



OFFICE OF THE DIRECTOR



News Release

Contact: Alvin Wright 713-837-0004 office
713-858-7608 cell

City of Houston Approves Developers' Plans For 1717 Bissonnet project

The City of Houston Public Works and Engineering Department announced today that it has approved plans submitted by developers for a residential project at 1717 Bissonnet.

The approval comes after months of negotiations and rejections of 10 earlier sets of plans that did not meet Chapter 40-86 of the City's Development Codes. The 11th set of plans, which were approved today, meet those standards, according to PW&E Deputy Director Andy Icken.

The new plans reduce the number of residential units in the project as well as eliminate from the plans a commercial spa, retail space and executive offices. Icken emphasized that the plans significantly reduce the number of peak-hour trips expected from vehicles entering and exiting the property, one of the key restrictions in the code.

Original plans submitted by the developers called for more than 180 daily peak-hour trips into and out of the property. According to a Traffic Impact Analysis of the just approved plans, that number would be restricted to only 120, a 33 percent reduction from the original. In addition, the new plans would limit the residents' vehicle entrances and exits from the property to Bissonnet only, not onto surrounding residential streets.

"This agreement is what we are able to regulate, and in fact are required to regulate, within the bounds of the current codes," said Icken. "We cannot regulate height or density. The code regulates the impact of development on the public infrastructure, such as the impact of traffic on the public streets."

The City believes the new plans, if they are eventually developed, meet the Ordinance requirements and that approval is consistent with the goal of having predictability for developers and communities, an important consideration for development throughout the City.

Icken also pointed out that approval of the current plans, based on advice of legal counsel, helps avoid potential costly and lengthy litigation that would be a draw on taxpayers' resources.