



Filing Receipt

Filing Date - 2025-04-04 10:02:02 AM

Control Number - 57435

Item Number - 496

CY 2025 Registration of Submetered or Allocated Utility Service

Registration Number: S7006

Property Owner

Sawyer Zimmerman
One World Trade Center Suite 47A
New York, NY 10007
(917) 359-8475
sawyer@liveatlsc.com

Property Manager

Sawyer Zimmerman
One World Trade Center Suite 47A
New York, NY 10007
(917) 359-8475
sawyer@liveatlsc.com

Property Where Utility Service Is Provided

Vizcaya Apartments
18108 S Park View Dr
Houston, TX 77084
(888) 704-2884
vizcayaapts@liveatlsc.com

Property Type: Apartment (Apartment House)

Information on Utility Service

Tenants are billed for? Both Water and Wastewater
Submetered or Allocated? Changing from Submetered to Allocated
Name of utility providing service: City of Houston

Changing from Submetered to Allocated

Changing from submetered to allocated has been requested.

Method Used to Allocate Utility Charges

The following methods are used:

- Submetered cold water

Method Used to Offset Charges for Common Areas

The following methods were checked:

- All common areas and the irrigation system(s) are metered or submetered.

Required Documents Uploaded

The following documents were required:

- Letter requesting change from submetered to allocated.

The following documents were uploaded:

- Vizcaya Apartments.docx
- Vizcaya Full Upgrade.pdf

Filing Party

This registration was filed by the Property Owner.

Vizcaya Apartments
18108 S Park View Dr
Houston, TX 77084

April 4, 2025

To Whom It May Concern,

RE: Request to Transition from Submetered to Allocated Billing Utility Service
Registration Number: S7006

I am writing to formally request approval to transition Vizcaya Apartments, located at 18108 S Park View Dr, Houston, TX 77084, from submetered billing utility service to allocated billing utility service. This request is submitted in accordance with Commission requirements and pursuant to §24.279 of the Texas Administrative Code.

We are seeking this change due to a failure in the submetering equipment, which has resulted in persistent and ongoing issues. The transmitters installed as part of the submetering system, manufactured by **Next Century**, are no longer reading accurately. After thorough evaluation, it has been determined that replacing all necessary equipment would cost in excess of **\$56,000**, as quoted by National Utility Services. Due to the high cost, repair or replacement of the current system is not financially feasible.

To date, no costs have been incurred toward repair or replacement. A copy of the vendor's proposal is included in the supporting documentation submitted along with this letter.

We understand and acknowledge the requirements outlined in §24.279 (a), (b), and (c) concerning rental agreements, and will ensure full compliance prior to implementing any change in billing method.

Thank you for your consideration of this request. Please let us know if any additional information or documentation is required.

Sincerely,

Sawyer Zimmerman



National Utility Services, Inc.

16095 Prosperity Drive
Suite 103
Noblesville, IN 46060

Estimate

Date	Estimate #
3/26/2025	01163

Name / Address
Lone Star Communities 945 Mckinney Street, Suite 19600, Houston, Texas 77002 United States

Terms	Due Date	Rep	Project
	3/26/2025		Cortland Vizcaya

Description	Qty	Rate	Total
MTW Register Cartridge USG Register	314	51.85	16,280.90
Next Century Transceiver	314	65.00	20,410.00
Next Century Repeater	6	345.00	2,070.00
Onsite technician labor	314	55.00	17,270.00

Subtotal		\$56,030.90
Sales Tax (0.0%)		\$0.00
Total		\$56,030.90