

**HARRIS COUNTY BOARD OF COMMISSIONERS
CALLED WORK SESSION**

Commission Chamber, Room 223, Harris County Courthouse
Monday, August 29, 2022
6:30 p.m.

Commissioners Present: Andrew Zuerner, Rob Grant, Becky Langston (via Microsoft Teams), Bobby Irions, Susan Andrews. Staff Present: Randy Dowling, County Manager; Brian Williams, Community Development Director; Andrea Dzioba, County Clerk. Consultant Present: Lee Walton.

CALL TO ORDER. Chairman Zuerner called the meeting to order and said that this was to have general discussion regarding the Unified Development Code.

Commissioner Langston thanked all of those who have expressed their care and concern to her and her husband during their illness and that they are very appreciative of that.

Chairman Zuerner then turned the meeting over to Lee Walton, Consultant.

Mr. Walton advised that he was present to assist with any points in the Unified Development Code that they would like to discuss. He said that the proposal was put together after all of the meetings, as well as the public hearings during which input was received. He said that the option that is being proposed a “nuanced approach” to the minimum lot size for minor subdivisions in A-1 areas. He advised that the proposal was to allow a minimum lot size determined by equation that would be better for smaller existing lots and that the “minimum lot size shall be the lesser of 10 acres or 1/3 of the existing parcel/tract acreage, with absolute minimum lot size of 2 acres.” He believed that a lot of the hypotheticals involved smaller lots and that a 10-acre minimum would severely limit owners of smaller lots and would provide relief to small lot owners without impacting the goal of rural preservation. A few hypothetical examples were then provided by Mr. Walton.

A map was shown in which green was used to highlight resort areas, pink for R-1 and yellow for 30 acres or less zoned A-1.

Discussion was held about several other topics including that this may be the compromise that was needed; that anything over 30 acres would still fall under the 10-acre minimum without rezoning; that the public water source item proposed by the Health Department could be looked at on a case-by-case basis; about the definition of family members; that volunteer fire departments would not need a Special Use Permit; and that the changes would be made to the previously denied UDC if desired. Additional discussion was held related to additional examples of lot sizes and possible division of same.

Brian Williams, Community Development Director, advised that there was no longer a moratorium in place related to PUDs and that the prior moratorium expired in December of 2021. Discussion was held about considering another moratorium related to PUDs and that information could be brought back to the Board at the September 6, 2022 meeting.

County Manager Randy Dowling advised that an updated memo could be sent to the Board incorporating what was discussed this evening. He further stated that that they could review the changes at the September 6, 2022 meeting and, if desired, approval could be made to direct the filing of an application with the Community Development Department by September 12th and public hearings would be held at the Planning Commission meeting on October 19th and at the Board of Commissioner’s meeting on November 1st.

Additional discussion was held about what the effective date would be and that there should be ample time given prior to the effective date.

Commissioner Langston informed the Board that Bill Champion, long time Airport Manager, had passed away yesterday. He did an outstanding job and was a fine gentleman.

ADJOURNMENT There being no further business to discuss, the meeting was adjourned at 7:50 p.m.

Andrew Zuerner, Chairman

Attest:

Andrea Dzioba, County Clerk