



April 25, 2025

Melvin Collins-Byrd  
MH Builder-Houston, LLC  
2180 North Loop West, Suite 250  
Houston, Texas 77018

**ILMS Project Number:** 25035572      **WCR File Number:** 9959701

**Legal Description:** 0.0574 acre out of a 0.1148 acre tract of land being Lot 7, Block 38, Fidelity Addition, located at 311 Tennessee Street

**Proposed Development:** Construction of a single family residence

**Wastewater:**

*Impact Fee:* \$1,746.32  
*Admin Fee:* \$33.10  
*Connection Point(s):* 8-inch sanitary sewer main in Tennessee Street  
*Proposed Service Units:* 1.0000  
*Treatment Plant:* Clinton Park  
*Pumping Station:* Mississippi

**Water:**

*Impact Fee:* \$2,091.03  
*Admin Fee:* \$33.10  
*Connection Point(s):* Water connection can be made to the 2-inch water main in Tennessee Street. The maximum allowable meter size for a 2-inch water main is a 1-inch meter. Please note, if the water line is not existing a water main extension/upsized will be required to serve the subject property.  
*Proposed Service Units:* 1.0000  
*Service Area:* EWPP

Deidre VanLangen  
Deputy Assistant Director  
Infrastructure and Development Services  
RVM:DV:TL (Council District C)

For Randall V. Macchi  
Director  
Houston Public Works

**This approval is subject to the standard City of Houston requirements and supplemental requirement(s) listed below.**

**Standard Requirements:**

The City Engineer may, from time to time, revise the Houston Public Works Infrastructure Design Manual, resulting in changes to the design criteria and parameters that must be followed in the development of this site.

Wastewater discharges from non-domestic sources must be reviewed for organic loading capacity and industrial wastewater permit requirements. Contact the Industrial Wastewater Service at 832-395-5800 if the sanitary sewer discharge contains non-domestic waste. Failure to comply with industrial wastewater permit requirements may result in termination of service or other enforcement remedies according to Chapter 47 Article V of the City of Houston Code of Ordinances.

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Please note, if the sanitary sewer line to which connection will be made is deeper than twenty feet (20'), or is larger than thirty-six inches (36") in pipe diameter, then the connection must be made to the nearest existing manhole of the sanitary sewer line. Please contact Ms. Helen Hou in the City Engineer's Office at (832) 394-9125 prior to engineering the plans for connection.

**Failure to pay the Impact Fees within six (6) months from the date of this letter will result in the expiration of this reservation and a new application must be submitted. If this project is not under construction within two (2) years from the date of this letter and a new application must be submitted. All fees must be paid prior to issuance of a building permit and may be paid online, by mail, or at 1002 Washington Avenue. A copy of the Impact Fee receipts and copy of this letter must be submitted with your construction plans when applying for a building permit. Plans must be approved by the Code Enforcement Branch of the Building and Development Services Division prior to the issuance of a permit.**

**Please note, the Wastewater and Water Impact Fees quoted above are not refundable for any reason including failure to obtain a building permit or failure to complete the project for any reason.**

This information is based on the City of Houston Geographic Information Management System Maps. These maps are prepared utilizing the best information available to the City and the City cannot warrant their accuracy or completeness. The exact size and location of all utility lines should be field verified.

For direct inquiries, please contact Utility Analysis at (832) 394-8888 or email [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov). Be sure to reference the ILMS project number listed in this letter.

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Supplemental Requirement(s):

- Ordinances provide for a waiver of impact fees for houses (single family residences) that sell to the first-time purchaser for less than the median price of a home in Houston during the month the proposed home is permitted. Currently, the median price is approximately \$340,092. If you feel that your proposed development may qualify for this exemption, please do not pay the impact fees referenced in this letter and make certain that you fill out an Impact Fee Exemption Form at 1002 Washington Avenue when applying for a building permit.