

PUBLIC HEARING REPORT

E: Humble Parkway

APPLICANT: META Planning + Design, LLC
JURISDICTION: City of Houston

PRECINCT: Harris County Pct. 1
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 be utilized 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.

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Platting activity within ¼ mile:

| GP or Subdivision Plat Name | PC Cycle | Land Use | Property Size (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.

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Spacing

