

**HARRIS COUNTY PLANNING COMMISSION
REGULAR SESSION**

April 21, 2021
7:00 PM

Members Present: John Britt, John Brent, Chance Carlisle, Wayne Harbert. Members Absent: Paul Dasher, Chris Lintner, Gene Weldon. Staff Present: Brian Williams, Community Development Director; Nancy McMichael, Recording Secretary.

1. **CALL TO ORDER.** Chairman Britt called the meeting to order.
2. **MINUTES.** The motion to approve the minutes of the March 17, 2021, Regular Session was made by Mr. Carlisle, seconded by Mr. Brent, and passed unanimously.
3. **NEW BUSINESS**
 - A. **Final Plat: Oak Hill Subdivision, Phase Two; 32 Lots, Zoned R-1; Edgar Hughston Builder, Inc., Developer.** Chairman Britt asked if anything had changed since the Preliminary Plat was approved, and Brian Williams, Community Development Director, said that the number of lots had been reduced by one, down to 32, and that the plat met all the requirements. There being no questions for Edgar Hughston, developer, who was in attendance, Chairman Britt asked for a motion. The motion to approve this Final Plat was made by Mr. Carlisle, seconded by Mr. Harbert, and passed unanimously.
 - B. **Final Plat: The Orchards at Mulberry Grove, Plat 1, 54 Residential Lots; Zoned CUPD; Mulberry Grove Development Company, LLC, Developer.** Chairman Britt asked if anything had changed since the Preliminary Plat had been approved, and Brian Williams, Community Development Director, said that the number of residential lots had been reduced from 56 to 54; that there are two open space lots, one lot for retention pond, and one lot that for amenities, for a total of 58 lots with 54 as residential, and that the plat meets all requirements. Mr. Brent commended the engineers who prepared the plat for showing more detail than required by the County. In response to questions from the Commission, Chris Rogers, representing Mulberry Grove Development, said that the HOA will maintain the retention pond after 25 years, but until that time, it would be maintained by the developer; and that should there no longer be an HOA at that time, then the property owners would maintain it; that the retention pond was designed for a 100-year flood and includes areas for over flow in case of a major event. There being no further questions or comments, the motion to approve this Final Plat was made by Mr. Brent, seconded by Mr. Carlisle, and passed unanimously.
 - C. **Meeting Packet Distribution.** Discussion took place on the manner in which the meeting packets were to be provided to the Commissioner members with the consensus was sending them electronically and then providing hard copies at the meeting is sufficient and preferred.
4. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Mr. Brent, seconded by Mr. Carlisle, and passed unanimously.

John Britt, Chairman

Nancy McMichael, Recording Secretary