

**HARRIS COUNTY PLANNING COMMISSION  
CALLED SESSION**

April 25, 2022  
6:00 PM

Members Present: John Britt, Chance Carlisle, Tommy Hutcherson, Gene Weldon. Members Absent: John Brent, Paul Dasher, Mark Harris. Staff Present: Brian Williams, Community Development Director; Nancy McMichael, Recording Secretary; Andrea Dzioba, Recording Secretary.

1. **CALL TO ORDER.** Chairman Britt called the meeting to order and said the reason for the called meeting is to review, consider and make decisions regarding the preliminary plat for Mountain Point Villas and the final plat for James Creek Subdivision due to their being no quorum for the April 20 regular meeting of the Planning Commission.

2. **REVISE & CONSIDERATION**

A. **Preliminary Plat - Mountain Point Villas (98 lots); zoned R-1 (Low Density Residential); north side of Mountain Hill Road, west of I-185, Fortson; 382.33 acres; developer Edgar Hughston Builder, Inc.** Jack Hughston and Tyler Findley, representing Edgar Hughston Builder, were present to respond to questions and comments from the Commission. In response to questions, Mr. Findley said that lots 9, 36, 76, and 96 narrow down from the road frontage mainly due to topographic issues, but that the width of the lots is more than adequate for building purposes; that some of the lots are not perpendicular to the roads; that negotiations are underway to deed the lot on which the cemetery is located to David Mitchell so that he can maintain his family's cemetery and that the transaction will likely happen soon; that the interior roads can't connect either due to wetlands or topography. Discussion included that the length of the cul-de-sac exceeds the County's requirements, but exceptions to the length have been a common practice of the Commission. The motion to approve this Preliminary Plat was made by Mr. Carlisle, seconded by Chairman Britt, with a vote of two in favor (Carlisle, Britt) and two opposed (Hutcherson, Weldon).

Further discussion took place regarding the Preliminary Plat and included that the developer had performed a traffic study for the property, but Brian Williams, Community Development Director, said he did not have such with the Preliminary Plat application; and that in addition to the three subdivision roads off Mountain Hill Road, there are five lots directly accessing Mountain Hill Road. Following discussion, Mr. Weldon made the motion to approve the Preliminary Plat provided that the traffic study had been completed and addressed the multiple entrances off Mountain Hill Road. The motion was seconded by Mr. Carlisle and passed with three in favor (Weldon, Carlisle, Britt) and one opposed (Hutcherson).

B. **Final Plat - James Creek Subdivision (28 lots); zoned R-1 (Low Density Residential), part of Land Lots 85 & 115, Land District 19; 85.85 acres; developer Edgar Hughston Builder, Inc.** Tyler Findley, representing Edgar Hughston Builder, was present to respond to questions and comments from the Commission. Chairman Britt asked if there had been any changes since the Preliminary Plat was approved, and Brian Williams, Community Development Director, said that the number of lots had been reduced from 30 down to 28 mainly due to soil issues. There being no further comments or questions, the motion to approve this Final Plat was made by Mr. Carlisle, seconded by Mr. Weldon, and passed unanimously.

3. **OTHER**

- A. **Thank You and Farewell.** Chairman Britt said that even though not on the agenda for this Called Meeting, this is the last Planning Commission meeting for Nancy McMichael, who has been recording secretary for the Planning Commission for 30 years; that Mrs. McMichael is retiring; that wanted to thank her for devotion to the Planning Commission, for providing guidance when needed, and for her ability to take and prepare excellent minutes for the Commission; and wished her well on her retirement.
4. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Mr. Carlisle, seconded by Mr. Hutcherson, and passed unanimously.

---

John Britt, Chairman

---

Nancy McMichael, Recording Secretary