

# **HOUSE HUNTING HOUSTON TEAM**

## **Potential Future Building Opportunity**

### **3206 Ridgfield Rd. • La Porte, TX 77571**

#### **WHY THIS MATTERS**

This property includes two separately platted lots being conveyed together, presenting a potential opportunity for a future buyer to construct a separate single-family residence on the second lot, subject to governmental approvals and development requirements.

#### **Highlights from the City of La Porte Planning Department**

- Property was originally platted as two separate lots.
- A single-family residence may be constructed on each lot, subject to applicable zoning, permitting, and development requirements.
- An HCAD lot split must be completed before building permits can be issued for development of the second lot.
- Property is currently zoned R-1 (Low Density Residential).

#### **City Resources**

**Section 106-331 – Table A: Residential Uses**

**Section 106-333 – Table B: Residential Area Requirements**

#### **Supporting Documents Included**

- City of La Porte Planning Department email correspondence
- City zoning resource links
- Official subdivision plat request (pending Public Records response)

#### **Official Plat Request**

An official subdivision plat has been requested through Public Records to identify utility easements and assist in determining the precise buildable area of the second lot. Once received, it will be provided, if available, as a supplemental document.

#### **Important Disclosure**

The information provided is intended solely as a summary of guidance received from the City of La Porte Planning Department and is not a guarantee or representation that future development will be approved. Any future development remains subject to zoning regulations, setbacks, utility availability, easements, drainage, building codes, permitting requirements, and all applicable governmental approvals. Buyers should independently verify all information with the City of La Porte, Harris County Appraisal District, utility providers, and any other appropriate governmental authorities before making any purchase or development decisions.