

# PUBLIC HEARING REPORT

## I: Unnamed East West MTF / Blue Ridge / Hiram Clarke

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

**PRECINCT:** Fort Bend Precincts 1 & 2  
**COUNCIL DISTRICT:** N/A

### PROPOSAL:

META Planning + Design LLC, on behalf of the owner Hightower Phase I Owner LLC and Hightower Phase II Owner LLC, is requesting a realignment a deletion of Major Thoroughfares Unnamed East West, Blue Ridge Road, and Hiram Clarke Road.

### APPLICANT'S JUSTIFICATION and HISTORY:

The applicant states that the justification for these requests is that existing land uses prevent the extensions of these roads to future developable land.

The deletion of the Unnamed East West Major Thoroughfare will not negatively affect surrounding land uses, and it won't be necessary for the development of the area.

The removal of all three of the thoroughfares is unlikely to have a impact of significance on regional traffic flow per the applicant.

### STAFF ANALYSIS

#### Land Use and Platting Activity

The surround land use is currently being utilized by tv broadcast antennas, a sports club, and greenfield. Fort Bend County has recently constructed Chimney Rock Road through the site to provide north/south connectivity. Additional, there is a canal through the site that runs from east to west.

Platting activity within ¼ mile of the amendments:

| GP or Subdivision Plat Name                 | PC Cycle | Land Use                    | Property Size (acres) | Lots |
|---|----------|-----------------------------|-----------------------|------|
| Fort Bend County MUD No 24 Annexation GP    | 2019-22  | GP                          | 518.9                 | 0    |
| McHard Tract GP                             | 2025-03  | GP                          | 182.0                 | 0    |
| Crestwood Lakes GP                          | 2025-04  | GP                          | 191.0                 | 0    |
| Fort Bend County MUD no 24 Water Plant no 1 | 2025-07  | Waste Water Treatment Plant | 2.4                   | 0    |
| McHard Road Tract - 1                       | 2025-08  | Residential                 | 95.5                  | 0    |
| Palmetto Park GP                            | 2025-10  | GP                          | 191.0                 | 0    |
| Palmetto Park - 3                           | 2025-12  | Residential                 | 18.4                  | 80   |
| McHard Road Tract                           | 2025-12  | Commercial                  | 95.5                  | 0    |

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## Right of Way (ROW) Status

No pieces of Unnamed Major Thoroughfare, Blue Ridge, or Hiram Clarke have been dedicated.

## Spacing

