



PlatIndex

SAMPLE

**3130 DACCA DR, HOUSTON, TEXAS,
77051**

A sample of the full lot report. Every page and section is shown so you can see exactly what you get. Question 1 is answered in full; the address-specific answers for Questions 2 through 6 are unlocked in the paid report at platindexai.com.

What's inside.

This report answers all six questions Chapter 42 (Houston's platting ordinance) asks of a lot like yours — each one computed against your property's actual dimensions and overlays, the same way it's computed on PlatIndex.

JURISDICTION	LEGAL TYPE	GENERATED	
City of Houston	Lot (platted)	Aug 11, 2026	

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HOW TO READ THIS REPORT

Each question opens with a short "why it matters" note — the same context you'd get free on the site — followed by your lot's specific, computed answer: exact unit caps, driveway widths, Chapter 42 citations, cost ranges, and next steps. Nothing here is generic; every number is derived from the lot facts on the next page.

The facts this report is built on.

Sources: HCAD real property records · City of Houston GIS (school buffers, Complete Communities, floodplain, historic districts, minimum lot size and building line overlays, Major Thoroughfare Plan) · Chapter 42, Code of Ordinances.

Coverage

This report answers Chapter 42, Houston's platting ordinance, which applies inside city limits **and** across Houston's extraterritorial jurisdiction. Where a rule differs between the two, the answers above use the one that applies to this tract. Outside city limits your county may add its own subdivision requirements on top of Chapter 42; those are separate and are not covered here.

If a lender or title company asks about zoning

Houston has none, and they will usually want that in writing. The City publishes a letter confirming it: [2026 No-Zoning Letter & Boundary Map](#). Download it once and keep it with your file.

GIS confirmed live from City / Harris County GIS YOU entered or chosen by you CALC computed under a cited Chapter 42 rule TITLE REQ only a title report can settle it

LOT SIZE GIS	FRONTAGE GIS	DEPTH CALC	CORNER LOT GIS
9,942 sf	178 ft	56 ft	Yes

OVERLAYS ON THIS PROPERTY

CLEAR
Special Min. Lot Size

FLAGGED
School-buffer driveway rule

CLEAR
Complete Community

CLEAR
Floodplain

CLEAR
Historic (COH)

CLEAR
Narrow lot (<44' wide)

WHAT THIS OVERLAY CHANGES

A **school-buffer driveway rule (§42-188.5(e))** applies — individual front-loader driveways are prohibited on the City's Restricted Lot Driveway Access layer (the §42-188.5(e) school buffer). Only shared driveway or flag lot access configurations are permitted.

THINGS MOST HOUSTON OWNERS DON'T KNOW

Houston has no zoning
Chapter 42 — lot size, density, setbacks, driveway access — is the closest thing to it. Platting, not zoning, controls what you can build.

A lot must be legally platted first
Even on land that already has a house on it, most new-construction permits require a recorded plat before they'll issue.

"Plat" and "replat" differ
Changing the lines on an already-recorded plat is a replat — sometimes with a public hearing (C3N), sometimes without (C2R).

Deed restrictions are private
The City won't enforce them, but Planning Commission must check whether they exist before recording your plat.

Do you need to replat?

WHY THIS QUESTION MATTERS

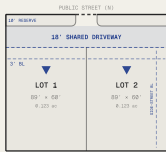
This is the fork in the road. Everything downstream — density, driveway access, cost, timeline — only applies once you know whether you're replatting an existing lot, platting raw acreage for the first time, or possibly not filing anything at all.

Yes — you need to replat.

You're starting from an existing platted lot, and you want to divide it. That's a textbook replat.

PROPOSED LOT SPLIT

SHARED DRIVEWAY · 2 LOTS



\$42-145 standard (18' min)

WHY THIS CONFIGURATION

A shared driveway raises the density ceiling versus front-loaders (see Q2) and is the more common configuration when an owner has the option. The diagram models a 18 ft shared driveway running **parallel to the street**, along the back of the 2 side-by-side lots.

Each lot lands at roughly 0.114 ac.

\$42-145 · 18ft shared driveway standard

• YOUR PATH FORWARD

Replat via **PlatTracker** Planning Commission → C3N public hearing if SFR restrictions existed. Typically C2R if no new streets/easements. Becomes C3N (with public hearing) if single-family restrictions existed on the plat face or are filed separately.

The full toolbox

A replat isn't the only instrument. A **Class 1 Amending Plat** (LGC §212.016) fixes scrivener's errors or removes interior lot lines administratively — emailed to planning.amendingplats@houstontx.gov, reviewed by staff, no Planning Commission — but it cannot increase lot count, alter covenants, or change shared driveways and easements. Unless your plat was recorded very recently, it still goes to Legal for a deed restriction review. A **Vacating Plat** (LGC §212.013, VP then VF) returns a recorded subdivision to acreage with every owner's consent. A **variance or special exception** lets the Commission approve a deviation, but the rules around it are strict — see below.

• The public hearing clock, in real days

A replat that needs a hearing does not just "add four weeks". The City publishes the exact schedule, and every date on it is a place a cycle can be lost.

Day 1 - Monday

Application and every supporting document in by 11:00 am. Affidavit of Owner, legal notice copy, sign copy, deed restrictions, original plat, mail-out count, title and deed review fee, and an existing conditions survey if it is a Class 2 or Class 3 preliminary for single-family inside the city (§42-56).

Day 4 - Thursday

Staff finish the completeness review by 4:00 pm. Incomplete means no hearing gets set.

Day 11 - Thursday

The Commission establishes the hearing date. The hearing itself is set roughly four weeks out.

Day 19 - Friday

Legal notice published in the Chronicle or a paper of general circulation in Harris, Fort Bend and Montgomery. Staff mail the written notices. Signs go up. All of it at least 20 days before the hearing.

Day 29 - Monday

Affidavit of publication to staff, within 10 days of publication.

Day 38 - Wednesday

Written comments and speaker sign-ups close, 24 hours before the meeting.

Day 39 - Thursday

The hearing. Any written protest must be in before it closes.

Roughly **39 days from submittal to hearing**, and that is the clean path. If the item is deferred, an updated sign photo is due by 5:00 pm the following Monday, or staff recommend disapproval. Source: City of Houston Planning & Development, *Public Hearing — Replat with Notification*, May 2024.

• Variances and special exceptions: what actually gets one approved

These are the two ways to get relief from Chapter 42, and most people misunderstand how narrow they are.

Variance — §42-81

A deviation from any Chapter 42 requirement. The Commission must find all five: strict application would create undue hardship or make the project infeasible, the hardship is not self-created, the chapter's intent is preserved, no injury to public health or safety, and economic hardship alone is never enough. It cannot vary a performance standard or a definition.

Special exception — §42-82

A smaller adjustment to an Article III standard. Narrower than it sounds: it cannot be granted for lot size, compensating open space, building lines, or any performance standard, and the modification must be under 33 percent, with 10 percent or less presumed reasonable.

It has to ride the initial submittal

A variance can accompany a general plan, a Class I plat, a Class II plat or replat, or a Class III preliminary plat or replat. §42-74 prohibits one on a Class III final, whose only outcomes are approve, defer or disapprove. It also cannot be added once the item is already on the consent or replat portion of the agenda.

Notification runs 20 days ahead

Written notice goes out at least 20 days before the hearing. Staff generate the 300 ft notification map, the certified list, and mail the notices - stamped envelopes are no longer required. Your job is to enter the mail-out count per appraisal district in Plat Tracker and pay the fee at submittal.

Site signage is where cycles get lost

One sign facing each street, minimum 4 ft by 8 ft, no more than 15 ft from the right-of-way, installed on the submittal date, with photographs emailed to planning.variances@houstontx.gov by 5:00 pm that same day. The sign must name the subdivision, the project reference number, the purpose of the request, and the next meeting date, and it must be updated if the item is deferred. Failure to maintain the signs can get the application deferred or disapproved outright.

Ask before you file

The department offers a free pre-submittal meeting to flag problems early: (832) 393-6600 or planning.variances@houstontx.gov. Staff will not give you a recommendation at that meeting, but they will tell you what is likely to be a problem.

Source: City of Houston Planning & Development, *Variance & Special Exception Requests (Subdivision Plats)*, May 2024, and Chapter 42 §§42-74, 42-81, 42-82, 42-84.

How many **lots** can you make?

WHY THIS QUESTION MATTERS

Your lot has a ceiling. Houston caps density — and overlays on your specific property can lower that ceiling further.

• IN THE FULL REPORT

With front-loaders



With shared access



Your density ceiling and the limiting factor that governs it. Computed for your exact lot in the full report at platindexai.com.

Front-loaders or shared access?

WHY THIS QUESTION MATTERS

Some lots can have individual driveways per unit. Others must share. The decision isn't always yours to make — it's determined by your lot's location and dimensions, and it decides which density number above actually applies.



• IN THE FULL REPORT

Workable access configuration



Which driveway configuration your lot supports, with the §42 citations. Computed for your exact lot in the full report at platindexai.com.

Can you **DIY** the plat process?

WHY THIS QUESTION MATTERS

Short answer: yes, legally. Long answer: you almost certainly shouldn't — and the honest version of why is worth reading before you commit your own time to it.

• IN THE FULL REPORT

Your plat class



Realistic DIY time



The forms your case triggers and the steps most DIY filers miss. Computed for your exact lot in the full report at platindexai.com.

How long will this take?

WHY THIS QUESTION MATTERS

State law gives the Commission 30 days to act. But that's just the final stretch — prep, review cycles, and a possible public-hearing notice window all stack before it.

• IN THE FULL REPORT

Time to recordation



County recording after



Your realistic timeline and the delay triggers to plan around. Computed for your exact lot in the full report at platindexai.com.

What will this **actually** cost?

WHY THIS QUESTION MATTERS

City fees are just the tip. Real cost is survey + title + platting consultant + any variance / public hearing fees if triggered.

IN THE FULL REPORT

Realistic low



Realistic high



Your all-in cost range, itemized by city fee, survey, civil, and consultant. Computed for your exact lot in the full report at platindexai.com.

The right team for **this lot.**

WHY THIS QUESTION MATTERS

We only show the categories your specific lot actually needs — a survey, for example, is only required when proposing lots (not reserves) inside Houston city limits.

• IN THE FULL REPORT

Vetted firms for your case



Named firms matched to your plat type, ranked by speed and consistency. Computed for your exact lot in the full report at platindexai.com.

REFERENCE

Plain-English glossary.

Every term this report uses, translated. Definitions are plain-English summaries — the controlling text is Chapter 42, Code of Ordinances, and Texas Local Government Code Ch. 212. Hand this page to anyone reading the report with you.

ACREAGE Land that has never been platted — no recorded lot lines. Platting it for the first time is a subdivision plat, not a replat.	MYLAR The official plastic-film print of your plat that gets signed, notarized, and recorded. The one document that cannot have mistakes.
AMENDING PLAT LGC §212.016 An administrative fix to an already-recorded plat — correcting typos or removing interior lot lines. Reviewed by recordation staff, no Planning Commission.	NARROW LOT §42-1.047 · §42-188(g) · §42-189(a) A lot with less than 44 ft of frontage. Inside the city that tightens your access options (flag staff, shared driveway or PAE, or a 12 ft driveway between 33 and 44 ft). Those access rules are city-only. Separately, no lot may be under 20 ft wide anywhere.
BUILDING LINE BL · §42-1 The minimum distance any structure must sit back from the street. Shown as a dashed line on the plat.	NOTIFICATION PACKAGE §42-83 For an in-city variance, notice goes out 20 days before the first meeting. Staff draw the 300 ft notice map and supply the stamped envelopes; you pay the fee through Plat Tracker at submittal.
C2 §42-221(c) Class II subdivision plat — a first-time plat of unplatted acreage. Not a replat, so the §42-49 public hearing cannot apply to it.	PAE §42-1 Permanent Access Easement — a recorded private street with its own name. Used in larger developments, typically over 1 acre.
C2R Class II replat — the standard path. No public hearing; approved on the Planning Commission's consent agenda.	PERFORMANCE STANDARDS §42-189.9 Extra design requirements (turnarounds, depth limits, etc.) that unlock smaller or narrower lots than the base rules allow.
C3N §42-49 Class III replat requiring a public hearing — triggered when single-family deed restrictions ever existed in the original subdivision.	PLANNING COMMISSION PC The appointed body that approves plats. Meets every other Thursday at 2:30 p.m.
C3P §42-23(b) Class III preliminary plat — the track for larger developments creating new streets or dedicating public utility easements.	PLAT §42-1 The recorded map showing how land is legally divided into lots. Houston requires one before most development — it's the closest thing to zoning here.
CLASS I PLAT §42-23(a), (d) The cheapest, fastest plat: four or fewer lots each fronting an existing street, no new street, no public water/wastewater/storm easement, and not a replat. An amending plat also qualifies. Class I and Class II are OPTIONAL — the choice is yours, so ask for Class I by name if you qualify.	PLATTRACKER plattingsdivision.houstontx.gov The City's online portal where plat applications are filed, tracked, and paid for.
CLASS II §42-221(c) The standard plat: no new street and no public water, wastewater or storm sewer easement dedicated. Covers C2 (first-time acreage) and C2R (replat).	PRE-SUBMITTAL MEETING City variance guide A free meeting with Planning staff before you file, to flag problems early. They will not give you a recommendation, but they will tell you what looks like trouble. (832) 393-6600 or planning.variances@houstontx.gov .
CLASS III §42-23(b) Required whenever you create a new street or dedicate a public water, wastewater collection or storm sewer easement, and for a vacating plat. Also covers replats needing owner notification.	PRIVATE STREET §42-231 A privately owned and maintained street inside a multi-family development, at least 28 ft wide, kept clear for fire access with no parking in it. Different from a permanent access easement.
COMPENSATING OPEN SPACE §42-182/183 Shared open space you provide in exchange for smaller lots. In the city it is only needed below 3,500 sf. In the ETJ it is the ONLY way under 5,000 sf, and the amount owed per lot climbs the further down you go.	PROTEST §42-84 · LGC §212.012 · City PM guide 012 Only applies when the replat ALSO requests a variance or special exception. In that case owners of 20 percent of the land area within 200 ft, inside the original plat boundary, can file written objections before the hearing closes, and the Commission then needs a three-fourths vote instead of a majority. A plain single-family replat with no variance has no protest threshold at all. Note the 200 ft protest area is NOT the 300 ft notification radius.
COMPLETE COMMUNITY A City neighborhood-investment area. A few Complete Communities auto-require shared access, so being inside one can change your driveway options.	RECORDATION The in-person appointment where your signed mylar is reviewed and sent to the county for recording. The finish line.
CONSENT AGENDA The Planning Commission's batch approval of clean plats — passed together without individual discussion. Where C2R plats live.	REPLAT LGC §212.014 Redrawing the lot lines of land that already has a recorded plat — splitting or combining lots. What most homeowners here are doing.
CORNER LOT §42-188(f) · city only A lot fronting two public streets. It still gets ONE driveway, and inside the city you do not choose which street it comes off: the alley first, otherwise the side street unless that is a major thoroughfare. A sole corner lot must use the side street. Usually platted from the greater frontage.	RESERVE §42-189 Houston plats land as either a lot or a reserve. Lots are for single-family homes; everything else is a reserve — apartments, commercial, parking, drainage, open space. Reserves get letters ("Reserve A") instead of numbers, and their own minimum sizes, street widths and frontages.
COURTYARD STYLE DEVELOPMENT §42-194 · city only Small single-family lots arranged around a shared courtyard. City only. No lot over 3,500 sf, no unit over 1,800 sf, a main courtyard of at least 480 sf, and courtyards that can never be replatted to another use.	RIGHT-OF-WAY ROW The public strip of land containing the street, sidewalk, and utilities. Your lot line usually starts at its edge.
DEED RESTRICTIONS Private rules recorded against a property (like "single-family only"). The City doesn't write them but must respect them — only a title report reveals them.	SHARED DRIVEWAY §42-145/146 · city only One driveway serving several lots. It is legally part of the lots (no street name) and comes in 12, 16 and 18 ft widths. Available only inside the city — a plat in the ETJ cannot use one at all.
DENSITY CAP §42-184 · city only The maximum homes per acre inside the city: 27 with individual driveways, 35 with shared or rear access. There is NO density cap in the ETJ — §42-184 is city-only, so out there your count is bounded by the 5,000 sf minimum lot size instead.	SITE SIGNAGE City variance guide, May 2024 The 4 ft by 8 ft sign a variance or special exception requires, one facing each street, within 15 ft of the right of way. It goes up ON the submittal date and photos must be emailed the same day by 5pm. Missing or unmaintained signs get applications deferred or disapproved, and it is one of the most common avoidable losses.
DEVELOPMENT PLAT §42-22 · §42-46 A SECOND plat, separate from the subdivision plat. Required for new construction or any exterior enlargement, with detached single-family on a recorded lot and parking lots exempt. The subdivision plat creates your lot or reserve; the development plat is what actually gets you toward permit.	SPECIAL EXCEPTION §42-82 A smaller Commission-approved adjustment to an Article III standard. Narrower than it sounds: it CANNOT be granted for lot size, compensating open space, building lines, or any performance standard (§42-82(e)), and the modification must be under 33 percent, with 10 percent or less presumed reasonable.
EASEMENT A recorded right for someone else — a utility, drainage, or a neighbor's access — to use part of your land.	SPECIAL MINIMUM LOT SIZE §42-181 See minimum lot size — a block-specific overlay that raises the smallest lot you can create.
ETJ §42-189 · Texas LGC ch. 212 Houston's extraterritorial jurisdiction — land outside city limits that still follows most of Houston's platting rules. Four things do NOT exist there: shared driveways, the 27/35 density caps, the reduced 10 ft / 19 ft building lines, and the §42-188 corner and mid-block access rules. Minimum lot size is 5,000 sf, not 3,500.	SUBDIVISION The named, recorded group of lots your property belongs to (e.g. "Sunnyside Courts"). Deed restrictions attach at this level.
FLAG LOT §42-187 A lot reached by a narrow strip of its own land (the "flag staff," minimum 16 ft wide) running out to the street.	TITLE REPORT A title company's search of county records showing owners, liens, easements, and deed restrictions. Must be no older than 30 days when you submit.
FLOODPLAIN FEPA A FEMA-mapped flood-risk area (100-year or 500-year). Triggers an elevation certificate and finished-floor-height rules at permitting.	TOO STREET A Transit-Oriented Development street — reduced setbacks and parking rules that encourage walkable, transit-friendly frontage.
FRONT-LOADERS Homes with their own individual driveway from the street. Each lot needs enough frontage to qualify.	UNRESTRICTED RESERVE §42-190(b) A reserve whose use you have not decided yet. Chapter 42 requires it be labeled that way on the plat, and it carries the strictest dimensions: 5,000 sf minimum on a 60 ft street with 60 ft of frontage.
FRONTAGE The length of your lot's edge that touches a public street. Most access rules key off this number.	VACATING PLAT LGC §212.013 Cancels a recorded plat entirely and returns the land to unplatted acreage. Needs every owner's notarized consent.
GARAGE BUILDING LINE GBL How far back the garage door face must sit from the street — deeper than the regular building line so a car can park in front of it.	VARIANCE §42-81 Commission permission to deviate from a Chapter 42 requirement. Needs all five §42-81(a) findings, including that economic hardship alone is not enough. It must ride the preliminary plat, and the Commission cannot vary a performance standard or a definition. If your block has a minimum lot size or building line overlay and you committed money before it took effect, §42-81(e) makes the variance mandatory, not discretionary.
HISTORIC DISTRICT DOH A City of Houston historic district. Exterior changes need a Certificate of Appropriateness, and it can be a soft signal that deed restrictions exist.	WALKABLE PLACES A City program applying pedestrian-oriented standards (build-to lines, parking behind buildings) along designated streets.
MINIMUM LOT SIZE §42-181 A special overlay setting a larger minimum lot area than the base minimum on some blocks (3,500 sf in the city, 5,000 sf in the ETJ). Where it applies, you can't subdivide below the prescribed size no matter what the density math allows.	
MUR §42-237 · city only Multi-unit residential — three to eight dwelling units on one site, no more than four on a local street. A city-only use with its own standards: 50 ft frontage, 150 ft maximum depth, 3,500 sf minimum, 5 ft building line, 30 ft height limit.	