

PRELIMINARY REPORT

E: Juergen Road

APPLICANT: META Planning + Design, LLC

JURISDICTION: ETJ

PRECINCT: Harris County Pct. 4
COUNCIL DISTRICT: N/A

PROPOSAL:

META Planning + Design, LLC – on behalf of Clay Partners – NW Parkway Land Number #1, L.P., – is requesting the realignment of the proposed Major Thoroughfare Juergen Road in the Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT’S JUSTIFICATION and HISTORY:

Meta Planning + Design, LLC, is requesting to realign approximately 1.5 miles of the proposed Major Thoroughfare Juergen Road, between Mueschke Road and the Grand Parkway (SH 99). The applicant states that Juergen Road was added to the MTFP during the 1966 amendment cycle as an east/west corridor and that the subject of this MTFP amendment extends approximately 3.5 miles in length.

However, the applicant states that some segments of the Major Thoroughfare have already been constructed, as it is an extensively long corridor, measuring approximately 22 miles in length. Additionally, the applicant states that due to the length of the Major Thoroughfare, the corridor is known by various names depending upon the segment referenced. According to the applicant, the entirety of the corridor has six names: Boudreaux Road, Schroeder Lane, Juergen Road, Botkins Road, League Line Drive, and Snowden Road.

The applicant contends that both the current alignment on the MTFP and the realignment as proposed by the applicant intersect at an existing underpass beneath SH 99. However, the applicant asserts that the location of the intersection does not match the current alignment shown on the MTFP. Accordingly, the applicant proposes to shift Juergen’s Road slightly to the south.

The applicant asserts that the proposed realignment follows the adjacent property line and curves to intersect with the underpass. The applicant asserts further, that at the farthest extent, the realignment spans approximately 455’ farther to the south than the initial alignment. According to the applicant, this realignment is necessary because SH 99 is angled in a way that mandates this requested realignment. Further the applicant maintains that to construct Juergen Road, the Major Thoroughfare should align with the existing underpass of SH 99.

The applicant contends that the proposed realignment follows the southern property line and is consistent with standard planning practices, as it allows larger consolidated tracts within the site that can be optimized by the landowner(s) and developer(s). Additionally, the applicant asserts that the proposed realignment will not disrupt regional connectivity as the north/south intersection of the corridor remains unchanged and intersects at the same points of the currently proposed alignment.

The applicant further states that the proposed intersection of Juergen Road with SH 99 is located approximately 245’ farther south. The applicant contends that the slight deviation is within the margin allowed for the MTFP without submitting an amendment. However, the proposed realignment will remove direct access to the Major Thoroughfare for a tract of land just north of the corridor, resulting in the necessity to submit the MTFP amendment request and provide notice to the property owner. However, the applicant contends that preserving the northern tract’s access to the Major Thoroughfare

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is infeasible due to the location of the constructed underpass at SH 99.

Moreover, the applicant contends that the proposed realignment creates practical portions of, and for adjacent properties utilization of the properties adjacent to the Major Thoroughfare. Finally, the applicant states the utilizing the alignment as proposed in this year's MTFP amendment process preserves the same regional connectivity as initially intended in the original alignment of the Major Thoroughfare.

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