



## Planning Department – FAQs

### What are Deed Restrictions?

Deed restrictions are written agreements that restrict or limit the use or activities that may take place on property in a subdivision. These restrictions appear in the real property records of the county in which the property is located. Deed restrictions are private agreements and are binding upon every property owner in a subdivision.

### Can the City of Pasadena give me a copy of my deed restrictions?

The City of Pasadena does not maintain deed records. Please contact the Harris County Clerk's Office at (713) 755-6405 to request a copy. If you wish, a copy may be obtained in person at the Harris County Clerk's Office located downtown in the Harris County Civil Courthouse, 201 Caroline, 3<sup>rd</sup> Floor, Houston, TX 77002, The County charges a fee for copies.

A helpful hint – when requesting records, have the legal description of the property, lot, and block number, as well as the name of the subdivision where the property is located.

### What do my Deed Restrictions say/allow?

Since deed restrictions represent private agreements between the property owners in a subdivision and the City of Pasadena is not a party to these agreements, City staff are prohibited from trying to interpret individual restrictions.

### Is my property zoned? How can I get a zoning map?

The City of Pasadena does not have zoning. Therefore, the City does not have a zoning map. Land use development in Pasadena is governed by local codes and ordinances, and deed restrictions if applicable. Please check deed restrictions and City ordinances for regulations governing specific land use and business activities.

### How can I obtain a copy of City of Pasadena ordinances?

View the complete Code of Ordinances for the City of Pasadena at [https://library.municode.com/tx/pasadena/codes/code\\_of\\_ordinances](https://library.municode.com/tx/pasadena/codes/code_of_ordinances). Ordinances related to planning are available on the City of Pasadena website at <https://www.pasadenatx.gov/279/Codes-Ordinances>.

### Can I put a manufactured home (trailer) on my property?

- A minimum lot area of 5,000 sq. ft. is required for **each** manufactured home located on a private lot. A minimum width of 50 ft. at the front property line for **each** manufactured home is also required (2 manufactured homes would require a minimum 100 ft. wide lot).
- Per Tx Loc Govt Code Section 214.906, if a tract of land has four (4) or more spaces offered for lease for installing and occupying manufactured homes, a municipality may regulate it as a manufactured home park.
- A travel trailer or RV cannot be parked for residential use on any property within the city limits except in a permitted manufactured home park.
- A manufactured home cannot be placed in any subdivision with deed restrictions that prohibit manufactured homes.

**Can you tell me where my property lines are located or can the city survey my property?**

Only a land survey conducted by a registered land surveyor will provide accurate locations for property lines, buildings, and fences. It is the property owner's responsibility to determine property lines. The City does not provide survey services. The Harris County Clerk's office (<http://www.cclerk.hctx.net>) maintains a database of subdivision maps that show the approximate location and measurements of lots, but it is not survey data. If there is a dispute between neighboring property owners regarding property lines, please consider obtaining a land survey of the property and/or consult with an attorney.

**Can I build across a property line?**

No, you cannot build across a property line, and the City will require a replat to remove lot lines prior to issuing a building permit to build across lots. Review the City of Pasadena's Platting Procedures Guide for additional information on platting/replatting.

**How high can a fence be on my residential property?**

Check the deed restrictions for residential fence requirements and allowances. City ordinance requires that any fence placed forward of the front building setback line cannot exceed four (4) feet in height and shall be constructed of chain link, wrought iron, or white pickets. A maximum 7-foot high fence is allowed beginning at the front building setback line along the sides to the rear of the property.

**Does the City own or auction any homes in tax foreclosure?**

The City of Pasadena does not own or auction any homes in tax foreclosure. Instead, Harris County collects property taxes on behalf of the County and the City, and the Pasadena Independent School District (PISD) collects taxes for the school district. Any homes seized for delinquent taxes and up for auction can be researched at either the Harris County or PISD tax offices.

**How do I find out who owns a particular property?**

Visit the Harris Central Appraisal District (HCAD) online at: [www.hcad.org](http://www.hcad.org).

*For any additional information or questions, please contact the City of Pasadena Planning Department at 713-475-5543*