

MAYOR
Jim Pappas

CITY OF HUNTERS CREEK VILLAGE

CITY COUNCIL
Stuart Marks
Fidel Sapien
Linda Knox
Chip Cowell
Jay Carlton



CITY ADMINISTRATOR
Tom Fullen, MPA, CPM

ZONING BOARD OF ADJUSTMENT AGENDA

The Zoning Board of Adjustment of the City of Hunters Creek Village, Texas, will meet in regular session on **Monday, August 31, 2026, at 6:00 p.m.** in City Hall, #1 Hunters Creek Place, Houston, Texas 77024, to consider the following items.

Call the meeting to order, and the roll of appointed officers will be taken.

- A. **PUBLIC COMMENTS:** *Speakers are limited to 3 minutes.*
- B. Discussion and possible action to approve the minutes of the November 17, 2025, meeting.
- C. **EXECUTIVE SESSION:** A closed meeting will be held concerning the following item(s):
 - a) Texas Government Code, Section 551.071, Consultation with Attorney: The Zoning Board of Adjustment may conduct a private consultation with its attorney when the Zoning Board of Adjustment seeks the advice of its attorney about pending or contemplated litigation; or a settlement offer; or on a matter in which the duty of the attorney to the Zoning Board of Adjustment under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code.
 - Legal rules and procedures for variances and appeals
- D. **RECONVENE** into regular open session and consider action, if any, on items discussed in Executive Session.
- E. **VARIANCE PUBLIC HEARING**
 - An application from David Coolidge for a Variance to Section 44-159(d) of the Zoning Chapter, at 202 Timberwilde Lane, Hunters Creek Village, Texas, 77024 (also known as Lot 12, Timberwilde Subdivision) to allow the construction of structure(s) in front of the front line of the residence.

F. VARIANCE CONSIDERATION

1. Discussion and possible action on an application from David Coolidge for a Variance to Section 44-159(d) of the Zoning Chapter, at 202 Timberwilde Lane, Hunters Creek Village, Texas, 77024 (also known as Lot 12, Timberwilde Subdivision) to allow the construction of structure(s) in front of the front line of the residence.

G. APPEAL PUBLIC HEARING

- An application from David Coolidge Appealing the Building Official's decision to deny the construction plans for 202 Timberwilde Lane, Hunters Creek Village, Texas 77024 (also known as Lot 12, Timberwilde Subdivision), pursuant to Section 44-159(d) of the Zoning Chapter, which prohibits structures in front of the front line of the residence.

H. APPEAL CONSIDERATION

1. Discussion and possible action on an application from David Coolidge Appealing the Building Official's decision to deny the construction plans for 202 Timberwilde Lane, Hunters Creek Village, Texas 77024 (also known as Lot 12, Timberwilde Subdivision), pursuant to Section 44-159(d) of the Zoning Chapter, which prohibits structure(s) in front of the front line of the residence.

Adjourn Open Meeting

CERTIFICATION

I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, #1 Hunters Creek Place, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: August 25, 2026, at 4:00 p.m. and remained so posted continuously for at least three business days before said meeting was convened.

/s/
Tom Fullen, City Administrator
Acting City Secretary



The City Hall is wheelchair accessible, and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print are requested to contact the City Administrator's Office at 713.465.2150, by fax at 713.465.8357, or by email at tfullen@cityofhunterscreek.com. Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's website at <http://cityofhunterscreek.com>.



**CITY OF HUNTERS CREEK VILLAGE
AGENDA DISCUSSION FORM**

AGENDA DATE: August 31, 2026
AGENDA SUBJECT: Discussion and possible action to approve the minutes of the November 17, 2025, meeting.
EXHIBITS: Draft Minutes

**CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE
BOARD OF ADJUSTMENT
NOVEMBER 17, 2025**

The Board of Adjustment of the City of Hunters Creek Village, Texas, convened a regular meeting on November 17, 2025, at 6:00 p.m. in the City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas. Members of the public were invited to attend the meeting in person.

Call to order and the roll of elected and appointed officers.

The meeting was called to order at 6:00 p.m. by Chairman Brad Klein. In attendance were regular Board Members Brad Klein, Steve Pearson, Kelly Somoza, and John Braddock, as well as alternate Board Member Paul Gregory. Also present were Tom Fullen, City Administrator, Timothy Kirwin, City Attorney, and Jessica Pierce, Assistant City Secretary.

- A. PUBLIC COMMENTS At this time, any person with city-related business may speak to the Board. In compliance with the Texas Open Meetings Act, if a member of the public comments or inquires about a subject that is not specifically identified on the agenda, a member of the Board or a staff member may only respond by giving a statement of specific factual information or by reciting existing policy. The Board may not deliberate or vote on the matter.

No Comments.

- B. PUBLIC HEARING

- An application from Teresa Clarke for a variance to Section 44-161(2) a.2 of the Zoning Chapter, Automobile Shelters, at 306 Lindenwood Drive, Hunters Creek Village, Texas, 77024 (also known as Lot 35, Block 3, Memorial Drive Manor Subdivision) to allow a detached garage of greater than 600 sq ft. in area.

Open Public Hearing: 6:00 p.m.

Comments: Applicant, Teresa Clarke, presented a letter to the board outlining her position regarding why the variance should be granted. The builder, Ramsey Midani, a representative of Erin Stetzer Builders, presented a letter outlining the project and explaining why the variance should be granted. The applicant stated that the damage to the garage structure was an act of God and beyond her control. Tom Fullen, City Administrator, provided a history of the renovation. The Board asked questions regarding a hardship under the ordinance. The City Attorney provided the Board with the criteria to grant a variance.

Close Public Hearing: 6:32 p.m.

C. REGULAR AGENDA

1. Discussion and possible action to approve the minutes of the October 20, 2025, meeting.

Board Member Braddock made a motion to approve the minutes of the October 20, 2025, meeting. Board Member Somoza seconded the motion, and the motion carried unanimously.

2. Discussion and possible action on an application from Teresa Clarke for a variance to Section 44-161(2) a.2 of the Zoning Chapter, Automobile Shelters, at 306 Lindenwood Drive, Hunters Creek Village, Texas 77024 (also known as Lot 35, Block 3, Memorial Drive Manor Subdivision) to allow a detached garage of greater than 600 sq ft. in area.

Board Member Pearson made a motion to approve the application from Teresa Clarke for a variance to Section 44-161(2) a.2 of the Zoning Chapter, Automobile Shelters, at 306 Lindenwood Drive, Hunters Creek Village, Texas 77024 (also known as Lot 35, Block 3, Memorial Drive Manor Subdivision) to allow a detached garage of greater than 600 sq ft. in area. Board Member Somoza seconded the motion. The motion failed on a 2-2 vote; therefore, the variance application was denied.

C. ADJOURNMENT

At 6:44 p.m., the meeting adjourned.

These minutes were approved on the ____ day of _____ 202__.

Brad Klein, Chairman

ATTEST:

Tom Fullen, City Administrator
Acting City Secretary

MAYOR
Jim Pappas

CITY OF HUNTERS CREEK VILLAGE

CITY COUNCIL
Stuart Marks
Fidel Sapien
Linda Knox
Chip Cowell
Jay Carlton



CITY ADMINISTRATOR
Tom Fullen, MPA, CPM

NOTICE OF A PUBLIC HEARING ZONING BOARD OF ADJUSTMENT CITY OF HUNTERS CREEK VILLAGE, TEXAS

Notice is hereby given that the Zoning Board of Adjustment of the City of Hunters Creek Village, Texas, will hold a public hearing on Monday, August 31, 2026, at 6:00 p.m. at City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas, 77024, for the purpose of receiving testimony for and against:

1. An application from David Coolidge for a Variance to Section 44-159(d) of the Zoning Chapter, at 202 Timberwilde Lane, Hunters Creek Village, Texas, 77024 (also known as Lot 12, Timberwilde Subdivision) to allow the construction of structure(s) in front of the front line of the residence.
2. An application from David Coolidge Appealing the Building Official's decision to deny the construction plans for 202 Timberwilde Lane, Hunters Creek Village, Texas 77024 (also known as Lot 12, Timberwilde Subdivision), pursuant to Section 44-159(d) of the Zoning Chapter, which prohibits structures in front of the front line of the residence.

Written comments may be submitted during normal business hours in the office of the City Secretary at #1 Hunters Creek Place, Hunters Creek Village, Texas 77024, or at the public hearing. For more information, you may call (713) 465-2150 during normal business hours.

Tom Fullen, City Administrator
Acting City Secretary



**CITY OF HUNTERS CREEK VILLAGE
AGENDA DISCUSSION FORM**

AGENDA DATE: August 31, 2026
AGENDA SUBJECT: Discussion and possible action on an application from David Coolidge for a Variance to Section 44-159(d) of the Zoning Chapter, at 202 Timberwilde Lane, Hunters Creek Village, Texas, 77024 (also known as Lot 12, Timberwilde Subdivision) to allow the construction of structure(s) in front of the front line of the residence.

EXHIBITS: Application

Date _____

MAYOR
Jim Pappas

CITY OF HUNTERS CREEK VILLAGE

CITY COUNCIL
Stuart Marks
Fidel Sapien
Linda Knox
Chip Cowell
Jay Carlton



CITY ADMINISTRATOR
Tom Fullen, MPA, CPM

Date: 7/16/2026

NOTICE OF PLAN REVIEW STATUS

The following submitted plans are not approved for construction

Address: 202 Timberwilde Ln.

1. No other structures shall be constructed or placed in front of the front line of the residence. Sec. 44-159 (d). Plan sheet A1-1N Shows a guest living quarters and other enclosed structures in front of the residence.
2. The front edge of the garage opening may not be forward of the front line of the residence. Sec. 44-161 (C), 2.
3. The driveway enclosure shall be permitted along or behind the front building line if: it complies with Sec. 44-163 (9), a 1.2.3. Also see requirements for front courtyard walls Sec. 44-163 (9) b 1.2.3.4.5.
4. The structural designer shall show the design meets the wind load design of 134 mph.
5. No separate accessory structures shall be erected within five feet of any other structure. Sec. 44-162 (2)
6. The proposed wade pool shall design shall comply with the safety requirements of the 2021 ISPSC
7. The proposed retaining wall reconstruction will require structural professional engineering design, that will be reviewed by the city engineer.
8. FYI: All other proposed structures will require separate permitting and plan reviews. Area drainage, Fencing, swimming pool, irrigation, separate outside structures,

The governing code for the City of Hunters Creek are the 2021 I-Codes and the 2020 N.E.C.

Thank you,

Henry Rivas C.B.O.

City of Hunters Creek

Jessica Pierce

From: Tom Fullen
Sent: Thursday, August 27, 2026 12:47 PM
To: Jessica Pierce
Subject: FW: Coolidge Lot - Timberwilde

From: Brian Thompson <bthompson@thompsoncustomhomes.com>
Sent: Thursday, August 27, 2026 11:19 AM
To: Tom Fullen <tfullen@cityofhunterscreek.com>
Subject: FW: Coolidge Lot - Timberwilde

See below. Thanks.



Brian Thompson
President, Thompson Custom Homes

(832) 327-0197 | (713) 203-5150 | thompsoncustomhomes.com
bthompson@thompsoncustomhomes.com | 1414 Woodvine



IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

WIRE FRAUD WARNING: Always verify any request to change payment instructions by calling our office at a known number. Thompson Custom Homes will never request wire instruction changes by email.

From: Paul Gregory <pgregory@gregorycook.com>
Sent: Wednesday, August 26, 2026 8:47 AM
To: Brian Thompson <bthompson@thompsoncustomhomes.com>
Cc: Jim Pappas <jimpappas@cityofhunterscreek.com>
Subject: Coolidge Lot - Timberwilde

Hi Brian:

After visiting with you, reviewing the 3D drawings and plans considering the very large front setback from the street (well over 200 ft.), I have no issues with the home being built as it is resigned. As the neighbor next door at 108 Timberwilde, I hope the city will approve the interpretation and/or variance requested so this house may be constructed as designed, without any changes. The fact that the entire home is under a common roof and common slab and considering the large setback and unique nature of the lot (both size and bayou frontage) I believe at a minimum a variance should be granted as this is clearly not a situation for which the rule was created in the first place. Please share this email with Hunters Creek. Sorry I am unable to attend as I am out of the country.

Best regards,

Paul Gregory
108 Timberwilde

Sent from my iPhone

Jessica Pierce

From: Tom Fullen
Sent: Thursday, August 27, 2026 7:58 PM
To: Jessica Pierce
Subject: Fwd: 202 TimberWilde

Tom Fullen, City Administrator
Mob. 713-409-7251
Off. 713-465-2150
tfullen@cityofhunterscreek.com

Sent from my iPhone

Begin forwarded message:

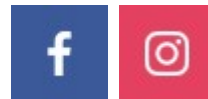
From: Brian Thompson <bthompson@thompsoncustomhomes.com>
Date: August 27, 2026 at 4:28:16 PM CDT
To: Tom Fullen <tfullen@cityofhunterscreek.com>
Subject: FW: 202 TimberWilde

See attached email. Thank you.



Brian Thompson
President, Thompson Custom Homes

(832) 327-0197 | (713) 203-5150 | [thompsoncustomhomes.com](mailto:bthompson@thompsoncustomhomes.com)
bthompson@thompsoncustomhomes.com | 1414 Woodv



IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

WIRE FRAUD WARNING: Always verify any request to change payment instructions by calling our office at a known number. Thompson Custom Homes will never request wire instruction changes by email.

From: Robyn Canterbury <RobynC@canterburyco.net>
Sent: Thursday, August 27, 2026 4:25 PM
To: Brian Thompson <bthompson@thompsoncustomhomes.com>
Subject: 202 TimberWilde

Brian,

After reviewing the 3D drawings and realizing the very large front setback from the street, as the neighbor, I have no issues with the home being built as is. I hope the city will approve the interpretation and/or variance requested so this house may be constructed as designed, without any changes. Please share this email with Hunters Creek. Thanks.
Robyn Canterbury

9:38



84



TB



Didn't get the I emailed
5 min ago?

Todd ›

No, shoot.

Brian,

After reviewing the 3D drawings and realizing the very large front setback from the street, as the neighbor, I have no issues with the home being built as is. I hope the city will approve the interpretation and/or variance requested so this house may be constructed as designed, without any changes. Please share this email with Hunters Creek. Thanks.
Todd Brock
211 Timberwilde



iMessage



Bthompson@thompsoncus-



202 TIMBERWILDE LN









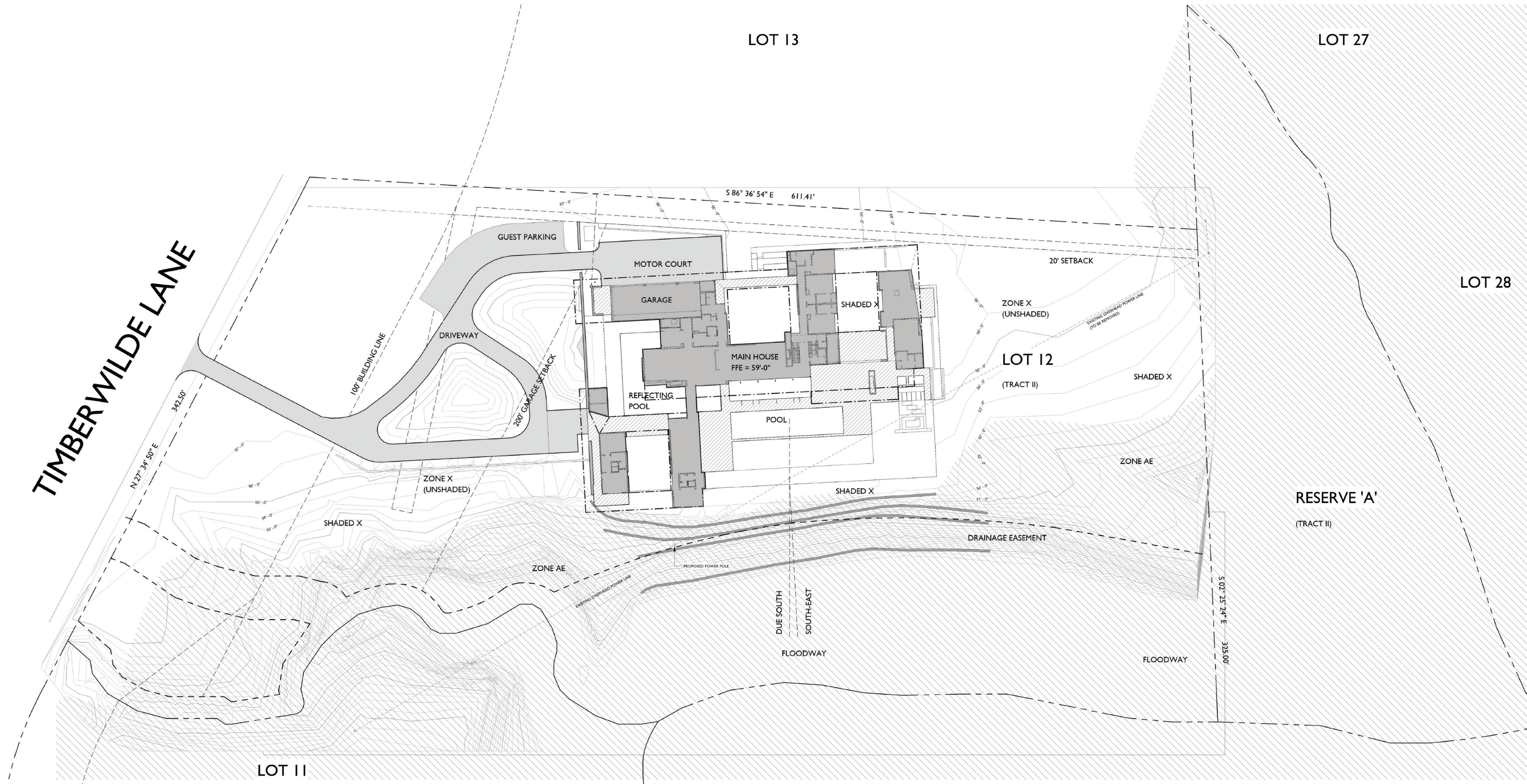












MAYOR
Jim Pappas

CITY OF HUNTERS CREEK VILLAGE

CITY COUNCIL
Stuart Marks
Fidel Sapien
Linda Knox
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Jay Carlton



CITY ADMINISTRATOR
Tom Fullen, MPA, CPM

NOTICE OF A PUBLIC HEARING ZONING BOARD OF ADJUSTMENT CITY OF HUNTERS CREEK VILLAGE, TEXAS

Notice is hereby given that the Zoning Board of Adjustment of the City of Hunters Creek Village, Texas, will hold a public hearing on Monday, August 31, 2026, at 6:00 p.m. at City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas, 77024, for the purpose of receiving testimony for and against:

1. An application from David Coolidge for a Variance to Section 44-159(d) of the Zoning Chapter, at 202 Timberwilde Lane, Hunters Creek Village, Texas, 77024 (also known as Lot 12, Timberwilde Subdivision) to allow the construction of structure(s) in front of the front line of the residence.
2. An application from David Coolidge Appealing the Building Official's decision to deny the construction plans for 202 Timberwilde Lane, Hunters Creek Village, Texas 77024 (also known as Lot 12, Timberwilde Subdivision), pursuant to Section 44-159(d) of the Zoning Chapter, which prohibits structures in front of the front line of the residence.

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Tom Fullen, City Administrator
Acting City Secretary



**CITY OF HUNTERS CREEK VILLAGE
AGENDA DISCUSSION FORM**

AGENDA DATE: August 31, 2026
AGENDA SUBJECT: Discussion and possible action on an application from David Coolidge Appealing the Building Official's decision to deny the construction plans for 202 Timberwilde Lane, Hunters Creek Village, Texas 77024 (also known as Lot 12, Timberwilde Subdivision), pursuant to Section 44-159(d) of the Zoning Chapter, which prohibits structure(s) in front of the front line of the residence.

EXHIBITS: Application

Application for an Appeal

- a) Street address and legal description of the property to which the decision in question relates:

Address: 202 Timberwilde Ln, Hunters Creek Village, Texas 77024

Legal Description: Lot 12 of Timberwilde, a subdivision in Harris County, Texas according to the map or plat thereof recorded at Volume 22, Page 25 of the Harris County Deed Records and Reserve "A" of Replat of Memorial Drive Manor, a subdivision in Harris County, Texas according to the map or plat thereof recorded at Volume 32, Page 18 of the Harris County Deed Records.

- b) Name, address and other contact information for the person filing the appeal:

Reid Wilson; Jordan Cooney (Attorneys for applicant/builder)

Wilson Cribbs & Goren, P.C.

1233 West Loop South

Houston, TX 77027

Email: rwilson@wcglaw.com; jcooney@wcglaw.com

- c) The nature and date of the decision in question:

On 07/16/26, the Building Official Henry Rivas denied a New Residence Permit Application submitted for 202 Timberwilde Ln. because the Building Official alleged that the plans submitted with the New Residence Permit Application violated the City of Hunters Creek Village Zoning Code Section 44-159(d) related to structures appearing in front of the front line of residences.

- d) The specific interest the person filing the appeal has in the decision in question:

Attorneys for applicant/builder.

- e) A brief explanation as to why the applicant believes the decision was incorrect:

The guest living area is physically and architecturally connected to the remainder of the residence, in this instance, considering the architectural design and unique lot layout, the entire improvements on our submitted Site Plans constitute one single-family dwelling, which is permitted under the Zoning Ordinance. The configuration of improvements is an architectural decision. The City is trying to regulate architecture, which it cannot do. See Exhibit "A" attached to this appeal (to be supplemented to provide additional detail).

- f) Any other information the applicant believes to be relevant to the Board's consideration of the matter:

See Exhibit "A" attached to this

appeal (to be supplemented to provide additional detail).

Signature of applicant

David J. Conbridge

MAYOR
Jim Pappas

CITY OF HUNTERS CREEK VILLAGE

CITY COUNCIL
Stuart Mark
Fidel Sapien
Linda Knox
Chip Cowell
Jay Carlton



CITY ADMINISTRATOR
Tom Fullen, MPA, CPM

August 24, 2026

Board of Adjustment Members,

The Building Official denied the permit for the proposed new residence at 202 Timberwilde Lane because the plans include a detached guest living area located forward of the front line of the residence. The guest living area is classified as an accessory structure, and the denial is consistent with the plain language and reasonable historical application of the City's Zoning Ordinance.

Section 44-2 of the Hunters Creek Village Zoning Ordinance defines an "accessory structure" as: "A structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure."

The proposed guest living area is a textbook example of an accessory structure because it satisfies all three elements of the definition of an accessory structure. 1. It is a structure on the same lot as the principal residence. 2. Its nature is incidental to the principal residence. 3. It is subordinate to the principal residence. The main residence is the primary dwelling and principal structure on the property, while the guest living area serves a secondary and supporting function.

The ordinance's definition does not require an accessory structure to be entirely free of any physical or structural connection to the principal residence. Likewise, the ordinance does not provide an exception stating that the addition of roof framing, a covered walkway, a breezeway, or a similar connection automatically converts an accessory structure into part of the principal residence.

The submitted design shows that the guest living area and the principal residence are entirely separate structures. No internal doorway, enclosed hallway, or conditioned interior passage connects the two separate living structures. To travel between the principal residence and the guest living area, a person must exit one structure, enter the outdoor environment, and then enter the other structure through a separate exterior entrance.

Connecting the roofs does not make the structures a single dwelling unit, especially when they have separate points of ingress and egress, which require walking outdoors to get from one to the other. Otherwise, any detached accessory structure could potentially be reclassified as part of the principal residence merely by connecting a roof, covered walkway, or narrow structural element between the two structures. This interpretation creates loopholes to bypass the location restrictions for accessory structures.

Section 44-162(1) provides: "No accessory structure or basketball goal shall be erected in front of the front line of the residence."

Section 44-159(d) provides: “No structure, regardless of height, shall be constructed or placed in front of the front line of the residence.”

Both provisions use mandatory language. Section 44-159(d) prohibits constructing or placing any structure in front of the front line of the residence, and Section 44-162(1) explicitly prohibits erecting an accessory structure in front of the front line of the residence.

The principal residence establishes the applicable front line of the residence. The proposed guest living area does not establish the front line of the residence merely because it is connected to the principal residence by a roof structure.

The addition of a structural roof connection does not move the established front line of the residence forward by including an otherwise prohibited accessory structure. Accepting that argument would allow the front line of a residence to be manipulated through the addition of a roof extension and would negate the ordinance’s restriction on structures and accessory structures in front of the residence.

The ordinance must be interpreted so that both the definition of “accessory structure” and the prohibition against structures in front of the residence remain in effect. The applicant’s interpretation would effectively eliminate the prohibition by allowing an accessory structure in front of the residence simply because it is connected by roof framing.

The Building Official correctly determined that the proposed guest living area is an accessory structure located in front of the principal residence and therefore does not comply with Sections 44-159(d) and 44-162(1). The Building Official’s denial is supported by the plain language of the ordinance, the facts shown on the submitted plans, and a reasonable application of the City’s zoning regulations.

Respectfully,



Tom Fullen, City Administrator

Sec. 44-2. - Definitions.

Accessory structure means a structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure.

Sec. 44-159. - Height regulations.

(d) ... No structure, regardless of height, shall be constructed or placed in front of the front line of the residence.

Sec. 44-162. - Accessory structures.

(1) No accessory structure or basketball goal shall be erected in front of the front line of the residence.

Architect’s Statement:

As first seen from the driveway upon arrival, the front concrete wall is a significant architectural element in that it both screens/privatizes the residence from the street while allowing the landscape features to engage the structure and create a distinct visual break as the entry into the residence. As this is monolithically poured with the foundation and integrates into the walls of the structure supporting the roof, it is a component to the overall main structure and continues as a “wing wall” creating an entry courtyard. It is integral to the architectural design as this home is designed around multiple courtyard experiences to take advantage of the long views out over the bayou and extend the living areas into these occupiable outdoor spaces.

There is no physical detachment or separation of “structure” either with this wall or with the rooms that make up the building behind it. Visually this residence reads as one principal structure through the use of a contiguous foundation and uninterrupted roof lines, with the concrete wall inherently becoming the “front line of the residence”. Upon entering through the break within this wall, the circulation experience begins within the residence utilizing both methods of interior and exterior circulation amongst both indoor and outdoor spaces.

The use of exterior circulation between rooms of a single family dwelling under one roof has been used in some of the oldest historical residential architectural examples, and is still in use in good weather areas today. The use of which does not define those rooms as subordinate any more than the other habitable rooms of the house. All sleeping quarters are of equal use and importance, regardless of circulation type, and has been presented both visually and in function as a part of the overall complete primary residence.

The intent of the code limiting the location of “accessory structures” behind the front line of the residence would seem to suggest it’s role in limiting the visual clutter of smaller structures in front of a larger/principal one, none of which is occurring in this particular design because of the strategic use of roof and walls to create a cohesive structure. As a licensed design professional we respected the intent of the code and never intended this portion of the house to be viewed as an accessory, both in program or physical presence. This single family dwelling is intended to be viewed and experienced as soon as one enters through the front concrete wall and into a combination of occupiable indoor and outdoor spaces, thereby indicating it’s status as the “front line of the residence”.

KEY DEFINITIONS

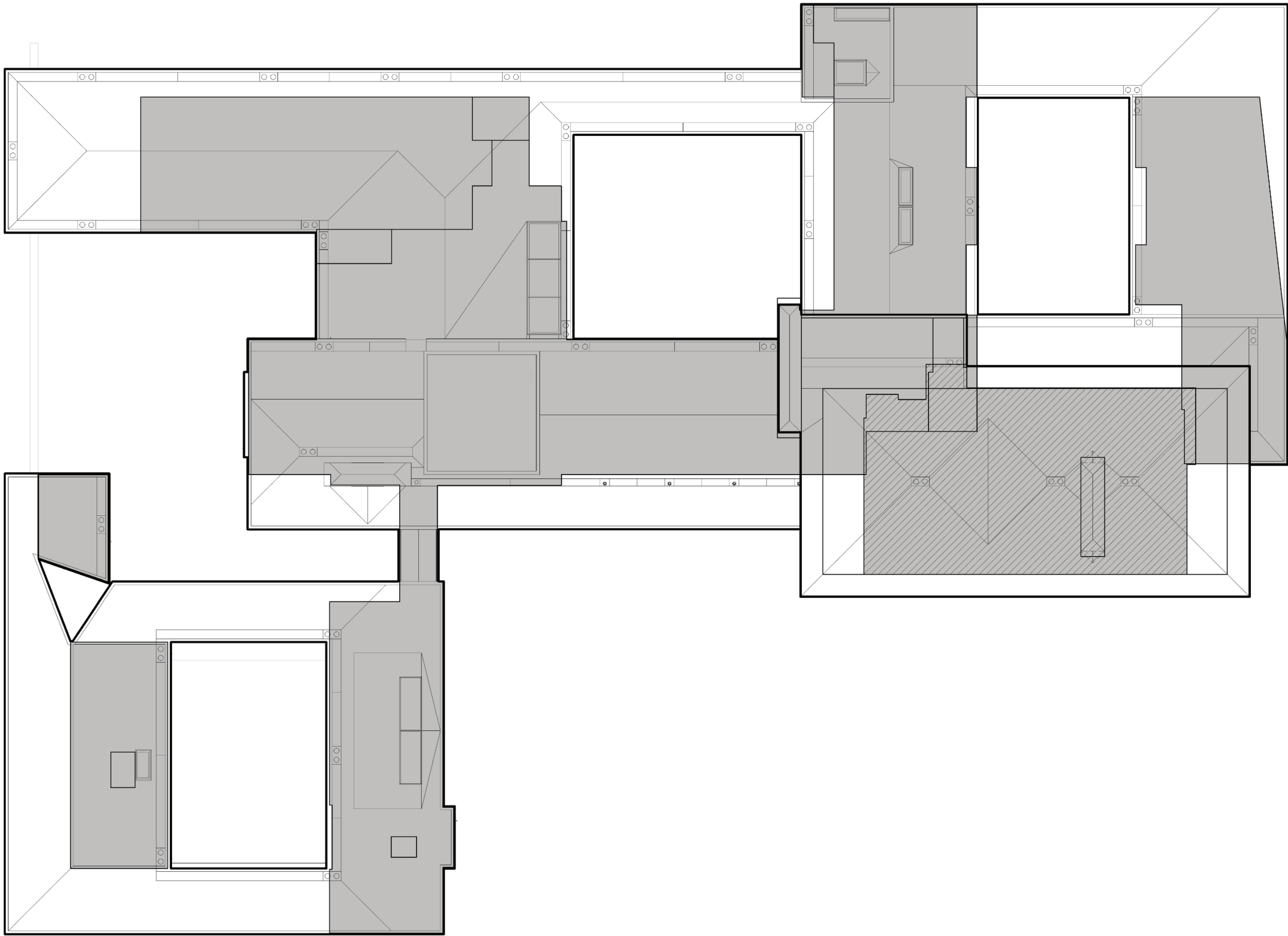
Accessory Structure: A structure on the same lot with, and of a nature customarily incidental and subordinate to the principal structure, including, but not limited to, air conditioning units.

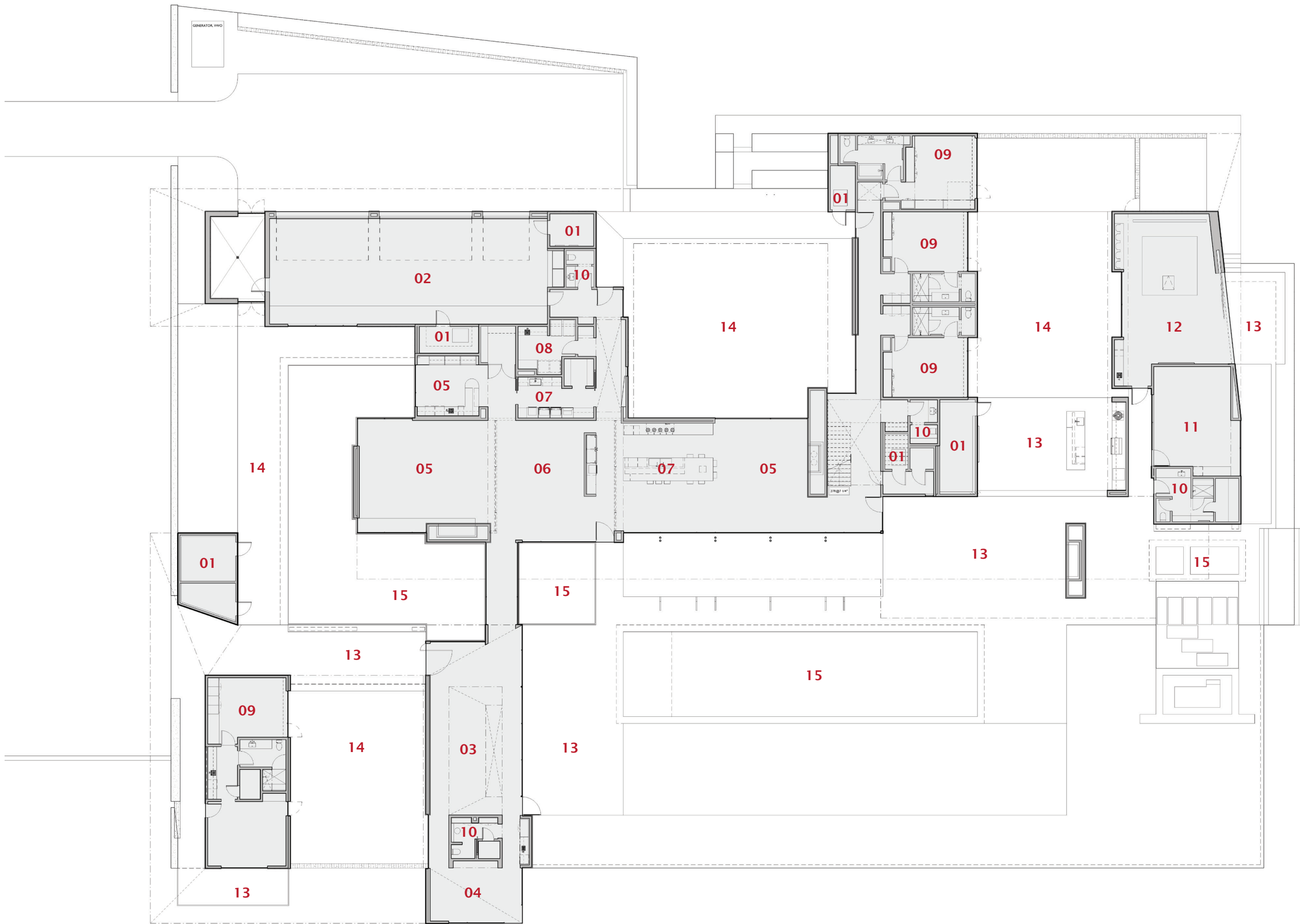
Dwelling, Single Family: A detached residential dwelling, other than a mobile home or trailer or any structure converted from a mobile home or trailer, designed and used exclusively for residential occupancy and having accommodations for and occupied by only one family and no portion of which may be used for the conduct of a business, trade or profession.

Structure: Anything constructed or erected which requires permanent location on the ground or is attached to something having a permanent location on the ground including, but not limited to, signs, billboards, poster panels, swimming pools, tennis courts, paddle courts or game-type courts. Yard lights, bird baths, flagpoles, fountains and similar items are not considered as structures herein.

CONTENTS

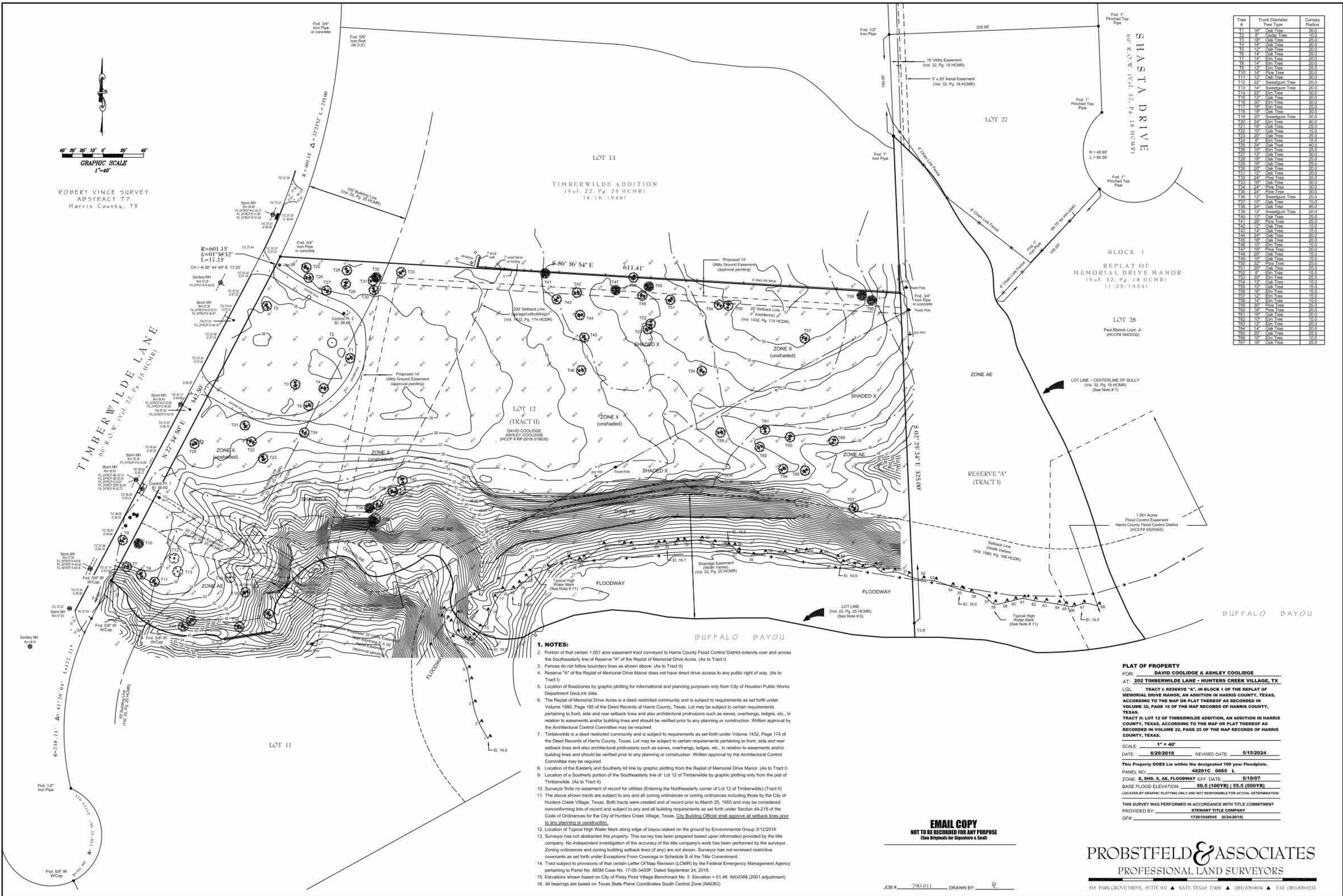
01	ARCHITECT’S STATEMENT
02	BIRDSEYE RENDERING
03	FRONT RENDERING 01
04	FRONT RENDERING 02
05	FRONT RENDERING 03
06	FRONT RENDERING 04
07	FRONT RENDERING 05
08	SIDE RENDERING 01
09	SIDE RENDERING 02
10	SIDE RENDERING 03
11	SITE PLAN
12	ROOF PLAN
13	FLOOR PLAN
14	ELEVATIONS





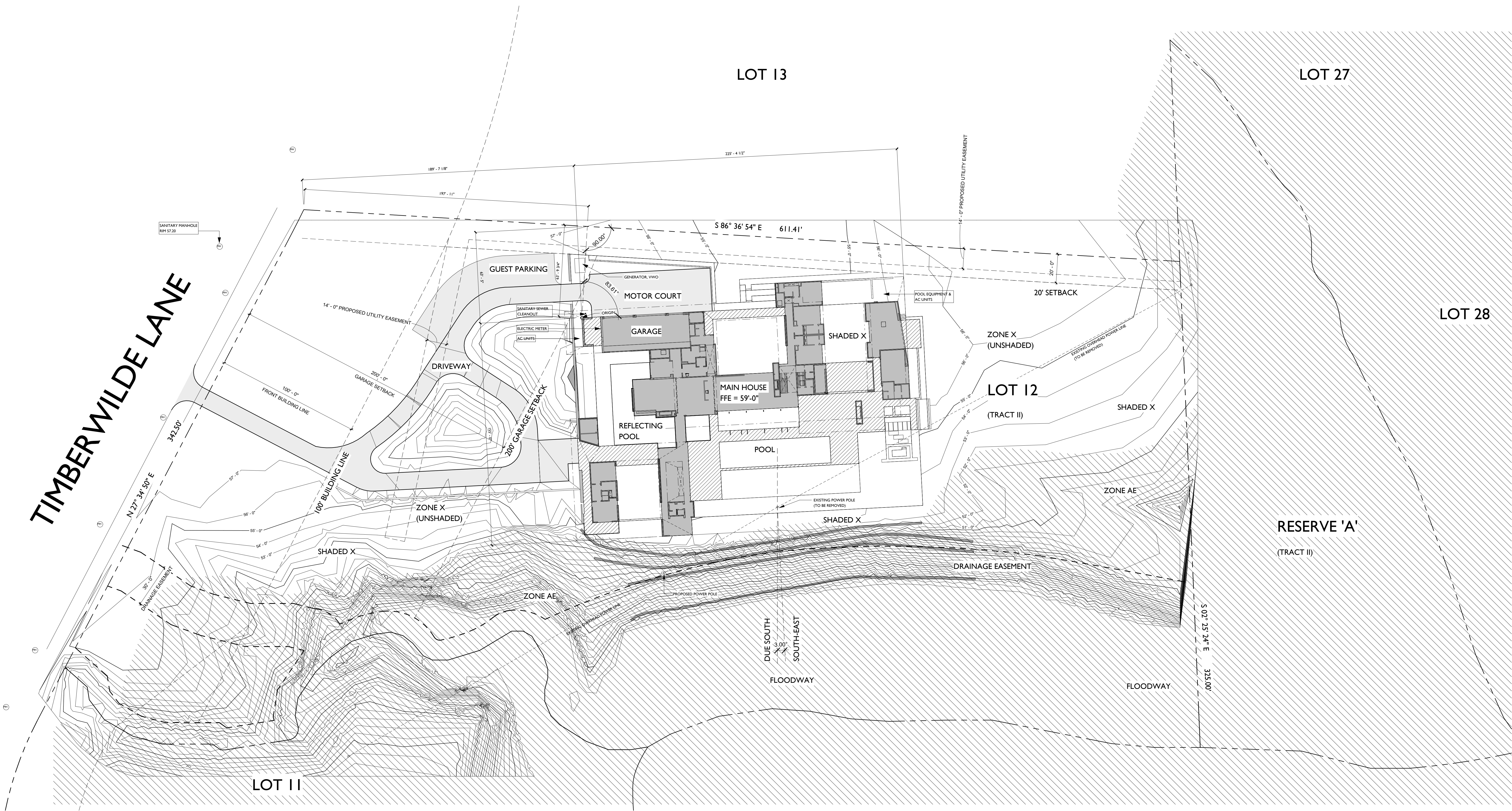
MAIN FLOOR

- 01 STORAGE / MECH
- 02 GARAGE
- 03 FOYER
- 04 OFFICE
- 05 LIVING
- 06 DINING
- 07 KITCHEN
- 08 UTILITY
- 09 BEDROOM SUITE
- 10 BATH
- 11 EXERCISE
- 12 GAME
- 13 OUTDOOR LIVING
- 14 COURTYARD
- 15 POOL / REFLECTING POOL

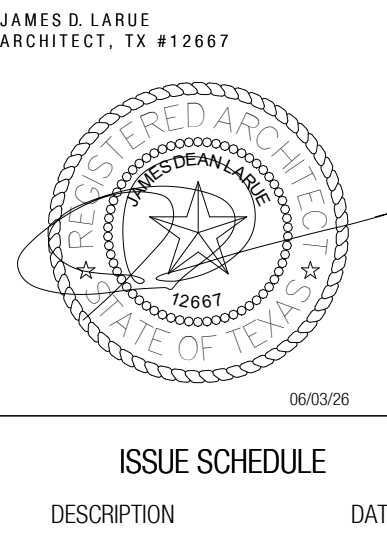


SITE PLAN LEGEND	
	PAINT WASHOUT
	CONCRETE WASHOUT
	PORTABLE TOILET
	ACCESS ROUTES
	MATERIALS STAGING AREA
	CONSTRUCTION DUMPSYMBOL
	SILT FENCE
	CONSTRUCTION FENCE
	GAS LINE
	SEWER LINE
	WATER LINE
	TELEPHONE LINE
	ELECTRICAL LINE
	WASTE WATER LINE
	HVAC EQUIPMENT
	POOL EQUIPMENT

- LEGAL DESCRIPTION**
202 TIMBERWILDE LANE HUNTERS CREEK VILLAGE, TX
TRACT I: RESERVE 'A'; BLOCK 1 OF REPLAT OF MEMORIAL DRIVE MANOR
TRACT II: LOT 12 OF TIMBERWILDE ADDITION
- GENERAL NOTES**
- BUILDER TO VERIFY ALL EXISTING UTILITIES, METES AND BOUNDS, BUILDING LINES AND EASEMENTS PRIOR TO PERFORMING ANY LOT IMPROVEMENTS.
 - A CITY OF HUNTERS CREEK VILLAGE APPROVED PERMIT SET OF DRAWINGS IS TO BE KEPT ON SITE AT ALL TIMES.
 - ALL STAGING AREA, PORTABLE TOILET, DUMPSTERS, SILT FENCING, AND ALL OTHER CONSTRUCTION RELATED ITEMS ARE TO BE LOCATED PER CITY REQUIREMENTS.
 - VERIFY ALL HARDSCAPE INCLUDING DRIVES, PARKING AREAS, WALLS, STEPS AND WALKS WITH LANDSCAPE ARCHITECT
 - BUILDER TO COORDINATE GRADING AND DRAINAGE REQ. FOR NEW CONSTRUCTION WITH LANDSCAPE ARCHITECT AND CIVIL ENGINEER.
 - A RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE 2019 NFPA 13D OR THE 2021 IBC 709A STANDARDS WILL BE INSTALLED. THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A TEXAS LICENSED SPRINKLER CONTRACTOR FOR NFPA 13D SYSTEMS OR A TEXAS LICENSED PLUMBER WITH THE MULTIPURPOSE RESIDENTIAL FIRE PROTECTION SPRINKLER SPECIALIST (MPPFS) ENDORSEMENT. THE SPRINKLER PLANS MUST BE SUBMITTED, REVIEWED, APPROVED, TESTED AND INSPECTED BY AFD PRIOR TO COVERING WALLS AND CEILINGS.



HTX RESIDENCE
202 TIMBERWILDE HOUSTON, TX
ISSUED FOR PERMIT



ISSUED FOR PERMIT
SITE PLAN
SHEET
ASP-2
DATE
JUNE 3, 2026
DRAWN BY: JNL

1. GENERAL NOTES

- THE WORKING DRAWINGS IN THIS SET MAY NOT ADDRESS ALL THE REQUIREMENTS IN THE BUILDING CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW THE CODES AND THAT CONSTRUCTION COMPLY WITH THE LATEST VERSION OF THE BUILDING CODES AS ADOPTED BY THE JURISDICTION HAVING AUTHORITY OVER THIS PROJECT. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL GOVERNMENT CODES AND SHALL CONFORM TO THE APPLICABLE BUILDING AND PERFORMANCE STANDARDS PROTECTED BY THE DECEPTIVE TRADE PRACTICES ACT OF TEXAS, OR ANY SUCCESSOR THEREOF.
- HVAC ZONES REFER TO MEP
- WH ZONES REFER TO MEP

- REFER TO NOTE, DIMENSION AND ENGINEERING PLANS TO FRAME OR TO PROVIDE ENGINEERED TRUSSES.
- ALL WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR SHALL PROVIDE WATERPROOFING AT ALL DOORS AND WINDOWS AS REQUIRED TO PREVENT POSTURE INFILTRATION. ALL WATERPROOFING TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS TO BE HARDWIRED, INTERCONNECTED, HAVE BATTERY BACKUP AND BE LOCATED WITHIN AND IN THE VICINITY OF SLEEPING ROOMS IN ACCORDANCE WITH IRC R314 & R315.
- BUILDER TO VERIFY EXACT LOCATION, SIZE AND INSTALLATION CLEARANCES OF ALL APPLIANCES PRIOR TO CONSTRUCTION.

- FIRE SPRINKLER REQUIRED**
A RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE 2019 NFPA 13D OR THE 2021 IRC F202 STANDARDS SHALL BE INSTALLED UNLESS A FINE FLOW TEST AS PERFORMED BY AFD MEETS THE MINIMUM REQUIRED LEVEL PER 2021 IRC SECTION 903.5. THE PLAN FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A TEXAS LICENSED SPRINKLER CONTRACTOR FOR NFPA 13D SYSTEMS OR A TEXAS LICENSED PLUMBER WITH THE PLASTER ABOVE RESIDENTIAL FIRE PROTECTION SPRINKLER SPECIALIST (PSPS) ENDORSEMENT. THE SPRINKLER PLANS MUST BE SUBMITTED, REVIEWED, APPROVED, TESTED AND INSPECTED BY AFD PRIOR TO COVERING WALLS AND CEILING. A FLOW TEST OF THE MOST DEMANDING AREA WILL BE REQUIRED.

2. ABBREVIATIONS

- WINDOWS**
GL - GLASS
TEMP - THERMO-PAINT GLASS
DOORS
FG - FIBERGLASS
SL - SIMULATED DIVIDED LITE
S - SINGLE LITE
SC - SOLID CORE
MECHANICAL
RAC - RETURN AIR GRILL
FLOORING
CONC - CONCRETE
CARPT - CARPET
HWD - HARDWOOD
STL - STONE TILE

- MISC.**
ABV - ABOVE
CAB - CABINET
CL - CENTERLINE
CLG - CEILING
CO - CASED OPENING
COL - COLUMN
DR - DOOR
DW - DOWNSHOWER
DRY - DRYER
EQIP - EQUIPMENT
FD - FURN DOWN
FRZ - FREEZER
HB - HOSE BIB
GWB - GYPSUM WALL BOARD
K/S - KNEE SPACE
M/S - MASONRY
MFR - MANUFACTURER
MTL - METAL
OH - OVERHEAD
OPT - OPTIONAL

- REF - POCKET DOOR**
RE - REFER TO / REFERENCE
REF - REFRIGERATOR
SHLV - SHELVES
SIC - SHEET ROCK OPENING
STOR - STORAGE
TR - TRASH/BICYCLE
TYP - TYPICAL
UC - UNDER COUNTER
VMA - VERIFY WITH ARCHITECT
VMB - VERIFY WITH BUILDER
VME - VERIFY WITH ENGINEER (STRUCTURAL)
VMD - VERIFY WITH INTERIOR DESIGNER
VMA - VERIFY WITH LANDSCAPE ARCHITECT
VMD - VERIFY WITH LIGHTING DESIGNER
VME - VERIFY WITH MECHANICAL ENGINEER
VMD - VERIFY WITH OWNER
WD - WOOD
WH - WATER HEATER
WDW - WINDOW

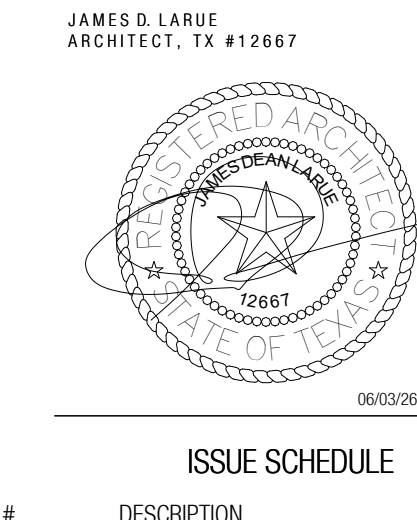
3. LEGEND

	2 X FRAMING WALL
	MASONRY VENEER OR WALL
	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
4. AREA CHART	SQ. FT.
MAIN FLOOR	7,423
GUEST SUITE	726
GOLF & EXERCISE	1,504
UPPER FLOOR	2,107
TOTAL HEATED	11,760
GARAGES	1,554
COVERED PORCHES	4,370
MECHANICAL	829
TOTAL UNHEATED/COVERED	6,653
TOTAL COVERED	18,413

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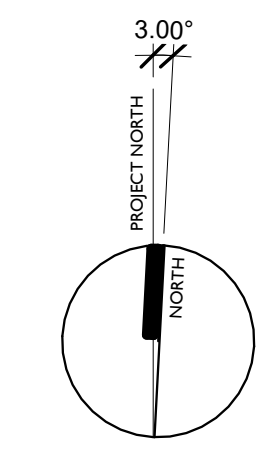
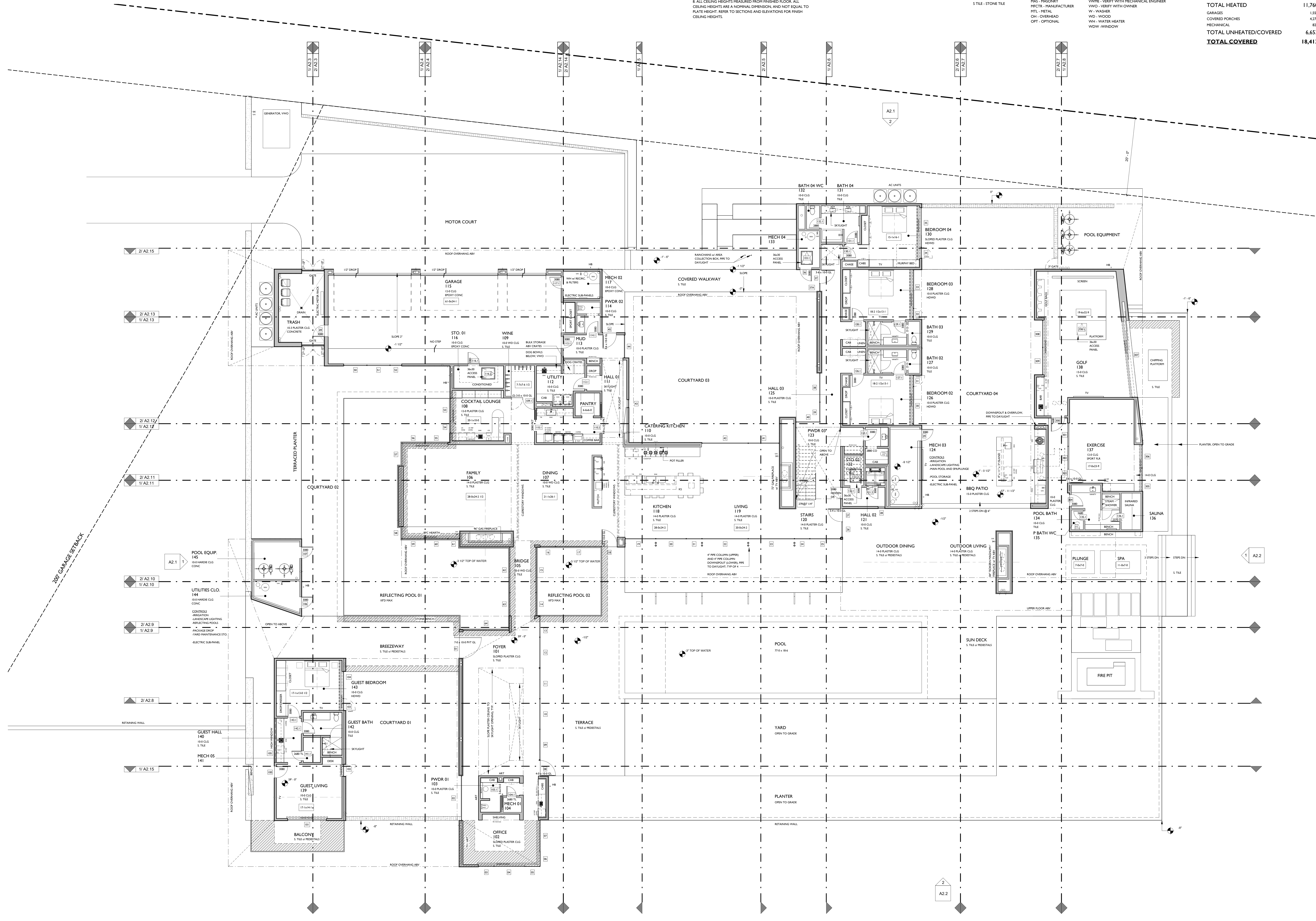
HTX RESIDENCE
202 TIMBERWILDE HOUSTON, TX
ISSUED FOR PERMIT



ISSUE SCHEDULE
DESCRIPTION DATE

ISSUED FOR
MAIN FLOOR
NOTES PLAN
SHEET
A1.1N
DATE
JUNE 3, 2026

1 MAIN FLOOR NOTES PLAN



I. THE WORKING DRAWINGS IN THIS SET MAY NOT ADDRESS ALL THE REQUIREMENTS IN THE BUILDING CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW THE CODES AND THAT CONSTRUCTION COMPLY WITH THE LATEST VERSION OF THE BUILDING CODES AS ADOPTED BY THE JURISDICTION HAVING AUTHORITY OVER THIS PROJECT. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL, GOVERNMENT CODES AND SHALL CONFORM TO THE APPLICABLE BUILDING AND PERFORMANCE STANDARDS PROTECTED BY THE DECEPTIVE TRADE PRACTICES ACT OF TEXAS, THE RESIDENTIAL CONSTRUCTION LIABILITY ACT OF TEXAS, OR ANY SUCCESSOR THERETO.

2. HVAC ZONES: REFER TO MEP
3. WH ZONES: REFER TO MEP

4. REFER TO NOTE, DIMENSION AND ENGINEERING PLANS TO FRAME

5. ALL WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR SHALL PROVIDE WATERPROOFING AT ALL DOORS AND WINDOWS AS REQUIRED TO PREVENT MOISTURE INFILTRATION. ALL WATERPROOFING TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

6. COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS TO BE HARDWIRED, INTERCONNECTED, HAVE BATTERY BACKUP AND BE LOCATED WITHIN AND IN THE VICINITY OF SLEEPING ROOMS IN ACCORDANCE WITH IRC R314 & R315.

7. BUILDER TO VERIFY EXACT LOCATION, SIZE AND INSTALLATION CLEARANCES OF ALL APPLIANCES PRIOR TO CONSTRUCTION.

8. ALL CEILING HEIGHTS MEASURED FROM FINISHED FLOOR. ALL CEILING HEIGHTS ARE A NOMINAL DIMENSION, AND NOT EQUAL TO PLATE HEIGHT. REFER TO SECTIONS AND ELEVATIONS FOR FINISH CEILING HEIGHTS.

A RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE 2019 NFPA 13A OR THE 2021 IRC P2904 STANDARDS WILL BE INSTALLED (UNLESS A FIRE FLOW TEST IS PERFORMED BY AFD MEETS THE MINIMUM REQUIRED LEVEL PER 2021 IFC SECTION B105). THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A TEXAS LICENSED SPRINKLER CONTRACTOR FOR NFPA 13A SYSTEMS OR A TEXAS LICENSED PLUMBER WITH THE MULTIPURPOSE RESIDENTIAL FIRE PROTECTION SPRINKLER SPECIALIST (RPS) ENDORSEMENT. THE SPRINKLER PLANS MUST BE SUBMITTED, REVIEWED, APPROVED, TESTED AND INSPECTED BY AFD PRIOR TO COVERING WALLS AND CEILINGS. A FLOW TEST OF THE MOST DEMANDING AREA WILL BE REQUIRED.

A RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE 2019 NFPA 13D OR THE 2021 IRC P2904 STANDARDS WILL BE INSTALLED (UNLESS A FIRE FLOW TEST AS PERFORMED BY AFD MEETS THE MINIMUM REQUIRED LEVEL PER 2021 IFC SECTION B105). THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A TEXAS LICENSED SPRINKLER CONTRACTOR FOR NFPA 13D SYSTEMS OR A TEXAS LICENSED

PLUMBER WITH THE MULTIPURPOSE RESIDENTIAL FIRE PROTECTION SPRINKLER SPECIALIST (MRFPSS) ENDORSEMENT. THE SPRINKLER PLANS MUST BE SUBMITTED, REVIEWED, APPROVED, TESTED AND INSPECTED BY AFD PRIOR TO COVERING WALLS AND CEILINGS. A FLOW TEST OF THE MOST DEMANDING AREA WILL BE REQUIRED.

WINDOWS
GL - GLASS
TEMP - TEMPERED GLASS
DOORS
FG - FIBERGLASS
SDL - SIMULATED DIVIDED LITE
SL - SINGLE LITE
SC - SOLID CORE
MECHANICAL
RAG - RETURN AIR GRILL
FLOORING
CONC - CONCRETE
CRPT - CARPET
HDWD - HARDWOOD
S LITE - STONE TILE

WINDOWS

ABV - ABOVE	PKT - POCKET DOWN
CAB - CABINET	REF - REFER TO REFERENCE
CLC - CLIMATE	REF - REFRIGERATOR
CLG - CEILING	SKVS - SHELVES
CO - COILING	SR - SHEET ROCK
CO - COILING OPENING	STOR - STORAGE
COL - COLUMN	TR - TRASH RECEPTACLE
CO - COILING	TR - TRASH
DD - DISHWASHER	TY - TYPICAL
DRY - DRYER	UCA - UNDER COUNTER
EQUIP - EQUIPMENT	VVA - VERIFY WITH VENDOR
FD - FURK DOWN	VWB - VERIFY WITH VENDOR
GB - GIBBS	VW - VERIFY WITH VENDOR
HB - HOBS BOB	VWB - VERIFY WITH VENDOR
GWB - GYMNASIUM WALL BOARD	VWLA - VERIFY WITH VENDOR
KNS - KNS SPACE	VWB - VERIFY WITH VENDOR
MC - MACHINERY	VW - VERIFY WITH VENDOR
MCTR - MANUFACTURER	VWB - VERIFY WITH VENDOR
MTL - METAL	W - WASH
OH - OVERHEAD	WD - WOOD
OPT - OPTIONAL	WH - WATER HEATER

ABV - ABOVE
CAB - CABINET
CL - CENTERLINE
CLG - CEILING
CO - CASED OPENING
COL - COLUMN
DR- DOOR
PKT- POCKET DOOR
REF - REFER TO / REFERENCE
REF - REFRIGERATOR
SHLV - SHELVES
SRO - SHEET ROCK
STOR - STORAGE
TIR - TRASH/RECYCLING

DW - DISHWASHER	TYP - TYPICAL
DRY - DRYER	UC - UNDER COUNTER
EQUIP - EQUIPMENT	VWA - VERIFY WITH ARCHITECT
FD - FURR DOWN	VWB - VERIFY WITH BIDDING
FRZ - FREEZER	VWE - VERIFY WITH ELECTRICAL
HIB - HOSE BIB	VWID - VERIFY WITH INTERIOR DESIGNER

GWB - GYPSUM WALL BOARD	VWLA - VERIFY WITH
K/S - KNEE SPACE	VWLD - VERIFY WITH
MAS - MASONRY	VWME - VERIFY WITH
MFCTR - MANUFACTURER	VWO - VERIFY WITH
MTL - METAL	W - WASHER
OH - OVERHEAD	WD - WOOD
OPT - OPTIONAL	WH - WATER HEAT
	WOW - WINDOW

	2 X FRAMING WALL
	MASONRY VENEER OR WALL
	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR

 2 X FRAMING WALL

 MASONRY VENEER OR WALL

 COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR

4. AREA CHART	SQ. FT.
---------------	---------

MAIN FLOOR	7,423
GUEST SUITE	726
GOLF & EXERCISE	1,504

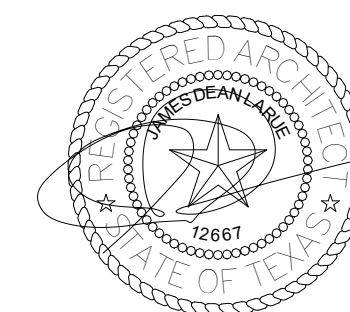
UPPER FLOOR	2,107
TOTAL HEATED	11,760
GARAGES	1,554
COVERED PORCHES	4,320

COVERED FOREIGNS	9,270
MECHANICAL	829
TOTAL UNHEATED/COVERED	6,653
<u>TOTAL COVERED</u>	18,413

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HTX RESIDENCE
202 TIMBERWILDE HOUSTON, TX
ISSUED FOR PERMIT

JAMES D. LARUE
ARCHITECT, TX #12667



ISSUE SCHEDULE
DESCRIPTION

UPPER FLOOR
NOTES PLAN

5444

A1.2N

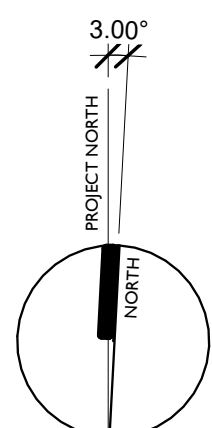
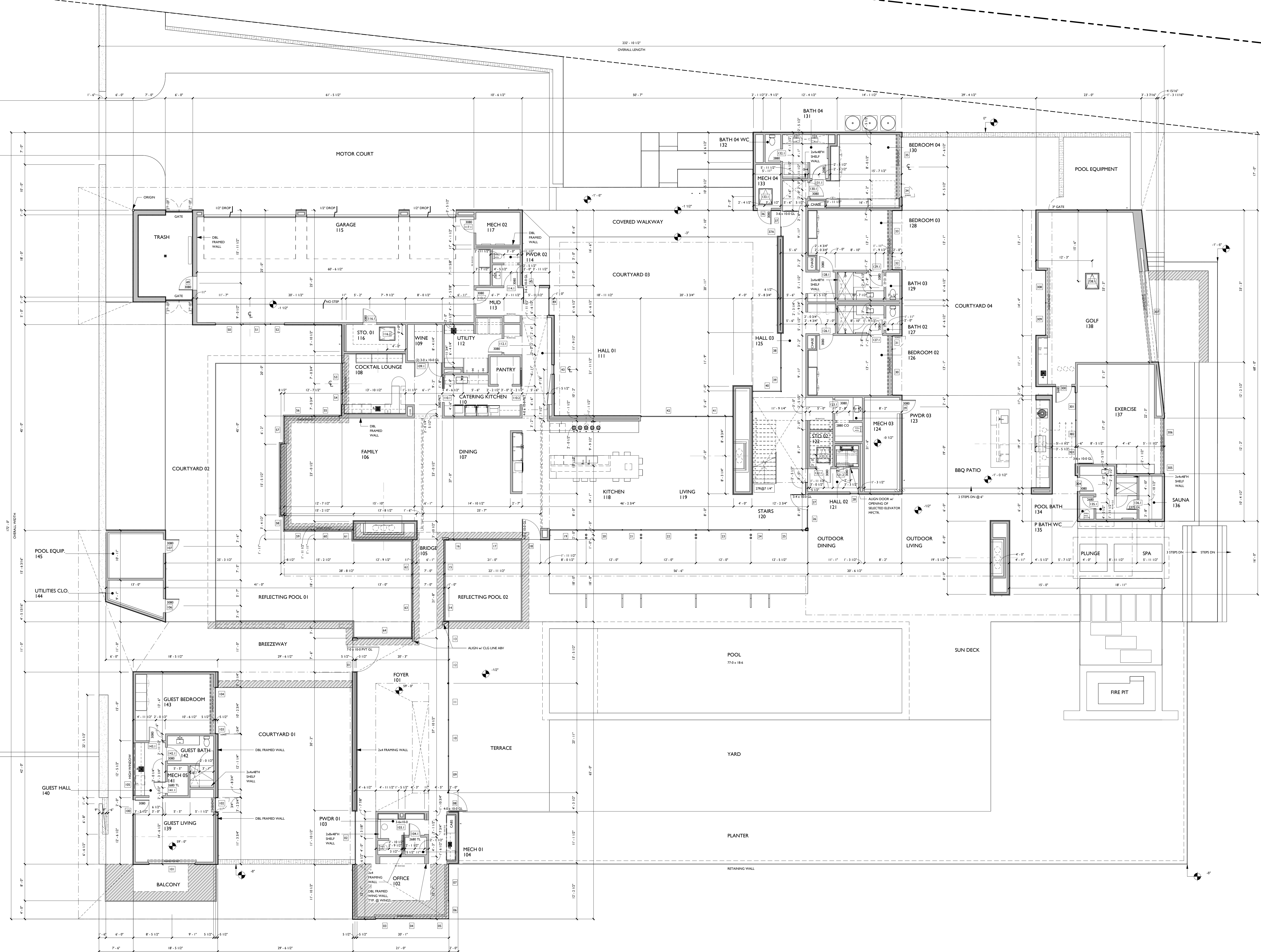
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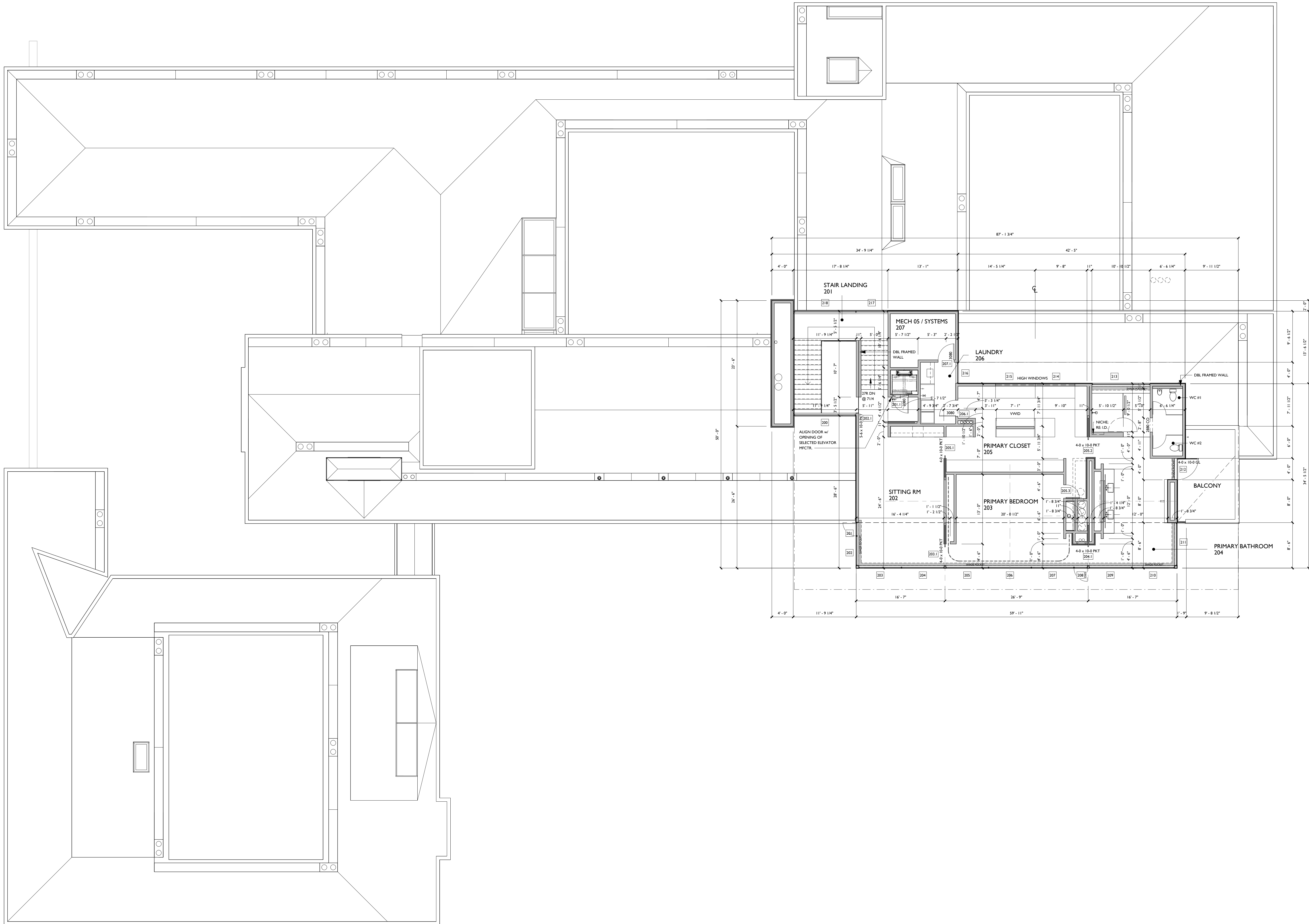
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COLEMAN, R. V. 1988

1 UPPER FLOOR NOTES PLAN

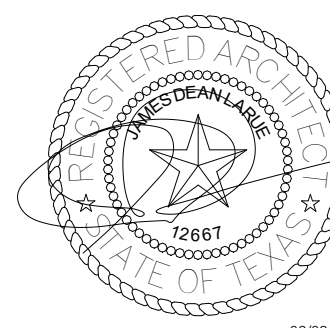
$$1/8^{\circ} = 1^{\circ}-0^{\circ}$$





HTX RESIDENCE
202 TIMBERWILDE HOUSTON, TX
ISSUED FOR PERMIT

JAMES D. LARUE
ARCHITECT, TX #12667



ISSUE SCHEDULE
DESCRIPTION DATE

UPPER FLOOR
DIMENSION PLAN

SHEET:

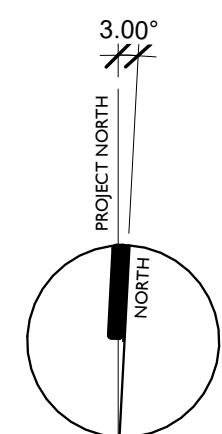
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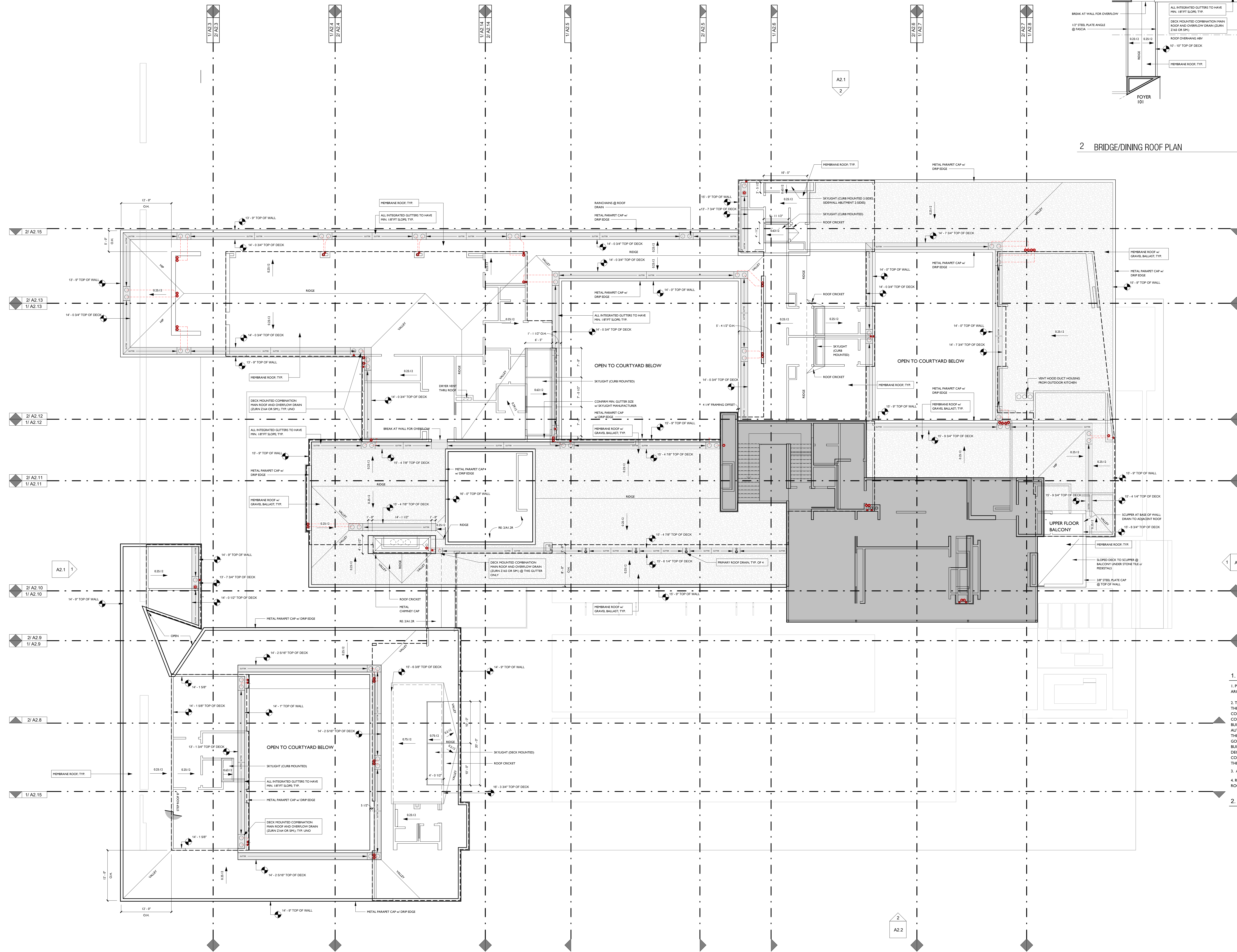
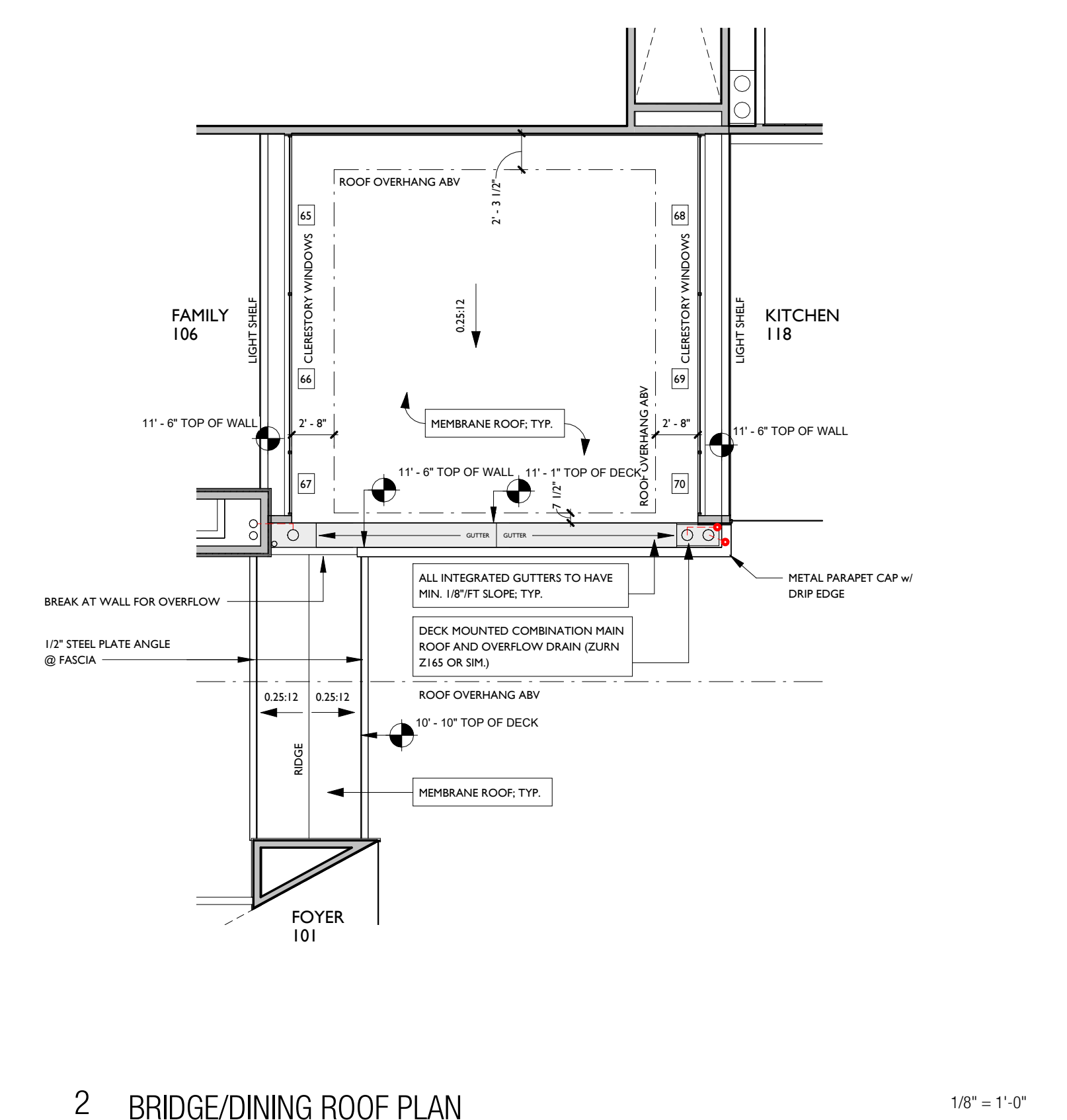
DATE:
JUNE 3, 2026

DRAWN BY: FBR

1 UPPER FLOOR DIMENSION PLAN

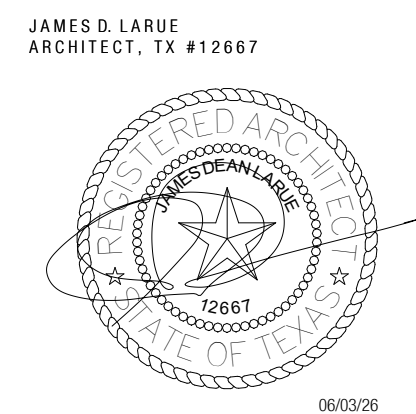
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- ## 1. GENERAL NOTES
1. PLANS THAT ARE NOT SIGNED AND SEALED BY JAMES D. LAURIE, ARCHITECT ARE TO BE CONSIDERED PRELIMINARY.
2. THE WORKING DRAWINGS IN THIS SET MAY NOT ADDRESS ALL THE REQUIREMENTS IN THE BUILDING CODES. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW THE CODES AND THAT CONTRACTOR COMPLY WITH THE LATEST VERSION OF THE BUILDING CODES AS ADAPTED BY THE JURISDICTION ISSUING AUTHORITY OVER THIS PROJECT. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL GOVERNMENT CODES AND SHALL CONFORM TO THE APPLICABLE BUILDING AND PLUMBING STANDARDS PROTECTED BY THE DISCRIMINATE TRADE PRACTICES ACT OF TEXAS, THE RESIDENTIAL CONSTRUCTION LIABILITY ACT OF TEXAS, OR ANY SUCCESSOR THEREIN.
3. ALL FASCING TO BE METAL. CLAD UNLESS NOTED OTHERWISE.
4. ROOFING CONTRACTOR TO PROVIDE KICK-OUT FLASHING AT ALL ROOFS WHERE RUNNING PERPENDICULAR TO WALLS. TYP.
- ## 2. ABREVIATIONS
- | | |
|-------|---|
| ○ D1 | DOWNSLOPE (DOWNSLOPE RITE TO DAWLIGHT) |
| ○ D50 | DOWNSLOPE (OVERFLOW) = COVER |
| + RCB | RAINCHAIN W/ COLLECTION BOWL (UNDERDRAINING PIPE TO DAWLIGHT) |

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ISSUE SCHEDULE

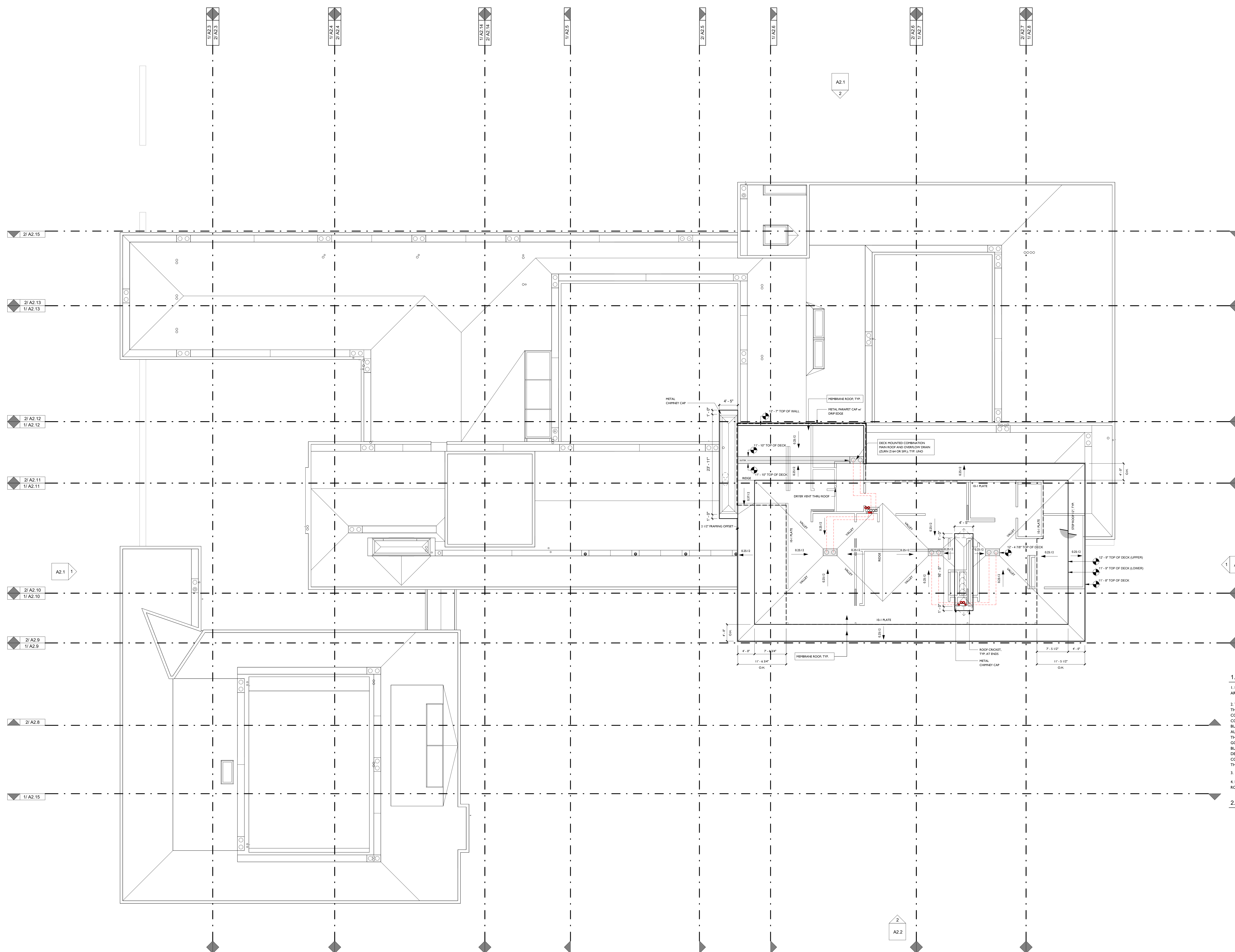
DRAWING TITLE:
LOWER ROOF
PLAN

A1.2R

DATE
JUNE 3, 2026

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Drawn By: PSB



1. GENERAL NOTES

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2. THE WORKING DRAWINGS IN THIS SET MAY NOT ADDRESS ALL THE REQUIREMENTS IN THE BUILDING CODES. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW THE CODES AND THAT CONSTRUCTION COMPLY WITH THE LATEST VERSION OF THE BUILDING CODE AS ADOPTED BY THE JURISDICTION HAVING AUTHORITY OVER THE PROJECT. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL, GOVERNMENTAL AND STATE AND FEDERAL REQUIREMENTS FOR BUILDING AND PERFORMANCE STANDARDS PROTECTED BY THE DESCRIPTIVE CONTRACTOR'S ACT OF TEXAS. THE RESIDENTIAL CONSTRUCTION LIABILITY ACT OF TEXAS, OR ANY SUCCESSOR THEREIN.
3. ALL FASINGS TO BE METAL CLAD UNLESS NOTED OTHERWISE
4. FLOORING CONTRACTOR TO PROVIDE KICK-OUT FLASHING AT ROOF WORKS RUNNING PERPENDICULAR TO WALLS. TYP.

2. ABBREVIATIONS

○ DS	DOWNPOUT (UNDERGROUND PIPE TO DAYLIGHT)
○ DSGO	DOWNPOUT (OVERFLOW) w/ COVER
+ RCB	RANCHMAN W/ COLLECTION BOX UNDERGROUND PIPE TO DAYLIGHT

1 UPPER ROOF PLAN

$$1/8^* = 1 \cdot 0^*$$