

# RECOMMENDATION REPORT

## H-2: Spring Stadium Loop

**APPLICANT:** Harris County Engineering Department

**LAMBERT:** 5319

**JURISDICTION:** Harris County

**PRECINCT:** Harris County Pct. 4

**DISTRICT:** N/A

### PROPOSAL:

Harris County Engineering Department (HCED) is requesting the addition of Spring Stadium Loop Road (a.k.a. Cypresswood Heights Drive) from the intersection of Cypresswood Drive/Quailgate Drive to the future intersection of Cypresswood Drive/Cypresswood Heights Drive as a two-lane, 60 ft. ROW minor collector (MN-2-60) to the Major Thoroughfare and Freeway Plan (MTFP).

### APPLICANT'S JUSTIFICATION and HISTORY:

The site is located along Cypresswood Boulevard, south of Spring Creek and within the Spring ISD and Pine Grove development tracts.

The Spring Stadium loop road was an agreement between Harris County and the City of Houston from a variance request in July of 2018 for the plat Spring ISD New Stadium. When this plat was submitted, Chapter 42 required a north-south and east-west street through the stadium site. In lieu of requiring the ROW to be dedicated through the subject site which would negatively impact site development, Harris County proposed a new collector road alignment which utilizes the recorded plat of Cypresswood Heights Drive before connecting back to Cypresswood Boulevard to the south. This compromise, which is now proposed as a 2019 MTFP collector amendment, will both achieve ROW dedication (N/S) with this plat, as well as with future properties to both north and south.

Through Coordination with Spring ISD, the City of Houston and Harris County Engineering Department (HCED), the Houston Planning Commission granted the variances on the condition that Spring ISD dedicate a portion of the newly proposed collector loop road through their site by separate instrument prior to plat recordation. The portion of the street was recorded in February 2019. Harris County felt that amending the major thoroughfare plan this year would then help ensure the loop road gets constructed in the future particularly with pending developments in the area.

In 2019, a general plan and preliminary section none plat called Pine Grove was approved by the Houston Planning Commission. The Pine Grove development to the south formerly the Pinnannemi tract is to continue the loop road design and construct the southern leg of the roadway intersecting with Cypresswood Drive.

Spring ISD was only obligated to dedicate a roadway easement while other adjacent developers (CET Limited, Pulte Group) would be responsible for the dedication and construction of the remaining sections within their properties. Harris County has no plans to build this road at this time.

The stadium site would be utilized for high school sporting events which generate a lot of traffic during the event. The justification of the roadway is to accommodate the traffic generated by the sporting events and future residential developments. The loop road would be approximately 1.75 miles in length and would bisect proposed residential developments. It is unknown of the land use for CET limited at this time.

Having north-south and east-west streets constructed was a challenge because of the land use as a stadium, Spring Creek with the county Greenway project to the north, wildlife preserve to the east, and large drainage channels east and south of the Spring ISD tract limiting street patterns. The proposed loop road network would be the best option.

# RECOMMENDATION REPORT

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.

## RECOMMENDATION

APPROVE the request to add Spring Stadium Loop Road (Cypresswood Heights Drive) as a two-lane, 60 ft. right-of-way minor collector (MN-2-60) to the Major Thoroughfare and Freeway Plan (MTFP).

### Justification

Harris County Engineering Department's (HCED) request to add a minor collector loop in the City of Houston's ETJ between IH-45 and IH-69, south of the Grand Parkway and north of FM 1960, creates connectivity to major thoroughfare Cypresswood Drive and necessary circulation within a 367-acre general plan submitted in June 2019, which includes a 110-acre Spring Independent School District (ISD) campus.

The Spring Stadium Loop Road minor collector is proposed to connect to existing major thoroughfare Cypresswood Drive, which is part of a network of major thoroughfares in the Spring area accumulating traffic from local streets for distribution to the Hardy Toll Road and IH-45. The amendment area does not have designated collector streets and recently platting activity suggests the need for additional connectivity to major thoroughfares. P&D staff concur with HCED's main justification for this proposal to circulate traffic within the Spring ISD campus, specifically accommodating the 110-acre plat Spring ISD New Stadium and traffic generated from sporting events and future development.

The amendment area is largely single-family residential and notable platting activity includes the proposed Spring ISD campus and Pine Grove general plan. Both plats dedicate easements and right-of-way for the Spring Stadium Loop minor collector, with the Pine Grove Sec 1 plat identifying it as Cypresswood Heights Drive with 60' ROW. HCED has been in coordination with developers from Spring ISD and, following MTFP notification protocol, P&D did not receive comments from area land owners.

To accommodate future traffic generated by the Spring ISD stadium, P&D staff are in support of HCED's request to add the Spring Stadium Loop as a two-lane, 60' ROW minor collector to the Major Thoroughfare and Freeway Plan.

## STAFF ANALYSIS

### Population & Employment Projections

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	14,112	3.9		1,190	0.3	
2020	16,301	4.5	15.5%	1,218	0.3	2.4%
2025	18,309	5.0	12.3%	1,231	0.3	1.1%
2030	19,528	5.3	6.7%	1,328	0.4	7.9%
2035	19,394	5.3	-0.7%	1,335	0.4	0.5%

# RECOMMENDATION REPORT

2040	19,200	5.3	-1.0%	1,339	0.4	0.3%
2045	20,512	5.6	6.8%	1,343	0.4	0.3%
Change (2015 to 2045)	6,400	1.8	45.4%	153	0.0	12.9%
COH change (2015 to 2045)	872,669	1.7	38.7%	507,094	1.0	30.4%
COH ETJ change (2015 to 2045)	1,206,503	1.6	55.3%	512,135	0.7	77.4%

Source: 2015-2040 Demographic Projections by H-GAC released in 2017

Data represents population, jobs, and households in 2 Traffic Analysis Zones (TAZ) encompassing approximately 3657 acres around the proposed amendment.

## **Land Use and Platting Activity**

West of Cypresswood is predominately single family, while east of Cypresswood immediately surrounding the amendment request is undeveloped.

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Spring ISD New Stadium	5/10/218	School	109.36	0
Cypresswood Heights General Plan	6/20/2019	General Plan	366.58	0
Pine Grove GP	2/28/2019	General Plan	59.61	0
Cypresswood Landing GP	4/25/2019	General Plan	104.55	0

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

Spring Stadium Loop does not currently exist and, as such, is proposed as a 2-lane minor collector with 60 feet of right-of-way. Cypresswood Drive, to which Spring Stadium Loop would connect, is an existing designated thoroughfare with 4 lanes and 100 feet of right-of-way and 44-feet of pavement width with a 30-foot esplanade.

## **Spacing**

# RECOMMENDATION REPORT

