

Site Scanner

12405 N GESSNER DR, HOUSTON, TX, 77064

Coordinates 29.953629, -95.546752 Report ID cecdd290-1c5a-4f65-a864-e0ecf5fad2eb
Created 2026-10-04T01:32:46.360Z

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FRANCHISE UTILITY

CENTERPOINT ENERGY

most likely — not confirmed

Ambiguous. This point falls inside 3 overlapping retail service territories. The utility named above is the highest-ranked candidate, not a confirmed determination. Sites on or near territory boundaries can genuinely be served by more than one utility. Verify the serving utility directly before relying on this field.

Other candidates at this location

UTILITY	OWNERSHIP	REGULATED	CUSTOMERS
ENTERGY TEXAS INC.	INVESTOR OWNED	not recorded	493,592
SAN BERNARD ELECTRIC COOP, INC	COOPERATIVE	not recorded	31,775

Ownership type INVESTOR OWNED
Holding company CENTERPOINT ENERGY INC
Data year 2022

Source: HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror) · source date 2023-08-01
https://services3.arcgis.com/0YP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

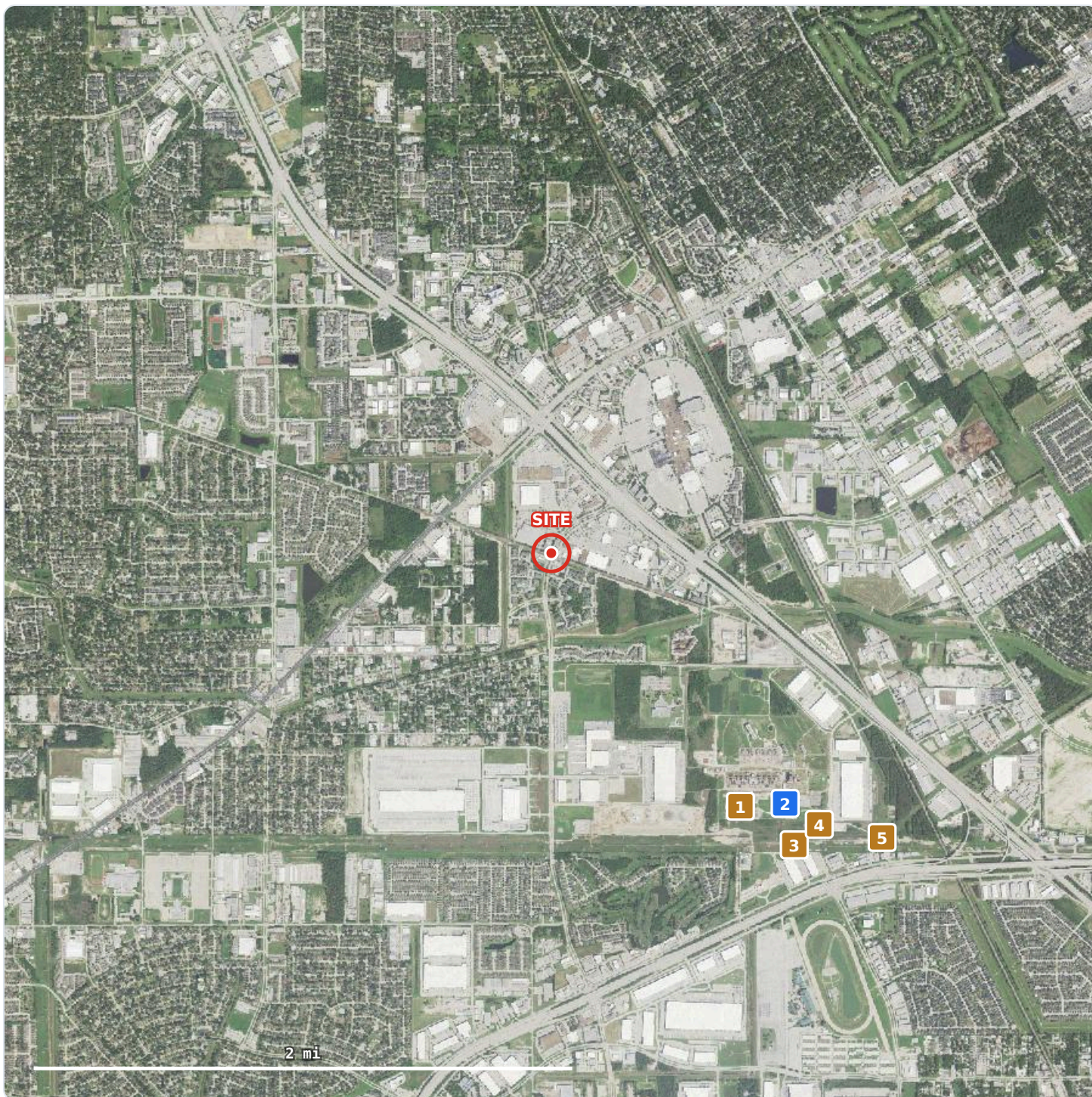
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NEAREST HIGH-VOLTAGE INFRASTRUCTURE

#	DISTANCE	VOLTAGE	LINES	NAME	FACILITY TYPE
1	1.17 mi	345 kV	6	unnamed in source data * HOUSTON, TX	unidentified substation
2	1.27 mi	138 kV	10	TH WHARTON POWER PLANT HOUSTON, TX	utility substation
3	1.41 mi	138 kV	3	line tap point * HOUSTON, TX	line tap point

#	DISTANCE	VOLTAGE	LINES	NAME	FACILITY TYPE
4	1.42 mi	138 kV	n/r	unnamed in source data * HOUSTON, TX	unidentified substation
5	1.62 mi	69 kV	3	line tap point * HOUSTON, TX	line tap point

n/r = not recorded in source data · search radius 10 miles



1 unnamed record · 1.17 mi · 345 kV

3 unnamed record · 1.41 mi · 138 kV

5 unnamed record · 1.62 mi · 69 kV

2 TH WHARTON POWER PLANT · 1.27 mi · 138 kV

4 unnamed record · 1.42 mi · 138 kV

Aerial imagery: USDA NAIP imagery via USGS The National Map — Public domain (USDA/USGS), retrieved 2026-09-27. Marker positions are the source dataset's own coordinates; where records coincide, markers are separated slightly so each stays visible. Distances in the key are measured, not scaled off this drawing. Not a survey.

*** Not necessarily an interconnection point.**

- **unidentified substation** — Unnamed in the source data — roughly 49% of HIFLD substation records carry a placeholder name. Ownership and operator are unknown. Note that a higher line count does not establish utility ownership: operators who build for reliability often give an on-site substation source and path diversity from two or more utility substations.
- **line tap point** — Named TAP<id> in the source data — a junction on a transmission line rather than a load-serving substation. Not normally an interconnection point.

- Distances are straight-line (haversine), **not** engineering route length.
- HIFLD does not record substation ownership. Proximity does not imply availability — a nearby facility may be a customer-owned on-site substation serving an adjacent property.
- 4 of 5 carry a placeholder name in the source dataset.

Source: HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)

https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10

3 SITE CONTEXT

WATERSHED

Buffalo-San Jacinto

HUC-8 12040104

Source: USGS Watershed Boundary Dataset (WBD) · retrieved 2026-09-26

<https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4>

FEMA FLOOD ZONE

Zone X not in SFHA

AREA OF MINIMAL FLOOD HAZARD

Outside the 0.2% annual chance floodplain (minimal hazard)

FIRM panel 48201C

Parcel centroid only — a single point, not the whole site.

Source: FEMA National Flood Hazard Layer (NFHL) · retrieved 2026-09-26

<https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28>

LOCAL MORATORIA

None recorded for these jurisdictions

Census places this point in Harris County · Houston CCD · Houston city. This dataset tracks moratoria only — not project proposals, planning-commission reviews, or permanent zoning rules — so active local debate over a specific project will not appear here.

No other instrument recorded within 25 miles.

Recorded is not the same as applicable, and the dataset is a lower bound: an absence here is not evidence that no moratorium exists. Detail and scope caveats: Appendix B.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23

<https://github.com/mjbommar/moratorium-data-2026>

4 DATA COMPLETENESS

6 of 6 expected fields resolved

Resolved: location, franchiseUtility, nearestSubstation, substationVoltage, watershed, floodZone

Franchise utility is ambiguous: 3 retail territories overlap this point. A most-likely holder is named but not confirmed — sites near boundaries can genuinely be served by more than one utility.

2 of 5 nearby substations are unnamed in the source data.

5 WHAT THIS REPORT DOES NOT TELL YOU

- Available load capacity at any substation. No utility publishes this for large loads; this report is a screening aid, not a system impact study.
- Interconnection cost or timeline for a specific project.
- Zoning approval likelihood.
- Interconnection queue data is appended to the bottom of this report when a substation listed above is an exact name and county match against the queue dataset. Visit the [Queue Wire](#) for further research.
- Whether a local moratorium covers this site. Instruments recorded for the jurisdictions containing the point are listed in Appendix B, but their scope is set by their own text, which this report does not read.
- Transmission line proximity — substations only.
- Whether a substation is physically accessible, expandable, or has available bay positions.

This report is built to **rule out sites with no nearby transmission infrastructure**. A site with nothing in range is a defensible elimination. The reverse does not hold: proximity to the facilities listed above is not access to power, and nothing here establishes that a connection is available, affordable or achievable on any schedule.

6 SOURCES AND DATA VINTAGE

SUBSTATIONS

HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)

https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10

Publisher vintage 2022-06-03 · ingested 2026-08-30 · 78,373 records · None (Public Use) — HIFLD Open

FRANCHISE TERRITORIES

HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror)

https://services3.arcgis.com/OYP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

Publisher vintage 2023-08-01 · ingested 2026-08-30 · 2,845 records · HIFLD Open / EIA-861 derived (public-use US Government data)

GEOCODING

US Census Bureau Geocoding Services API

<https://geocoding.geo.census.gov/geocoder/locations/onlineaddress>

Benchmark Public_AR_Current · retrieved 2026-10-04

WATERSHED

USGS Watershed Boundary Dataset (WBD)

<https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4>

Retrieved 2026-09-26 · Public domain (USGS/USDA-NRCS)

FLOOD HAZARD

FEMA National Flood Hazard Layer (NFHL)

<https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28>

Retrieved 2026-09-26 · Public domain (FEMA)

LOCAL MORATORIA

Moratorium Data 2026 (Bommarito) — local moratorium inventory

<https://github.com/mjbommar/moratorium-data-2026>

Publisher vintage 2026-09-23 (commit dbaab04d84f8) · ingested 2026-10-04 · 1,291 records · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation

JURISDICTIONS

US Census Bureau Geocoding Services — geographies by coordinates

<https://geocoding.geo.census.gov/geocoder/geographies/coordinates>

Retrieved 2026-10-04 · Public domain (US Government work)

Screening aid, not an engineering study. This report helps prioritize sites before committing to engineering due diligence. It is not a system impact study and carries no warranty. Underlying public datasets are published on their own schedules and may have changed since the retrieval dates shown above. Every figure in this report is reproducible from the cited sources; nothing is estimated, modelled, or generated.

B APPENDIX — LOCAL MORATORIA

Local moratorium instruments — temporary pauses on accepting or approving certain development, most often data centers — as recorded in a third-party research dataset. Rows are reproduced as published; this report does not read the instruments themselves. This dataset tracks moratoria only — not project proposals, planning-commission reviews, or permanent zoning rules — so active local debate over a specific project will not appear here.

A recorded instrument is not a determination that this site is covered. Which applications, zoning districts and sectors an instrument reaches — and whether a county instrument applies inside incorporated municipalities — is set by its text. Confirm with the jurisdiction before relying on any row.

Jurisdictions containing this point

The dataset records no instrument for **Harris County, Houston CCD, Houston city**. That is a statement about moratoria only: a proposal under review or a planning-commission decision in these jurisdictions would not appear in it.

The publisher states its counts are lower bounds — small townships that do not post minutes online are the known gap — and that anything after 2026-09-23 is not included.

Within 25 miles

No instrument recorded with a jurisdiction centroid within 25 miles.

State-level actions — TX

ACTION	STATUS	MECHANISM	PROVISIONS AS RECORDED
Governor Abbott August 3, 2026 Data Center Audit Directive	unknown · in force	utility large load restriction	Directs PUCT and ERCOT to verify and audit every data center advancing through ERCOT interconnection before it may move forward, pausing the Batch Zero process pending the required review. https://gov.texas.gov/news/post/governor-abbott-directs-comprehensive-data-center-audit

ACTION	STATUS	MECHANISM	PROVISIONS AS RECORDED
SB 6 (89R, 2025)	enacted · in force	utility large load restriction	Requires PUCT/ERCOT large-load planning and interconnection standards; applies to large loads at a default 75 MW single-site threshold; addresses interconnection studies, cost allocation, co-location, and emergency curtailment https://capitol.texas.gov/tlodocs/89R/billtext/html/SB00006F.htm
SB 1929 (88R, 2023)	enacted	utility large load restriction	Requires registration and ERCOT-related oversight for large interruptible virtual currency mining facilities

11 state-policy actions tracked for TX in total; only those the publisher records as enacted or in force are listed. Where the publisher's legal-effect field reads “unknown”, the current effect of an enacted measure has not been checked by the publisher, and it is omitted here rather than guessed. 11 local instruments recorded statewide.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23 · commit dbaab04d84f8 · 1,291 instruments · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation
<https://github.com/mjbommar/moratorium-data-2026>

- Each instrument is tied to a Census county, county subdivision or incorporated place only when the Census places the publisher's own centroid inside a geography of the same name and kind. 70 of 1,291 rows could not be tied this way and do not appear in this appendix.
- The publisher compiles the dataset from municipal records and news coverage with AI-assisted research and documents its known gaps in the repository.