

# PLANNING COMMISSION ACTION REPORT

## F: Cypresswood Drive

**APPLICANT:** META Planning + Design, LLC

**JURISDICTION:** ETJ

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

### PROPOSAL:

META Planning + Design, LLC – on behalf of Giro Realty, Inc., Giro Realty Investments, and Golden Shamrock Realty Inc. – is requesting the realignment and reclassification of the proposed Major Thoroughfare Cypresswood Drive from Becker Road to Grand Parkway (TX 99) in the Major Thoroughfare and Freeway Plan (MTFP).

### APPLICANT'S JUSTIFICATION and HISTORY:

The applicant is requesting the realignment and reclassification of the proposed Major Thoroughfare Cypresswood Drive, as it bisects several tracts of land held by common ownership. The applicant states that the common owners are planning to develop approximately 478 acres of land for commercial purposes. The applicant contends that the commercial development will appeal to large-scale commercial users, as the tracts are located at the intersection of TX 99 and US 290. The applicant asserts that large-scale commercial users will require multi-acre undivided sites. Therefore, the applicant is requesting to realign and reclassify the proposed Major Thoroughfare.

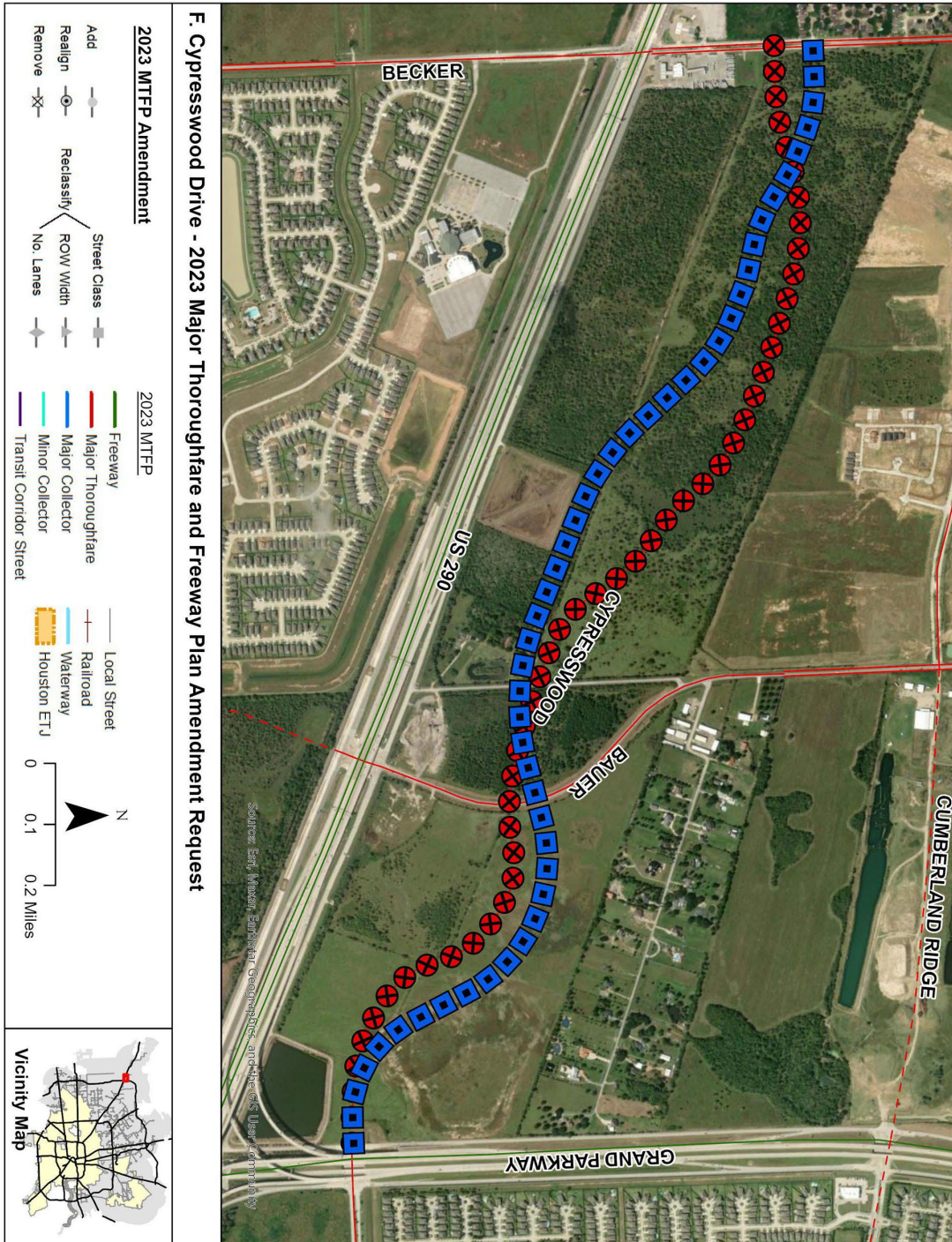
The applicant asserts that the requested realignment will maintain the connection through the tract as proposed by the current MTFP. Cypresswood Drive will intersect with the perpendicular roadways, Becker Road, Bauer Road, and TX 99, at nearly the exact locations. However, the applicant states that the proposed realignment would allow for more efficient use of the tract, as the proposed realignment of Cypresswood Drive would place the corridor closer to the northern border of the tract. According to the applicant, the relocation of the Major Thoroughfare would create a larger, more developable area throughout the site that could be marketed toward more large-scale users of the commercial tract, such as a hospital or a regional mall.

Additionally, the applicant is proposing to reclassify the proposed Major Thoroughfare. The applicant states that currently, Cypresswood Drive is classified as a Major Thoroughfare with 100' ROW. However, the applicant is proposing a reclassification of the corridor to a Major Collector with 100' ROW. The applicant states that Cypresswood Drive would maintain the same amount of ROW and paving as a Major Thoroughfare. However, a reclassification of the corridor from a Major Thoroughfare to a Major Collector would allow for more flexible roadway geometry, with tighter curves along Cypresswood Drive. The applicant states that the proposed reclassification would allow the roadway to be designed as efficiently as possible for large-scale commercial users.

The applicant contends that the realignment and reclassification requests will preserve the existing street network in the region, as the connectivity from Becker Road to TX 99 would not be affected. Additionally, the applicant states that reclassification does not propose a reduction in ROW width, so traffic will not be impacted. Moreover, the applicant states that the requests to realign and reclassify the proposed Major Thoroughfare Cypresswood Drive are timely, as the owner of the tracts wishes to begin the development process. However, the alignment and reclassification of the corridor will significantly

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impact the design of the tract. Therefore, the reclassification and realignment must be finalized before further progress can be made. Finally, the applicant states that there are no changes to drainage or detention conditions and that no private landowners other than the site's developers are affected by this amendment request.



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## STAFF ANALYSIS

### Population & Employment Projections

A demographic analysis using projections provided by the Houston-Galveston Area Council (H-GAC) was conducted for the MTFP amendment proposal area. According to the H-GAC data, the population is projected to increase by approximately 6,233 residents (318%) from 2015 to 2045 compared to 40% projected population growth of the City of Houston. Jobs are projected to increase 197 (104%) between 2015 and 2045, with the largest increase between 2025 and 2030.

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	1,960	0.9		190	0.1	
2020	2,377	1.1	21.3%	191	0.1	0.5%
2025	3,043	1.4	28.0%	191	0.1	0.0%
2030	3,526	1.7	15.9%	330	0.2	72.8%
2035	8,309	3.9	135.6%	387	0.2	17.3%
2040	8,719	4.1	4.9%	387	0.2	0.0%
2045	8,193	3.9	-6.0%	387	0.2	0.0%
Change (2015 to 2045)	6,233	3.0	318.0%	197	0.1	103.7%
COH Change (2015 to 2045)	919,984	2.1	40.2%	548,987	1.3	30.5%
COH ETJ Change (2015 to 2045)	1,530,387	0.3	58.7%	637,772	0.5	71.9%

Source: 2015-2045 Demographic Projections by H-GAC released in 2018. This represents the most current data available at the time of publishing.

Data represents population and jobs in 3 Traffic Analysis Zones (TAZ) encompassing approximately 2,106 acres around the proposed amendment.

### Land Use and Platting Activity

Land use surrounding the realignment and reclassification of the proposed Major Thoroughfare Cypresswood Drive is mixed use development, as the proposed corridor traverses agriculture production, single-family homes, and commercial use plats. Seven plats have been filed in the proposed amendment area since 2014, with over half of them filed since 2022. Four out of 7 of the plats filed are for single-family residential, 1 commercial, and 2 agricultural plats, with the agricultural plats mainly north and south of the proposed corridor. The single family residential and commercial plat development would likely increase vehicular traffic along the proposed corridor. A summary of platting activity within the study area is shown below.

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GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Dellrose GP	05/25/2023	Single-Family Residential	530.1000	0
Ranch Country Place	04/13/2023	Commercial	25.2200	0
Cumberland Business Center GP	04/28/2022	Agriculture Production	373.5460	0
Becker Road Tract GP	03/03/2022	Agriculture Production	1096.2000	0
Fairfield Village South Sec 16	12/18/2014	Single-Family Residential	18.2800	69
Stone Creek Ranch Sec 8	12/04/2014	Single-Family Residential	32.2500	104
Stone Creek Ranch GP	05/29/2014	Single-Family Residential	523.2000	0

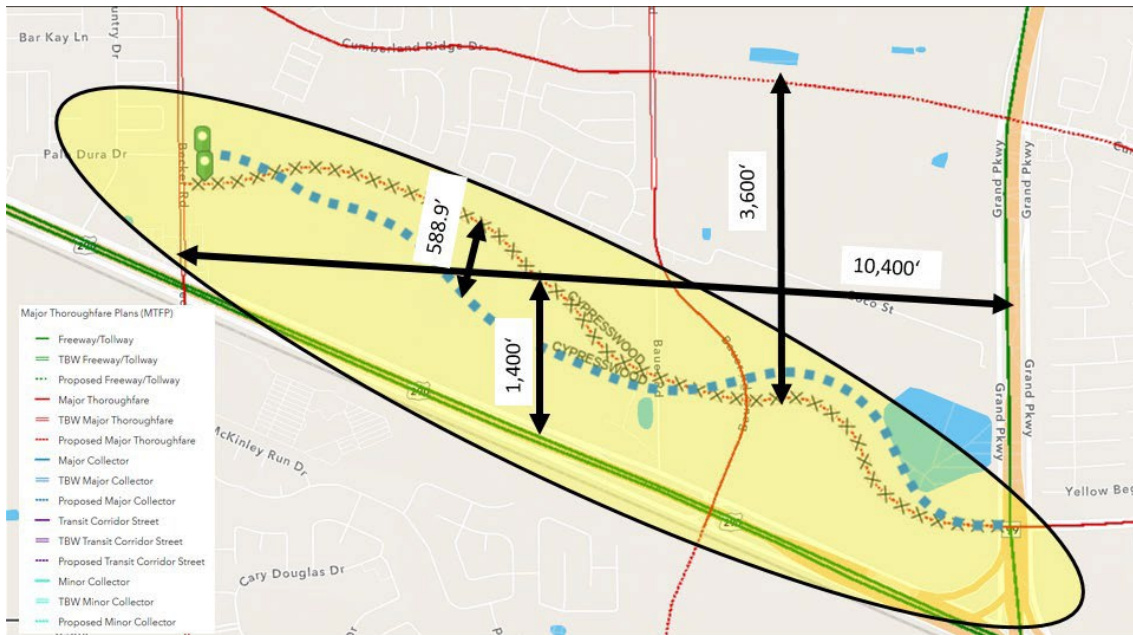
## **Right of Way (ROW) Status**

This segment of Cypresswood Drive does not currently exist and is proposed as a Major Thoroughfare with 100' ROW. The amendment proposal is a realignment and reclassification of the proposed corridor to a Major Collector. Proposed Cypresswood Drive is approximately 10,400' in length, beginning at TX 99 and ending at Becker Road.

## **Spacing**

The proposed realignment and reclassification of proposed Major Thoroughfare Cypresswood Drive would shift the trajectory of the corridor by approximately 589' to the south. The following map shows the length of the proposed Major Thoroughfare between TX 99 and Becker Road is approximately 10,400'. The distance to the north of the next Major Thoroughfare Cumberland Ridge Drive is approximately 3,600', and US 290 to the south, is approximately 1400'. Accordingly, there is no significant impact on the spacing between Major Thoroughfares.

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<https://www.arcgis.com/apps/webappviewer/index.html?id=54b1132148c540a9ae8a88d461d84d8b>

## RECOMMENDATION:

APPROVE the request to realign the proposed Major Thoroughfare Cypresswood Drive between Becker Road and TX 99.

APPROVE the request to reclassify the proposed Major Thoroughfare Cypresswood Drive between Becker Road and TX 99 as a Major Collector.

## Justification

Realigning the proposed Major Thoroughfare would have no significant impact on population, employment, land use, or platting activity, as the proposed realignment of the proposed Major Thoroughfare connects at the same intersecting points and moves the alignment marginally within the same plat. Additionally, the proposed alignment maintains east/west connectivity, so the integrity of the street grid is unaffected.

Cypresswood Drive is in Harris County, the City of Houston's ETJ. According to the Design Guidelines for Harris County (similar to the City of Houston's Infrastructure Design Manual (IDM)), when a Major Collector is proposed with a reverse curve, to ensure safety of the design, the reverse curve must have a minimal centerline radius of 1150'. Likewise, to ensure the safe and efficient development of the street grid, the tangent length of a reverse curve for a Major Collector, must meet the minimum safety requirement of 250'. The applicant has presented supportive documentation that shows the minimal safety standard requirements will be met as required. Therefore, City staff and Harris County support the realignment and reclassification of the corridor as proposed. There was no public comment on this proposed amendment request.

## PLANNING COMMISSION ACTION:

APPROVED the request to realign the proposed Major Thoroughfare Cypresswood Drive between

F – Cypresswood Drive

[https://www.houstontx.gov/planning/transportation/23\\_MTFPRequests.html](https://www.houstontx.gov/planning/transportation/23_MTFPRequests.html)

9/21/2023

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Becker Road and TX 99 in the MTFP.

APPROVED the request to reclassify the proposed Major Thoroughfare Cypresswood Drive between Becker Road and TX 99 as a Major Collector in the MTFP.