



June 16th, 2025

Commissioner Dexter McCoy
Fort Bend County Commissioners Court
c/o Fort Bend County Engineering
301 Jackson Street, 4th Floor,
Richmond, Texas, 77469

RE: Riviera MTP Amendment Request

Commissioner McCoy,

On behalf of D.R. Horton, we, META Planning + Design, respectfully submit a Major Throughfare Plan amendment request for the realignment and deletion of various segments of proposed roadways within the Riviera Development. The subject request includes five segments:

1. **Jones Road:** Realign within Project
2. **Harlem Road Extension:** Delete South of US 90A
3. **New Territory Boulevard Extension:** Delete Segment South of US 90A to Project's Eastern Boundary.
4. **Pitts Road Extension:** Delete South of US 90A
5. **Baudet Drive Extension:** Delete East-West Segment from Proposed Jones Road to Project's Western Boundary.

The Riviera Development is a ±550.3-acre master planned community located in the City of Richmond's ETJ in Fort Bend County. US 90A is to the north and the Brazos River is to the south. To the east, there is an established single-family community named New Territory and to the west, there is an oxbow and floodway of the Brazos River. The site includes several proposed unnamed major thoroughfares and collectors that are currently on both Fort Bend County's Major Thoroughfare Plan Map and the City of Richmond's Comprehensive Master Plan Map, both of which reflect similar alignments and classification.

In this region, drainage and detention impacts on the site are far above and beyond the consideration of the typical development. The excess of stormwater from upstream creates a unique condition in this region that would typically render the subject site undevelopable. During storm events, the Brazos River struggles to manage the large volume of stormwater entering from surrounding areas upstream, leading to significant flooding, particularly within the Riviera Development and its vicinity. To visually understand the feasibility of the development, it's important to outline the boundary of where to allocate resources and plan future infrastructure. This boundary is called the "limits of developable area." By identifying this area, we strategically avoid high-risk flood zones, minimizing potential disruptions brought by the Brazos River during storm events, and ensuring sustainable urban growth.

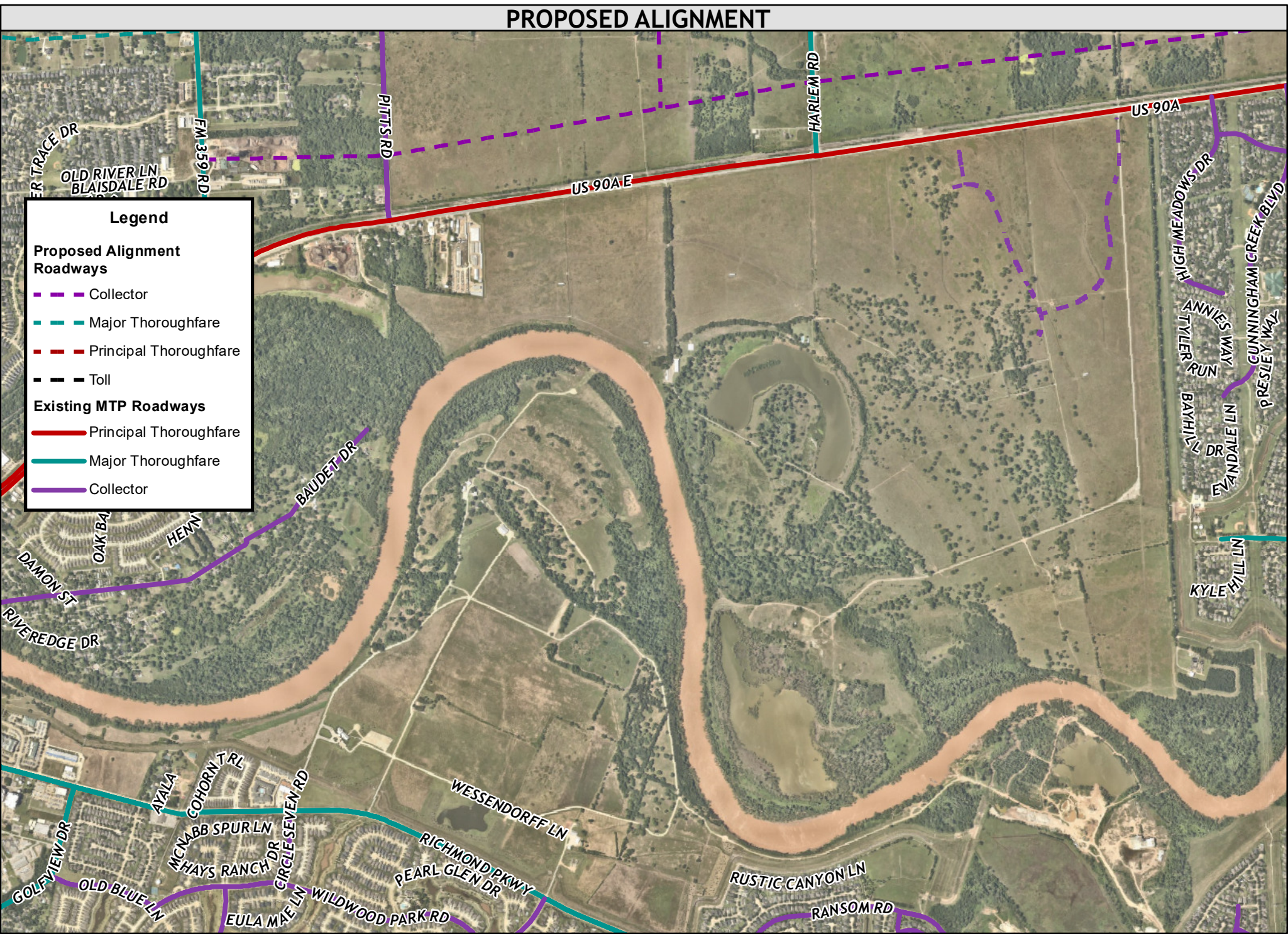
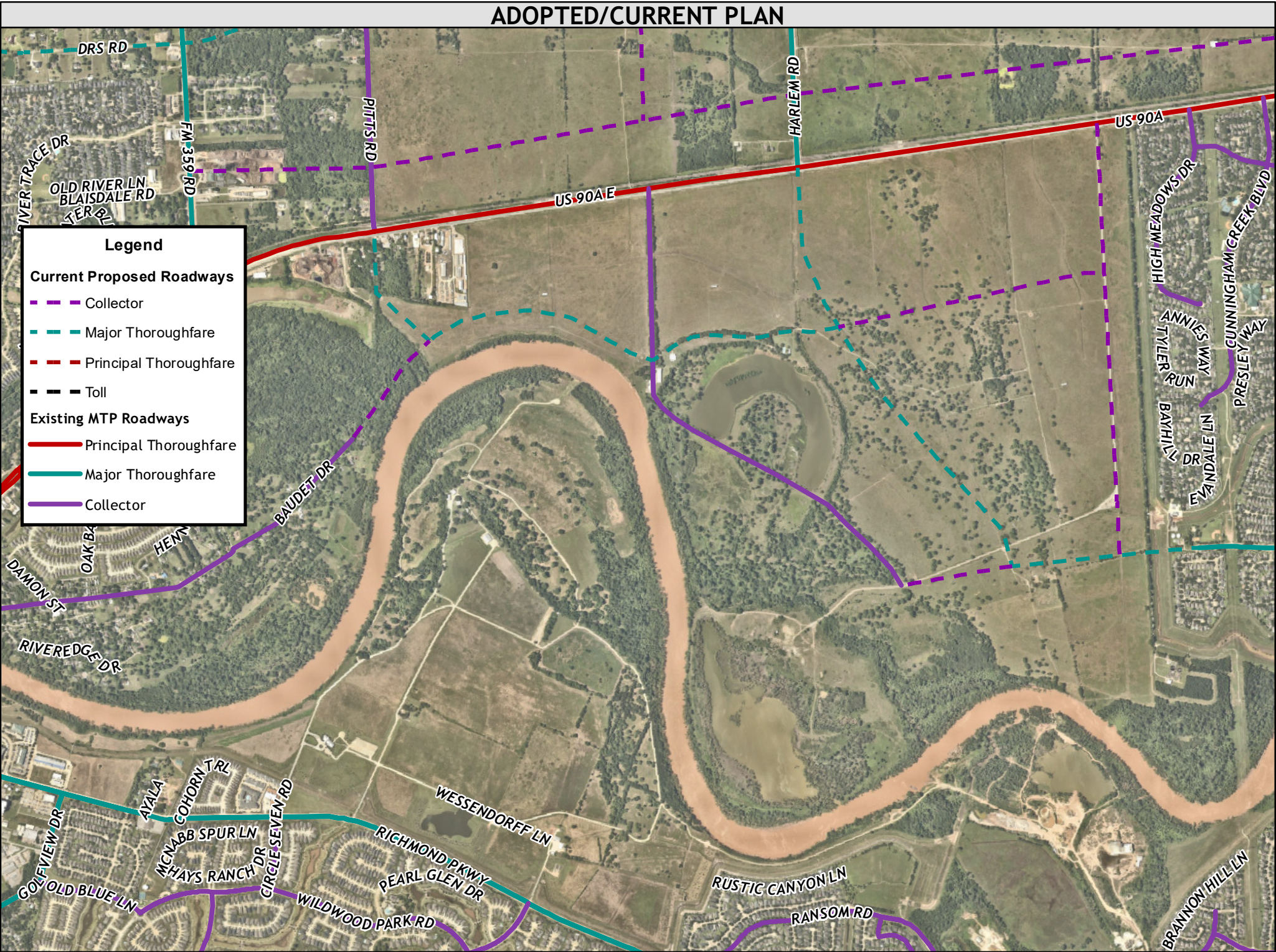
As a whole, without proper street configuration, development cannot occur. In order to offset the impact of the Brazos River, particularly as it pertains to vehicular circulation, a street system will need to be provided to connect all the different future residential sections and other land uses. This street system will also need to provide adequate access to the nearby major thoroughfare grid at central locations for each portion of the development, ensuring that vehicular connectivity within the development is maintained while discouraging cut-through traffic from thoroughfares through the individual residential sections. Please contact me if you have any questions.

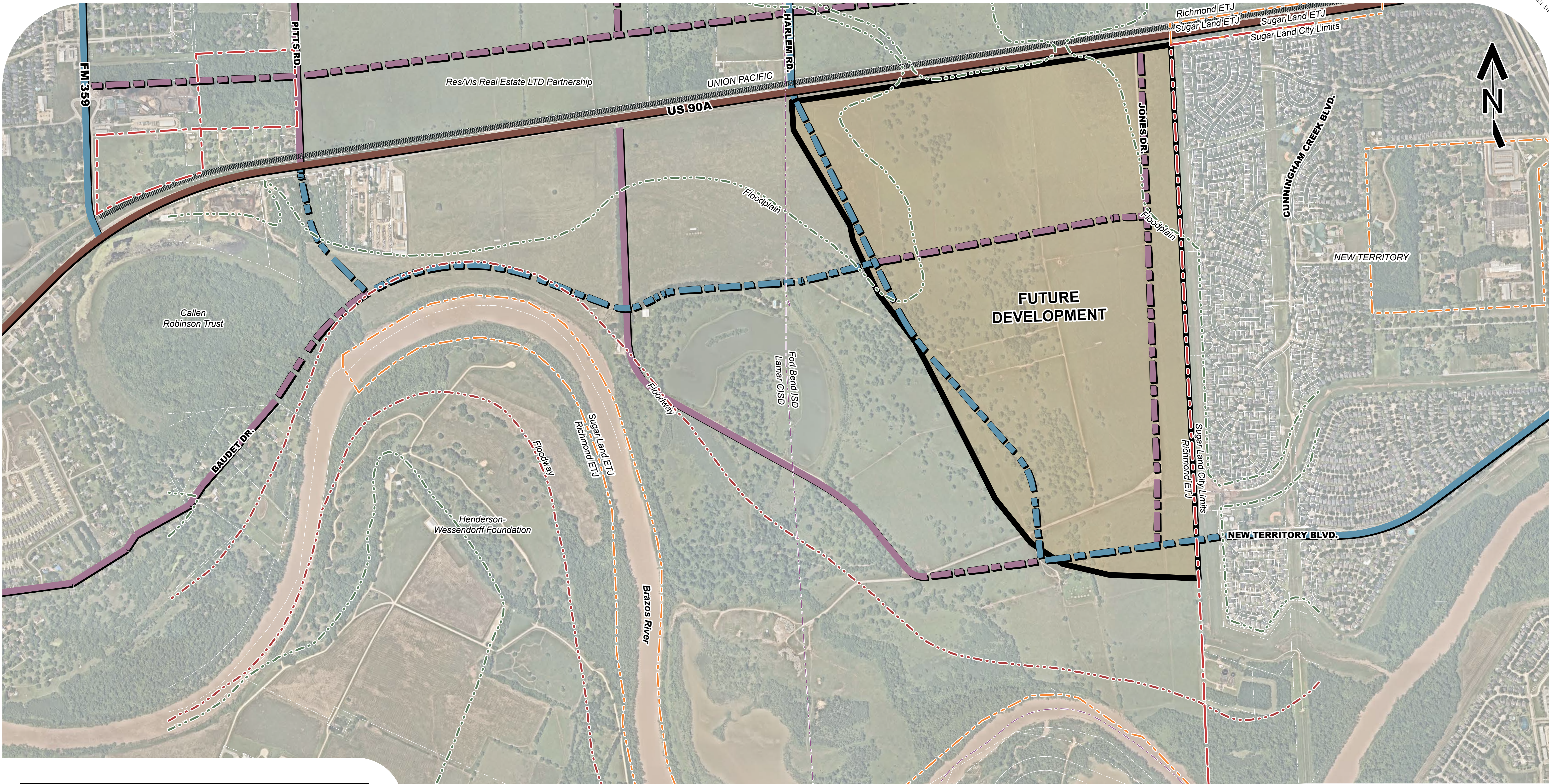
Sincerely,

A handwritten signature in black ink that reads "Jacob Guerrero". The script is fluid and cursive.

Jacob Guerrero
Planner

MTP Proposed Amendment





MTFP LEGEND

- STATE PRINCIPAL THOROUGHFARE
- EXISTING MAJOR THOROUGHFARE
- FUTURE MAJOR THOROUGHFARE
- EXISTING COLLECTOR
- FUTURE COLLECTOR

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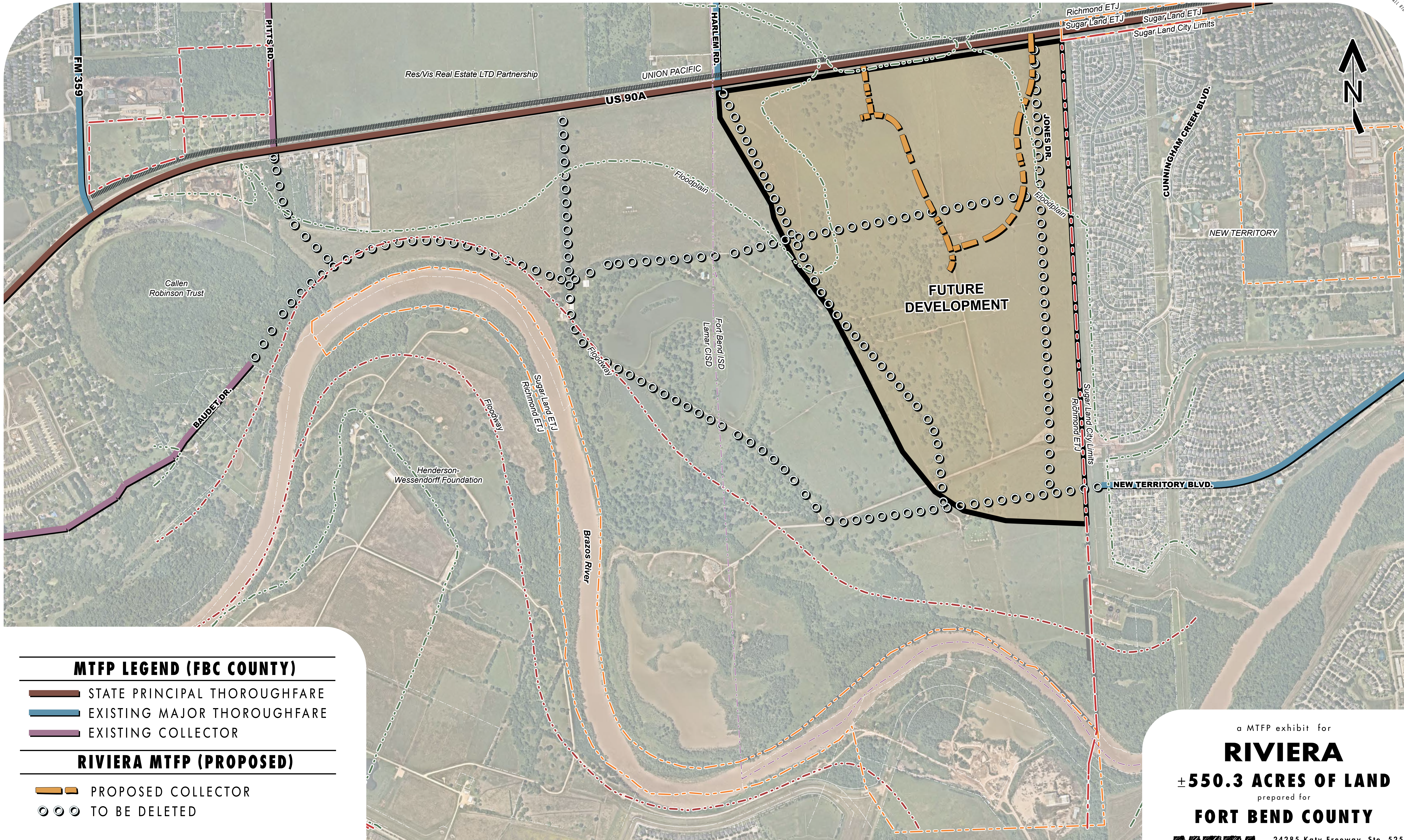
EXISTING

a MTFP exhibit for
RIVIERA
± **550.3 ACRES OF LAND**
prepared for
FORT BEND COUNTY

META
PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
300 600 1200

HOU-57001A
JUNE 24, 2024



MTFP LEGEND (FBC COUNTY)

- STATE PRINCIPAL THOROUGHFARE
- EXISTING MAJOR THOROUGHFARE
- EXISTING COLLECTOR

RIVIERA MTFP (PROPOSED)

- PROPOSED COLLECTOR
- TO BE DELETED

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PROPOSED

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RIVIERA

± 550.3 ACRES OF LAND

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JUNE 24, 2025