1

## PUBLIC HEARING REPORT

## **E: Humble Parkway**

**APPLICANT:** META Planning + Design, LLC **PRECINCT:** Harris County Pct. 1

JURISDICTION: City of Houston COUNCIL DISTRICT: B

### PROPOSAL:

META Planning + Design, on behalf of the owners, Aldine ISD and Quasar Logistics IAH Ltd, is requesting the deletion of the Proposed Major Thoroughfare Humble Parkway from Rankin Road to Greens Road.

### **APPLICANT'S JUSTIFICATION and HISTORY:**

The applicant provides several justifications for the removal of a proposed Major Thoroughfare through this corridor:

Reinhardt Bayou runs through the property in addition to multiple pipelines, making it infeasible to build because of the requirement for the road to cross the pipelines at a right 90 degree angle.

The US 59 right of way flares out at the intersection with Greens Road and does not leave enough room for the safe spacing of a major thoroughfare to exit onto Greens.

The highest and best use of the property would be for light industrial purposes, ideally on a large, contiguous site, that is not fragmented by roads and could best by utilizing the direct access onto the US 59 access road.

#### STAFF ANALYSIS

#### Land Use and Platting Activity

This area is between George Bush International Airport and Interstate 69 N. There is an established residential neighborhood to the west but new development has focused almost exclusively on commercial uses. There is a bayou and multiple pipelines that travel through the tracts that the applicant represents.

E –Humble Parkway 7/24/2025

## PUBLIC HEARING REPORT

### Platting activity within ¼ mile:

			Property Size	
GP or Subdivision Plat Name	PC Cycle	Land Use	(acres)	Lots
Aldine ISD Greens Road East	2016-08	Commercial	55.2	0
Republic Center - 1	2016-12	Commercial	15.0	0
Republic Center - GP	2016-12	GP	36.7	0
Aldine ISD Greens Road East	2016-11	Commercial	55.2	0
Rankin Road Plaza	2017-24	Commercial	18.9	0
Continental Busline Plaza	2019-20	Commercial	14.7	0
North Houston Motors	2020-14	Commercial	4.4	0
Bender Business Park	2022-01	Commercial	30.6	0
Nexus Logistics Park - GP	2022-09	GP	98.4	0
Nexus Logistics Park	2022-16	Commercial	98.4	0
CE Barretts	2023-10	Commercial	10.7	0
Bonoan Business Park	2023-16	Commercial	2.5	0
Flightline North	2025-16	Commercial	71.1	0

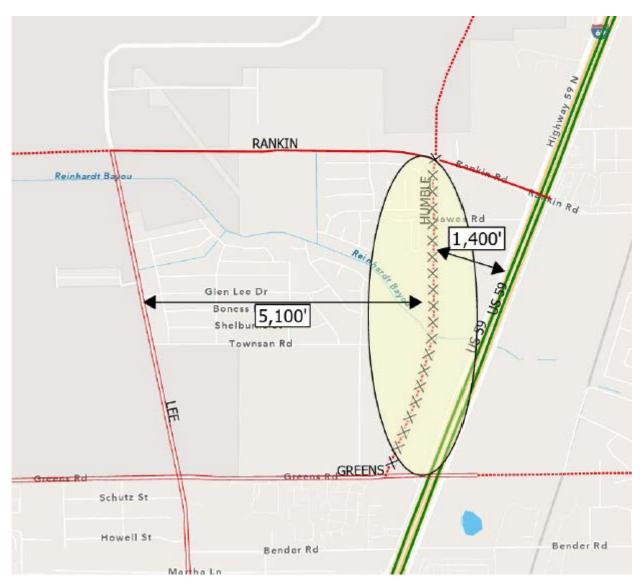
## Right of Way (ROW) Status

No pieces of the proposed 100' Major Thoroughfare Humble Parkway have been dedicated between Ranking Road and Greens Road.

E – Humble Parkway 7/24/2025

# PUBLIC HEARING REPORT

### **Spacing**



E –Humble Parkway https://www.houstontx.gov/planning/transportation/25\_MTFPRequests.html