

**HARRIS COUNTY PLANNING COMMISSION
REGULAR SESSION**

May 15, 2019
7:00 PM

Board Members Present: Chad Kimbrough, Chance Carlisle, Chris Lintner, John Brent, Matthew Newberry. Members Absent: John Britt and vacancy due to resignation of Ken Napier. Staff Present: Brian Williams, Community Development Director; Nancy McMichael, Recording Secretary.

1. **CALL TO ORDER.** In the absence of Chairman Britt, Vice-Chairman Kimbrough called the meeting to order
2. **MINUTES.** The motion to approve the minutes of the April 17, 2019 Regular Session was made by Mr. Carlisle, seconded by Mr. Newberry, and passed unanimously
3. **NEW BUSINESS**
 - A. **Preliminary Plat Extension: Fortson Creek Subdivision, Terry Lane & Old River Road, Fortson; 12 lots; Donald Bowles, Inc., Developer.** Jared Bowles, representing Donald Bowles, Inc., appeared before the Commission and said that there may be a slight variation in the lots due to a flood zone in a major portion of one of the lots but the lot ratio will remain the same. The motion to approve this Preliminary Plat was made by Mr. Newberry, seconded by Mr. Carlisle, and passed unanimously.
 - B. **Final Plat: Hudson Meadow Subdivision, GA Highway 315 & Hoody Hudson Road, Cataula; 10 lots; Edgar Hughston Builder, Inc., Developer.** Edgar Hughston, developer, appeared before the Commission to respond to questions. Brian Williams, Community Development Director, said there have been no changes since the Preliminary Plat was approved, but that the Final Plat is only for the 10 lots that front on Hoody Hudson Road. There was discussion about a possible flood zone near one of the lots. The motion to approve this Final Plat of 10 lots was made by Mr. Newberry, seconded by Mr. Brent, and passed unanimously.
4. **PUBLIC HEARINGS @ 7:15 PM**
 - A. **Explanation of Public Hearings.** Vice-Chairman Kimbrough explained the procedures for the scheduled Public Hearings.
 - B. **Application of Harris County Planning Commission to Amend the Text of the Harris County Zoning Ordinance, Article IV, Section 1, Subsection 1.15, and Section 3, Subsection 3.15, Item A, related to Planned Residential Development (PRD).** Vice-Chairman Kimbrough called the Public Hearing to order and read the specifics of the application. There being no comments from the Commission, he asked if anyone wished to speak in favor of or in opposition to the amendment.

Dave Erickson, builder and developer, appeared before the Commission and said that he is in favor of the amendment but would like to see a variance mechanism built into the document.

There being no further comments, Vice-Chairman Kimbrough closed the Public Hearing and asked for a motion. The motion to recommend approval of the amendment to the Zoning Ordinance, as written, was made by Mr. Brent, seconded by Mr. Newberry, and passed unanimously.
5. **ADJOURNMENT.** There being no further business, the motion to adjourn was made by Mr. Brent, seconded by Mr. Carlisle, and passed unanimously.

Chad Kimbrough, Vice-Chairman

Nancy McMichael, Recording Secretary