

# PRELIMINARY REPORT

## A: Tuckerton Road / Unnamed Minor Collector

**APPLICANT:** LJA Engineering, Inc.

**JURISDICTION:** ETJ

**PRECINCT:** Harris County Pct. 4

**COUNCIL DISTRICT:** N/A

**PROPOSAL:**

LJA Engineering, Inc., – on behalf of Bridgeland Development, LP – is requesting 2 amendments in the Major Thoroughfare and Freeway Plan (MTFP).

1. Realign a segment of the proposed Major Thoroughfare Tuckerton Road from the Grand Parkway (SH 99) to Sharp Road.
2. Delete a segment of proposed Unnamed Minor Collector south of proposed Major Thoroughfare Tuckerton Road traversing west to Katy Hockley Road.

**APPLICANT’S JUSTIFICATION and HISTORY:**

LJA Engineering requests the realignment of the proposed Major Thoroughfare Tuckerton Road to approximately 720’ south of the currently proposed alignment. The applicant states that Tuckerton Road extends approximately 4.6 miles and is proposed to traverse east/west through the southern portion of the Bridgeland Development.

The applicant asserts that in the area of the proposed realignment, various properties exist that were constructed in the early 2000’s. According to the applicant these existing properties are accessed via Katy-Hockley Road, and the properties appear to be utilized for commercial purposes such as truck and maintenance repair shops.

The applicant states that the current alignment of Tuckerton Road first appeared as a proposed Major Thoroughfare in the City of Houston’s 1972 MTFP. The applicant states further that this was prior to the existing development of the adjacent lots. However, due to the existing properties that were previously constructed, the applicant is requesting to realign the proposed Major Thoroughfare.

The applicant contends that a change in the alignment of Tuckerton Road, slightly south of the current alignment, would not have a negative effect on the existing development, and would continue to provide ingress and egress to Katy Hockley Road through the Bridgeland Development.

Additionally, the applicant is proposing the deletion of the Unnamed Minor Collector, just south of the proposed corridor. The applicant states that the Unnamed Minor Collector should be deleted from the MTFP, as the applicant contends that construction of the Minor Collector is infeasible, and therefore unlikely to be constructed due to the need for an additional overflow system required for the area. The applicant asserts that an additional overflow system is required to help mitigate potential flooding, and should the proposed Minor Collector be constructed, it could potentially cause more flooding to occur within the region. The applicant states further that the Unnamed Minor Collector first appeared in the 2016 MTFP, and the applicant believes that the Minor Collector was added due to the gradual increase of Bridgeland Development.

The applicant maintains that the proposed realignment of Tuckerton Road and proposed deletion of the Unnamed Minor Collector would pose minimal impacts to the region, as there are existing points of connectivity to support access to the developments in the area. Finally, the applicant states that the proposed amendments to the MTFP preserve the natural condition of the land and would not adversely affect drainage or flooding in the area.

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