

# PRELIMINARY REPORT

## E: Russell Drive

**APPLICANT:** LJA Engineering

**JURISDICTION:** City of Houston ETJ

**PRECINCT:** Montgomery County Pct. 4  
**DISTRICT:** None

### PROPOSAL:

LJA Engineering – on behalf of Hendricks Interests LLC – is requesting the deletion of Major Thoroughfare Russell Drive from the Major Thoroughfare and Freeway Plan.

### APPLICANT'S JUSTIFICATION and HISTORY:

Russell Drive is currently a residential street with a 50' ROW within the Post Oak Estates subdivision. It is not continuous to Interstate 69 and terminates to its east at Clyde Drive, roughly 1500' feet from the frontage road. It is proposed as a Major Thoroughfare with a 100' ROW from the southbound frontage road to a point roughly 6300' to the west. The proposed thoroughfare aligns with, but is not continuous with FM 1485 on the east side of IH-69, largely because there is no east-west crossing of the freeway at this location.

The applicant is concerned about how the proposed thoroughfare encroaches into a commercial tract adjacent IH-69 frontage road. As the applicant believes Russell Drive is unlikely to be built as designated, they believe the owner of the commercial property should not be required to dedicate ROW. The applicant lists the following reasons why Russell Drive is unlikely to be expanded and extended:

- Existing Russell Drive would need to be increased from a 50' ROW to a 100' ROW. At a minimum the City would have to condemn 25' from each of the 100+ home owners living along Russell Drives.
- West of the existing residential Development there are miles of undeveloped White Oak Creek flood plain to the west.

## An aerial photograph of a suburban area with a proposed road alignment highlighted by a red and white dashed line. The alignment is labeled 'RUSSELL DRIVE' in the center. It runs horizontally across the middle of the image. To the right, it crosses a major road labeled 'FM 1485' and another labeled 'US 59'. Further right, another road is labeled 'LOOP 494'. The landscape includes residential neighborhoods, open fields, and some commercial buildings. A yellow dashed line is visible on the left side of the image.

**Vicinity Map**