

PUBLIC HEARING REPORT

C: Cypress North Houston Road West of 1960

APPLICANT: Harris County

JURISDICTION: City Limits & City of Houston ETJ

PRECINCT: Harris County Pct. 3

COUNCIL DISTRICT: B

PROPOSAL:

Harris County is requesting three amendments under this application:

- C1) **Cypress North Houston Road** - Delete Proposed Major Thoroughfare Cypress North Houston from Perry Road to FM 1960
- C2) **Solon Road** - Reclassify Solon Road from FM 1960 to N Gessner Drive from a Major Thoroughfare to a Major Collector.
- C3) **W Greens Road** – Downgrade W Greens Road west of N Gessner from a Major Thoroughfare to a Major Collector and to delete W Greens Road from N Gessner to Mills.

APPLICANT'S JUSTIFICATION and HISTORY:

- C1) Cypress North Houston Road – The applicant states that it is necessary to remove this segment of Cypress North Houston Road because there are plans to convert this area into a storm water detention facility. It will be located directly within the existing alignment of Cypress North Houston. They state the deletion will not have a significant impact on mobility in the area as there are several nearby Major Thoroughfares providing connectivity.
- C2) Solon Road – Solon Road is currently dedicated at 60' ROW width, and widening it to 100' per the current MTFP classification would adversely impact the existing businesses in the area per the applicant. Traffic volumes will continue to be moderate, and the classification of Major Collector would be more appropriate.
- C3) W Greens Road – The component west of Gessner would be downgraded to match the proposed Solon Road reclassification and if constructed would provide additional mobility. The removal of West Greens Road as a Major Thoroughfare from Gessner Drive to Mills Road is due to the existence of 'The Duo West Champions Apartment' complex and the difficult task in acquiring ROW to make the connection. The existing street network is sufficient for existing and future traffic demands. Travelers east of FM 1960 will continue to have convenient access via Solon Road and Mills Road while travelers from the west can use Mills Road and Perry Road to access FM 1960. East-west movement will remain predominantly with FM 1960.

These amendments are urgent, per the applicant, because Harris County has already designed the detention facility and is currently applying for permits to begin construction. By reducing the ROW requirements along Solon and Greens, property owners will know that they are safe from potential acquisition for road widening.

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STAFF ANALYSIS

Land Use and Platting Activity

The area is mostly developed with commercial uses. Along Greens Road there is an existing apartment complex that was built before the MTFP required a major thoroughfare to go through their property. The remaining parcels to the east are currently greenfield.

Platting activity within ¼ mile:

GP or Subdivision Plat Name	PC Cycle	Land Use	Property Size (acres)	Lots
Willowbrook 249	2016-01	Commercial	4.9	0
Sona Development	2017-12	Commercial	4.5	0
Cruz Estates	2018-03	Commercial	1.4	0
Perry at FM 1960 Reserve	2020-22	Commercial	1.7	0
Stripes at 249 and Greens	2021-24	Commercial	2.1	0
Oslo Willowbrook	2022-01	Commercial	2.2	0
Pentecostal Church of Willowbrook	2022-15	Church	1.0	0
Hernandez Properties	2023-04	Commercial	4.7	0
Mills Road Industrial GP	2025-07	GP	19.5	0
Mills Road Industrial 1	2025-15	Commercial	16.5	0

Right of Way (ROW) Status

C1) Cypress North Houston Road – None of the road has been dedicated. It is called to be dedicated as a Major Thoroughfare at 100' wide.

C2) Solon Road – It is dedicated at 60' and is called to be dedicated to widened to 100'. No additional dedication has been made although there is a currently pending plat that dedicates the widening at the eastern terminus of the existing Solon Rd.

C3) Greens Road – The portion west of N Gessner is partially dedicated and is called to be downgraded to an 80' Major Collector from a 100' Major Thoroughfare. The portion between N Gessner and Mills Rd was downgraded from a 100' Major Thoroughfare to a 80' Major Collector by the Planning Commission in 2023 and 500' of the 2370' has been dedicated.

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Spacing

