

1717 Bissonnet project

- **Chapter 40-86 considerations:**
 - After review of the Traffic Impact Analysis provided by applicant's consultant and traffic counts performed by Public Works & Engineering Department, the following is concluded regarding Access Management issues:
 - Site proposes to construct a single, primary access point to the development which will be provided via a driveway to be constructed on Bissonnet. Access driveway on Ashby will be a secured, gated access used only for emergency vehicle access. This is acceptable.
 - Driveway access to Bissonnet Street from proposed single driveway with 120 peak hour trips or less will not, we have concluded, create an extraordinary traffic hazard for Bissonnet and will not excessively interfere with the normal use of the Bissonnet right-of-way. This peak hour limitation is acceptable.
 - The proposed peak hour trips of 120 or less must be based upon verifiable and documentable trip generation rates and trip offsets consistent with those established by the Institute of Traffic Engineers (ITE).
 - Analysis to support a development of 120 or less peak hour trips must be provided by a registered, professional engineer licensed in the State of Texas.

- Construction of the project will be initiated by September 1, 2013 and continuously proceed or the traffic impact analysis will be void and submittal of a new traffic impact analysis using then current data will be required so that the impact on neighborhood mobility can be re-assessed.
 - Any changes to building design, configuration or other changes to site configuration from plans submitted on April 7, 2009 will need review by City of Houston Code Enforcement.
- **Impact fee/infrastructure costs of applicant:**
 - City agrees to refund all excess impact fees paid to the city. Calculations will be based on impacts fees previously paid by the applicant for this project and then re-calculated when building permits are approved for final construction
 - Any other documented “excess” infrastructure costs required by the City, above the requirements of all infrastructure projects in the City and no longer needed for the approved final project will be considered by the City for refund.