

HARRIS COUNTY PLANNING COMMISSION REGULAR SESSION

June 19, 2019
7:00 PM

Board Members Present: John Britt, Chad Kimbrough, Chance Carlisle, Chris Lintner, John Brent, Bobby Irions.
Members Absent: Matthew Newberry. Staff Present: Nancy McMichael, Recording Secretary. Staff Absent: Brian Williams, Community Development Director.

1. **CALL TO ORDER.** Chairman Britt called the meeting to order
2. **MINUTES.** The motion to approve the minutes of the May 15, 2019 Regular Session was made by Mr. Kimbrough, seconded by Mr. Carlisle, and passed with five in favor, no opposition and one abstention (John Britt who was absent from the May meeting).
3. **DECISIONS BY BOARD OF COMMISSIONERS**
 - A. **Appeal Hearing of Charles McCann of Planning Commission Decision to Uphold the Action of the Community Development Director.** The Board denied the appeal and upheld the action of the Planning Commission.
 - B. **Application of Harris County Planning Commission to Amend the Text of the Zoning Ordinance, Article IV, Section 1, Subsection 1.15, and Section 3, Subsection 3.15, Item A, related to Planned Residential Development (PRD).** Hearing was tabled from the June 4 meeting to the June 18. Amendment approved unanimously.
4. **PUBLIC HEARINGS @ 7:15 PM**
 - A. **Explanation of Public Hearings.** Chairman Britt explained the procedures for the scheduled Public Hearings.
 - B. **Application of Purvis Chapman for a Special use Permit for Private Kennel for Breeding (no boarding or training), on 20.047 acres on Land Lot 278, Land District 17, Map 085, Parcel 041; current use residential and farm; proposed use residence, farm with private kennel (no boarding or training); property located at 1652 Mount Airy Drive, Waverly Hall and zoned A-1 (Agricultural/Forestry).** Chairman Britt called the Public Hearing to order and read the specifics of the application. Purvis Chapman, applicant, appeared before the Commission and said that while he currently has five Great Dane dogs and is temporarily housing one that belongs to a neighbor whose kennel was damaged due to recent storms, by December he plans to be down to three dogs (two females and one male). In response to questions, Mr. Chapman said that female dogs can have five to eight puppies per litter and have only one litter a year; that he currently buries animal waste on the far area of his property, but will find out about state requirements for proper disposal. There being no comments from the Commission, Chairman Britt asked if anyone wished to speak in favor of the Special Use Permit.

Steve Register, citizen who lives on Mount Airy Drive, appeared before the Commission and said he lives next door to Mr. Chapman, who is a good neighbor, and has no objections to the Special Use Permit.

Angela Carol, citizen who lives on Mount Airy Drive, appeared before the Commission and said she is the neighbor on the other side of Mr. Chapman; that while she has no objections to what Mr. Chapman wants to do she is concerned about a possible increase in traffic with people traveling back and forth to see and/or pick up puppies; and that she occasionally hears the dogs, but that's usually when they are being fed.

There being no further comments in favor, Chairman Britt asked if anyone wished to speak in opposition. There being none, he asked Mr. Purvis for closing comments. Mr. Purvis said that regarding the traffic, individuals should only travel one time to his home to pick up puppies at eight weeks. In response to a question from Mr. Kimbrough, Mr. Chapman said that he will not increase the number of dogs he has, but will be decreasing to three by December.

There being no further comments or questions, Chairman Britt closed the Public Hearing and asked for a motion. The motion to recommend approval of this Special Use Permit was made by Mr. Lintner, seconded by Mr. Kimbrough, and passed unanimously.

- C. **Application of Dennis Thorne to rezone 3.05 acres of Land Lot 127, Land District 18, Map 084, Part of Parcel 049A from C-3 (Neighborhood Commercial) to A-1 (Agricultural/Forestry); current use timberland; proposed use agricultural with residence; property located at 745 McKee Road, Waverly Hall.** Chairman Britt called the Public Hearing to order and read the specifics of the application. Dennis Thorne, applicant, appeared before the Commission and said he purchased seven acres several years ago; that four acres are A-1 and he wants to rezone the three acres to A-1. There being no questions from the Board, Chairman Britt asked if anyone wished to speak in favor of or in opposition to the Rezoning application. There being none, he closed the Public Hearing and asked that the Impact Sheets be completed. The motion to recommend approval of this Rezoning application was made by Mr. Carlisle, seconded by Mr. Kimbrough, and passed unanimously.
- D. **Application of McKee, LLC, to rezone 99.691 acres on Land Lots 98 & 127, Land District 17, Map 084, Parcel 112A004 from A-1 (Agricultural/Forestry) to R-1 (Single Family Residential); property located at south end of Abberly Lane, Ellerslie.** (Note: Owner of property is actually Mt. Pleasant Properties, LLC; application has been revised to reflect such.) Chairman Britt called the Public Hearing to order and read the specifics of the application. Stephen Ginn, representing McKee, LLC, appeared before the Commission and said the owner desires to rezone from A-1 to R-1 for single family homes. In response to questions from the Commission, Mr. Ginn said there is about 53 acres remaining in the parcel for possible rezoning at a later date; that the survey provided with the application shows a fence line; and that a road cut has been made from Bransford Lane to McKee Road to help with emergency traffic. There being no further questions or comments, Chairman Britt asked if anyone wished to speak in favor of or in opposition to this Rezoning application. There being none, he closed the Public Hearing and asked that the Impact Sheets be completed. The motion to recommend approval of this Rezoning application was made by Mr. Carlisle, seconded by Mr. Irions, and passed unanimously.
5. **OTHER.** Mr. Brent thanked Chairman Britt for all the work he did regarding the Planned Residential Development ordinance amendment, to which Chairman Britt said it was done with a lot of help from everyone.
6. **ADJOURNMENT.** There being no further business, the motion to adjourn was made by Mr. Kimbrough, seconded by Mr. Brent, and passed unanimously.

John Britt, Chairman

Nancy McMichael, Recording Secretary