

CITY OF HOUSTON

Houston Planning Commission
Planning and Development Department



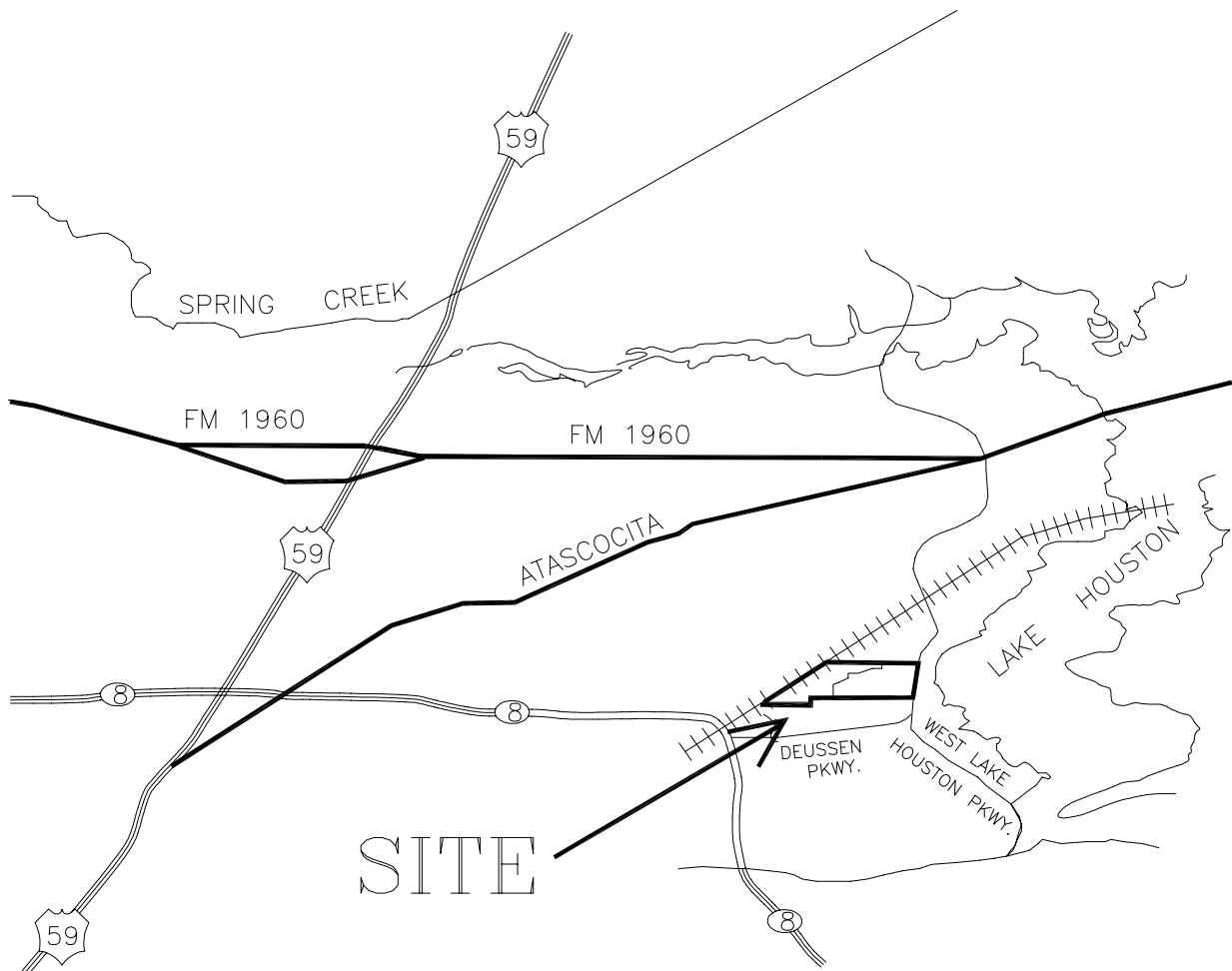
Planning Commission
Meeting Date: 02/01/2007
Item: 170

Plat Name: Summer Lake GP (DEF)

Applicant: benchmark engineering



Area Map



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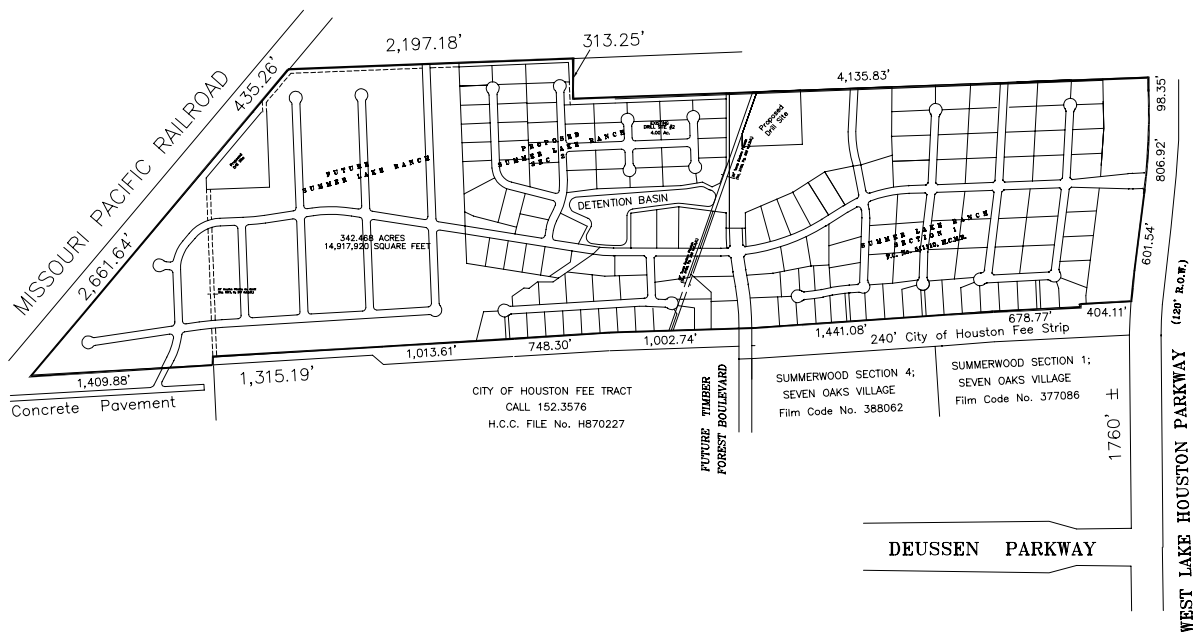
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Subdivision Map



Variance Request Information Form

Plat Name: Summer Lake GP (DEF)
Company Name: benchmark engineering
Date 01/08/2007
Submitted:

47 and 81

Specific variance is being sought and extent of variance:

Request for variance to allow a block length greater than 1400 feet between Timber Forest Boulevard (100' R.O.W. - Major Thoroughfare) and Future Drive within a Future section Summer Lake.

Chapter 42 Reference: Each local street shall intersect with a street that meets the requirement of subsection (b) at least every 1400 feet.

Statement of Facts:

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;

The proposed location of the Future Summer Lake road is 2,270 feet west of Timber Forest Boulevard, because of the Missouri Pacific Railroad cutting across Summer Lake and the property to the north this future road will connect back Timber Forest, as shown on the Lambert map Timber Forest blvd. travel westerly that northerly.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Based on the Missouri Pacific Railroad and the direction of Timber Forest Blvd . the extension of the future summer lake road will have created the request for variance .

(3) The intent and general purposes of this chapter will be preserved and maintained ;

In consideration of the property to the north , the effects of the Missouri Pacific Railroad and the northern direction of Timber Forest Boulevard as shown on the Lambert map , the 1400 feet block length is prohibitive .

(4) The granting of the variance will not be injurious to the public health , safety or welfare ; and

By granting the variance , the future Summer Lake Road will connect to the future extension of Timber Forest Boulevard and will avoid limited crossing of the Missouri Pacific Railroad .

(5) Economic hardship is not the sole justification of the variance .

This variance is needed based on existing conditions of Summer Lake and limited distance to the north perimeter boundary of Summer Lake , General Plan .

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Staff Report - Variance

Staff Recommendation: Defer for further study and review

Basis of Recommendation: The applicant is requesting a variance for intersection spacing along a public street. The site is located west of West Lake Houston Parkway, south of FM 1960. Staff recommends deferring the plat for further study and review of the block length issue, as well as future access issues as future sections come in.

Staff Evaluation:

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

(3) The intent and general purposes of this chapter will be preserved and maintained;

(4) The granting of the variance will not be injurious to the public health, safety or welfare; and

(5) Economic hardship is not the sole justification of the variance.

Houston Planning Commission

Platting Approval Conditions - CPC 101 Form



Agenda Item: 170

Staff Recommendation: Defer Applicant request

Action Date: 2/1/2007

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Summer Lake GP (DEF)	Harris	GP	2007-0115	7704	377T	ETJ

Total acreage: 342.468

Total number of lots: 0

Total number of multi-family units: 0

Total Reserve Acreage: 0

Developer: HYPERION PROPERTIES PROPERTIES, L

Company: benchmark engineering

Conditions and requirements for approval

Staff recommends deferring the plat at the applicants request.

Additional Comments:

Houston Planning Commission



Platting Approval Conditions - CPC 101 Form

Agenda Item: 171

Staff Recommendation: Defer Applicant request

Action Date: 2/1/2007

subject to the conditions/requirements listed below

Subdivision Name/Data/Location	County	Approval Request	Ref #	Zip Code	Key Map	City/ETJ
Summer Lake Sec 2 (DEF)	Harris	C3P	2007-0103	77044	377T	ETJ

Total acreage: 54.603

Total number of lots: 43

Total number of multi-family units: 0

Total Reserve Acreage: 10.159

Developer: HYPERION PROPERTIES, LLC

Company: benchmark engineering

Conditions and requirements for approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

012.2. Coordinate utility easements with Reliant Energy/CenterPoint Energy.

209. Applicant has requested that this item be deferred for two weeks.

Additional Comments: