

PUBLIC HEARING REPORT

H: Baethe Road

APPLICANT: META Planning + Design, LLC

JURISDICTION: City of Houston ETJ

PRECINCT: Harris County Pct. 4

COUNCIL DISTRICT: N/A

PROPOSAL:

META Planning + Design LLC, on behalf of the owner Grand Prairie Development LLC, is requesting a realignment of Major Thoroughfare Baethe Road from Kermier Road to nearly Mathis Road.

APPLICANT'S JUSTIFICATION and HISTORY:

The applicant has requested the realignment of the proposed Major Thoroughfare to allow passive traffic calming measures and a more appealing streetscape by introducing gentle curves that will meander the road through the various communities as they are developed.

STAFF ANALYSIS

Land Use and Platting Activity

The surrounding area and directly affected parcels are currently being developed into suburban style residential communities.

Platting activity within ¼ mile:

GP or Subdivision Plat Name	PC Cycle	Land Use	Property Size (acres)	Lots
Story Lindsey Tract	2020-15	Commercial	616.90	0
Grand Prairie Reserves	2022-09	Utilities/Landscape	15.15	0
Grand Prairie - 5	2022-18	Residential	22.78	78
Grand Prairie Highlands GP	2023-24	GP	429.07	0
Grand Prairie Highlands - 9	2024-08	Residential	22.90	101
Grand Prairie Highlands - 11	2024-14	Residential	32.10	173
Grand Prairie Highlands - 12	2024-15	Residential	17.27	87
Grand Prairie - 7	2024-16	Residential	19.27	85
Grand Prairie - 10	2024-17	Residential	15.55	76
Grand Prairie - 9	2024-17	Residential	18.30	89
Grand Prairie Highlands - 13	2025-03	Residential	29.86	164
Grand Prairie Highlands - 14	2025-03	Residential	20.13	101
Grand Prairie GP	2025-06	GP	1240.11	0
Grand Prairie - 8	2025-10	Residential	15.09	47
Baethe Road Joint GP	2025-13	GP	3197.95	0
Grand Prairie - 13	2025-13	Residential	29.67	130
Grand Prairie - 14	2025-13	Residential	29.76	117
Grand Prairie Reserves - 2	2025-14	Residential	24.42	0
Grand Prairie Highlands - 15	2025-15	Residential	28.40	83

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Right of Way (ROW) Status

Baethe Road is called to be a 100' Major Thoroughfare and some pieces along the far eastern section have been dedicated, the parcels potentially affected by the realignment have not. The amendment is only affecting the alignment and not the classification.

Spacing

