

PUBLIC HEARING REPORT

D: Mueschke Road

APPLICANT: Harris County
JURISDICTION: City of Houston ETJ

PRECINCT: Harris County Pct. 3
COUNCIL DISTRICT: N/A

PROPOSAL:

Harris County is requesting the deletion of the Proposed Major Thoroughfare Mueschke Road from Mound Road to N. Bridgeland Lake Parkway.

APPLICANT'S JUSTIFICATION and HISTORY:

The current alignment of Mueschke Road crosses the Cypress Creek floodplain and floodway, which would necessitate significant challenges and costs associated with design and construction of the road. Additionally, the alignment also passes through Oak Meadow Park adjacent to N. Bridgeland Lake Parkway which poses a constraint in acquiring the necessary right-of-way.

Harris County has determined that there are no negative impacts from eliminating this segment of Mueschke Road from the MTFP and that the existing roadway network will be sufficient for future traffic needs.

This request is not time critical, other than the assurance to adjacent residents that the park will remain safe from a future road construction project.

STAFF ANALYSIS

Land Use and Platting Activity

To the south, all of the land has been developed into suburban style residential uses, while the land to the north alongside US 290 is currently being developed into a variety of uses that is primarily focused on residential development.

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Plats from within ¼ mile:

GP or Subdivision Plat Name	PC Cycle	Land Use	Property Size (acres)	Lots
Bridgeland First Bend - 14	2017-06	Residential	45.6	68
Bridgeland GP	2019-08	GP	3450.1	0
Legacy Ranch Business Park GP	2021-20	GP	240.2	0
Harris County Improvement District No 13 Lift Station No 2	2022-06	Lift Station	0.2	0
Legacy Ranch Business Park	2022-19	Commercial	241.9	0
Legacy Ranch Business Park GP	2022-22	GP	354.5	0
Radius at Dunham Pointe	2022-24	Commercial	17.4	0
Dunham Pointe Reserve - 3	2023-06	Commercial	12.8	0
Legacy Ranch Business Park - 2	2023-21	Commercial	108.8	0
Bridgeland Regional Water Plant and Wastewater Treatment Plant Site	2024-03	Water Plant	21.9	0
Dunham Pointe GP	2025-06	GP	1363.7	0
Dunham Pointe - 21	2025-13	Residential	14.4	46

Right of Way (ROW) Status

Mueschke Road is called to be a 100' Major Thoroughfare and no pieces have been dedicated at any size. The proposed major thoroughfare as designated traverses through the Cypress Creek floodway and Oak Meadow Park.

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Spacing

