

**HARRIS COUNTY PLANNING COMMISSION
REGULAR SESSION**

August 15, 2018
7:00 PM

Board Members Present: John Britt, John Brent, Chance Carlisle, Chris Lintner, Matthew Newberry. Board Members Absent: Chad Kimbrough, Ken Napier. 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 July 18, 2018 Regular Session was made by Mr. Brent, seconded by Mr. Newberry, and passed with four in favor (Brent, Newberry, Britt, Lintner), no opposition, and one abstention (Carlisle, due to not being in attendance on July 18).
3. **NEW BUSINESS**
 - A. **Final Plat: Maple Creek (extension), Maple Creek Subdivision; 8 Residential Lots; Edgar Hughston Builders, Inc., Developer.** Edgar Hughston, representing Edgar Hughston Builders, Inc., appeared before the Commission to respond to questions. Mr. Hughston, in response to questions, said that the number of lots had increased from 6 to 8 due to slight reconfiguration, and that the drainage easement in lot 27 is a swale. There being no further comments, the motion to approve this Final Plat was made by Mr. Carlisle and seconded by Mr. Lintner. Mr. Brent said that he had issues with the lake being counted as part of the acreage in each lot and the narrowness of a couple of lots. The motion passed with four in favor (Carlisle, Lintner, Britt, Newberry) and one opposed (Brent).
 - B. **Appeal of Administrative Disapproval: Ralph Fuller.** Brad Dodds, attorney representing Ralph Fuller, appeared before the Commission to discuss Mr. Fuller's appeal of the decision by Brian Williams, Community Development Director, to deny the subdivision of a 1.33 acre lot into two lots. Mr. Dodds distributed copies of plats from Plat Book 19, page 106, and Plat Book 22, Page 101, an aerial from qPublic, and a tax bill. He then reviewed the documents to include that the plat from PB 19, which shows two parcels (parcel #1 of .5257 acre and parcel #2 of 3.8038 acres), was recorded in 1994 before the County required minimum one-acre lots; that the plat from PB 22, which shows parcel #1 of .5257 acres, three one-acre lots, and a smaller lot (of about .763 acre) between parcel #1 and the three lots, was recorded in 1997; that all the other lots in the subdivision vary from one-half acre to 2.04 acres; and that it is their contention that the .763 acre lot is a stand alone lot for which Mr. Fuller would like a building permit. Chairman Britt said that the smaller lot (.763 acre) on the PB 22 plat is shown with a dotted line and a notation that it is the original lot line, which indicates it was the former lot line and the lot has been incorporated into parcel #1, and that the remaining lot lines are shown as solid lines. Mr. Dodds said that separate tax bills are sent for parcel #1 (.5257 acre) and for the other parcel (.763 acre), meaning that they are not one parcel for tax purposes, and that the best use for the lot is for residential purposes. Following discussion, the motion to deny the appeal of Mr. Fuller, and to uphold the administrative disapproval, was made by Mr. Lintner and seconded by Mr. Brent. Mr. Newberry said that he looked at the property and it appears to fit in with surrounding property for building purposes, which would be the best use. Mr. Carlisle said that while he agrees with what Mr. Newberry said, he has to follow the regulations which show that the lot does not meet current regulations. The motion to deny the appeal passed unanimously.

4. **PUBLIC HEARING**

A. **Application of Mark & Terri Braddy for a Special Use Permit for a Private Kennel on 10.32 acres on Land Lot 109, Land District 22, Map 088, Parcel 048; current use agricultural; proposed use Private Kennel and agricultural; property located at 1101 Moon Road, Shiloh, and zoned A-1 (Agricultural & Forestry)**. Chairman Britt called the Public Hearing to order, read the specifics of the application and said that the applicant has requested the withdrawal of the application due to health reasons. There being no comments, he closed the Public Hearing and made the motion to approve the withdrawal of the application and to reduce the interval for reapplication from 24 months to 6 months. The motion was seconded by Mr. Carlisle and passed unanimously.

5. **ADJOURNMENT**. The motion to adjourn was made by Mr. Carlisle, seconded by Mr. Newberry, and passed unanimously.

John Britt, Chairman

Prepared by:

Nancy McMichael, Recording Secretary