

PC ACTION 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 Juergens 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.

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However, the applicant contends that preserving the northern tract’s access to the Major Thoroughfare 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.

STAFF ANALYSIS

Population & Employment Projections

A demographic analysis using projections provided by the Houston-Galveston Area Council (H-GAC) was conducted for the MTFP amendment proposal area. According to the H-GAC data, the population in the area is projected to increase by approximately 11,024 residents (1633%) from 2015 to 2045 compared to 40.2% projected population growth of the City of Houston. Jobs are projected to increase by approximately 204 (437%) between 2015 and 2045.

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	636	0.22	-	38	0.01	-
2020	1,088	0.38	71.1%	242	0.09	537%
2025	1,762	0.62	61.9%	242	0.09	0.0%
2030	5,339	1.88	203%	242	0.09	0.0%
2035	10,310	3.63	93.1%	242	0.09	0.0%
2040	11,396	4.02	10.5%	242	0.09	0.0%
2045	11,660	4.11	2.3%	242	0.09	0.0%
Change (2015 to 2045)	11,024	3.88	1633%	204	0.07	437%
COH Change (2015 to 2045)	919,984	2.14	40.2%	548,987	1.28	30.5%
COH ETJ Change (2015 to 2045)	1,530,387	1.47	58.7%	637,772	0.61	71.9%

Source: 2015-2045 Demographic Projections by H-GAC released in 2018. This represents the most current data available at the time of publishing.

Data represents population and jobs in 2 Traffic Analysis Zones (TAZ) encompassing approximately 2,838 acres around the proposed amendment.

Land Use and Platting Activity

Current land use surrounding the proposed realignment of Juergen Road is primarily undeveloped agricultural land with some single-family tracts. The area is seeing some platting activity, with several general plans having been submitted in the last five years. There is one active General Plan which is directly impacted by the proposed realignment. The Northwest 99 Business Park General Plan submitted in 2023 is located to the North of Juergen Road. This GP indicates industrial development is proposed. The proposed realignment of Juergen is consistent with the street network as indicated in the Northwest 99 Business Park GP. Two sections of Northwest 99 Business Park have been submitted

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in 2024, but at the time of writing this report have not been recorded. The Juergen Joint Tract GP which was submitted to the South of the realignment area in 2019 is no longer active, therefore there is not currently any proposed platting activity to the South of planned Juergen Road. At the Eastern portion of the realignment area, an unrestricted reserve was platted and recorded in 2021 in accordance with the planned alignment of Juergen as reflected in the Franz Tract General Plan (2019, inactive). Additionally, an unrestricted reserve was platted and recorded in 2024 along Mueschke Road in the subject area but does not appear to be affected by the proposed realignment. At the Western portion of the realignment subject area but across Grand Parkway, the General Plan for JDS Hopfe Road submitted in 2023 may be affected by the realignment of Juergen Road. This General Plan proposes primarily single-family residential uses, and four sections have been submitted in 2024 and are in the process of recordation.

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Northwest 99 Business Park WWTP	05/02/2024	Water Treatment Plant	1.84	0
Northwest 99 Business Park Sec 2	04/18/2024	Industrial	46.99	0
Northwest 99 Business Park Sec 1	04/04/2024	Industrial	47.94	0
JDS Hopfe Road GP	08/24/2023	Single-Family	332.9	0
CypressNext	03/30/2023	Unrestricted	2.939	0
Zannahville	01/21/2021	Unrestricted	7.1004	0
Rosewood GP	10/15/2020	Single-Family	533.5	0
Juergen Joint Tract GP	08/08/2019	Undetermined	628.3	0
Franz Tract GP	04/11/2019	Single-Family	533.5	0
Ersa Grae at Mueschke Road GP	04/12/2018	Single-Family	529.12	0

Right of Way (ROW) Status

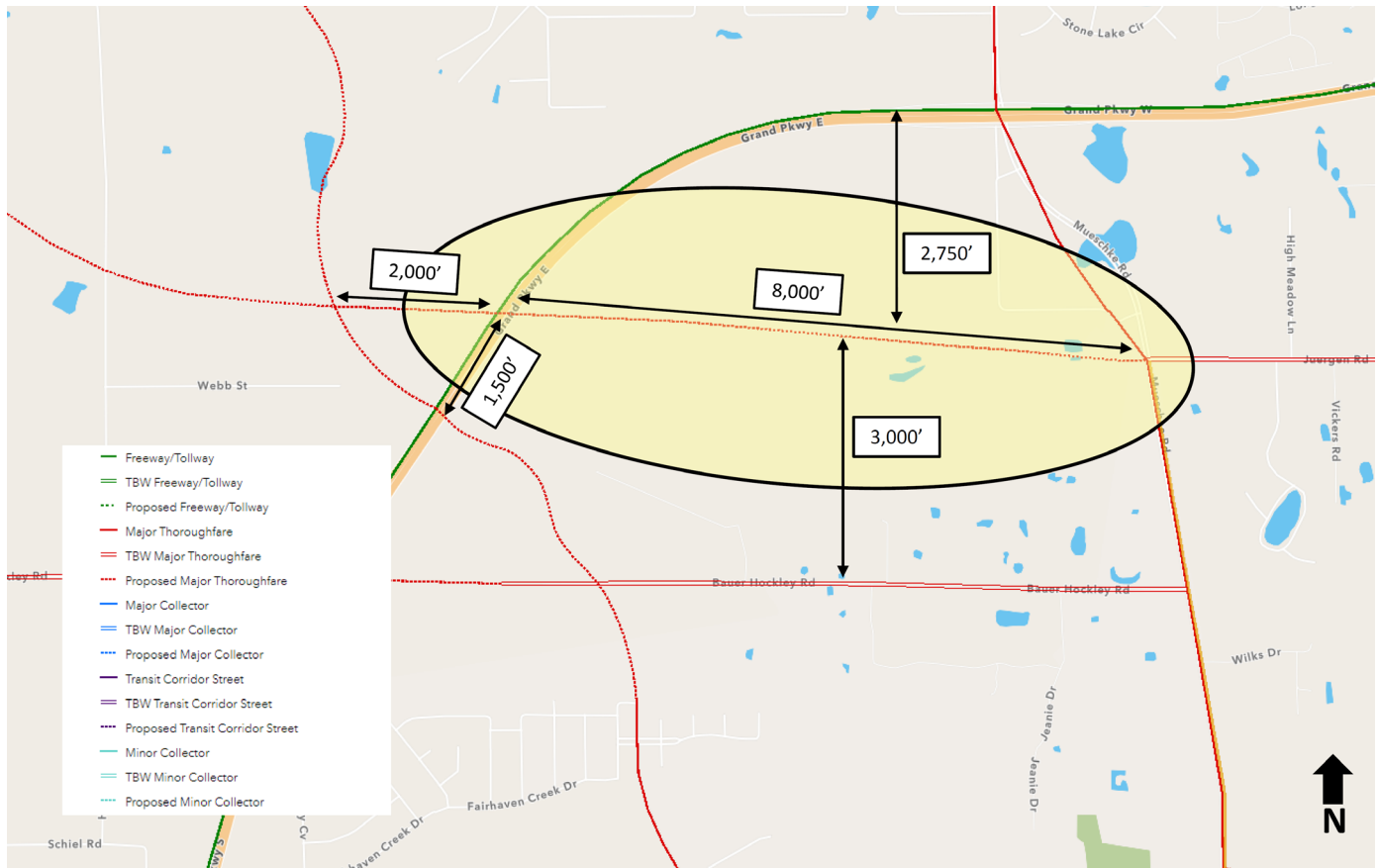
This segment of Juergen Road does not currently exist and is proposed as a Major Thoroughfare with sufficient ROW width of 100'. In the proposed amendment area, Juergen Road is approximately 8000' in length, beginning at Mueschke Road on the east and extending to the Grand Parkway on the west. No portion of Juergen Road in the subject area is constructed, however there is an existing underpass at the intersection of proposed Juergen Road and the Grand Parkway. The proposed realignment of this section of the proposed Major Thoroughfare is consistent with the existing underpass, which is located approximately 245' further south of the Major Thoroughfare's alignment as currently shown on the map.

Spacing

The proposed realignment of this segment of Juergen Road would shift the Major Thoroughfare slightly to the south. The proposed alignment intersects Mueschke Road at the same location to the east. The Major Thoroughfare would be realigned 455' to the south at the furthest point, and 245' south at the intersection of western portion of the Grand Parkway. The closest Major Thoroughfare is

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Mason Road, located approximately 1,500' southwest of the Grand Parkway. Meuschke Road, Mason Road, and the Grand Parkway provide north/south traffic circulation, although the Grand Parkway curves to the east as it traverses north of the subject site. Bauer-Hockley Road is located approximately 2,850' south of the proposed realignment of the Major Thoroughfare and provides east/west traffic circulation opportunities, similar to Juergen Road.



<https://www.arcgis.com/apps/webappviewer/index.html?id=54b1132148c540a9ae8a88d461d84d8b>

Recommendation

APPROVE to realign the proposed Major Thoroughfare Juergen Road between Mueschke Road and Grand Parkway.

Justification

The proposed realignment shifts Juergen Road marginally to the South and would not significantly impact the connectivity network in the area. The realignment maintains an East-West connection between Mueschke Road and the Grand Parkway. In addition, there is an existing underpass constructed below Grand Parkway, and the realignment will allow Juergen Road to utilize this existing underpass. The applicant has presented supportive documentation that the curve along Juergen Road will meet the radius standards outlined in Chapter 42 of the Code of Ordinances. Harris County Engineering has stated that they have no objection to the proposed realignment. We received one comment from a member of the public that would be affected by the realignment, however coordination between the applicant and the commentor revealed that the property owner would still

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https://www.houstontx.gov/planning/transportation/24_MTFPRequests.html

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have sufficient access to the major thoroughfare grid. Therefore, staff recommendation is to approve the requested realignment of Major Thoroughfare Juergen Road.

PLANNING COMMISSION ACTION:

APPROVED to realign the proposed Major Thoroughfare Juergen Road between Mueschke Road and Grand Parkway in the MTFP.