



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 current deed restriction records. Please contact the Harris County Clerk's Office at 713-274-6230 to request a copy of current restrictions. A copy may be obtained in person at the Harris County Clerk's Branch Office located at 101 S. Richey Street, Pasadena, TX, Monday through Friday from 8:00 a.m. to 4:30 p.m. The County charges a nominal fee for copies.

What do my Deed Restrictions say/allow?

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

Can the City enforce my deed restrictions?

To report a violation of deed restrictions, please contact the Legal Department at 713-475-5515.

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 the City of Pasadena ordinances?

Visit www.municode.com or the City of Pasadena website at www.ci.pasadena.tx.us

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

- A minimum lot area size 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.
- Three (3) or more manufactured homes located on one tract of land is defined in the Pasadena Code of Ordinances as a manufactured home park and must comply with all provisions of the Manufactured Home Park Ordinance.
- An RV or travel trailer cannot be parked for residential use within the city limits except in an authorized manufactured home park.
- A manufactured home cannot be placed in any subdivision with deed restrictions that prohibit manufactured homes. For questions concerning the permitting process, contact the City of Pasadena Permit Department at 713-475-5575.

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 have this information and 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.

What are my building setback lines?

Front setback lines are 25ft.

Side and rear setback lines are a minimum of 5ft from the property line and a minimum of 10ft from a neighboring foundation.

For corner lots, the front setback line is 25ft. The side setback for a corner lot is 25ft, if abutting a major thoroughfare, and 15ft if abutting any other street.

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 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 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 office.

How do I find out who owns a particular property?

Visit the Harris County Appraisal District (HCAD) online at: www.hcad.org.

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