



Regular Council Meeting Agenda

Tuesday, March 17, 2026 at 6:30 PM
8301 Westview Drive, Houston, Texas 77055

The City Council of Hilshire Village, Texas will meet on Tuesday, March 17, 2026, at 6:30 PM in the City Hall Council Chambers at 8301 Westview, Houston, Texas 77055.

Individuals may personally engage with the City Council during the meeting at City Hall or through written communication. Please ensure your comments are submitted in advance to Cassie.Stephens@HilshireVillageTexas.com.

Participants attending the meeting via videoconference will not have audio or video functionalities enabled.

[View Meeting via Teams](#)

Meeting ID: 222 875 517 782 00

Passcode: 3M5rC9c9

1. CALL TO ORDER

1.A. Invocation

1.B. Pledge of Allegiance

1.C. Roll Call

2. CITIZEN'S COMMENTS

Citizens may address the Council for up to three minutes on any topic, whether on the agenda or not. Speakers can choose to speak immediately or wait until the relevant agenda item is discussed, if applicable. When addressing the Council, speakers must use the microphone and state their name and address before speaking. Any prepared remarks should be submitted to the City Secretary before the meeting begins. Please note that due to Open Meetings Act regulations, the Council cannot deliberate on non-agenda items raised during this time. Such items may be scheduled for a future meeting if Council action is required.

3. REPORTS TO COUNCIL

[3.A.](#) Spring Valley Police Report

[3.B.](#) Fire Commissioner's Report (Mayor Buesinger)

[3.C.](#) City Engineer's Report (HDR Engineering)

[3.D.](#) Building Official's Report (Secretary Stephens)

- 3.E. Mayor Buesinger's Report
- 3.F. City Secretary's Report: (Secretary Stephens)
Call Log
Consent Agenda
- 3.G. City Treasurer's Report (Secretary Stephens)

4. **CONSENT AGENDA**

- 4.A. Approve Disbursements
- 4.B. Approve Minutes from the Regular Council Meeting February 17, 2026
- 4.C. Approve Check Registers February 2026
- 4.D. Approve Proclamation for the Hilshire Village Civic Club Spring Event April 12, 2026

5. **PUBLIC HEARING**

- 5.A. Hilshire Village City Council will conduct a public hearing on the following Zoning Regulations: Amend Exhibit "A" Chapter 12 Planning and Zoning of the Code of Ordinances, Section 02:00 Definitions, Section 11:01.06 "Maximum Lot Coverage", and establishing Section 11:01.09 "Artificial Turf". (Secretary Stephens)

6. **DISCUSSION AND POSSIBLE ACTION**

- 6.A. Discussion and possible action to approve Ordinance 853-2025 amending regulations related to artificial turf installation and use. (Secretary Stephens)
- 6.B. Discussion and possible approval of City of Hilshire Village Ordinance 859-2026 cancelling the May 2, 2026 General Election. (Secretary Stephens)
- 6.C. Discussion and possible action to approve City of Hilshire Village Resolution 2026-279 suspending the effective date of a Gas Interim Rate Adjustment for 45 days currently scheduled to go into effect on April 18, 2026. (Secretary Stephens)
- 6.D. Discussion and possible action to approve Hilshire Village Fiscal Year 2024-2025 Budget Amendment 2025-01. (Secretary Stephens)

7. **FUTURE AGENDA TOPICS**

8. **ADJOURNMENT**

NOTES:

*Agenda items may be considered in any order.

* In the event a quorum of the city council is not present, the members who are present may meet as a sub-committee of the council to discuss the agenda items above.

*City Council may recess into a closed meeting at any time during the open meeting to discuss any of the matters listed above as authorized by Texas Government Code, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), and 551.086 (Certain Public Power Utilities: Competitive Matters).

I, Cassie Stephens, do hereby certify that the above Notice of Meeting and Agenda for the City Council of the City of Hilshire Village was posted in a place convenient and readily accessible March 11, 2026 at 5:00 p.m.

This facility is wheelchair-accessible and accessible parking spaces are available. Requests for accommodations or interpretative service must be made 48 hours before this meeting. Please contact the City Hall at 713-973-1779 or FAX 713-973-7793 for further information.

SPRING VALLEY VILLAGE POLICE DEPARTMENT

**MONTHLY NEWSLETTER:
MARCH 2026**

**1025 CAMPBELL ROAD
HOUSTON, TX 77055
PHONE: 713-465-8323**



**COMMUNITY MATTERS.
WE ARE A TEAM.**

INTRODUCTION

Hilshire Village Residents,

Spring is just around the corner, which means warmer weather and Spring Break cannot be far behind. Below are a few things to keep in mind while you go about your daily activities. As always we are available whenever you have concerns.

KEEP IN MIND:

- Be aware of increased activity regarding children playing outside.
- Be sure to lock all doors and windows in your home, when you are not on the premises.
- Be sure to set the alarm for your residence and vehicle.
- Lock your vehicle when it is unoccupied and remove all your valuables.

*Sincerely,
Chief M. Schulze*



Public Service Announcement (PSA) From Our Officers:

Make sure your garage and exterior doors are secured and locked at night. This includes your vehicles as well.

Sgt. T. Wood

Make sure your house numbers are large, visible, and lighted, if possible, to ensure a quick response in locating your residence.

Officer E. Gomez

Make sure your bicycles are secured for the night. As always be mindful of your package deliveries and secure them as soon as possible, or have a neighbor secure them for you.

Officer R. Martell



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MARCH 2026

DATE	DAY	SPECIAL DAYS FOR THIS MONTH
03-08-2026	SUNDAY	DAYLIGHT SAVINGS TIME BEGINS
03-09-2026	MONDAY	SBISD SPRING BREAK BEGINS
03-13-2026	FRIDAY	SBISD SPRING BREAK ENDS
03-17-2026	TUESDAY	ST. PATRICK'S DAY
03-20-2026	FRIDAY	FIRST DAY OF SPRING



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SPRING BREAK

Safety Tips

PROTECT YOUR HOME

AVOID POSTING YOUR LOCATION

DON'T TRAVEL ALONE

BE AWARE OF SCAMS

DRINK RESPONSIBLY

STAY HYDRATED

Call or text 9-1-1 ONLY if you have a life-threatening emergency requiring immediate assistance from police, fire, or medical responders.



**COMMUNITY MATTERS.
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BICYCLE & SCOOTER SAFETY



GENERAL SAFETY REMINDERS

- OBEY TRAFFIC LAWS AND SIGNALS
- YIELD TO PEDESTRIANS
- RIDE SINGLE FILE IN TRAFFIC
- NO RIDING UNDER THE INFLUENCE
- USE LIGHTS WHEN RIDING AT NIGHT
- STAY AWARE AND RIDE RESPONSIBLY

1. CITY OF SPRING VALLEY, TEXAS - CODE OF ORDINANCES, § 10.109

E-BIKES IN TEXAS

- **THREE-CLASS SYSTEM:**
 - CLASS 1: PEDAL-ASSIST, MAX 20 MPH
 - CLASS 2: THROTTLE ASSIST, MAX 20 MPH
 - CLASS 3: MOTOR ASSIST, MAX 28 MPH (MUST BE 15+ YEARS)
- **HELMET REQUIREMENTS:**
 - NOT REQUIRED BY STATE LAW BUT HIGHLY RECOMMENDED
- **WHERE YOU CAN RIDE:**
 - ROADS, BIKE LANES, MULTI-USE PATHS
 - THOSE 15 AND UNDER MAY ONLY OPERATE A CLASS 1 E-BIKE WITH PARENT SUPERVISION

1. TEXAS TRANSPORTATION CODE, SECTION 551.107

2. TEXAS TRANSPORTATION CODE, SECTION 684.001

E-SCOOTERS IN TEXAS

- **SPEED LIMIT:**
 - TYPICALLY 15 MPH
- **AGE REQUIREMENTS:**
 - NO STATE MINIMUM, BUT MANY CITIES REQUIRE 16+
- **HELMET REQUIREMENTS:**
 - NOT REQUIRED BY STATE LAW BUT HIGHLY RECOMMENDED
- **WHERE YOU CAN RIDE:**
 - STREETS UNDER 35 MPH
 - BIKE LANES
 - SIDEWALK USE VARIES BY CITY

1. TEX. S.B. 548, 86TH LEG., R.S. (2019) (CODIFIED AT TEX. TRANSP. CODE § 551.352(C)).

2. TEX. S.B. 548, 86TH LEG., R.S. (2019) (CODIFIED AT TEX. TRANSP. CODE § 551.3515(A)).

3. TEXAS TRANSPORTATION CODE, SECTION 551.352

FOR DRIVERS

- SHARE THE ROAD! GIVE RIDERS AT LEAST 3 FEET OF SPACE WHEN PASSING.
- ALWAYS LOOK TWICE, ESPECIALLY NEAR INTERSECTIONS, SIDEWALKS, AND DRIVEWAYS.



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Social Security

Join Us for National Slam the Scam Day — March 5!

On March 5, 2026, during National Consumer Protection Week, the Social Security Administration (SSA) and its Office of the Inspector General (OIG) will lead National Slam the Scam Day.

Take part by using tools from SSA and the Federal Trade Commission (FTC) to recognize imposters — including Social Security-related scams — and stop scammers from stealing your money and personal information.

Help Us Slam the Scam!

1. Learn about common tactics and how to recognize the signs. For example:
 - o An unexpected problem or offer of a prize or government benefit increase.
 - o Pressure to act immediately.
 - o Request for unusual payments like cryptocurrency, gift cards, gold bars, cash, or wire transfers, even with the promise of keeping your money safe.
2. Spread the word. Visit ssa.gov/scam for more information that could help you and others stay safe.
3. Report suspicious activity. Report Social Security-related issues to SSA OIG (oig.ssa.gov/report) and other concerns to the FTC (reportfraud.ftc.gov).



**COMMUNITY MATTERS.
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SPRING VALLEY POLICE DEPARTMENT

HILSHIRE VILLAGE

CALLS BY TYPE: 02-01-2026 THRU 02-28-2026

TYPE	DESCRIPTION	#OF
06	ACCIDENT	2
22	ALARM	6
23	AMBULANCE CALL	1
24	ANIMAL CALL	3
135	BUSINESS CHECK	804
60	FIRE CALL	1
68	HOUSE CHECK	103
70	INFORMATION	3
71	INVESTIGATION	3
81	OPEN DOOR	1
162	PARKING VIOLATION	14
86	PUBLIC RELATIONS	40
96	SOLICITOR	2
104	SUSPICIOUS PERSON	1
105	SUSPICIOUS VEHICLE	4
11	TRAFFIC STOP	25
111	VEHICLE BLOCKING ROADWAY	1
117	WELFARE CONCERN	2
	TOTAL	1016



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1025 CAMPBELL ROAD, HOUSTON, TX 77055

PHONE: 713-465-8323 / EMAIL:
DISPATCH@SPRINGVALLEYTX.COM

IMPORTANT NUMBERS AT A GLANCE



**COMMUNITY MATTERS.
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EMERGENCY

NON - EMERGENCY

911 - FOR ALL EMERGENCY	713-465-8323
988 – NATIONAL SUICIDE & MENTAL HEALTH	

SPRING VALLEY VILLAGE

VILLAGE FIRE DEPARTMENT

SPRING VALLEY - CITY HALL	713-465-8308	VILLAGE FIRE DEPARTMENT	713-465-2323
SPRING VALLEY - PD	713-465-8323	VFD - NON-EMERGENCY	713-468-7941
SPRING VALLEY - PD FAX	713-465-3135		
SPRING VALLEY - COURT	713-465-0333		

HILSHIRE VILLAGE

HILSHIRE VILLAGE – CITY HALL	713-973-1779		
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SPRING VALLEY POLICE DEPARTMENT

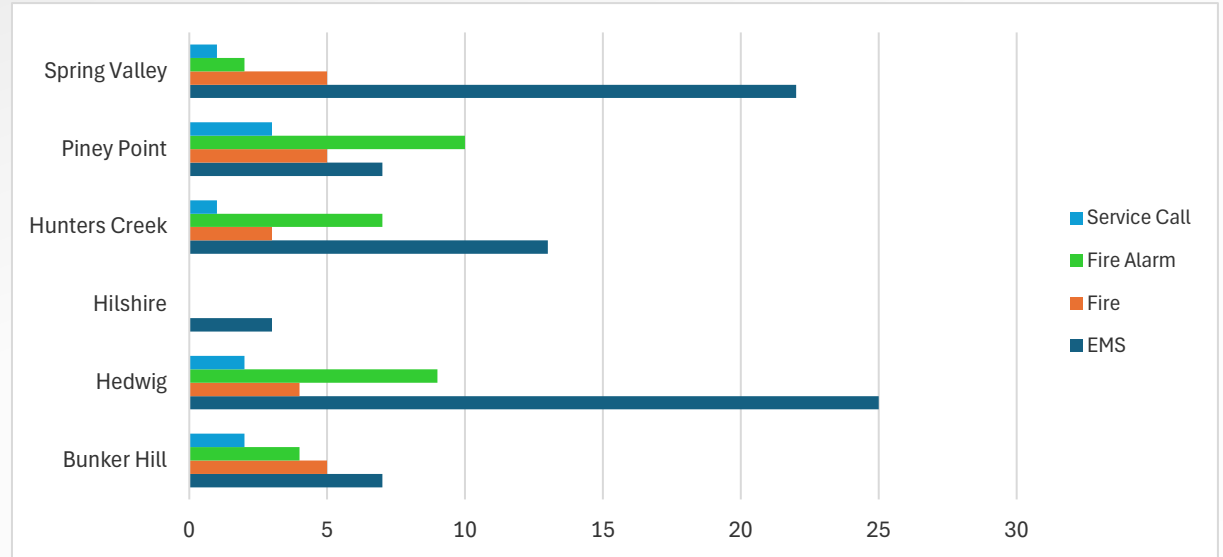
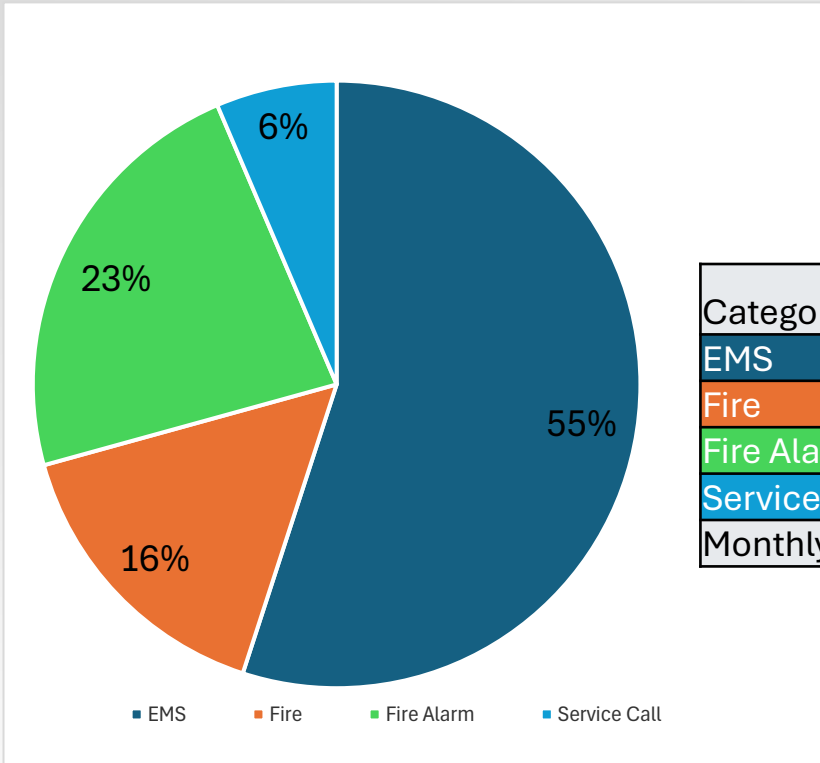
Calls - By Type

02\01\2026
thru 02\28\2026
Zone is: HILSHIRE VILLAGE

Type	Description	# Of Calls
6	ACCIDENT	2
22	ALARM	6
23	AMBULANCE CALL	1
24	ANIMAL CALL	3
135	BUSINESS CHECK	804
60	FIRE CALL	1
68	HOUSE CHECK	103
70	INFORMATION	3
71	INVESTIGATION	3
81	OPEN DOOR	1
162	PARKING VIOLATION	14
86	PUBLIC RELATIONS	40
96	SOLICITOR	2
104	SUSPICIOUS PERSON	1
105	SUSPICIOUS VEHICLE	4
11	TRAFFIC STOP	25
111	VEHICLE BLOCKING ROADWAY	1
117	WELFARE CONCERN	2
	Total	1,016

Incident Response

February 2026 ACTIVITY REPORT



20

Overlapping Calls (Feb '26)

4:16

Average Emergency Response Time (Feb '26)

290

YTD Total Incidents

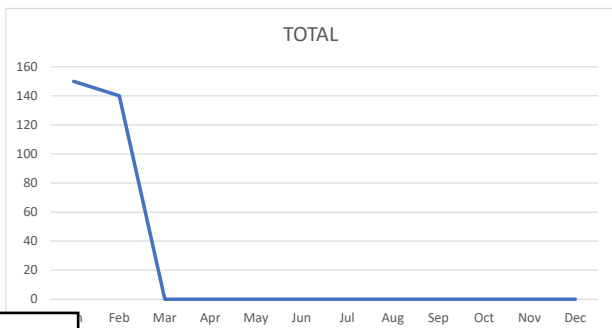


2026 Summary - All Cities

Call/Incident Type/Detail	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total YTD
TOTAL	150	140	0	0	0	0	0	0	0	0	0	0	290
Abdominal Pain	1	1											2
Allergic Reaction	0	0											0
Animal Bite	0	0											0
Assault	1	0											1
Back Pain	0	1											1
Business Fire	1	0											1
Carbon Monoxide Alarm with Symptoms	3	1											4
Carbon Monoxide Detector No Symptoms	6	4											10
Cardiac/Respiratory Arrest	0	1											1
Check a Noxious Odor	0	1											1
Check for Fire	2	1											3
Check for the Smell of Natural Gas	5	2											7
Check for the Smell of Smoke	3	2											5
Chest Pain	4	8											12
Child Locked in a Vehicle Engine and AC running	0	0											0
Child Locked in a Vehicle Engine not running	0	0											0
Choking	0	1											1
Diabetic Emergency	1	2											3
Difficulty Breathing	9	8											17
Dumpster Fire Not near Structure	0	0											0
Elevator Rescue	1	2											3
Electrical Fire	0	0											0
Entrapment- Non MVC	0	0											0
Explosion	0	0											0
Fall Victim	11	9											20
Fire Alarm Business	3	5											8
Fire Alarm Church or School	0	4											4
Fire Alarm Residence	22	23											45
Gas Leak	2	2											4
Grass Fire	0	1											1
HAZMAT Emergency	0	0											0
Headache- Stroke symptoms not present	2	1											3
Heart Problems	2	4											6
Heat/Cold Exposure	0	0											0
Hemorrhage/Laceration	1	1											2
House Fire	3	0											3
Illegal Burning	0	1											1
Injured Party	1	3											4
Medical Alarm	3	1											4
Motor Vehicle Collision	13	16											29
Motor Vehicle Collision with Entrapment	0	1											1
Motor Vehicle vs Motorcycle	0	0											0
Motor Vehicle vs Pedestrian	0	0											0
Object Down in Roadway	0	0											0
Oven/Appliance Fire	0	0											0
Overdose/Poisoning	0	1											1
Possible D.O.S.	1	0											1
Powerlines Down Arcing/Burning	1	3											4
Pregnancy/ Childbirth	0	0											0
Psychiatric Emergency	3	3											6
Seizures	4	1											5
Service Call Non-emergency	18	9											27
Shooting/Stabbing	0	0											0
Sick Call	8	7											15
Smoke in Business	0	1											1
Smoke in Residence	0	1											1
Stroke	1	1											2
Transformer Fire	0	0											0
Trash Fire	1	0											1
Traumatic Injury	0	0											0
Unconscious Party/Syncope	8	4											12
Unknown Medical Emergency	3	1											4
Vehicle Fire	2	1											3

Month	# of Incidents*	Avg Resp Time
Jan	117	4:14
Feb	119	4:16
Mar		
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		
236		4:15

Does not include Cancelled, Disregard Enroute, Objects Down, and Nonemergency Service Calls
 Note: Nat'l Std Fire Response Time: 6:50
 Note: Nat'l Std Fire EMS Time: 6:30



Item 3.B.



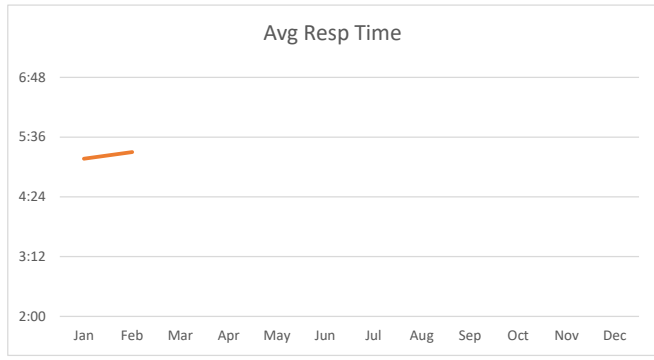
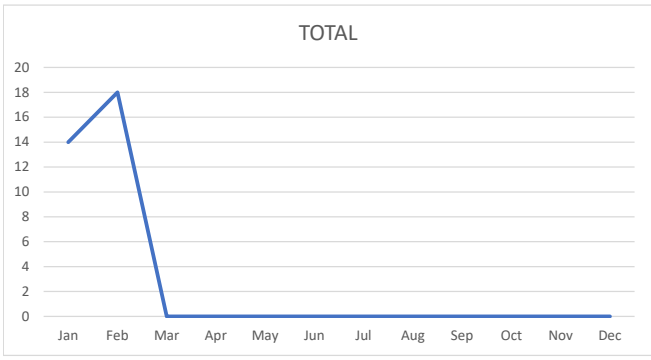
Village Fire Department
 901 Corbindale Rd
 Houston, TX, 77024
 Phone# (713) 468-7941 Fax# (713) 468-5039

2026 Summary - Bunker Hill

Call/Incident Type/Detail	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total YTD
TOTAL	14	18	0	0	0	0	0	0	0	0	0	0	32
Abdominal Pain	0	1											1
Allergic Reaction	0	0											0
Animal Bite	0	0											0
Carbon Monoxide Detector with Symptoms	0	0											0
Carbon Monoxide Detector No Symptoms	1	1											2
Cardiac/Respiratory Arrest	0	0											0
Check a Noxious Odor	0	1											1
Check for Fire	0	0											0
Check for the Smell of Natural Gas	0	0											0
Check for the Smell of Smoke	0	1											1
Chest Pain	0	0											0
Child Locked in a Vehicle Engine and AC running	0	0											0
Choking	0	0											0
Difficulty Breathing	1	0											1
Fall Victim	2	3											5
Fire Alarm Church or School	0	1											1
Fire Alarm Residence	3	3											6
Gas Leak	0	0											0
Grass Fire	0	1											1
Heart Problems	0	0											0
Heat/Cold Exposure	0	0											0
Headache- Stroke	1	0											1
Hemorrhage/Laceration	0	0											0
House Fire	0	0											0
Injured Party	0	0											0
Medical Alarm	0	0											0
Motor Vehicle Collision	0	1											1
Motor Vehicle vs Pedestrian	0	0											0
Motor Vehicle Collision with Entrapment	0	1											1
Object Down in Roadway	0	0											0
Oven/Appliance Fire	0	0											0
Overdose/Poisoning	0	0											0
Possible D.O.S.	0	0											0
Powerlines Down Arcing/Burning	0	0											0
Psychiatric Emergency	1	0											1
Seizures	1	0											1
Service Call Non-emergency	2	2											4
Sick Call	2	1											3
Smoke in Residence	0	1											1
Stroke	0	0											0
Transformer Fire	0	0											0
Unconscious Party/Syncope	0	0											0
Unknown Medical Emergency	0	0											0

Month	# of Incidents*	Avg Resp Time
Jan	9	5:10
Feb	14	5:18
Mar		
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		
<hr/>		
	23	5:14

Does not include Cancelled, Disregard Enroute, Objects Down, and Nonemergency Service Calls





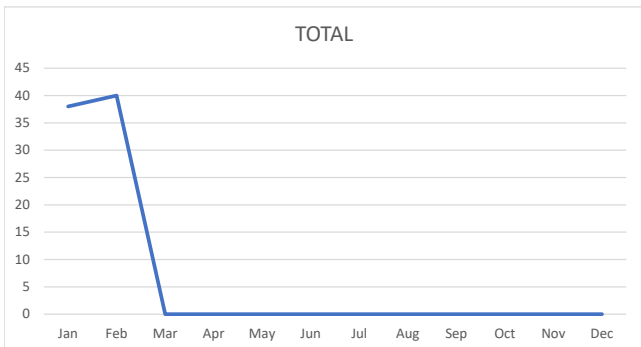
Village Fire Department
 901 Corbindale Rd
 Houston, TX, 77024
 Phone# (713) 468-7941 Fax# (713) 468-5039

2026 Summary - Hedwig

Call/Incident Type/Detail	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total YTD
TOTAL	38	40	0	0	0	0	0	0	0	0	0	0	78
Abdominal Pain	0	0											0
Allergic Reaction	0	0											0
Assault	1	0											1
Back Pain	0	1											1
Carbon Monoxide Detector No Symptoms	0	0											0
Cardiac/Respiratory Arrest	0	0											0
Check a Noxious Odor	0	0											0
Check for Fire	0	0											0
Check for the Smell of Natural Gas	0	2											2
Check for the Smell of Smoke	0	0											0
Chest Pain	2	1											3
Child Locked in a Vehicle Engine not running	0	0											0
Choking	0	1											1
Diabetic Emergency	0	1											1
Difficulty Breathing	1	3											4
Dumpster Fire Not near Structure	0	0											0
Electrical Fire	0	0											0
Elevator Rescue	1	2											3
Fall Victim	1	2											3
Fire Alarm Business	3	4											7
Fire Alarm Church or School	0	0											0
Fire Alarm Residence	4	5											9
Gas Leak	0	0											0
Grass Fire	0	0											0
HAZMAT Emergency	0	0											0
Heart Problems	1	3											4
Heat/Cold Exposure	0	0											0
Hemorrhage/Laceration	1	1											2
House Fire	1	0											1
Injured Party	1	3											4
Medical Alarm	0	0											0
Motor Vehicle Collision	6	3											9
Motor Vehicle vs Motorcycle	0	0											0
Motor Vehicle vs Pedestrian	0	0											0
Object Down in Roadway	0	0											0
Overdose/Poisoning	0	0											0
Possible D.O.S	0	0											0
Powerlines Down Arcing/Burning	0	0											0
Psychiatric Emergency	0	0											0
Seizures	3	1											4
Service Call Non-emergency	5	2											7
Shooting/ Stabbing	0	0											0
Sick Call	2	2											4
Smoke in Residence	0	0											0
Stroke	0	0											0
Transformer Fire	0	0											0
Trash Fire	0	0											0
Traumatic Injury	0	0											0
Unconscious Party/Syncope	3	2											5
Unknown Medical Emergency	2	1											3
Vehicle Fire	0	0											0

Month	# of Incidents*	Avg Resp Time
Jan	31	2:32
Feb	35	2:42
Mar		
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		
66		2:37

Does not include Cancelled, Disregard Enroute, Objects Down, and Nonemergency Service Calls





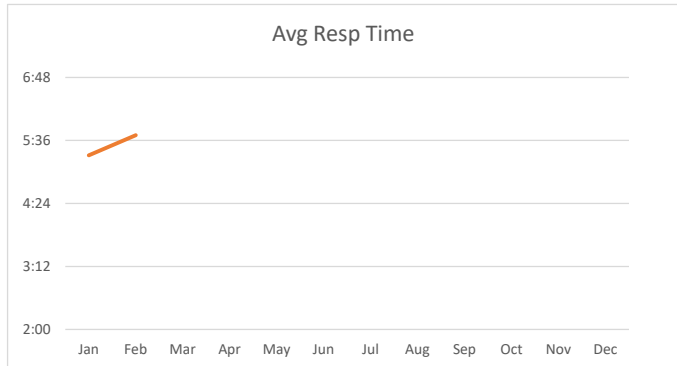
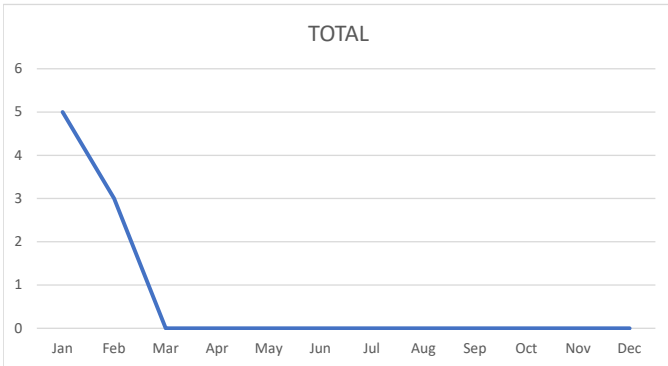
Village Fire Department
 901 Corbindale Rd
 Houston, TX, 77024
 Phone# (713) 468-7941 Fax# (713) 468-5039

2026 Summary - Hilshire

Call/Incident Type/Detail	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total YTD
TOTAL	5	3	0	0	0	0	0	0	0	0	0	0	8
Abdominal Pain	1	0											1
Carbon Monoxide Alarm with Symptoms	0	1											1
Cardiac/Respiratory Arrest	0	0											0
Chest Pain	0	1											1
Check for the Smell of Natural Gas	0	0											0
Diabetic Emergency	1	0											1
Difficulty Breathing	0	0											0
Dumpster Fire Not near Structure	0	0											0
Fall Victim	0	0											0
Fire Alarm Church or School	0	0											0
Fire Alarm Residence	2	0											2
Heart Problems	0	0											0
Hemorrhage/Laceration	0	0											0
House Fire	0	0											0
Medical Alarm	0	0											0
Motor Vehicle Collision	0	1											1
Overdose/Poisoning	0	0											0
Psychiatric Emergency	1	0											1
Service Call Non-emergency	0	0											0
Sick Call	0	0											0
Trash Fire	0	0											0
Traumatic Injury	0	0											0
Unconscious Party/Syncope	0	0											0
Unknown Medical Emergency	0	0											0
Vehicle Fire	0	0											0

Month	# of Incidents*	Avg Resp Time
Jan	4	5:19
Feb	3	5:42
Mar		
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		
7		5:30

Does not include Cancelled, Disregard Enroute, Objects Down, and Nonemergency Service Calls





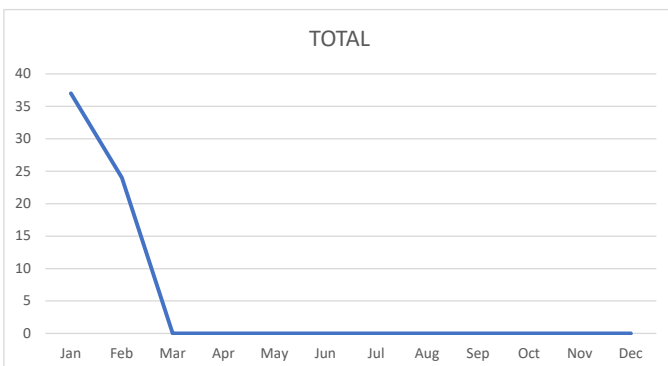
Village Fire Department
 901 Corbindale Rd
 Houston, TX, 77024
 Phone# (713) 468-7941 Fax# (713) 468-5039

2026 Summary - Hunters Creek

Call/Incident Type/Detail	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total YTD
TOTAL	37	24	0	0	0	0	0	0	0	0	0	0	61
Abdominal Pain	0	0											0
Allergic Reaction	0	0											0
Back Pain	0	0											0
Carbon Monoxide Alarm with Symptoms	3	0											3
Carbon Monoxide Detector No Symptoms	1	1											2
Cardiac/Respiratory Arrest	0	1											1
Check a Noxious Odor	0	0											0
Check for Fire	2	1											3
Check for the Smell of Natural Gas	2	0											2
Check for the Smell of Smoke	1	0											1
Chest Pain	0	2											2
Child Locked in a Vehicle Engine not running	0	0											0
Choking	0	0											0
Diabetic Emergency	0	0											0
Difficulty Breathing	1	1											2
Elevator Rescue	0	0											0
Entrapment- Non MVC	0	0											0
Fall Victim	6	0											6
Fire Alarm Business	0	1											1
Fire Alarm Church or School	0	0											0
Fire Alarm Residence	8	6											14
Gas Leak	1	0											1
Heart Problems	0	1											1
Hemorrhage/Laceration	0	0											0
House Fire	1	0											1
Illegal Burning	0	1											1
Injured Party	0	0											0
Medical Alarm	1	1											2
Motor Vehicle Collision	3	1											4
Motor Vehicle Collision with Entrapment	0	0											0
Motor Vehicle vs Motorcycle	0	0											0
Motor Vehicle vs Pedestrian	0	0											0
Object Down in Roadway	0	0											0
Overdose/Poisoning	0	0											0
Possible D.O.S	0	0											0
Powerlines Down Arcing/Burning	1	0											1
Psychiatric Emergency	0	2											2
Seizures	0	0											0
Service Call Non-emergency	4	1											5
Sick Call	0	3											3
Stroke	0	0											0
Transformer Fire	0	0											0
Traumatic Injury	0	0											0
Unconscious Party/Syncope	1	1											2
Unknown Medical Emergency	0	0											0
Vehicle Fire	1	0											1

Month	# of Incidents*	Avg Resp Time
Jan	27	5:28
Feb	19	5:30
Mar		
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		
	<hr/> 46	<hr/> 5:29

Does not include Cancelled, Disregard Enroute, Objects Down, and Nonemergency Service Calls





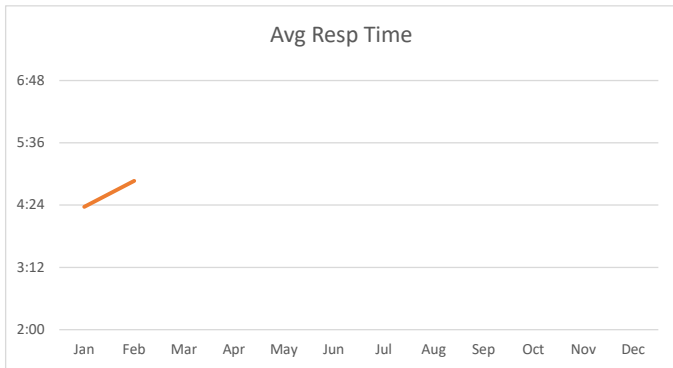
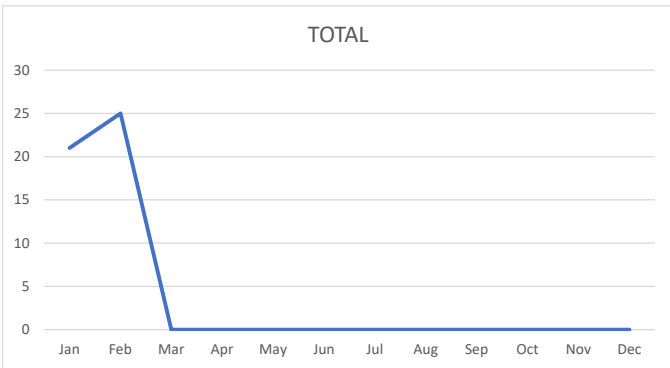
Village Fire Department
 901 Corbindale Rd
 Houston, TX, 77024
 Phone# (713) 468-7941 Fax# (713) 468-5039

2026 Summary - Piney Point

Call/Incident Type/Detail	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total YTD
TOTAL	21	25	0	0	0	0	0	0	0	0	0	0	46
Abdominal Pain	0	0											0
Carbon Monoxide Detector with Symptoms	0	0											0
Carbon Monoxide Detector No Symptoms	0	1											1
Cardiac/Respiratory Arrest	0	0											0
Check a Noxious Odor	0	0											0
Check for Fire	0	0											0
Check for the Smell of Natural Gas	2	0											2
Check for the Smell of Smoke	0	1											1
Chest Pain	0	0											0
Choking	0	0											0
Elevator Rescue	0	0											0
Difficulty Breathing	1	2											3
Fall Victim	1	1											2
Fire Alarm Business	0	0											0
Fire Alarm Church or School	0	3											3
Fire Alarm Residence	3	7											10
Gas Leak	1	0											1
Headache- Stroke symptoms not present	0	0											0
Heart Problems	0	0											0
Hemorrhage/Laceration	0	0											0
House Fire	1	0											1
Injured Party	0	0											0
Medical Alarm	1	0											1
Motor Vehicle Collision	1	3											4
Motor Vehicle vs Pedestrian	0	0											0
Object Down in Roadway	0	0											0
Overdose/Poisoning	0	1											1
Possible D.O.S.	1	0											1
Powerlines Down Arcing/Burning	0	2											2
Psychiatric Emergency	0	0											0
Seizures	0	0											0
Service Call Non-emergency	3	3											6
Sick Call	3	0											3
Smoke in Business	0	1											1
Smoke in Residence	0	0											0
Stroke	0	0											0
Transformer Fire	0	0											0
Traumatic Injury	0	0											0
Unconscious Party/Syncope	2	0											2
Unknown Medical Emergency	1	0											1

Month	# of Incidents*	Avg Resp Time
Jan	16	4:22
Feb	20	4:52
Mar		
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		
36		4:37

Does not include Cancelled, Disregard Enroute, Objects Down, and Nonemergency Service Calls





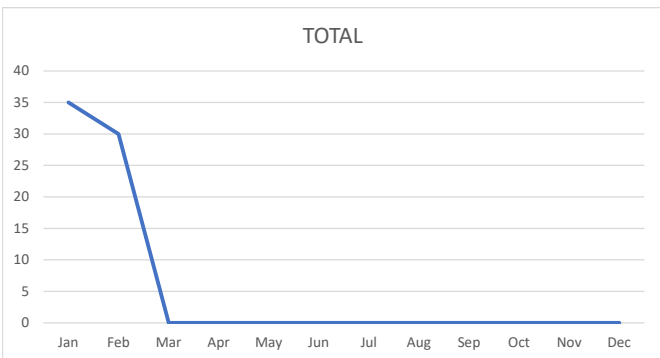
Village Fire Department
 901 Corbindale Rd
 Houston, TX, 77024
 Phone# (713) 468-7941 Fax# (713) 468-5039

2026 Summary - Spring Valley

Call/Incident Type/Detail	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total YTD
TOTAL	35	30	0	0	0	0	0	0	0	0	0	0	65
Abdominal Pain	0	0											0
Allergic Reaction	0	0											0
Back Pain	0	0											0
Business Fire	1	0											1
Carbon Monoxide Detector No Symptoms	4	1											5
Cardiac/Respiratory Arrest	0	0											0
Check a Noxious Odor	0	0											0
Check for Fire	0	0											0
Check for the Smell of Natural Gas	1	0											1
Check for the Smell of Smoke	2	0											2
Chest Pain	2	4											6
Child Locked in a Vehicle Engine not running	0	0											0
Choking	0	0											0
Diabetic Emergency	0	1											1
Difficulty Breathing	5	2											7
Elevator Rescue	0	0											0
Entrapment- Non MVC	0	0											0
Explosion	0	0											0
Fall Victim	1	3											4
Fire Alarm Business	0	0											0
Fire Alarm Church or School	0	0											0
Fire Alarm Residence	2	2											4
Gas Leak	0	2											2
Grass Fire	0	0											0
Headache- Stroke symptoms not present	1	1											2
Heart Problems	1	0											1
Heat/Cold Exposure	0	0											0
Hemorrhage/Laceration	0	0											0
Injured Party	0	0											0
Medical Alarm	1	0											1
Motor Vehicle Collision	3	7											10
Motor Vehicle Collision with Entrapment	0	0											0
Motor Vehicle vs Motorcycle	0	0											0
Motor Vehicle vs Pedestrian	0	0											0
Object Down in Roadway	0	0											0
Overdose/Poisoning	0	0											0
Possible D.O.S.	0	0											0
Powerlines Down Arcing/Burning	0	1											1
Pregnancy/ Childbirth	0	0											0
Psychiatric Emergency	1	1											2
Seizures	0	0											0
Service Call Non-emergency	4	1											5
Shooting/Stabbing	0	0											0
Sick Call	1	1											2
Smoke in Business	0	0											0
Stroke	1	1											2
Transformer Fire	0	0											0
Trash Fire	1	0											1
Unconscious Party/Syncope	2	1											3
Unknown Medical Emergency	0	0											0
Vehicle Fire	1	1											2

Month	# of Incidents*	Avg Resp Time
Jan	30	4:22
Feb	28	4:19
Mar		
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		
<hr/>		
	58	4:20

Does not include Cancelled, Disregard Enroute, Objects Down, and Nonemergency Service Calls





March 13, 2026

Mayor and City Council
City of Hilshire Village
8301 Westview Drive
Houston, Texas 77055

Re: Engineer's Report for March 17, 2026 Council Meeting
HDR Job No. 10420677

Dear Mayor and Council Members:

HDR Engineering, Inc. (HDR) is pleased to submit this report on engineering related issues from February 14, 2026 to March 13, 2026:

1) On-Going Services (10420677):

a) 1236 Archley Drive -

- On February 9, 2026, HDR received the 2nd Drainage Plan Amendment #2, as well as the Preliminary 2nd As-Built Drainage Plan Survey for 1236 Archley Drive.
- On March 12, 2026, HDR performed a site visit/inspection to verify the As-Built Drainage Plan Survey.
- The Drainage Plan Amendment No. 2 has been reviewed and will be approved; however, the 2nd As-Built Drainage Plan Survey has confirmed some of the new storm sewers have been installed with reversed grades, and additional inlets along the south side of the lot have not been installed as shown in the Drainage Plan Amendment #2, therefore, the Contractor will need to correct/address these issues and resubmit the As-Built Drainage Plan Survey for final review and approval.

b) 1311 Friarcreek –

- On February 19, 2026, HDR conducted the silt fencing inspection for 1311 Friarcreek. The inspection passed.

c) 1106 Glourie Drive –

- On March 13, 2026, HDR reviewed and returned the 2nd Drainage Plan submittal for 1106 Glourie Drive. The Drainage Plan requires corrections (e.g. existing and proposed drain inlets, and storm sewer pipes are not properly labeled, backyard and pool area not demonstrating positive drainage towards proposed drain inlets, pool primary and overflow discharge line is not shown connecting to the sanitary sewer system, SWPPP not prepared by a Licensed Professional Engineer, etc.); therefore, the plan needs to be revised and resubmitted.

d) 1306 Glourie Drive –

- On February 12, 2026, Mr. Zachary Robinson (Diamond R. Interests – Contractor), the Contractor constructing the new pool at 1306 Glourie Drive informed the City about discrepancies on the existing natural ground elevations along the perimeter of the property vs what is shown in the As-Built Drainage Plan Survey previously reviewed and approved by the City back in May 2025 when the property was redeveloped.
- The Pool Contractor is using a different surveyor for the pool construction; however, the approved Pool Drainage Plan was based on the As-Built Drainage Plan Survey. The Pool Contractor’s surveyor discovered the elevation discrepancies and the City was notified accordingly.
- On February 24, 2026, HDR coordinated with the Pool Contractor and reviewed the new survey information. The new survey elevations were based on the temporary benchmark (TBM) that was set over a year ago when the property was redeveloped, therefore, HDR asked the Contractor to resurvey the property using the actual Benchmark (BM) used to prepare the survey before we proceed forward with the assessment of the elevation discrepancies and determine the corrective action, since the TBM could have been disturbed.
- On March 12, 2026, the Pool Contractor submitted the updated survey using the Benchmark. HDR is currently reviewing the new survey and will schedule a site meeting with the Pool Contractor and property owner to discuss and determine the corrective action to address this issue.

e) 1114 Guinea Drive –

- On March 3, 2026, HDR conducted the silt fencing inspection for 1114 Guinea Drive. The inspection passed.

f) 1222 Glourie Drive –

- On March 10, 2026, HDR reviewed and returned the 1st Pool Drainage Plan submittal for 1222 Glourie Drive. The Drainage Plan requires corrections (e.g. topographic survey does not match the previously approved as-built survey from April 2025, primary and overflow discharge lines for the pool not properly identified, changes in perimeter elevations, turf and gravel not properly delineated, downspouts not spaced 3-ft apart from inlets, continuous flower bed along perimeter, SWPPP missing, etc.); therefore, the plan needs to be revised and resubmitted.

g) 1119 Guinea Drive –

- A non-permitted retaining wall was constructed at the 1119 Guinea Drive backyard. The Contractor was required to submit, for review and approval by the City, a Retaining Wall Plan designed, sealed and signed by a Licensed Professional Engineer in the State of Texas, as well as pictures of the retaining wall construction to demonstrate that the retaining wall was structurally sound.
- On February 17, 2026, HDR conducted a preliminary retaining wall inspection for 1119 Guinea Drive along with the Contractor to assess its construction and structural stability. The inspection failed due to the issues noted in the following paragraph.
- On February 25, 2026, HDR reviewed the Retaining Wall Plan for 1119 Guinea Drive. The Retaining Wall Plan is based on the standard City of Houston (COH) detail for Short Retaining Wall; however, based on inspections and pictures provided by the Contractor, the retaining wall was not constructed per the detail. Based on the inspection it was determined that the retaining wall was not erected on a concrete foundation and the vertical L steel reinforcement every 16-inches, as required by the COH's standard detail were not provided, and other deficiencies related to drainage improvements were identified. As a result of this investigation, review and evaluation, HDR has concluded that the non-permitted retaining wall is not structurally sound and it is a safety hazard, therefore it must be removed and reconstructed in accordance with the COH detail.

h) 1035 Ridgeley Drive –

- On February 17, 2026, HDR reviewed and returned the 3rd Drainage Plan submittal for 1035 Ridgeley Drive. The Drainage Plan was approved with exceptions noted.

- i) CNP Gas Right-of-Way Permit for Ridgeley, Bridle Spur & Glenhilshire –
- On March 3, HDR received the CenterPoint Gas Right-of-Way Permit Plans for the replacement of gas distribution and service lines along the north end of Ridgeley Drive, the Bridle Spur Subdivision and the Glenhilshire Subdivision. Gas improvements are also proposed along Westview Drive, therefore, it shall be concurrently reviewed by the City of Houston (COH). The plans are currently under review; however, based on the preliminary review, it is incomplete and requires corrections (e.g. missing profile view, not showing existing utilities, needs coordination with private utilities and COH, etc.)
- j) 1303/1307 Friarcreek Lane Drainage Easement –
- As previously reported, HDR is preparing a proposal for the Design and Construction Phase Services for the 1303 and 1307 Friarcreek Drainage Easements Improvements Project. However, several cost factors impacting this proposal are still being worked out in order to finalize the proposal which we would like to further discuss with City Council.
 - Due to the access issue to perform the geotechnical investigation necessary for the slope stability analysis normally required by Harris County Flood Control District (HCFCD), HDR is exploring the option of requesting a waiver from HCFCD to the slope stability analysis requirement based on the fact that the proposed improvements will take place on a minor tributary to Spring Branch Creek, and not the creek itself. If this waiver is not granted, then the other option would be to obtain a geotechnical boring as close as possible to the ravine embankment (e.g. near the Friarcreek roadside ditch).
 - Another factor to consider is the assumption that we would request/secure quotes to perform this work in lieu of bidding, since the Preliminary Opinion of Probable Construction Cost (OPCC) of \$31,450 is under the \$100,000 threshold established by the State's Procurement Law that would require the project to be bid instead. In the event the quotes exceed this \$100,000 threshold, the City will have to reject the quotes and advertise the project to bid accordingly. If bidding services are required, HDR will submit a supplemental proposal for these services.
 - Once the cost factors are resolved/addressed, HDR will finalize the proposal and present it to City Council in the next Council Meeting.

k) Wirt Road Safety Project –

ANTICIPATED PROJECT TIMELINE:

Approval from COH: *March 18, 2025 (Updated)*
Construction NTP: *TBD with Harris County Precinct 3*

- On February 19, 2026, HDR had a phone call with George Hamzo (HC Contractor – GLM Contracting, Inc.) to discuss and coordinate items on the project, as well as to discuss the status of the Hickory Shadows Project.
- On February 25, 2026, HDR received a phone call from Jason Hains (HC Precinct 3) regarding the status of this project and the next steps. HDR requested and received the following information, following the phone call:
 - General Contractor: GLM Contracting, Inc.
 - Notice to Proceed Date: March 4, 2026
 - Pre-Construction Meeting Date: February 9, 2026
 - Contract Amount: \$500,000.00
 - Anticipated Construction Completion Date: June 1, 2026
- From Mr. Hain’s email, despite previous requests, HDR and the City were not invited to the pre-construction meeting. Additionally, Mr. Hain had stated that it was the responsibility of the City to obtain the City of Houston (COH) permits for construction. HDR clarified that the City of Houston approvals for the project had been obtained already, but that the construction permits would need to be secured by the Contractor.
- On March 3, 2026, HDR received an email from GLM (Contractor) inquiring on the WBS Project Number with the COH. Shapoor Golshan (City of Houston) is currently working with the Contractor to assist them in obtaining their permit. Construction has not begun due to the permitting issues.
- As previously reported, the City is currently coordinating with The School Of The Woods to secure the updated sidewalk easement dedication documents to submit to the COH.

l) Hickory Shadows Paving, Drainage & Water Line Improvements Project –

ANTICIPATED PROJECT TIMELINE:

70% Submittal: *Tuesday, April 22, 2025 (Completed)*
Public Meeting: *Wednesday, May 14, 2025 (Completed)*
100% Submittal: *Thursday, June 4, 2025 (Completed)*
City Council (Authorization to Bid): *Tuesday, June 17, 2025 (Completed)*
Advertisements (2 weeks): *Weeks of July 9/16, 2025 (Completed)*
Pre-Bid Meeting: *Thursday, July 17, 2025 (Completed)*

Bid Opening:	Thursday, August 7, 2025 <i>(Completed)</i>
Recommendation to Award:	Friday, October 3, 2025 <i>(Completed)</i>
City Council (Contract Award):	Tuesday, October 21, 2025 <i>(Completed)</i>
Second Public Meeting:	Wednesday, Dec 11, 2025 <i>(Completed)</i>
Construction NTP:	Monday, January 5, 2026 <i>(Completed)</i>

- On March 12, 2026, HDR, the City, and Arnold Construction held Progress Meeting #2.
- The Contractor has completed approximately 95% of the 8-inch water line installation, and installed all the service lines to the new water line but not transferred the services, yet. The Contractor performed and passed the pressure test after three (3) attempts, and are currently waiting on the second disinfection test result. The first disinfection test result passed. Once the second disinfection test result passes, the new water line can be released for connection to the existing distribution system and placed in service; the Contractor will perform the last water connection at Wirt Road near the main entrance to Hickory Shadows and then transfer all water service lines accordingly. The Contractor has also completed the concrete pavement in Phase 2A (South Hickory Shadows westbound lane), and is currently working on the storm sewer and drainage inlet installations along Phase 2B (Hickory Shadows southbound lane).
- On March 12, 2026, the Contractor uncovered two (2) existing sanitary sewer services (14 and 16 Hickory Shadows) to be in direct conflict with the proposed 24-inch RCP storm sewer. HDR asked the Contractor to submit an RFI with elevation information on these existing service lines to evaluate options to address this issue; however, it appears that a conflict manhole/structure may be required at this location to address the conflict.
- HDR received the draft 7-day concrete compressive strength test results for the 1027 Ridgeley Driveway on February 6, 2026, which Geotest reported as non-compliant. HDR responded that we would continue to monitor the results and wait for the 28-day test breaks. On February 27, 2026, HDR received the draft 28-day concrete compressive strength test results for the 1027 Ridgeley Driveway, which were also reported as non-compliant. One cylinder was retained for 56-day compressive strength testing, and HDR will wait for those results before determining next step.
- HDR has reviewed and returned nineteen (19) out of nineteen (19) submittals to the Contractor.
- HDR has reviewed and returned three (3) out of three (3) RFIs to the Contractor.

- HDR has reviewed and returned three (3) out of three (3) RFPs to the Contractor. RFP #1 is for the removal of the old meter vault that used to service the old City Hall Building. RFP #2 is for the change in mechanical sleeve used for the Tapping, Sleeve & Valve (TS&V) at the water line connection on the north end of Hickory Shadows and Wirt Road due to the AC water line pipe material. RFP #3 is for the asbestos abatement required for the wet connection on the south side of Hickory Shadows and Wirt Road due to the AC water line pipe material.
- On March 12, 2026, HDR reviewed, processed and transmitted to the City the Contractor's Pay Estimate No. 2 for \$247,847.42 for the period ending on February 28, 2026. The total billing for the project represents 38.89% of the contract amount and the contract time expended as of the Pay Estimate cut-off date is 26.19%.

m) City-Wide Ditch Regrading & Cleaning –

- The City has previously received reports from a few residents with concerns regarding the ditch cleaning work (e.g. overcuts, slopes, general cleaning, zoysia grass quantity and cost, etc.) On February 21, 2026 and February 28, 2026, Experts Underground Solutions (EUS – Contractor), performed the remedy work that had been identified during the January 28, 2026, site visit (e.g. Ridgeley Drive, Guinea Drive, Glourie Drive, and Bromley Drive).
- On March 4, 2026, HDR conducted a site visit meeting with Experts Underground Solutions to walk the project limits and evaluate the corrective work and additional work to be completed. The Contractor had his survey team on site that day to reshoot elevations and verify the existing conditions prior to conducting the additional work. HDR received the additional survey shots on March 11, 2026, and is currently reviewing it.
- As discussed with Ms. Celeste Williams at the February 17, 2026 Council Meeting, the residents at 8307 Creekstone Circle (Donovan Family) have been experiencing drainage issues on their property and have expressed a desire for the ditch in front of theirs and Ms. Williams property to be regraded to address this issue. Ms. Williams, their neighbor at 8311 Creekstone Circle, has stated she does not wish for her ditch to be regraded (e.g. deepened) due to safety concerns. HDR and the City are currently coordinating with the residents at 8307 Creekstone Circle to arrange a site visit to discuss the drainage issues they are experiencing. At this time, no response has been received.

n) Mallie Court Ravine/Gully Erosion Issues –

- As previously reported in the January 20, 2026 Council Meeting,, on December 17, 2025, HDR met with Mrs. Leslie Appling (8205 & 8209 Mallie Court) regarding erosion issues and concerns along the drainage ravine traversing her properties and 8201 Mallie Court (Leman Family). The ravine/gully is experiencing significant erosion which has undermined some of the erosion control measures previously performed by 8201 Mallie Court. Also, the S-shape configuration of the ravine has further exacerbated the erosion issues herein to the point that several tree roots have been exposed and pose a safety/risk issue of falling trees at any time. The City can request Harris County Flood Control District (HCFCD) assistance in removing these high-risk of falling trees.
- HDR used LiDAR data to perform a preliminary evaluation of the existing conditions of the ravine and to estimate the volume of riprap that would be needed to mitigate the erosion issues along this ravine the Appling and Leman Families are experiencing.
- HDR has requested and will submit a topographic survey proposal to the City, in order to perform the survey required to prepare the construction drawings for the rip rap improvements along the Mallie Court ravine.
- HDR recommends this project be handled as a Maintenance Project. HDR will request/secure quotes to perform this work in lieu of bidding, since the Preliminary Opinion of Probable Construction Cost (OPCC) of \$30,500 is under the \$100,000 threshold established by the State's Procurement Law that would require the project to be bid instead. In the event the quotes exceed this \$100,000 threshold, the City will have to reject the quotes and advertise the project to bid accordingly.

If there are any questions concerning the information contained in this report, we will be glad to discuss them with you.

Sincerely,

HDR Engineering, Inc.



Efrain Him, P.E.

City Engineer for City of Hilshire Village

cc: Files (10420677)

Construction Status Log

Status	Address	Street	Construction Type	General Contractor
Active	1023	Ridgeley	Addition/Remodel	Homeowner
Active	6	Hilshire Oaks	Addition	Mikes Depot
Active	16	Pine Creek	Remodel/Addition	Alpha Construction
Active	1026	Glourie Dr	Remodel/Addition	Sonderfan
Active	1035	Ridgeley	New Construction	David Weekly
Active	1105	Ridgeley	New Construction	Aspire
Active	1106	Glourie	Addition/Swimming Pool	Enterprise
Active	1213	Archley	New Construction	LeBlanc Custom Homes
Active	1306	Glourie	Swimming Pool	Diamond R Interests
Active	1307	Pine Chase	New Construction	Frontier Builders
Active	1311	Friarcreek Ln	Erosion Control	RobRyan
Active	1311	Pine Chase	New Construction	Geis Development
Active	1311	Friarcreek Ln	Swimming Pool	Pavillion/RobRyan
Active	1315	Bridle Spur	New Construction	Elevare
Active	1326	Ridgeley	New Construction	Southern Green Builders
Active	7907	S Villa Court	New Construction	Schwab
Active	8002	Anadell	New Construction	McHugh Custom Homes
Active	8013	Anadell	New Construction	Unika Construction
Active	8205	Burkhart	New Construction	Alair Custom Homes
CCO/Pending ReSubmittal	1117	Guinea Drive	New Construction	McHugh Custom Homes
CCO/Pending ReSubmittal	1201	Archley	New Construction	Shorter Investment Group
CCO/Pending ReSubmittal	1236	Archley	New Construction	Sugar Creek Living
COMPLETE	1234	Glourie Dr	New Construction	Unika Construction
Pending Final Submittal	1241	Ridgeley Dr	Remodel/Addition	Coerver Custom Homes
Pending Submittal	1246	Ridgeley	New Construction	TBD

Plan Review Permit Log

	Date	Permit Number	Address	Issued To	Amount Received	Description / Scope
1	2/3/2026	HV-25-091P	8013 Anadell St	Arthurs Plumbing	\$ 530.00	Plumbing - NSFR
	2/6/2026	HV-26-007SP	1222 Glourie	Ultra Clean Pools	\$ 140.00	Pool Plan Review
	2/6/2026	HV-26-007SPD	1222 Glourie	Ultra Clean Pools	\$ 1,000.00	Drainage Pool Plan Review
2	2/10/2026	HV-26-007	2 Hickory Shadows	Geyer Enterprise	\$ 240.00	Roof Replacement
3	2/13/2026	HV-26-004P	1315 Bridle Spur	Alanis Plumbing	\$ 530.00	Plumbing - NSFR
4	2/13/2026	HV-26-008	8201 Mallie	Ideal Roofing	\$ 240.00	Roof Replacement
5	2/19/2026	HV-26-009UD	1114 Guinea	Alliance Plumbing	\$ 180.00	Plumbing -Sewer Disconnect
6	2/20/2026	HV-25-103B	1035 Ridgeley	David Weekly	\$ 6,966.68	Building - NSFR
7	2/20/2026	HV-25-103D	1035 Ridgeley	David Weekly	\$ 460.00	Drainage - NSFR
8	2/20/2026	HV-25-033GE	1311 Pine Chase	Generator Supercenter	\$ 330.00	Generator - Electrical
9	2/20/26	HV-25-033GP	1311 Pine Chase	Texas Select Plumbing	\$ 205.00	Generator - Plumbing
10	2/20/2026	HV-26-010R	4 Pine Creek	Texas Building & Remodel	\$ 240.00	Roof Replacement
11	2/27/2026	HV-26-011A	7906 Hilshire Green	Sammy Salek	\$ 368.00	Building - Balcony

Permits	
Building	2
Drainage	1
Generator	1
Plumbing	4
Roof	3
Total	11

Inspection Status Log

Log #	Address	Permit #	Inspection Type	Result	Date	Inspector
26-034	1315 Bridle Spur	HV-26-004B	Pre-Construction	PASS	2/2/2026	SafeBuilt
26-035	1315 Bridle Spur	HV-26-004D	Silt Fencing	PASS	2/6/2026	HDR
26-036	1315 Bridle Spur	HV-26-004T	Tree Protection	PASS	2/6/2026	Cary Moran
26-037	8002 Anadell	HV-25-072E	Plumbing Top-Out	PASS	2/3/2026	SafeBuilt
26-038	6 Hilshire Oaks	HV-25-086A	Pre-pour rear addition	FAIL	2/5/2026	SafeBuilt
26-039	1326 Ridgeley	HV-25-035B	Clip & Straps	PASS	2/10/2026	SafeBuilt
26-040	1311 Pine Chase	HV-25-033F	Fence Final	PASS	2/11/2026	SafeBuilt
26-041	6 Hilshire Oaks	HV-25-086A	Pre-pour rear addition	PASS	2/11/2026	SafeBuilt
26-042	8205 Burkhart	HV-25-065P	Plumbing Rough-in	PASS	2/12/2026	SafeBuilt
26-043	8002 Anadell	HV-25-72B	Brick Tie	PASS	2/17/2026	SafeBuilt
26-044	8002 Anadell	HV-25-072B	Frame	FAIL	2/17/2026	SafeBuilt
26-045	8013 Anadell	HV-25-091P	Plumbing ground	PASS	2/17/2026	SafeBuilt
26-046	1119 Guinea	HV-25-010SP	Site Visit	PASS	2/17/2026	HDR
26-047	8210 Mallie Ct	HV-26-008	Roof Final	PASS	2/18/2026	SafeBuilt
26-048	1315 Bridle Spur	HV-26-004P	Plumbing Ground	PASS	2/19/2026	SafeBuilt
26-049	8002 Andell	HV-25-072B	Frame	PASS	2/19/2026	SafeBuilt
26-050	1311 Friarcreek	HV-26-005	Tree Protection	PASS	2/19/2026	Cary Moran
26-051	1311 Fraicreek	HV-26-005	Silt Fence	PASS	2/19/2026	HDR
26-052	8103 Anadell	HV-25-091	T-Pole	PASS	2/19/2026	SafeBuilt
26-053	1114 Guinea Drive	HV-26-009UD	sewer disconnect	PASS	2/19/2026	SafeBuilt
26-054	1311 Pine Chase	HV-25-033F	Fence Final	PASS	2/19/2026	SafeBuilt
26-055	1311 Pine Chase	HV-25-033B	Building Final	Partial PASS	2/23/2026	SafeBuilt
26-056	1311 Friarcreek	HV-25-048SP	pool layout	PASS	2/25/2026	SafeBuilt
26-057	1326 Ridgeley	HV-25-035B	nail pattern	PASS	2/25/2026	SafeBuilt
26-058	1311 Pine Chase	HV-25-033GE	Gen -electrical underground	PASS	2/26/2026	SafeBuilt
26-059	1311 Pine Chase	HV-25-033GE	Gen - meter release	PASS	2/26/2026	SafeBuilt
26-060	1311 Pine Chase	HV-25-033GP	Gen - plumbing ground	PASS	2/26/2026	SafeBuilt
26-061	1311 Pine Chase	HV-25-033GP	Gen - gas test	PASS	2/26/2026	SafeBuilt
26-062	4 Pine Creek	HV-26-010R	Roof Final	PASS	2/26/2026	SafeBuilt

Inspections	
Cancelled	0
Consultation	
Failed	2
Pass	27
Total	29

City of Hilshire Village
Call Log

Date Notified	Message	Address of Concern	Action	Results	Date Resolved
2/24/26	Construction site has a pool unprotected by fencing.	Pine Chase Drive	Contacted builder to secure entryway, informed code enforcement to follow-up. Also advised caller not to trespass on active construction sites.	Inspector verified the site was secure. Coordinating with contractor to finalizing pending inspections	3/10/2026
2/24/26	Concerned about dogs off leash in front yards, they run along the property scaring pedestrians.	Hilshire Village	Advised that loose dogs should be reported to Spring Valley PD for enforcement.	Researched ordinance and spoke with SVVPD officer, found that language may need adjusting to address electric or invisible fences as a means of enclosure.	
3/9/26	Garbage missed - construction zone	Hickory Shadows	Contacted GFL, will attempt to return.	Contractor will move out of the way, part of the problem is the truck was attempting to back in through the cul-de-sac with only one lane open.	3/12/2026
3/10/26	Silt and Dirt in the street	8013 Anadell	Contacted contractor to have the dirt removed	Contractor resolved the issue	3/11/2026
3/10/26	Furniture being moved into unfinished home	1311 Pine Chase	Contacted contractor to verify that the house was not occupied and that the furniture has to be removed until a CO is issued	Contractor said that the furniture was for staging and marketing purposes but would remove the belonging by eod 3.13.2026	
3/10/26	Construction site across the creek appears to be encroaching on HCFCD easement.	Friarcreek Lane	Received information and photos, coordinating inspection with city engineers to ensure site is appropriate for the erosion control project scope of work.		



Regular Council Meeting Minutes

Tuesday, February 17, 2026 at 6:30 PM
8301 Westview Drive, Houston, Texas 77055

1. CALL TO ORDER Mayor Buesinger called the meeting to order at 6:30 PM

1.A. **Invocation** was given by Mayor Pro Tem Carey

1.B. Pledge of Allegiance

1.C. **Present**

Mayor Bob Buesinger
Council Member Mike Gordy
Council Member Matthew Butts
Council Member David Schwarz
Mayor Pro Tem Andy Carey

Also Present: Engineers Him and Moylan, HDR Engineering, Spring Valley Village PD Menchaca and Spriggs, Village Fire Department Guillory, Secretary Stephens

2. CITIZEN'S COMMENTS

None

3. REPORTS TO COUNCIL

3.A. Spring Valley Police Report

During the month of January, the department responded to 1,227 calls for service. Officers conducted 933 business checks and 193 house checks throughout the area. A total of 22 traffic stops were made, which resulted in 33 citations being issued. Officers also investigated a suspicious vehicle and made an arrest for public intoxication involving an intoxicated individual. Overall, no significant criminal activity was reported in the area during this period.

3.B. Fire Commissioner's Report

Chief Croft reported that the winter weather event in January caused no major issues. EMS revenue for January is approximately equal to the total EMS revenue received during 2025. This is due to fewer insurance kickbacks caused by improvements in paperwork submittals. The department is also exploring the use of a dashboard system to better track statistics and assist with future planning.

Chief Croft introduced newly hired Deputy Chief Guillory, and the department is actively hiring additional fire medics. Guillory expressed enthusiasm about bringing

his experience and skill set to the department and expanding community outreach efforts within the Villages.

Community outreach efforts took place in January and included educational opportunities for residents. For the month of January, the department responded to 150 calls for service, with an average response time to Hilshire Village of 5 minutes and 19 seconds.

ITEM OUT OF ORDER

5.A. Discussion and possible action to approve of Village Fire Department Budget Amendment for the purpose of purchasing a traffic control vehicle and replacement rescue boat.

Motion made by Mayor Pro Tem Carey, Seconded by Council Member Schwarz.

Chief Croft explained that using the new ladder truck for roadway blocking during accidents on the highway is undesirable due to the risk of damage. A military-style vehicle can be acquired and outfitted for significantly less cost while meeting operational needs.

Chief Croft proposed modifying an existing truck by removing the fifth-wheel assembly and installing a flatbed. Rails could be added to support high water rescues. The truck's cab-over design provides improved maneuverability, and unlike other options such as a school bus, it only requires a Class B driver's license, which current staff already hold for operating fire apparatus. The modified truck will include emergency lighting and directional arrow boards on both sides and the rear.

Replacement of the department's rescue boat was also discussed. The current 12-foot inflatable boat with a 25-horsepower motor has a seam that cannot be repaired. The proposed replacement is a 14-foot inflatable boat with a larger motor, improving maneuverability in the bayou and increasing rescue capability while remaining compatible with existing storage.

Funding for the truck modifications and the rescue boat will be drawn from the Capital Replacement Fund. Existing allocations include a ladder truck scheduled for delivery this year, a new engine planned for 2027, and a new ambulance anticipated in 2028. EMS revenue has covered Capital Fund contributions since 2025. Following completion of the department's audit, a review will be conducted to determine whether EMS revenue can continue supporting these expenses.

An amended motion was approved allocating \$85,000 from the Capital Replacement Fund for the traffic control vehicle and rescue boat.

Voting Yea: Council Member Gordy, Council Member Butts, Council Member Schwarz, Mayor Pro Tem Carey

The motion carried 4-0

3.C. City Engineer's Report

Friarcreek Easement Engineer Him reported that the Friarcreek easement design is complete and ready for approval; however, there are difficulties obtaining geotechnical borings due to limited access to the channel area. Staff are currently evaluating options for how the borings can be completed and requested that the item be tabled until the proposal from the geotechnical consultant is received. It was noted that the easement dedication itself is largely a formal step and will not delay the overall construction timeline for the project.

1209 Pine Chase has been completed and the final payment has been requested with an amendment to include additional sodding cost.

Pine Chase Grove project has been completed as well, and final payment requested, amended to include the cost of installing conduit for the City of Houston.

Wirt Road Sidewalk Staff reported that they are coordinating with Harris County regarding the Wirt Road sidewalk project, and it appears the project is moving forward with the County's contractor.

Hickory Shadows Water Line Project Staff provided an update on the Hickory Shadows water line improvements along Wirt Road. The AC pipe section will be shut down to allow for the wet connection, followed by pressure testing and disinfection on the south side of the line. A change order was also presented to remove the installation of a vault and instead install a 2-inch service line.

TCEQ Interconnect Approval TCEQ interconnect approvals are progressing. A variance was requested because the interconnect was previously approved by the City of Houston, and the system meets or exceeds current standards. The original backflow prevention requirements were implemented in 1996, and the existing interconnects were installed in 2001 before being relocated to their current location.

Ditch Grading Project The contractor for the ditch grading project will remobilize this Saturday to address corrective items only. A surveyor will also be involved to confirm grades. At the Ridgeley and Archley location, grout in the culvert needs to be chipped out to correct the installation. Staff also noted they are negotiating a revised price for installing Zoysia grass for restoration.

Creekstone Circle A Creekstone resident addressed the council regarding concerns about water being pumped from a neighboring rear yard into a culvert under her driveway, which she believes is causing sediment buildup and partial blockage of the culvert. She expressed concern that the proposed excavation of the upstream culvert area could create a safety hazard and standing water that may attract mosquitoes. Staff indicated that no excavation has been authorized at this time and suggested that construction pumping be redirected to the street where the water can dissipate into the roadside drainage ditches. Staff will also coordinate a visit with the neighboring property owner to evaluate drainage conditions.

Mallie Area Staff discussed a potential channel stabilization improvement near the Mallie area, which would require approximately 350 cubic yards of riprap at an estimated cost of \$30,500. The rip-rap would be installed two feet thick to

reestablish the bottom of the channel and stabilize the area. Access to the channel may be possible through adjacent properties.

3.D. Building Official's Report

There were no outstanding items to report and the Council did not have questions.

3.E. Mayor Buesinger's Report

There were no outstanding items to report.

3.F. City Secretary's Report

Secretary Stephens advised that Spring Branch ISD Tax Office has reported an issue involving property tax payments mailed by check. Some payments addressed to the district are being intercepted within the postal system, with checks reportedly being altered and fraudulently cashed. This issue has been reported at local post offices, including the Long Point location. Residents who mailed a check for property tax payments are encouraged to log into their accounts to confirm whether their payment has been processed. If a check was altered or stolen, Spring Branch ISD will work with affected taxpayers and waive late fees, provided documentation such as a police report or evidence of efforts to recover the funds is submitted. Late statements may still be mailed this week, but the district is addressing cases related to this issue individually.

It was also announced that 5:00 p.m. today was the filing deadline for the May 2, 2026 election. As no additional candidates filed for the open positions, the election will be officially canceled. An ordinance to formally cancel the election will be placed on next month's agenda. The council congratulated Robert Buesinger for the position of Mayor, Mike Gordy for Council Position 1, and Tom Steffan for Council Position 2.

3.G. City Treasurer's Report

Secretary Stephens provided a brief report including interest-to-date proceeds from the investment accounts. The second debt payment was recently released with one remaining payment this fiscal year. Overall, the City's funds are performing well and generating positive returns.

4. CONSENT AGENDA

Motion made by Council Member Schwarz, Seconded by Council Member Gordy.

4.A. Approve Disbursements

4.B. Approve Minutes from the Regular Council Meeting January 20, 2026.

4.C. Approve Check Registers January 2026.

Voting Yea: Council Member Gordy, Council Member Butts, Council Member Schwarz, Mayor Pro Tem Carey

The motion carried 4-0

5. DISCUSSION AND POSSIBLE ACTION

5.B. Discussion and Possible Authorization of payment to Infrastructure Construction Services (ICS) Invoice for Construction Services provided to the City for the 1209 Pine Chase Drainage Easement Improvements Project, Invoice #1 in the amount of \$29,325.00.

Motion made by Mayor Pro Tem Carey, Seconded by Council Member Gordy.

Voting Yea: Council Member Gordy, Council Member Butts, Council Member Schwarz, Mayor Pro Tem Carey

The motion carried 4-0

5.C. Discussion and Possible Authorization of payment to Infrastructure Construction Services (ICS) Invoice for Construction Services provided to the City for the Pine Chase Grove Site & Drainage Improvements Project, Invoice #1 in the amount of \$26,400.00.

Motion made by Mayor Pro Tem Carey, Seconded by Council Member Gordy.

Voting Yea: Council Member Gordy, Council Member Butts, Council Member Schwarz, Mayor Pro Tem Carey

The motion carried 4-0

5.D. Discussion and Possible Authorization of payment to Arnold & Co. Invoice for Construction Services provided to the City for the Hickory Shadows Paving, Drainage & Water Line Improvements Project, Invoice #1 in the amount of \$174,018.52.

Motion made by Mayor Pro Tem Carey, Seconded by Council Member Schwarz.

Voting Yea: Council Member Gordy, Council Member Butts, Council Member Schwarz, Mayor Pro Tem Carey

The motion carried 4-0

5.E. Discussion and Possible Authorization for Final Design & Construction Phase Services for the 1303 & 1307 Friarcreek Drainage Easement Improvements Project.

Engineer Him requested that this item be postponed until additional information is compiled.

The Council postponed the item to a future meeting. No action was taken.

5.F. Discussion and Possible Authorization to Update HDR's (formerly Claunch & Miller, Inc.) 2003 Master Service Agreement for Engineering Services.

Motion made by Mayor Pro Tem Carey, Seconded by Council Member Gordy.

Engineer Him explained the billing structure and the multiplier rate used for professional services has not been updated since 2003. Invoicing is based on tracking individual hours in detail and reflects a blended rate that accounts for staff time and overhead. Additional costs discussed included administrative time for invoice preparation and accounting review.

The Council requested a comparison of costs prior to approval, including clarification of the multiplier and additional overhead for administrative expenses.

The Council postponed the item to a future meeting. No action was taken.

5.G. Discussion and possible action to approve the renewal of Safebuilt contract for building official and code enforcement services.

Motion made by Council Member Schwarz, Seconded by Council Member Gordy.

Secretary Stephens explained that code enforcement was added to the contract with SafeBuilt and the charges have been minimum. Staff and the community are pleased with their overall performance and service.

Voting Yea: Council Member Gordy, Council Member Butts, Council Member Schwarz, Mayor Pro Tem Carey

The motion carried 4-0

5.H. Discussion and possible action to approve engagement letter with Crowe for FY 2024-2025 audit.

Motion made by Council Member Schwarz, Seconded by Council Member Gordy.

Voting Yea: Council Member Gordy, Council Member Butts, Council Member Schwarz, Mayor Pro Tem Carey

The motion carried 4-0

5.I. Discussion and possible approval to adjust street lighting on Pine Creek Lane.

Motion made by Mayor Pro Tem Carey, Seconded by Council Member Schwarz.

A second survey was distributed to Pine Creek residents. Those living closest to the light fixture expressed a preference for its removal, while responses from other residents were mixed. Removal of the fixture was recommended to address the concerns of the residents most directly affected.

Voting Yea: Council Member Gordy, Council Member Butts, Council Member Schwarz, Mayor Pro Tem Carey

The motion carried 4-0.

5.J. Discussion and direction to staff on City of Hilshire Village draft ordinance Artificial Turf. Public hearing scheduled for March 17, 2026 Council Meeting.

Motion made by Mayor Pro Tem Carey, Seconded by Council Member Schwarz.

The draft ordinance was provided for Council review and comment ahead of the public hearing scheduled for the March meeting. Council discussed concerns about classifying turf installations as fully impervious and consulted with the city engineer, who noted that the subsurface layers typically silt in over time and lose permeability. Discussion also covered current applications and future development where turf is being requested in rear yards, often in conjunction with swimming pools. Additional considerations included maintenance, usability in various weather conditions, and hygiene issues related to animal waste and potential nuisances to neighboring properties.

The Council postponed the item to a future meeting. No action was taken.

6. FUTURE AGENDA TOPICS

7. ADJOURNMENT

There being no further business to come before the Council. Mayor Buesinger adjourned the Regular Council Meeting at 8:47 PM.

Robert F. Buesinger, Mayor

ATTEST:

Cassie Stephens, City Secretary



City of Hilshire Village

Proclamation

Whereas, the City of Hilshire Village has a strong community spirit, promotes civic participation, and honors the history and traditions that shape our city; and

Whereas, the Civic Club Spring Event offers the community a chance to come together, enjoy fellowship, and welcome the season of spring at the scenic Pine Chase Grove Cul-de-Sac; and

Whereas, on April 12, 2026, from 5:00 PM to 8:00 PM, the Civic Club Spring Event will provide an opportunity for residents to gather, celebrate the arrival of spring, and enjoy the company of neighbors and friends;

Now, Therefore, I, Robert F. Buesinger, Mayor of the City of Hilshire Village, encourage all residents to join in the festivities at Pine Chase Grove, reflecting on our shared history and enjoying community spirit.

In Witness Whereof, I have hereunto set my hand and caused the Seal of the City of Hilshire Village to be affixed this 17th day of March, 2026.

Robert F. Buesinger, Mayor

Attest:

Cassie Stephens, City Secretary

ORDINANCE 853-2026

AN ORDINANCE AMENDING CHAPTER 11 (ZONING) AND CHAPTER 12, EXHIBIT “A”, OF THE CODE OF ORDINANCES TO ADDRESS ARTIFICIAL TURF BY ESTABLISHING DEFINITIONS, CLASSIFYING ARTIFICIAL TURF AS IMPERVIOUS FOR LOT-COVERAGE PURPOSES, ESTABLISHING INSTALLATION AND LOCATION STANDARDS, CREATING PERMITTING AND MAINTENANCE REQUIREMENTS, PROVIDING GRANDFATHERING FOR EXISTING INSTALLATIONS, PROVIDING FOR SEVERABILITY, AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HILSHIRE VILLAGE, TEXAS:

SECTION 1. Amendment to Exhibit “A”, Chapter 12, Section 02:00 – Definitions.

Section 02:00 of Chapter 12, Exhibit “A” of the City’s Code of Ordinances is amended to insert the following definition and clarification:

02:A-02.1 Artificial Turf: A manufactured synthetic surface composed of plastic, nylon, polyethylene, or similar materials designed to simulate natural grass.

And amend 02:U-02 to state Unsurfaced area: "Unsurfaced area" shall mean, but is not limited to those areas of a Lot covered with grass and/or other vegetation, whether natural, planted, or landscaped, dirt surfaces, and unpaved surfaces. Artificial Turf shall not be considered an “unsurfaced area”.

SECTION 2. Amendment to Chapter 11, Section 11:01.06(d) – Maximum Lot Coverage.

Section 11:01.06(d) of the City’s Code of Ordinances is amended to include the following additional classification:

Amended to read: (d) For computation of lot coverage, by way of example only, "non-permeable constructed surface" shall include main buildings, accessory buildings, swimming pool, garage, driveways, any paved surface for automobiles, sidewalks, patios, pavers, including porous pavers, artificial turf and other non-permeable constructed surface areas," but shall exclude, by way of example only, air conditioner supports, landscape border stones, stepping stones, wooden decks and similar materials or structures.

SECTION 3. Adoption of New Section 11:01.09 – Artificial Turf Regulations.

A new Section 11:01.09 is hereby added to Chapter 11 of the City’s Code of Ordinances to read as follows:

11:01.09 Artificial Turf – Standards, Permits, and Limitations

- a. Permit Required: No artificial turf may be installed, expanded, modified, or replaced except as permitted under subsection (b) without first obtaining a permit from the City.
- b. Existing Installations: Artificial turf installed prior to the adoption of this section may be maintained or replaced “like-for-like” in the same location, size, and

ORDINANCE 853-2026

- configuration. Any enlargement, relocation, or grading, including change to the existing ground elevation, slope, or drainage pattern, or material change shall require full compliance with this section.
- c. Location Standards.
 - 1. Artificial turf may be installed in any rear yard area provided that the total impervious coverage complies with the maximum lot coverage limits.
 - 2. Artificial turf may not be installed in front of the front building line, nor shall it be visible from any street.
 - 3. Artificial turf shall not be installed within the public right-of-way nor any drainage channel or easement.
 - d. Installation Standards.
 - 1. ~~A compacted crushed-stone or similar base between two and four inches (2"-4") shall be installed beneath all artificial turf. Artificial turf shall be installed in accordance with the manufacturer's specifications.~~
 - 2. Installations shall not alter or obstruct natural drainage patterns or increase runoff onto adjacent property or public drainage systems. Engineered drainage plans may be required.
 - 3. All exposed turf edges shall include a permanent edging or restraint system.
 - 4. Turf materials shall be UV-stabilized and designed for exterior installation.
 - e. Tree Protection.
 - 1. No trenching, excavation, soil compaction, or root disturbance may occur within the critical root zone of a tree which is eight (8)" inches or greater in diameter.
 - 2. Base materials used near trees shall remain permeable to air and water exchange.
 - f. Maintenance: Artificial turf shall be maintained in good repair and kept free from rips, uplift, exposed seams, depressions, infill migration, deterioration, or similar conditions. Failure to maintain may constitute a nuisance.
 - g. Application Requirements: An application for an artificial turf permit shall include:
 - 1. A scaled site plan identifying the location and boundaries of the turf area, lot coverage calculations, and setback distances;
 - 2. Manufacturer specifications for turf materials, base materials, and edging;
 - 3. Drainage information including
 - 1. ~~and Existing drainage patterns, flow directions, and discharge points;~~
 - 2. Proposed drainage patterns after installation, including any changes to slope, pitch, or runoff direction;
 - 3. Details of the base installation, including depth, materials, permeability, and any subsurface drainage components;
 - 4. Tree-protection measures, if applicable;
 - 5. Acknowledgment of right-of-way and easement restrictions.

SECTION 4. Amendment to Appendix A – FEE SCHEDULE

Appendix A ARTICLE 3.000. - BUILDING RELATED FEES of the City's Code of Ordinances is amended ~~to include~~ revise the following ~~additional~~ permit fee:

Commented [C1]: We will build this into the application for artificial turf – basically stating that turf can be disturbed without repair or replacement by any easement owner/operator

ORDINANCE 853-2026

DRAINAGE AND YARD PERMIT FEES		
Changes to yard (from grass to alternate surface material that includes less than 50% of lot area)**	\$240.00	2

Commented [C2]: We are now only talking about allowing turf in rear yards, so I want to remove the "lot area" tag in lieu of just changes to yard.

SECTION 5. Severability.

If any provision of this Ordinance or its application to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 6. Repealer.

All ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 7. Effective Date.

This Ordinance shall take effect immediately upon its passage and adoption.

PASSED, APPROVED, AND ADOPTED this 17th day of March, 2026.

Attest:

Robert F. Buesinger, Mayor

Cassie Stephens, City Secretary

APPROVED AS TO FORM:

City Attorney

ORDINANCE 853-2026

AN ORDINANCE AMENDING CHAPTER 11 (ZONING) AND CHAPTER 12, EXHIBIT “A”, OF THE CODE OF ORDINANCES TO ADDRESS ARTIFICIAL TURF BY ESTABLISHING DEFINITIONS, CLASSIFYING ARTIFICIAL TURF AS IMPERVIOUS FOR LOT-COVERAGE PURPOSES, ESTABLISHING INSTALLATION AND LOCATION STANDARDS, CREATING PERMITTING AND MAINTENANCE REQUIREMENTS, PROVIDING GRANDFATHERING FOR EXISTING INSTALLATIONS, PROVIDING FOR SEVERABILITY, AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HILSHIRE VILLAGE, TEXAS:

SECTION 1. Amendment to Exhibit “A”, Chapter 12, Section 02:00 – Definitions.

Section 02:00 of Chapter 12, Exhibit “A” of the City’s Code of Ordinances is amended to insert the following definition and clarification:

02:A-02.1 Artificial Turf: A manufactured synthetic surface composed of plastic, nylon, polyethylene, or similar materials designed to simulate natural grass.

And amend 02:U-02 to state Unsurfaced area: "Unsurfaced area" shall mean, but is not limited to those areas of a Lot covered with grass and/or other vegetation, whether natural, planted, or landscaped, dirt surfaces, and unpaved surfaces. Artificial Turf shall not be considered an “unsurfaced area”.

SECTION 2. Amendment to Chapter 11, Section 11:01.06(d) – Maximum Lot Coverage.

Section 11:01.06(d) of the City’s Code of Ordinances is amended to include the following additional classification:

Amended to read: (d) For computation of lot coverage, by way of example only, "non-permeable constructed surface" shall include main buildings, accessory buildings, swimming pool, garage, driveways, any paved surface for automobiles, sidewalks, patios, pavers, including porous pavers, artificial turf and other non-permeable constructed surface areas," but shall exclude, by way of example only, air conditioner supports, landscape border stones, stepping stones, wooden decks and similar materials or structures.

SECTION 3. Adoption of New Section 11:01.09 – Artificial Turf Regulations.

A new Section 11:01.09 is hereby added to Chapter 11 of the City’s Code of Ordinances to read as follows:

11:01.09 Artificial Turf – Standards, Permits, and Limitations

- a. Permit Required: No artificial turf may be installed, expanded, modified, or replaced except as permitted under subsection (b) without first obtaining a permit from the City.
- b. Existing Installations: Artificial turf installed prior to the adoption of this section may be maintained or replaced “like-for-like” in the same location, size, and configuration. Any enlargement, relocation, or grading, including change to the

ORDINANCE 853-2026

existing ground elevation, slope, or drainage pattern, shall require full compliance with this section.

- c. Location Standards.
 - 1. Artificial turf may be installed in any rear yard area provided that the total impervious coverage complies with the maximum lot coverage limits.
 - 2. Artificial turf may not be installed in front of the front building line, nor shall it be visible from any street.
 - 3. Artificial turf shall not be installed within the public right-of-way nor any drainage channel or easement.
- d. Installation Standards.
 - 1. Artificial turf shall be installed in accordance with the manufacturer's specifications.
 - 2. Installations shall not alter or obstruct natural drainage patterns or increase runoff onto adjacent property or public drainage systems. Engineered drainage plans may be required.
 - 3. All exposed turf edges shall include a permanent edging or restraint system.
 - 4. Turf materials shall be UV-stabilized and designed for exterior installation.
- e. Tree Protection.
 - 1. No trenching, excavation, soil compaction, or root disturbance may occur within the critical root zone of a tree which is eight (8) inches or greater in diameter.
 - 2. Base materials used near trees shall remain permeable to air and water exchange.
- f. Maintenance: Artificial turf shall be maintained in good repair and kept free from rips, uplift, exposed seams, depressions, infill migration, deterioration, or similar conditions. Failure to maintain may constitute a nuisance.
- g. Application Requirements: An application for an artificial turf permit shall include:
 - 1. A scaled site plan identifying the location and boundaries of the turf area, lot coverage calculations, and setback distances;
 - 2. Manufacturer specifications for turf materials, base materials, and edging;
 - 3. Drainage information including
 - 1. Existing drainage patterns, flow directions, and discharge points;
 - 2. Proposed drainage patterns after installation, including any changes to slope, pitch, or runoff direction;
 - 3. Details of the base installation, including depth, materials, permeability, and any subsurface drainage components;
 - 4. Tree-protection measures, if applicable;
 - 5. Acknowledgment of right-of-way and easement restrictions.

SECTION 4. Amendment to Appendix A – FEE SCHEDULE

Appendix A ARTICLE 3.000. - BUILDING RELATED FEES of the City's Code of Ordinances is amended revisethe following permit fee:

ORDINANCE 853-2026

DRAINAGE AND YARD PERMIT FEES		
Changes to yard (from grass to alternate surface material)**	\$240.00	2

SECTION 5. Severability.

If any provision of this Ordinance or its application to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 6. Repealer.

All ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 7. Effective Date.

This Ordinance shall take effect immediately upon its passage and adoption.

PASSED, APPROVED, AND ADOPTED this 17th day of March, 2026.

Attest:

Robert F. Buesinger, Mayor

Cassie Stephens, City Secretary

APPROVED AS TO FORM:

City Attorney

ORDINANCE NO. 859-2026

AN ORDINANCE OF THE CITY OF HILSHIRE VILLAGE, TEXAS, DECLARING THE UNOPPOSED CANDIDATES FOR MAYOR, COUNCILMEMBER POSITION 1, AND COUNCILMEMBER POSITION 2 ELECTED; PROVIDING THAT THE MAY 2, 2026 GENERAL MUNICIPAL OFFICERS ELECTION SHALL NOT BE HELD; CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH.

WHEREAS, pursuant to City of Hilshire Village, Texas, Ordinance No. 856-2025, passed and approved on December 16, 2025, a General Municipal Officers Election was ordered to be held on May 2, 2026, for the purpose of electing three officials of the City, to wit: Mayor, Council Member, Position No. 1, and Council Member, Position No. 2.

WHEREAS, pursuant to said Ordinance No. 856-2025 and Section 143.007, **TEXAS ELECTION CODE**, the deadline for filing applications for a place on the ballot of the City's Municipal Officers Election has expired; and

WHEREAS, the City Secretary, in accordance with Section 2.052, **TEXAS ELECTION CODE**, has certified to the City Council, in writing, that Robert F. Buesinger is unopposed for election to the office of Mayor, Mike Gordy is unopposed for election to the office of Council Member Position 1, and Tom Steffan is unopposed for election to the office of Council Member, Position No. 2

WHEREAS, the City Council hereby finds and determines that each candidate whose name is to appear on the ballot in said election is unopposed, and no proposition is to appear on the ballot for such election; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HILSHIRE VILLAGE, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. In accordance with Section 2.053(a), **TEXAS ELECTION CODE**, the following unopposed candidates are hereby declared duly elected to the respective offices shown:

Robert F. Buesinger	Mayor
Mike Gordy	Council Member Position 1
Tom Steffan	Council Member Position 2

Section 3. Pursuant to Section 2.053(b) **TEXAS ELECTION CODE**, the General Municipal Officers Election heretofore called and ordered by the City of Hilshire Village, Texas, Ordinance No. 856-2025, for the 2nd day of May 2026, shall not be held and is

hereby cancelled.

Section 4. The City Secretary is hereby directed to cause a copy of this Ordinance to be posted on Election Day, same being May 2, 2026, at the polling place that would have been used in such election.

Section 5. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Hilshire Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 6. All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

PASSED, APPROVED, AND ADOPTED this 17th day of March 2026.

Robert F. Buesinger, Mayor

ATTEST:

Cassie Stephens, City Secretary



**City of Hilshire Village
RESOLUTION NO. 2026-279**

A RESOLUTION BY THE CITY OF HILSHIRE VILLAGE, TEXAS SUSPENDING THE APRIL 18, 2026 EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – HOUSTON, TEXAS COAST, SOUTH TEXAS, AND BEAUMONT/EAST TEXAS GEOGRAPHIC RATE AREAS, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2025 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Hilshire Village, Texas (“City”) is a gas utility customer of CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas – Houston, Texas Coast, South Texas, and Beaumont/East Texas geographic rate areas (CenterPoint or Company) and is a regulatory authority with an interest in the rates and charges of CenterPoint; and

WHEREAS, CenterPoint made filings with the City and the Railroad Commission of Texas (“Railroad Commission”) on February 17, 2026, proposing to implement interim rate adjustments (“GRIP Rate Increases”) pursuant to Texas Utilities Code § 104.301 on all customers served by CenterPoint, effective April 18, 2026; and

WHEREAS, it is incumbent upon the City, as a regulatory authority, to examine the GRIP Rate Increases to determine its compliance with the Texas Utilities Code.

THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HILSHIRE VILLAGE, TEXAS, THAT:

1. The April 18, 2026 effective date of the GRIP Rate Increases proposed by CenterPoint is hereby suspended for the maximum period allowed by Texas Utilities Code § 104.301(a) to permit adequate time to review the proposed increases, analyze all necessary information, and take appropriate action related to the proposed increases.

2. A copy of this Resolution shall be sent to CenterPoint, care of Keith L. Wall at 1111 Louisiana Street, CNP Tower 19th Floor, Houston, Texas 77002, and to Thomas Brocato, legal counsel to the City, at Lloyd Gosselink, 816 Congress Ave., Suite 1900, Austin, Texas 78701.

Signed this 17th day of March, 2026.

Robert F. Buesinger, MAYOR

ATTEST:

Cassie Stephens, CITY SECRETARY

CITY OF HILSHIRE VILLAGE - GENERAL FUND
 Compared with Budget and Last Year
 For the Twelve Months Ending September 30, 2025

GL Acct	Description	Last Year Actual	Budgeted This Year	Current This Year	Remaining In Budget	Amd 2025-01
Revenues						
41000	Metro - Revenue	103,000.00	103,000.00	122,000.00	(19,000.00)	122,000.00
41007	Transfer from Utilities Acc't	0.00	0.00	70,000.00	(70,000.00)	70,000.00
42100	Property Taxes - Current	1,354,940.78	1,436,624.47	1,430,939.99	5,684.00	1,430,939.99
42101	Property Taxes-Debt-Current	354,239.56	377,147.59	367,245.06	9,903.00	367,245.06
42200	Property Taxes - Delinquent	(5,941.17)	0.00	401.71	(402.00)	401.71
42201	Property tax-debt-delinquent	(1,754.13)	0.00	770.18	(770.00)	770.18
42500	Garbage Income	89,878.89	93,009.00	51,448.02	41,561.00	51,448.02
43000	Franchise tax	49,951.99	50,000.00	55,239.08	(5,239.00)	55,239.08
44000	City Sales Tax	91,738.59	60,000.00	128,896.89	(68,897.00)	128,896.89
45900	Int. Income - Debt	0.00	0.00	95,284.94	(95,285.00)	95,284.94
46000	Int. Income - CEFFC	0.00	0.00	782.53	(783.00)	782.53
46100	Int. Income-Gen funds	90,789.24	30,000.00	79,136.10	(49,136.00)	79,136.10
46500	Int. Income-Metro1	28,502.78	0.00	29,510.75	(29,511.00)	29,510.75
46700	Int. Income-Taxes	5,496.40	4,000.00	9,059.55	(5,060.00)	9,059.55
46800	Int. Income-Debt Taxes	1,167.15	0.00	2,340.54	(2,341.00)	2,340.54
47000	Sales Tax Discount Income	24.49	0.00	25.96	(26.00)	25.96
47100	Building Permits	116,569.54	75,000.00	125,024.45	(50,024.00)	125,024.45
47101	Re-Inspections	0.00	0.00	3,460.00	(3,460.00)	3,460.00
47102	Plan Check for Construction	21,526.75	10,000.00	39,546.73	(29,547.00)	39,546.73
47104	Drainage Permits	9,228.61	0.00	2,080.00	(2,080.00)	2,080.00
47105	Plan check for Drainage	9,200.00	7,500.00	24,550.00	(17,050.00)	24,550.00
47201	Alarm & Animal Permits	1,205.00	1,500.00	1,500.00	0.00	1,500.00
48100	Other Income	6,781.80	0.00	2,816.55	(2,817.00)	2,816.55
48200	Court Fees	10,823.89	5,000.00	23,586.69	(18,587.00)	23,586.69
48300	Ambulance Income	4,534.84	0.00	10,949.16	(10,949.00)	10,949.16
48400	Child Safety Income	878.68	900.00	980.34	(80.00)	980.34
Total Revenues		2,342,783.68	2,253,681.06	2,677,575.22	(423,894.00)	2,677,575.22
Expenses						
51500	Police Protection/Court	588,803.28	600,000.00	629,143.68	(29,144.00)	629,143.68
51600	Police - Council Meetings	2,400.00	3,000.00	2,400.00	600.00	2,400.00
51700	Police Cameras	10,068.49	37,600.00	23,344.53	14,255.00	23,344.53
52000	Fire Protection	289,746.92	305,000.00	301,262.40	3,738.00	301,262.40
52500	Trash Service	84,051.24	90,500.00	90,351.17	149.00	90,351.17
53000	Metro Funded Misc.	0.00	20,000.00	8,000.00	12,000.00	8,000.00
53002	Metro-Ditch/Ravine Cleaning	0.00	30,000.00	0.00	30,000.00	0.00
53004	Metro-Point Repairs on Asphalt	43,642.50	20,000.00	0.00	20,000.00	0.00
53014	Pine Chase Grove Improvements	3,573.32	0.00	0.00	0.00	0.00
53220	Disaster Recovery City Hall	550.00	10,000.00	5,800.00	4,200.00	5,800.00
53221	Disaster Recovery Debris Mgt	27,625.00	15,000.00	(825.00)	15,825.00	(825.00)
53222	Drainage Ravine Management	6,800.00	30,000.00	20,210.00	9,790.00	20,210.00
53400	Mosquito Spraying	2,480.40	3,000.00	2,982.13	18.00	2,982.13
53500	Street Lights	3,995.58	6,000.00	594.01	5,406.00	594.01
53600	Street Signs	1,970.50	2,000.00	0.00	2,000.00	0.00
54000	Tax Collection Fees	16,041.00	16,000.00	14,275.00	1,725.00	14,275.00
54300	Wages,Taxes,Benefits	122,244.05	140,000.00	133,094.42	6,906.00	133,094.42
54410	FICA Tax	6,894.04	7,500.00	7,598.48	(98.00)	7,598.48
54415	Medicare Tax	1,612.28	1,750.00	1,777.17	(27.00)	1,777.17
54420	SUTA Tax	297.51	1,000.00	126.00	874.00	126.00
54424	Medical & Life Insurance	33,166.74	45,000.00	35,095.96	9,904.00	35,095.96
54425	Retirement	6,662.16	7,200.00	7,210.74	(11.00)	7,210.74

GL Acct	Description	Last Year Actual	Budgeted This Year	Current This Year	Remaining In Budget	Amd 2025-01
54520	Audit Fees	20,085.00	22,500.00	21,809.00	691.00	21,809.00
54540	Legal Fees	20,502.50	20,000.00	18,999.50	1,001.00	18,999.50
54545	Legal Fees - Zoning	0.00	5,000.00	1,102.00	3,898.00	1,102.00
55000	Bldg. Permit Administration	33,000.00	38,000.00	35,112.61	2,887.00	35,112.61
55100	Loan Issuance Cost	0.00	10,200.00	0.00	10,200.00	0.00
55300	Utility Locate	4,461.50	10,000.00	3,688.16	6,312.00	3,688.16
55501	Inspection- Arborist	1,120.00	2,000.00	1,360.00	640.00	1,360.00
55600	Generator Maintenance	806.82	1,500.00	806.82	693.00	806.82
56000	Board of Adjustment	0.00	3,500.00	(17.01)	3,517.00	(17.01)
56510	Insurance	6,858.52	7,500.00	8,880.76	(1,381.00)	8,880.76
56515	Education	3,816.27	5,000.00	4,745.87	254.00	4,745.87
56516	City Hall Upgrades	24,072.86	3,000.00	0.00	3,000.00	0.00
56519	City Hall Exterior	583.34	2,500.00	0.00	2,500.00	0.00
56520	City Hall Operations	19,871.86	20,000.00	18,348.67	1,651.00	18,348.67
56521	City Hall Maintenance	5,533.53	8,000.00	3,350.01	4,650.00	3,350.01
56522	Website Development	0.00	1,500.00	0.00	1,500.00	0.00
56523	Web Hosting & Maintenance	1,650.00	1,850.00	1,650.00	200.00	1,650.00
56525	Bank Charges	3,270.21	4,000.00	4,907.52	(908.00)	4,907.52
56526	Dues	2,550.52	3,000.00	3,670.36	(670.00)	3,670.36
56530	Public Notices	723.04	5,000.00	3,230.04	1,770.00	3,230.04
56540	Office Supplies	3,532.15	4,000.00	1,366.66	2,633.00	1,366.66
56541	Election/Voting Machine Rent	180.00	3,500.00	190.30	3,310.00	190.30
56545	City Hall Equipment/Furnishing	10,264.27	15,000.00	15,191.91	(192.00)	15,191.91
56550	Miscellaneous	1,340.66	5,000.00	1,160.92	3,839.00	1,160.92
56551	Mayor/Council/Administrator	2,863.25	3,500.00	3,002.72	497.00	3,002.72
56560	Codification	3,834.40	6,500.00	5,108.66	1,391.00	5,108.66
56570	Misc. /Contingencies	18,136.00	0.00	0.00	0.00	0.00
56579	Memorial Villages Event- Recyl	405.95	725.00	594.15	131.00	594.15
56581	Books for Library	250.00	250.00	101.50	149.00	101.50
56583	Engineering Plan Checking	44,145.41	50,000.00	125,534.87	(75,535.00)	125,534.87
56585	Non-Metro Engineering Services	73,158.39	50,000.00	74,202.87	(24,203.00)	74,202.87
56586	Metro Engineering Services	92,318.67	0.00	0.00	0.00	0.00
57000	Principal Tax Ant. Note	350,000.00	375,000.00	275,800.00	99,200.00	275,800.00
57500	Tax Ant. Note Interest	10,532.36	15,000.00	70,430.50	(55,431.00)	70,430.50
57600	Expenses for Certificates	0.00	0.00	200.00	(200.00)	200.00
Total Expenses		2,012,492.49	2,093,075.00	1,986,970.06	106,104.00	1,986,970.06
Net Income		330,291.19	160,606.06	690,605.16	(529,998.00)	690,605.16