

MEYERLAND ARCHITECTURAL CONTROL COMMITTEE

4999 West Belfort

Houston, TX 77035

Phone: 713-729-2167

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ADDITIONAL GUIDELINES FOR NEW CONSTRUCTION and RENOVATION/ADDITIONS

All construction completed within Meyerland must follow Deed Restrictions for the section in which the property is located. Additionally, approval of Architectural plans are subject to the following requirements:

1. Install gutters and downspouts.
2. Install 4 inch (minimum) rigid drain lines, connected to downspouts and placed underground to flow to the street.
3. Grade lot to meet FHA "Type A" Drainage (all drainage to the street).
4. Maximum height of residence is restricted to 38 feet above finished lot grade.
5. Lot coverage is restricted to 50 % of total lot. Coverage includes pools, patios, drives, walks, accessory buildings, garages and any non-permeable surfaces.
6. Site plan must label all walks and drives that are to be replaced. All severely cracked drives and walks must be replaced for renovation projects. New walks and drives are required with new home construction. Corner lots must provide accessible ramps.
7. Chain link is required during any construction. Fence must be kept locked when site is not occupied.
8. Dumpsters must be placed on property – not in the street. Site is to be kept free of trash, debris and excess equipment.
9. Place portable toilet away from the street – not at the curb. **Build a fence around the unit** which will hide the unit entirely. Opening must face the property.
10. State all colors planned for exterior surfaces and trim. Provide samples of paint colors.
11. Clearly indicate roofing material to be used – follow established roofing guidelines.
12. Provide current survey indicating location of all existing trees and structures.
13. All trees existing between the front property line and the building set-back line are to be retained. Trees on side of corner lots between building set-back lines are also to remain.
14. No living tree that exists behind the front property line may be removed without approval of the MACC.
15. Provide an elevation certificate to indicate the required floor elevation.
16. Owner/Builder is required to follow all City of Houston ordinances in the process of construction.
17. Provide a copy of the City of Houston Building permit prior to beginning work.
18. Owner must provide a digital set of plans in pdf format to the MCIA office.
19. Other: _____

If you have any questions prior to submitting your application, contact the office at 713-729-2167 or via email at macc@meyerland.net

Owner Signature: _____

Date: _____

Meyerland Architectural Control Committee

An independent Group Organized in 1954 under the
Laws of Texas to Enforce Meyerland Subdivision Deed Restrictions