

## ZONING REPORT

**The Hayworth**  
1414 Wood Hollow Drive  
Houston, Texas 77057

Date of Report: March 28, 2022  
Partner Project Number: 22-361204.1

Prepared for:  
**Versity**  
Aliso Viejo, California 92656



March 28, 2022

Angelique Sy  
Versity  
20 Enterprise  
Aliso Viejo, California 92656

Subject:       **Zoning Report**  
The Hayworth  
1414 Wood Hollow Drive  
Houston, Texas 77057  
Partner Project No. 22-361204.1

Dear Angelique Sy,

Partner Engineering and Science, Inc. (Partner) is pleased to provide you with the results of the Zoning Report performed on the above-referenced property.

The Zoning Report was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

The Subject's use is considered to be Legal Conforming. The Subject's improvements are considered to be Legal Conforming.

We appreciate the opportunity to provide these services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Jenny Redlin at (310) 765-7243 or [jredlin@partneresi.com](mailto:jredlin@partneresi.com).

Sincerely,

**Partner Engineering and Science, Inc.**

**DRAFT**

Jesse Tirado  
Zoning Project Manager

**DRAFT**

Jenny Redlin  
Relationship Manager

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## **1.0 INTRODUCTION**

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### **1.1 Purpose and Scope**

The purpose of this Report and related analysis is to assist Versity (Client) in the evaluation of zoning requirements and/or violations relating to zoning requirements. This Report has been compiled using and interpreting current Building and Zoning requirements of the jurisdiction controlling the subject property.

### **1.2 Scope and Exceptions**

This Report is based on the evaluation of local ordinances, codes, and laws of the city where the subject property is located, as well as any relevant figures, documents and permits obtained by Partner Engineering and Science, Inc. (Partner) for the purpose of this Report. Local ordinances, codes, and laws are interpreted and evaluated using the figures, documents, and permits to ascertain whether or not the subject property is in conformance with these regulations.

In evaluating conformance and compliance with local zoning codes and ordinances, Partner did not perform a physical inspection of this property. If Partner physically inspected the subject property to compile any other related or unrelated report, the fact that there may have been a physical inspection for those reports does not necessarily warrant that there was a physical inspection of the subject property for the purposes of this Zoning Report.

### **1.3 Statement of Limitations**

This Report represents a statement of conformance with local building and zoning codes, ordinances, and laws based on an analysis of such regulations and related documentation and figures. No part of this Report is warranted to be compiled by way of physical or visual examination of any portion of the subject property.

### **1.4 Client Reliance**

This analysis was undertaken at the request of the Client utilizing methods and procedures consisting of good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon information available to us during the time this Report was compiled.

This Report is for the exclusive use of the Client and any and all holders of a note or notes secured by a mortgage, deed of trust or deed to secure debt encumbering the subject property, and their respective affiliates, designates, successors, and assignees, rating agencies and prospective bond holders, and no other party shall have any right to rely on any information provided by Partner without prior written consent.



## 2.0 PROPERTY SUMMARY

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The following information was derived from a Partner PCA report dated March 28, 2022, and a client provided ALTA Survey March 10, 2022.

<b>Property Data</b>	
<b>Name</b>	The Hayworth
<b>Address</b>	1414 Wood Hollow Drive
<b>City, State and Postal Code</b>	Houston, Texas 77057
<b>Property Use</b>	Multifamily Residential
<b>Parcel Size (Acres)</b>	3.08
<b>Number of Buildings</b>	Four
<b>Number of Stories</b>	Two, Three & Eight
<b>Year Built</b>	2017
<b>Number of Residential Units</b>	246
<b>Number of Guest Units</b>	1
<b>Number of One Bedroom Units</b>	97
<b>Number of Two Bedroom Units</b>	135
<b>Number of Three Bedroom Units</b>	13
<b>Gross Building Area (SF)</b>	385,587
<b>Net Rentable Area (SF)</b>	351,002
<b>Property Jurisdiction</b>	City of Houston
<b>County</b>	Harris
<b>Parcel Number</b>	1363070010001
<b>Conformance Status Summary</b>	
<b>Use Conformance Status</b>	The Subject's use is considered to be Legal Conforming.
<b>Improvement Conformance Status</b>	The Subject's improvements are considered to be Legal Conforming.

### 3.0 REGULATORY INQUIRIES

<i>Zoning Letter</i>	
The City of Houston does not have a city-wide comprehensive zoning ordinance. However, there are certain land use regulations for properties located within the areas described below and in attached map: Land surrounding the Houston airports, including George H. Bush Intercontinental Airport (IAH), Houston Hobby Airport (HOU), and Ellington Airport (EFD). There are certain land use regulations and height/hazard area regulations for properties located within the airport land use envelope and federally regulated airspace.	
Contact:	Open Records
Telephone:	832-393-6600
Email:	planningdepartment@houstontx.gov
Is documentation attached:	<b>Yes, see Appendix B</b>
<i>Certificates of Occupancy</i>	
Department Name:	Houston Public Works
Contact Name:	Open Records
Telephone:	832-394-8800
<b>Status:</b>	<b>Certificates of Occupancy have been issued but no longer on file due to City record retention policy. Per municipal response, the absence of any COs, under these circumstances, would not be considered a code violation and would not give rise to any enforcement action.</b>
<b>Is documentation attached:</b>	<b>Yes, see Appendix E</b>
<i>Zoning Code Violations</i>	
Department Name:	Planning & Development Department
Telephone:	832-393-6600
Email:	planningdepartment@houstontx.gov
<b>Status:</b>	<b>No open violations reported.</b>
<i>Building Code Violations</i>	
Department Name:	Houston Public Works / Code Enforcement Branch
Contact Name:	Open Records / Demetrius Bryant
Telephone:	832-394-8800 / 832-394-9494
<b>Status:</b>	<b>No open violations reported.</b>
<i>Fire/Life Safety Code Violations</i>	
Department Name:	Houston Fire Department
Contact Name:	Open Records
Telephone:	832-394-6883
Email:	hfdemsrec@houstontx.gov
<b>Status:</b>	<b>Open violations reported from the most recent inspection. It consists of 1)901.4.1 Required fire protection systems.</b>
<b>Is documentation attached:</b>	<b>Yes, see Appendix E</b>
<i>Public Works/Transportation</i>	
Department Name:	Houston Public Works
Contact Name:	Build Houston Map
Telephone:	832-394-8800
<b>Status:</b>	<b>No, there are no known public improvements.</b>

## 4.0 ZONING REQUIREMENTS

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### 4.1 Zoning Regulations

<i>Zoning Regulations</i>	
<b>Title of Ordinance</b>	The City of Houston does not have a Zoning Ordinance
<b>Date of Most Recent Revision</b>	2021

### 4.2 Super Neighborhoods

The City of Houston is divided into Super Neighborhoods which are geographically designated areas where residents, civic organizations, institutions and businesses work together to identify, plan, and set priorities to address the needs and concerns of their community. The boundaries of each super neighborhood rely on major physical features (bayous, freeways, etc.) to group together contiguous communities that share common physical characteristics, identity or infrastructure.

### 4.3 Greater Uptown (No. 21)

Greater Uptown is a large, mixed-use district located at the West Loop and traversed by Buffalo Bayou. It includes an office and retail complex centered on the Galleria which rivals the downtowns of many major cities. It also includes neighborhoods of expensive homes developed after World War II when this area was the city's western edge. The large subdivisions developed in the 1950s have now been almost entirely redeveloped. Apartments, condos, and expensive patio homes have replaced the modest, single family homes on Augusta, Bering, Potomac and Nantucket.

### 4.4 Land Use Classification

According to the City of Houston Super Neighborhood Greater Uptown (No. 21) land use map, the subject property's land use designation is Multifamily Residential.

According to Harris County Appraisal District the subject property is designated 8002 -- Land Neighborhood Section 2 land use classification.

The current use of the subject property is consistent with the land use classification.

<i>Use Conformance</i>	
<b>Current Use</b>	Multifamily Residential
<b>Use Permitted</b>	The Subject's use is permitted by right within the municipality.

**Use Status: CONFORMING**

### 4.3 Area Regulations

The following regulations are in accordance with the City of Houston Code of Ordinances. Status was determined by using a client provided ALTA Survey March 10, 2022.

<i>City of Houston</i>				
<i>Area Regulation</i>	<i>Code (§)</i>	<i>Requirement</i>	<i>Actual</i>	<i>Status</i>
<b>Minimum Front Yard Setback</b>	42-150	5 ft.	12.2'	Conforming
<b>Minimum Lot Width</b>	42-185	20 ft.	445 ft.	Conforming
<b>Minimum Lot Area</b>	42-190	5,000 sq. ft.	134,164 sq. ft.	Conforming
<b>Private Street Width</b>	42-231	28 ft.	31 ft.	Conforming

**Area Regulations Status: CONFORMING**

## 5.0 PARKING

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### 5.1 Number of Parking Spaces

Information on this chart was obtained using a client provided ALTA Survey March 10, 2022.

<i>Number of Parking Spaces</i>	
<b>Number of Garage Parking Spaces</b>	407
<b>Number of Townhome Garage Parking Spaces</b>	20
<b>Number of Handicapped Parking Spaces</b>	11
<b>Total Number of Provided Parking Spaces</b>	<b>438</b>

### 5.2 Parking Requirements

The following chart is in accordance with the City of Houston Code of Ordinances.

Code Section Referenced: 42-234

<i>Parking Requirements</i>		
<i>Area Regulation</i>	<i>Requirement</i>	<i>Equation</i>
<b>For Each One Bedroom Unit</b>	1.333 spaces per unit	$98 \times 1.333 = 130.634$
<b>For Each Two Bedroom Unit</b>	1.666 spaces per unit	$135 \times 1.666 = 224.91$
<b>For Each Three Bedroom Unit</b>	2 spaces per unit	$13 \times 2 = 26$

Total Required Parking Spaces = 382

**Parking Status: CONFORMING**

## 6.0 RECONSTRUCTION

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### 6.1 Site Restoration in the Event of a Casualty

The Subject's use is considered to be Legal Conforming. The Subject's improvements are considered to be Legal Conforming. In the event of a casualty, the Subject may be rebuilt within its previously existing footprint, pursuant to § 42-162.

### 6.2 Damage and Reconstruction (for reference)

In accordance with § 42-162:

- (a) Reconstruction of a building after fire, damage or other casualty not intentionally caused by the owner of the building or the owner's agent shall comply with the requirements of this division if the estimated cost to rebuild the damaged portion of the building exceeds 75 percent of the estimated replacement cost of the entire building, exclusive of the replacement cost of the building foundation.
- (b) Reconstruction of a building after fire, damage or other casualty not intentionally caused by the owner of the building or the owner's agent shall not require compliance with the provisions of this division if:
  - (1) The estimated cost to rebuild is 75 percent or less of the estimated replacement cost of the entire building, after subtracting the estimated replacement cost of the building foundation; and
  - (2) The reconstruction would not result in an increase in the floor area of the building or a change in the use of the property.
- (c) For purposes of this section, the determination of the estimated cost to rebuild and the estimated replacement cost of a building shall be based on a certified cost estimate provided by an architect or contractor and approved by the building official.

## 7.0 SURVEY INFORMATION

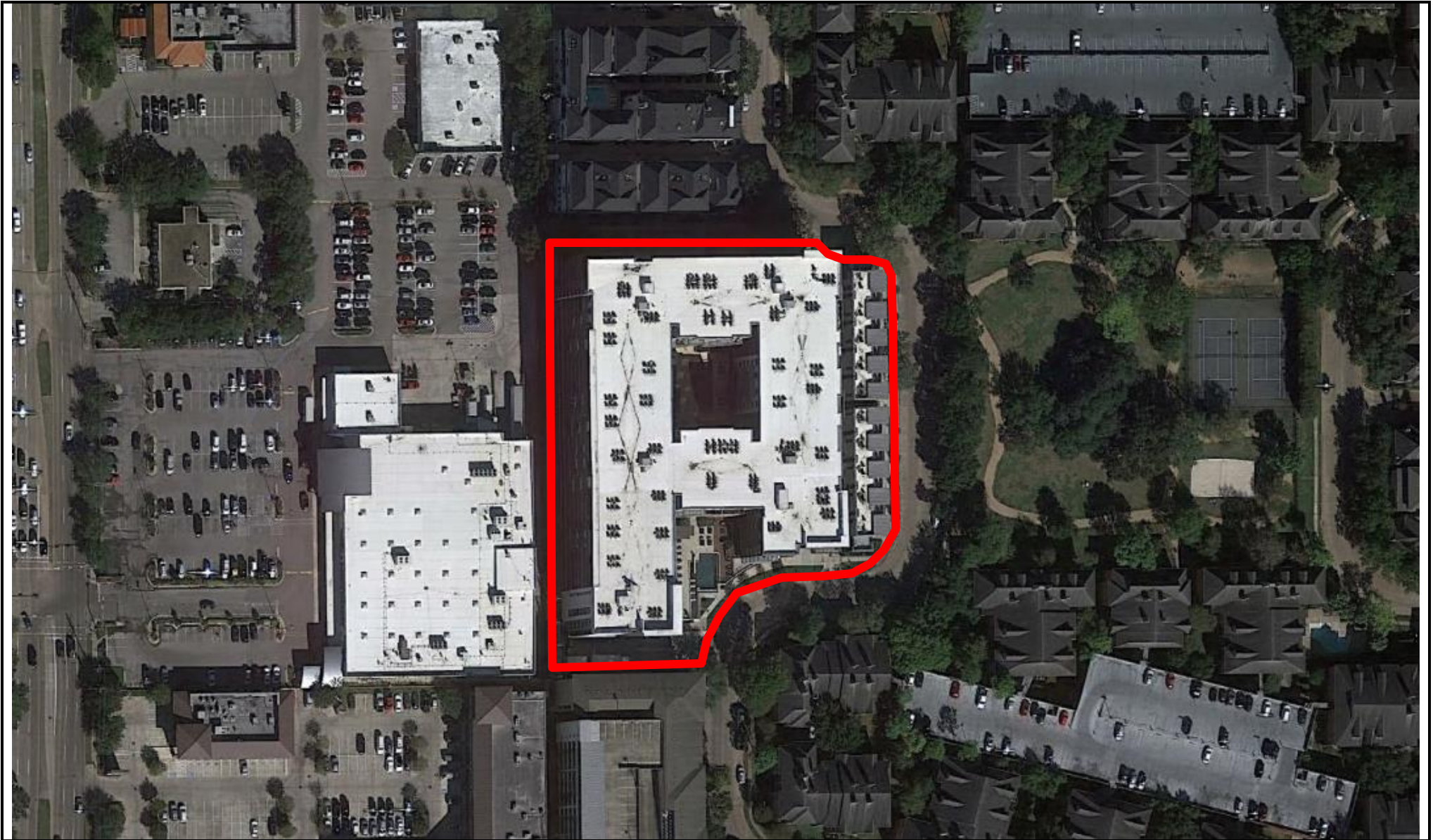
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<b>ALTA Survey</b>	
<b>Title of Survey</b>	ALTA/NSPS Land Title Survey
<b>Survey Date of Last Revision</b>	March 10, 2022
<b>Survey Preparer Name</b>	N.M. Mathis, Texas PLS No. 4517

**APPENDIX A: SITE LOCATION MAP**

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KEY:  
Subject Property 



## **APPENDIX B: HOUSTON NO ZONING LETTER**

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# CITY OF HOUSTON

Planning and Development Department

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

Effective Date: January 1, 2022

## OFFICIAL CITY OF HOUSTON ZONING LETTER

To: Whom It May Concern

The City of Houston does not have a city-wide comprehensive zoning ordinance. However, there are certain land use regulations for properties located within the areas described below and in attached map:

- Land surrounding the Houston airports, including George H. Bush Intercontinental Airport (IAH), Houston Hobby Airport (HOU), and Ellington Airport (EFD). There are certain land use regulations and height/hazard area regulations for properties located within the airport land use envelope and federally regulated airspace. The regulations can be viewed in the City of Houston Code of Ordinances, Chapter 9, Article VI and VII at [https://library.municode.com/tx/houston/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH9AV](https://library.municode.com/tx/houston/codes/code_of_ordinances?nodeId=COOR_CH9AV). Regulations and maps for each airport are also available at <https://www.fly2houston.com> under the Resources/Regulatory tab.
- Tax Increment Reinvestment Zone (TIRZ) # 1, St. George Place - Zoning regulations control the use of land within the TIRZ boundaries. A copy of the TIRZ 1 planning and zoning regulations is available at [http://stgeorgeplace.org/download/tirz/documents/TIRZ\\_1\\_Zoning\\_Regulations.pdf](http://stgeorgeplace.org/download/tirz/documents/TIRZ_1_Zoning_Regulations.pdf).

All other applicable development regulations can be found in the Code of Ordinances. The direct link to the code's site is [https://library.municode.com/tx/houston/codes/code\\_of\\_ordinances](https://library.municode.com/tx/houston/codes/code_of_ordinances).

This letter does not address any separately filed restrictions that may be applicable to a property.






DocuSigned by:

A handwritten signature in black ink, appearing to read "Margaret Wallace Brown".

2A01A07011A5494  
Margaret Wallace Brown, Director

# City of Houston Land Use Boundary Map

- 1 George H. Bush Intercontinental Airport (IAH)
- 2 Hobby Airport (HOU)
- 3 Ellington Field (EFD)
- 4 St. George TIRZ #1


-  Land Use Boundaries
-  Expressway
-  Major Thoroughfare
-  Houston City Limits
-  Houston ETJ

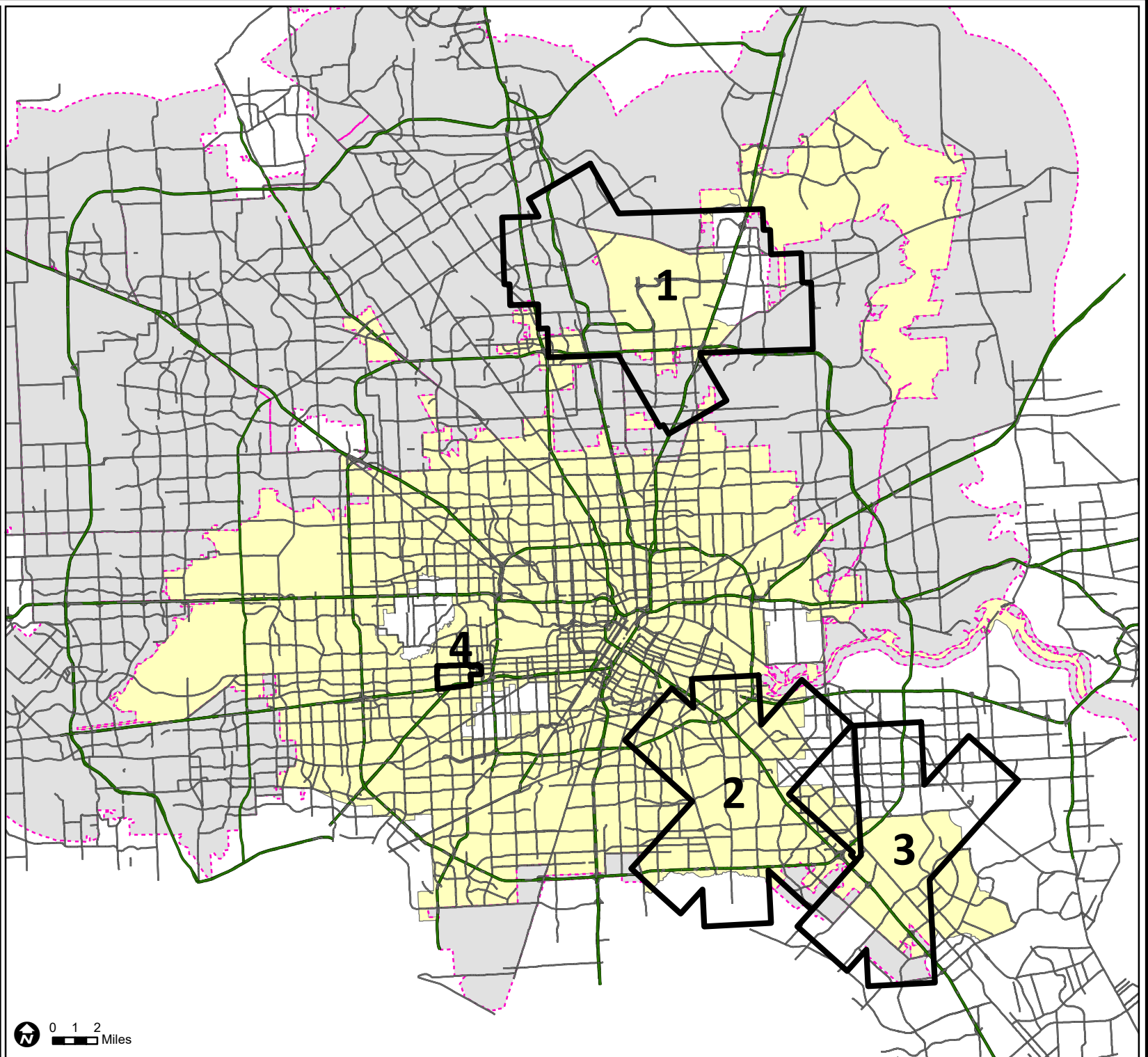
Source: City of Houston GIS Division,  
Harris County Appraisal District,  
Harris County Engineer's Office,  
Houston Airport System  
St. George TIRZ 1  
Date: 12/27/2018  
Reference: NAD 1983 StatePlane Texas  
South Central FIPS 4204 Feet

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

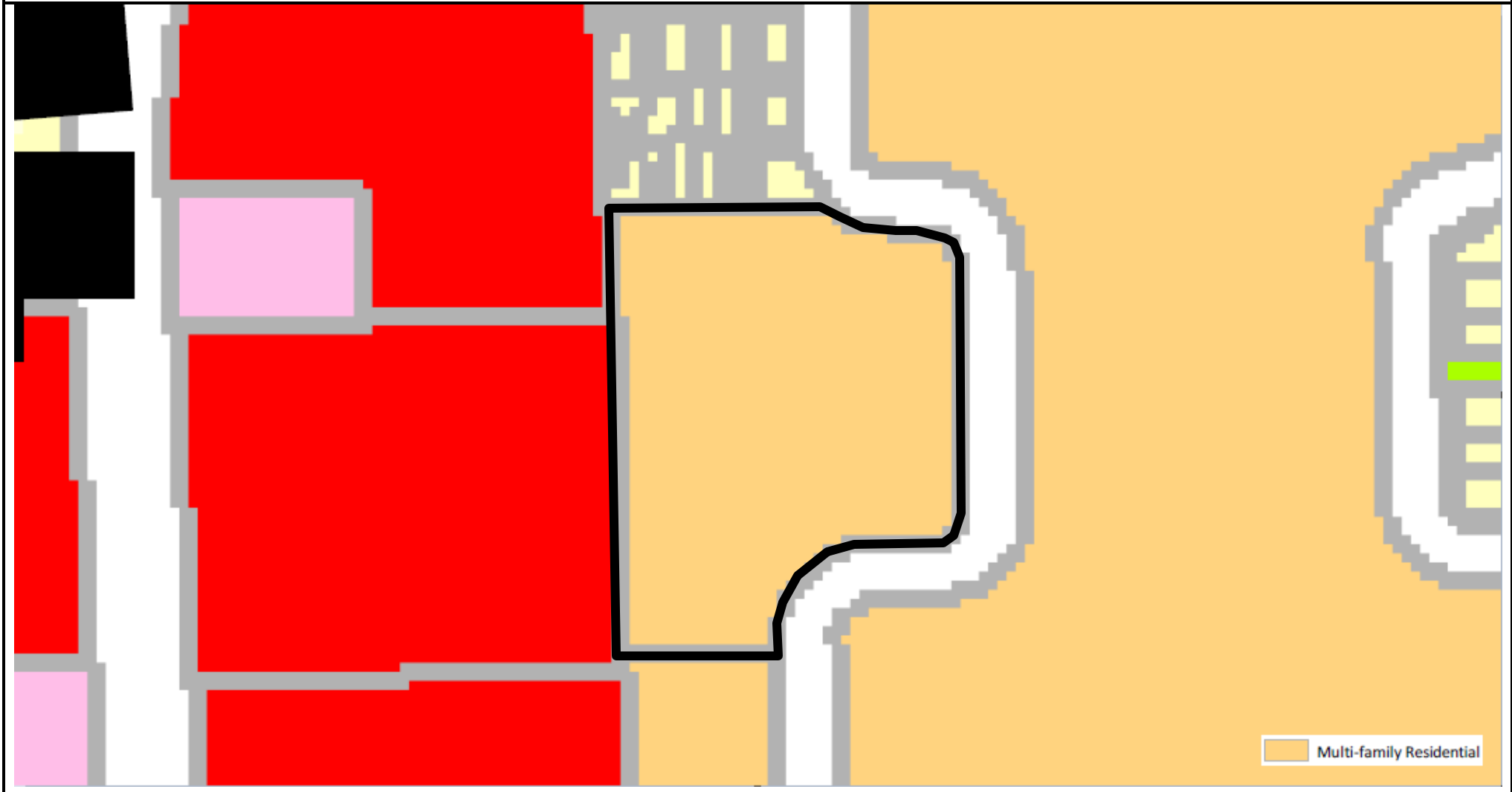
 0 1 2 Miles



## **APPENDIX C: SUPER NEIGHBORHOOD MAP**

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**LAND USE DESIGNATION: Multifamily Residential**

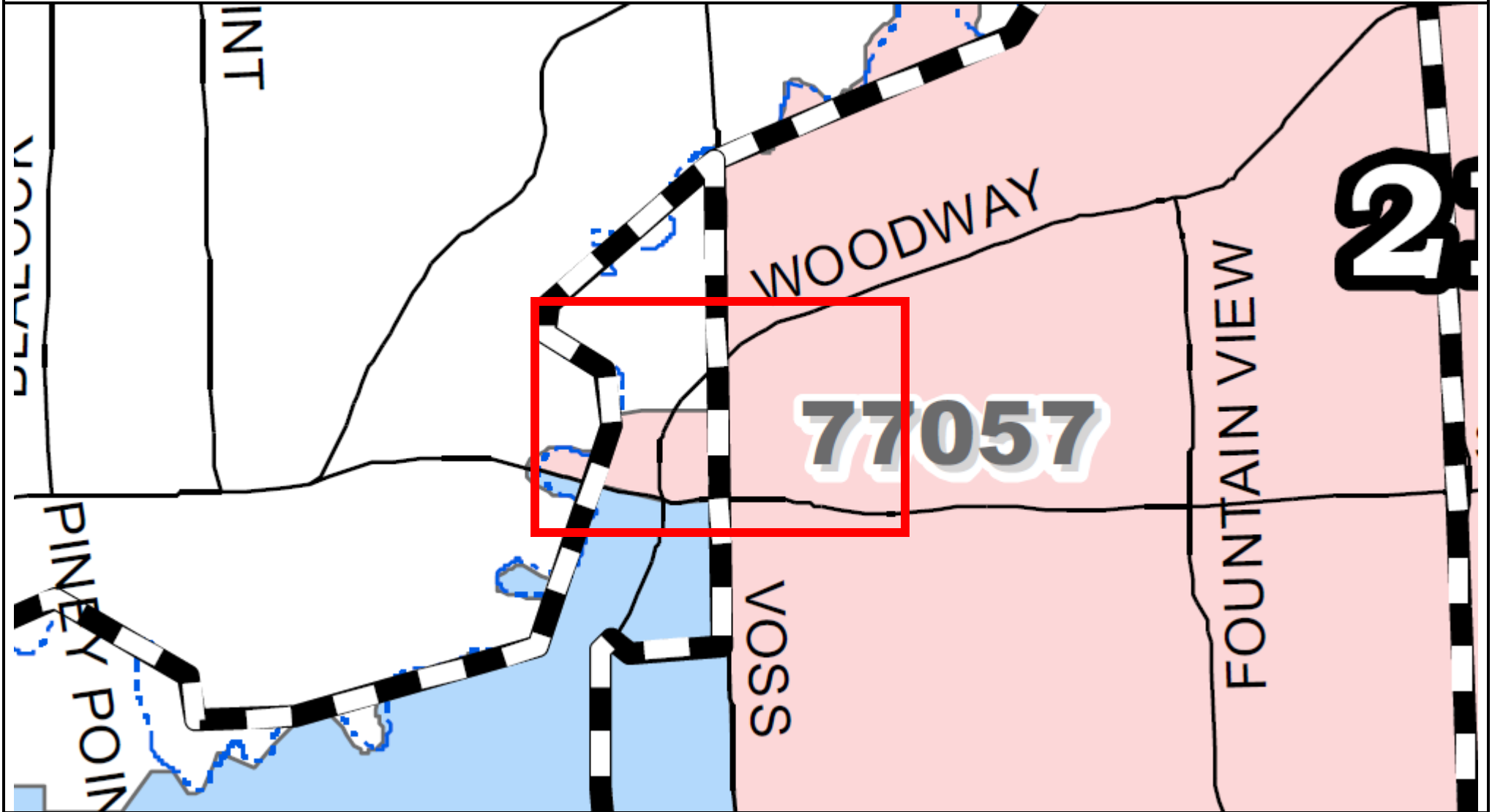



KEY:  
Subject Property 

## **APPENDIX D: LAND USE DESIGNATION MAP**

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SUPER NEIGHBORHOOD MAP: Greater Uptown (No. 21)



KEY:  
Subject Property 

## **APPENDIX E: REGULATORY RESPONSES**

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# Public Works & Engineering Building Inspections Street Segment Summary Sheet

**1414 WOOD HOLLOW DR 77057****Occupant: \*THE HAYWORTH****Tract Key:** - - - -

Project #: 15047162 Project Status: Final

FCC Code: 004 Value Basis: 1 Construction Type: N

Use: APT SHELL/CORE W/ OPN PKG GARG 1-8-1-R2/S2-B-FA/SPK 627654SF M-12

Permit Type	Permit Description	Permit Status	Hold Status	Plan Approval	Inspection Status	Fee Status	Permit Fee
CO	CERT OF OCCUP.	FINAL	I	NO PR	A	PAID	77.06

**1414 WOOD HOLLOW DR A 77057****Occupant: \*TDC TANGLEWOOD REAL ESTATE OWNER LLC****Tract Key:** - - - -

Project #: 15047158 Project Status: Final

FCC Code: 004 Value Basis: 1 Construction Type: N

Use: NEW APTS 1-3-5-R2-B-FA/SPK IBC06 12990SF M-15047162

Permit Type	Permit Description	Permit Status	Hold Status	Plan Approval	Inspection Status	Fee Status	Permit Fee
CO	CERT OF OCCUP.	FINAL		NO PR	A	PAID	77.06

**1414 WOOD HOLLOW DR B 77057****Occupant: \*TDC TANGLEWOOD REAL ESTATE OWNER LLC****Tract Key:** - - - -

Project #: 15047159 Project Status: Final

FCC Code: 004 Value Basis: 1 Construction Type: N

Use: NEW APTS 1-3-5-R2-B-FA/SPK IBC06 12990SF M-15047162

Permit Type	Permit Description	Permit Status	Hold Status	Plan Approval	Inspection Status	Fee Status	Permit Fee
CO	CERT OF OCCUP.	FINAL		NO PR	A	PAID	77.06

**1414 WOOD HOLLOW DR FL1 77057****Occupant: \*TDC TANGLEWOOD REAL ESTATE OWNER LLC****Tract Key:** - - - -

Project #: 15081229 Project Status: Final

FCC Code: 004 Value Basis: 1 Construction Type: N

Use: APT FLR BLD-OUT 1-8-1-R2/S2-B-FA/SPK 87850SF IBC06 M-15047162

Permit Type	Permit Description	Permit Status	Hold Status	Plan Approval	Inspection Status	Fee Status	Permit Fee
CO	CERT OF OCCUP.	FINAL		NO PR	A	PAID	77.06

# Public Works & Engineering Building Inspections Street Segment Summary Sheet

**1414 WOOD HOLLOW DR FL2 77057****Occupant: \*TDC TANGLEWOOD REAL ESTATE OWNER LLC****Tract Key:** - - - -

Project #: 15081232 Project Status: Final

FCC Code: 004 Value Basis: 1 Construction Type: N

Use: APT FLR BLD-OUT 1-8-1-R2/S2-B-FA/SPK 87850SF IBC06 M-15047162

Permit Type	Permit Description	Permit Status	Hold Status	Plan Approval	Inspection Status	Fee Status	Permit Fee
CO	CERT OF OCCUP.	FINAL		NO PR	A	PAID	77.06

**1414 WOOD HOLLOW DR FL3 77057****Occupant: \*TDC TANGLEWOOD REAL ESTATE OWNER LLC****Tract Key:** - - - -

Project #: 15081235 Project Status: Final

FCC Code: 004 Value Basis: 1 Construction Type: N

Use: APT FLR BLD-OUT 1-8-1-R2/S2-B-FA/SPK 76647SF IBC06 M-15047162

Permit Type	Permit Description	Permit Status	Hold Status	Plan Approval	Inspection Status	Fee Status	Permit Fee
CO	CERT OF OCCUP.	FINAL		NO PR	A	PAID	77.06

**1414 WOOD HOLLOW DR FL4 77057****Occupant: \*TDC TANGLEWOOD REAL ESTATE OWNER LLC****Tract Key:** - - - -

Project #: 15081239 Project Status: Final

FCC Code: 004 Value Basis: 1 Construction Type: N

Use: APT FLR BLD-OUT 1-8-1-R2/S2-B-FA/SPK 76647SF IBC06 M-15047162

Permit Type	Permit Description	Permit Status	Hold Status	Plan Approval	Inspection Status	Fee Status	Permit Fee
CO	CERT OF OCCUP.	FINAL		NO PR	A	PAID	77.06

**1414 WOOD HOLLOW DR FL5 77057****Occupant: \*TDC TANGLEWOOD REAL ESTATE OWNER LLC****Tract Key:** - - - -

Project #: 15081242 Project Status: Final

FCC Code: 004 Value Basis: 1 Construction Type: N

Use: APT FLR BLD-OUT 1-8-1-R2/S2-B-FA/SPK 76647SF IBC06 M-15047162

Permit Type	Permit Description	Permit Status	Hold Status	Plan Approval	Inspection Status	Fee Status	Permit Fee
CO	CERT OF OCCUP.	FINAL		NO PR	A	PAID	77.06

# Public Works & Engineering Building Inspections Street Segment Summary Sheet

**1414 WOOD HOLLOW DR FL6 77057****Occupant: \*TDC TANGLEWOOD REAL ESTATE OWNER LLC****Tract Key:** - - - -

Project #: 15081251 Project Status: Final

FCC Code: 004 Value Basis: 1 Construction Type: N

Use: APT FLR BLD-OUT 1-8-1-R2/S2-B-FA/SPK 76647SF IBC06 M-15047162

Permit Type	Permit Description	Permit Status	Hold Status	Plan Approval	Inspection Status	Fee Status	Permit Fee
CO	CERT OF OCCUP.	FINAL		NO PR	A	PAID	77.06

**1414 WOOD HOLLOW DR FL7 77057****Occupant: \*TDC TANGLEWOOD REAL ESTATE OWNER LLC****Tract Key:** - - - -

Project #: 15081254 Project Status: Final

FCC Code: 004 Value Basis: 1 Construction Type: N

Use: APT FLR BLD-OUT 1-8-1-R2/S2-B-FA/SPK 76647SF IBC06 M-15047162

Permit Type	Permit Description	Permit Status	Hold Status	Plan Approval	Inspection Status	Fee Status	Permit Fee
CO	CERT OF OCCUP.	FINAL		NO PR	A	PAID	77.06

**1414 WOOD HOLLOW DR FL8 77057****Occupant: \*TDC TANGLEWOOD REAL ESTATE OWNER LLC****Tract Key:** - - - -

Project #: 15081257 Project Status: Final

FCC Code: 004 Value Basis: 1 Construction Type: N

Use: APT FLR BLD-OUT 1-8-1-R2/S2-B-FA/SPK 76647SF IBC06 M-15047162

Permit Type	Permit Description	Permit Status	Hold Status	Plan Approval	Inspection Status	Fee Status	Permit Fee
CO	CERT OF OCCUP.	FINAL		NO PR	A	PAID	77.06

**1414 WOOD HOLLOW DR FP-1 77057****Occupant: \*TDC TANGLEWOOD REAL ESTATE OWNER LLC****Tract Key:** - - - -

Project #: 15082655 Project Status: Final

FCC Code: 019 Value Basis: B Construction Type: N

Use: APT FP ROOM 1-8-1-B-B-FA/SPK 754SF IBC06 M-15047162

Permit Type	Permit Description	Permit Status	Hold Status	Plan Approval	Inspection Status	Fee Status	Permit Fee
CO	CERT OF OCCUP.	FINAL		NO PR	A	PAID	77.06

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**From:** Duran, Leticia - HFD <Leticia.Duran@houstontx.gov>  
**Sent:** Thursday, March 10, 2022 1:31 PM  
**To:** Lopez, Irene  
**Cc:** Tirado, Jesse  
**Subject:** OPEN FIRE CODE VIOLATIONS  
**Attachments:** 1414 Wood Haven Dr.-342170.pdf  
  
**Importance:** High

Greetings,

Please see above attached file 1414 Wood Haven Dr.  
The Inspection report is dated (only report I was able to locate)

If you have any questions regarding please contact the fire inspector listed on the report.

I am not able to answer any questions you may have regarding the report or if the fire code violations are still pending

Best Regards,  
Leticia Duran  
Houston Fire Marshal's Office  
Custodian of Records  
832/394-6900

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**From:** Lopez, Irene <ilopez@partneresi.com>  
**Sent:** Thursday, March 10, 2022 2:52 PM  
**To:** Duran, Leticia - HFD <Leticia.Duran@houstontx.gov>  
**Cc:** Tirado, Jesse <jetirado@partneresi.com>  
**Subject:** OPEN FIRE CODE VIOLATIONS

[Message Came from Outside the City of Houston Mail System]  
Hi Leticia,

Hope you are well. I am requesting information for 1414 Wood Hollow Drive Houston, TX 77057, parcel: 1363070010001. Please advise if anything else is needed.

Thank you in advance,  
Irene Lopez  
Zoning Assistant

---

**PARTNER ENGINEERING AND SCIENCE, INC.**  
1761 E Garry Ave, Santa Ana, CA 92705  
T: 714-244-3007 | F: 908-301-6230 | Email: [ilopez@partneresi.com](mailto:ilopez@partneresi.com)



**CITY OF HOUSTON**  
**Fire Marshal, Life Safety Bureau**  
Houston Fire Department  
500 Jefferson St., Houston, Texas 77002  
832-394-6900

**INSPECTION REPORT**

Your attention is respectfully called to the violation of the provisions of the City of Houston Fire Code as indicated herein, on the premises located at:

**THE HAYWORTH**  
**1414 WOOD HOLLOW DR**  
**HOUSTON, TX 77057**

**Report Date: 11/16/2021**  
**Reinspection Date: N/A**  
**Contact: Not Provided**  
**Phone: 0**  
**Email: Not Provided**  
**Inspection #: 342170**

**INSPECTOR CONTACT INFORMATION**

SHANE BLAKE  
Fire Inspector  
Work: (832)394-7261  
Cell: (832)216-6939  
1995 S Dairy Ashford Rd  
Houston, TX 77077  
Email: Shane.Blake@houstontx.gov

**GENERAL COMMENTS**

Fire Sprinklers are in service 11-4-21. Complex is off self-fire watch. FA is still red tagged impaired. Repairs are expected (Carlos) by next week. Fire Alarm Red Tag has been white tagged 11-16-21. FA is in ready status.

**VIOLATION DETAILS**

1)901.4.1 Required fire protection systems.

Fire protection systems required by this code or the International Building Code shall be installed, repaired, operated, tested and maintained in accordance with this code.

Compliance Status: Comply

Location:

Inspector Comments:

*Fire Alarm RED tag impaired. Make all repairs to the FA. Garage Second Floor Fire Sprinklers are shut down. Continue Self-Fire Watch until system is back in service.*



**CITY OF HOUSTON**  
**Fire Marshal, Life Safety Bureau**  
Houston Fire Department  
500 Jefferson St., Houston, Texas 77002  
832-394-6900

**INSPECTION TYPE: FINAL INSPECTION**

**HFC 113.1.3.1 - Re-inspection fee**

Whenever it becomes necessary to make a re-inspection (after the initial inspection and one follow-up inspection under Section 113.1 of the city fire code), because of faulty material, faulty workmanship, or incomplete work, or for any other reason, the owner, operator, or lessee, shall pay for each re-inspection. Failure on your part to comply with the indicated violations will subject you to the penalties prescribed by law for such violations.

**Inspector Signature:**

\_\_\_\_\_ **Date:** \_\_\_\_\_

A black rectangular box containing a white handwritten signature that appears to be "SR".

**Representative Signature:**

\_\_\_\_\_ **Date:** \_\_\_\_\_

## **APPENDIX F: ORDINANCES**

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#### Sec. 42-2. - Scope.

This chapter shall apply to all development and subdivision of land within the city and its extraterritorial jurisdiction. This chapter establishes the general rules and regulations governing plats, subdivisions and development of land within the city and its extraterritorial jurisdiction to promote the health, safety, morals and general welfare of the city and the safe, orderly and healthful development of the city.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

#### Sec. 42-3. - Conflict with county regulations.

This chapter shall not be applied in such a manner as to amend or alter any rules, regulations, procedures or policies lawfully and officially adopted by the governing body of any county in which there exists territory contained within the city's extraterritorial jurisdiction. In the circumstance where any rule, regulation, procedure or policy lawfully and officially adopted by the governing body of any county is less restrictive than that contained herein, the standards of this chapter shall apply; provided, however, to the extent that this chapter conflicts with any provision of the Harris County Road Law (Special Laws of the 33rd Texas Legislature, Regular Session, 1913, Chapter 17, as amended), then the provisions of that law, to the extent of conflict, shall apply.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

#### Sec. 42-4. - Enforcement and penalties.

- (a) It shall be unlawful for any person to lay out, subdivide or plat any land into lots, blocks, tracts or streets within the city, or sell property therein and thereby, if the land has not been laid out, subdivided and platted in accordance with the requirements of this chapter.
- (b) The building official shall not issue a building permit:
  - (1) For construction on property that was subdivided after March 15, 1963 unless the property is included in a subdivision plat approved and recorded in accordance with this chapter; or
  - (2) For a development unless there is attached to the application a development plat approved by the director or the commission.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

#### Sec. 42-5. - Penal provisions applicable.

- (a) The violation of any provision of this chapter within the corporate limits of the city, including the failure to do any act or perform any duty that is required herein, shall be punishable as provided by section 1-6 of this Code. Each day a violation continues constitutes a separate offense.



Prosecution or conviction under this provision shall never be a bar to any other remedy or relief for violation of this chapter.

- (b) The violation of any provision of this chapter outside the corporate limits of the city but within the city's extraterritorial jurisdiction shall not constitute an offense, and no fine shall be applicable to the violation.
- (c) In addition criminal prosecution, where applicable, the city shall have the right to seek the judicial remedies provided in section 42-6 of this Code for any violation of this chapter within the city or its extraterritorial jurisdiction.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

#### Sec. 42-6. - Judicial provisions applicable.

The city, acting through the city attorney or any other attorney representing the city, may file an action in a court of competent jurisdiction to:

- (1) Enjoin the violation or threatened violation by the owner of land of a requirement of this chapter applicable to the land; or
- (2) Recover damages from the owner of a tract of land in an amount adequate for the city to undertake any construction or other activity necessary to bring about compliance with this chapter.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

#### Sec. 42-7. - Denial of utility connections.

- (a) The building official shall not issue any building permit or other permits required for the installation of any utility, either public or private, to serve:
  - (1) Lots or tracts within the city for which a subdivision plat has not been properly recorded as required by this chapter; or
  - (2) A development within the city that is subject to the provisions of this chapter, for which a development plat has not been properly approved as required by this chapter.
- (b) The utility official shall not permit any tract of land to receive any service from the city water or wastewater collection systems unless, at the time of the application for service, the applicant provides to the utility official satisfactory evidence that the tract of land was subdivided or developed in compliance with this chapter.
- (c) In those areas located within the city's extraterritorial jurisdiction, the utility official shall not approve any plans for the construction of any wastewater collection system or domestic water distribution system and the city engineer shall not approve any plans for the construction of

storm drainage system within any utility district for which the city has granted its consent for creation or enlargement, unless and until the provisions of this chapter have been complied with for any tract of land served by utilities provided by the utility district.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

Sec. 42-8. - Forms authorized.

The director is authorized to promulgate forms to use in the implementation of this chapter, including forms for standardized language to be used on the face of subdivision plats and development plats. Prior to the use of any form, the city attorney or the city attorney's designee shall review the form for legal sufficiency and approve each form the city attorney or the city attorney's designee, in his sole professional judgment, determines to be legally sufficient.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

Sec. 42-9. - Cumulative effect.

This chapter is cumulative of other requirements imposed by ordinances and regulations of the city. To the extent of any inconsistency, the more restrictive provision shall govern.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

## Subdivision A. - General Requirements for Building Lines

## Sec. 42-150. - Building line requirement.

- (a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note:

"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, in effect at the time this plat was approved, which may be amended from time to time."

- (b) The building line requirements established by this chapter are minimum standards. Where deed restrictions provide for a greater building line or setback, the deed restrictions shall control over the provisions of this chapter.
- (c) A special minimum building line requirement established pursuant to subdivision B of this division shall control over all other provisions of this chapter relating to building line requirements.
- (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control.

## Summary of Minimum Building Line Requirements

Type of Street or Private Roadway	Tract Description	Minimum Building Line Requirement
All Public Streets	Within the central business district	No requirement
Major Thoroughfares	In general	25 feet
	Single-family residential backing on a major thoroughfare	10 feet, if the lot meets the standards of <u>section 42-152(b)</u>
	Not single-family residential and abutting a major thoroughfare with a planned right-of-way width of 80 feet or less	15 feet, if the reserve meets the standards of <u>section 42-153</u>

	Retail commercial center abutting a major thoroughfare with a planned right-of-way width of 80 feet or less	5 feet, if the reserve meets the standards of <u>section 42-154(a)</u>
		zero feet, if the reserve meets the standards of <u>section 42-154(b)</u>
Primary Streets	All tracts	Zero feet and subject to the standards of <u>section 42-164</u>
Secondary Streets	All tracts	See applicable public street classification
		Zero feet, if the lot or reserve meets the standards of <u>section 42-164</u>
Collector Streets	Not single-family residential and across the street from a single-family residential lot with a platted building line of 10 feet or more	Lesser of 25 feet or the greatest building line on the single-family residential lots
	Single-family residential	25 feet, if the lot meets the standards the standards of <u>section 42-156(a)</u>
		10 feet, if the lot meets the standards of <u>section 42-157(b)</u>
		5 feet, if the lot meets the standards of <u>section 42-157(c)</u>
		zero feet, if the lot meets the standards of <u>section 42-157(d)</u>
	All others	10 feet
Local streets	Not single-family residential and across the street from a single-family residential lot with a platted building line of 10 feet or more	Lesser of 25 feet or the greatest platted building line on the single-family residential

	Single-family residential	20 feet, if the lot meets the standards of <u>section 42-156(b)</u>
		10 feet, if the lot meets the standards of <u>section 42-156(b)</u> or <u>section 42-157(b)</u>
		5 feet, if the lot meets the standards of <u>section 42-157(c)</u>
		zero feet, if the lot meets the standards of <u>section 42-157(d)</u>
	All others	10 feet
Private Streets	All tracts	5 feet for habitable structures
Type 2 Permanent Access Easements	All tracts	5 feet
Shared Driveways	All tracts	3 feet, if the lot meets the standards of <u>section 42-159(a)</u>
		zero feet, if the lot meets the standards of <u>section 42-159(b)</u>

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013; Ord. No. 2015-639, § 21, 6-24-2015, eff. 7-24-2015; Ord. No. 2020-684, § 2(Exh. A), 8-5-2020)

Sec. 42-151. - Exceptions to building line requirement.

- (a) A tract within the central business district shall not be subject to a building line requirement.
- (b) For a building line requirement of ten feet or greater established by this article, an encroachment shall be permitted as follows:
  - (1) An encroachment of up to 30 inches into the building line requirement shall be permitted for eaves, bay windows, balconies, fireplace chimneys, decorative features, and habitable area if:
    - a. The encroachment is cantilevered into the building line requirement and is not supported by other means;

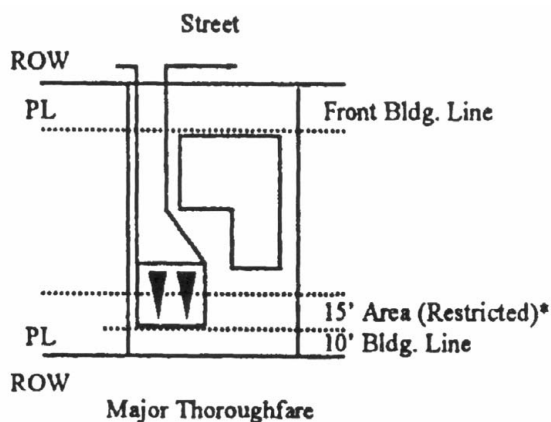
- b. The lowest point of the encroachment is at least nine feet higher than the highest point of the building foundation;
  - c. The encroachment for habitable living area for each floor does not have an area greater than 50 percent of the total area of the building façade for that floor; and
- (2) An encroachment of up to five feet into the building line requirement shall be permitted for open stairways and wheelchair ramps.
- (c) For a building line requirement less than ten feet established by this article along a collector or local street, an encroachment of up to 30 inches shall be permitted for eaves, bay windows, balconies, fireplace chimneys, decorative features and habitable living area if:
  - (1) The encroachment is cantilevered into the building line requirement and is not supported by other means;
  - (2) The lowest point of the encroachment is at least nine feet higher than the highest point of the building foundation;
  - (3) The encroachment for habitable living area for each floor does not have an area greater than 50 percent of the total area of the building façade for that floor; and
  - (4) The encroachment is not within ten feet of aboveground utility lines except those individual service lines used to connect the building to the utility lines, as measured horizontally from the point of the encroachment closest to the utility lines,.
- (d) An encroachment of up to 30 inches into the building line requirement along a type 2 permanent access easement established by this article shall be permitted if:
  - (1) The encroachment is cantilevered into the building line requirement and is not supported by other means; and
  - (2) The lowest point of the encroachment is at least nine feet higher than the highest point of the building foundation.
- (e) Encroachments into the building line requirement along a shared driveway established by this article shall be permitted if:
  - (1) The encroachment is cantilevered into the building line requirement and is not supported by other means; and
  - (2) The lowest point of the encroachment is at least 12 feet higher than the highest point of the shared driveway paving.
- (f) An encroachment into the building line requirement as provided by this article shall be permitted for any building that has received a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code, relating to historic preservation, evidencing approval of the encroachment into the building line requirement.
- (g) An existing building may encroach into the building line requirement established by this article if:
  - (1) The existing building was constructed in accordance with the building line requirement that was in effect at the time the building was constructed;
  - (2) Additional construction on the portion of the existing building that encroaches into the building line requirement does not expand the size, footprint, or any dimension of the encroachment;

- (3) The portion of the existing building that encroaches into the building line requirement is not reconstructed i that replaces the structural elements of the encroachment; or
- (4) A subdivision plat filed with the department after July 24, 2015 that includes a tract containing the existing building depicts the encroachment as a dual building line and contains a plat notation that requires compliance with the terms of this section.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013; Ord. No. 2015-639, § 22, 6-24-2015, eff. 7-24-2015)

Sec. 42-152. - Building line requirement along major thoroughfares.

- (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.
- (b) A building line requirement of ten feet is authorized for that portion of a single-family residential lot that backs onto a major thoroughfare, provided that the subdivision plat contains a notation that:
  - (1) The area 15 feet behind the building line along the major thoroughfare is restricted to use as a one-story, uninhabited garage; and
  - (2) Vehicular access cannot be taken from the major thoroughfare.

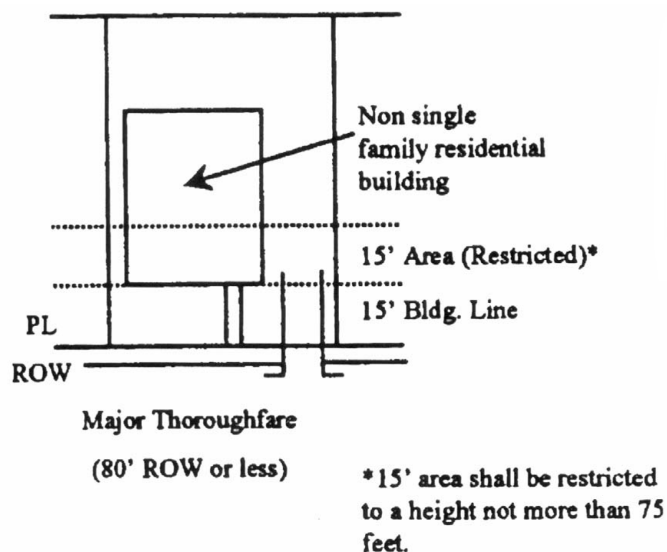


**\*1) 15' area shall be restricted to one-story, uninhabited garage and 2) vehicular access to major thoroughfare shall be denied.**

(Ord. No. 2013-343, § 3(Exhs. A, B), 4-24-2013)

Sec. 42-153. - Optional performance standards for a major thoroughfare within the city with a planned right-of-way of 80 feet or less—In general.

Except for along a walkable places street or transit-oriented development street, a building line requirement of 15 feet is authorized for a tract in the city that has frontage on a major thoroughfare with a planned right-of-way of 80 feet or less if the applicant submits a subdivision plat that includes plat notations that require compliance with the following performance standards or a development plat that demonstrates compliance with each of the following performance standards, as applicable:



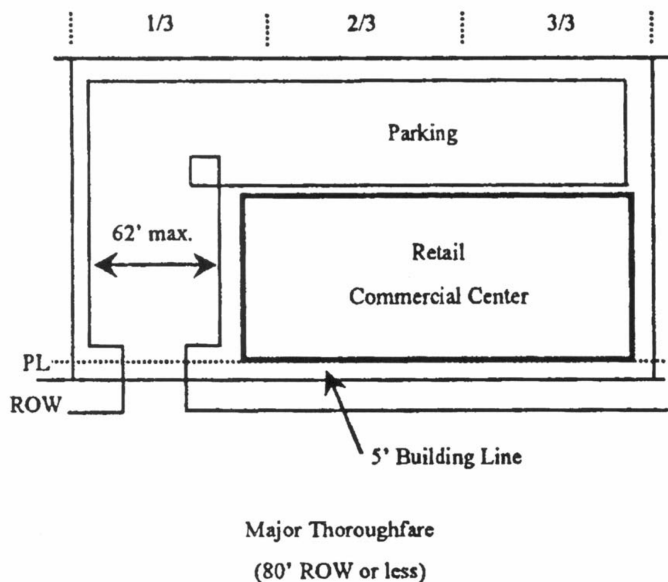
- (1) The subdivision plat or development plat does not provide for single-family residential use adjacent to the major thoroughfare;
- (2) Any private street or private drive crossing the building line is substantially perpendicular to the adjacent major thoroughfare and the building line;
- (3) The area within the building line is not used for parking, driveways or any other auto-related uses such as access to a drive-through window;
- (4) A clearly-defined pedestrian walkway that is separate from any private street or private drive is established across the building line perpendicular to the sidewalk providing a connection from the public sidewalk along the major thoroughfare to an entrance to a building or the development;
- (5) The sidewalk and safety buffer standards of article XXII of chapter 40 of this Code;
- (6) The height of any building within 15 feet behind the building line is restricted to not more than 75 feet, as measured in accordance with the Building Code;
- (7) Trees that are within 25 feet of the property line adjacent to the major thoroughfare are protected as corridor trees pursuant to article V of chapter 33 of this Code;
- (8) The building line conforms to the visibility triangle required by section 42-161 of this Code at the intersection of a major thoroughfare and any other street;
- (9) For any property used for nonresidential purposes, the maximum height of any fence, wall, berm or combination thereof within the building line is 36 inches in height measured from mean grade;
- (10) For multi-family residential uses, any fence, wall, berm or combination thereof within the building line that is more than 36 inches high, but less than eight feet high, measured from mean grade is at least two feet from the property line adjacent to the major thoroughfare and the space created thereby is used and maintained for landscape plantings; and
- (11) For purposes of section 33-127(b) of this Code, the number of required shrubs shall be equal to the number of required street trees multiplied by five, which required shrubs shall be distributed along the street frontage of the property in the landscape strip.

(Ord. No. 2013-343, § 3(Exhs. A, B), 4-24-2013; Ord. No. 2020-684, § 2(Exh. A), 8-5-2020)

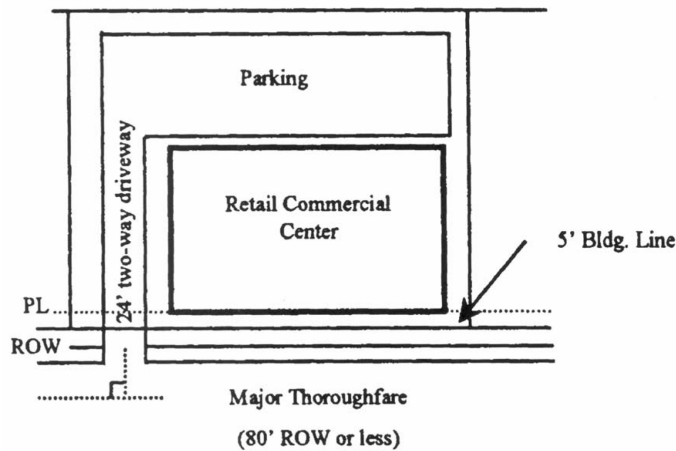


Sec. 42-154. - Optional performance standards for a major thoroughfare within the city with a planned right-of-way of 80 feet or less—Retail commercial center.

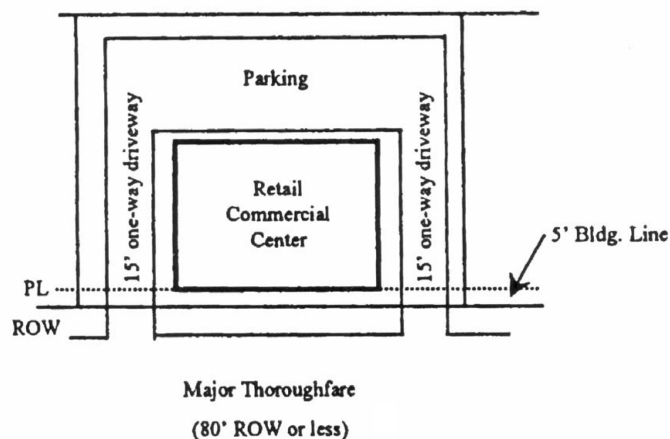
- (a) Except for along a walkable places street, transit-oriented development street, or as provided in subsection (c) of this section, a building line requirement of five feet is authorized for a tract in the city used for a retail commercial center with frontage on a major thoroughfare with a planned right-of-way of 80 feet or less if an applicant submits a subdivision plat that includes plat notations that require compliance with the following performance standards or a development plat that demonstrates compliance with each of the following performance standards:
- (1) The subdivision plat or development plat incorporates a five-foot area within the building line that the applicant will improve with a sidewalk or landscaping if the sidewalk is provided in the right-of-way;
  - (2) All off-street parking is provided to the rear or side of any improvements on the property;
  - (3) If any driveway is provided from the major thoroughfare to the side of any improvements on the property, the driveway shall meet one of the following standards:
    - a. Not more than one driveway with two bays of parking comprising a maximum of 62 feet in width is placed to the side of any improvements, provided that the combination of parking and driveway does not exceed  $\frac{1}{3}$  of the total frontage of the retail commercial center; or



- b. Not more than one two-way driveway of not more than 24 feet in width is provided from the major thoroughfare to parking at the rear of the improvements; or



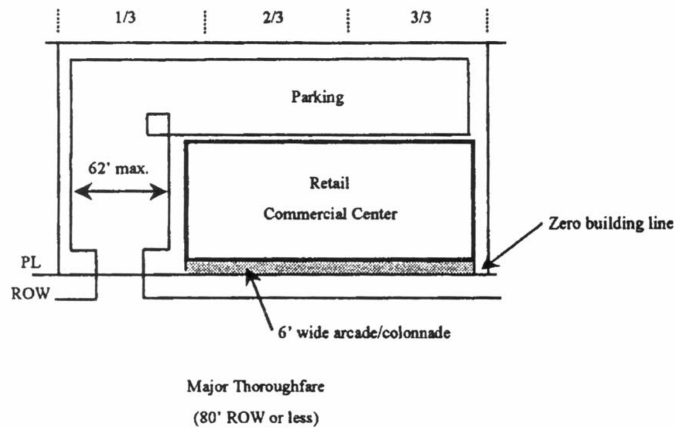
- c. Not more than two one-way driveways of 15 feet each is provided from the major thoroughfare to parking at the rear of the improvements;



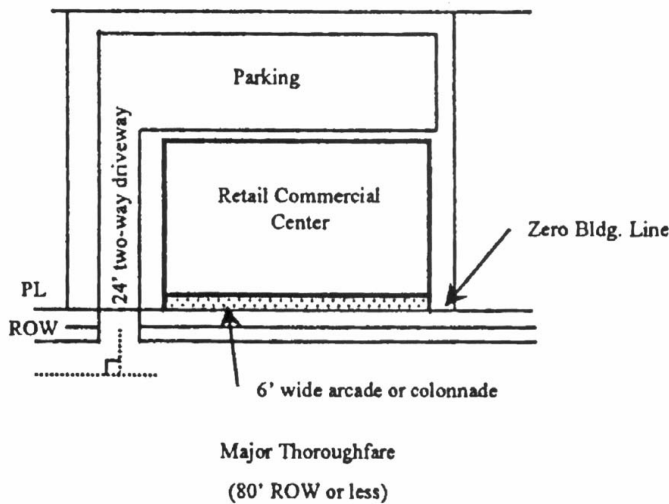
- (4) The sidewalk and safety buffer standards of article XXII of chapter 40 of this Code;
  - (5) The improvement that will be located along the reduced building line contains 90 percent of the gross floor area of all improvements located on the parcel;
  - (6) Trees that are within 25 feet of the property line adjacent to the major thoroughfare are protected as corridor trees pursuant to article V of chapter 33 of this Code; and
  - (7) For purposes of section 33-127(b) of this Code, the number of required shrubs shall be equal to the number of required street trees multiplied by five, which required shrubs shall be distributed along the street frontage of the property in the landscape strip.
- (b) Except for along a walkable places street, transit-oriented development street, or as provided in subsection (c) of this section, a building line requirement of zero feet is authorized for a tract in the city used for a retail commercial center with frontage on a major thoroughfare with a planned right-of-way of 80 feet or less if an applicant submits a subdivision plat that includes plat notations that require compliance with the following performance standards or a development plat that demonstrates compliance with each of the following performance standards:
- (1) The subdivision plat or development plat provides for an arcade or colonnade at least six feet wide along the full face of the retail commercial center parallel to the major thoroughfare;
  - (2) All off-street parking is to the rear or side of any improvements on the property;

(3) Any driveway from the major thoroughfare to the side of any improvements on the property shall meet one following standards:

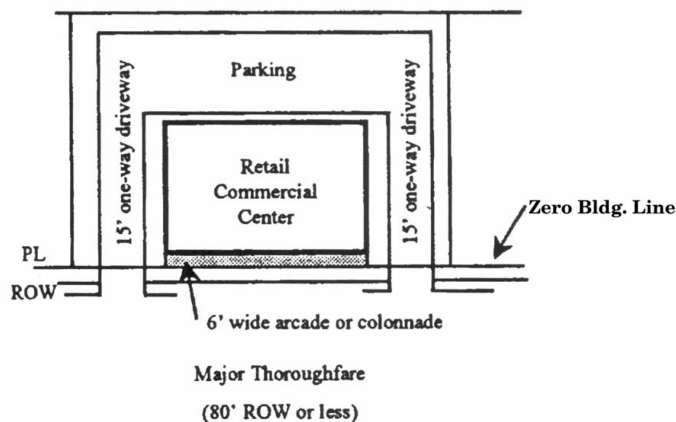
- a. Not more than one driveway with two bays of parking comprising a maximum of 62 feet in width is placed to the side of any improvements, provided that the combination of parking and driveway does not exceed 1/3 of the total frontage of the retail commercial center;



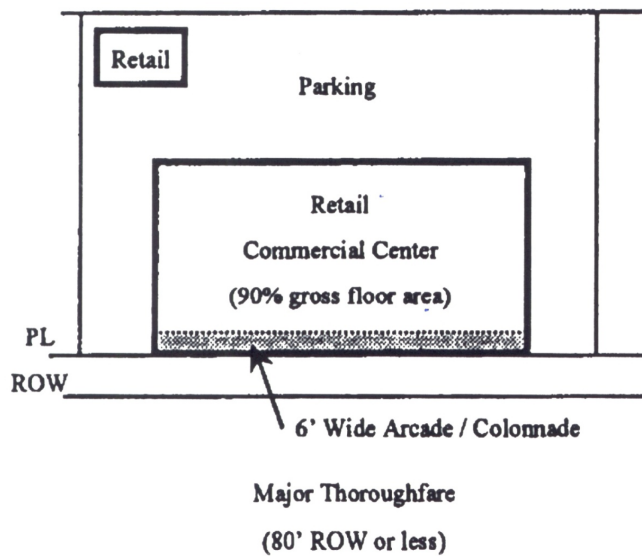
- b. Not more than one two-way driveway of not more than 24 feet in width is provided from the major thoroughfare to parking at the rear of the improvements; or



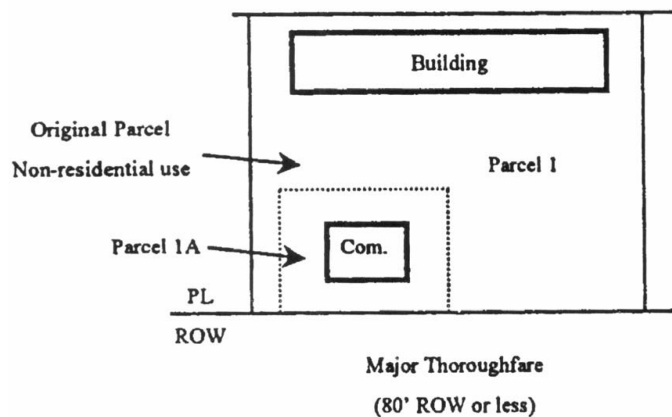
- c. Not more than two one-way driveways of 15 feet each is provided from the major thoroughfare to parking at the rear of the improvements;



- (4) The sidewalk and safety buffer standards of article XXII of chapter 40 of this Code;
- (5) The improvement that will be located along the reduced building line contains 90 percent of the gross floor area of all improvements located on the parcel; and



- (6) Trees that are within 25 feet of the property line adjacent to the major thoroughfare are protected as corridor trees pursuant to article V of chapter 33 of this Code.
- (c) Subsections (a) and (b) of this section do not apply to any retail commercial center that is located on a tract that has been created from a larger parcel or reserve, either by subdivision or lease agreement, if the remaining portion of the original tract or reserve is used for nonresidential purposes.



(Ord. No. 2013-343, § 3(Exhs. A, B), 4-24-2013; Ord. No. 2018-11, § 49, 1-10-2018; Ord. No. 2020-684, § 2(Exh. A), 8-5-2020)

Sec. 42-155. - Collector and local streets—Uses other than single-family residential.

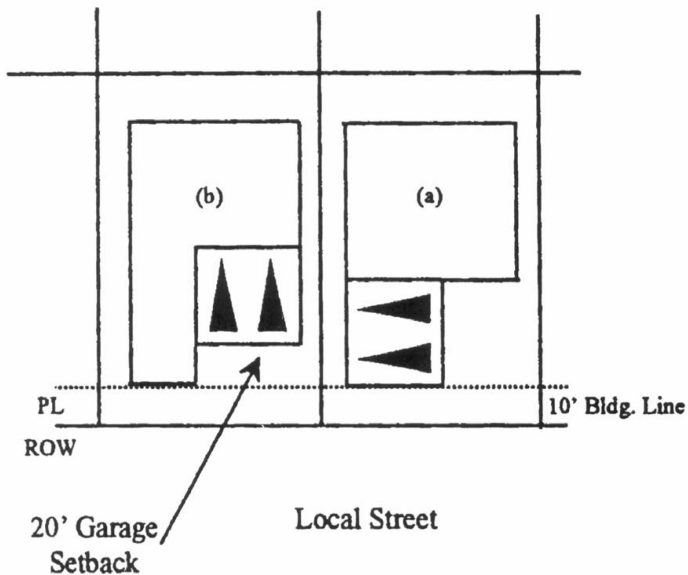
- (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.
- (b) The building line requirement for property used or intended for to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street and that is not an alley and across which street are located single-family residential lots having platted building lines greater than ten feet

shall be the lesser of 25 feet or the greatest building line on the single-family residential lots directly across the street from the property.

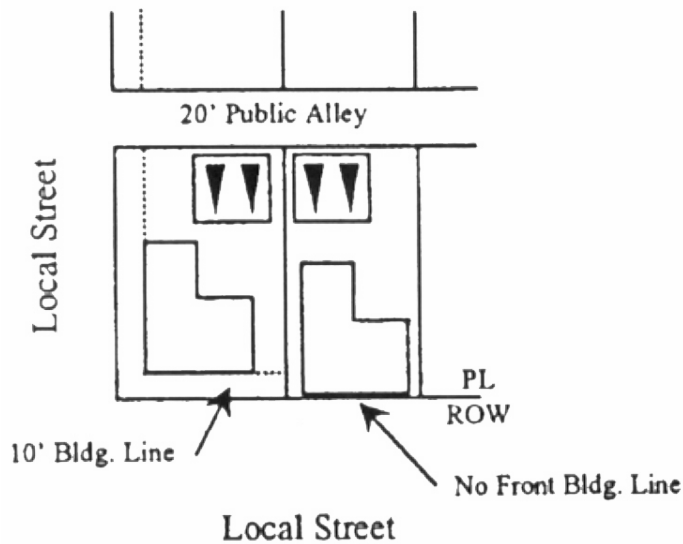
(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

Sec. 42-156. - Collector and local streets—Single-family residential.

- (a) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use shall be 25 feet along the front of a lot and ten feet along the back and sides of a lot adjacent to a collector street that is not an alley.
- (b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be:
  - (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or
  - (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.
- (c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.



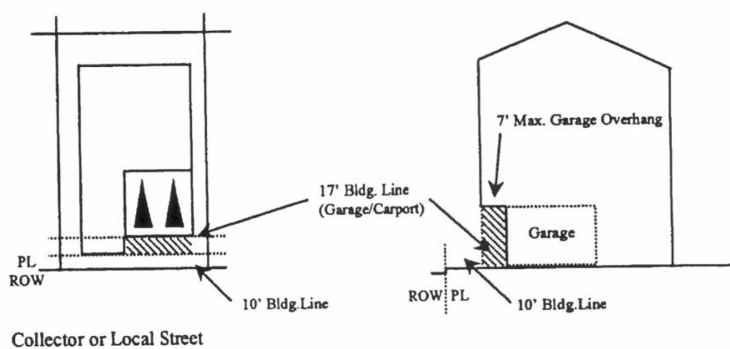
- (d) When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley, then no front building setback line shall be required, except for corner lots as provided herein.



(Ord. No. 2013-343, § 3(Exhs. A, B), 4-24-2013)

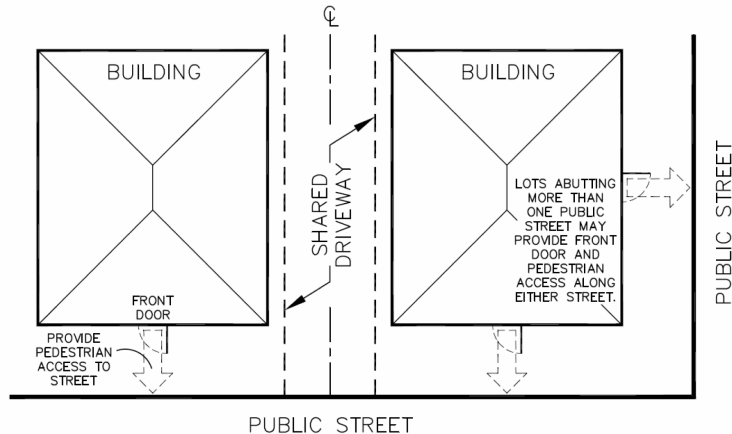
Sec. 42-157. - Optional performance standards for collector streets and local streets—Single-family residential.

- (a) The performance standards for building lines in the city are intended to:
  - (1) Foster a design framework applicable to the city; and
  - (2) Assure that pedestrian use of sidewalks is not impeded by vehicles blocking the sidewalks.
- (b) The building line requirement for a subdivision or development in the city restricted to single-family residential use adjacent to a collector street or a local street that is not an alley shall be:
  - (1) Ten feet for the principal structure; and
  - (2) Notwithstanding the other provisions of this section, 17 feet for a garage or carport facing the street. A building above the garage or carport may overhang the building line up to seven feet.



- (c) A front building line requirement of five feet is authorized for all or a portion of the lots in a subdivision or development in the city that is restricted to single-family residential use adjacent to a collector street or a local street that meets one of the following performance standards:
  - (1) Vehicular access to a driveway, garage or carport is available only from the rear of each lot through an alley, and each dwelling unit on a lot that is adjacent to a public street has a front door that faces the public street and provides pedestrian access to the public street; or
  - (2) Vehicular access to each lot is provided by a shared driveway and:

- a. The shared driveway meets the requirements of division 2 of article III of this chapter relating to shared
  - b. Each dwelling unit on a lot that is adjacent to a public street has front door that faces the public street and provides pedestrian access to the public street; and
  - c. All electrical service installations for the development are installed according to Centerpoint Energy's service standards for the underground installations including the dedication of any easements required by Centerpoint Energy for the underground installation.
- (d) A front building line requirement of zero feet is authorized for all or a portion of the lots in a subdivision plat in the city that is restricted to single-family residential use adjacent to a collector street or local street that meets the following performance standards:
- (1) The subdivision is solely a replat of a lot on a corner at the intersection of two public streets;
  - (2) Each lot in the replat provides for one or more shared driveways so that every dwelling unit will share a shared driveway with at least one other dwelling unit; and
  - (3) Each dwelling unit on a lot that is adjacent to a public street has a front door that faces the public street and provides pedestrian access to the public street.



(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013; Ord. No. 2015-639, § 23, 6-24-2015, eff. 7-24-2015)

Sec. 42-158. - Private streets; type 2 permanent access easement.

The building line requirement for habitable structures along the right-of-way of a private street or type 2 permanent access easement shall be five feet.

(Ord. No. 2013-343, § 3(Exhs. A, B), 4-24-2013)

Sec. 42-159. - Building line requirement along a shared driveway.

- (a) A shared driveway that is 18 feet or greater in width shall have a building line of three feet along each side of the shared driveway.
- (b) A shared driveway that is less than 18 feet in width shall have a building line of four feet for a garage or carport along each side of the shared driveway.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

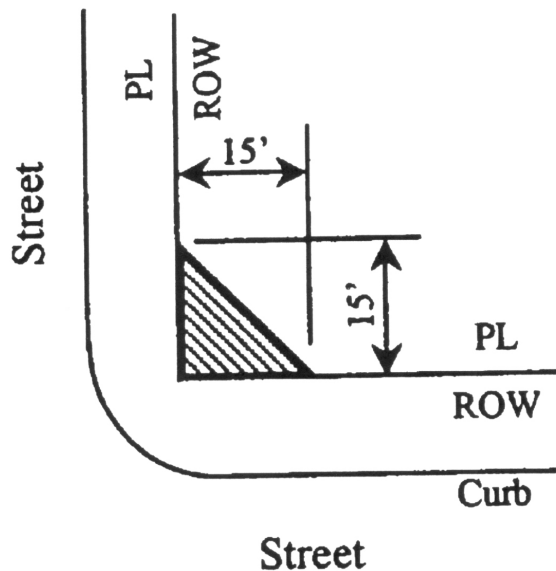
Sec. 42-160. - Pipelines.

- (a) The building line requirement for property adjacent to an undefined easement for a pipeline that carries flammable material under pressure through or over properties within a subdivision or development shall be 15 feet from the centerline of the pipeline.
- (b) A subdivision plat may contain a notation that the building line established pursuant to this section will no longer be applicable upon the abandonment or termination of the respective easement or right-of-way.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

Sec. 42-161. - Visibility triangles.

The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to 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.



(Ord. No. 2013-343, § 3(Exhs. A, B), 4-24-2013; Ord. No. 2015-639, § 24, 6-24-2015, eff. 7-24-2015)

Sec. 42-162. - Reconstruction after casualty.

- (a) Reconstruction of a building after fire, damage or other casualty not intentionally caused by the owner of the building or the owner's agent shall comply with the requirements of this division if the estimated cost to rebuild the damaged portion of the building exceeds 75 percent of the estimated replacement cost of the entire building, exclusive of the replacement cost of the building foundation.
- (b) Reconstruction of a building after fire, damage or other casualty not intentionally caused by the owner of the building or the owner's agent shall not require compliance with the provisions of this division if:
  - (1) The estimated cost to rebuild is 75 percent or less of the estimated replacement cost of the entire building, after subtracting the estimated replacement cost of the building foundation; and
  - (2) The reconstruction would not result in an increase in the floor area of the building or a change in the use



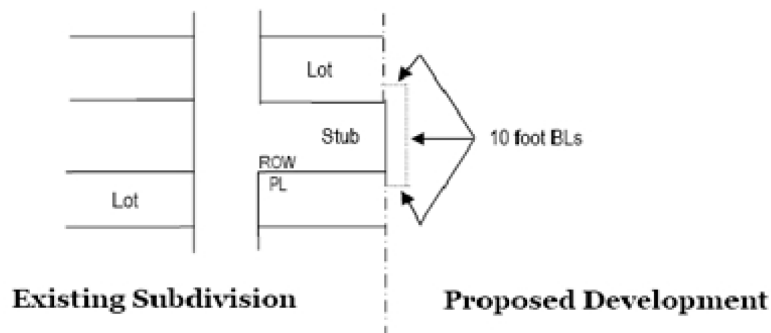
of the property.

- (c) For purposes of this section, the determination of the estimated cost to rebuild and the estimated replacement cost of a building shall be based on a certified cost estimate provided by an architect or contractor and approved by the building official.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

**Sec. 42-163. - Stub street.**

The building line adjacent to the end of a stub street that is not required to be extended pursuant to subsection (a) of section 42-134 of this Code shall be ten feet from the end of the stub street and ten feet on either side of a ten foot projection of the stub street into the adjacent property.



(Ord. No. 2013-343, § 3(Exhs. A, B), 4-24-2013; Ord. No. 2015-639, § 19, 6-24-2015)

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**Sec. 42-164. - Transit-oriented development streets and walkable places streets**

- (a) This section shall apply to any improvement requiring a building permit or development within a lot on a walkable places street or transit-oriented development street.
- (b) The portion of a lot or development that is adjacent to a primary street shall have a building line requirement of zero feet and the lot or development must comply with the requirements of article IV of this chapter.
- (c) A building line of zero feet is authorized for the portion of a lot or development that is adjacent to a secondary street if the lot or development complies the requirements of article IV of this chapter. Any lot or development that does not meet the standards of this subsection must be in compliance with the standard building line requirement otherwise required by this article for the corresponding type of street and tract description.
- (d) Except when a special minimum building line requirement is applicable, this section shall prevail over the building line requirement otherwise required or authorized by this chapter.

(Ord. No. 2020-684, § 2(Exh. A), 8-5-2020)

**Secs. 42-165—42-169. - Reserved.**

## Subdivision A. - General Requirements for Lots and Reserves

## Sec. 42-180. - General lot design standards.

- (a) Each lot in a subdivision plat shall be of sufficient size and shape to:
  - (1) Allow for the construction of a single-family residential building that meets the requirements of this Code, the Construction Code, and the design manual;
  - (2) Accommodate an easement for all public and private utilities necessary to serve the single-family residential building constructed thereon;
  - (3) Ensure that direct vehicular access is provided from a street, shared driveway, or alley; and
  - (4) Provide for the number of parking spaces required by section 42-186 and article VIII of chapter 26 of this Code, as applicable. The size and dimensions of a parking space shall be in conformance with the requirements of the Construction Code.
- (b) A lot that will not be served by a wastewater collection system shall meet the minimum requirements of the Texas Commission on Environmental Quality. The applicant shall provide a letter from the Texas Commission on Environmental Quality evidencing compliance with the minimum requirements. In addition, a lot without wastewater collection service that is platted in a special flood hazard area, as determined under the National Flood Insurance Program, shall meet the applicable requirements of the Texas Commission on Environmental Quality, the city and the county engineer of the county in which the lot is located with respect to the location of the onsite sewage system.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

## Sec. 42-181. - Single-family residential lot size.

- (a) The minimum lot size for a single-family residential lot with wastewater collection service shall be:
  - (1) 5,000 square feet for a lot within the extraterritorial jurisdiction; or
  - (2) 3,500 square feet for a lot within the city.
- (b) The lot size for a single-family residential lot with wastewater collection service may be less than the minimum lot size provided by subsection (a) if the subdivision plat meets the performance standards of either:
  - (1) The compensating open space performance standards of section 42-182 of this Code; or
  - (2) For a subdivision plat within the city, the performance standards of section 42-184 of this Code.
- (c) A subdivision plat shall not include a lot that is less than 1,400 square feet unless the plat meets the following performance standards:
  - (1) The property to be platted is located within the city;
  - (2) The average lot size within the subdivision plat is greater than or equal to 1,400 square feet. A lot that is larger than 3,500 square feet shall be counted as 3,500 square feet for purposes of the average lot size calculation of this subsection;
  - (3) If the subdivision plat contains one or more blockfaces in their entirety, the average lot size of each blockface within the subdivision plat is greater than or equal to 1,400 square feet; and
  - (4) If a subdivision plat includes a lot with a lot size less than 3,500 square feet, any subsequent replat of a lot

within the 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 original subdivision plat containing a lot with a lot size less than 3,500 feet. The subdivision plat and all subsequent replats of lots within the subdivision plat shall contain a plat notation stating the requirements of this item.

- (d) The minimum lot size for lots without wastewater collection service shall be in accordance with the requirements of subsection (b) of section 42-180 of this Code;
- (e) A special minimum lot size requirement established pursuant to subdivision B of this division shall control over all other provisions of this section.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

**Editor's note—** Section 5 of Ord. No. 2013-343, adopted April 24, 2013, established certain time limitations affecting the application of the preceding section, as well as the following section and Sections 42-184 and 42-185 of this Subdivision. The user's attention is directed to Section 5 of Ord. No. 2013-343 to ensure that the effect of such time limitations is fully understood as they may apply to an affected subdivision or redevelopment plat.

Sec. 42-182. - Optional performance standards for the reduction in lot size—Compensating open space.

A subdivision plat may contain a lot of less than minimum lot size required by subsection (a) of section 42-181 of this Code if compensating open space is provided within the boundaries of the subdivision plat in accordance with the following schedule and in conformance with the design standards of section 42-183 of this Code:

Average lot size may be reduced to this square footage	Upon providing this amount of compensating open space per lot (square feet)	
	City	Extraterritorial Jurisdiction
4,999—4,500	None	100
4,499—4,000	None	200
3,999—3,500	None	300
3,499—3,000	240	400
2,999—2,500	360	500
2,449—2,000	480	600
1,999—1,400	600	720

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

Sec. 42-183. - Standards for compensating open space.

- (a) Compensating open space may be used to reduce the minimum lot size requirement only to the extent that the area proposed to be dedicated to compensating open space meets the standards of this section.
- (b) The following areas shall not be used for or considered compensating open space:
  - (1) Areas designated or used as lots or building sites for dwelling units, utility or storage purposes, carports or garages;
  - (2) Driveways, private roadways, or streets;
  - (3) Private medians less than 12 feet wide; or
  - (4) Except as provided by section 42-192 of this Code, detention ponds, drainageways, water areas including floodplains and floodways, or ravines.
- (c) Compensating open space shall be reasonably dry and flat, unless the area is within an open space amenities plan approved by the commission pursuant to section 42-192 of this Code.
- (d) The ground floor square footage of a building used for recreational purposes, at the option of the applicant, may be included in calculating compensating open space provided that the recreational use of the building is shown as a plat restriction on the face of the subdivision plat.
- (e) The minimum size of any area used for compensating open space shall be 240 square feet, with dimensions of 20 feet by 12 feet.
- (f) Any area used for compensating open space:
  - (1) Shall be restricted for the use of owners of property in and residents of the subdivision;
  - (2) Shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision; and
  - (3) Shall be accessible to all of the residents of the subdivision.
- (g) Compensating open space can be used to provide courtyard access from groups or clusters of lots adjacent to one or more streets provided that the minimum distance between the opposing faces of the buildings forming the courtyard is 20 feet.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

Sec. 42-184. - Optional performance standards for the reduction in lot size within the city.

A subdivision plat for property located within the city may provide for a single-family residential lot size of less than 3,500 square feet, but not less than an average of 1,400 square feet, for lots with adequate wastewater collection service, if the subdivision plat meets the following performance standards and includes plat notations requiring compliance with the following performance standards:

- (1) More than 60% of the area of each lot that is less than 3,500 square feet is not covered by buildings, or for a subdivision plat that is solely a replat of a lot on a corner at the intersection of two public streets, more than 75% of the area of the lot is not covered by buildings;
- (2) The subdivision plat provides for at least 150 square feet of permeable area on each lot that is less than 3,500 square feet; and

- (3) The number of single-family residential dwelling units that can be constructed within the proposed subdivision shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of the subdivision.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

Sec. 42-185. - Minimum width of a lot.

- (a) The minimum width of any lot along a street or shared driveway shall be 20 feet.
- (b) The minimum width of any lot within the city may be 15 feet if the subdivision plat conforms to the following performance standards:
  - (1) The average width of all lots within the subdivision plat is greater than or equal to 18 feet. A lot with a width greater than 30 feet shall be counted as 30 feet for purposes of the average lot width calculation of this subsection;
  - (2) If the subdivision plat contains one or more blockfaces in their entirety, the average lot width of each blockface within the subdivision plat is greater than or equal to 18 feet; and
  - (3) If a subdivision plat includes a lot with a width of less than 20 feet, any subsequent replat of a lot within the 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 original subdivision plat containing a lot with a width less than 20 feet. The subdivision plat and all subsequent replats of lots within the subdivision plat shall contain a plat notation stating the requirements of this item.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

Sec. 42-186. - Parking for single-family residential uses.

- (a) Each subdivision plat or development plat providing for a single-family residential use shall provide at least two off-street parking spaces per dwelling unit on each lot except that, in those instances where a secondary dwelling unit of not more than 900 gross square feet is provided, only one additional off-street parking space shall be required for the secondary dwelling unit.
- (b) Each subdivision plat providing for a single-family residential use on property located within the city that includes a shared driveway or a type 2 permanent access easement with six or more dwelling units shall provide one additional parking space for every six dwelling units. Dwelling units on a lot that includes a parking space in excess of the parking requirements of subsection (a) of this section shall not be counted in determining the required number of additional parking spaces required by this subsection. Each additional parking space shall conform to the following requirements:
  - (1) The size and dimensions of the parking space shall be in conformance with the requirements of the Construction Code;
  - (2) The parking space shall be placed within the boundaries of the subdivision plat, unless the parking space abuts:
    - a. Continuous curb along a public street that is adjacent to or within the plat boundary and that is not a major thoroughfare; or
    - b. Culverts installed in accordance with the requirements of the design manual along an open ditch street adjacent to or within the subdivision plat boundary;
  - (3) For a subdivision plat where the lots abut a type 2 permanent access easement and take vehicular access

only from a private alley, a parking space may be included within the type 2 permanent access easement;

- (4) The parking space shall not be placed within a shared driveway or within a lot;
- (5) The parking space shall not be placed where parking is prohibited by law; and
- (6) The parking space shall be accessible to all residents of each dwelling unit of the subdivision plat.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

Sec. 42-187. - Flag lots.

- (a) Each flag lot shall provide for vehicular access to the principal portion of the lot through the staff.
- (b) If a flag lot derives access solely from its own staff, the minimum width of the staff shall be 20 feet.
- (c) If a flag lot derives its access in common with another lot, the combined common access shall have a minimum width of 20 feet.
- (d) Any area required to be used for vehicular access purposes shall be depicted by a note on the subdivision plat that restricts the portions of the lots for ingress and egress only and that precludes construction of any building, structure, wall or fence within those portions. If the vehicular access is to be shared, the plat note shall clearly indicate the joint or shared nature of the access.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

Sec. 42-188. - Lot access to streets.

- (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.
- (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless:
  - (1) The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article; or
  - (2) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.
- (c) Lots that front on or take access from a permanent access easement must be a part of a unified development scheme where the owners of all lots within the subdivision are legally bound together by deed restriction, contract or any other constituted and binding homeowners association, corporation, or other organization with, as one of its purposes, the continued care and maintenance of all commonly owned properties within the subdivision, particularly the areas established as permanent access easements, and the authority and means to impose binding assessments upon the lot owners for that purpose. Each subdivision plat that contains a permanent access easement shall contain the following notation on the face of the plat:

"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."
- (d) When a tract along a transit-oriented development street or walkable places street is subdivided, a single-family

residential lot within this new subdivision shall not be designed to have direct vehicular access to the TOD street or WP street unless:

- (1) The lot takes vehicular access to the TOD street or WP street through a shared driveway that meets the requirements of subdivision B of division II of this article; or
- (2) The lot is greater than one acre in size and the subdivision plat contains a note prohibiting vehicles from backing onto the transit-oriented development street or walkable places street, and requiring the turnaround to be located wholly outside the pedestrian realm.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013; Ord. No. 2020-684, § 2(Exh. A), 8-5-2020)

Sec. 42-189. - Points of access.

Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

Sec. 42-190. - Tracts for non-single-family use—Reserves.

- (a) A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves.
- (b) A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The applicant may note on the plat the use intended for each reserve. The applicant shall identify a reserve tract for which it has not determined a use as an unrestricted reserve.
- (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:

TYPE OF RESERVE	MINIMUM SIZE	TYPE OF STREET OR SHARED DRIVEWAY	MINIMUM STREET OR SHARED DRIVEWAY WIDTH	MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE
Unrestricted reserve	5,000 sq. ft.	public street	60 feet (50 feet in a street width exception area)	60 feet
Restricted reserve—Lift station	Minimum size required by the design manual	public street or type 1 permanent access easement	50 feet	20 feet

Restricted reserve —Compensating open space	240 sq. ft.	public street or type 1 permanent access easement	50 feet	12 feet
		type 2 permanent access easement	28 feet	
		shared driveway	16 feet	
Restricted reserve —Landscape or open space	None required	None required	None required	None required
Restricted reserve —Recreation	5,000 sq. ft.	public street or type 1 permanent access easement	50 feet	50 feet
Restricted reserve —Drainage or detention	None required	public street	50 feet	20 feet
		permanent access easement	28 feet	
		shared driveway owned by homeowners association	16 feet	16 feet
		None if adjoining existing reserve restricted to drainage or detention	None if adjoining existing reserve restricted to drainage or detention	None if adjoining existing reserve restricted to drainage or detention



Restricted reserve —Wastewater treatment, water production, or water repressurization	5,000 sq. ft.	public street or type 1 permanent access easement	50 feet	50 feet
		None if adjoining existing reserve restricted to wastewater treatment, water production, or water repressurization	None if adjoining existing reserve restricted to wastewater treatment, water production, or water repressurization	None if adjoining existing reserve restricted to wastewater treatment, water production, or water repressurization
Restricted reserve —Parking	Minimum size requirement for a parking space specified in the Construction Code	public street or type 1 permanent access easement	50 feet	Minimum width of a parking space required by the Construction Code
		type 2 permanent access easement	28 feet	
		shared driveway	16 feet	
Restricted reserve —All other	5,000 sq. ft.	public street	60 feet (50 feet in a street width exception area)	60 feet

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

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Sec. 42-191. - One foot reserves.

Subdivision plats shall provide a one-foot reserve within the street right-of-way as a buffer strip dedicated to the public to prevent access to public streets when a proposed public street stub ends into adjacent acreage or where the proposed public street is adjacent to the plat boundary and abutting acreage.

The following notation shall be placed upon the face of the subdivision plat:

"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."

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

Sec. 42-192. - Open space amenities plan.

- (a) All or part of an area included in an open space amenities plan may qualify as compensating open space by complying with the applicable provisions of this section.
- (b) Fifty percent of the area in the open space amenities plan qualifies as compensating open space if:
  - (1) The open space amenities plan contains less than three acres and provides each of the following:
    - a. Detention facility, if any, provides a stormceptor if the facility will not be a permanently wet lake or pond;
    - b. Detention facility, if any, has a bank slope ratio of 4:1 or flatter;
    - c. One 2.5-inch caliper tree from the street tree list, as defined in article V of chapter 33 of this Code, for each 30 feet of the boundary of the area included in the open space amenities plan:
      - [1] Planted at least 20 feet apart without extreme variation in spacing along pathways;
      - [2] Planted in one or more groupings within the area included in the open space amenities plan in a manner consistent with the growth characteristics of the trees; or
      - [3] A combination of both;
    - d. One or more pathways that provide access to and through the area included in the open space amenities plan and that are a minimum of five feet wide to be constructed of decomposed granite, asphalt or concrete;
    - e. One bench installed for each 500 feet of pathway, with a minimum of one bench;
    - f. Amenities are accessible to person with disabilities pursuant to standards of the Americans with Disabilities Act; and
    - g. An irrigation system that will irrigate all of the area included in the open space amenities plan other than a permanently wet lake or pond; or
  - (2) The open space amenities plan contains three acres or more and provides:
    - a. All of the amenities listed in item (b)(1); plus:
    - b. Parking required by chapter 26 of this Code for a class 6 park occupancy.
- (c) All of the area within an open space amenities plan qualifies as compensating open space if:
  - (1) The open space amenities plan contains less than one acre and provides:
    - a. All of the amenities listed in item (b)(1); plus

- b. At least two of the following:
  - [1] Additional landscaping, which may be:
    - [a] Additional trees from the street tree list, as defined in article V of chapter 33 of this Code;
    - [b] Shrubs from the approved shrub list contained in appendix D of article V of chapter 33 of this Code;
    - [c] 4.0-inch caliper trees in lieu of the same number of 2.5-inch caliper trees; or
    - [d] A combination of the above;
  - [2] Use of decorative stone or pavers in lieu of decomposed granite, asphalt or concrete;
  - [3] Use of decorative fencing;
  - [4] Pedestrian scale lighting with a minimum of 0.25 foot-candles at any point along the trail;
  - [5] Bicycle racks sufficient to store five bicycles per acre or portion thereof;
  - [6] At least one drinking fountain;
  - [7] A decorative fountain; or
  - [8] Connectivity with other community amenities;
- (2) The open space amenities plan contains at least one acre but less than three acres and provides:
  - a. All of the amenities listed in item (b)(2); plus
  - b. At least four of the amenities listed in paragraph (c)(1)b; or
- (3) The open space amenities plan contains three or more acres and provides:
  - a. All of the amenities listed in item (b)(1); plus
  - b. At least six of the amenities listed in paragraph (c)(1)b; plus
  - c. Parking required by chapter 26 of this Code for a class 6 park occupancy.
- (d) An open space amenities plan shall be submitted in the form and contain the information prescribed by the director. Any area included in an open space amenities plan shall be clearly identified on the corresponding subdivision plat and shall include a table showing the type and quantities of amenities to be provided. The open space amenities plan approved by the commission shall be recorded simultaneously with the subdivision plat.
- (e) Failure to provide or maintain any amenity included in an approved open space amenities plan shall be a violation of this chapter.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

Sec. 42-193. - Rules governing partial replats of certain property.

- (a) The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat.
- (b) Property within a subdivision plat that does not contain lots restricted to single-family residential or residential use may be replatted to amend any plat restriction contained on the preceding subdivision plat.

- (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below:
- (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.
  - (2) A plat restriction limiting the use of property specifically to "nonresidential" use:
    - a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multi-family residential purposes prior to April 3, 1999;
    - b. May be amended to permit single-family residential use of that property only if:
      - [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or
      - [2] The property abuts a major thoroughfare.
    - c. May be amended to any more specific "nonresidential" use of that property.
  - (3) A plat restriction limiting the use of property specifically to 'commercial' use:
    - a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multifamily residential purposes prior to April 3, 1999;
    - b. May be amended to permit single-family residential use of that property only if:
      - [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or
      - [2] The property abuts a major thoroughfare.
    - c. May be amended to any more specific "commercial" use of that property.
  - (4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit:
    - a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or
    - b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

Secs. 42-194—42-196. - Reserved.

## DIVISION 6. - MULTI-FAMILY RESIDENTIAL DEVELOPMENTS

## Sec. 42-230. - Application requirements.

- (a) In addition to the information otherwise required to be submitted for a development plat, a development plat that provides for the development of one or more multi-family residential buildings shall provide the following information:
- (1) The number of separate buildings that will contain multi-family residential dwelling units;
  - (2) The location of the principal entrance to each multi-family residential building;
  - (3) The total number of dwelling units;
  - (4) An itemized listing of multi-family residential dwelling units indicating the number of bedrooms in each dwelling unit; and
  - (5) The number, location and dimensions of off-street parking spaces required to serve the dwelling units pursuant to section 42-234 of this Code.
- (b) When property is replatted to remove a one-foot restricted reserve, the subdivision plat shall additionally provide all of the information required for a development plat and required by subsection (a) of this section and shall be deemed a development plat for the purposes of this division.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

## Sec. 42-231. - Private streets—General standards.

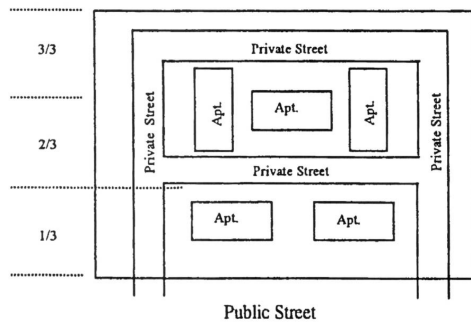
- (a) A development plat that contains a multi-family residential building shall provide at least one private street. The private street shall remain clear at all times for emergency vehicle access. No parking shall be allowed within the private street. Except as provided in section 42-235 of this Code, a private street shall comply with the requirements of this section.
- (b) Width:
- (1) The minimum right-of-way width for a private street shall be 28 feet, which is coterminous with the pavement width measured from edge-to-edge across the surface of the pavement.
  - (2) At the option of an applicant, for a distance of not more than 100 feet from the intersection of the private street and the right-of-way of a public street, the right-of-way width of the private street may be comprised of two paving sections of not less than 20 feet each, separated by a curbed section of not less than five feet and not more than 20 feet in width.
- (c) Intersections:
- (1) Intersections along private streets shall be a minimum of 65 feet apart.
  - (2) When a private street intersects with another private street at a 90-degree angle, the private street shall provide a 20-foot radius at the intersection.
  - (3) When a private street intersects with another private street at an angle less than 90 degrees, but more than 80 degrees, the private street shall provide a 25-foot radius at the intersection.
- (d) The centerline radius of a reverse curve on a private street shall not be less 65 feet. Reverse curves shall be

separated by a tangent of not less than 25 feet.

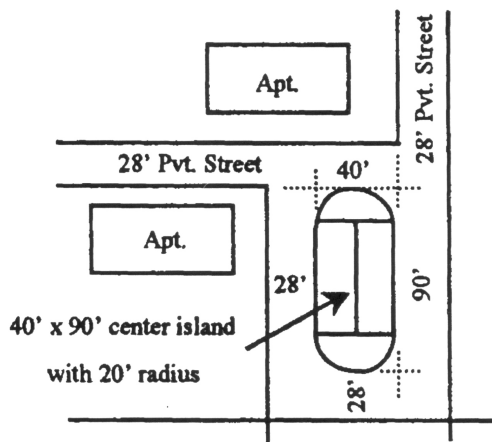
(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

Sec. 42-232. - Points of access; termination.

- (a) Except as otherwise provided in this section, the private street system serving each multi-family residential development shall form a loop that provides more than one point of access to the development from the public streets adjacent to the boundaries of the development. A divided entrance shall not constitute two separate points of access.
- (b) When two points of access are provided from the same public street, the private street shall not be deemed to have a second point of access unless the private street connecting the two points of access extends into the property  $\frac{1}{3}$  of the depth of the property.



- (c) Notwithstanding the foregoing, a multi-family residential development on a tract of land of one acre or less shall not be required to provide more than one point of access to a public street.
- (d) A dead-end private street intersecting with a public street or with a private street may be extended up to 200 feet without a turnaround provided that a fire hydrant is located not more than 100 feet from the intersection of the dead end private street with the public street or looped private street.
- (e) A private street is exempt from complying with the provisions of subsections (a) and (b) if it terminates in a "P" turnaround configuration that is comprised of a center island that is 40 feet wide and 90 feet long surrounded on four sides by a 28 foot wide paved private street. The center island shall be established by a raised portion that has a radius of 20 degrees on each 40-foot wide end of the island. The interior of the center island may be used for parking, providing that no parking is allowed within the 28-foot private street.



(Ord. No. 2013-343, § 3(Exhs. A, B), 4-24-2013)

## Sec. 42-233. - Fire protection.

- (a) Fire hydrants shall be located along each private street in a manner that will allow fire fighting apparatus to park and connect by hose to a hydrant not more than 300 feet away and reach any part of any building within the development with a 200-foot long hose extending from the equipment. The hose distance shall be measured as laid on the ground, around buildings, fences and other obstacles, and not as an aerial radius from a hydrant or parked equipment. Notwithstanding the foregoing, fire hydrants shall be located not more than 600 feet apart, unless the fire chief approves a different configuration where, in his professional judgement, fire protection needs can be adequately provided.
- (b) If a multi-family residential building will be constructed over and across a private street, the unobstructed overhead clearance of the multi-family residential building shall be not less than 14 feet measured between the highest point of the private street paving under the building and the lowest part of the building or associated parts thereof.
- (c) The fire chief shall review and approve each development plat that provides for one or more multi-family residential buildings and shall provide the director with recommendations regarding the adequacy of the design of the development to provide sufficient emergency access to all buildings by firefighters and fire fighting equipment, considering the kinds of equipment and methods of fire-fighting in use by the fire department of the city, the location of buildings in the proposed development and their relationship to existing and proposed fire hydrants and any other factors that may affect the safety and general welfare of the public and the occupants of the buildings to be constructed.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

## Sec. 42-234. - Parking.

- (a) Each development plat containing a multi-family residential development shall provide off-street parking spaces in accordance with the following schedule:

Unit Size	Parking Spaces Required Per Unit
Efficiency	1.25
One bedroom	1.333
Two bedrooms	1.666
Three or more bedrooms	2

In determining the total number of spaces required, any fraction of one-half or less shall be counted as the next smaller whole number and any fraction in excess of one-half shall be counted as the next higher whole number.

- (b) Parking space arrangements, sizes of spaces and driveway openings shall be in conformance with the *Building Code*. A parking space shall not be in tandem unless the tandem parking space is reserved for use by occupants of the residential unit to which the space is in tandem.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013; Ord. No. 2021-1037, § 20(Exh. I.47), 12-1-2021, eff. 4-1-2022)

Sec. 42-235. - Performance standards.

A multifamily residential development with a density of 30 dwelling units or more per acre that meets each of the performance standards of this section shall be exempt from the requirements of sections 42-231, 42-232(a), 42-232(b), 42-233(a), and 42-233(b) of this Code:

- (1) The development provides fire truck access to all fire hydrants by a 20-foot wide fire lane along which no parking is allowed, a 28-foot wide private street or a public street. The fire lane or private street may loop through the development or may terminate at a dead end if the dead end is less than 500 feet. A dead end longer than 150 feet but less than 500 feet must have an "L", "T" or 90-foot diameter circular turnaround, as depicted in figures 1, 2, and 3. No dead end may be greater than 500 feet;
- (2) Fire hydrants are located no further than 20 feet, measured perpendicularly, from the edge of the pavement of the fire lane, private street or public street. Access to the fire hydrants through any fence is provided by gates with 911 access;
- (3) One fire hydrant is located within 100 feet of the property line on any fire lane or private street, as shown in figure 4.
- (4) Fire hydrants are located so that a fire truck can drive a maximum of 200 feet from a fire hydrant and then use a maximum 300 feet hose length from the edge of pavement at the fire truck around all buildings, as the hose lays on the ground around all obstacles, including but not limited to fences, walls, buildings, structures and trees, as shown in figure 5; and
- (5) The maximum distance between fire hydrants is 600 feet, as shown in figure 6.

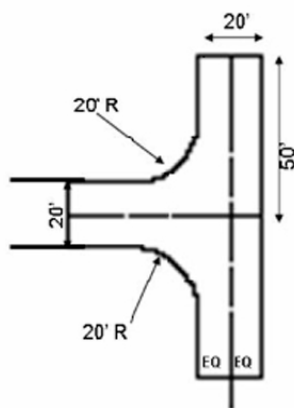


Figure 1. "L" Turn Around



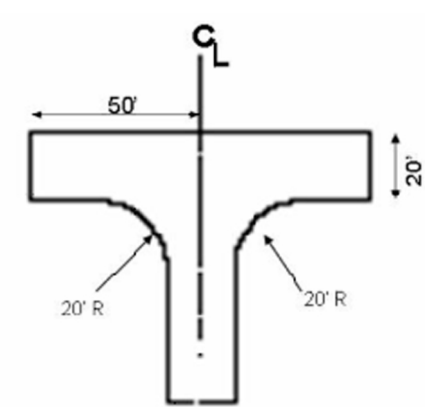


Figure 2. "T" Turn Around

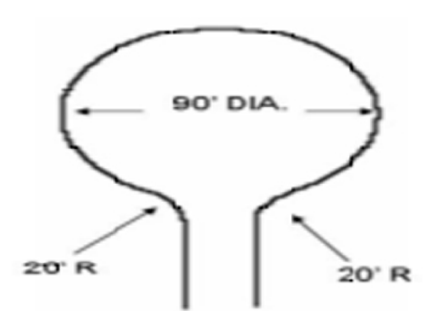


Figure 3. 90' Diameter Turn Around

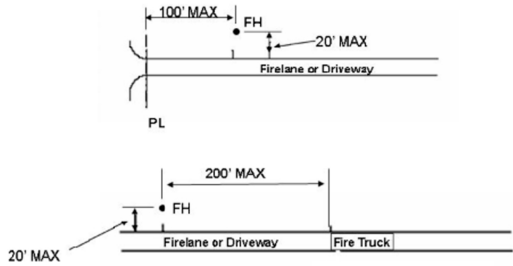


Figure 4



Figure 5



Figure 6

(Ord. No. 2013-343, § 3(Exhs. A, B), 4-24-2013)

Sec. 42-236. - Open space.

(a) Except as otherwise provided in this section, each multi-family residential development in the extraterritorial jurisdiction shall provide open space in accordance with the following schedule:

Dwelling Unit Size	Square Feet Of Open Space Required Per Dwelling Unit
Efficiency	200
1 Bedroom	240
2 Bedrooms	320
3 Bedrooms	440
4 Bedrooms	500

For purposes of this section, *"open space"* shall mean land within the multi-family residential development that is not covered by buildings, covered walkways, parking spaces, private streets or driveways.

- (b) In lieu of the requirements of subsection (a) of this section, a multi-family residential development in the extraterritorial jurisdiction may provide for open space by complying with each of the following conditions:
- (1) At least ten percent of the total land area in the multi-family residential development, exclusive of land within the building line requirement area, shall be provided as open space;
  - (2) Enclosed amenities, such as an exercise or game room, shall constitute no more than ten percent of the open space provided;
  - (3) Each area provided as open space is at least 20 feet wide by 60 feet long;
  - (4) Any street trees required to be planted to comply with this Code are located in the street right-of-way;  
and
  - (5) The development plat or subdivision plat provides for the construction of sidewalks that are a minimum

of five feet in width within the right-of-way of each street that is adjacent to the development.

- (c) The aggregate open space requirement of subsection (a) of this section may be reduced by 15 percent if the development meets each of the following conditions:
- (1) At least 25 percent of the dwelling units have individual enclosed garages within the buildings where the dwelling units are located; and
  - (2) Areas within the building line requirement are not used for parking.
- (d) The aggregate open space requirement of subsection (a) of this section may be reduced according to the following schedule if the development meets each of the following conditions:
- (1) Any street trees required to be planted to comply with city ordinance are located in the street right-of-way; and
  - (2) The development plat or subdivision plat provides for the construction of sidewalks that are a minimum of five feet in width within the right-of-way of each street that is adjacent to the development.

Development Density	Reduction in Aggregate Open Space
30—39 units per acre	15%
40—49 units per acre	30%
50—59 units per acre	45%
60 units per acre or more	60%

- (e) A multi-family residential development in the extraterritorial jurisdiction with five or more stories shall not be required to provide open space.

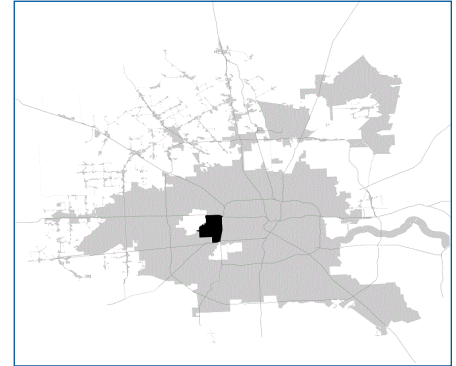
(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

Secs. 42-237—42-250. - Reserved.

# SUPER

## Neighborhood

### RESOURCE ASSESSMENT



#### Description

Greater Uptown is a large, mixed-use district located at the West Loop and traversed by Buffalo Bayou. It includes an office and retail complex centered on the Galleria which rivals the downtowns of many major cities. It also includes neighborhoods of expensive homes developed after World War II when this area was the city's western edge. The large subdivisions developed in the 1950s have now been almost entirely redeveloped. Apartments, condos, and expensive patio homes have replaced the modest, single-family homes on Augusta, Bering, Potomac and Nantucket.

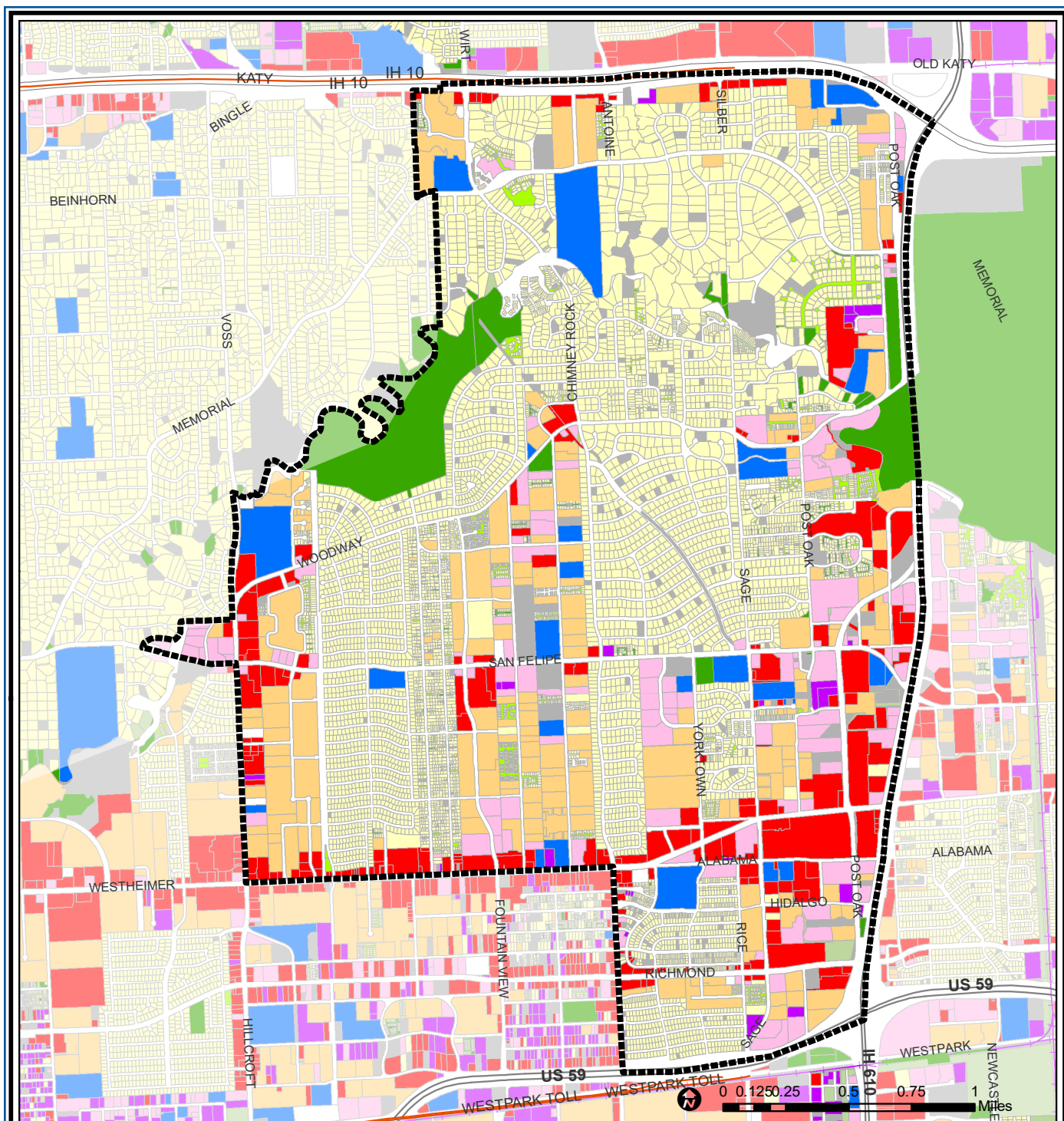
#### Highlights

- ✓ Houston City Council Districts G & J
- ✓ Houston Independent School District
- ✓ Spring Branch Independent School District
- ✓ 5 Police beats (includes bordering beats)
- ✓ 5,274 acres (8.2 sq. miles)



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

	Super Neighborhood		Houston	
Pop. characteristics	2000	2019	2000	2019
Total population	41,822	55,265	1,953,631	2,310,432
Persons per sq. mile	5,100	6,703	3,166	3,443
<b>Age of Population</b>				
Under 5 years	4%	5%	8%	8%
5- 17 years	8%	9%	19%	17%
18- 64 years	72%	67%	64%	65%
65 and over	15%	19%	9%	10%
<b>Ethnicity</b>				
Non Hispanic Whites	82%	62%	31%	24%
Non Hispanic Blacks	2%	7%	25%	22%
Hispanics	10%	16%	37%	45%
Non Hispanic Asians	5%	12%	6%	7%
Non Hispanic Others	2%	3%	1%	2%
<b>Income</b>				
Under \$25,000	15%	12%	33%	24%
\$25,000 to \$49,999	25%	15%	31%	24%
\$50,000 to \$99,999	30%	26%	24%	27%
Over \$100,000	31%	47%	12%	25%
<b>Median Household Income</b>	\$73,283	\$105,830	\$36,616	\$52,338
<b>Educational Status</b>				
No Diploma	3%	2%	30%	21%
High School Diploma	8%	8%	20%	23%
Some College	24%	18%	23%	23%
Bachelor's or Higher	64%	72%	27%	33%
<b>Housing and Households</b>				
Total housing units	26,708	33,733	782,378	968,704
Occupied	88%	84%	92%	89%
Vacant	12%	16%	8%	11%
Total households	23,604	28,364	717,945	858,374
Family households	9,489	12,737	457,549	521,891
Median Housing Value	\$249,776	\$509,081	\$79,300	\$171,800



## Greater Uptown : Land Use

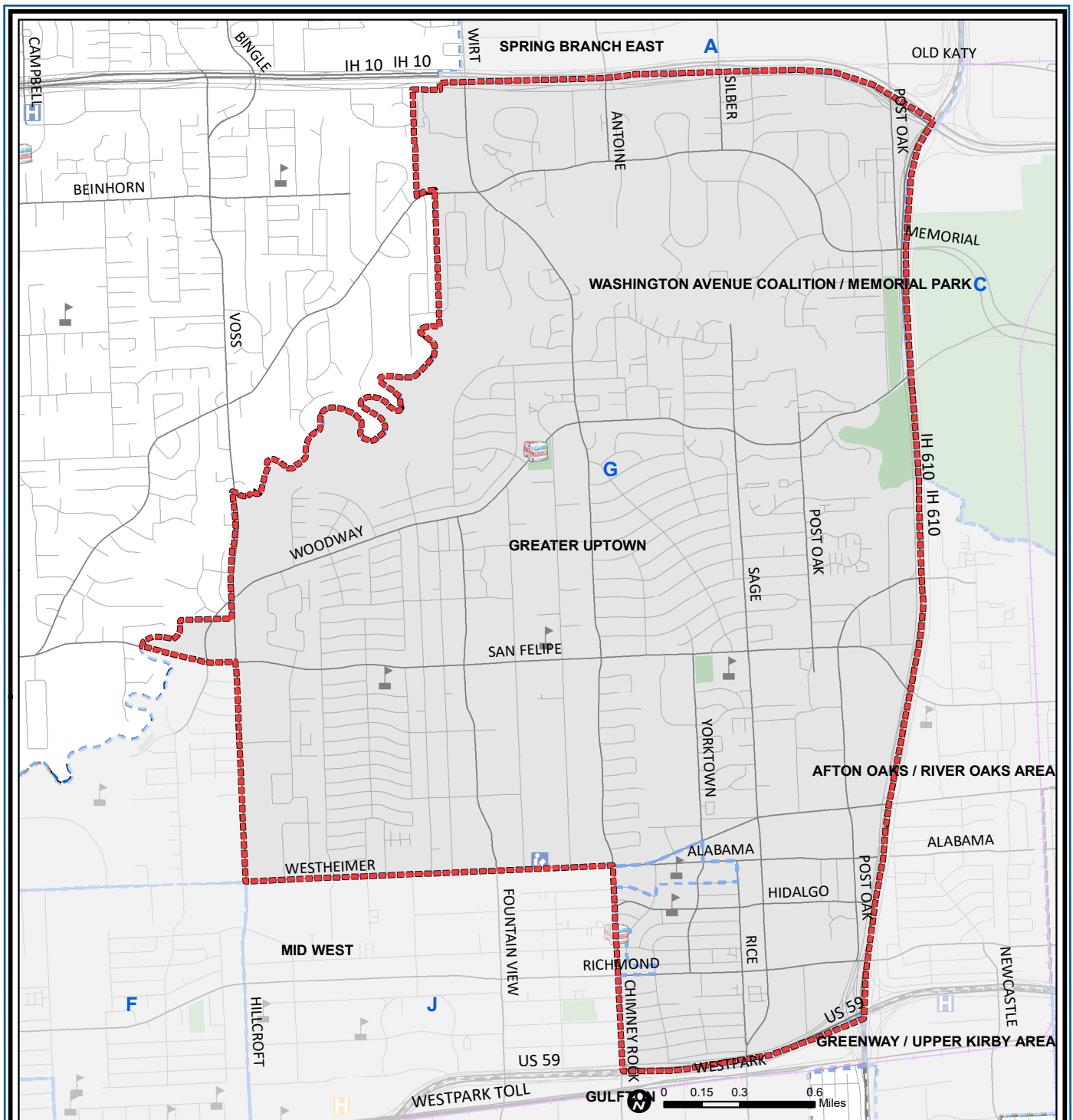
Freeway	Commercial	Parks and Open Space
Rail Road	Office	Undeveloped
Super Neighborhood Boundary	Industrial	Agricultural Production
Single-family Residential	Public and Institutional	Open Water
Multi-family Residential	Transportation and Utilities	Unknown

Source: City of Houston GIS Database, HCAD  
Date: April 2021

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING & DEVELOPMENT DEPARTMENT**



## Greater Uptown : Public Facilities

- Super Neighborhood Boundary
- Community Centers
- Fire Station
- Police Station
- School

- Airports
- Harris County Hospitals
- Private Hospitals
- Other Health Facilities
- Library

- Rail Road
- Metro Rail Stations
- Metro Rail Line
- Parks
- TIRZ

Source: City of Houston GIS Database

Date: April 2021

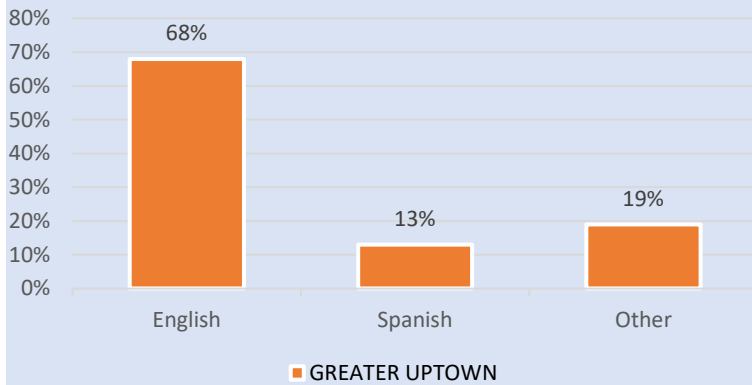
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &  
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DEPARTMENT**

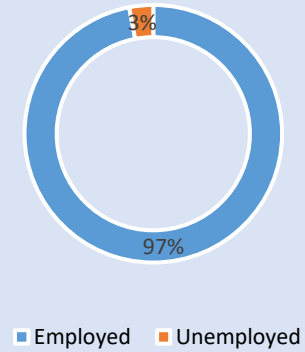
### Language Spoken at Home

#### GREATER UPTOWN



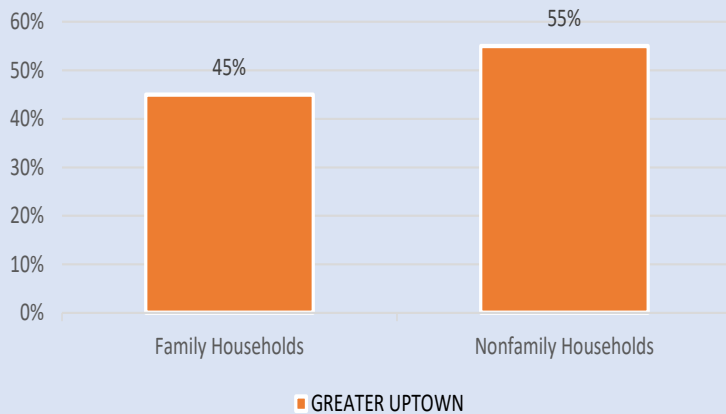
### Employment Status

#### GREATER UPTOWN



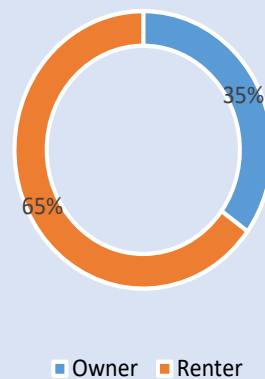
### Family Status

#### GREATER UPTOWN



### Housing Occupancy

#### GREATER UPTOWN



Source: U.S. Census Bureau, 2000  
American Community Survey, 2015-2019 Estimates



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
**1363070010001**

Tax Year: 2022



Owner and Property Information										
Owner Name & Mailing Address: <b>TDC TANGLEWOOD REAL ESTATE OWNER LLC 1900 WEST LOOP S STE 1300 HOUSTON TX 77027-3218</b>						Legal Description: <b>RES A BLK 1 TANGLEWOOD WOOD HOLLOW 1414 WOOD HOLLOW DR # 246 HOUSTON TX 77057</b>				
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map <sup>1/2</sup>
B1 -- Real, Residential, Multi-Family	8002 -- Land Neighborhood Section 2	A	246	133,982 SF	385,587	351,002	5906.09	1604 -- Galleria/Uptown	5057D	490R

**Value Status Information**

Value Status	Notice Date	Shared CAD
Noticed	04/01/2022	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2021 Rate	2022 Rate
<b>None</b>	001	HOUSTON ISD		Not Certified	1.094400	
	040	HARRIS COUNTY		Not Certified	0.376930	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.033490	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.008720	
	043	HARRIS CO HOSP DIST		Not Certified	0.162210	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004990	
	048	HOU COMMUNITY COLLEGE		Not Certified	0.099092	
	061	CITY OF HOUSTON		Not Certified	0.550830	
Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at <a href="#">HCAD's information center at 13013 NW Freeway.</a>						

**Valuations**

Value as of January 1, 2021			Value as of January 1, 2022		
	Market	Appraised		Market	Appraised
Land	4,019,460		Land	4,019,460	
Improvement	68,959,825		Improvement	74,898,154	
Total	72,979,285	72,979,285	Total	78,917,614	78,917,614

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8002 -- Land Neighborhood Section 2	4212	SF	133,982	1.00	1.00	1.00	--	1.00	30.00	30.00	4,019,460.00

**Building**

Building	Year	Type	Style	Quality	Impr Sq	Building
----------	------	------	-------	---------	---------	----------



	Built				Ft	Details
1	2016	Apartment Mid Rise (4 to 11 Stories)	Apartment	Excellent	351,968	Displayed
2	2016	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Excellent	10,810	<a href="#">View</a>
3	2016	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Excellent	10,810	<a href="#">View</a>
4	2016	Apartment Mid Rise (4 to 11 Stories)	Clubhouse	Excellent	11,999	<a href="#">View</a>

## Building Details (1)

Building Data		Building Areas	
Element	Detail	Description	Area
Exterior Wall	Concr Load Bearing	PARKING GARAGE -C	64,867
Partition Type	Normal	GARAGE - ATT MAS -C	2,280
Heating Type	Hot Air	BASE AREA PRI	3,448
Cooling Type	Central / Forced	BASE AREA UPR	19,323
Plumbing Type	Adequate	BASE AREA UPR	3,448
Sprinkler Type	Wet	GARAGE - ATT MAS -C	2,280
Physical Condition	Avg/Normal	BASE AREA UPR	1,509
Functional Utility	Avg/Normal	BASE AREA PRI	1,468
Economic Obsolescence	Normal	GARAGE - ATT MAS -C	420
Market Index Adjustment	100% No Mkt Index Adjustment	PORCH, ENCLOSED -C	656
Element	Units	PORCH, ENCLOSED -C	838
# Stories	8	BASE AREA UPR	7,722
Sprinkler Area	603804	BASE AREA UPR	15,581
Apt: 3-Bedroom Unit	13	BASE AREA UPR	65,230
Elev: Elect / Pass	4	PORCH, ENCL UPR -C	15,135
Sprinkler: Wet	1	PARKING DECK -C	8,980
Apt: 2-Bedroom Unit	135	PORCH, ENCL UPR -C	838
Apt: 1-Bedroom Unit	98	PARKING GARAGE -C	64,927
Number of Apartment Units	246	PARKING GARAGE -C	16,040
Interior Finish Percent	100	BASE AREA PRI	8,630
Wall Height	11	BASE AREA UPR	7,722
		AREA APTMT/HOTEL -C	2,442
		PORCH, ENCL UPR -C	656
		BASE AREA UPR	1,468
		GARAGE - ATT MAS -C	420
		BASE AREA PRI	1,509
		AREA APTMT/HOTEL -C	928
		GARAGE - ATT MAS -C	420
		BASE AREA UPR	33,920
		BASE AREA UPR	55,010
		PORCH, ENCL UPR -C	31,710
		BASE AREA UPR	27,710
		BASE AREA UPR	48,425
		BASE AREA UPR	43,185
		BASE AREA UPR	6,660
		PORCH, OPEN UPR -C	136

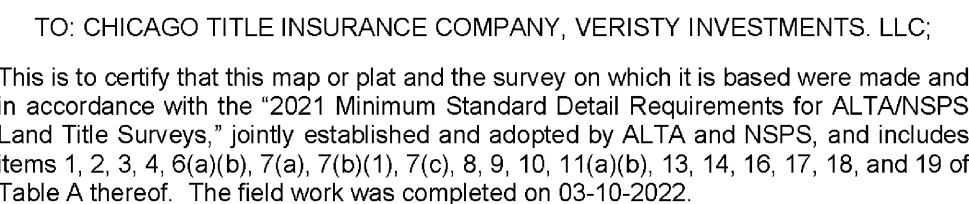
PORCH, OPEN UPR -C	624
GARAGE - ATT MAS -C	420
	0

**Extra Features**

Line	Description	Quality	Condition	Units	Year Bulit
2	Parking Levels Good Quality (A,B Class)	Average	Average	64,867.00	2016
3	Parking Levels Good Quality (A,B Class)	Average	Average	64,927.00	2016
4	Parking Levels Good Quality (A,B Class)	Average	Average	16,040.00	2016
5	Attached Masonary Garage	Average	Average	2,280.00	2016
6	Attached Masonary Garage	Average	Average	2,280.00	2016
7	Attached Appartment Garage	Average	Average	1,600.00	2016
8	Attached Appartment Garage	Average	Average	1,600.00	2016
9	Wet Sprinkler	Average	Average	603,804.00	2016
10	Paving - Heavy Concrete	Average	Average	7,500.00	2016

## **APPENDIX G: ALTA SURVEY**

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- |  |        |  |  |
|--|--------|--|--|
| PREJEAN & COMPANY, INC.<br>surveying / mapping   |        | 9324 WESTVIEW DRIVE<br>HOUSTON, TX 77055<br>713-467-MAFS |  |
| <p align="center"><b>ALTA / NSPS</b><br/><b>LAND TITLE SURVEY</b></p>  |        |  |  |
| <p align="center">3.0758 ACRES ALL OF<br/>UNRESTRICTED RESERVE "A"</p> <p align="center"><b>TANGLEWOOD WOOD HOLLOW</b></p> <p align="center">HOUSTON, HARRIS COUNTY, TEXAS</p> |        |  |  |
| 03-10-2022   | 1"=20' | JOB NO.108-37  |  |
| GF NO. 3710004686  |        | CHICAGO TITLE<br>INSURANCE COMPANY                       |  |

