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Public Works and Engineering > Planning and Development Services Division

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Plan Check Inquiry Details

Project Number: 07042588

Address: 1717 BISSONNET ST

Description: SITEWORK AND FOUNDATION FOR FUTURE 23 STORY HIGH RISE APARTMENTS

Applicant Name: MINER-DEDERICK CONSTRUCTION

.These plans were originally submitted on: 07/30/2007

Submittal(s): .To date, the plans have been submitted over nine times

.The last submittal was: 04/07/2009

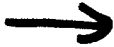
Approval Date: These plans have NOT been approved for permitting

Plan Location: Plans Have Been Rejected/Pending Pickup on 07/22/2009

Today is : 7/22/2009 4:03:17 PM Central Time

*Plan Renew Time
Landis ± 3 1/4 Mos*

DEPARTMENT REVIEW SUMMARY			
Added	Department/Section	Review Status	Review Date
07/30/2007	PLANNING 140 - PLANNING	Passed department/section review	07/30/2007
08/01/2007	PUBLIC WORKS & ENGINEERING 220 - WATER/SEWER	Passed department/section review	10/26/2007
08/01/2007	PUBLIC WORKS & ENGINEERING 120 - TRAFFIC	<u>Did not pass dept/section review</u>	<u>07/21/2009</u>
08/01/2007	CODE ENFORCEMENT 360 - STORM DRAIN	Passed department/section review	03/26/2008
08/01/2007	CODE ENFORCEMENT 330 - STRUCTURAL P	Passed department/section review	06/25/2008
08/01/2007	CODE ENFORCEMENT 310 - ELECTRICAL	Passed department/section review	03/26/2008
08/01/2007	CODE ENFORCEMENT 320 - PLUMBING	Passed department/section review	03/26/2008



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7/22/09 4pm Landis picked up



Public Works and Engineering > Planning and Development Services Division

Maryland Mann

Plan Check Comment Information

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*TRAFFIC
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Comments*

COMMENTS:

7/21/2009 DRIVEWAY PERMIT COMMENTS FROM CITY ENGINEER, MARK L. LOETHEN, P.E.

THE PROJECT RE-SUBMITTAL DID NOT INCLUDE MODIFICATIONS FOR THE PROJECT CONSTRUCTION DRAWINGS (FOLLOWING 3/16/09 COMMENTS BY CITY ENGINEER) SO ONLY SUPPLEMENTAL TRAFFIC RELATED INFORMATION WAS SUBMITTED TO 3300 MAIN STREET (CODE ENFORCEMENT) FOR TRAFFIC REVIEW AND TO THE CITY ENGINEER'S OFFICE VIA THE 1ST FLOOR WINDOW AT 611 WALKER STREET.

ADDITIONAL INFORMATION RELATED TO TRAFFIC IMPACT ANALYSIS WAS SUBMITTED ON 4/7/09 FOLLOWING A MEETING WITH OWNER'S TRAFFIC CONSULTANT ON 3/27/09.

1. PRIOR INFORMATION SUBMITTED SHOWED THAT OPERATIONAL LEVELS OF SERVICE FOR THE INTERSECTION OF SHEPHERD DRIVE AND BISSONNET WERE AT THRESHOLD BETWEEN LOS E AND F WITH FULL NET PROPOSED PROJECT IMPACTS OF P.M. PEAK HOUR TRIPS.

24 HOUR COH TRAFFIC COUNTS ON 4/29/09 ALONG BISSONNET INDICATE AN AVERAGE ANNUAL INCREASE OF BACKGROUND TRAFFIC OF 11% NOT THE 1-2% PERCENT BACKGROUND GROWTH IN THE STUDY.

CURRENT PROPOSED PROJECT (LUXURY RENTAL UNITS WITH NON-RESIDENTIAL USES) RESULTS IN 184 PEAK HOUR TRIPS COMPARED TO 56 PEAK HOUR TRIPS FROM EXISTING LAND USE AT SITE. IMPACTS FROM EVALUATION OF REVISED TRIP RATES (OWNERSHIP OF LUXURY UNITS WITH NON-RESIDENTIAL USES AS SUGGESTED IN TASK FORCE) PUSH SHEPHER/BISSONNET INTERSECTION CLOSER TO LOS F.

A SIGNIFICANT REDUCTION IN THE PEAK HOUR TRIPS, INCLUDING APPROPRIATE TRIP OFFSETS, COULD HAVE POTENTIAL TO ADDRESS HEIGHTENED LOS CONCERNS AT SHEPHERD/BISSONNET INTERSECTION.

2. DRIVEWAY LOCATION ISSUES AS PROPOSED IN SUBMITTAL STILL PROVIDE FOR ON-SITE TRUCK MOVEMENTS. THE PROXIMITY OF THE BISSONNET DRIVEWAY ENTRANCE AND LEFT TURNING ENTRY MOVEMENTS WILL CONSIDER ALTERNATIVES TO RESTRIPING BISSONNET IN THE VICINITY OF THE DUNLAVY AND MAY INCLUDE EXPANSION OF THE ON-STREET PARKING HOUR RESTRICTIONS DURING PEAK HOUR CONDITIONS.

[Back](#)

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*Note: Plans Were Submitted
4/7/09 + picked up 7/22/09 after
City (Diana) called us @ 4 pm.
Landy*