

PUBLIC HEARING REPORT

B: Cypress North Houston South of 290

APPLICANT: Harris County
JURISDICTION: City of Houston ETJ

PRECINCT: Harris County Pct. 3
COUNCIL DISTRICT: NONE

PROPOSAL:

Harris County – is requesting the deletion of the Major Thoroughfare Cypress North Houston between Queenston and US-290.

APPLICANT’S JUSTIFICATION and HISTORY:

Cypress North Houston is currently partially constructed from Queenston to Green Canyon Drive and serves only as an entrance into the Stone Gate neighborhood. The neighborhood has constructed soccer fields and is currently used as a de facto park for the neighborhood.

There is a Union Pacific Railroad Line and possible future high-speed rail corridor between the soccer fields and US-290. For Cypress North Houston to connect to US-290, a grade-separated bridge would be required.

Adjacent residents already have convenient access to US-290 via Barker-Cypress Road and residents on the opposite side of US-290 have existing access via either Telge Road or Barker-Cypress Road.

Harris County states that overall safety would likely be enhanced by avoiding a potentially high volume of traffic that would be funneled through this corridor and by deleting this segment, the community could continue to utilize their soccer fields and park space.

Any overpass that would be constructed to connect to US-290 or Cypress N Houston on the opposite side of the highway would have inordinate costs for limited benefits.

STAFF ANALYSIS

Land Use and Platting Activity

The land use surrounding the proposed deletion of Cypress North Houston is exclusively single family suburban style housing. The adjacent homes were platted and built in the early 2000s. All of the proposed homes have been built and there are no undeveloped parcels pending development.

Platting activity within ¼ mile:

GP or Subdivision Plat Name	PC Cycle	Land Use	Property Size (acres)	Lots
Aqua Pools Reserve	2024-24	Commercial	3.37	0

Right of Way (ROW) Status

The MTFP shows Cypress North Houston extending from Queenston across Highway 290 and to connect to another portion of Cypress North Houston. It was dedicated as a 100' Major Thoroughfare, and half of the segment to be removed is already constructed to that standard while the other half is

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being used as soccer fields. The previously constructed segment would remain as a local street. There are portions of the ROW adjacent to the highway that have not been dedicated including in a drainage canal owned by the MUD and a Union Pacific railroad track.

Spacing

The nearest option to access the freeway to the north, Barker Cypress, is 4,200' away and the next option to the south, Telge Rd, is 5,300'. This area has a robust internal grid of local streets, but there are some missing major thoroughfare connections due to drainage facilities and previous land uses that were already developed.

