

PRELIMINARY 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 proposed Major Thoroughfare Cypresswood Drive from Becker Road to the 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 proposed Major Thoroughfare Cypresswood Drive, as it bisects several tracts of land that are 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 the 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, as Cypresswood Drive will intersect with the adjacent perpendicular roadways Becker Road, Bauer Road, and TX 99, at nearly the exact locations. However, the applicant states that 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 Major Thoroughfare with 4-lanes and 100' ROW. However, the applicant is proposing a reclassification of the corridor to a Major Collector with 4-lanes and 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 both 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 or travel lanes, so traffic will not be impacted. Moreover, the applicant states that the requests to realign and reclassify 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

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will significantly 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 there are no private landowners affected by this amendment request, other than the developers of the site.

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