

**NOTICE OF RECEIPT OF APPLICATION BY COMMISSIONERS' COURT
TO AMEND THE MAJOR THOROUGHFARE PLAN/MAP FILED FOR RECORD WITH
THE COUNTY ENGINEER'S OFFICE**

APPLICATION: *Gamal 318 Acres LLC, owner, is requesting to be allowed to amend The Major Thoroughfare Plan/Map as noted in the application Property ID# 263799. The amendment will Realign F.M. 529 between Bonner Road and the Peregrine Estates subdivision.*

PUBLIC HEARING: A public hearing will be held during the regular session of Commissioners' Court on August 7th at 9:00am at the Waller County Joe Kuciemba Annex, 425 FM 1488 Hempstead, Texas 77445.



Waller County Road & Bridge Department

775 Bus 290 E – Hempstead TX 77445
979-826-7670 www.co.waller.tx.us

\$1,000.00 Fee

APPLICATION - MAJOR THOROUGHFARE PLAN/MAP AMENDMENT

This form is used to request an amendment to Waller County Major Thoroughfare Plan/Map. Any amendment granted will only be applicable to the specific site and conditions for which the amendment was granted, and will modify or change Waller County Major Thoroughfare Plan/Map.

The applicant must clearly demonstrate that the amendment request meets minimum acceptable engineering and safety standards. The applicant must also clearly demonstrate that the amendment is not detrimental to the health, safety, and welfare of the public.

Instructions: Complete all fields below. Additional sheets may be attached, however, a summary of your responses must be included in the spaces provided below. Simply stating "see attached" is considered insufficient information.

PROPERTY OWNER INFORMATION

Name: Gamal 318 Acres LLC

Mailing Address: 2909 Rogerdale Rd #421249

City, State, Zip: Houston, TX 77242

Email: platting@ehra.team

Phone: 832-290-6932

APPLICANT INFORMATION

Name: Brad Sweitzer

Mailing Address: 10011 Meadowglen Lane

City, State, Zip: Houston, TX 77042

Email: bsweitzer@ehra.team

Phone: 713-337-7493

33200 F.M. 529

263799

318.1

Address of Property

Property ID #

Acreage

PLEASE PROVIDE THE FOLLOWING:

- ☒ Major Thoroughfare Plan/Map showing existing and proposed changes.
☒ Map showing existing and proposed changes, with shapefiles.

AMENDMENT REQUEST OVERVIEW & JUSTIFICATION

Note the specific route(s) to which this amendment is being requested. Describe why the County's Major Thoroughfare Plan/Map can't be met and what the proposed deviation will achieve. (Attached additional sheets if more room is needed.)

We are submitting a request to amend the Waller County Thoroughfare Plan to Realign F.M. 529 between Bonner Road and the Peregrine Estates subdivision.

Accompanying our request is a letter and an exhibit illustrating these recommendations, aimed at enhancing circulation within this specific area of Waller County.

OWNER/APPLICANT CERTIFICATION & ACKNOWLEDGEMENT

The owner and applicant declare under the penalty of perjury, and any other applicable state or federal law, that all information provided on this form and submitted attachments are true, factual, and accurate. The owner and applicant also hereby acknowledge any false misleading information contained herein is grounds for variance denial and/or permit revocation.

Brad Sweitzer

Brad Sweitzer

6/26/24

Printed Owner/Applicant Name

Signature Owner/Applicant

Date

OFFICE USE ONLY

☐ Approved ☐ Denied

NOTES

Waller County Commissioner Prct 1 2 3 4 Date

Waller County Judge Date

OFFICE USE ONLY Payment: Cash \$1000.00 Check ☒ # 3072 CC fw ID # 378

June 19, 2024

Mr. J. Ross McCall, P.E.
County Engineer, Waller County
775 Business 290 East
Hempstead, Texas 77445

Re: Waller County Thoroughfare Plan Amendment Request – F.M. 529

Mr. McCall,

I respectfully submit a thoroughfare plan amendment request for your review and consideration by the Waller County Commissioners Court at its next meeting.

Introduction

Presently, the 2019 Waller County Thoroughfare Plan reveals multiple alignments that interfere with planned and ongoing developments in the south central portion of the County. Our objective is to identify feasible alignments that accommodate the circulation needs of this rapidly growing area while also addressing the limitations presented by master planned communities already being developed. Furthermore, we aim to minimize the extent of right-of-way acquisition necessary for realigning these roadways to protect the rights of current property owners as best possible.

Amendment Request

We are submitting a request to amend the Waller County Thoroughfare Plan to incorporate the following proposed realignments and interchanges. Accompanying our request is an exhibit illustrating these recommendations, aimed at enhancing circulation within this specific area of Waller County.

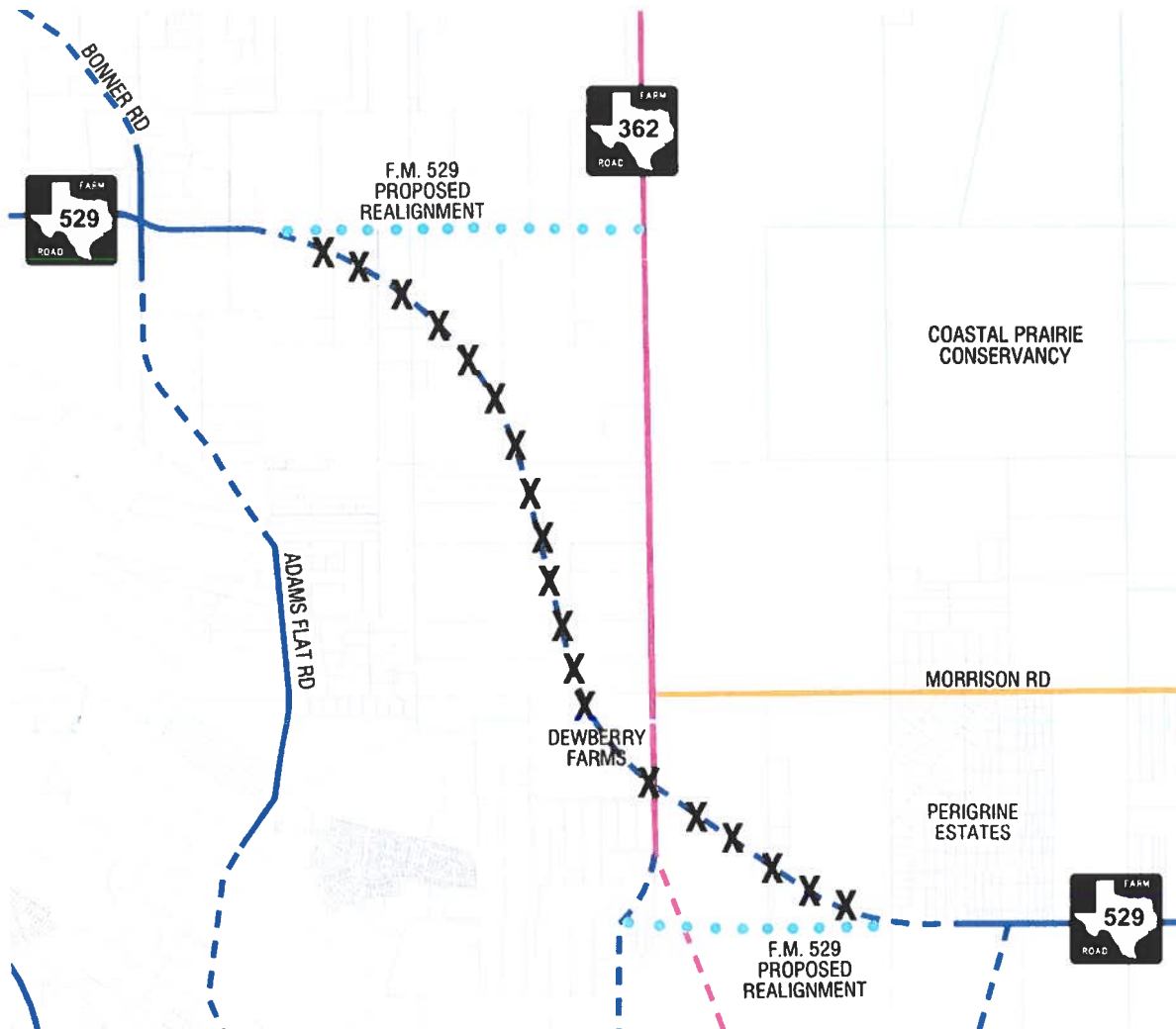
(This space is left intentionally blank.)

Requested: Realign F.M. 529 between Bonner Road and the Peregrine Estates subdivision.

Justification: The extension of F.M. 529, as it currently stands, is problematic for a number of reasons. Firstly, the currently approved alignment would require the acquisition of over 4 miles (+/- 63 acres) of right-of-way from roughly 10 different property owners. That task seems challenging at best and downright impossible at worst. Some properties may not voluntarily engage in platting activity for some time, so the County or TxDOT could possibly have to condemn properties to acquire the needed right-of-way to construct this realignment. Secondly, the current alignment cuts directly through Dewberry Farms, a popular and longtime commercially successful entertainment venue. The prospect of Dewberry Farms being redeveloped in the near future and therefore being subject to the right-of-way dedication that would be required for platting is dubious at best. Thirdly, the current alignment somewhat parallels existing F.M. 362 and proposed State Highway 36A at a close distance (less than half a mile at some points). This would be duplicative to traffic movement and also would create triangles of land that are less than desirable for property owners. Those triangles of land understandably make land less developable and thus less valuable for the owners of those properties. In addition, the angle of the intersection that is proposed at F.M. 529 and F.M. 362 is acute and would require unique engineering solutions to accommodate safe and efficient movement of traffic. Another problem presented by the currently approved alignment is that F.M. 529 already exists. TxDOT currently plans to improve existing F.M. 529 between S.H. 99 (the Grand Parkway) and F.M. 362 in the latter part of this decade. The thoroughfare will be expanded to a four lane roadway with a median separating both directions of traffic. Plans are already underway and the project is tentatively expected to be let by TxDOT in 2027. TxDOT is planning to improve the road as currently aligned and built. This would potentially cause a significant waste of taxpayer dollars by allowing TxDOT to move forward with the improvements while still planning to re-route this roadway in the future.

Instead, we request to change the alignment of F.M. 529 on the County's transportation plan to follow the route of existing F.M. 529. On the revised throughfare plan this would extend the northern segment of F.M. 529 eastward to intersect with F.M. 362 and the future S.H. 36A corridor. Furthermore, it would extend the southern segment of F.M. 529 westward to meet F.M. 362 and the proposed S.H. 36A corridor. Interconnects can be constructed at the time of S.H. 36A construction that would allow for smooth flow of traffic from the southern segment to the northern segment of F.M. 529.

This realignment offers several benefits. Firstly, it eliminates the necessity for the County or TxDOT to acquire additional right-of-way along the proposed alignment of F.M. 529. Furthermore, the County and TxDOT can instead benefit from utilizing already dedicated right-of-way and constructed roadways. Secondly, it provides circulation that adequately serves the community without disrupting local businesses and developments in the area. Furthermore, properties that would have otherwise been cut in half or made less developable by the currently approved alignment will be able to remain consolidated. This allows for greater value creation for the County and its citizens.

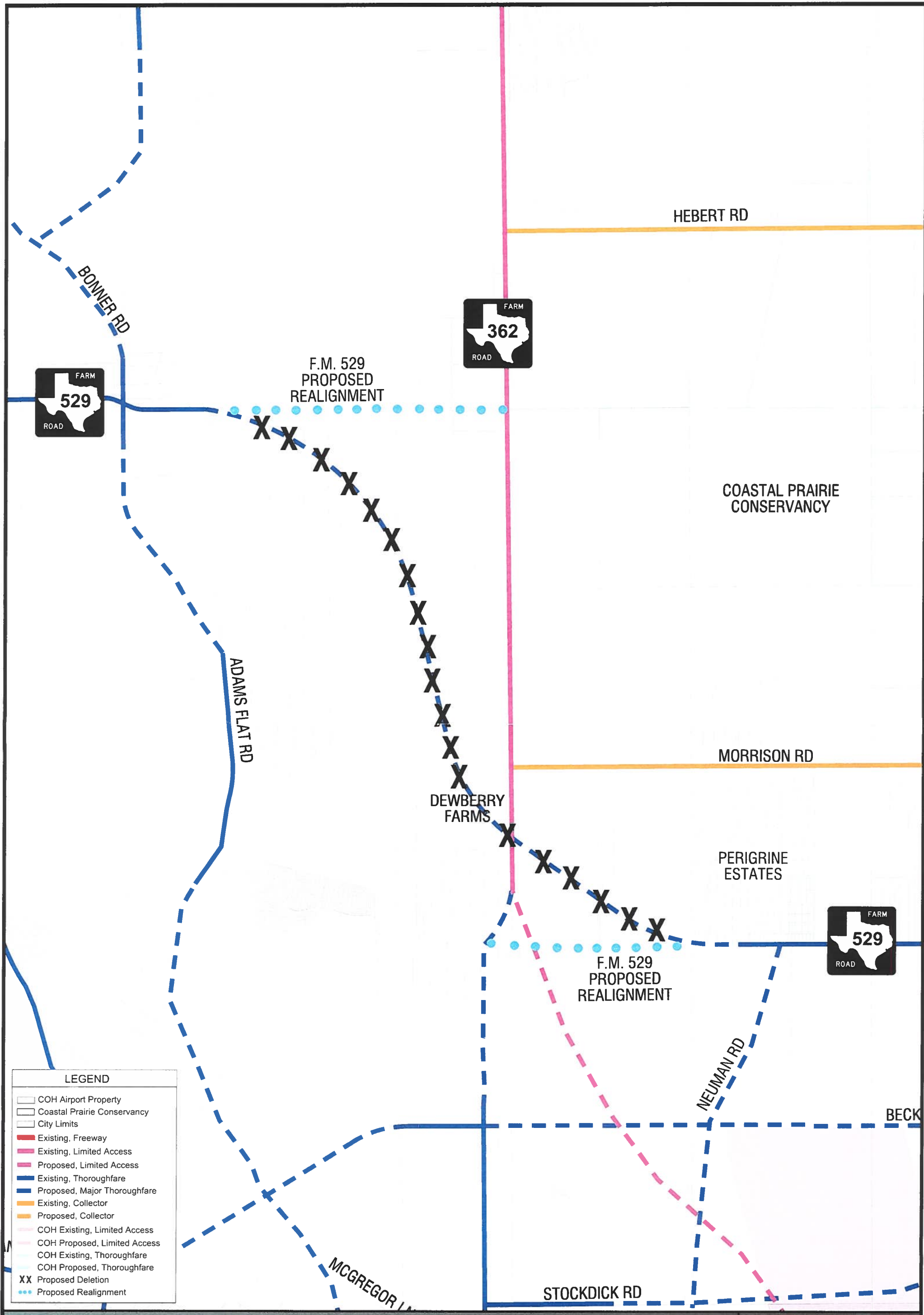


We appreciate your consideration in this matter and hope that the above information is sufficient to gain your support in the approval of these changes. If I can be of any assistance to you prior to the meeting, please contact me.

Regards,

Brad Sweitzer

Brad Sweitzer, PLA, AICP
Co-Practice Area Leader – Planning and Visioning
EHRA



LEGEND

- COH Airport Property
- Coastal Prairie Conservancy
- City Limits
- Existing, Freeway
- Existing, Limited Access
- Proposed, Limited Access
- Existing, Thoroughfare
- Proposed, Major Thoroughfare
- Existing, Collector
- Proposed, Collector
- COH Existing, Limited Access
- COH Proposed, Limited Access
- COH Existing, Thoroughfare
- COH Proposed, Thoroughfare
- XX Proposed Deletion
- Proposed Realignment

Proposed Realignment Waller County Thoroughfare Plan: F.M. 529

Waller County, Texas.

June 19, 2024

SCALE: 1"=1,200'
TRUE SCALE AT 24" X 36"

NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
231-060-00

No warranty or representation of independence, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.