

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

July 15, 2021

4:30 PM

Meeting Room, Harris County Community Center

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

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

CALL TO ORDER. Chairman Zuerner called the meeting to order and said that this was a joint work session of the Commissioners and the Planning Commission regarding the UDC. He then turned the meeting over to Mr. Walton.

Mr. Walton, referencing the meeting agenda, reviewed the Articles discussed during the previous June 29 UDC meetings, as well as discussions with staff, and then followed with Articles not yet covered. Discussion included:

Article 2:

- (1) Table to be alphabetized with NAICS codes 2nd or 3rd.
- (2) References to new alcohol uses (brewpubs, breweries, microbreweries, distilleries) to be removed, but places reserved, until such time as the alcohol ordinance can be amended to allow such uses.
- (3) Short Term Vacation Rentals - can be both primary or accessory use; allow in all districts except Commercial and Manufacturing.
- (4) Special Events Facility & Outdoor Wedding Venue to remain as two separate uses.

Article 3:

- (1) Remove & reserve references to new alcohol uses (brewpubs, breweries, microbreweries, distilleries) until such time as the alcohol ordinance can be amended to allow such uses.
- (2) Short Term Vacation Rentals - provisions are applicable to the property owner, but perhaps more work is needed.
- (3) Special Events Facility & Outdoor Wedding Venue - clarify the difference.

Article 10:

- (1) Coordinate with Public Works and Water Works.
- (2) Fee Schedule References - modify and consolidate where possible.
- (3) Dams - County does not regulate dams, but can require that dams stay on one property rather than on that of several owners.

Article 11:

- (1) Concept Plans - require if over 25 acres/regardless of size of development for rezonings.
- (2) Special Use Procedures - differentiate from Zonings, even though process is identical.
- (3) Wetlands - concern for special areas, maybe require higher buffers; should address in comp plan
- (4) Planned Development Time Limit - no expiration after plan approval, but DRI is to be updated if no long disturbance permits have been issued after five years of zoning approval.

Article 12:

- (1) Add language to clarify right of Planning Commission to make decisions on preliminary and final plate; coordinate with Community Development on this.
- (2) Community Development Director has right to limit minor subdivision activity that circumvents major subdivision requirements

Article 13: Some definitions needed

Article 14: PRD & CUPD to remain active, and Resort can be subdivided

PROCESS SCHEDULE:

Deadline to submit application to Community Development is September 13 with Public Hearing before Planning Commission on October 20, before the Board of Commissioner on November 2, and effective November 16.

ADJOURNMENT