S” curve. The proposed realignment will terminate at the Cedar Lane/Self Road intersection, where Cedar Lane has an existing 60 feet of ROW.

Spacing:

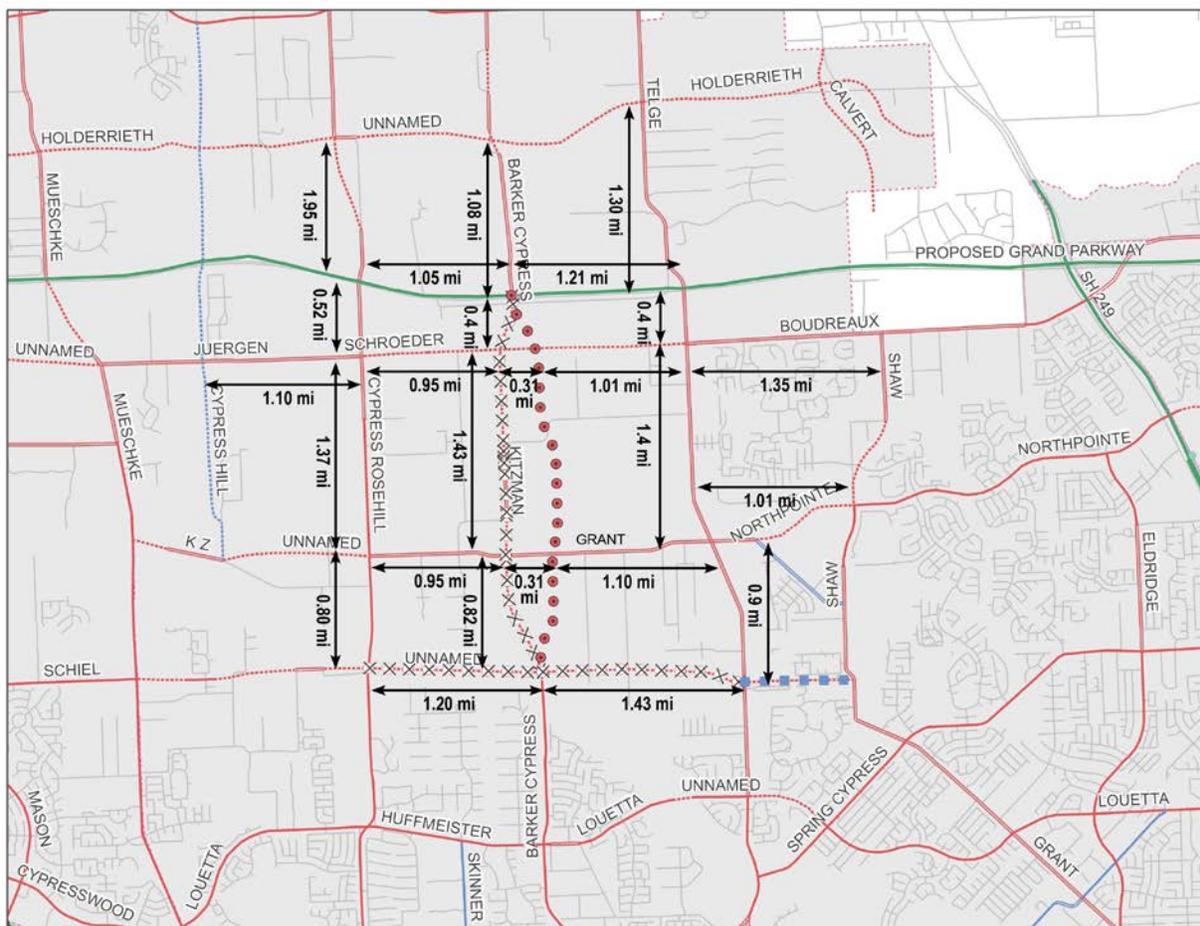
This portion of Barker Cypress Road is located approximately four miles west of the intersection of SH 249 and the Grand Parkway, running north to south from the Grand Parkway to the proposed alignment of Schiel Road. Both the existing and proposed alignments of this section of Barker Cypress connect to existing segments of Barker Cypress north of the Grand Parkway and south of Schiel Road. North-south major thoroughfares in this area and east-west major thoroughfares are spaced approximately one mile apart. The proposed realignment of Barker Cypress is 1.2 miles east of Cypress Rosehill Road and 1.0 mile west of Telge Road, both of which continue their alignments north of the Grand Parkway and south of the Schiel Road alignment.

Street	From	To	Classification	Direction	Spacing
prop. Barker Cypress Road	mapped Schiel Road	Grant Road	T-4-100	N-S	0.82 mi
	Grant Road	future Boudreaux Road	T-4-100	N-S	1.43 mi
	future Boudreaux/Juergen Road	Grand Parkway	T-4-100	N-S	0.4 mi
	Grand Parkway	future Holderrieth Road	T-4-100	N-S	1.08 mi
Boudreaux/Juergen Road	Cypress Hill Road	Cypress Rosehill Road	T-4-100	E-W	1.10 mi
	Cypress Rosehill Road	current Barker Cypress Road alignment	T-4-100	E-W	0.95 mi

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	current Barker Cypress Road alignment	prop. Barker Cypress Road	T-4-100	E-W	0.31 mi
	prop. Barker Cypress Road	Telge Road	T-4-100	E-W	1.01 mi
	Telge Road	Shaw Road	T-4-100	E-W	1.35 mi
Cypress Rosehill Road	mapped Schiel Road	Grant/Northpoint Road	T-4-100	N-S	0.80 mi
	Grant/Northpoint Road	Boudreaux/Juergen Road	T-4-100	N-S	1.37 mi
Grand Parkway	Cypress Rosehill Road	prop. Barker Cypress Road	Freeway	E-W	1.05 mi
	prop. Barker Cypress Road	Telge Road	Freeway	E-W	1.21 mi
Grant/Northpointe Road	Cypress Rosehill Road	current Barker Cypress Road alignment	T-4-100	E-W	0.95 mi
	current Barker Cypress Road alignment	prop. Barker Cypress Road	T-4-100	E-W	0.31 mi
	prop. Barker Cypress Road	Telge Road	T-4-100	E-W	1.10 mi
	Telge Road	Shaw Road	T-4-100	E-W	1.01 mi
mapped Schiel Road	Cypress Rosehill Road	prop. Barker Cypress Road	T-4-100	E-W	1.20 mi
	prop. Barker Cypress Road	Telge Road	T-4-100	E-W	1.43 mi
Telge Road	mapped Schiel Road	Grant/Northpoint Road	T-4-100	N-S	0.9 mi
	Grant/Northpoint Road	Boudreaux/Juergen Road	T-4-100	N-S	1.4 mi
	Boudreaux/Juergen Road	Grand Parkway	T-4-100	N-S	0.4 mi
	Grand Parkway	future Holderrieth Road	T-4-100	N-S	1.30 mi

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APPLICANT'S JUSTIFICATION and HISTORY:

Harris County Commissioners' Court required on October 27, 2015 that a deed restriction be executed associated with the Army Corps of Engineers in connection with the Grant Road and Kitzman Road drainage and wetland mitigation project. This deed restriction affects Harris County owned properties and an existing drainage easement which is currently bisected by the present Barker Cypress Road alignment. The applicant states that this deed restriction necessitates the realignment of Barker Cypress Road.

Between Grant Road and Kitzman Road, the alignment would be located fully within the Lawson and Eagan properties. This alignment location would impact only two property owners as opposed to eight property owners if the alignment was along the common property boundary. When the alignment intersects the existing elongated ROW "S" curve at Kitzman Road, Kitzman would become two slightly offset T-intersections at the proposed Barker Cypress to handle the opposing traffic. North of the T-intersections the alignment would avoid the existing baseball fields by continuing on the eastern property boundary of the Cunningham tract while beginning a 1,500 foot radius curve to the west along the Baker tract, just south of Harris County Precinct 4 Dyess Park, a 113 acre facility with softball and soccer fields.

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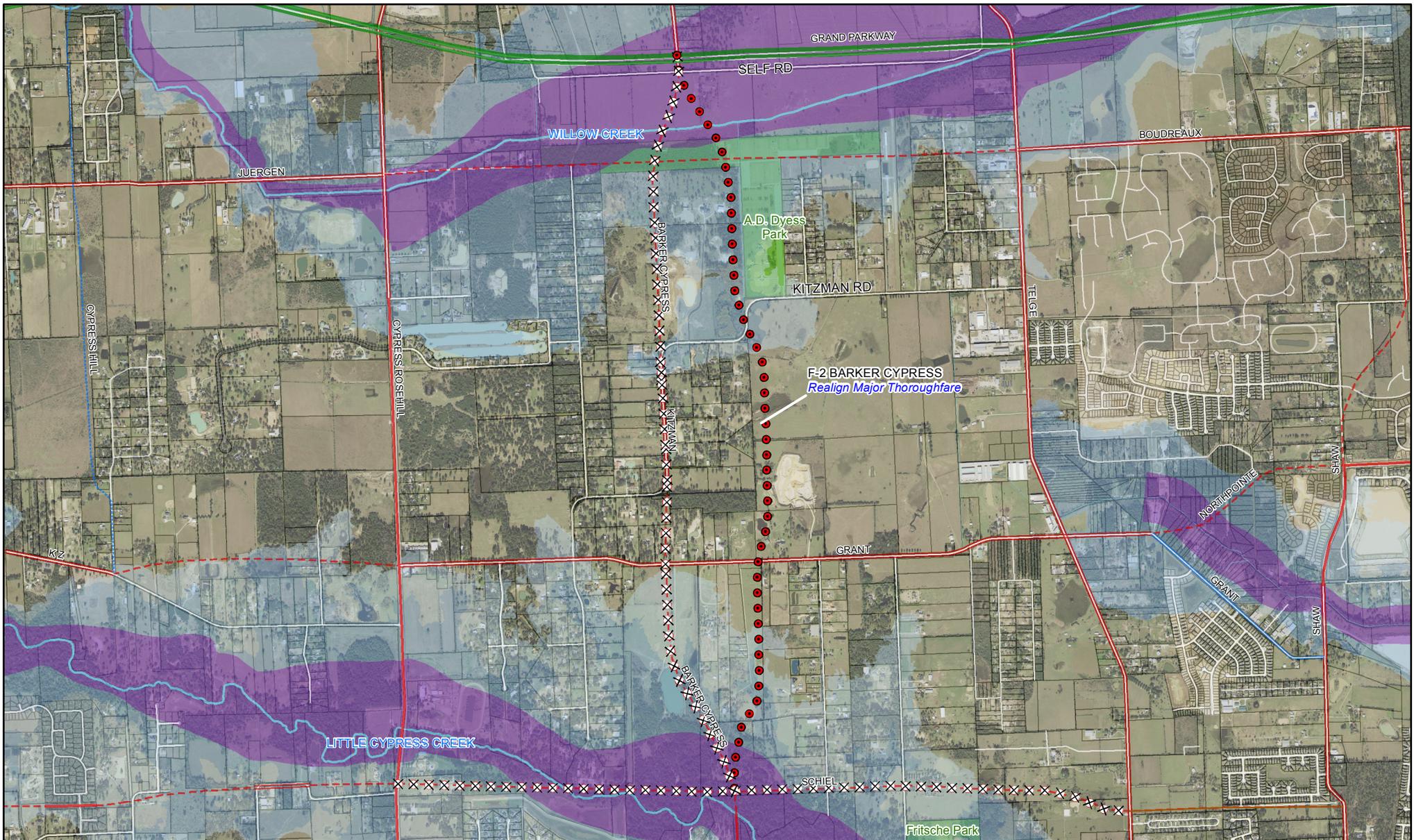
Dyess Park lies south of the Grand Parkway along the south side of Willow Creek. The park site is currently bisected by the mapped Barker Cypress Road and Juergen/Boudreaux Road alignment. The applicant reasons that the current realignment will reduce the size of the western portion of the park site isolated from the developed park areas.

The proposed realignment of Barker Cypress Road would bisect the Cockerham tract north of Dyess Park crossing Willow Creek and aligning with last year's amended alignment at Cedar Lane/Self/Grand Parkway intersection.

Last year, the Planning Commission approved an amendment for the Barker Cypress Road corridor to the north by realigning the road to utilize the proposed Grand Parkway underpass and current roadway easement for Cedar Lane.

In 1966, Barker Cypress Road was first depicted on the MTFP map as a Major Thoroughfare, terminating at the proposed Grand Parkway slightly north of Boudreaux Road. Telge Road and Cypress Rosehill Road were shown on the map extending northward into Montgomery County. In 1972, Barker Cypress Road was extended northward from Boudreaux Road, terminating at the Grand Parkway, further north than in 1966. In 1982, the MTFP was amended that included the extension of Barker-Cypress Road north to FM 2920. Barker Cypress Road becomes Barker Clodine Road and Westmoor Drive as one travels south. This corridor should remain on the MTFP because of its regional significance due to its overall length throughout Harris County.

The applicant has stated that this amendment provides a reasonable and efficient roadway system that can be utilized by citizens and visitors of the city of Houston and surrounding region.



2016 Major Thoroughfare and Freeway Plan Recommendation: F-2 Barker Cypress Road

2016 MTFP Amendment

- | | | | | |
|---------|-----|------------|--------------|-----|
| Add | —●— | Reclassify | Street Class | —■— |
| Realign | —○— | | ROW Width | —▲— |
| Remove | —X— | | No. Lanes | —◆— |

2015 MTFP

- | | | | |
|---|-------------------------|-----|--------------|
| — | Freeway | — | Local Street |
| — | Major Thoroughfare | —+— | Railroad |
| — | Major Collector | — | Waterway |
| — | Minor Collector | — | Park |
| — | Transit Corridor Street | | |

