

**HARRIS COUNTY BOARD OF COMMISSIONERS
& HARRIS COUNTY PLANNING COMMISSION
JOINT WORK SESSION
Unified Development Code**

June 29, 2021

4:30 PM

Meeting Room, Harris County Community Center

Commissioners Present: Susan Andrews, Bobby Irions, Becky Langston. Commissioners Absent: Andrew Zuerner, Rob Grant. Staff Present: Randy Dowling, County Manager; Nancy McMichael, County Clerk. Staff Absent: Brian Williams, Community Development Director. Consultant Present: Lee Walton.

Planning Commission Members Present: John Brent, John Britt, Chance Carlisle, Wayne Harbert, Paul Dasher. Members Absent: Gene Weldon, Chris Lintner (resigned).

CALL TO ORDER. In the absence of Chairman Zuerner and Vice Chairman Grant, Randy Dowling, County Manager, called the meeting to order and said that this was a joint work session of the Commissioners and the Planning Commission regarding the UDC.

Before starting discussion, Commissioner Langston brought everyone up to date regarding the Mercer Med project to include the committee has \$527,843 in hand, another \$130,000 in pledges, for a total of \$657,843, and another \$40,000 to \$50,000 on the table; and that the soft opening is being planned for December with the grand opening in January or February 2022.

Mr. Dowling said that Mike Brown, Public Works Director, and Jeff Culpepper, Water Works Director, are present to review the parts of the UDC that affect their departments, and said that Article 9 would be discussed first.

Mr. Walton, referencing the meeting agenda, said the nine-page document includes changes resulting from previous meeting discussions. Discussion included:

Article 9:

- (1) Technical Comments: to be coordinated with county staff.
- (2) Private Easements: add restrictions to limit shared single family residential driveways.
- (3) 50-acre Rule: clarify that a 60' road frontage (part of a lot), can be shared by another, as long as the two lots are at least 50 acres each.
- (4) Subdivision entrances: if more than 50 lots, two entrances are required, but that the Planning Commission has the ability to make exceptions.
- (5) Dead-End Streets/Cul-de-sacs length: cannot exceed 2,000 feet with no exceptions.
- (6) Curb & Gutter in Subdivisions: not required in RR or A1, but required in R1, R2 and R3.
- (7) Speed Table Issues: should be a program, not policy, to be discussed during next BOC retreat.
- (8) Stormwater Quality: input from Dr. Champion (?) to be received.
- (9) Broadband Requirements: should be an incentive program, not a policy, but a section is to be reserved when requirements are in place.
- (10) Water Line Looping: to be required, a section is to be reserved for same.
- (11) Buses & Cul-de-sacs: should be adequate to accommodate buses; however, the Board of Education is provided with the preliminary plat for comments - if no comments are received, it is assumed any cul-de-sacs shown on the plat are adequate. "Tear drop" shape preferred over "lollipop" shape.
- (12) Street Address Identifier: in order to issue Certificate of Occupancy, house address must be posted/painted on the curb (where curb & gutter are present) or on a post, and on the house, if house is visible from the street.
- (13) Miscellaneous: remove 904.02(b), revise 905.07 to add allowance for alleys in R2 and R3, revise 905.09(c)2 to require streets across dams are recorded in deeds, revise 906.03(g)1 so that it's only Public Works, and delete "and nonrestrictive" in 907.01.

Article 1: No key changes for discussion.

Article 2:

- (1) Revise 203.02 (a) to reflect "to encourage and promote agricultural and forestry uses in the rural areas of the county Revise 203.03 (a) to reflect "to encourage and promote agricultural and forestry uses in the rural areas of the county".
- (2) Revise 203.03(b) to reflect "to encourage and promote agricultural and forestry uses in the rural areas of the county that are compatible with low density residential uses".
- (3) Table 2-1 is based on NAICS code and the UDC is basically for development use, not the general citizenry, but that having the NAICS code first is not user-friendly.
- (4) Add table in Section 203.01(d) to reflect acreage requirements for zoning.

Article 2, Table 2-1:

- (1) Adult Day Care: allow same as Child Care Facility.
- (2) Child Day Care: allow in commercial zones; special use required in residential.
- (3) Private Schools: consolidate private and public schools.
- (4) RR: allow more AG uses like horse boarding, etc.
- (5) Special Event Venue: more discussion needed with staff so there is no conflict between the UDC and the Alcohol Ordinance.

Article 2, Table 2-2:

- (1) Agritourism: consolidate uses as previously discussed.
- (2) Adult Day Care: include as accessory use in appropriate locations.
- (3) Child Day Care: includes as SU in A-1, R-R, R-1, R-2 and R-3.
- (4) Food Trucks: revise to be consistent with Home Occupation ordinance - allowing vehicle to be parked at residence (like Direct TV vans, AT&T vans, etc.).
- (5) Poultry/Chickens: allow in R-R; do not include "chicken coop" (same as a "dog kennel" or a "rabbit hutch").
- (6) Solar Farms: remove from Resort zoning.
- (7) Swimming Pools: relocate to accessory use table.
- (8) Temporary Buildings and Residences: allow in A-1 with restrictions.
- (9) Vending/Ice Machine: add to Table 2-2.

Article 3:

- (1) Hunting Preserve: allow flexibility, include dog kennel as use.
- (2) Short Term Rentals: needs further discussion and thought.
- (3) Solar Collection Farms: as previously discussed.
- (4) Special Event Venue: more discussion needed with staff so there is no conflict between the UDC and the Alcohol Ordinance.
- (5) Storage of Vehicles: as previously discussed.
- (6) Temporary Residences: as previously discussed.
- (7) Tiny Houses: must comply with IBC, as would underground homes.

Road Acceptance Procedures. There was a brief discussion regarding requiring a paving binder, then once subdivision/phase is completed, the final topping would be applied. More research needed to determine how to incorporate such into bond requirement for road acceptance.

Because the items on the agenda were not completed, another meeting was deemed to be necessary.

NEXT MEETING. Thursday, July 15, 4:30 PM, at the Community Center.

ADJOURNMENT