

**HARRIS COUNTY BOARD OF COMMISSIONERS**  
**WORK SESSION**  
**Unified Development Code**

November 30, 2021

5:00 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; Anna Johnson (via phone).

**CALL TO ORDER.** Chairman Zuerner called the meeting to order and said that this was to continue discussion regarding the proposed UDC, which the Board disapproved on November 2. As a point, it was discussed that the process to implement the UDC starts over with discussions to be followed by being properly advertised and two public hearings (Planning Commission and Board of Commission) held. He then turned the meeting over to Lee Walton, Consultant.

Mr. Walton, referencing the scope of outstanding issues, reviewed the various issues. Discussion included:

**Minimum Lot Size in A-1.** Consensus was to require major subdivisions (4 or more lots) with all lots 5 acres or greater; to decrease the minor subdivision (up to 3 lots) for immediate family and heirs from 5 acres to 3 acres; and to continue discussion on increasing lot sizes for minor subdivisions (up to 3 lots) to 10 acres or greater.

**Minimum Lot Width Increase.** Consensus was to increase the minimum lot width from 50' to 100', with no curb distinction; to increase side setbacks to 20'; and to keep front setback line at 50'.

**Agritourism.** Consensus was to allow multiple agritourism uses on A-1 property by going through a single Special Use Permit process to include a conceptual master plan of what is to be on the property; to increase farm dinners from 1/quarter to 2/quarter; and to reduce the percentage requirement for produce to come from the farm in a farmer's market from 50% to 25%.

**Breweries/Distilleries.** An amendment to the alcohol ordinance is being drafted in order to allow such in the County and to add back to the UDC.

**General/Miscellaneous.** Consensus was to reduce the minimum required acreage for C-1, C-2 or C-4 property from 4 acres to 2 acres; to make sure the speed table section matches the speed table policy; to change the percentage of residential/commercial in a PRD to 90/10; to not allow chickens/hens in residential R-1, R-2 or R-3 districts but in RR districts; to not allow overnight parking of food trucks in residential R-1, R-2 or R-3 districts but in A-1 and RR districts; to not enforce the proposed parking requirements for STVRs; and to further discuss the need for registration of STVRs at Community Development.

**Next Meeting.** Possibly Monday, January 10, 2022, at 5 PM.

**ADJOURNMENT**