

Frequently Asked Questions

For the next 320 Days, street construction will be in your immediate area. We want you to do all you can to be prepared for the disruption.

Neighborhood street reconstruction necessities:

Character traits	Materials	Work
Patience Good Humor Safety consciousness Neighborly support	Mud boots Dust mask Extra house air filters Flashlights Solar walkway lights	Light up your house numbers Buy manual sprinklers Move key landscaping plants Save money to reconstruct customized driveways/walkways Shift play areas to backyards only

Who is providing these projects?

Petitioned for by residents; Funded by the City of Houston.

1. Contractor

Joseph Tahtouh
JFT Construction, Inc.
P.O. Box 820829
Houston, Texas 77282
Off: 281-920-0150

Ismael Hernandez, Superintendent – 832-274-1726
Joaquim Hernandez, Foreman – 281-235-5227

2. Project Management Team - City of Houston:

Jeff Chukwu, Project Manager - 832-395-2391
Jeff.chukwu@houstontx.gov
Evelyn Kuykendall, Senior Inspector – 713-775-2665
Wanda Kegley, Inspector - (281) 796-0795

3. Where to call to report problems:

Emergency needs (i.e. water off, toilets not flushing): Call City Staff directly or contact Contractor's Superintendent or Foreman.

Non-emergency needs: 311

How long are these projects going to take to complete?

The entire project is scheduled : Start 7/30/2012 End: 6/15/2013

What is going to be replaced / installed in these projects?

Included in the scope of this project are: streets, sidewalks, curbs, street lighting, water lines and sanitary sewers.

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What about the new sidewalks?

All streets will receive new sidewalks on both sides of the street. Any streets or blocks that currently do not have sidewalks will receive new sidewalks. Most sidewalks will be immediately against the curbs, and will be 5-feet wide. There may be locations where sidewalks are not along the curb due to existing trees or obstructions in the area. Please consult the plans for specific sidewalk.

Why have various markers and protective barriers been placed in some yards around trees, etc.?

For most of the residences in this area, the City of Houston right-of-way extends about 16 feet into yards from the curb. As a result, the City and the contractors are granted full access into this right-of-way for this and any related projects. Once complete, the City is required to restore the yards to City of Houston standards. Both the City of Houston and the contractor are taking precaution to protect existing trees and resident property as best as they can. Additional right-of-way markers are in some yards, and removal of these causes added delays and expense. Please do not remove these markers or any protective precautions that have been provided in your yard.

Are they going to dig up my yard, or just my street?

Both. Installing new water lines is also part of this project. In doing so, they are going to use a boring process whenever possible, in which they will have some digging areas, but these are minimized by the boring capabilities of equipment and procedures that tunnel and lay water pipe horizontally. Once completed, the existing "old" water lines will be abandoned, thereby avoiding the need to dig them up for removal. In most cases, if the current water line is on the north side of the street, then the new line will be installed on the south side of the street, and vice-versa. Once installed, tested, and approved by the City, then the contractor will disconnect your water meter from the "old" line and reconnect to the "new", having bored under the street to access the new line, if necessary. Some sanitary sewer lines will also be built with this project.

As mentioned, streets will be completely reconstructed. This is typically accomplished by reconstructing one complete side of a street first, then returning to reconstruct the other side of the street. During this process, access to driveways will be maintained as best as possible for personal access. On some days, you will be asked to park nearby, but this usually only occurs on specific days that specific work is in front of, or blocking a given driveway at a given time. Naturally, rain and weather will have some impacts on these occurrences. We suggest that you share your driveways with your neighbors, where possible.

What about our trees?

As mentioned earlier, the right-of-way extends about 16 feet from the back of the curbs into our yards. The City and contractor will make all attempts to protect existing trees in accordance with the tree protection plan provided in the plans.

Again, right-of-way does extend well into our yards. We all mow and maintain these areas that we consider "our property", but right-of-way grants them full access and utilization as deemed necessary. If you have specific landscaping that you would like to save, we suggest you (personally) relocate such plant materials NOW !!

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What about my driveway?

New driveway aprons are a necessary part of this project, as required to meet and connect properly to the new streets, as well as to meet all local and federal regulations for sidewalk specifications, which will require meeting ADA (American with Disabilities Act) standards. As such, you can expect to have your driveway apron reconstructed and different entry slopes than we currently have.

What if I have an improved or special/decorative driveway and/or sidewalk?

As this portion of your driveway (and front walkways) is located in the right-of-way, the City is only required to return your driveway to City of Houston codes and standards.

If warranted, special provisions will be considered, but all related costs of improvements over-and-above the City of Houston standards will be at the sole cost of the resident, payable in advance to cover the extra costs upon acceptance and approval of this additional work by the contractor (if applicable), or a contractor of your choice.

Will my street be at a different elevation than it is today?

Over the past 50-60 years, the topography of our area has obviously shifted. The intent of this project by the City of Houston is to minimize any street elevation change as best as possible, although some change may be required to establish the proper flow of storm-water, both above and below the streets for proper drainage for years to come.