



Board of Adjustment Application

7660 Woodway Dr, Suite 460 Houston, Texas 77063, Phone: (713) 782-1757

bldgofficial@pineypt.org

Date: 4/21/26

Homeowners Email: OMARKHAN9095@YAHOO.COM

Property Address: 11505 MEMORIAL DRIVE

Applicants Name: OMAR KHAN / BUILD 48

Homeowners name: OMAR KHAN

Applicants Phone: SAME / 713-204-8322

Homeowners Phone: 713-240-1193

Applicants Email(s): SAME / STEVE@BUILD48.COM

Note: Submittal will not be accepted unless all items in the checklist have been completed.

Board of Adjustment Application Checklist		
Type of Application	Description	Application Form
Meeting with the City	A pre-application meeting with the city staff is required prior to submitting this application. During this meeting, staff will review your eligibility to appear before the Board of Adjustment, explain all application requirements, and provide applicable deadlines and scheduling information.	<input checked="" type="checkbox"/> Pre-application meeting completed
Application Fee	A non-refundable application fee of \$300.00 is required at the time of the submission. Payment can be made by credit card or check.	<input checked="" type="checkbox"/> \$300 fee paid <i>Waived</i>
Friendly Neighbor Letters Letters Deadline: <u>4/30/26</u>	Neighbor notification letters are to be submitted as part of your Board of Adjustment Application. The city will let you know what addresses to send letters to and the requirements.	<input checked="" type="checkbox"/> Mailing list provided by city <input type="checkbox"/> Notification letters prepared
Packets to the Board Packet Deadline: <u>5/4/26</u>	Applicants are required to prepare and submit presentation packets for the Board of Adjustment. The city will provide formatting guidelines.	<input type="checkbox"/> Packets Completed
Helpful Notes: <ul style="list-style-type: none"> The city will provide all Board of Adjustment meeting dates, submittal deadlines, and case scheduling information. A pre-application meeting with City staff is required prior to submitting a Board of Adjustment application. Complete application packets must be submitted by the established deadline; incomplete or late submissions will not be accepted or scheduled. Applicants are responsible for submitting all required materials, including site plans, surveys, and supporting documentation, in accordance with City requirements. Public notification requirements, including mailed notices to surrounding property owners, must be completed as directed by the City prior to the hearing. (ALL NOTIFICATION LETTERS WILL BE SENT BY THE CITY) The applicant or an authorized representative should attend the Board of Adjustment hearing to present the request and respond to questions. The Board of Adjustment will consider each request based on the criteria established in the City's Code of Ordinances, including demonstration of hardship. Approval of a variance request is not guaranteed and is granted at the discretion of the Board. If approved, the variance does not waive the requirement to obtain any necessary permits prior to construction or improvements. Additional information or revisions may be requested by City staff during the review process. 		
Please print this document.		

Board of Adjustment Meeting Date: 5/14/26

Signature of Applicant:

11505 Memorial Drive

Board of Adjustments Variance Submittal Packet

TABLE OF CONTENTS

Location:

City of Piney Point Village
Board of Adjustments
7600 Woodway, Suite 360
Houston, TX 77063

Date & Time:

05/14/2026 at 6:00PM

Packet Contents:

- Application
- Letter for Variance Request
- Ordinance Reference
- Permit Request & Documentation
- Police Reports
- Visual Evidence
- Board Precedent
- Community Outreach

05/04/2026

Omar Khan
11505 Memorial Drive
Houston, TX 77024
713.240.1193

Board of Adjustments
City of Piney Point Village
7660 Woodway, Suite 460
Houston, TX 77063

Subject: Request for Variance
Property: 11505 Memorial Drive, Piney Point Village
Hearing Date: 05/14/2026 at 6PM

To the Members of the Board of Adjustments,

We are writing to formally request a variance to maintain the existing 8'-0" solid masonry perimeter wall located along Memorial Drive and Radney Road. This request is based on unique physical hardships and a demonstrated need for family security, following an extensive multi-agency approval process initiated by the City itself.

Procedural History and Good Faith Reliance

Before finalized plans were set, we sought direct guidance from the City of Piney Point Village regarding a solid masonry wall. The Building Official and her staff worked with us directly, confirming this was an available option. We followed every directive, obtaining formal signatures and approvals from the Plan Examiner, the Beautification Committee, and the MVWA. The project was fully permitted and constructed in good faith based on these official authorizations.

Unique Property Hardship

The hardship at 11505 Memorial Drive is unique and not shared by the majority of Village lots. Our entire side property line is bordered by Memorial Drive, a high-traffic thoroughfare. This creates a physical vulnerability where the most private areas of the home—the backyard and pool—are exposed to a public Metro bus stop, constant foot and vehicular traffic, and a lot of noise. Unlike interior lots, our "neighbor" is a major arterial road, necessitating a different standard of protection and control.

Police Reports and Documented Hazards

The attached police records for 2023 to current day 2026 highlight a concentrated level of criminal and vehicular danger immediately adjacent to our property line. During this period alone, the following incidents occurred at this specific location:

- Vehicular Danger: 17 vehicle accidents (most involving injury) and 9DUIs/DWIs. A solid masonry wall is the only material capable of acting as a structural barrier to protect our family from out-of-control vehicles entering the yard.
- Violent and Serious Crime: Records show 1 drug trafficking case, 1 additional drug offense, 12 warrant arrests, and 1 instance of evading arrest.
- Property and Personal Threats: 2 thefts occurred directly across the street, alongside 1 documented criminal trespassing.

These figures prove that our property is not facing "theoretical" concerns, but a documented, high-frequency pattern of dangerous activity. A transparent or easily scalable fence would leave our family and children directly exposed to these volatile elements.

Security and Safety Necessity

The decision to use solid masonry was driven by critical advice and guidance received, safety concerns rather than mere aesthetic preference, and noise control. The following elements demonstrate why a standard fence is insufficient for this specific location:

- **Mitigation of Traffic and Kinetic Hazards:** Memorial Drive is a high-speed, high-volume artery prone to frequent accidents. A masonry wall acts as a structural crash barrier. Unlike wrought iron or wood, which would offer no resistance to a vehicle leave-the-roadway (LR) event, this masonry structure provides a life-saving physical shield for the family and children using the yard.
- **Anti-Climb and Deterrence:** Standard iron fencing, regardless of height, provides easy foot-holds and hand-holds, making it readily scalable. Given the high-visibility nature of this estate and the presence of a public bus stop immediately adjacent to the property, a non-scalable solid surface is the only effective way to prevent unauthorized access and "loitering-based" security breaches.
- **Target Anonymity and Visual Privacy:** As one of the most prominent homes in the Village, the property has experienced an unprecedented level of "overzealous interest." The City itself has acknowledged an abnormal volume of calls regarding the home's value. The solid masonry wall ensures that the family is not "on display" to the thousands of commuters and pedestrians passing daily, effectively removing the property as a visible target for potential criminal scouting.
- **Protection of Private Amenities:** The pool and primary family play areas are situated in the side yard bordering the thoroughfare. A solid wall is required to block direct sightlines from the elevated height of Metro buses and passing vehicles, ensuring that the owners can utilize their property without the constant intrusion of onlookers or the threat of suspicious activity documented in the attached police reports.

Preservation of Neighborhood Character

This wall was designed to beautify, not just protect. By incorporating thoughtful architectural details and heavy landscaping, the structure enhances the Memorial Drive corridor. It provides a clean, aesthetic buffer that reduces noise and visual clutter for the surrounding area.

Conclusion and Rectification of Oversight

We followed every letter of the law as presented to us by City officials. We sought professional guidance in late 2022 and received a formal permit in early 2023. Only very recently, in 2026, did the City notify us of an internal oversight regarding an ordinance passed in 2021. For over three years, this project moved through every municipal channel without objection. It would be a significant and unjust hardship to require the removal of a structure that was built in total compliance with the City's own explicit directives and active permits. Given that the City reviewed and permitted this project through all appropriate channels prior to construction, and considering the extreme safety hazards presented by the unique location, we respectfully ask the Board to vote "Yes" on this variance.

Sincerely,

Omar Khan

Omar Khan

Steve Hullinger

Steve Hullinger

List of Attachments

1. **Ordinance Reference:** A copy of Chapter 74, Section 245, (i) (3).
2. **Permit Documentation:** A copy of the original fence application including all City highlights, official notes, signatures, and approval dates.
3. **Memorial Villages Police Reports:** A copy of all police reports in the surrounding area
4. **Visual Evidence:** Current photographs of the constructed fence along with the professional landscaping plan.
5. **Board Precedent:** A copy of a recently approved variance of a similar nature granted by the Board.
6. **Community Outreach:** A copy of our formal letter sent to neighboring residents and a list of the recipient addresses.

Ordinance Reference
Chapter 74, Section 245 (i) (3)

Sec. 74-245. - Supplementary district regulations.

- (a) *Visibility at intersections.* On a corner lot vegetation shall not be planted or allowed to grow in such a manner as to impede vision between a height of three feet and ten feet above the center line grades of the intersecting streets in the area bounded by the street lines on the corner lots and a line joining points along the street lines 30 feet from the point of the intersection.
- (b) *Driveways, walkways and sidewalks.* Notwithstanding any other provision of this chapter, driveways, walkways and sidewalks are permitted in or along the edge of any required yard. However, no driveway or sidewalk shall be permitted within ten feet of the side and rear lot lines if such driveways or sidewalks are located in the rear third of the lot.
- (c) *Structures to have access.* Every building shall be on a lot adjacent to a public street or an approved private street, and all structures shall be so located on a lot so as to provide safe and convenient access for servicing, emergency and fire protection.
- (d) *Outdoor lighting.*
 - (1) *Permit required.* A person must apply for and obtain a permit from the city, and pay any applicable fee, prior to the installation of any outdoor lighting associated with new residential construction or construction on existing property that exceeds 50 percent of the value on the improvements of the lot. The city building official shall provide additional regulations for permittees to ensure compliance with applicable standards and codes.
 - (2) *Control of glare.*
 - a. Any luminaire with a lamp or lamps rated at a total of more than 1,800 lumens, and all flood or spot luminaires with a lamp or lamps rated at a total of more than 900 lumens, shall not emit any direct light above a horizontal plane through the lowest direct-light-emitting part of the luminaire.
 - b. Any luminaire with a lamp or lamps rated at a total of 1,800 lumens, and all flood or spot luminaires with a lamp or lamps rated at a total of more than 900 lumens, shall be mounted at a height equal to or less than the value of $3 + (D/3)$, where D is the distance in feet to the nearest property boundary. The maximum height of the luminaire may not exceed 25 feet; notwithstanding, outdoor lights attached to vegetation are permitted without height limitation if such luminaires do not cause light trespass or project a glare outside the property boundaries.
 - (3) *Prohibitions.*
 - a. It shall be unlawful for any person to cause or permit to be energized on property under his possession or control, or to maintain, any outdoor lighting that projects or is capable of projecting a glare, directly or indirectly, upon any lot, tract, or parcel of land, including

streets, other than that property upon which the outdoor lighting is situated, that annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others within the city.

- b. It shall be unlawful for any person to cause light trespass or permit light trespass to be caused by lighting on property under his possession or control.
- c. All outdoor lighting shall be installed, oriented, regulated, operated, and maintained by the owner or person in control thereof in such a manner that the beam of any such light shall be aimed within the property boundaries, so that such outdoor lighting will not create glare upon any lot, tract, or parcel of land, including streets, other than that property upon which it is situated, and so that such outdoor lighting will not cause or permit any illumination from the lighting in excess of 0.5 footcandles measured in the vertical plane at five feet or higher above ground at any point beyond the boundary of the lot, parcel or tract of land upon which the light emanates. Any luminaire in violation of this article shall be entirely removed or permanently altered in such fashion so to prevent the possibility of future violation.
- d. It shall be unlawful for any person to cause or permit to be energized any light which is attached to a pole, standard or other facility or structure located upon or within a public roadway right-of-way or public street easement; provided, however, nothing contained in this subsection shall prevent the city from erecting street lighting or other lighting deemed necessary or appropriate for vehicular and pedestrian safety.

(4) *Enforcement.*

- a. Upon receipt of a complaint from any citizen, or upon the initiative of any city employee, a compliance inspection shall be conducted by the city administrator, city building official or other representatives designated by the city council.
- b. Compliance inspections shall be made during nighttime hours and violations will be determined by:
 - 1. Visual inspection from the property line of any lights that are directly visible from the property line or indirectly visible due to reflection; or
 - 2. Readings from a sensitive light meter measured at the property line at five feet or higher above ground.

(5) *Exceptions.*

- a. The provisions of this article shall not apply to outdoor lighting operated by or under the direction of the city (for example, street lighting), or emergency lighting used by or at the direction of police, firefighting, or medical personnel.
- b. Seasonal decorations using typical unshielded low-wattage incandescent lamps shall be permitted from November 10 through January 30; notwithstanding, if such seasonal decorative lighting emits glare as defined herein, such lights shall be turned off no later

than 11:00 p.m. each night, and remain off until at least sunrise of the following day.

- c. The lighting of United States and State of Texas flags are exempt from the provisions of this section. All other outdoor lighted decorative flags shall conform to the provisions of this section.
 - d. Nonresidential recreational facilities, such as outdoor athletic fields, courts or tracks, shall abide by the specific outdoor lighting provisions for institutional uses contained in this chapter and must further abide by all outdoor lighting requirements of the facility's or institution's special use permit.
- (6) *Institutional uses.* The provisions of this paragraph shall apply only to tracts of land containing public or private religious or educational institutions. For the purposes hereof, the term "institutional uses" shall mean and include public or private religious or educational uses if they are the primary use of a tract of land. It shall be unlawful for any person to cause or permit to be energized, or to cause or permit to be maintained, on any tract of land containing an institutional use, any artificial light source that is located more than seven feet above natural grade if not attached to or within 12 inches of a building, or more than nine feet above natural grade if attached to or within 12 inches of a building, unless such light is hooded and cast in a manner to prevent glare on property other than the property upon which the light is situated. For the purposes of this paragraph, the term "hooded" shall mean a fixture containing or attached to an artificial light source that is designed and maintained so that any light beam therefrom is directed forward from its source only and no light or light beam therefrom can be cast in a direction perpendicular to the main beam of such light. The term "cast in a manner to prevent glare" shall mean hooded light that is pointed at an angle not exceeding 30 degrees from any vertical direction and, if located more than nine feet above natural grade and not within 12 inches of any building, is directed inward toward the center of the property upon which it is located so that the light source is not visible from any adjacent property.
- (7) It shall be unlawful for any person to cause or permit to be energized any light which is attached to a pole, standard or other facility or structure located upon or within a public roadway right-of-way or public street easement; provided, however, nothing contained in this subsection shall prevent the city from erecting street lighting or other lighting deemed necessary or appropriate for vehicular and pedestrian safety.
- (e) *Parking and storage of automobiles.* Not more than five motor vehicles, including not more than one commercial vehicle of not more than three-quarters-ton capacity not used in connection with any business conducted on the same premises, shall be parked or stored overnight outside on any lot or within any open garage or carport, nor shall any occupant of any lot use any nearby street for parking vehicles not permitted to be parked or stored on his lot hereunder.

- (f) *Recreational vehicles.* It shall be unlawful for any person to park or store a recreational vehicle in any front yard, any yard contiguous to a side street, or at any location that is visible from a street or thoroughfare for a period exceeding 72 hours within any consecutive 30-day period.
- (g) *Temporary structures not to be used for living quarters.* No temporary structure shall be erected, used or maintained for living quarters. For the purposes of this section, a temporary structure shall include any form of temporary home or temporary or permanent mobile home, trailer or other vehicle, whether on wheels or not.
- (h) *Cemeteries.* No land shall be used for cemeteries or similar uses; provided however, columbariums may be permitted as an accessory use to a church or other place of worship upon the granting of a specific use permit therefor by the city council.
- (i) *Fences and walls in required yards.* No fence or freestanding fence-type wall shall be permitted in any required yard except as specifically authorized below:
- (1) *Fences, front yard.* Fences and freestanding fence type walls may be constructed within a required front yard if not exceeding three feet in height; however, a fence not exceeding six feet in height above the natural grade of the lot at the lot line adjacent to such fence may be constructed within a required front yard if the front yard is adjacent to a four-lane, esplanaded, curbed and guttered thoroughfare, the fence is set back at least three feet from the adjacent front lot line, and the fence is an 80 percent fence.
 - (2) *Fences, side and rear yard not adjacent to a street.* Fences and freestanding fence-type walls not exceeding eight feet in height are permitted in or along the edge of any required yard other than a front yard or a side or rear yard adjacent to a street.
 - (3) *Fences, side and rear yard adjacent to a street.* Fences may be constructed within a required side or rear yard adjacent to a street if such fence does not exceed eight feet in height above the natural grade of the lot at the lot line adjacent to such fence, and the fence is either (i) an 80 percent fence, or (ii) an authorized wooden fence with landscaping from a city-approved landscaping plan and placed on the side of the fence adjacent to the street. The property owner is responsible for maintaining the fence and the landscaping in accordance with the city-approved landscaping plan, including, but not limited to, removing and replacing any dead landscaping or other landscaping that does not comply with the city-approved landscaping plan. The property owner is also responsible for removing and replacing the landscaping from the street and associated right-of-way if the city has to perform work in the right-of-way encumbered by such landscaping. The city's building official shall be responsible for ensuring compliance with this section, and shall identify and give notice of any deficiencies or other deviations from a city-approved landscaping plan. Failure of the property owner to maintain the fence and landscaping in accordance with the city-approved landscaping plan shall result in the suspension of the fence permit. The city's building official shall give notice, by regular mail, to the property owner at the address of the property at issue identifying all

deficiencies with the landscaping and/or fence. If the property owner fails to address all of the deficiencies with the fence and/or landscaping within 30 days from the date the city mails notice of such deficiencies, the fence permit shall be revoked. If the fence permit is revoked, the property owner shall remove the fence and associated landscaping within ten days of such revocation. If the fence and landscaping are not removed within ten days of revocation of the fence permit, the city may remove the fence and landscaping as identified in the city-approved landscaping plan. Any fees incurred by the city shall be the responsibility of the property owner. If the property owner fails to reimburse the city for all expenses incurred during the fence and landscaping removal process within ten days from the date notice of such expenses is mailed to the property owner, the city may assess a lien against the property in the amount of such expenses. Any fence constructed between the main building and an adjacent street shall have the finished exterior side facing the adjacent street, and shall have no posts or rails visible from such adjacent street, irrespective of the distance from the fence and the adjacent lot line or street.

- (4) *Fences, new construction.* In the event of the construction of any dwelling (or remodeling in excess of at least 50 percent of value of any dwelling) as defined in section 714-212(b), subsequent to adoption of this article, all fences shall be replaced so as to conform to the other provisions of subsections (h)(1), (2), and (3) above. However, exempted from this section shall be any fences constructed originally for a subdivision of more than five acres or more, and any brick or concrete fences along the south side of Greenbay Drive.
- (5) *Replacement of nonconforming fences.* At such time as there is construction of any building or remodeling of any existing building on the lot as defined in section 714-212(b), all fences on the lot shall be replaced so as to conform to all the regulations and articles of the city, including the provisions of subsection (h)(4) above. Notwithstanding any other provision contained in this chapter to the contrary, a fence other than a chain link or wire fence located within a required side or rear yard adjacent to a street, which was lawfully permitted by the city and existing at the time of its construction or erection, but which is nonconforming pursuant to subsection (i)(3), shall be permitted to be replaced or reconstructed to remain non-conforming until such time as there is construction as defined in section 714-212(b), even in the event of total damage or destruction, provided such fence is replaced or reconstructed:
 - a. With like materials and construction, so as to be as identical to the fence being replaced as is reasonably possible;
 - b. To a height equal to or less than the height of the nonconforming fence, not to exceed a total height of eight feet above the surrounding natural grade;
 - c. In a manner which does not expand a nonconforming characteristic thereof; and
 - d.

Permit Documentation



NO.	DATE	DESCRIPTION
1	08/2017	ISSUED FOR PERMITS
2	08/2017	ISSUED FOR PERMITS
3	08/2017	ISSUED FOR PERMITS
4	08/2017	ISSUED FOR PERMITS
5	08/2017	ISSUED FOR PERMITS
6	08/2017	ISSUED FOR PERMITS
7	08/2017	ISSUED FOR PERMITS
8	08/2017	ISSUED FOR PERMITS
9	08/2017	ISSUED FOR PERMITS
10	08/2017	ISSUED FOR PERMITS
11	08/2017	ISSUED FOR PERMITS
12	08/2017	ISSUED FOR PERMITS
13	08/2017	ISSUED FOR PERMITS
14	08/2017	ISSUED FOR PERMITS
15	08/2017	ISSUED FOR PERMITS
16	08/2017	ISSUED FOR PERMITS
17	08/2017	ISSUED FOR PERMITS
18	08/2017	ISSUED FOR PERMITS
19	08/2017	ISSUED FOR PERMITS
20	08/2017	ISSUED FOR PERMITS

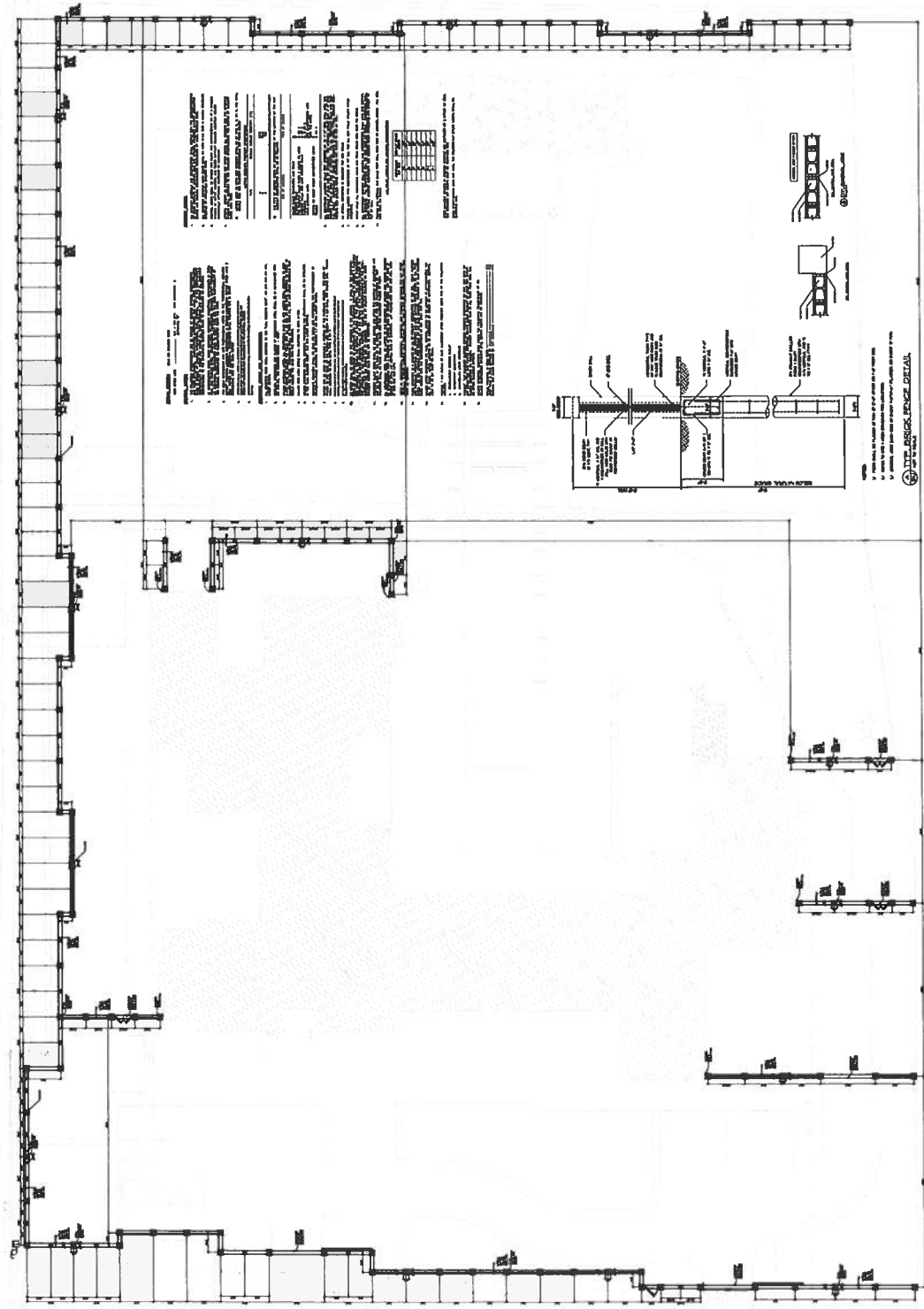
BEC
ENGINEERS AND
CONSULTANTS

11505 MEMORIAL DRIVE
PINEY POINT VILLAGE TX 77024

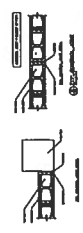
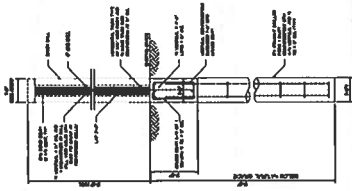
BUILD 48, LLC
11505 MEMORIAL DRIVE
PINEY POINT VILLAGE TX 77024

BRICK FENCE
PLAN
S1.1

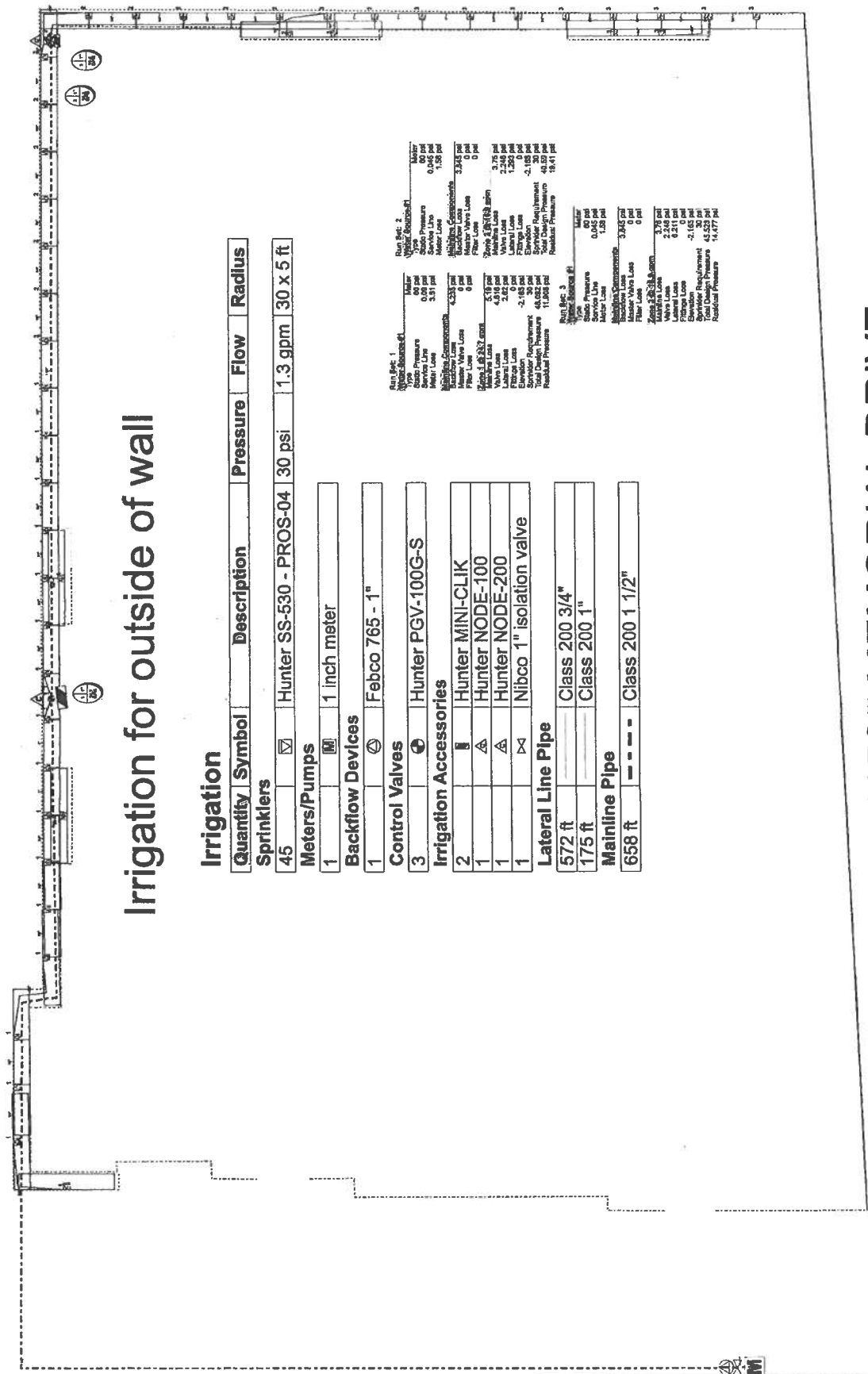
1



- 1. BRICK FENCE SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN.
- 2. BRICK FENCE SHALL BE CONSTRUCTED WITH 8" BRICKS AND 2" MORTAR.
- 3. BRICK FENCE SHALL BE CONSTRUCTED WITH 4" BRICKS AND 2" MORTAR.
- 4. BRICK FENCE SHALL BE CONSTRUCTED WITH 6" BRICKS AND 2" MORTAR.
- 5. BRICK FENCE SHALL BE CONSTRUCTED WITH 8" BRICKS AND 2" MORTAR.
- 6. BRICK FENCE SHALL BE CONSTRUCTED WITH 10" BRICKS AND 2" MORTAR.
- 7. BRICK FENCE SHALL BE CONSTRUCTED WITH 12" BRICKS AND 2" MORTAR.
- 8. BRICK FENCE SHALL BE CONSTRUCTED WITH 14" BRICKS AND 2" MORTAR.
- 9. BRICK FENCE SHALL BE CONSTRUCTED WITH 16" BRICKS AND 2" MORTAR.
- 10. BRICK FENCE SHALL BE CONSTRUCTED WITH 18" BRICKS AND 2" MORTAR.
- 11. BRICK FENCE SHALL BE CONSTRUCTED WITH 20" BRICKS AND 2" MORTAR.
- 12. BRICK FENCE SHALL BE CONSTRUCTED WITH 22" BRICKS AND 2" MORTAR.
- 13. BRICK FENCE SHALL BE CONSTRUCTED WITH 24" BRICKS AND 2" MORTAR.
- 14. BRICK FENCE SHALL BE CONSTRUCTED WITH 26" BRICKS AND 2" MORTAR.
- 15. BRICK FENCE SHALL BE CONSTRUCTED WITH 28" BRICKS AND 2" MORTAR.
- 16. BRICK FENCE SHALL BE CONSTRUCTED WITH 30" BRICKS AND 2" MORTAR.
- 17. BRICK FENCE SHALL BE CONSTRUCTED WITH 32" BRICKS AND 2" MORTAR.
- 18. BRICK FENCE SHALL BE CONSTRUCTED WITH 34" BRICKS AND 2" MORTAR.
- 19. BRICK FENCE SHALL BE CONSTRUCTED WITH 36" BRICKS AND 2" MORTAR.
- 20. BRICK FENCE SHALL BE CONSTRUCTED WITH 38" BRICKS AND 2" MORTAR.



CHUBBICK WALL PLAN
SCALE 1/8" = 1' - 0" X 3/8" = 6"



Irrigation for outside of wall

Quantity	Symbol	Description	Pressure	Flow	Radius
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45	☒	Hunter SS-530 - PROS-04	30 psi	1.3 gpm	30 x 5 ft
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1	Ⓜ	1 inch meter			
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1	Ⓢ	Febco 765 - 1"			
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3	Ⓢ	Hunter PGV-100G-S			
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2	Ⓜ	Hunter MINI-CLIK			
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1	Ⓢ	Hunter NODE-100			
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1	Ⓢ	Nibco 1" isolation valve			
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572 ft		Class 200 3/4"			
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175 ft		Class 200 1"			
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658 ft	---	Class 200 1 1/2"			
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Run Sec. 1		Run Sec. 2		Run Sec. 3	
Type	Pressure	Type	Pressure	Type	Pressure
Static Pressure	60 psi	Static Pressure	60 psi	Static Pressure	60 psi
Friction Loss	0.70 psi	Friction Loss	0.60 psi	Friction Loss	1.00 psi
Minor Loss	3.37 psi	Minor Loss	1.25 psi	Minor Loss	1.25 psi
Total Pressure	4.07 psi	Total Pressure	1.85 psi	Total Pressure	2.25 psi
Hydraulic Components		Hydraulic Components		Hydraulic Components	
Backflow Preventer	0.35 psi	Backflow Preventer	0.35 psi	Backflow Preventer	0.35 psi
Valve Loss	0.00 psi	Valve Loss	0.00 psi	Valve Loss	0.00 psi
Filter Loss	0.00 psi	Filter Loss	0.00 psi	Filter Loss	0.00 psi
Total Loss	0.35 psi	Total Loss	0.35 psi	Total Loss	0.35 psi
Net Available Pressure	5.72 psi	Net Available Pressure	4.70 psi	Net Available Pressure	3.75 psi
Water Loss	4.91 psi	Water Loss	4.91 psi	Water Loss	4.91 psi
Valve Loss	0.00 psi	Valve Loss	0.00 psi	Valve Loss	0.00 psi
Friction Loss	0.00 psi	Friction Loss	0.00 psi	Friction Loss	0.00 psi
Backflow Preventer	0.00 psi	Backflow Preventer	0.00 psi	Backflow Preventer	0.00 psi
Total Loss	4.91 psi	Total Loss	4.91 psi	Total Loss	4.91 psi
Net Available Pressure	1.81 psi	Net Available Pressure	0.79 psi	Net Available Pressure	0.84 psi
Total Available Pressure	48.00 psi	Total Available Pressure	48.00 psi	Total Available Pressure	48.00 psi
Total Demand Pressure	11.000 psi	Total Demand Pressure	11.000 psi	Total Demand Pressure	11.000 psi
Residual Pressure	37.000 psi	Residual Pressure	37.000 psi	Residual Pressure	37.000 psi

MAD Sprinklers
P.O. Box 8276
Spring Texas 77387

SHEET DESCRIPTION:
Irrigation

PROJECT:
New Bridge
11505 Memorial Drive
Houston Texas 77024

REVISIONS:
None

DATE: 10/11/2022
JOB NUMBER: 12345
DRAWN BY: MIM
CHECKED BY: MIM

SCALE:
1" = 30'

SHEET:
1 of 1

11505 MEMORIAL DRIVE

MEMORIAL DRIVE
 (.80' - 100' R.O.W. Varies)
 (Vol. 288, Pg. 203 & Vol. 1012, Pg. 59
 H.C.D.R.)

ISSUED FOR
 PERMITTING/CONSTRUCTION



BOILER 14, LLC
 500 W. BROADWAY
 SUITE 2305
 DALLAS, TX 75201
 TEL: 214.757.1111
 FAX: 214.757.1112

BEC ENGINEERS &
 ARCHITECTS
 500 W. BROADWAY
 SUITE 1402
 DALLAS, TX 75201
 TEL: 214.757.1111
 FAX: 214.757.1112

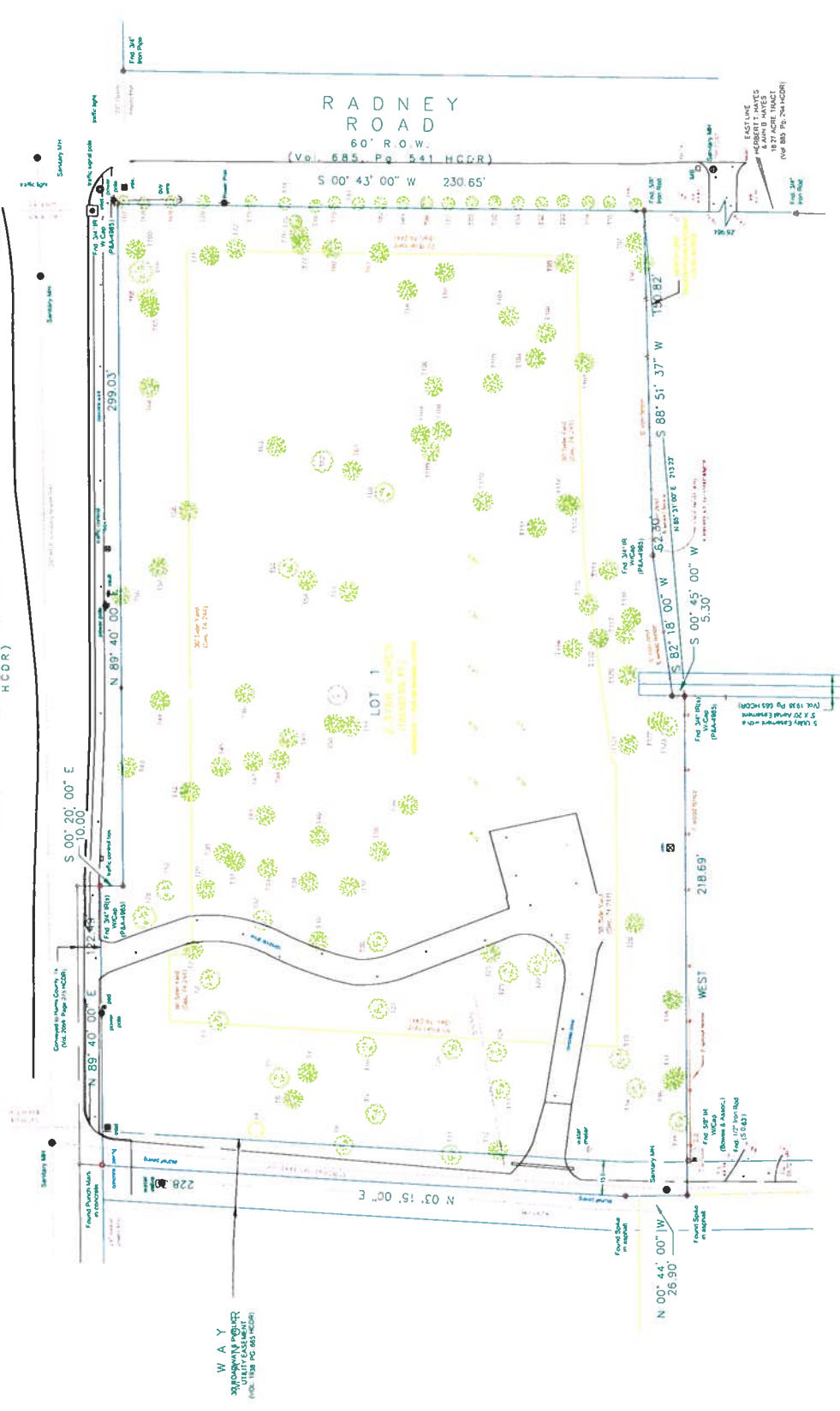
COO. SCIENCE, INC.
 1801 JAMES ST.
 SUITE 100
 DALLAS, TX 75201
 TEL: 214.757.1111
 FAX: 214.757.1112

P.O. BOX 1000
 CITY OF PHOENIX
 PHOENIX, AZ 85001
 TEL: 602.262.1111
 FAX: 602.262.1112

DATE: 01/20/22
 SCALE: 1" = 100'

A1.1

EXISTING
 SURVEY



WAY
 228
 FOUND PUNCH MARK
 IN EXISTENCE

WEST
 218.69'

N 00° 44' 00" W
 26.90'

N 03° 15' 00" E
 228.00'

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 10.00'

N 89° 40' 00" E
 299.03'

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 230.65'

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 130.82'

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VERTICAL CURVE DATA

STATION	PC	PVI	PT	VC	GRADE
1+00	1+00	1+00	1+00	1+00	1+00
1+10	1+10	1+10	1+10	1+10	1+10
1+20	1+20	1+20	1+20	1+20	1+20
1+30	1+30	1+30	1+30	1+30	1+30
1+40	1+40	1+40	1+40	1+40	1+40
1+50	1+50	1+50	1+50	1+50	1+40
1+60	1+60	1+60	1+60	1+60	1+30
1+70	1+70	1+70	1+70	1+70	1+20
1+80	1+80	1+80	1+80	1+80	1+10
1+90	1+90	1+90	1+90	1+90	1+00
2+00	2+00	2+00	2+00	2+00	1+00
2+10	2+10	2+10	2+10	2+10	1+00
2+20	2+20	2+20	2+20	2+20	1+00
2+30	2+30	2+30	2+30	2+30	1+00
2+40	2+40	2+40	2+40	2+40	1+00
2+50	2+50	2+50	2+50	2+50	1+00
2+60	2+60	2+60	2+60	2+60	1+00
2+70	2+70	2+70	2+70	2+70	1+00
2+80	2+80	2+80	2+80	2+80	1+00
2+90	2+90	2+90	2+90	2+90	1+00
3+00	3+00	3+00	3+00	3+00	1+00

PERMIT AREA CALCULATIONS

AREA OF LOT: 10,000 SQ. FT.

AREA OF IMPROVEMENTS: 5,000 SQ. FT.

AREA OF OPEN SPACE: 5,000 SQ. FT.

PERMIT NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FLETCHER PERMITTING/CONSTRUCTION REGULATIONS.
2. THE PERMITTEE SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE PERMITTEE SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.

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PERMIT AREA CALCULATIONS

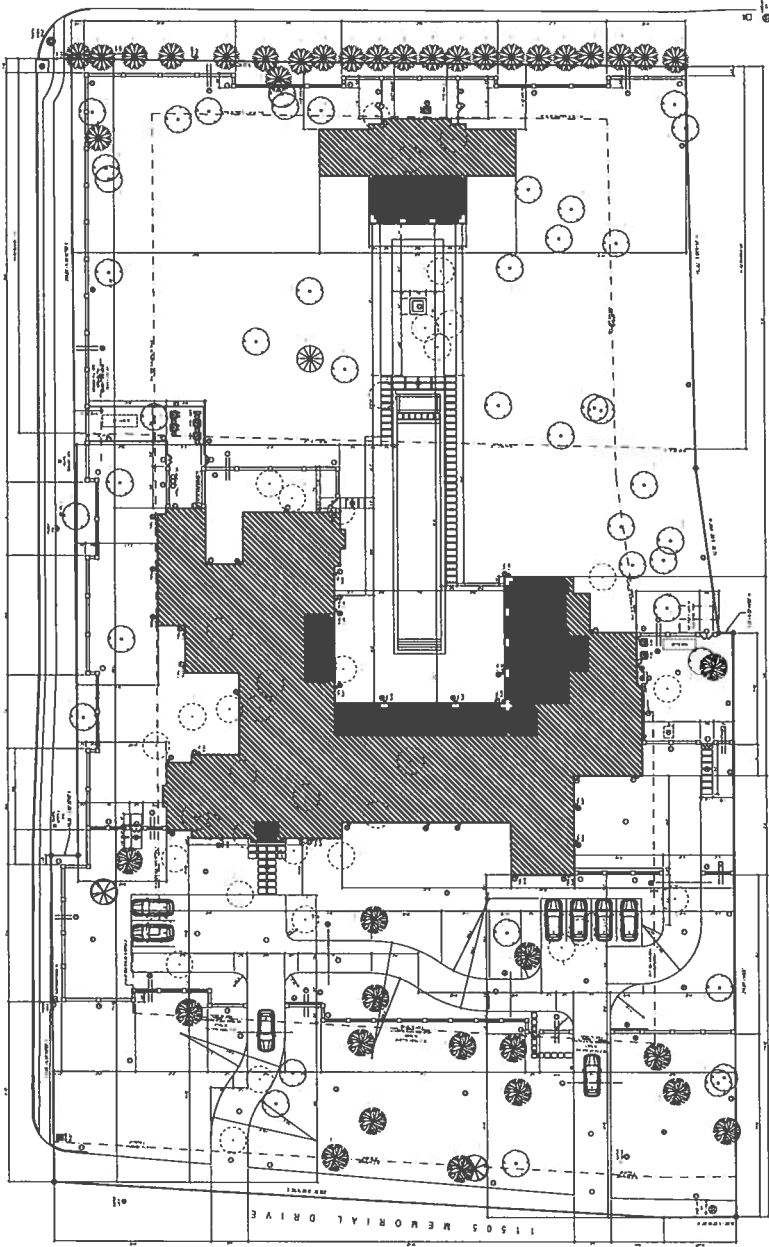
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PERMIT NOTES

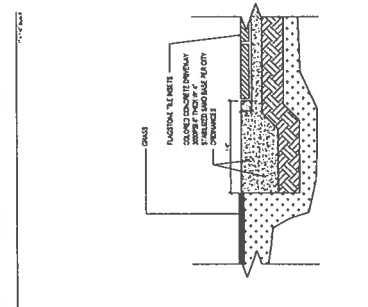
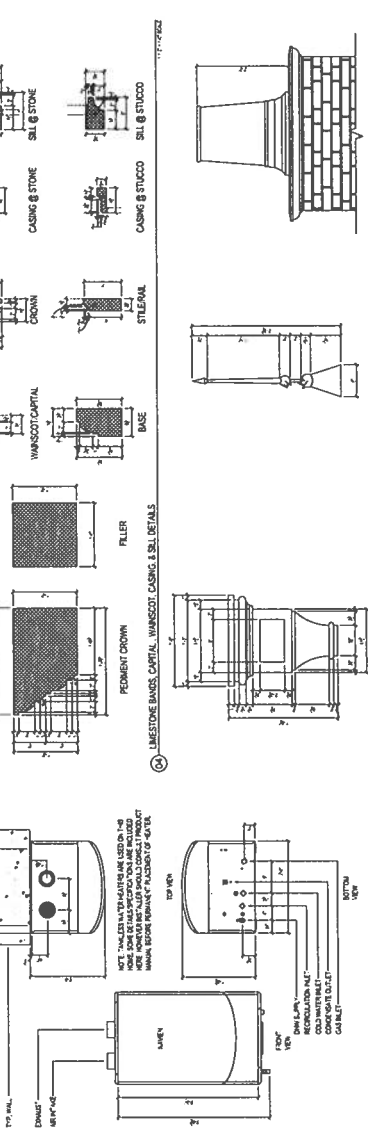
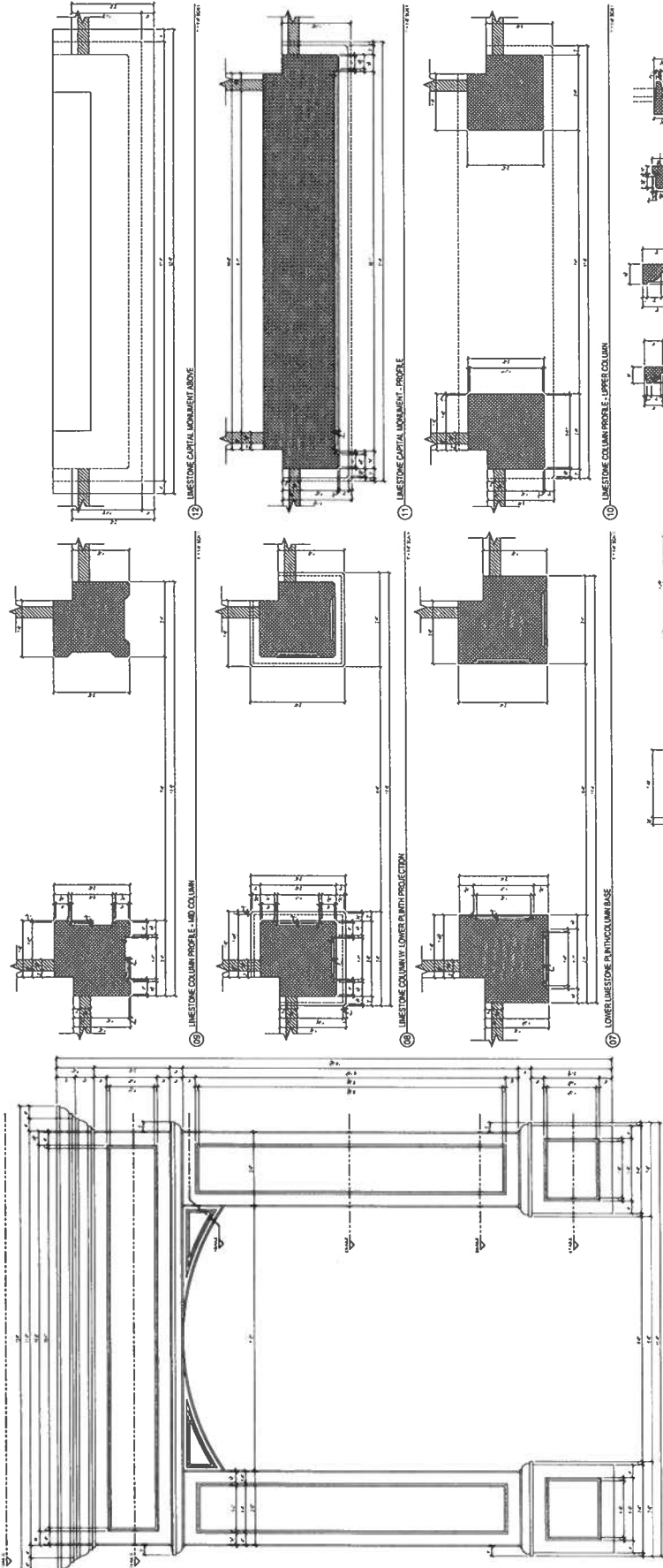
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11505 MEMORIAL DRIVE

11505 MEMORIAL DRIVE
 11505 MEMORIAL DRIVE
 11505 MEMORIAL DRIVE
 11505 MEMORIAL DRIVE

SITE LAYOUT PLAN



- 11 CORNER CAP - NATURAL CLAY CHIMNEY POT
- 12 CORNER EDGE FINISH
- 13 CORNER COLLECTOR BOX
- 14 FANLESS WATER SEAL
- 15 STONE INSET/TROUGH & CONCRETE DRAINWAY

CONSTRUCTION DETAILS

PERMITTING/CONSTRUCTION

ISSUED FOR

DATE: 04.01.2022

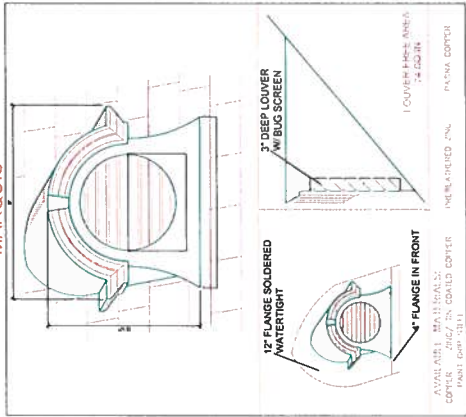
SCALE: 1/4" = 1'-0"

CONSTRUCTION DETAILS

48

A5.0

**LOUVER DORMER
MARQUIS**

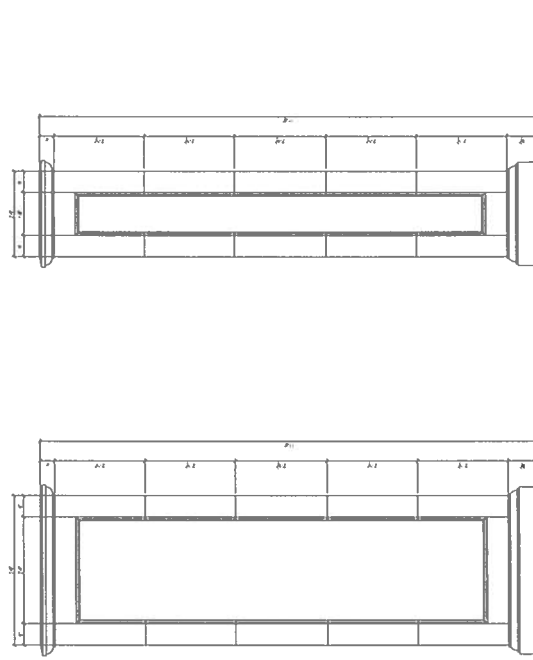


AVAILABLE MATERIALS:
 COPPER - BRASS OR GALVALUM
 PAINT (OPTIONAL)
 INSTALLATION:
 MUST BE INSTALLED ON A SLOPE OF 12:12 OR GREATER.
 OTHER INFORMATION:
 SEE DRAWING FOR DETAILS OF INSTALLATION.
 SEE DRAWING FOR DETAILS OF INSTALLATION.
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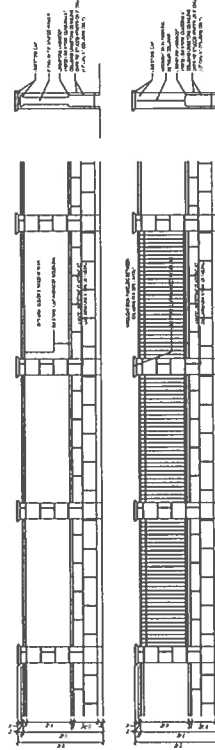
COPPER CRAFT
 A CORNELL COMPANY

7-08

⑩ DORMER - SUBSTITUTE LOUVERMENT FOR WINDOW



⑪ LIMESTONE VENEER COLUMNS



⑫ LIMESTONE VENEER STUCCO SUBCONTRACT WALLS

**CONSTRUCTION
DETAILS**

A5.2

ISSUED FOR
 PERMITTING/CONSTRUCTION

DATE: 08/12/2011
 SCALE: 1/4" = 1'-0"

REC ENGINEERS &
 ARCHITECTS
 5500 W. 14TH ST.
 SUITE 1100
 FORT WORTH, TX 76104

CON. SCIENCE INC.
 800 W. 14TH ST.
 SUITE 1100
 FORT WORTH, TX 76104

U.S. NATIONAL BANK
 CITY OF FORT WORTH
 TEXAS 76102

N E W R E S I D E N C E A T L I E B O G M E M O R I A L D R

 Outlook

RE: 11505 Memorial Drive

From Cary Moran <cary@pineypt.org>

Date Tue 9/13/2022 8:40 AM

To Annette Arriaga <bldgofficial@pineypt.org>; Steve Hullinger <steve@buildfortyeight.com>

Thanks Annette,
Cary

From: Annette Arriaga <bldgofficial@pineypt.org>

Sent: Tuesday, September 13, 2022 8:39 AM

To: Steve Hullinger <steve@buildfortyeight.com>; Cary Moran <cary@pineypt.org>

Subject: Re: 11505 Memorial Drive

I just got back in town. I will call in later in regards to this.



Annette R. Arriaga

Director of Planning, Development, &
Permits

City Building Official

(713) 782-1757 |

bldgofficial@pineypt.org

7676 Woodway Dr, Suite 300

Houston, TX 77063

www.cityofpineypt.com

From: Steve Hullinger <steve@buildfortyeight.com>

Sent: Monday, September 12, 2022 8:05 AM

To: Cary Moran <cary@pineypt.org>; Annette Arriaga <bldgofficial@pineypt.org>

Subject: 11505 Memorial Drive

Cary-

Annette mentioned that I would need to get with you to understand the parameters around the landscaping/irrigation requirements when we construct our perimeter wall around this property. It will be approximately 8' tall and solid for the most part and understand that in addition to our 36" property line setback, there are certain design criteria we need to adhere to with this landscaping that is essentially on the other side of our wall facing the public street.

Can you help me with this so I can get moving on it?

Thanks!



Steve Hullinger

Build 48, LLC

mobile: (713) 204-8322

email: steve@buildfortyeight.com

9119 Highway 6, Suite 230216

Missouri City, TX 77459

www.buildfortyeight.com

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RE: Fence ordinance form and plant list

From Steve Hullinger <steve@buildfortyeight.com>
Date Tue 10/11/2022 3:35 PM
To 'Cary Moran' <cary@pineypt.org>
Cc 'Annette Arriaga' <bldgofficial@pineypt.org>

This is intended to be a ground cover – and as such my searching reveals:

Resembling *Trachelospermum jasminoides* (Star Jasmine), **Asiatic Jasmine has smaller leaves in darker green and smaller flowers in creamy yellow shades.** It is hardier than Star jasmine and more tempered. Grows up to 6-12 in. tall (15-30 cm), spreading and rooting laterally.



Steve Hullinger

Build 48, LLC

mobile: (713) 204-8322

email: steve@buildfortyeight.com

9119 Highway 6, Suite 230216

Missouri City, TX 77459

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From: Cary Moran <cary@pineypt.org>
Sent: Tuesday, October 11, 2022 3:30 PM
To: Steve Hullinger <steve@buildfortyeight.com>
Cc: Annette Arriaga <bldgofficial@pineypt.org>
Subject: RE: Fence ordinance form and plant list

Steve,

I am not sure about Asiatic jasmine. I looked it up and it said they are the same just go by different names. The approved list says *Trachelospermum jasminoides*-confederate or star jasmine.

Thanks,

Cary

From: Steve Hullinger <steve@buildfortyeight.com>
Sent: Tuesday, October 11, 2022 3:18 PM
To: Cary Moran <cary@pineypt.org>
Cc: Annette Arriaga <bldgofficial@pineypt.org>
Subject: RE: Fence ordinance form and plant list

Cary-

Thanks so much...

I noticed Asian Jasmine ground cover is not on the approved list...

As the small attached snippet picture indicates, the client is hoping to do a hedge divided by conicals with jasmine in front, all manicured... The Burford hedges and Foster conicals seem to be no issue, however the ground cover isn't mentioned so I'm wondering if its possible to use or not?

Thanks



Steve Hullinger

Build 48, LLC

mobile: (713) 204-8322

email: steve@buildfortyeight.com

9119 Highway 6, Suite 230216
Missouri City, TX 77459

www.buildfortyeight.com

From: Cary Moran <cary@pineypt.org>
Sent: Tuesday, September 20, 2022 3:03 PM
To: Steve Hullinger <steve@buildfortyeight.com>
Cc: Annette Arriaga <bldgofficial@pineypt.org>
Subject: Fence ordinance form and plant list

Steve,
Attached is the form to fill out and the approved plant list.
All fence requirements you need to talk to Annette.
Thanks,
Cary

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

RE: 11505 Memorial Drive - Fencing

From Steve Hullinger <steve@buildfortyeight.com>

Date Thu 2/9/2023 11:04 AM

To 'Brenda Sierra' <brenda@mvwa.org>

 1 attachment (720 KB)

MVWA Fence Approval.pdf;

Here you are!



Steve Hullinger

Build 48, LLC

mobile: (713) 204-8322

email: steve@buildfortyeight.com

9119 Highway 6, Suite 230216

Missouri City, TX 77459

www.buildfortyeight.com

From: Brenda Sierra <brenda@mvwa.org>

Sent: Thursday, February 9, 2023 10:55 AM

To: Steve Hullinger <steve@buildfortyeight.com>

Subject: RE: 11505 Memorial Drive - Fencing

Please sign and return a copy.

From: Steve Hullinger <steve@buildfortyeight.com>

Sent: Thursday, February 9, 2023 8:34 AM

To: Brenda Sierra <brenda@mvwa.org>

Subject: RE: 11505 Memorial Drive - Fencing

Hi Brenda-

Just following up on this...all we are waiting on is this document.

I would very much appreciate it!



Steve Hullinger

Build 48, LLC

mobile: (713) 204-8322

email: steve@buildfortyeight.com

9119 Highway 6, Suite 230216

Missouri City, TX 77459

www.buildfortyeight.com

From: Brenda Sierra <brenda@mvwa.org>
Sent: Tuesday, February 7, 2023 8:09 AM
To: Steve Hullinger <steve@buildfortyeight.com>
Subject: RE: 11505 Memorial Drive - Fencing

Steve,

Leon is taking care of this. You need to wait to hear from us. I can't guarantee you will be able to receive if you drop by.

Brenda

From: Steve Hullinger <steve@buildfortyeight.com>
Sent: Tuesday, February 7, 2023 7:57 AM
To: Brenda Sierra <brenda@mvwa.org>
Subject: RE: 11505 Memorial Drive - Fencing

Hi Brenda-

Following up again...I will stop by today to do whatever we need to do to get this moving...

Thanks!



Steve Hullinger

Build 48, LLC

mobile: (713) 204-8322

email: steve@buildfortyeight.com

9119 Highway 6, Suite 230216

Missouri City, TX 77459

www.buildfortyeight.com

From: Steve Hullinger <steve@buildfortyeight.com>
Sent: Friday, February 3, 2023 12:02 PM

To: 'Brenda Sierra' <brenda@mvwa.org>
Subject: RE: 11505 Memorial Drive - Fencing

Hi Brenda-

Hope you are enjoying your Friday! I wanted to follow up on this...please help! ☺

Thank you



Steve Hullinger

Build 48, LLC

mobile: (713) 204-8322

email: steve@buildfortyeight.com

9119 Highway 6, Suite 230216

Missouri City, TX 77459

www.buildfortyeight.com

From: Steve Hullinger <steve@buildfortyeight.com>

Sent: Thursday, February 2, 2023 9:05 AM

To: 'Brenda Sierra' <brenda@mvwa.org>

Subject: RE: 11505 Memorial Drive - Fencing

I'm so confused. When I sent this in originally I explained exactly what I wanted...nothing on this form states otherwise. Perhaps he can just write in the areas I explained again below?



Steve Hullinger

Build 48, LLC

mobile: (713) 204-8322

email: steve@buildfortyeight.com

9119 Highway 6, Suite 230216

Missouri City, TX 77459

www.buildfortyeight.com

From: Brenda Sierra <brenda@mvwa.org>

Sent: Thursday, February 2, 2023 8:58 AM

To: Steve Hullinger <steve@buildfortyeight.com>

Subject: RE: 11505 Memorial Drive - Fencing

From: Steve Hullinger <steve@buildfortyeight.com>
Sent: Thursday, February 2, 2023 7:55 AM
To: Brenda Sierra <brenda@mvwa.org>
Cc: 'Annette Arriaga' <blldgofficial@pineypt.org>; 'Jose Gomez' <jgomez@pineypt.org>
Subject: RE: 11505 Memorial Drive - Fencing

Hey Brenda-

So I maybe got to the bottom of this.

I need you to adjust your form for the following:

The fences we are referring to are the CMU/Stucco/Limestone ones that are adjacent to Radney & Memorial and the wood fence adjacent to the south property line. Annette would like you to update your form reflecting these particular areas that we will be addressing first.

For the time being and being done under another fence permit in the future, will be the final fence along Way Manor



Steve Hullinger

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mobile: (713) 204-8322

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Missouri City, TX 77459

www.buildfortyeight.com

From: Steve Hullinger <steve@buildfortyeight.com>
Sent: Tuesday, January 31, 2023 10:02 AM
To: 'Brenda Sierra' <brenda@mvwa.org>
Subject: RE: 11505 Memorial Drive - Fencing

They have no issue with what you gave me...Additionally they want an email from you guys stating that you acknowledge there's a 6 month time limit. Seems kinda weird but that's what they told me



Steve Hullinger

Build 48, LLC

mobile: (713) 204-8322

email: steve@buildfortyeight.com

9119 Highway 6, Suite 230216
Missouri City, TX 77459

www.buildfortyeight.com

From: Brenda Sierra <brenda@mvwva.org>
Sent: Tuesday, January 31, 2023 10:01 AM
To: Steve Hullinger <steve@buildfortyeight.com>
Subject: RE: 11505 Memorial Drive - Fencing

I thought she wasn't accepting it. If that's the case, I could get Leon to update it for today date. If she is accepting it, I will handle the rest.

Brenda

From: Steve Hullinger <steve@buildfortyeight.com>
Sent: Tuesday, January 31, 2023 9:47 AM
To: Brenda Sierra <brenda@mvwva.org>
Subject: RE: 11505 Memorial Drive - Fencing

It's not expired...CoPPV just wants an email that you guys know that and acknowledge it. This is in relation to the recent doc MVWA sent to me for the address above.



Steve Hullinger

Build 48, LLC

mobile: (713) 204-8322

email: steve@buildfortyeight.com

9119 Highway 6, Suite 230216
Missouri City, TX 77459

www.buildfortyeight.com

From: Brenda Sierra <brenda@mvwva.org>
Sent: Tuesday, January 31, 2023 8:37 AM
To: Steve Hullinger <steve@buildfortyeight.com>
Subject: RE: 11505 Memorial Drive - Fencing

Steve,

That is the case. Do you have a application that has expired. If so I can get Leon to update with his signature and date.

Brenda

From: Steve Hullinger <steve@buildfortyeight.com>
Sent: Monday, January 30, 2023 5:55 PM
To: Brenda Sierra <brenda@mvwva.org>
Subject: 11505 Memorial Drive - Fencing

Brenda-

Apparently, the folks over at Piney Point would like the MVWA to send me an email or acknowledge my email about how their fencing permit is only valid for 6 months and anything afterwards would require a renewal, etc... I assume you have heard of this before. Anyway, would you mind helping me with this?

Thanks so much!



Steve Hullinger

Build 48, LLC

mobile: (713) 204-8322

email: steve@buildfortyeight.com

9119 Highway 6, Suite 230216
Missouri City, TX 77459

www.buildfortyeight.com

 Outlook

RE: 11505 Memorial Dr Fence

From Steve Hullinger <steve@buildfortyeight.com>

Date Wed 2/15/2023 8:14 PM

To 'Annette Arriaga' <bldgofficial@pineypt.org>

Yes we would need these inspections for Phase I of the build, then again with more inspection on Phase II



Steve Hullinger

Build 48, LLC

mobile: (713) 204-8322

email: steve@buildfortyeight.com

9119 Highway 6, Suite 230216
Missouri City, TX 77459

www.buildfortyeight.com

From: Annette Arriaga <bldgofficial@pineypt.org>

Sent: Wednesday, February 15, 2023 4:28 PM

To: Steve Hullinger <steve@buildfortyeight.com>

Subject: Re: 11505 Memorial Dr Fence

You are doing it in sections correct?



Annette R. Arriaga

Director of Planning, Development, &
Permits

City Building Official

(713) 782-1757 |

bldgofficial@pineypt.org

7676 Woodway Dr, Suite 300

Houston, TX 77063

www.cityofpineypt.com

From: Steve Hullinger <steve@buildfortyeight.com>
Sent: Wednesday, February 15, 2023 4:26 PM
To: Annette Arriaga <bldgofficial@pineypt.org>
Subject: Re: 11505 Memorial Dr Fence

From the cities perspective on the solid wall: Piers, footer, electrical, drainage and maybe final?

Wood fence: posts and final?

Steve Hullinger

BUILD 48
9119 Highway 6, Suite 230216
Missouri City, TX 77459
www.buildfortyeight.com
(c) 713.204.8322

On Feb 15, 2023, at 3:38 PM, Annette Arriaga <bldgofficial@pineypt.org> wrote:

How many inspections including partials are you going to need to complete this fence.

<Outlook-
r4dglm2l.jpg>

Annette R. Arriaga

Director of Planning, Development, &
Permits

City Building Official

(713) 782-1757 |

bldgofficial@pineypt.org

7676 Woodway Dr, Suite 300

Houston, TX 77063

www.cityofpineypt.com

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

 Outlook

RE: 11505 Memorial Fence

From Steve Hullinger <steve@buildfortyeight.com>

Date Tue 2/21/2023 9:10 AM

To 'Annette Arriaga' <bldgofficial@pineypt.org>

 1 attachment (296 KB)

CC Form - Fence executed.pdf;

Annette-

Thanks!

Here you are, I will have someone come by today to pick the paperwork up from you.



Steve Hullinger

Build 48, LLC

mobile: (713) 204-8322

email: steve@buildfortyeight.com

9119 Highway 6, Suite 230216

Missouri City, TX 77459

www.buildfortyeight.com

From: Annette Arriaga <bldgofficial@pineypt.org>

Sent: Thursday, February 16, 2023 11:34 AM

To: Steve Hullinger <steve@buildfortyeight.com>

Subject: 11505 Memorial Fence

The permit fee is \$450.00, please fill out the attached credit card form and scan back to me for processing.

Thanks,



Annette R. Arriaga

Director of Planning, Development, &
Permits

City Building Official

(713) 782-1757 |

bldgofficial@pinecyp.org

7676 Woodway Dr, Suite 300

Houston, TX 77063

www.cityofpinecypoint.com



Building, Planning & Development Department
PERMITS AND INSPECTIONS DIVISION
 7676 Woodway Dr, Suite 300
 Houston, Texas 77063
 Phone: (713) 782-1757 / Fax: (713) 782-3178
 bldgofficial@pineypt.org

Fence Ordinance Review

Date: 12.8.2022

Project Address: 11505 MEMORIAL DRIVE

Contractor Name: BUILD 48

Phone: 713.204.8322 E-mail: STEVE@BUILDFORTYEIGHT.COM

Homeowner Name: OMAR KHAN (KGBH, INC.)

Phone: 713.240.1193 E-mail: OMARKHAN9095@YAHOO.COM

The following items must be attached:

- Landscape Plan
- Irrigation Plan

Existing Trees impacted by New Fence Plan: T48/T56/T64/T65/T66/T59/T100/T68-98 ARE ALL NEARBY FENCE LOCATION

Trees planted for New Fence Plan: (46) 30G FOSTER HOLLY - TAPERED

Shrubs planted for New Fence Plan: (231) 7G BURFORD HOLLY - HEDGED
±1593 SF OF 1G ASIAN JASMINE - GROUND COVER

Vines planted for New Fence Plan: N/A

I hereby certify that the trees, shrubs, and vines planted in compliance with the fence ordinance must continue to be maintained and irrigation in place. Any future damage to plantings or irrigation must be repaired by the property owner

Property Owner Signature [Signature] Date 12/8/22
 Contractor Signature [Signature] Date 12.08.2022
 City Forester _____ Date _____



Building, Planning & Development Department
PERMITS AND INSPECTIONS DIVISION
 7676 Woodway Dr, Suite 300
 Houston, Texas 77063
 Phone: (713) 782-1757 / Fax: (713) 782-3178
 bldgofficial@pineypt.org

Fence Ordinance Review

Date: 12-8-2022

Project Address: 11505 MEMORIAL DRIVE

Contractor Name: BUILD 48

Phone: 713-204-8322 E-mail: STEVE@BUILDFOURTYEIGHT.COM

Homeowner Name: OMAR KHAN (K&K, INC.)

Phone: 713-240-1193 E-mail: OMARKHAN9095@YAHOO.COM

The following items must be attached:

- Landscape Plan
- Irrigation Plan

Existing Trees impacted by New Fence Plan: T48/T56/T64/T65/T66/T57/T100/T68-98 ARE ALL NEARBY FENCE LOCATION

Trees planted for New Fence Plan: (46) 30G FOSTER HOLLY - TAPERED

Shrubs planted for New Fence Plan: (231) 7G BURFORD HOLLY - HEDGED
±1593 SF OF 1G ASIAN JASMINE - GRAND COVER ?

Vines planted for New Fence Plan: N/A

I hereby certify that the trees, shrubs, and vines planted in compliance with the fence ordinance must continue to be maintained and irrigation in place. Any future damage to plantings or irrigation must be repaired by the property owner

Property Owner Signature [Signature] Date 12/8/22

Contractor Signature [Signature] Date 12-08-2022

City Forester [Signature] Date 3-24-26



MEMORIAL VILLAGES WATER AUTHORITY
 8955 GAYLORD DRIVE, HOUSTON, TEXAS 77024-2903
 PH: 713-465-8318 Email: Info@MVWA.ORG FAX: 713-465-8387

APPLICATION FOR CONSTRUCTION PROJECT APPROVAL

(TYPE OR PRINT) Incomplete or illegible applications may be delayed in processing.

Date: 12.08.2022

PROJECT LOCATION

APPLICANTS NAME: Build 48 ADDRESS: 11505 MEMORIAL DRIVE

RETURN ADDRESS: _____ CITY OF: Hedwig - Hunters Creek - Piney Point
(If different than project address)

City, State, Zip: Houston, TX 77024 SIGN: _____

(HM) _____ (Ofc) 713.204.8322 (Cell) 713.870.9048

THIS APPLICATION IS FOR: (check all that apply)

- Fence Construction (Submit plans)
- Driveway/sidewalk (Submit plans)
- Drainage Plan (Submit plans)
- Other - Describe: _____
(Submit construction plans if applicable)

COMMENTS: _____

NOTE: ALL PLANS SHALL SHOW LOCATION OF EXITING WATER METER(S), SANITARY SEWER CLEANOUTS, MANHOLES, FIRE HYDRANTS, WATER VALVES and EASEMENTS.

DO NOT WRITE BELOW THIS LINE

DO NOT WRITE BELOW THIS LINE

MVWA ACTION TAKEN

- APPROVED
- APPROVED as noted
- RE-SUBMIT as noted
- DENIED as noted

- Fence Construction - _____
- Driveway/sidewalk - _____
- Drainage Plan - _____
- Other - _____

Acknowledgement by Owner/Representative

[Signature]
 02.09.2023

MVWA Official

[Signature]

Print Name, Initial & Date (at the time form is picked up)

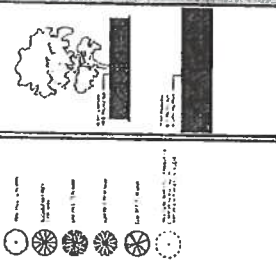


PERMIT NOTES

AREA CALCULATIONS

NO.	DESCRIPTION	AREA (SQ. FT.)	TOTAL
1	Lot Area	10,000	10,000
2	Building Footprint	2,000	2,000
3	Driveway	1,000	1,000
4	Other	500	500
5	Remaining	6,500	6,500

SYMBOL LEGEND



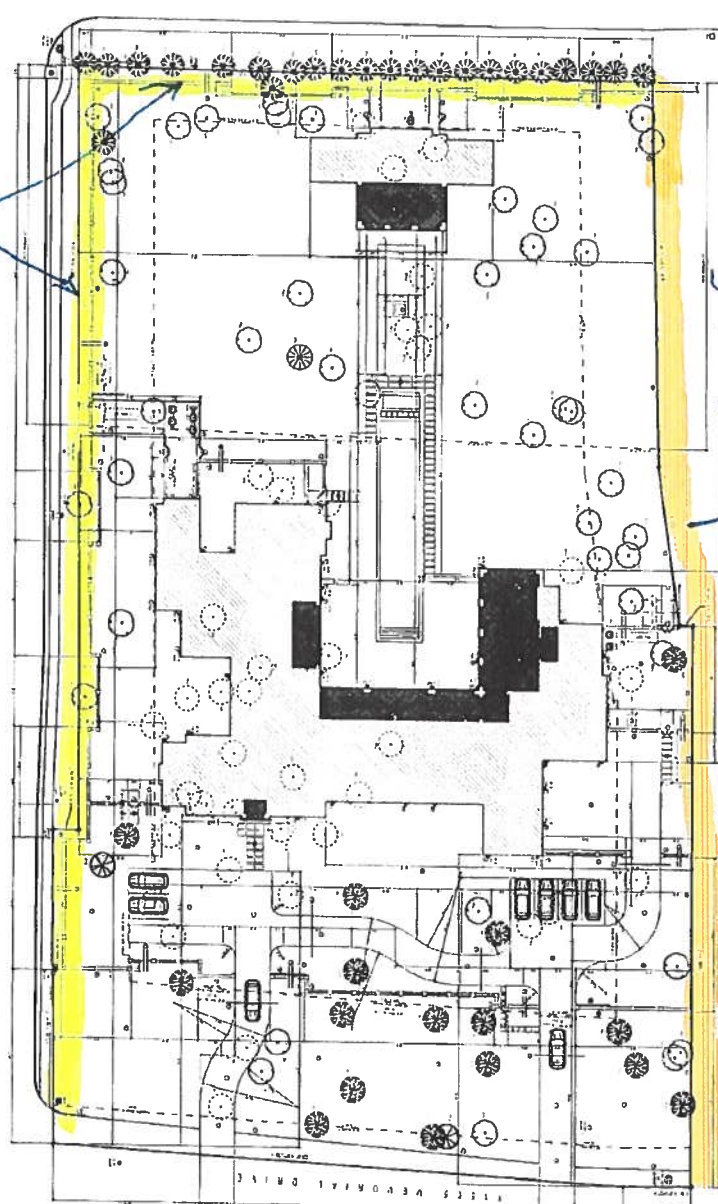
SITE PLAN KEY NOTES

- 1. All work shall be in accordance with the approved plans and specifications.
- 2. The contractor shall be responsible for obtaining all necessary permits.
- 3. The contractor shall maintain access to all adjacent properties.
- 4. The contractor shall protect all existing trees and structures.
- 5. The contractor shall install the fence as shown on the plans.
- 6. The contractor shall provide a final site plan upon completion.
- 7. The contractor shall be responsible for any damage to adjacent properties.
- 8. The contractor shall provide a final site plan upon completion.
- 9. The contractor shall be responsible for any damage to adjacent properties.
- 10. The contractor shall provide a final site plan upon completion.

GENERAL NOTATIONS

SITE LAYOUT PLAN

CMU/stucco/Limestone Fence



Cedar Fence

CMU/stucco/Limestone

Cedar

11505 MEMORIAL DRIVE

Approved Fence
M.V.W.R. 2-9-23
John W. J...



City of Piney Point Village

7676 WOODWAY DR., SUITE 300
HOUSTON, TX 77063-1523

TELEPHONE (713) 782-0271
FAX (713) 782-0281

CITY OF PINEY POINT VILLAGE

NON-SHARED FENCE LETTER

DATE: 12-08-2022

Property Address: 11505 MEMORIAL DRIVE

I OMAR KHAN understand, acknowledge and agree that the fence that I am installing will only be inside the property line including concrete, and concrete post holes. And in addition we will be leave the existing fence on the property line as is.

ACKNOWLEDGEMENT:

Signature of Fence Contractor: Build 48

Signature of Property Owner/Resident: [Signature]

Contact Phone Number: 713-204-6322

E-Mail: STEVE@BUILDFORTYEIGHT.COM

City of Piney Point Village

Attn: Jose Gomez

Re: 11505 Memorial Drive

01.09.2023

Mr. Gomez-

Thank you for your comments received today at 1:21. Please find below additional information for perimeter fencing along Memorial & Radney Road at the above address.

1. While we contemplate a perimeter fencing wall around the entire property as the site plan shows, we only intend to build the portions along Memorial Drive & Radney Road at this time. Building this portion of the wall would increase site safety and security allowing for a more attractive view from the neighboring streets and letting us keep the construction fencing at only the Manor Way side controlling the flow of construction in and out.
2. The total linear footage that we want to build is approximately 600' and begins at our Southeast corner of the property and terminates at the Northwest corner.
3. The wall is constructed of CMU blocks of either 8" or 12" and veneered in stucco at the "wall" portion of the fence and veneered in limestone at the "column" portion that interrupts the wall and various intervals as shown. The stucco wall will be capped with limestone to tie the two elements together.
4. There are 4 portions of the wall that feature a break where a 60-70% open railing and a lower stucco "wainscot" is included and shown on the site plan.
5. The height of the fence is 8' at the top of the limestone columns measured from natural grade and the stucco walls are 7'6"- in between them also measured from natural grade
6. The landscape plan also shows this same area that we propose to construct immediately.

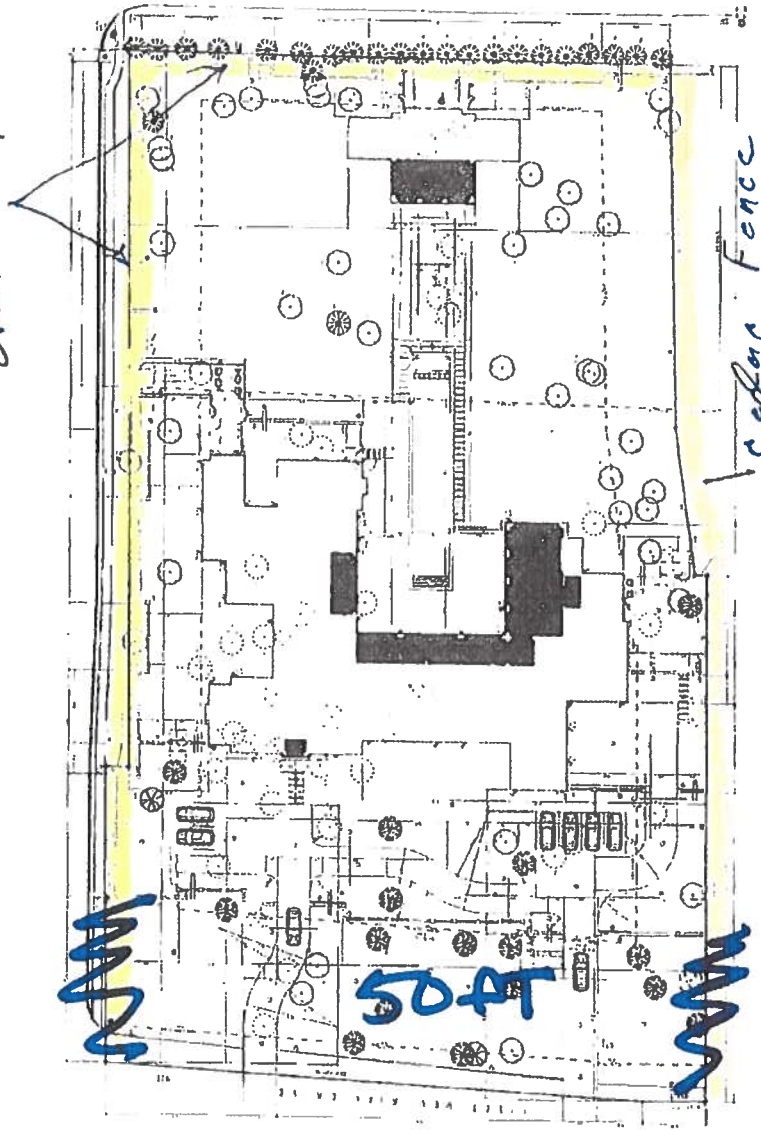
Respectfully,

Steve Hullinger

Build 48

PERMIT NOTES	SYMBOL LEGEND	TREE & FENCING PROTECTION	SITE PLAN KEY NOTES	GENERAL NOTATIONS	SITE LAYOUT PLAN
AREA CALCULATIONS					

CMU/Stucco/Limestone Fence



Cedar Fence

CMU/Stucco/Limestone
cedar

Approved Fence
M.V.W.K. 2-9-83
Jan W. Woodbury

FENCES/GATES PERMIT(CORNER LOT)

PERMIT #: 19599

PERMIT DATE: 2/21/2023

PROJECT ADDRESS: 11505 MEMORIAL DRIVE
 SUBDIVISION: WAY MANOR
 NEIGHBORHOOD: 25501
 ZONING: SF1
 FLOOD ZONE:
 BUILDING CODE:

EXPIRES: 8/24/2023
 LOT #: TRS 2 3 AND 4 A
 BLK #:
 TRACT: MAP FACET 5057C KEY MAP 490Q
 HCAD#: 0410280090002
 SETBACKS: FRONT RIGHT
 REAR LEFT

OWNER: 800 BUILDERS LLC
 ADDRESS: 952 ECHO LANE SUITE 130
 HOUSTON TX 77024

CONTRACTOR: BUILD 48
 ADDRESS: 9119 HWY 6 SUITE 230216
 MISSOURI CITY TX 77459
 732-0483

PHONE 1:
 PHONE 2:
 CELL#:
 EMAIL:

PHONE 1:
 PHONE 2:
 CELL:
 EMAIL:

HOA STATUS:
 NAME:
 PHONE#:

EST. VALUE: \$ 350,000.00

NOTE 1: SOLID CEDAR AND IRON
 NOTE 2: FENCE VALUE \$350,000.00

FEE CODE	DESCRIPTION	AMOUNT
FEN FEE	FENCES/GATES PERMIT FEE	\$ 125.00
FEN INS	FENCES/GATES INSPECTIONS FEE	\$ 300.00
TOTAL		\$ 425.00

IMPORTANT MESSAGE

No use of any building is permitted without a Certificate of Occupancy, including the storage of any items. Use of the building prior to issuance of a Certificate of Occupancy will require the gas and electric to be terminated, not excluding other penalties. NO WORK ALLOWED ON SUNDAYS.

It is understood and acknowledged that any landscaping or site improvements performed in addition to the permitted drainage plan must adhere to the permitted drainage plan. If such landscaping or site improvements do not adhere to the permitted drainage plan and are significantly different than the permitted drainage plan, a Certificate of Occupancy will NOT be issued. In the event landscaping or site improvements are performed which are in conflict with the permitted drainage plan, then such landscaping and site improvements shall be changed to adhere to the permitted drainage plan, or a new drainage plan must be submitted and approved prior to a Certificate of Occupancy being issued.

It is the builder's/owner of the property's responsibility to make sure that the project job site is cleaned and maintained during the construction process.

It is the builder's/owner of the property's responsibility to make sure that all building materials and construction debris is secured during severe weather and extreme winds.

Applicant hereby certifies that all provisions of the Building Laws and Ordinances will be complied with and that all statements made are true and correct.

[Handwritten Signature]

SIGNATURE OF ACKNOWLEDGEMENT OF CONTRACTOR/OWNER OF PROPERTY

Feb-21-2023

Date

Marco Ayla

PRINT SIGNATURE OF ACKNOWLEDGEMENT

ANNETTE ARRIAGA

PERMIT APPROVED BY:

Contractor Work Hours
 Monday through Friday: 7:00 AM to 7:00 PM
 Saturday: 8:00 AM to 6:00 PM
NO WORK ALLOWED ON SUNDAYS!

Memorial Village Police Reports

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 23-0294

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
90D (DRIVING WHILE INTOXICATED)			23-0294		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Arrest Report	C23-020905	DRIVING WHILE INTOXICATED			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11600 MEMORIAL DR HOUSTON, TX 77024				
Primary Officer					
T WHITE					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
On View	05/22/2023 06:18				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name					DOB	AGE
STATE OF TEXAS						
ADDRESS				FBI #	IR#	
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE	
					(713) 365-3700	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
Offense				TYPE	RELATED EVENT #	COUNT
90D DRIVING WHILE INTOXICATED				Victim		
Statute						
Name					DOB	AGE
NZIHOU MAMBANGOU, BRECHE					12/12/1990	32
ADDRESS				FBI #	IR#	
6425 WESTHEIMER RD - 1318 1318 HOUSTON, TX 77057						
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE	
M	Black, African American Non Hispanic or Latino	5'6"	135	Black	(832) 794-9782	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
BROWN		33904244	TX			
Offense				TYPE	RELATED EVENT #	COUNT
90D DRIVING WHILE INTOXICATED				Arrestee	23-0294-1	
Statute						

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 23-0417

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
999 (OPERATE UNREGISTERED VEHICLE)			23-0417		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Incident Report	C23-029949	TOWED VEHICLE			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11500 MEMORIAL DR HOUSTON, TX 77024				
Primary Officer					
E SILLIMAN					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
On View	06/26/2023 14:07	06/26/2023 14:00 - 06/26/2023 15:00			
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name				DOB		AGE	
STATE OF TEXAS							
ADDRESS				FBI #		IR#	
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE		
					(713) 365-3700		
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE		

Offense			TYPE		RELATED EVENT #		COUNT	
999 OPERATE UNREGISTERED VEHICLE			Victim					
Statute								

Name				DOB		AGE	
PUMARIO, ROBERTO				01/07/1997		26	
ADDRESS				FBI #		IR#	
2416 S VOSS RD - K105 K105 HOUSTON, TX 77057							
SEX	Race: White, Caucasian Eth: Hispanic or Latino	HGT	WGT	HAIR	PHONE		
M					(346) 454-2950		
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE		

Offense			TYPE		RELATED EVENT #		COUNT	
999 OPERATE UNREGISTERED VEHICLE			Offender					
Statute								

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 23-0455

STATION COMPLAINT UCR/Offense Code 999 (OPERATE UNREGISTERED VEHICLE)			INCIDENT # 23-0455		
REPORT TYPE Incident Report		RELATED CAD # C23-034142		DESCRIPTION TOWED VEHICLE	
DOT #		LOCATION OF OFFENSE (HOUSE NO., STREET NAME) 11500 MEMORIAL DR HOUSTON, TX 77024			
Primary Officer E SILLIMAN					
HOW RECEIVED On View		WHEN REPORTED 07/07/2023 15:45		TIME OF OCCURRENCE 07/07/2023 15:30 - 07/07/2023 16:15	
Status Date	Status Code	Approval Approved			

INVOLVED ENTITIES

Name STATE OF TEXAS				DOB		AGE	
ADDRESS				FBI #		IR#	
SEX		Race: Eth:		HGT	WGT	HAIR	PHONE (713) 365-3700
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE		
Offense 999 OPERATE UNREGISTERED VEHICLE				TYPE Victim	RELATED EVENT #		COUNT
Statute							
Name BELSGUY, RICARDO				DOB 06/14/1965		AGE 58	
ADDRESS 2501 TANGLEWILD - 66 66 HOUSTON, TX 77063				FBI #		IR#	
SEX M		Race: White, Caucasian Eth: Hispanic or Latino		HGT	WGT	HAIR	PHONE (713) 240-0556
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE		
Offense 999 OPERATE UNREGISTERED VEHICLE				TYPE Offender	RELATED EVENT #		COUNT
Statute							

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 23-0484

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
999 (OPERATE UNREGISTERED VEHICLE)			23-0484		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Incident Report	C23-037419	TOWED VEHICLE			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11500 MEMORIAL DR HOUSTON, TX 77024				
Primary Officer					
A LOWRIE					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
On View	07/17/2023 12:06				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name				DOB	AGE
STATE OF TEXAS					
ADDRESS			FBI #	IR#	
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE
					(713) 365-3700
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
Offense			TYPE	RELATED EVENT #	COUNT
999 OPERATE UNREGISTERED VEHICLE			Victim		
Statute					
Name				DOB	AGE
JANEKA-SALINAS, FABIAN EDWARD				09/18/2000	22
ADDRESS			FBI #	IR#	
9330 SYNOTT RD - 415 415 HOUSTON, TX 77083					
SEX	Race: White, Caucasian Eth: Hispanic or Latino	HGT	WGT	HAIR	PHONE
M		5'11"	143	Black	(281) 310-7663
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
BROWN		45317643	TX		
Offense			TYPE	RELATED EVENT #	COUNT
999 OPERATE UNREGISTERED VEHICLE					
Statute					

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 23-0506

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
999 (OPERATE UNREGISTERED VEHICLE)			23-0506		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Incident Report	C23-038516	Towed Vehicle			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11500 MEMORIAL DR HOUSTON, TX 77024				
Primary Officer					
R JARVIS					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
On View	07/20/2023 21:28				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name			DOB		AGE
STATE OF TEXAS					
ADDRESS			FBI #		IR#
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE
					(713) 365-3700
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
Offense			TYPE	RELATED EVENT #	COUNT
999 OPERATE UNREGISTERED VEHICLE			Victim		
Statute					
Name			DOB		AGE
GUIX RODRIGUEZ, CHRISTOPHER ALEXANDER			12/14/2002		20
ADDRESS			FBI #		IR#
11306 HERALD SQUARE DR HOUSTON, TX 77099					
SEX	Race: White, Caucasian Eth: Hispanic or Latino	HGT	WGT	HAIR	PHONE
M		5'4"	197	Black	(832) 775-3341
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
BROWN		46784961	TX		
Offense			TYPE	RELATED EVENT #	COUNT
999 FAIL TO MAINTAIN FINANCIAL RESPONSIBILITY			Offender		
Statute					

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 23-0508

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
90D (DRIVING WHILE INTOXICATED)			23-0508		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Arrest Report	C23-038541	DWI			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	200 PINEY POINT RD HOUSTON, TX 77024				
Primary Officer					
D ECKERFIELD					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
On View	07/20/2023 23:23				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name					DOB	AGE
STATE OF TEXAS						
ADDRESS				FBI #	IR#	
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE	
					(713) 365-3700	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
Offense				TYPE	RELATED EVENT #	COUNT
90D DRIVING WHILE INTOXICATED				Victim		
Statute						
Name					DOB	AGE
WHITENER, MARK A					07/08/1969	54
ADDRESS				FBI #	IR#	
9900 WESTPARK DR - 315 315 HOUSTON, TX 77063						
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE	
M	Black, African American Non Hispanic or Latino	5'8"	265	Brown	(281) 739-2448	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
BROWN		22382465	TX			
Offense				TYPE	RELATED EVENT #	COUNT
90D DRIVING WHILE INTOXICATED				Arrestee	23-0508-1	
Statute						

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT #: 23-0508

STATION COMPLAINT UCR/Offense Code		INCIDENT #	
90D (DRIVING WHILE INTOXICATED)		23-0508	
REPORT TYPE	RELATED CAD #	DESCRIPTION	
Arrest Report	C23-038541	DWI	
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)		
	200 PINEY POINT RD HOUSTON, TX 77024		
Primary Officer			
D ECKERFIELD			
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE	
On Vlew	07/20/2023 23:23		
Status Date	Status Code	Approval	
		Approved	

NARRATIVE

REPORTING OFFICER	BADGE	SUPERVISOR	BADGE
ECKERFIELD, DILLON	430	JARVIS, RICHARD	410

PRIMARY NARRATIVE

MVPD officers located a disabled motorist in the 200 block of Piney Point Rd. After contacting the driver of the vehicle officers observed signs and symptoms of intoxication. A driving while intoxicated investigation was conducted, and the driver was determined to be under the influence of an alcoholic beverage. The driver was placed under arrest, transported, and booked into Harris County - Joint Processing Center.

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 23-0600

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
90Z (ACCIDENT - INJURIES OR DEATH)			23-0600		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Crash Report	C23-046591	ACCIDENT INJURY			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11400 Block MEMORIAL DR ,				
Primary Officer					
A KUKOWSKI					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
911 Emergency	08/19/2023 21:43				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name				DOB	AGE
MEDRANO, STACY CHAPMAN				07/01/1970	53
ADDRESS			FBI #	IR#	
145 RADNEY RD HOUSTON, TX 77024 (29.7482,-95.5178)					
SEX	Race: White, Caucasian	HGT	WGT	HAIR	PHONE
F	Eth: Non Hispanic or Latino	5'4"	125	Brown	(713) 256-2414
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
BLUE		13942168	TX		
Offense			TYPE	RELATED EVENT #	COUNT
90Z ACCIDENT - INJURIES OR DEATH			Relative		
Statute					
Name				DOB	AGE
MEDRANO, ALEXANDRA ANN				03/29/2000	23
ADDRESS			FBI #	IR#	
145 RADNEY RD HOUSTON, TX 77024 (29.7482,-95.5178)					
SEX	Race: White, Caucasian	HGT	WGT	HAIR	PHONE
F	Eth: Unknown	5'4"	105	Brown	(832) 588-7282
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
BROWN		39659413	TX		
Offense			TYPE	RELATED EVENT #	COUNT
90Z ACCIDENT - INJURIES OR DEATH					
Statute					

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 23-0633

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
ACC200 (ACCIDENT - NO INJURIES)			23-0633		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Crash Report	C23-048834	ACCIDENT PROPERTY DAMAGE			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11500 Block MEMORIAL DR HOUSTON, TX 77024				
Primary Officer					
E CANALES					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
Phone Non-Emergency	08/30/2023 08:27				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name				DOB	AGE
SAMSEL, JAMES MICHAEL				02/01/1951	72
ADDRESS			FBI #	IR#	
260 CHURCH ST MILAN, MI 48160					
SEX	Race: White, Caucasian	HGT	WGT	HAIR	PHONE
M	Eth: Non Hispanic or Latino	5'10"	220		(734) 292-5384
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
BLUE		S524367603086	MI		
Offense			TYPE	RELATED EVENT #	COUNT
ACC200 ACCIDENT - NO INJURIES					
Statute					
Name				DOB	AGE
WOODWARD, TIMOTHY GERRARD				02/11/1961	62
ADDRESS			FBI #	IR#	
5353 DORA ST - 12 12 HOUSTON, TX 77005					
SEX	Race: White, Caucasian	HGT	WGT	HAIR	PHONE
M	Eth: Non Hispanic or Latino	5'11"			(713) 702-5794
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
BLUE		06625752	TX		
Offense			TYPE	RELATED EVENT #	COUNT
ACC200 ACCIDENT - NO INJURIES					
Statute					

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 23-0666

STATION COMPLAINT UCR/Offense Code 90D (DRIVING WHILE INTOXICATED)			INCIDENT # 23-0666
REPORT TYPE Arrest Report	RELATED CAD # C23-051851	DESCRIPTION INVESTIGATION VEHICLE OR PERSON	
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME) 11500 Block MEMORIAL DR HOUSTON, TX 77024		
Primary Officer N HARWOOD			
HOW RECEIVED Phone Non-Emergency	WHEN REPORTED 09/13/2023 05:33	TIME OF OCCURRENCE	
Status Date	Status Code	Approval Approved	

INVOLVED ENTITIES

Name STATE OF TEXAS					DOB	AGE
ADDRESS				FBI #	IR#	
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE (713) 365-3700	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
Offense 90D DRIVING WHILE INTOXICATED				TYPE Victim	RELATED EVENT #	COUNT
Statute						
Name ALVAREZ, LUIS, III					DOB 09/13/1983	AGE 40
ADDRESS 1407 AMARILLO - A A SOUTH HOUSTON, TX 77587				FBI #	IR#	
SEX M	Race: Unknown Eth: Hispanic or Latino	HGT 5'5"	WGT 140	HAIR BLK	PHONE (832) 465-8799	
EYES BROWN	SID #	DL# 16947592	DL STATE TX	NL/YN#	ALT PHONE	
Offense 90D DRIVING WHILE INTOXICATED				TYPE Arrestee	RELATED EVENT # 23-0666-1	COUNT
Statute						

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 23-0677

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
999 (OPERATE UNREGISTERED VEHICLE)			23-0677		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Incident Report	C23-052780	Traffic Stop			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11600 Block MEMORIAL DR ,				
Primary Officer					
A LOWRIE					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
On View	09/17/2023 19:50				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name				DOB	AGE
STATE OF TEXAS					
ADDRESS			FBI #	IR#	
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE
					(713) 365-3700
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
Offense			TYPE	RELATED EVENT #	COUNT
999 OPERATE UNREGISTERED VEHICLE			Victim		
Statute					
Name				DOB	AGE
CASTILLO ARAQUE, LARRI ALDRIN				06/20/1990	33
ADDRESS			FBI #	IR#	
3030 ELMSIDE DR - 89 89 HOUSTON, TX 77042					
SEX	Race: White, Caucasian Eth: Hispanic or Latino	HGT	WGT	HAIR	PHONE
M		5'7"	155	Black	(310) 384-8126
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
BROWN		42583258	TX		
Offense			TYPE	RELATED EVENT #	COUNT
999 OPERATE UNREGISTERED VEHICLE					
Statute					

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 23-0750

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
999 (INFORMATION ONLY)			23-0750		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Incident Report	C23-057420				
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11600 MEMORIAL DR HOUSTON, TX 77024				
Primary Officer					
D ECKERFIELD					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
On View	10/13/2023 01:18				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name				DOB	AGE
PEREZ QUINTEROS, JEYSON RAMON				08/31/1995	28
ADDRESS			FBI #	IR#	
1556 62ND AVE S WEST PALM BEACH, FL 33415					
SEX	Race: White, Caucasian	HGT	WGT	HAIR	PHONE
M	Eth: Hispanic or Latino			Black	(832) 719-5512
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
BROWN					
Offense			TYPE	RELATED EVENT #	COUNT
90D DRIVING WHILE INTOXICATED			Arrestee		
Statute					
Name				DOB	AGE
SALINAS, FELIPE				03/03/1972	51
ADDRESS			FBI #	IR#	
15718 HENRY RD - 15 15 HOUSTON, TX 77060					
SEX	Race: White, Caucasian	HGT	WGT	HAIR	PHONE
M	Eth: Hispanic or Latino			Black	(832) 719-5512
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
BROWN					
Offense			TYPE	RELATED EVENT #	COUNT
			Relative		
Statute					

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 23-0776

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
90D (DRIVING WHILE INTOXICATED)			23-0776		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Arrest Report	C23-058866	TRAFFIC ARREST			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11500 MEMORIAL DR HOUSTON, TX 77024				
Primary Officer					
D ECKERFIELD					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
On View	10/22/2023 01:29				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name					DOB	AGE
STATE OF TEXAS						
ADDRESS				FBI #	IR#	
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE	
					(713) 365-3700	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
Offense				TYPE	RELATED EVENT #	COUNT
90D DRIVING WHILE INTOXICATED				Victim		
Statute						
Name					DOB	AGE
JACKSON, JANEQUIA JANAIE MICHELE					12/03/1996	26
ADDRESS				FBI #	IR#	
3011 BUCK ST HOUSTON, TX 77020						
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE	
F	Black, African American Non Hispanic or Latino	5'0"	130	Black		
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
BROWN		48053708	TX			
Offense				TYPE	RELATED EVENT #	COUNT
90D DRIVING WHILE INTOXICATED				Arrestee	23-0776-1	
Statute						

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 23-0788

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
90D (DRIVING WHILE INTOXICATED)			23-0788		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Arrest Report	C23-059609	TRAFFIC ARREST			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11500 MEMORIAL DR HOUSTON, TX 77024				
Primary Officer					
J KING					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
On View	10/27/2023 00:57				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name					DOB	AGE
STATE OF TEXAS						
ADDRESS				FBI #	IR#	
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE	
					(713) 365-3700	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
Offense				TYPE	RELATED EVENT #	COUNT
90D DRIVING WHILE INTOXICATED				Victim		
Statute						
Name					DOB	AGE
VAZQUEZ DE LA CRUZ, RICARDO					03/07/1983	40
ADDRESS				FBI #	IR#	
3030 GREENRIDGE DR - 34 34 HOUSTON, TX 77057				119562RD7		
SEX	Race: White, Caucasian Eth: Hispanic or Latino	HGT	WGT	HAIR	PHONE	
M		6'0"	210	Black		
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
BROWN	TX5009914 6	49928981	TX			
Offense				TYPE	RELATED EVENT #	COUNT
90D DRIVING WHILE INTOXICATED				Arrestee	23-0788-1	
Statute						

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 23-0808

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
999 (OPERATE UNREGISTERED VEHICLE)			23-0808		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Incident Report	C23-061382	TOWED VEHICLE			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11500 MEMORIAL DR HOUSTON, TX 77024				
Primary Officer					
C TAYLOR					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
On View	11/08/2023 01:50				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name			DOB		AGE	
STATE OF TEXAS						
ADDRESS				FBI #		IR#
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE	
					(713) 365-3700	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
Offense			TYPE		RELATED EVENT #	
999 INFORMATION ONLY			Victim			
Statute						
Name			DOB		AGE	
REESE, TINAYA TSIIHI			01/12/1996		27	
ADDRESS				FBI #		IR#
8419 DAYCOAH LN HOUSTON, TX 77064						
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE	
F	Native American Indian, Alaska native Eth: Non Hispanic or Latino	5'5"	145	Brown		
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
BROWN		37184208	TX			
Offense			TYPE		RELATED EVENT #	
999 INFORMATION ONLY			Offender			
Statute						

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 23-0820

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
90Z (EVADING ARREST WITH VEHICLE)			23-0820		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Arrest Report	C23-062254	ELUDING			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11400 Block WALDEN LN HOUSTON, TX 77024				
Primary Officer					
J JOHNSON					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
On View	11/15/2023 00:38				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name					DOB	AGE
MEMORIAL VILLAGES PD						
ADDRESS				FBI #	IR#	
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE	
					(713) 365-3700	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
Offense				TYPE	RELATED EVENT #	COUNT
				Victim		
Statute						
Name					DOB	AGE
STATE OF TEXAS						
ADDRESS				FBI #	IR#	
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE	
					(713) 365-3700	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
Offense				TYPE	RELATED EVENT #	COUNT
90Z FLEEING A POLICE OFFICER				Victim		
Statute						

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0001

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
THFT (THEFT)			24-0001		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Incident Report	C24-000516	THEFT			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	200 KENSINGTON CT HOUSTON, TX 77024				
Primary Officer					
C TAYLOR					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
Phone Non-Emergency	01/02/2024 22:41				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name					DOB	AGE
MCDONALD, JENNIFER CHRISTINE					06/27/1976	47
ADDRESS				FBI #	IR#	
200 KENSINGTON CT HOUSTON, TX 77024						
SEX	Race: White, Caucasian	HGT	WGT	HAIR	PHONE	
F	Eth: Non Hispanic or Latino	5'4"	130	Blond or Strawberry	(206) 450-9473	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
BLUE		36402071	TX		JENDATLIK@AOL.COM	
Offense				TYPE	RELATED EVENT #	COUNT
23H THEFT MISDEMEANOR OTHER				Victim		
Statute						
Name					DOB	AGE
FERREYRA, ARTHUR					08/21/2004	19
ADDRESS				FBI #	IR#	
829 ALDINE BENDER RD HOUSTON, TX 77032						
SEX	Race: White, Caucasian	HGT	WGT	HAIR	PHONE	
M	Eth: Unknown	6'0"	158	Brown	(713) 464-6438	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
BROWN		48428358	TX		(281) 679-9325	
Offense				TYPE	RELATED EVENT #	COUNT
23H THEFT MISDEMEANOR OTHER				Suspect		
Statute						

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0034

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
90D (DRIVING WHILE INTOXICATED)			24-0034		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Arrest Report	C24-002213	TRAFFIC ARREST - DWI			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11400 Block MEMORIAL DR ,				
Primary Officer					
D ECKERFIELD					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
On View	01/15/2024 03:00				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name					DOB	AGE
STATE OF TEXAS						
ADDRESS				FBI #	IR#	
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE	
					(713) 365-3700	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
Offense				TYPE	RELATED EVENT #	COUNT
90D DRIVING WHILE INTOXICATED				Victim		
Statute						
Name					DOB	AGE
WINTERS, PATRICK DARNALE					12/06/1982	41
ADDRESS				FBI #	IR#	
15138 RAINY MORNING DR HUMBLE, TX 77346						
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE	
M	Black, African American Non Hispanic or Latino	5'9"	175	Black	(281) 380-9039	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
BROWN		25731566	TX			
Offense				TYPE	RELATED EVENT #	COUNT
90D DRIVING WHILE INTOXICATED				Arrestee	24-0034-1	
Statute						

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0046

STATION COMPLAINT UCR/Offense Code 35B (POSSESSION DRUG PARAPHERNALIA)			INCIDENT # 24-0046	
REPORT TYPE Incident Report	RELATED CAD # C24-002890	DESCRIPTION POSSESSION OF DRUG PARAPHERNALIA		
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME) 11500 MEMORIAL DR HOUSTON, TX 77024			
Primary Officer R MCELVANY				
HOW RECEIVED On View	WHEN REPORTED 01/20/2024 19:10	TIME OF OCCURRENCE		
Status Date	Status Code	Approval Approved		

INVOLVED ENTITIES

Name STATE OF TEXAS					DOB	AGE
ADDRESS				FBI #	IR#	
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE (713) 365-3700	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
Offense 35B POSSESSION DRUG PARAPHERNALIA				TYPE Victim	RELATED EVENT #	COUNT
Statute						
Name JEGEDE, KATHY MAY					DOB 05/14/1985	AGE 38
ADDRESS 6009 ARTHINGTON ST HOUSTON, TX 77053				FBI #	IR#	
SEX F	Race: White, Caucasian Eth: Hispanic or Latino	HGT 5'3"	WGT 200	HAIR Black	PHONE (832) 286-3344	
EYES BROWN	SID #	DL# 18361798	DL STATE TX	NL/YN#	ALT PHONE	
Offense 35B POSSESSION DRUG PARAPHERNALIA				TYPE Offender	RELATED EVENT #	COUNT
Statute						

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0061

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
999 (WARRANT OTHER AGENCY)			24-0061		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Arrest Report	C24-003550	TRAFFIC ARREST - OUT OF STATE WARRANT			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11200 Block MEMORIAL DR ,				
Primary Officer					
D ECKERFIELD					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
On View	01/27/2024 02:36				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name				DOB	AGE
SCOTT, ERSKINE EUGENE				02/15/2000	23
ADDRESS			FBI #	IR#	
2646 KIPLANDS CT HOUSTON, TX 77014					
SEX	Race:	HGT	WGT	HAIR	PHONE
M	Black, African American Eth: Unknown	5'6"	137	BLK	(832) 492-9549
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
BROWN		42048116	TX		
Offense			TYPE	RELATED EVENT #	COUNT
999 MVPD WARRANT			Relative		
Statute					
Name				DOB	AGE
NELSON, DAMON DERNELL				07/06/1998	25
ADDRESS			FBI #	IR#	
4824 BONITA DR NEW ORLEANS, LA 70126					
SEX	Race:	HGT	WGT	HAIR	PHONE
M	Black, African American Eth: Unknown	6'0"	185		
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
BROWN		011615379	LA		
Offense			TYPE	RELATED EVENT #	COUNT
999 WARRANT OTHER AGENCY			Arrestee	24-0061-1	
Statute					

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0190

STATION COMPLAINT UCR/Offense Code 999 (WARRANT OTHER AGENCY)			INCIDENT # 24-0190		
REPORT TYPE Arrest Report		RELATED CAD # C24-012222		DESCRIPTION Warrant Arrest	
DOT #		LOCATION OF OFFENSE (HOUSE NO., STREET NAME) 166 RADNEY RD HOUSTON, TX 77024 (29.7507,-95.517)			
Primary Officer J RODRIGUEZ					
HOW RECEIVED On View		WHEN REPORTED 03/16/2024 18:59		TIME OF OCCURRENCE 03/16/2024 20:04 - 03/16/2024 20:04	
Status Date	Status Code			Approval Approved	

INVOLVED ENTITIES

Name STATE OF TEXAS				DOB		AGE	
ADDRESS				FBI #		IR#	
SEX		Race: Eth:		HGT	WGT	HAIR	PHONE (713) 365-3700
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE		
Offense 999 WARRANT OTHER AGENCY				TYPE Victim		RELATED EVENT #	COUNT
Statute							
Name PIERSON, BRYCE ONEAL				DOB 03/13/1990		AGE 34	
ADDRESS 5239 SUE MARIE LN HOUSTON, TX 77091				FBI #		IR#	
SEX M		Race: Black, African American Eth: Non Hispanic or Latino		HGT 5'4"	WGT 125	HAIR Black	PHONE
EYES BROWN	SID #	DL# 25879496	DL STATE TX	NL/YN#	ALT PHONE		
Offense 999 WARRANT OTHER AGENCY				TYPE Arrestee		RELATED EVENT # 24-0190-1	COUNT
Statute							

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0295

STATION COMPLAINT UCR/Offense Code ACC200 (ACCIDENT - NO INJURIES)			INCIDENT # 24-0295		
REPORT TYPE Crash Report		RELATED CAD # C24-018607		DESCRIPTION ACCIDENT	
DOT #		LOCATION OF OFFENSE (HOUSE NO., STREET NAME) 11600 MEMORIAL DR HOUSTON, TX 77024			
Primary Officer J JOHNSON					
HOW RECEIVED Radio		WHEN REPORTED 04/24/2024 16:54		TIME OF OCCURRENCE	
Status Date		Status Code		Approval Approved	

INVOLVED ENTITIES

Name WATTS, SEBASTIAN PAUL				DOB 07/26/2000		AGE 23	
ADDRESS 109 MOONEY RD PEARLAND, TX 77581				FBI #		IR#	
SEX M		Race: Native American Indian, Alaska native Eth: Non Hispanic or Latino		HGT 5'6"	WGT 135	HAIR Black	PHONE (409) 333-5046
EYES BROWN	SID #	DL# 40583504	DL STATE TX	NL/YN#	ALT PHONE (409) 333-5046		
Offense ACC200 ACCIDENT - NO INJURIES				TYPE		RELATED EVENT #	COUNT
Statute							
Name BANI NASR, AHMAD M				DOB 03/01/1977		AGE 47	
ADDRESS 3600 WOODCHASE DR - 82 82 HOUSTON, TX 77042				FBI #		IR#	
SEX M		Race: Native American Indian, Alaska native Eth: Non Hispanic or Latino		HGT 5'5"	WGT 185	HAIR Black	PHONE
EYES BROWN	SID #	DL# 50399166	DL STATE TX	NL/YN#	ALT PHONE (574) 999-0969		
Offense ACC200 ACCIDENT - NO INJURIES				TYPE		RELATED EVENT #	COUNT
Statute							

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0317

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
999 (FAIL TO MAINTAIN FINANCIAL RESPONSIBILITY)			24-0317		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Report Only	C24-019647	Traffic Stop			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11600 MEMORIAL DR HOUSTON, TX 77024				
Primary Officer					
A ALSALMANI					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
On View	04/30/2024 19:55				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name				DOB		AGE		
STATE OF TEXAS								
ADDRESS				FBI #		IR#		
SEX		Race: Eth:		HGT	WGT	HAIR	PHONE	
							(713) 365-3700	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE			
Offense				TYPE		RELATED EVENT #		COUNT
999 FAIL TO MAINTAIN FINANCIAL RESPONSIBILITY				Victim				
Statute								
Name				DOB		AGE		
WHITE, AMOS WALTER, Jr.				05/12/1985		38		
ADDRESS				FBI #		IR#		
SEX		Race: White, Caucasian		HGT	WGT	HAIR	PHONE	
M		Eth: Non Hispanic or Latino		6'4"	192	Black	(281) 219-5855	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE			
BROWN	38047966	150886988	TN		281-219-855			
Offense				TYPE		RELATED EVENT #		COUNT
999 FAIL TO MAINTAIN FINANCIAL RESPONSIBILITY								
Statute								

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0318

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
999 (DRIVING WHILE LICENSE SUSPENDED REVOKED CANCELED)			24-0318		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Report Only	C24-019653	Traffic Stop-			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11500 MEMORIAL DR HOUSTON, TX 77024				
Primary Officer					
A ALSALMANI					
HOW RECEIVED		WHEN REPORTED	TIME OF OCCURRENCE		
On View		04/30/2024 20:40			
Status Date	Status Code		Approval		
			Approved		

INVOLVED ENTITIES

Name				DOB	AGE
STATE OF TEXAS					
ADDRESS			FBI #	IR#	
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE
					(713) 365-3700
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
Offense			TYPE	RELATED EVENT #	COUNT
999 DRIVING WHILE LICENSE SUSPENDED REVOKED CANCELED			Victim		
Statute					
Name				DOB	AGE
BLACKSHEAR, SAMUEL ROBERT				06/11/1993	30
ADDRESS			FBI #	IR#	
10318 BARWOOD DR HOUSTON, TX 77043					
SEX	Race: White, Caucasian Eth: Non Hispanic or Latino	HGT	WGT	HAIR	PHONE
M		6'4"	210	Blond or Strawberry	(346) 436-0092
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
HZL		29177973	TX		(346) 436-0092
Offense			TYPE	RELATED EVENT #	COUNT
999 DRIVING WHILE LICENSE SUSPENDED REVOKED CANCELED					
Statute					

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0348

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
ACC/INJ (ACCIDENT INJURY)			24-0348		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Crash Report	C24-022313	ACCIDENT INJURY			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11500 MEMORIAL DR HOUSTON, TX 77024				
Primary Officer					
E CANALES					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
911 Emergency	05/14/2024 08:41				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name		DOB		AGE	
Juvenile		**/**/****		16	
ADDRESS			FBI #		IR#
Juvenile			** Juvenile **		
SEX	Race: White, Caucasian	HGT	WGT	HAIR	PHONE
F	Eth: Non Hispanic or Latino	5'6"	125	Brown	**Juvenile**
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
HAZEL	** Juvenile **	** Juvenile **	** Juvenile **		**Juvenile**
Offense			TYPE	RELATED EVENT #	COUNT
90Z ACCIDENT - INJURIES OR DEATH					
Statute					
Name		DOB		AGE	
LINARES FRAGENAS, JUCELIN M		01/21/1975		49	
ADDRESS			FBI #		IR#
11800 GRANT RD - 1104 1104 CYPRESS, TX 77429					
SEX	Race: White, Caucasian	HGT	WGT	HAIR	PHONE
F	Eth: Hispanic or Latino	5'6"	193	Brown	(281) 782-1249
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
BROWN		47857268	TX		
Offense			TYPE	RELATED EVENT #	COUNT
90Z ACCIDENT - INJURIES OR DEATH					
Statute					

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0395

STATION COMPLAINT UCR/Offense Code 90Z (ACCIDENT - INJURIES OR DEATH)			INCIDENT # 24-0395
REPORT TYPE Incident Report	RELATED CAD # C24-025782	DESCRIPTION ACCIDENT INJURY	
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME) 11500 MEMORIAL DR HOUSTON, TX 77024		
Primary Officer E SILLIMAN			
HOW RECEIVED On View	WHEN REPORTED 05/29/2024 08:26	TIME OF OCCURRENCE	
Status Date	Status Code	Approval Approved	

INVOLVED ENTITIES

Name VALDEZ, JUAN			DOB	AGE	
ADDRESS			FBI #	IR#	
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
Offense 90Z ACCIDENT - INJURIES OR DEATH			TYPE	RELATED EVENT #	COUNT
Statute					
Name **Juvenile**			DOB **/**/****	AGE 16	
ADDRESS **Juvenile**			FBI # ** Juvenile **	IR#	
SEX F	Race: White, Caucasian Eth: Non Hispanic or Latino	HGT 5'6"	WGT 120	HAIR Brown	PHONE **Juvenile**
EYES BLUE	SID # ** Juvenile **	DL# ** Juvenile **	DL STATE ** Juvenile **	NL/YN#	ALT PHONE **Juvenile**
Offense 90Z ACCIDENT - INJURIES OR DEATH			TYPE	RELATED EVENT #	COUNT
Statute					

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0396

STATION COMPLAINT UCR/Offense Code				INCIDENT #	
999 (WARRANT OTHER AGENCY)				24-0396	
REPORT TYPE		RELATED CAD #		DESCRIPTION	
Incident Report		C24-026101		warrant other agency	
DOT #		LOCATION OF OFFENSE (HOUSE NO., STREET NAME)			
		11500 MEMORIAL DR HOUSTON, TX 77024			
Primary Officer					
J RODRIGUEZ					
HOW RECEIVED		WHEN REPORTED		TIME OF OCCURRENCE	
On View		05/30/2024 20:10		05/30/2024 22:05 - 05/30/2024 22:05	
Status Date		Status Code		Approval	
				Approved	

INVOLVED ENTITIES

Name				DOB		AGE	
STATE OF TEXAS							
ADDRESS				FBI #		IR#	
SEX		Race: Eth:		HGT	WGT	HAIR	PHONE
							(713) 365-3700
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE		
Offense				TYPE		RELATED EVENT #	COUNT
999 WARRANT OTHER AGENCY				Victim			
Statute							
Name				DOB		AGE	
GARCIA, HENRY MARGARITO				12/15/1994		29	
ADDRESS				FBI #		IR#	
8410 WERNER ST HOUSTON, TX 77037							
SEX		Race: White, Caucasian		HGT	WGT	HAIR	PHONE
M		Eth: Hispanic or Latino		5'9"	230	Black	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE		
BROWN		37586222	TX				
Offense				TYPE		RELATED EVENT #	COUNT
999 WARRANT OTHER AGENCY				Arrestee		24-0396-1	
Statute							

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0422

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
90Z (ACCIDENT - INJURIES OR DEATH)			24-0422		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Incident Report	C24-027571	ACCIDENT INJURY			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11400 MEMORIAL DR HOUSTON, TX 77024				
Primary Officer					
A ALSALMANI					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
911 Emergency	06/06/2024 20:13				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name				DOB		AGE		
CENTER POINT ENERGY								
ADDRESS				FBI #		IR#		
6952 FOX MESA HUMBLE, TX 77338								
SEX	Race:	HGT	WGT	HAIR	PHONE			
U	Eth:				(713) 207-2222			
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE			
					(713) 207-1398			
Offense				TYPE		RELATED EVENT #		COUNT
90Z ACCIDENT - INJURIES OR DEATH				Victim				
Statute								
Name				DOB		AGE		
PENNINGTON, ALAN SMITH				12/01/1953		70		
ADDRESS				FBI #		IR#		
166 RADNEY RD HOUSTON, TX 77024 (29.7507,-95.517)								
SEX	Race:	HGT	WGT	HAIR	PHONE			
M	Eth: White, Caucasian	5'11"	290	Brown	(713) 532-1157			
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE			
GREEN		07138167	TX		(713) 202-9792			
Offense				TYPE		RELATED EVENT #		COUNT
90Z ACCIDENT - INJURIES OR DEATH				Victim				
Statute								

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0432

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
999 (OPERATE UNREGISTERED VEHICLE)			24-0432		
REPORT TYPE		RELATED CAD #		DESCRIPTION	
Incident Report		C24-028795		TOWED VEHICLE	
DOT #		LOCATION OF OFFENSE (HOUSE NO., STREET NAME)			
		11600 MEMORIAL DR HOUSTON, TX 77024			
Primary Officer					
E SILLIMAN					
HOW RECEIVED		WHEN REPORTED		TIME OF OCCURRENCE	
On View		06/11/2024 09:15			
Status Date		Status Code		Approval	
				Approved	

INVOLVED ENTITIES

Name					DOB		AGE	
STATE OF TEXAS								
ADDRESS					FBI #		IR#	
SEX		Race:		HGT	WGT		HAIR	PHONE
		Eth:						(713) 365-3700
EYES	SID #	DL#	DL STATE		NL/YN#	ALT PHONE		
Offense					TYPE		RELATED EVENT #	COUNT
999 OPERATE UNREGISTERED VEHICLE					Victim			
Statute								
Name					DOB		AGE	
SOTO, HAROLD					02/26/2004		20	
ADDRESS					FBI #		IR#	
7214 GAINVILLE HOUSTON, TX 77020								
SEX		Race:		HGT	WGT		HAIR	PHONE
M		White, Caucasian						(832) 878-2087
		Eth: Unknown						
EYES	SID #	DL#	DL STATE		NL/YN#	ALT PHONE		
						(832) 878-2087		
Offense					TYPE		RELATED EVENT #	COUNT
999 OPERATE UNREGISTERED VEHICLE								
Statute								

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0501

STATION COMPLAINT UCR/Offense Code ACC200 (ACCIDENT - NO INJURIES)			INCIDENT # 24-0501		
REPORT TYPE Crash Report		RELATED CAD # C24-037608		DESCRIPTION ACCIDENT/MINOR	
DOT #		LOCATION OF OFFENSE (HOUSE NO., STREET NAME) 11600 MEMORIAL DR HOUSTON, TX 77024			
Primary Officer A PAVLOCK					
HOW RECEIVED 911 Emergency		WHEN REPORTED 07/11/2024 09:00		TIME OF OCCURRENCE 07/11/2024 09:00 - 07/11/2024 10:00	
Status Date	Status Code			Approval Approved	

INVOLVED ENTITIES

Name KELLER, HUMAIRA KERAI					DOB 10/18/1957		AGE 66		
ADDRESS 12127 CEDAR PASS DR HOUSTON, TX 77077					FBI #			IR#	
SEX F		Race: White, Caucasian Eth: Non Hispanic or Latino		HGT 5'4"	WGT 126		HAIR Black		PHONE
EYES BROWN	SID #	DL# 08609278		DL STATE TX	NL/YN#		ALT PHONE		
Offense ACC200 ACCIDENT - NO INJURIES					TYPE		RELATED EVENT #		COUNT
Statute									
Name PAYNE, JILL ROBIN					DOB 04/12/1958		AGE 66		
ADDRESS 10206 ELLA LEE LN HOUSTON, TX 77042					FBI #			IR#	
SEX F		Race: White, Caucasian Eth: Non Hispanic or Latino		HGT 5'7"	WGT 140		HAIR Brown		PHONE
EYES HAZEL	SID #	DL# 16006964		DL STATE TX	NL/YN#		ALT PHONE		
Offense ACC200 ACCIDENT - NO INJURIES					TYPE		RELATED EVENT #		COUNT
Statute									

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0568

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
90Z (ACCIDENT - INJURIES OR DEATH)			24-0568		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Crash Report	C24-048009	ACCIDENT INJURY			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	2000 Block S PINEY POINT				
Primary Officer					
A PAVLOCK					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
Phone Non-Emergency	08/15/2024 07:11	08/15/2024 07:10 - 08/15/2024 11:00			
Status Date	Status Code	Approval			
		Approved			

Name			DOB	AGE
WILLIAMSON, LAUREN ASHLEY			05/12/1989	35
ADDRESS			FBI #	IR#
3011 BAINBRIDGE CT SUGAR LAND, TX 77478				
SEX	Race: White, Caucasian	HGT	WGT	HAIR
F	Eth: Non Hispanic or Latino	5'9"	140	Blond or Strawberry
PHONE				
(281) 704-2065				
EYES	SID #	DL#	DL STATE	NL/YN#
BLUE		22580015	TX	
ALT PHONE				
Offense	TYPE		RELATED EVENT #	COUNT
90Z ACCIDENT - INJURIES OR DEATH				
Statute				

INVOLVED VEHICLES

PLATE	STATE	TYPE	INVOLVEMENT	VIN
049A9X	TX	Squad Car		1HD1YBK15PB074655
YEAR	MAKE	MODEL	COLOR	OWNER
2023	HARLEY-DAVIDSON	MOTORCYCLE	BLACK	
COMMENTS				
1700 Brittmoore				
TOWED	TOWED BY	TOW NUMBER	IMPOUNDED	HOLD
Yes				
CARRIER	CARRIER CODE	INSURED BY	POLICY NUMBER	

ASSISTING OFFICERS

OFFICERS	BADGE
E CANALES	412
R SCHULTZ	400

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0579

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
999 (WARRANT OTHER AGENCY)			24-0579		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Arrest Report	C24-049129	WARRANT ARREST			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	200 Block KENSINGTON HOUSTON, TX 77024				
Primary Officer					
Y ORTEGA					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
On View	08/21/2024 20:02				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name				DOB	AGE
STATE OF TEXAS					
ADDRESS			FBI #	IR#	
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE
					(713) 365-3700
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
Offense			TYPE	RELATED EVENT #	COUNT
999 WARRANT OTHER AGENCY			Victim		
Statute					
Name				DOB	AGE
PALAEZ VIAMONTES, YOHAN				10/31/1996	27
ADDRESS			FBI #	IR#	
6505 WESTHEIMER RD HOUSTON, TX 77057					
SEX	Race: White, Caucasian Eth: Hispanic or Latino	HGT	WGT	HAIR	PHONE
M					
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
Offense			TYPE	RELATED EVENT #	COUNT
999 WARRANT OTHER AGENCY					
Statute					

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0585

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
ACC200 (ACCIDENT - NO INJURIES)			24-0585		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Crash Report	C24-049823	ACCIDENT			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11500 MEMORIAL DR HOUSTON, TX 77024				
Primary Officer					
J BIEHUNKO					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
911 Emergency	08/25/2024 14:49				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name					DOB	AGE
Juvenile					**/**/****	17
ADDRESS				FBI #	IR#	
Juvenile				** Juvenile **		
SEX	Race: White, Caucasian	HGT	WGT	HAIR	PHONE	
M	Eth: Non Hispanic or Latino	5'4"	120	Red or Auburn	**Juvenile**	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
BROWN	** Juvenile **	** Juvenile **	** Juvenile **		** Juvenile **	
Offense				TYPE	RELATED EVENT #	COUNT
ACC200 ACCIDENT - NO INJURIES						
Statute						
Name					DOB	AGE
CARMONA, FILOMENO					07/05/1974	50
ADDRESS				FBI #	IR#	
9618 PLUM RIDGE HOUSTON, TX 77064						
SEX	Race: White, Caucasian	HGT	WGT	HAIR	PHONE	
M	Eth: Hispanic or Latino	5'4"	140	Black	(713) 334-5552	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
BROWN		05871924	TX			
Offense				TYPE	RELATED EVENT #	COUNT
ACC200 ACCIDENT - NO INJURIES						
Statute						

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0596

STATION COMPLAINT UCR/Offense Code			INCIDENT #	
DAV (Disabled Vehicle)			24-0596	
REPORT TYPE	RELATED CAD #	DESCRIPTION		
Incident Report	C24-050612	Disabled Vehicle		
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)			
	11600 MEMORIAL DR HOUSTON, TX 77024			
Primary Officer				
E SILLIMAN				
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE		
On View	08/29/2024 16:09			
Status Date	Status Code	Approval		
		Approved		

INVOLVED VEHICLES

PLATE	STATE	TYPE	INVOLVEMENT	VIN
BSG3121	TX	Ambulance		19UYA42672A004389
YEAR	MAKE	MODEL	COLOR	OWNER
2002	ACURA	Other	SILVER	
COMMENTS				
1700 Brittmoore				
TOWED	TOWED BY	TOW NUMBER	IMPOUNDED	HOLD
Yes				
CARRIER	CARRIER CODE	INSURED BY	POLICY NUMBER	

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0600

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
90Z (CRIMINAL TRESPASS)			24-0600		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Arrest Report	C24-051302	INVESTIGATION VEHICLE OR PERSON			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
Primary Officer	201 KENSINGTON CT HOUSTON, TX 77024				
J VALDEZ	(29.7514,-95.5191)				
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
Phone Non-Emergency	09/01/2024 07:45	09/01/2024 07:44 - 09/01/2024 07:46			
Status Date	Status Code	Approval			Approved

INVOLVED ENTITIES

Name				DOB	AGE
KNUDSEN, JOHN GEORGE				04/24/1981	43
ADDRESS			FBI #	IR#	
201 KENSINGTON CT HOUSTON, TX 77024					
(29.7514,-95.5191)					
SEX	Race:	HGT	WGT	HAIR	PHONE
M	White, Caucasian	6'2"		Blond or Strawberry	(817) 201-0333
	Eth: Non Hispanic or Latino				
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
BLUE		21945048	TX		
Offense			TYPE	RELATED EVENT #	COUNT
90Z CRIMINAL TRESPASS			Victim		
Statute					
Name				DOB	AGE
BURRELL, JACORI CHRISTOPHER LYNN				08/26/2005	19
ADDRESS			FBI #	IR#	
11902 LONGWOOD GARDEN WAY HOUSTON, TX 77047					
SEX	Race:	HGT	WGT	HAIR	PHONE
M	Black, African American	6'4"	140	Black	
	Eth: Hispanic or Latino				
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
BROWN		49260660	TX		
Offense			TYPE	RELATED EVENT #	COUNT
90Z CRIMINAL TRESPASS			Arrestee	24-0600-1	
Statute					

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0605

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
999 (OPERATE UNREGISTERED VEHICLE)			24-0605		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Report Only	C24-051678	Traffic Stop/towed vehicle			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11600 MEMORIAL DR HOUSTON, TX 77024				
Primary Officer					
S MILLARD					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
On View	09/03/2024 06:34				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name			DOB	AGE	
RIVERA BECERRA, FRANCISCO JAVIER			04/29/1997	27	
ADDRESS			FBI #	IR#	
29 Plnway houston, TX 77022					
SEX	Race:	HGT	WGT	HAIR	PHONE
M	Eth:				
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
Offense			TYPE	RELATED EVENT #	COUNT
999 OPERATE UNREGISTERED VEHICLE					
Statute					

INVOLVED VEHICLES

PLATE	STATE	TYPE		INVOLVEMENT	VIN
CT3D537	TX	Hearse			1G1NE52J32M702618
YEAR	MAKE	MODEL	COLOR	OWNER	
2002	CHEVROLET	MALIBU LIMITED	GOLD		
COMMENTS					
TOWED	TOWED BY	TOW NUMBER		IMPOUNDED	HOLD
Yes				Yes	
CARRIER	CARRIER CODE	INSURED BY		POLICY NUMBER	

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0614

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
90Z (ACCIDENT - INJURIES OR DEATH)			24-0614		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Crash Report	C24-052180	ACCIDENT PROPERTY DAMAGE			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
	11400 MEMORIAL DR HOUSTON, TX 77024				
Primary Officer					
E SILLIMAN					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
911 Non-Emergency	09/05/2024 15:29				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name				DOB	AGE
DESHAZER, TIFFANEY FRANCES				11/21/1983	40
ADDRESS			FBI #	IR#	
823 WADE HAMPTON DR HOUSTON, TX 77024 (29.7794,-95.4984)					
SEX	Race: White, Caucasian	HGT	WGT	HAIR	PHONE
F	Eth: Non Hispanic or Latino	5'3"	115	Blond or Strawberry	(918) 720-1404
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
BLUE		15799319	TX		
Offense			TYPE	RELATED EVENT #	COUNT
90Z ACCIDENT - INJURIES OR DEATH					
Statute					
Name				DOB	AGE
DIAMOND, WILLIAM EDWARD				05/16/1946	78
ADDRESS			FBI #	IR#	
745 INTERNATIONAL BLVD - 146 146 HOUSTON, TX 77024					
SEX	Race: Black, African American	HGT	WGT	HAIR	PHONE
M	Eth: Non Hispanic or Latino	5'4"	230	Gray or Partially Gray	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
BROWN		10590725	TX		
Offense			TYPE	RELATED EVENT #	COUNT
90Z ACCIDENT - INJURIES OR DEATH					
Statute					

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0668

STATION COMPLAINT UCR/Offense Code 999 (INFORMATION ONLY)			INCIDENT # 24-0668		
REPORT TYPE Incident Report		RELATED CAD # C24-056054		DESCRIPTION Theft	
DOT #		LOCATION OF OFFENSE (HOUSE NO., STREET NAME) 11521 MEMORIAL DR HOUSTON, TX 77024 (29.7507,-95.5198)			
Primary Officer A KUKOWSKI					
HOW RECEIVED Phone Non-Emergency		WHEN REPORTED 09/25/2024 15:26		TIME OF OCCURRENCE	
Status Date		Status Code		Approval Approved	

INVOLVED ENTITIES

Name SAJADI, SUSAN				DOB 03/01/1975		AGE 49	
ADDRESS 11521 MEMORIAL DR HOUSTON, TX 77024 (29.7507,-95.5198)				FBI #		IR#	
SEX F		Race: White, Caucasian Eth: Hispanic or Latino		HGT 5'2"	WGT 120	HAIR Brown	PHONE (832) 517-2892
EYES BROWN	SID #	DL# 12875287	DL STATE TX	NL/YN#	ALT PHONE (713) 266-5562		
Offense 23H THEFT MISDEMEANOR OTHER				TYPE Victim		RELATED EVENT #	COUNT
Statute							

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0677

STATION COMPLAINT UCR/Offense Code			INCIDENT #		
999 (OPERATE UNREGISTERED VEHICLE)			24-0677		
REPORT TYPE	RELATED CAD #	DESCRIPTION			
Report Only	C24-056425	TOWED VEHICLE			
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME)				
Primary Officer	11600 MEMORIAL DR HOUSTON, TX 77024				
T WHITE					
HOW RECEIVED	WHEN REPORTED	TIME OF OCCURRENCE			
On View	09/27/2024 09:30				
Status Date	Status Code	Approval			
		Approved			

INVOLVED ENTITIES

Name					DOB	AGE
STATE OF TEXAS						
ADDRESS				FBI #	IR#	
SEX	Race: Eth:	HGT	WGT	HAIR	PHONE	
					(713) 365-3700	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	

Offense	TYPE	RELATED EVENT #	COUNT
999 OPERATE UNREGISTERED VEHICLE	Victim		
Statute			

Name					DOB	AGE
RUIZ, MAURICIO					11/10/2004	19
ADDRESS				FBI #	IR#	
8800 HAMMERLY BLVD - 707 707 HOUSTON, TX 77007						
SEX	Race: White, Caucasian Eth: Hispanic or Latino	HGT	WGT	HAIR	PHONE	
M		5'8"	145	Black	(346) 730-7903	
EYES	SID #	DL#	DL STATE	NL/YN#	ALT PHONE	
BROWN						

Offense	TYPE	RELATED EVENT #	COUNT
999 OPERATE UNREGISTERED VEHICLE			
Statute			

INVOLVED VEHICLES

OFFICIAL SWORN POLICE REPORT

Memorial Villages Police Department

11981 Memorial Drive, Houston, TX 77024

7133653700

INCIDENT#: 24-0837

STATION COMPLAINT UCR/Offense Code 999 (OPERATE UNREGISTERED VEHICLE)			INCIDENT # 24-0837
REPORT TYPE Report Only	RELATED CAD # C24-068880	DESCRIPTION Traffic Stop	
DOT #	LOCATION OF OFFENSE (HOUSE NO., STREET NAME) 11500 MEMORIAL DR HOUSTON, TX 77024		
Primary Officer N HARWOOD			
HOW RECEIVED On View	WHEN REPORTED 12/04/2024 08:29	TIME OF OCCURRENCE	
Status Date	Status Code	Approval Approved	

INVOLVED ENTITIES

Name MOSS, NOEISHA			DOB 07/29/1996	AGE 28	
ADDRESS 10925 BRIAR FOREST HOUSTON, TX 77057			FBI #	IR#	
SEX F	Race: White, Caucasian Eth: Non Hispanic or Latino	HGT	WGT	HAIR Black	PHONE (281) 736-3882
EYES BROWN	SID #	DL#	DL STATE	NL/YN#	ALT PHONE
Offense 999 OPERATE UNREGISTERED VEHICLE			TYPE	RELATED EVENT #	COUNT
Statute					

INVOLVED VEHICLES

PLATE TST2130	STATE TX	TYPE Hearse	INVOLVEMENT	VIN KMHDH4AE6BU110330
YEAR 2011	MAKE HYUNDAI	MODEL ELANTRA	COLOR GRAY	OWNER
COMMENTS				
TOWED Yes	TOWED BY	TOW NUMBER	IMPOUNDED	HOLD
CARRIER	CARRIER CODE	INSURED BY	POLICY NUMBER	

2025 Incidents

From Valerie Wallace <vwallace@mvpdtx.org>
Date Tue 5/5/2026 10:40 AM
To Steve@build48.com <steve@build48.com>

Mr. Hullinger,

See the attached incidents for 2025.

25-0012 - Accident - 11500 Memorial Dr.
25-0130 - Information - 11500 Memorial Dr.
25-0197 - Accident - 11500 Memorial Dr.
25-0276 - Accident - 11500 Memorial Dr.
25-0328 - Warrant - 11612 Memorial Dr.
25-0398 - Warrant - 11500 Memorial Dr.
25-0433 - Traffic - 11400 Memorial Dr.
25-0466 - Accident - 11400 Memorial Dr.
25-0475 - UUMV - 11500 Memorial Dr.
25-0502 - Warrant - 11500 Memorial Dr.
25-0556 - Traffic - 11500 Memorial Dr.
25-0592 - Traffic - 11500 Memorial Dr.
25-0600 - Traffic - 11500 Memorial Dr.
25-0606 - Traffic - 11500 Memorial Dr.
25-0607 - Warrant - 200 Piney Point Rd.
25-0619 - Warrant - 200 Piney Point Rd.
25-0669 - Accident - 11600 Memorial Dr.
25-0715 - Warrant - 11500 Memorial Dr.
25-0731 - DWI - 11500 Memorial Dr.
25-0799 - Traffic - 200 Piney Point Rd.
25-0814 - Traffic - 200 Blalock Rd.
25-0868 - DWI - 11500 Memorial Dr.
25-0897 - Warrant - 11500 Memorial Dr.
25-1053 - Traffic - 11500 Memorial Dr.

I hope this is helpful. I will send you the single incident sheets on Thursday.

Thank you,

*Valerie Wallace,
Custodian of Records
Memorial Villages Police Dept
713-365-3700*

2026 reports

From Valerie Wallace <vwallace@mvpdtx.org>

Date Tue 5/5/2026 10:01 AM

To Steve@build48.com <steve@build48.com>

Mr. Hullinger,

I am sending the 4 reports for 2026.

26-0082 DWI 11500 Memorial Dr.

26-0141 Accident 11500 Memorial Dr.

26-0148 Accident 11600 Memorial Dr.

26-0206 Warrant 11500 Memorial Dr.

I will be sending 2025 reports soon.

Thank you. I hope this will work, until I can get the first page to send to you.

Valerie Wallace,

Custodian of Records

Memorial Villages Police Dept

713-365-3700

Visual Evidence

MATERIAL QUANTITIES

NO.	QTY	UNIT	DESCRIPTION
1	1	EA	CONCRETE
2	1	EA	STEEL
3	1	EA	BRICK
4	1	EA	GLASS
5	1	EA	WOOD
6	1	EA	PAINT
7	1	EA	LANDSCAPE
8	1	EA	PLUMBING
9	1	EA	ELECTRICAL
10	1	EA	MECHANICAL
11	1	EA	ROOFING
12	1	EA	FOUNDATION
13	1	EA	CONCRETE
14	1	EA	STEEL
15	1	EA	BRICK
16	1	EA	GLASS
17	1	EA	WOOD
18	1	EA	PAINT
19	1	EA	LANDSCAPE
20	1	EA	PLUMBING
21	1	EA	ELECTRICAL
22	1	EA	MECHANICAL
23	1	EA	ROOFING
24	1	EA	FOUNDATION
25	1	EA	CONCRETE
26	1	EA	STEEL
27	1	EA	BRICK
28	1	EA	GLASS
29	1	EA	WOOD
30	1	EA	PAINT
31	1	EA	LANDSCAPE
32	1	EA	PLUMBING
33	1	EA	ELECTRICAL
34	1	EA	MECHANICAL
35	1	EA	ROOFING
36	1	EA	FOUNDATION
37	1	EA	CONCRETE
38	1	EA	STEEL
39	1	EA	BRICK
40	1	EA	GLASS
41	1	EA	WOOD
42	1	EA	PAINT
43	1	EA	LANDSCAPE
44	1	EA	PLUMBING
45	1	EA	ELECTRICAL
46	1	EA	MECHANICAL
47	1	EA	ROOFING
48	1	EA	FOUNDATION
49	1	EA	CONCRETE
50	1	EA	STEEL
51	1	EA	BRICK
52	1	EA	GLASS
53	1	EA	WOOD
54	1	EA	PAINT
55	1	EA	LANDSCAPE
56	1	EA	PLUMBING
57	1	EA	ELECTRICAL
58	1	EA	MECHANICAL
59	1	EA	ROOFING
60	1	EA	FOUNDATION
61	1	EA	CONCRETE
62	1	EA	STEEL
63	1	EA	BRICK
64	1	EA	GLASS
65	1	EA	WOOD
66	1	EA	PAINT
67	1	EA	LANDSCAPE
68	1	EA	PLUMBING
69	1	EA	ELECTRICAL
70	1	EA	MECHANICAL
71	1	EA	ROOFING
72	1	EA	FOUNDATION
73	1	EA	CONCRETE
74	1	EA	STEEL
75	1	EA	BRICK
76	1	EA	GLASS
77	1	EA	WOOD
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79	1	EA	LANDSCAPE
80	1	EA	PLUMBING
81	1	EA	ELECTRICAL
82	1	EA	MECHANICAL
83	1	EA	ROOFING
84	1	EA	FOUNDATION
85	1	EA	CONCRETE
86	1	EA	STEEL
87	1	EA	BRICK
88	1	EA	GLASS
89	1	EA	WOOD
90	1	EA	PAINT
91	1	EA	LANDSCAPE
92	1	EA	PLUMBING
93	1	EA	ELECTRICAL
94	1	EA	MECHANICAL
95	1	EA	ROOFING
96	1	EA	FOUNDATION
97	1	EA	CONCRETE
98	1	EA	STEEL
99	1	EA	BRICK
100	1	EA	GLASS

PERMIT NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX PERMITS AND ORDINANCES.
2. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX.
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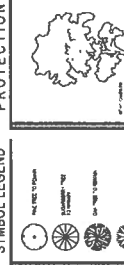
AREA CALCULATIONS

NO.	DESCRIPTION	AREA (SQ FT)
1	CONCRETE	1000
2	STEEL	1000
3	BRICK	1000
4	GLASS	1000
5	WOOD	1000
6	PAINT	1000
7	LANDSCAPE	1000
8	PLUMBING	1000
9	ELECTRICAL	1000
10	MECHANICAL	1000
11	ROOFING	1000
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91	LANDSCAPE	1000
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93	ELECTRICAL	1000
94	MECHANICAL	1000
95	ROOFING	1000
96	FOUNDATION	1000
97	CONCRETE	1000
98	STEEL	1000
99	BRICK	1000
100	GLASS	1000

SYMBOL LEGEND

- 1. 1" DIA. TREE
- 2. 2" DIA. TREE
- 3. 3" DIA. TREE
- 4. 4" DIA. TREE
- 5. 5" DIA. TREE
- 6. 6" DIA. TREE
- 7. 7" DIA. TREE
- 8. 8" DIA. TREE
- 9. 9" DIA. TREE
- 10. 10" DIA. TREE
- 11. 12" DIA. TREE
- 12. 14" DIA. TREE
- 13. 16" DIA. TREE
- 14. 18" DIA. TREE
- 15. 20" DIA. TREE
- 16. 24" DIA. TREE
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- 18. 36" DIA. TREE
- 19. 42" DIA. TREE
- 20. 48" DIA. TREE
- 21. 54" DIA. TREE
- 22. 60" DIA. TREE
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- 25. 96" DIA. TREE
- 26. 108" DIA. TREE
- 27. 120" DIA. TREE
- 28. 144" DIA. TREE
- 29. 168" DIA. TREE
- 30. 192" DIA. TREE
- 31. 216" DIA. TREE
- 32. 240" DIA. TREE
- 33. 288" DIA. TREE
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- 54. 1296" DIA. TREE
- 55. 1344" DIA. TREE
- 56. 1392" DIA. TREE
- 57. 1440" DIA. TREE
- 58. 1488" DIA. TREE
- 59. 1536" DIA. TREE
- 60. 1584" DIA. TREE
- 61. 1632" DIA. TREE
- 62. 1680" DIA. TREE
- 63. 1728" DIA. TREE
- 64. 1776" DIA. TREE
- 65. 1824" DIA. TREE
- 66. 1872" DIA. TREE
- 67. 1920" DIA. TREE
- 68. 1968" DIA. TREE
- 69. 2016" DIA. TREE
- 70. 2064" DIA. TREE
- 71. 2112" DIA. TREE
- 72. 2160" DIA. TREE
- 73. 2208" DIA. TREE
- 74. 2256" DIA. TREE
- 75. 2304" DIA. TREE
- 76. 2352" DIA. TREE
- 77. 2400" DIA. TREE
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- 89. 2976" DIA. TREE
- 90. 3024" DIA. TREE
- 91. 3072" DIA. TREE
- 92. 3120" DIA. TREE
- 93. 3168" DIA. TREE
- 94. 3216" DIA. TREE
- 95. 3264" DIA. TREE
- 96. 3312" DIA. TREE
- 97. 3360" DIA. TREE
- 98. 3408" DIA. TREE
- 99. 3456" DIA. TREE
- 100. 3504" DIA. TREE

TREE & FENCING PROTECTION

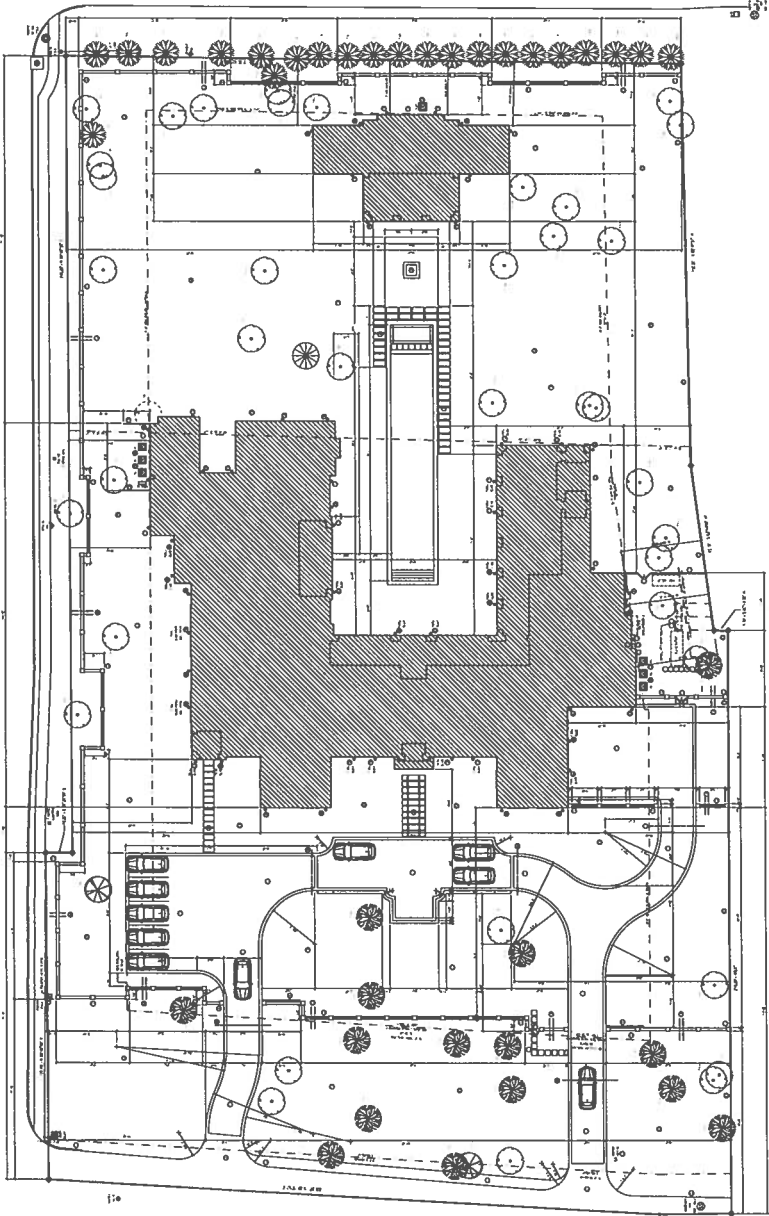


GENERAL NOTATIONS

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4. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX.

SITE PLAN KEY NOTES

1. 1" DIA. TREE
2. 2" DIA. TREE
3. 3" DIA. TREE
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5. 5" DIA. TREE
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32. 240" DIA. TREE
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39. 576" DIA. TREE
40. 624" DIA. TREE
41. 672" DIA. TREE
42. 720" DIA. TREE
43. 768" DIA. TREE
44. 816" DIA. TREE
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47. 960" DIA. TREE
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49. 1056" DIA. TREE
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51. 1152" DIA. TREE
52. 1200" DIA. TREE
53. 1248" DIA. TREE
54. 1296" DIA. TREE
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56. 1392" DIA. TREE
57. 1440" DIA. TREE
58. 1488" DIA. TREE
59. 1536" DIA. TREE
60. 1584" DIA. TREE
61. 1632" DIA. TREE
62. 1680" DIA. TREE
63. 1728" DIA. TREE
64. 1776" DIA. TREE
65. 1824" DIA. TREE
66. 1872" DIA. TREE
67. 1920" DIA. TREE
68. 1968" DIA. TREE
69. 2016" DIA. TREE
70. 2064" DIA. TREE
71. 2112" DIA. TREE
72. 2160" DIA. TREE
73. 2208" DIA. TREE
74. 2256" DIA. TREE
75. 2304" DIA. TREE
76. 2352" DIA. TREE
77. 2400" DIA. TREE
78. 2448" DIA. TREE
79. 2496" DIA. TREE
80. 2544" DIA. TREE
81. 2592" DIA. TREE
82. 2640" DIA. TREE
83. 2688" DIA. TREE
84. 2736" DIA. TREE
85. 2784" DIA. TREE
86. 2832" DIA. TREE
87. 2880" DIA. TREE
88. 2928" DIA. TREE
89. 2976" DIA. TREE
90. 3024" DIA. TREE
91. 3072" DIA. TREE
92. 3120" DIA. TREE
93. 3168" DIA. TREE
94. 3216" DIA. TREE
95. 3264" DIA. TREE
96. 3312" DIA. TREE
97. 3360" DIA. TREE
98. 3408" DIA. TREE
99. 3456" DIA. TREE
100. 3504" DIA. TREE



11505 MEMORIAL DRIVE
 11505 MEMORIAL DRIVE
 11505 MEMORIAL DRIVE
 11505 MEMORIAL DRIVE

ISSUED FOR PERMITTING/CONSTRUCTION



801-248-4110
 801-248-4111
 801-248-4112
 801-248-4113
 801-248-4114
 801-248-4115
 801-248-4116
 801-248-4117
 801-248-4118
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 801-248-4127
 801-248-4128
 801-248-4129
 801-248-4130

A2.2

SITE LAYOUT PLAN

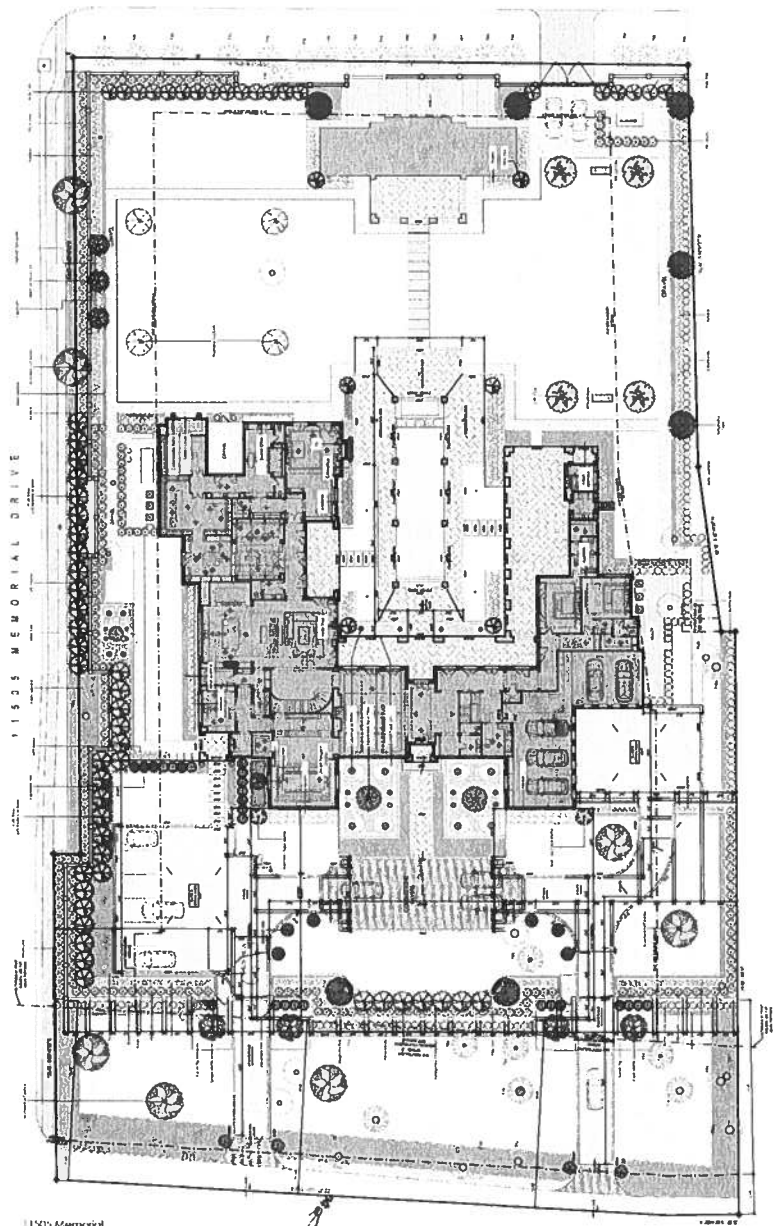


PERMIT NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WORTH LANDSCAPE AND DRIVEWAY PERMITTING REGULATIONS.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FORT WORTH LANDSCAPE AND DRIVEWAY PERMITTING REGULATIONS.
3. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED PERMIT TERM.

GENERAL NOTATIONS

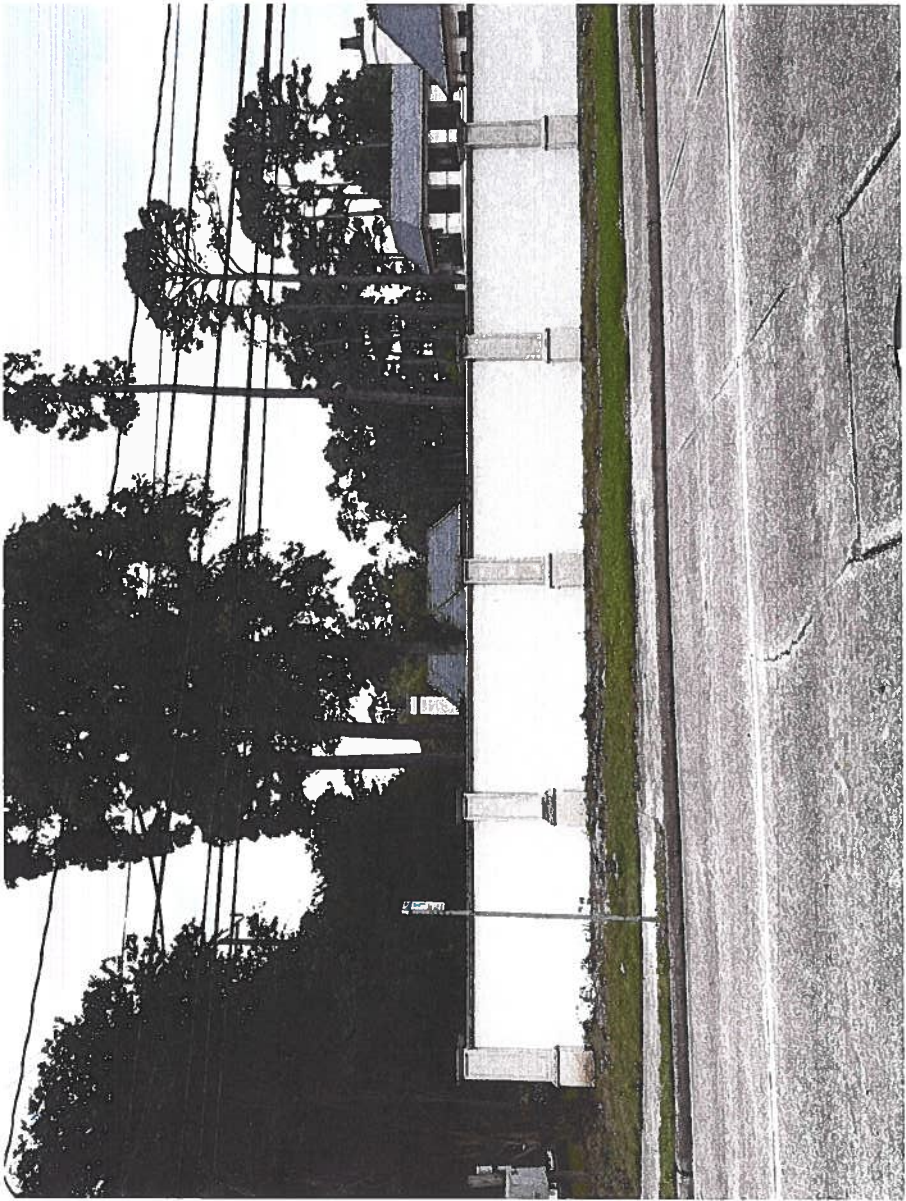
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FORT WORTH LANDSCAPE AND DRIVEWAY PERMITTING REGULATIONS.
2. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED PERMIT TERM.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FORT WORTH LANDSCAPE AND DRIVEWAY PERMITTING REGULATIONS.
4. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED PERMIT TERM.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FORT WORTH LANDSCAPE AND DRIVEWAY PERMITTING REGULATIONS.
6. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED PERMIT TERM.
7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FORT WORTH LANDSCAPE AND DRIVEWAY PERMITTING REGULATIONS.
8. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED PERMIT TERM.
9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FORT WORTH LANDSCAPE AND DRIVEWAY PERMITTING REGULATIONS.
10. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED PERMIT TERM.



11505 Memorial
 1/8" = 1'
 Date: 9/22/2025
 www.garylandscapes.com









Board Precedent

Laura M. Mafrige
11010 N. Country Squire
Houston, TX 77024
Lawlmm@aol.com
(713) 222-8696
04/06/2025

Board of Adjustment
City of Piney Point Village
7660 Woodway, Suite 460
Houston, Texas 77063

Subject: Request for Variance – Code 75, Section 245 – Fence Construction

Dear Members of the Board of Adjustment,

I am writing to respectfully request a variance related to the construction of a new fence on our property located at 11010 N. Country Squire, in accordance with Code 75, Section 245 of the Piney Point Village ordinances.

We intend to construct a replacement fence along Memorial Drive and a portion of Greenbay Street, using solid stone stucco in a light cream color, which meets and exceeds the aesthetic and structural standards of the area. The existing fence—located fully on our property—has been in severe disrepair for over 20 years. When we purchased our home five years ago, the title company confirmed that the fence was on our property, and there was no active Homeowners Association (HOA) at the time of closing.

Shortly after we began preparing to replace the deteriorated fence, the HOA immediately claimed ownership of it and halted our progress. It took three years for the HOA to conduct a survey, which ultimately confirmed that the fence is entirely on our property and belongs to us.

The proposed replacement fence will be eight feet tall, tapering down to four feet over the final 40 feet, as detailed in the submitted blueprints. It is important to note that the natural street level along Memorial Drive is approximately two feet lower than the footprint of our home, meaning the perceived height of the fence from the street is reduced. This helps maintain a balanced, unobtrusive streetscape while still providing necessary privacy and safety for our family.

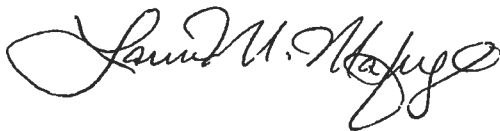
We acknowledge that the ordinance requires approved vegetation in front of any solid fence that faces a public right-of-way. However, we respectfully request a variance from

this requirement. While some properties in the neighborhood have complied with this stipulation, there are other properties where vegetation has not been installed or enforced. Given this, we believe that maintaining the fence as planned without additional vegetation is consistent with the existing character of the neighborhood.

Given the prolonged delay caused by the fence ownership dispute, the advanced state of disrepair, the elevation difference from the street, and our intent to build a high-quality structure in full consideration of city guidelines, we respectfully request a variance for the 8 foot fence to be a solid stucco fence and no requirement for landscaping and vegetation. We believe our plan maintains the integrity and character of the neighborhood while resolving a longstanding safety and visual concern.

Thank you for your time and consideration. I am happy to attend any hearing, answer questions, or provide additional supporting materials including surveys, blueprints, and photographs.

Sincerely,

A handwritten signature in black ink, appearing to read "Laura M. Mafrige". The signature is written in a cursive, flowing style with a large initial "L" and "M".

Laura M. Mafrige



MINUTES
BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE
HARRIS COUNTY, TEXAS

At a regular meeting held on April 10, 2025, the following members of the Board of Adjustment were present:

<u>MEMBER</u>	<u>PRESENT/ABSENT</u>
Larry Chapman	Present
Zeb Nash	Present
Michael Cooper	Present
Vicki Driscoll	Present
Richard Hodge	Present

Those in attendance included the Applicant and other interested parties.

- I. The meeting was called to order at 6:00 P.M.
- II. Board's actions and comments on scheduled appeals are attached hereto. The number of appeals considered was one.

The action taken by the Board on any application (i) is limited solely to such application, (ii) shall not be applicable to any other application whether on the property involved with such application or any other property and (iii) shall not alter or modify any of the terms and provisions of Chapters 34 or 74 of the Code of Ordinance of the City, or any other ordinance.

- III. The Board's actions on the above stated appeal(s) are attached hereto and incorporated herein by this reference for all purposes.
- IV. The meeting was adjourned at 7:15 P.M.


Chair

**BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE**

**Action on Appeals
Meeting Date: April 10, 2025**

1. **Scheduled Appeal No: 25-01**
2. **Applicant: Laura Mafrige and Diran Elsaifi**
3. **Address: 11010 N Country Squire**
4. **Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-245(i)(1) and (3)**
5. **Applicant was present: yes
Represented by self**
6. **After presentation of the appeal by applicant, discussion by all interested parties either for or against and deliberation by the Board, the Board voted as follows:**
 - (a) **Subject to the rights of third parties including without limitation any applicable Homeowners Association with respect of any demolition, modification or construction of an existing or new fence, to grant a variance under section 74-245(i)(3) to permit a solid stucco fence not to exceed eight feet in height on the north side of the Applicant's property for the area extending from the east end of the existing solid fence to the east end of the existing brick and iron fence (thereby replacing the said existing brick and iron fence), and subject as aforesaid, to grant a variance under section 74-245(i)(3) to permit a solid stucco fence not to exceed eight feet in height on the east boundary of the Applicant's property from the northeast corner of the currently existing brick and iron fence (thereby replacing the said existing brick and iron fence) extending south to the north end of the 50-foot front building line so as to not in any case be anywhere in the required front yard;**
 - (b) **To deny the appeal to permit a four-foot-high solid fence within the required front yard as opposed to the permitted three-foot-high solid fence per Section 74-245(i)(1); and**
 - (c) **To deny the appeal to permit the Applicant to not be required to submit landscape plans and maintain the landscaping in accordance with the requirements set forth in Section 74-245 (i)(3).**

7. **The vote of each Board Member was as follows:**

As to (a) above:

Member	Vote (Granted/Denied)
Nash	Denied
Chapman	Granted
Cooper	Granted
Driscoll	Granted
Hodge	Granted

As to (b) above:

Member	Vote (Granted/Denied)
Nash	Denied
Chapman	Denied
Cooper	Denied
Driscoll	Granted
Hodge	Denied

As to (c) above:

Member	Vote (Granted/Denied)
Nash	Denied
Chapman	Denied
Cooper	Denied
Driscoll	Denied
Hodge	Denied


Chair

ORDER NO. 25-01
VARIANCE

BE IT ORDERED BY THE BOARD OF ADJUSTMENT OF THE CITY OF PINEY POINT VILLAGE:

Section 1. The appeal of Laura Mafrige and Diran Elsaifi, for the following variance as to 11010 N Country Squire:

- (a) Variance Request (a): A variance under section 74-245(i)(3) to permit the installation of a solid stucco fence not to exceed eight feet in height on the north side of the Applicant's property for the distance extending from the east end of the existing solid fence to the east end of the existing brick and iron fence (thereby replacing the said existing brick and iron fence in that area), and to permit the installation of a solid stucco fence not to exceed eight feet in height on the east boundary of the Applicant's property from the northeast corner of the currently existing brick and iron fence (thereby replacing the said existing brick and iron fence in that area) extending south to the north end of the 50-foot front building line so as to not in any case be anywhere in the required front yard; in each case subject to the rights of third parties including without limitation any applicable Homeowners Association with respect to any demolition, modification or construction of an existing or new fence, and such variance being subject to Section 74-212 such that the variance will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 74-212(b) or (c), from Section 74-245(i) (3) of Chapter 74, Zoning, Code of Ordinances of the City, a copy of which appeal is attached hereto, is hereby granted.
- (b) Variance Request (b): A variance to permit the installation of a four-foot-high solid fence within the required front yard as opposed to the permitted three-foot-high solid fence per Section 74-245(i)(1) of Chapter 74, Zoning, Code of Ordinances of the City, a copy of which appeal is attached hereto, is hereby denied.
- (c) Variance Request (c): A variance to permit the Applicant to not be required to submit landscape plans and maintain the landscaping in accordance with the requirements set forth in Section 74-245 (i)(3) of Chapter 74, Zoning, Code of Ordinances of the City, a copy of which appeal is attached hereto, is hereby denied.

Section 2. The Board hereby finds and determines as follows as to Variance Request (a):

- (a) The variance requested under Variance Request (a) above as to Section 74-245(i) (3) will not be contrary to the public interest;
- (b) A literal enforcement of the provisions of Section 74-245(i) (3) of Chapter 74 will result in unnecessary hardship;
- (c) The granting of the requested variance under (a) above as to Section 74-245(i) (3) is consistent with the spirit of the Ordinance and its general purpose and intent.

Section 3. The Board hereby finds and determines as follows as to Variance Request (b):

(a) The variance requested under Variance Request (b) above as to Section 74-245(i) (1) will be contrary to the public interest;

(b) A literal enforcement of the provisions of Section 74-245(i) (1) of Chapter 74 will not result in unnecessary hardship;

(c) The granting of the requested variance under Variance Request (b) above as to Section 74-245(i) (1) is not consistent with the spirit of the Ordinance and its general purpose and intent.

Section 4. The Board hereby finds and determines as follows as to Variance Request (c):

(a) The variance requested under Variance Request (c) above as to Section 74-245(i) (3) will be contrary to the public interest;

(b) A literal enforcement of the provisions of Section 74-245(i) (3) of Chapter 74 will not result in unnecessary hardship;

(a) The granting of the requested variance under Variance Request (c) above as to Section 74-245(i) (3) is not consistent with the spirit of the Ordinance and its general purpose and intent.

Section 5. The action taken by the Board (i) is limited solely to this appeal and the improvements under consideration, (ii) shall not be applicable to any other appeal whether on this property or any other property and (iii) shall not alter or modify any of the terms and provisions of Chapter 74, Zoning, of the Code of Ordinances of the City or any other ordinance.

PASSED, APPROVED, and ORDERED April 10, 2025 (transmitted to offices of the City of Piney Point on April 14, 2025).


Chair

Community Outreach

Greetings Piney Point Neighbors,

We are writing this letter to our neighbors per request from the City of Piney Point Village. Recently the Secretary of the Board of Adjustments reached out regarding an internal oversight/mistake regarding the approval of solid masonry walls on corner lots.

In our case, we submitted and obtained all appropriate approvals from the City and its various Committees and were granted the approval/permit to build the solid masonry walls & columns along Memorial Drive & Radney Road. While there is much precedent for this action in many locations throughout Piney Point Village in recent years, there was an Ordinance passed in late 2021 regarding solid walls and it did not specifically list masonry as an approved material. Somehow the City missed this ordinance requirement internally at the time of our approval/permit and has asked us to present our situation in front of the Board of Adjustments retroactively at the upcoming meeting on Thursday May 14th at 6:00 PM located at 7660 Woodway Drive, Suite 460, Houston, Texas 77063.

Specifically, we have been asked to apply and seek a variance provided by the Cities' Board of Adjustments to cover this issue, covered in Chapter 74, Section 245 – Supplementary District Regulations, #3 Fences, side and rear yard adjacent to a street.

"Fences may be constructed within a required side or rear yard adjacent to a street if such fence does not exceed eight feet in height above the natural grade of the lot at the lot line adjacent to such fence, and the fence is either (i) an 80 percent fence, or (ii) an authorized wooden fence with landscaping from a city-approved landscaping plan and placed on the side of the fence adjacent to the street. The property owner is responsible for maintaining the fence and the landscaping in accordance with the city-approved landscaping plan, including, but not limited to, removing and replacing any dead landscaping or other landscaping that does not comply with the city-approved landscaping plan."

Along with this informational letter, we have also included a reduced version of our site plan and have highlighted the masonry walls currently in place along Memorial Drive & Radney Road. These walls are currently partially stucco veneer with limestone columns & wall caps and when complete, will feature lush landscaping and irrigation. Additional information and a detailed packet will be available online on the City's website under Board of Adjustment, agenda, meetings and packets by Monday May 11th.

Should you have any questions, please feel free to contact either of us at the numbers below and we would be happy to assist.

Sincerely,

Omar Khan
Owner – 11505 Memorial Drive
713.240.1193

Steve Hullinger
Owner – Build 48 LLC
713.204.8322