

HARRIS COUNTY BOARD OF COMMISSIONERS
WORK SESSION
Unified Development Code

January 10, 2022

5:00 PM

Meeting Room, Harris County Library

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.

CALL TO ORDER. Chairman Zuerner called the meeting to order and said that this was to continue discussion regarding the proposed UDC. He then turned the meeting over to Lee Walton, Consultant.

Mr. Walton, reviewed the various items discussed during the November 30, 2021 session to make sure of the consensus of the items, which included:

Minimum Lot Size in A-1. Consensus was to require lots in major subdivisions (4 or more lots) to be at least 5 acres; in minor subdivisions (up to 3 lots) to be at least 10 acres; and in minor subdivisions (up to 3 lots) for immediate family/heirs to be at least 3 acres.

Minimum Lot Width Increase. Consensus was to increase the minimum lot width to 100', with no exceptions for curved road sections, but exceptions for cul-de-sacs and flag lots; to increase side setbacks to 20' in A-1, R-R and R-1; 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 to 2/quarter; and to reduce the percentage requirement for produce to come from the farm on which a farmer's market is located to 0%.

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 as a future amendment, if necessary.

Commercial Districts Lot Size. Consensus was to reduce to 2 acres.

PRD. Consensus was to remove the phasing in of commercial prior to completing residential section and require that land planned and approved for commercial must always be commercial.

Food Trucks. Consensus was to allow overnight parking in A-1, R-R, C and M districts, but require Special Use Permit in R and Resort districts.

Chicken Coops. Consensus was to allow in A-1, R-R, and C districts and add conditions of hens, no roosters.

Short Term Vacation. Consensus was to leave as provided in first/original UDC draft with no changes.

General/Miscellaneous. Consensus was for minimum lot size in R-1 subdivisions to remain at 2 acres, for R-R subdivisions 5 acres; for all lot access in major subdivisions (4 or more lots) to be internal; for subdivisions with 50+ lots to have two ingress/egress points unless topography prevents such; and for massage therapists to be allowed under "offices of all other miscellaneous health practitioners" and only in C-1, C-3 and C-4 districts.

Test Case. R-1 Rezoning Assessment regarding a recent rezoning application for major subdivision in R-1.

ADJOURNMENT