Ordinance Notes for Platting

Guide: Bookmarked for easy searching.

Bullet (•) statements are plat notes to be printed on face of plat.

Red Underlined text is to be completed/modified based on unique project information.

Table of Contents

Table of Figures 2
Dedicatory Acknowledgements 3
Specifically for Replats 3
General Plat Notes 4
Legend or List of Abbreviations 4
Coordinates, Bearings, Scale Factor 4
Utility Company / GHBA 4
Variance/ Special Exception Granted 4
Building Line 5
Deed Restricted Building Line 5
Dual Building Line 5
Building Line along Undefined Pipeline Easement 6
Visibility Triangle 6
Transit-Oriented Development (TOD) Street 6
Walkable Place (WP) Street 7
One-Foot Reserve 8
Airport Tier 8
Parks 8
Single-Family Residential 10
Lot(s) 10
Lot Size Averaging 11
Lot Width Averaging 12
Lots on a Major Thoroughfare 12
Parking Table 13
No Off-Street Parking 13

Reduced Lot Size – Lot Size/Coverage & Density 13
Reduced Lot Size –COS 14
Solid Waste Collection 15
Permanent Access Easement 16
Flag Lots 16
Shared Driveway 17
Alley Access 18
Reduced Building Line 18
Lot siding/backing on MTF 18
MTF of 80’ or Less 19
0’ BL mid-block when public alley access 23
10’ BL / 20’ GBL 24
10’ BL / 19’ GBL 25
10’ BL / 20’ GBL (42-188.5 performance standard) 26
Courtyard style development performance standards 26
Multi-unit residential (MUR) performance standards 27
General Plan Related Note 27
Additional helpful information 28
Title Block example 28

Table of Figures

1: Encroachments into building line - for illustrative purposes only 5
2: Visibility Triangle - for illustrative purposes only 6
3: Parks and Open Space Table - example to be included on plat 8
4: Parks and Open Space Table, parks dedication - example to be included on plat 9
5: Single-family examples - for illustrative purposes only 10
6: Lot size averaging table – example to be included on plat 11
7: Lot width averaging table - example to be included on plat 12
8: Additional parking required table - to be included on the plat 13
9: Lot Size and Coverage Table / Dwelling Unit Density Table – both to be included on the plat 13
10: Table of Lots in the ETJ of less than 5000 sf in area – to be included on the plat 14
11: Compensating Open Space Table for ETJ – to be included on the plat 14
12: Table of Lots in the City of less than 3500 sf in area – to be included on the plat 14
13: Compensating Open Space Table for in City – to be included on the plat 15
14: Flag lot layout examples - for illustrative purposes only 16
15: Example of plat with shared driveway parallel to public street - for illustrative purposes only 17

16: Example of plat with a 12’ shared driveway - for illustrative purposes only 18
17: Example of reduced BL of 10’ along MTF for one-story, uninhabited garage only - for illustrative purposes only 19
18: Plat example of reduced BL of 15’ along MTF of 80’ or less - for illustrative purposes only 19
19: Example of non-SFR reduced BL of 15’ along MTF of 80’ or less - for illustrative purposes only 20
20: Examples of non-SFR reduced BL of 5’ along MTF of 80’ or less for Retail Commercial Center - for illustrative purposes only 21
21: Examples of non-SFR reduced BL of 0’ along MTF of 80’ or less for Retail Commercial Center - for illustrative purposes only 22
22: Plat example of non-SFR reduced BL of 0’ along MTF of 80’ or less for Retail Commercial Center - for illustrative purposes only 23
23: 10' BL & 0' BL when vehicular access is restricted to public alley - to be included on the plat 23
24: 10' BL/ 20' GBL diagram - to be included on the plat 24
25: 10' BL/ 19' GBL diagram - to be included on the plat 25
26: 10' BL/ 20' GBL diagram - to be included on the plat 26

Dedicatory Acknowledgements

Refer to “Subdivision Platting Recordation Dedicatory Acknowledgements and Certifications” document available on Planning’s Development Services webpage for all required dedicatory acknowledgements.

Specifically for Replats

Add Owner’s Certification of Restrictions note to dedicatory acknowledgments to replat or amending plat when previous plat includes residential lot(s) – known as **Short Replat Paragraph**

- Further, the owners hereby certify that this replat / amending plat *(choose relevant)* does not attempt to alter, amend, or remove any covenants or restrictions.

Add Owner’s Certification of Restrictions note to dedicatory acknowledgments to replat or amending plat when previous plat does not include single-family residential lot(s) or was not otherwise restricted to single family residential – known as **Long Replat Paragraph**

- Further, the owners hereby certify that this replat / amending plat *(choose relevant)* does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

General Plat Notes

Legend or List of Abbreviations

Include all abbreviations and/or symbols used on the plat.

Coordinates, Bearings, Scale Factor

Exact language can be modified as long as all required surveying information is present.

- The coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99992458239.
- All bearings are referenced to the Texas Coordinate System of 1983, South Central Zone.

Utility Company / GHBA

- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

Variance/ Special Exception Granted

Sec 42-81 & Sec 42-82

Applicable upon Planner's discretion for granted variance(s) for building line requirements:

- The Planning Commission granted a variance to allow ("……..") subject to specific conditions on xx/xx/xxxx. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

Applicable upon Planner's discretion for granted variance(s) for stub street, intersection spacing, and/or street widening requirements:

- The Planning Commission granted a variance to allow ("……..") subject to specific conditions on xx/xx/xxxx. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

Building Line

Sec 42-150

Applicable when proposing lots and/or reserves (not on Street Dedication plats):

- Unless otherwise indicated, the building lines (B.L.) whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, which may be amended from time to time.

Deed Restricted Building Line

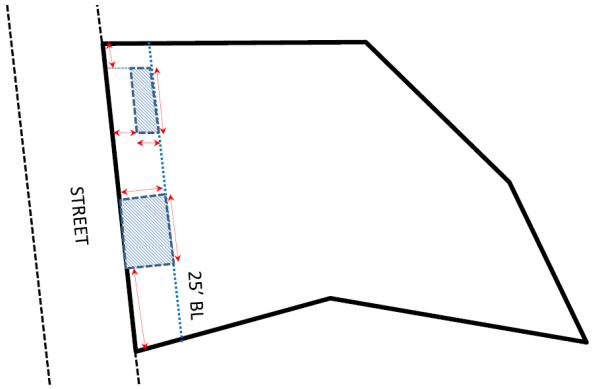
Applicable when deed restricted building line(s) is/are greater than building line established on the plat:

- The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.

Dual Building Line

The use of this may require a variance. A variance may not be required if the existing structure was in compliance with the rules at the time of construction.

The building encroachment into the building line must be shown on the plat and dimensioned. RE: example below



1: Encroachments into building line - for illustrative purposes only

- Any additional structures or additions must adhere to the building line and site visibility triangle as shown on this plat. In addition, if existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line and site visibility triangle shown on this plat.

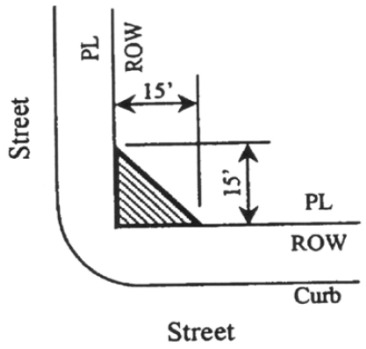
Building Line along Undefined Pipeline Easement

Applicable when providing a 15' BL from the centerline of an undefined easement for a pipeline:

- The building line established pursuant to 42-160 will no longer be applicable upon the abandonment or termination of the respective easement or right-of-way. (Sec 42-160)

Visibility Triangle

Sec 42-161



2: Visibility Triangle - for illustrative purposes only

Applicable at intersection of two public streets. In Houston's ETJ, some Counties may not accept visibility triangle easements, thus a corner cut dedication required instead:

- The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

Applicable at intersection of two public streets, for lots located on collector or local streets that take rear or side access (other than front-loading) and qualify for a reduced building line of 5 feet:

- The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. An encroachment into the visibility triangle is allowed above 10 feet as measured vertically from the ground.

Transit-Oriented Development (TOD) Street

Sec 42-601

Applicable when abutting a Primary TOD Street (mandatory compliance):

- _____(name(s) of street(s) is/are (a) designated Primary TOD Street(s) established by Ordinance No. 2020 - 684. A _____ foot pedestrian realm is required along the Primary TOD Street.

Applicable when abutting a Secondary TOD Street and opting into standards:

- _____(name(s) of street(s) is/are (a) designated Secondary TOD Street(s) established by Ordinance No. 2020 - 684. A Pedestrian Realm Plan is required to illustrate compliance with all of the Enhanced Pedestrian Realm Standards pursuant to Sec 42-603, 621, 622, 651, 652, 653, and 654, submitted for Site Plan Review. Otherwise, compliance is required from applicable minimum building line standards or optional performance standards of Chapter 42.

Applicable when lot is greater than one-acre in size and proposing direct vehicular access:

- Vehicular access from a Transit-Oriented Development street must provide a vehicular turnaround within the development.

Walkable Place (WP) Street

Applicable when abutting a Primary WP Street (mandatory compliance):

- _____(name(s) of street(s) is/are (a) designated Primary WP Street(s) established by Ordinance No. 2020 - 685. A _____ foot building line / pedestrian realm is required along the Primary WP Street. *(Emancipation WP)*
- Hogan Street is a designated Primary WP Street established by Ordinance No. 2020 - 686. A 5' building line is required along the Primary WP Street. *(Hogan/ Lorraine WP)*
- _____(name(s) of street(s) is/are (a) designated Primary WP Street(s) established by Ordinance No. 2020 - 687. A _____ foot building line / pedestrian realm is required along the Primary WP Street. *(Midtown WP)*

Applicable when abutting a Secondary WP Street (optional compliance for pedestrian realm):

- _____(name(s) of street(s) is/are (a) designated Secondary WP Street(s) established by Ordinance No. 2020 – 685. A Pedestrian Realm Plan is required to illustrate compliance with all of the Enhanced Pedestrian Realm Standards pursuant to Sec 42-603, 621, 622, 651, 652, 653, and 654, submitted for Site Plan Review. Otherwise, compliance is required from applicable minimum building line standards or optional performance standards of Chapter 42. *(Emancipation WP)*
- _____(name(s) of street(s) is/are (a) designated Secondary WP Street established by Ordinance No. 2020 - 686. A Pedestrian Realm Plan is required to illustrate compliance with all of the Enhanced Pedestrian Realm Standards pursuant to Sec 42-603, 621, 622, 651, 652, 653, and 654, submitted for Site Plan Review. Otherwise, compliance is required from applicable minimum building line standards or optional performance standards of Chapter 42. *(Hogan/ Lorraine WP)*
- _____(name(s) of street(s) is/are (a) designated Secondary WP Street established by Ordinance No. 2020 - 687. A Pedestrian Realm Plan is required to illustrate compliance with all of the Enhanced Pedestrian Realm Standards pursuant to Sec 42-603, 621, 622, 651, 652, 653, and 654, submitted for Site Plan Review. Otherwise, compliance is required from applicable

minimum building line standards or optional performance standards of Chapter 42. *(Midtown WP)*

Applicable when lot is greater than one-acre with direct vehicular access:

- Vehicular access from a Walkable Place street must provide a vehicular turnaround within the development.

One-Foot Reserve

Sec 42-191

Applicable when dedicating a public street that abuts non-platted land:

- One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

Airport Tier

Sec 9, Article VI

Applicable when property is within any Houston Airport System (HAS) land use tiers (1, 2, & 3):

- NOTICE: Individual lots or parcels within this subdivision may be located in an airport land use tier and may be subject to use restrictions or increased noise or hazard levels associated with air traffic operations.

Parks

Sec 42, Division 7

Applicable when proposing Lot(s) within the city and **not providing any park land dedication**:

Parks and Open Space Table

Number of Existing Dwelling Units (DU) □ I hereby certify that the information provided is true	X

3: Parks and Open Space Table - example to be included on plat

- No land is being established as Private Park or dedicated to the public for Park purposes.
- No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas Has been submitted and accepted by the city.

- This property is located in Park Sector number XX.
- This percentage (100%) shall be applied to the then-current fee in lieu of dedication.
- The then-current fee in lieu of dedication shall be applied to the incremental (proposed minus existing) dwelling units.

Applicable when proposing Lot(s) within the city and **providing park land dedication (full)**:

a	Number of Existing Dwelling Units (DU) □ I hereby certify that the information provided herein is true	a
b	Number of Proposed DU	b
c	Number of Incremental DU	b-a
d	Acres Land required= 10 acres x 1.8 x (c)Number of incremental DU /1,000	10ac x 1.8 x c/1,000
e	Private Park	X Acres provided
f	Land dedicated to Public for Park purposes	X Acres provided
g	Acres of Land dedicated as greenbelt	X Acres provided
h	Acres of Land dedicated as park link	X Acres provided
i	Total Net acreage remaining	d-(e+f+g+h)
j	Percentage Rate of the then-current fee to be paid per DU	i x 100/d%

4: Parks and Open Space Table, parks dedication - example to be included on plat

- This property is located in Park Sector number XX.
- Reserve restricted to Private Park pursuant to Chapter 42 of the Code of Ordinances, City of Houston, Texas. This Private Park designation may not be changed without approval of the Planning Commission of the City of Houston, Texas.

Applicable when proposing Lot(s) within the city and **providing combination of fee and park land dedication (partial)**:

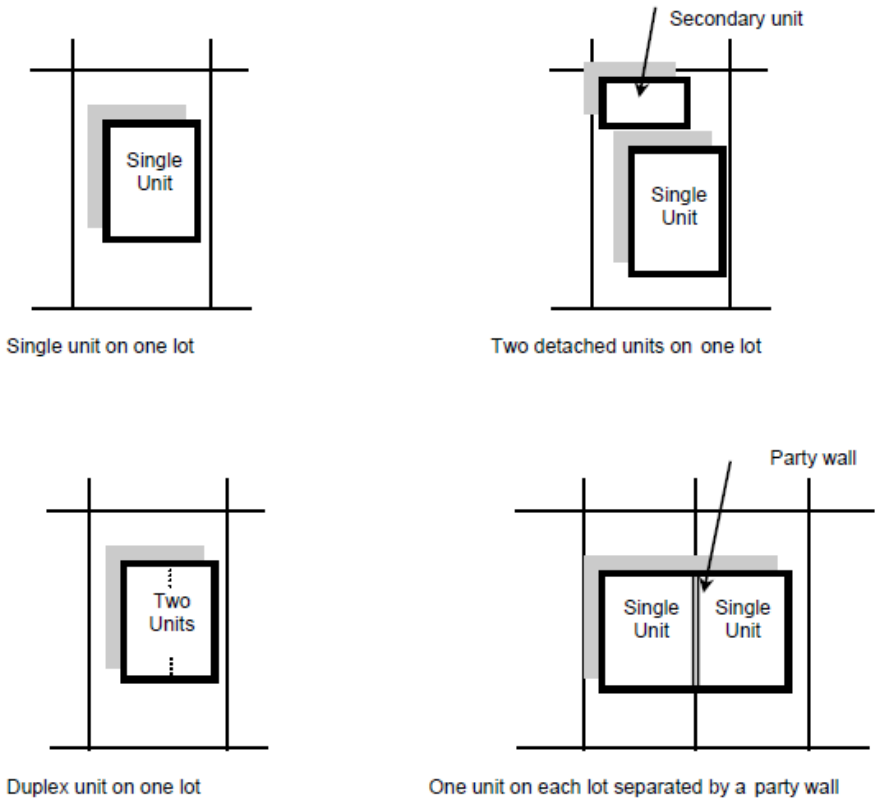
Provide Parks and Open Space Table from above for providing park land dedication.

- This property is located in Park Sector number XX.
- XX s.f. (XX acres) are hereby dedicated to the public for park purposes.
- No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas Has been submitted and accepted by the city.
- This percentage (XX%) shall be applied to the then-current fee in lieu of dedication.
- The then-current fee in lieu of dedication shall be applied to the incremental (proposed minus existing) dwelling units.
- Reserve restricted to Private Park pursuant to Chapter 42 of the Code of Ordinances, City of Houston, Texas. This Private Park designation may not be changed without approval of the Planning Commission of the City of Houston, Texas.

Applicable when proposing an Unrestricted Reserve in the city:

- If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate.
- This property is located in Park Sector number XX.

Single-Family Residential



5: Single-family examples - for illustrative purposes only

Lot(s)

Sec 42-1 & Sec 42-180

Applicable when proposing Lot(s):

- All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.

Applicable for lots served by a wastewater collection system:

- All lots shall have adequate wastewater collection services.

Lot Size Averaging

Sec 42-181(c)

Applicable when proposing lot(s) less than 1400 feet in area:

Blk #	Lot #	Lot Area	Capped Lot Area
		Blockface 1	
1	1	3,840	3,500
	2	1,285	1,285
	3	1,278	1,278
	4	1,240	1,240
	5	1,233	1,233
	6	1,258	1,258
	7	1,251	1,251
	8	1,214	1,214
	9	1,816	1,816
Average			1,563
		Blockface 2	

6: Lot size averaging table – example to be included on plat

- This subdivision plat contains at least one lot that is less than 1,400 square feet in size. Any subsequent replat of a lot within this subdivision plat shall maintain an average lot size that is greater than or equal to 1,400 square feet. The average lot size for each subsequent replat shall be based on all lots within this subdivision plat. All subsequent replats of lots within this subdivision plat shall contain a plat notation stating these requirements.

Applicable when proposing a replat of a recorded subdivision with lot size averaging:

- This subdivision plat contains at least one lot that is less than 1,400 square feet in size. Any subsequent replat of a lot within this subdivision plat shall maintain an average lot size that is greater than or equal to 1,400 square feet. The average lot size for each subsequent replat shall be based on all lots within the plat of (name of subdivision being replatted containing a lot with a size of less than 1400 feet). All subsequent replats of lots within this subdivision plat shall contain a plat notation stating these requirements.

Lot Width Averaging

Sec 42-185(b)

Applicable when proposing lot(s) less than 20 feet in width:

Blk #	Lot #	Lot Width	Capped Lot Width
		Blockface 1	
1	1	43.44	30.00
	2	20.00	20.00
	3	20.00	20.00
	4	19.50	19.50
	5	19.50	19.50
	6	20.00	20.00
	7	20.00	20.00
	8	19.50	19.50
	9	31.46	30.00
Average			22.06
		Blockface 2	

7: Lot width averaging table - example to be included on plat

- This subdivision plat contains at least one lot that is less than 20 feet in width. Any subsequent replat of a lot within this subdivision plat shall maintain an average lot width that is greater than or equal to 18 feet. The average lot width for each subsequent replat shall be based on all lots within this subdivision plat. All subsequent replats of lots within this subdivision plat shall contain a plat notation stating these requirements.

Applicable when proposing a replat of a recorded subdivision with lot width averaging:

- This subdivision plat contains at least one lot that is less than 20 feet in width. Any subsequent replat of a lot within this subdivision plat shall maintain an average lot width that is greater than or equal to 18 feet. The average lot width for each subsequent replat shall be based on all lots within the subdivision plat of (name of subdivision plat being replatted containing a lot with a width less than 20 feet). All subsequent replats of lots within this subdivision plat shall contain a plat notation stating these requirements.

Lots on a Major Thoroughfare

Sec 42-188(b)

Applicable when Lot(s) has frontage along a major thoroughfare and is 1-acre or greater in size:

- Lot XX, Block XX shall provide a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

Applicable when Lot(s) has frontage along a major thoroughfare and is less than 1-acre in size:

- Direct vehicular access is denied from _____ *(name of MTF)*, a major thoroughfare.

Parking Table

Sec 42-186

Applicable when proposing Lot(s) within the city that includes a shared driveway, or Type 2 PAE and six or more dwelling units:

42-186 PARKING FOR SF RESIDENTIAL USE

# of Proposed Dwelling Units	# of Additional Parking Required	# of On-Street Parking	# of On-Site Parking
xx	xx	xx	xx

8: Additional parking required table - to be included on the plat

No Off-Street Parking

(Sec 42-186(a)(2)

Applicable when proposing Lot(s) with **zero off-street parking** (meeting requirements of Sec 42-186(a)(2) – less than 33 ft public street frontage, dwelling unit size of not more than 1000 s.f., 100% occupiable space fronting street) and would not meet frontage and vehicular access requirements of Sec 42-188, then a plat can restrict themselves to no driveway access:

- Vehicular access denied. *(Include as a note on the face of the plat pointing to the ROW edge instead of a general plat note.)*
- Direct driveway access from the public street for Lot(s) XX is/are denied as off-street parking on the lot(s) is not allowed. Requirements of Sec 42-186(a)(2) must be met.

Reduced Lot Size – Lot Size/Coverage & Density

Sec 42-184

Applicable when proposing Lot(s) in the city and meeting reduced lot size performance standards:

LOT SIZE AND COVERAGE TABLE

Colm A	Colm B	Colm C	Colm D
Lot no.	Lot Size (sf)	Bldg. Coverage (sf)	% Coverage (Colm C/Colm B)
1	xx	xx	xx
2	xx	xx	xx
3	xx	xx	xx

DWELLING UNIT DENSITY TABLE

Colm A	Colm B	Colm C
Total no. of Dwellings	Total Gross Acreage (ac)	Total Project Density (Colm A/Colm B)
xx	xx	xx

9: Lot Size and Coverage Table / Dwelling Unit Density Table – both to be included on the plat

- At least 150 square feet of permeable area is required per lot. (no. of lots x 150) s.f. of permeable area shall be provided within the boundary of this subdivision.

Applicable when one or more lots are limited to one dwelling unit due to limitation in density:

- Lot XX, Block XX shall be limited to one dwelling unit only.

Reduced Lot Size –COS

Sec 42-182

Applicable when proposing Lot(s) that do not meet minimum lot size requirements, either in the ETJ, or in the City (for ETJ, use figures 10 & 11; for City, use figures 12 & 13):

FYI: For requirements of Compensating Open Space (COS), refer to Sec 42-183.

LOT SIZES <5000 SF – ETJ AREA

	Lot no.	Lot Area
	xx	xx sf
	xx	xx sf
	xx	xx sf
Total number of lots < 5000 sf	**xx**	
Total area of lots < 5000 sf		**xx sf**

10: Table of Lots in the ETJ of less than 5000 sf in area – to be included on the plat

COMPENSATING OPEN SPACE TABLE – ETJ AREA

A.	Total no. of lots < 5000 sf:	xx
B.	Total area of lots < 5000 sf:	xx sf
C.	Average lot size < 5000 sf (B/A):	xx sf
D	Compensating open space required per lot (based on C):	xx sf
E.	Compensating open space required (A x D):	xx sf
F.	Total area of compensating open space provided:	xx sf

11: Compensating Open Space Table for ETJ – to be included on the plat

LOT SIZES <3500 SF – CITY AREA

	Lot no.	Lot Area
	xx	xx sf
	xx	xx sf
	xx	xx sf
Total number of lots < 3500 sf	**xx**	
Total area of lots < 3500 sf		**xx sf**

12: Table of Lots in the City of less than 3500 sf in area – to be included on the plat

COMPENSATING OPEN SPACE TABLE – CITY AREA

A.	Total number of lots < 3500 sf:	xx
B.	Total area of lots < 3500 sf:	xx sf
C.	Average lot size < 3500 sf (B/A):	xx sf
D.	Compensating open space required per lot (based on C):	xx sf
E.	Compensating open space required (A x D):	xx sf
F.	Total area of compensating open space provided:	xx sf

13: Compensating Open Space Table for in City – to be included on the plat

- Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision.

Applicable when COS requires an Open Space Amenities Plan:

FYI: Open Space Amenities Plan must be recorded with the plat. Refer to Sec 42-192 for requirements.

- This subdivision's compensating open space includes an Open Space Amenities Plan for the specifically identified reserve(s). Refer to OSAP recorded with this subdivision.

Solid Waste Collection

Sec 39-63

Applicable when proposing Lot(s) in the city that includes a shared driveway or Type 2 PAE, where number of dwelling units is specified and is **eligible**:

- The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.
- No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-63 of the Code of Ordinances.

Applicable when proposing Lot(s) in the city that includes a shared driveway or Type 2 PAE, where number of dwelling units is specified and is **ineligible**:

- The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

Permanent Access Easement

Sec 42-188(c)

Applicable when proposing either Type I or Type II Permanent Access Easement(s):

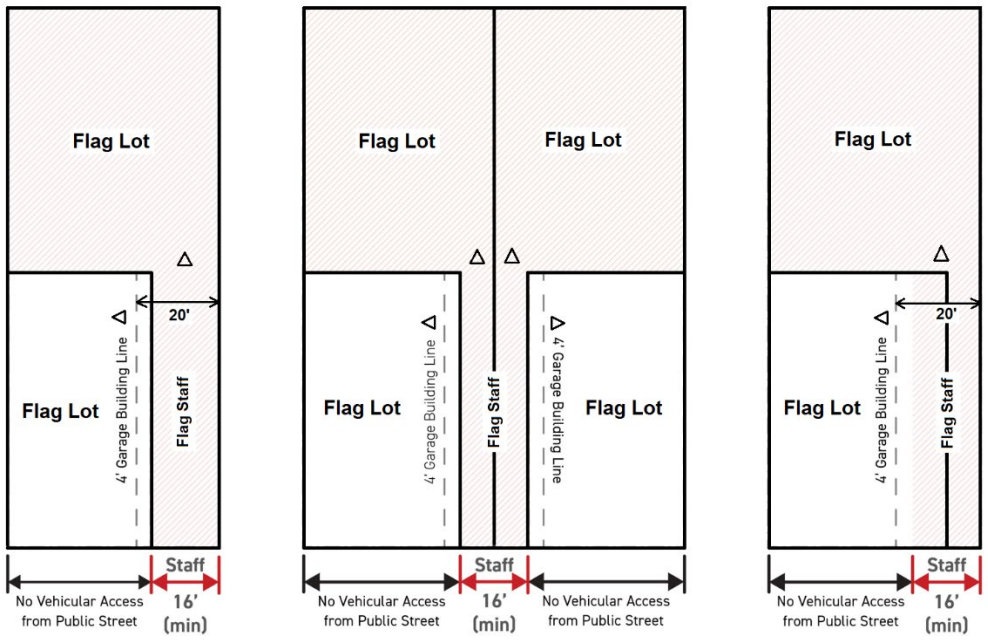
- This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

Applicable when subdivision has private water system, not public:

- The subdivision has a private water system. It is not a public water system, nor has it been constructed with any public funds. The water line and fire hydrants to serve this subdivision are private and will be maintained by the owner and/or owners' management association.

Flag Lots

Sec 42-187



14: Flag lot layout examples - for illustrative purposes only

- Vehicular access for each lot is provided for by a flag staff only.
- Lots XX, Block XX share vehicular access through staff portion of flag lots. The combined staff portions of flag lots shall be restricted for shared vehicular access and for ingress and egress only.

- No building, structure, wall or fence shall be constructed within the staff portion.
- Arrow denotes direction of driveway access to each lot. *(Or can be included in legend)*
- Mutual access agreement is required for use of the flag staff by property owners.

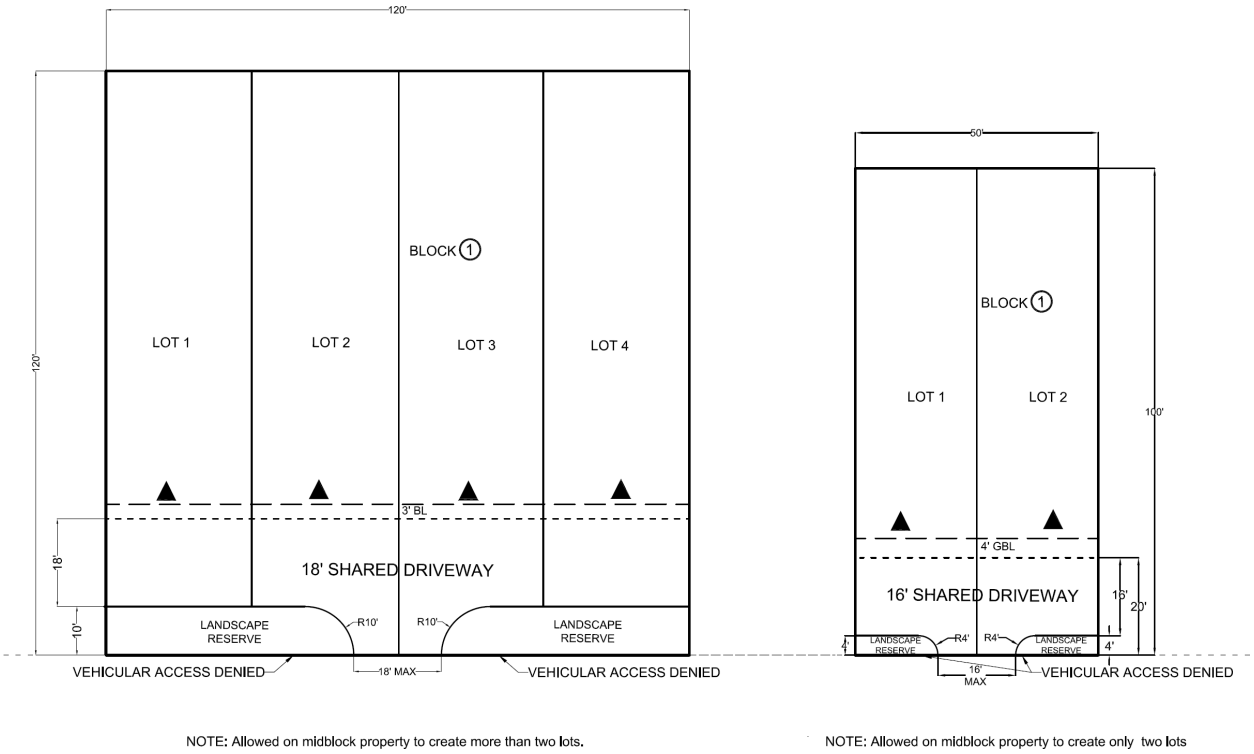
Shared Driveway

Sec 42-145

Applicable when proposing one or more shared driveway(s):

- This subdivision contains one or more shared driveways that have not been dedicated to or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of the property in this subdivision.
- Arrow denotes direction of driveway access to each lot. *(Or can be included in legend)*
- Vehicular access to each lot is provided for by a shared driveway only.

Applicable when proposing a shared driveway parallel to the length of a public street, must be separated by a landscape reserve:

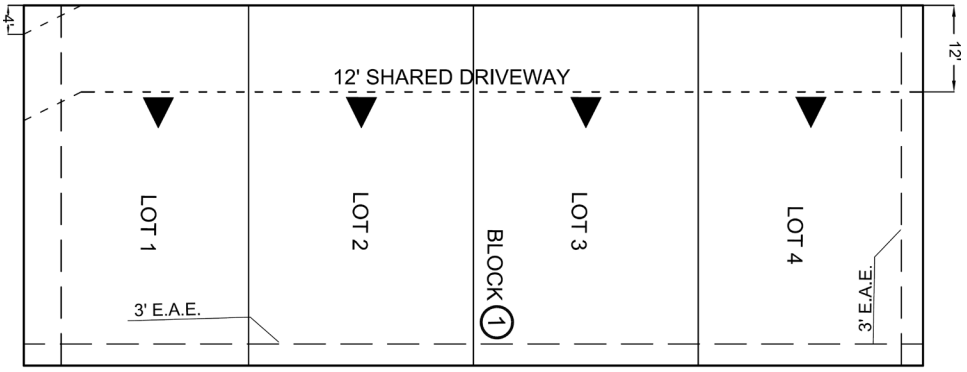


15: Example of plat with shared driveway parallel to public street - for illustrative purposes only

- Reserve "X" and "X" is/are restricted to landscaping and open space. Vehicular access is denied. *(Plat note and also included as a note on the plat drawing pointing to the edge of the reserve(s) and the ROW)*

Applicable when proposing 12’ shared driveways:

- The garage must be set back an adequate distance to allow sufficient room for vehicular turnaround and meet Sec 42-146. (Sec 42-146(a))



16: Example of plat with a 12’ shared driveway - for illustrative purposes only

Alley Access

Sec 42-180(a)(3) & Sec 42-188

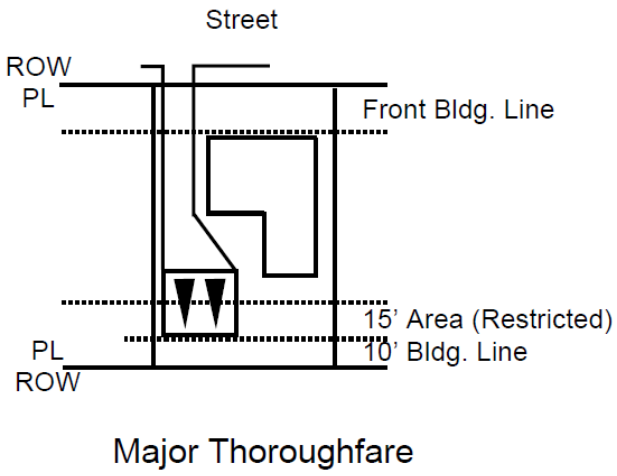
- Vehicular access to each lot is provided for by an approved public alley. *(Show garage entry arrows on lots adjacent to alley)*

Reduced Building Line

Lot siding/backing on MTF

Sec 42-152(b)

Applicable when proposing Lot(s) that side or back onto a major thoroughfare, allowing for a reduced building line for a one-story, uninhabited garage only (dwelling unit required to meet ordinance required building line):



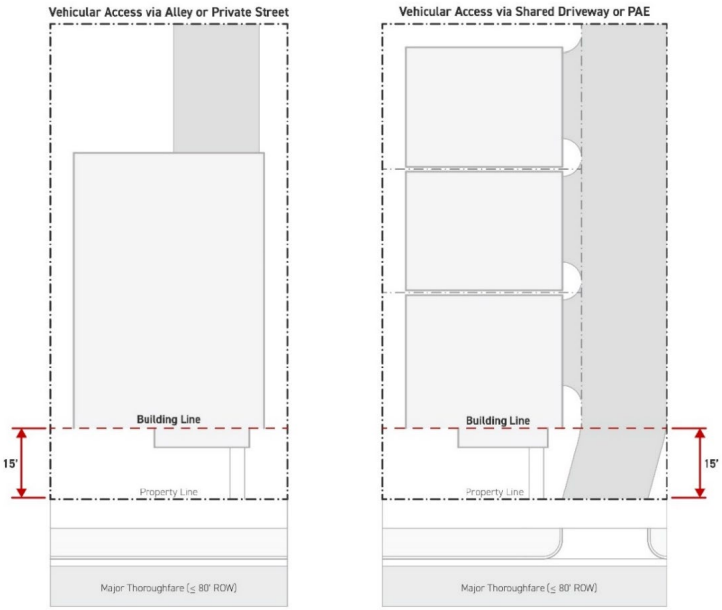
17: Example of reduced BL of 10' along MTF for one-story, uninhabited garage only - for illustrative purposes only

- Lot(s) XX, Block(s) XX, which are siding and/or backing (street name), a major thoroughfare, is/are denied direct driveway access to the major thoroughfare.
- 15' area shall be restricted to one-story, uninhabited garage.

MTF of 80' or Less

Sec 42-153 & Sec 42-154

Applicable when proposing Lot(s) in the city along a major thoroughfare with a planned right-of-way of 80' or less that take sole vehicular access via an alley, flag staff, shared driveway, PAE, or courtyard access drive:



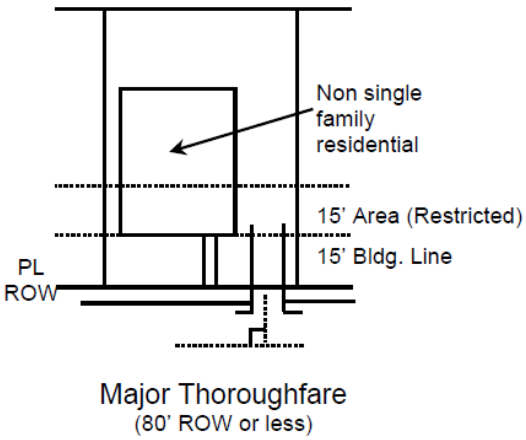
18: Plat example of reduced BL of 15' along MTF of 80' or less - for illustrative purposes only

- A 15’ building line is applicable only if the future development complies with each of the performance standards stated in the section 42-153(b), Optional performance standards for a major thoroughfare within the city with a planned ROW of 80 feet or less. If conditions are not met, building line shall be 25’.

Applicable when proposing an MUR reserve along a major thoroughfare with a planned right-of-way width of 80’ or less:

- A 15’ building line is applicable only if the future development complies with each of the performance standards stated in the section 42-237, Multi-unit residential (MUR) performance standards with a planned ROW of 80 feet or less. If conditions are not met, building line shall be 25’.

Applicable when proposing non-single family residential development in the city along a major thoroughfare with a planned right-of-way width of 80’ or less:

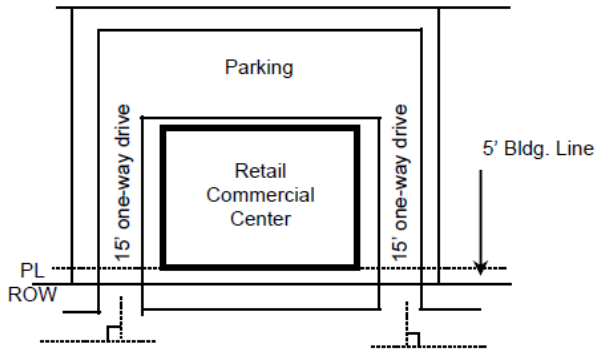


Example

19: Example of non-SFR reduced BL of 15’ along MTF of 80’ or less - for illustrative purposes only

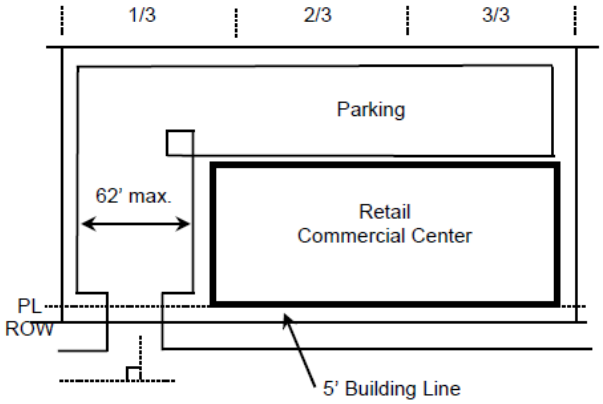
- A 15’ building line is applicable only if the future development complies with each of the performance standards stated in the section 42-153(a), Optional performance standards for a major thoroughfare within the city with a planned ROW of 80 feet or less – in general. If conditions are not met, building line shall be 25’.

Applicable when proposing a Reserve that could meet the definition of Retail commercial center in the city along a major thoroughfare with a planned right-of-way width of 80’ or less:



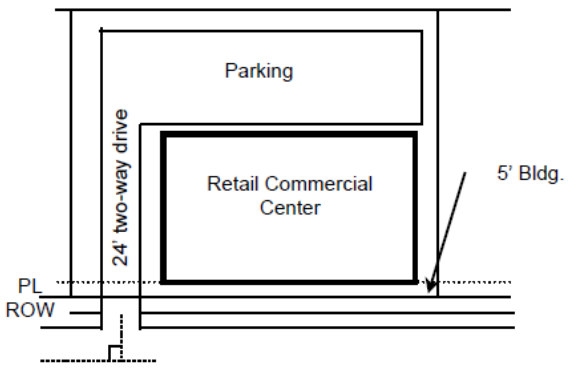
Major Thoroughfare
(80' ROW or less)

EXAMPLE



Major Thoroughfare
(80' ROW or less)

EXAMPLE



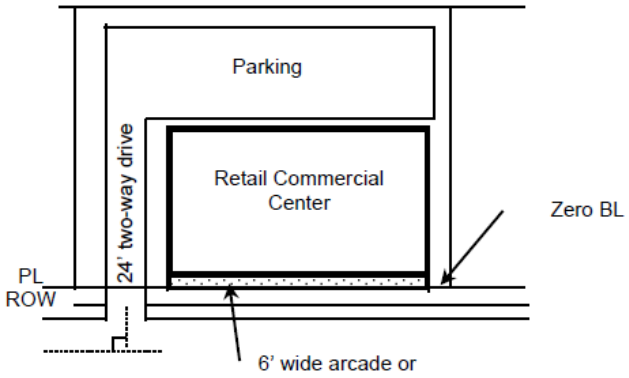
Major Thoroughfare
(80' ROW or less)

EXAMPLE

20: Examples of non-SFR reduced BL of 5' along MTF of 80' or less for Retail Commercial Center - for illustrative purposes only

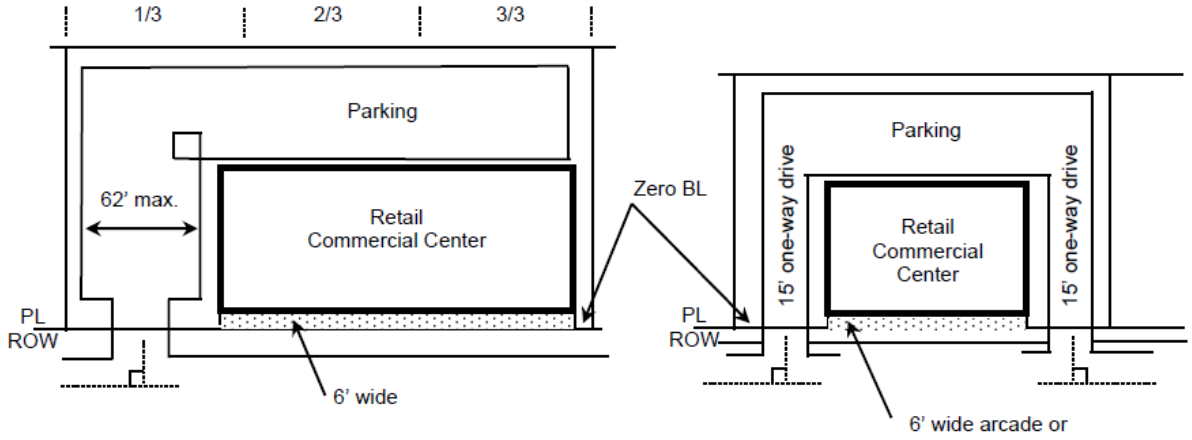
- A 5' building line is applicable only if the future development complies with each of the performance standards stated in the section 42-154, Optional performance standards for a major thoroughfare within the city with a planned ROW of 80 feet or less – retail commercial center. If conditions are not met, building line shall be 25'.

Or



Major Thoroughfare
(80' ROW or less)

EXAMPLE



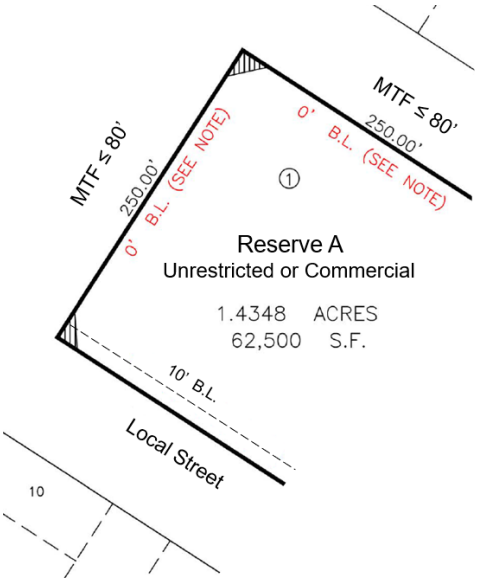
Major Thoroughfare
(80' ROW or less)

EXAMPLE

Major Thoroughfare
(80' ROW or less)

EXAMPLE

21: Examples of non-SFR reduced BL of 0' along MTF of 80' or less for Retail Commercial Center - for illustrative purposes only



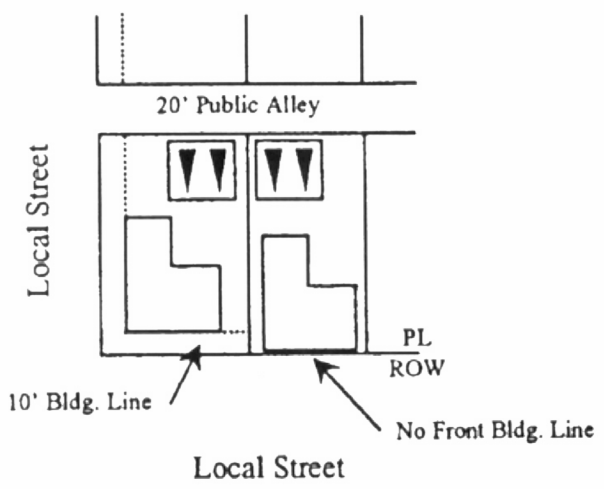
22: Plat example of non-SFR reduced BL of 0' along MTF of 80' or less for Retail Commercial Center - for illustrative purposes only

- A 0' building line is applicable only if the future development complies with each of the performance standards stated in the section 42-154, Optional performance standards for a major thoroughfare within the city with a planned ROW of 80 feet or less – retail commercial center. If conditions are not met, building line shall be 25'.

0' BL mid-block when public alley access

Sec 42-156(d)

Applicable when proposing Lot(s) that will be restricted to vehicular access from an approved public alley:



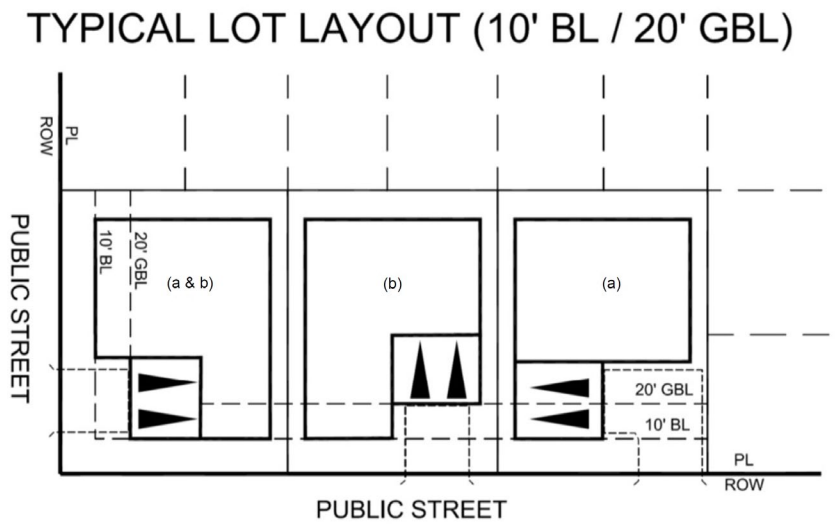
23: 10' BL & 0' BL when vehicular access is restricted to public alley - to be included on the plat

Include Alley access plat note

10’ BL / 20’ GBL

Sec 42-156(c)

Applicable when proposing Lot(s) with a reduced building line of 10’ building line for primary structure and 20’ building line for garage or carport face – only when not showing BLs on all lots, but instead referencing a lot typical:



24: 10' BL/ 20' GBL diagram - to be included on the plat

- Lots XX-XX, Block XX are:
  a. Restricted to 10 feet front or side building line when the face of any carport or garage is perpendicular to the public street.
  b. Restricted to 20 feet carport or garage setback when the face of any carport or garage is parallel to the street. The remainder of the structure shall be restricted to 10 feet building line.

  Reference above the typical lot layout.

10’ BL / 19’ GBL

Sec 42-157(b)

Applicable when proposing Lot(s) in the city with a reduced building line along collector or local streets:

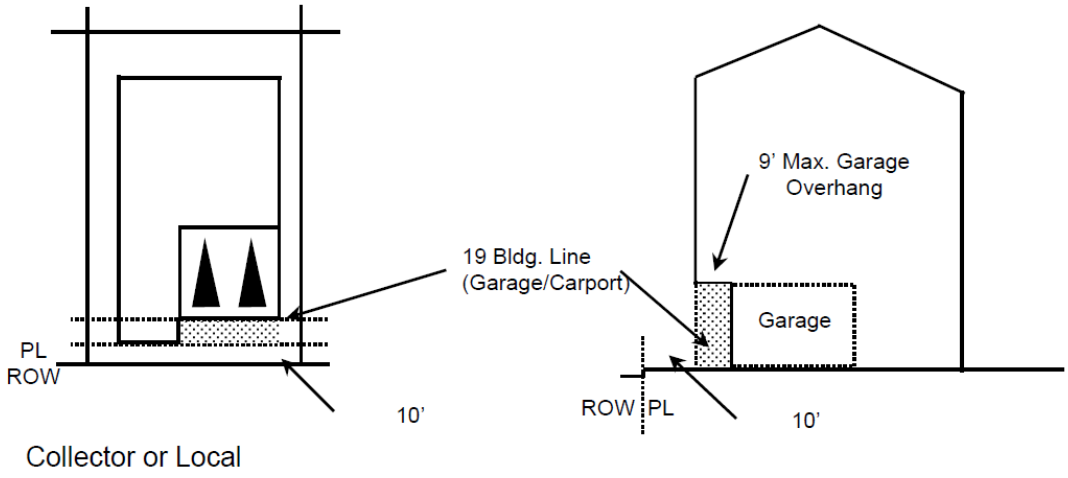


ILLUSTRATION **ELEVATION EXAMPLE**

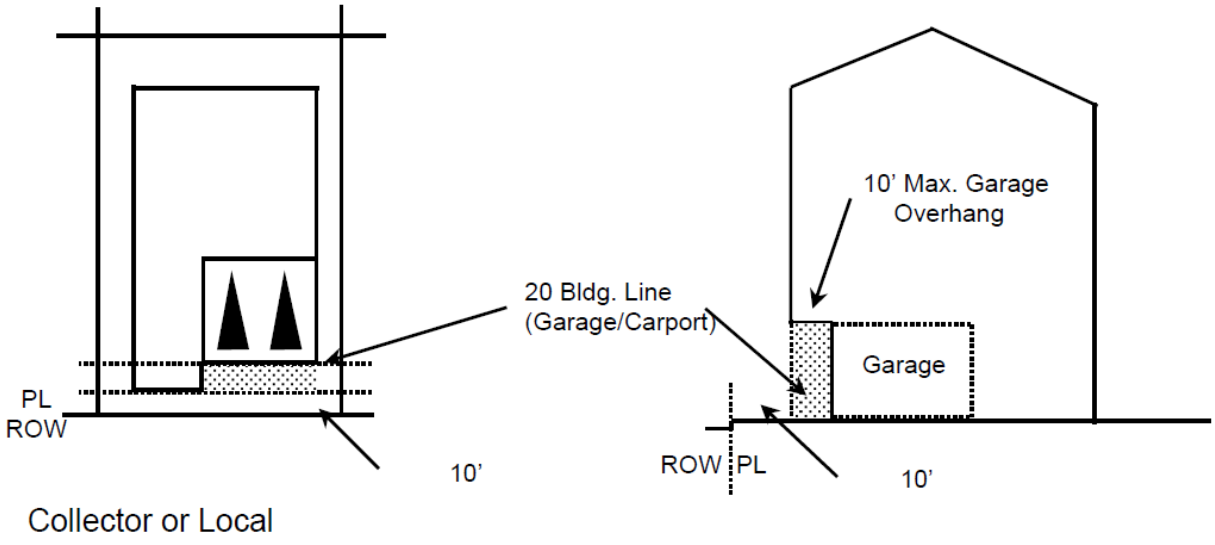
25: 10' BL/ 19' GBL diagram - to be included on the plat

- A 10-foot building line is established for the principal structure only.
- A 19-foot building line is for any carport or garage facing the street.
- The building above the carport or garage may overhang the building line up to 9 feet.
- Meet the performance standard requirements of Sec 42-157(b)(3).
- Reference above typical lot layout.

10’ BL / 20’ GBL (42-188.5 performance standard)

Sec 42-188.5

Applicable when proposing Lot(s) in the city for a reduced building line when meeting the section 42-188.5, Optional performance standards for direct driveway access:



26: 10' BL/ 20' GBL diagram - to be included on the plat

- A 10-foot building line is established for the principal structure only.
- A 20-foot building line is for any carport or garage facing the street.
- The building above the carport or garage may overhang the building line up to 10 feet.
- Each lot will have only one driveway approach of no more than 12 feet in width.
- Reference above typical lot layout.

Courtyard style development performance standards

Sec 42-188(d) & Sec 42-194

Applicable when proposing a courtyard style development:

- This subdivision contains one or more courtyard access drives that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any courtyard access drives within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

- The common areas within the courtyard style development shall be restricted for the use of owners of property in and residents of the subdivision. These areas shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision. These common areas are subject to Sec 42-193.

Add Single-family residential note

Add Parks notes and table

Add Solid Waste Collection note (if ineligible – coordinate with Solid Waste Department)

Multi-unit residential (MUR) performance standards

Sec 42-237

Applicable when proposing a Multi-unit residential reserve:

- This property is being designated as Multi-Unit Residential development as defined in Chapter 42. The future development must comply with each of the performance standards stated in section 42-237, Multi-unit residential (MUR) performance standards.
- The MUR Reserve is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate.
- This property is located in Park Sector number XX.

If opting into reduced BL on MTF 80' or less, refer to Reduced Building Line along Major Thoroughfares with a planned right-of-way of 80'.

General Plan Related Note

Also, include on the face of the General Plan the following related note as follows: Portions of the property included in this General Plan lie within the known floodway and the 100 and 500year floodplains. As each section or parcel is platted and developed, the then-current standards of City of Houston [or if ETJ: Harris County] drainage, elevation, and building regulations must be adhered to.

Additional helpful information

Title Block example

UNIQUE NAME

Name preferred to be CAPITALIZED on Plat
(but may NOT capitalized on DRC or PT!)

A subdivision of __ acres, located in __Survey, Abstract No.__, (City of Houston *optional; if applicable*), Harris County, Texas

(If a replat, also state as applicable:)
also being a replat of Lot__, Block__ of ____Subdivision, as recorded in Vol__, Page__ of HCMR *(or HCDR)* of Houston, Harris County, Texas.

(All plats to include:)
___ LOTS *(AND/OR)* ____ RESERVES ___ BLOCKS

(Not with plats, but if a REPLAT also state:)
Reason For Replat : *(Examples)* To create __lots, __reserves *(and/or)* To remove/change building lines *(or describe)*

North ↑ **Scale: 1"-____' *(also show a graphic scale)***

DATE:

OWNER:

APPLICANT: