

**CITY OF BRENHAM  
PLANNING AND ZONING COMMISSION MINUTES  
November 25, 2019**

*The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

A regular meeting of the Brenham Planning and Zoning Commission was held on November 25, 2019 at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chair  
Dr. Deanna Alfred, Vice Chair  
Leroy Jefferson  
Nancy Low  
Lynnette Sheffield  
Marcus Wamble

Commissioners absent:

Calvin Kossie (excused)

Staff present:

Stephanie Doland, Development Services Director  
Kim Hodde, Planning Technician

Citizens present:

Alyssa Faykus (Brenham Banner Press)	Josh Blaschke (KWHI)
Beverly Love	Shirley Harris Jackson
Jerry Love	Jim Kruse

**1. Call Meeting to Order**

Chairman Behrens called the meeting to order at 5:19 pm with a quorum of six (6) Commissioners present.

**2. Public Comments**

There were no public comments.

**3. Reports and Announcements**

Stephanie Doland made the following announcements:

- Thank you to the Board members that requested re-appointment to the P & Z Commission.
- The December meeting will be held on December 16<sup>th</sup> and there are three (3) cases already scheduled for that meeting. Commissioner Sheffield noted that she would not be available at that meeting.

## CONSENT AGENDA

### 4. Statutory Consent Agenda

The Statutory Agenda includes non-controversial and routine items that the Commission may act on with one single vote. A Commissioner may pull any item from the Consent Agenda in order that the Commission discuss and act upon it individually as part of the Regular Agenda.

#### 4-a. Minutes from the October 28, 2019 Planning and Zoning Commission Meeting

Chairman Behrens asked for any corrections or additions to the minutes as presented. Kim Hodde noted that Lynnette Sheffield was not in attendance at the last meeting as the minutes reflected; therefore, this change would be made. A motion was made by Commissioner Low and seconded by Commissioner Sheffield to approve the minutes from the October 28, 2019 meeting, as corrected. The motion carried unanimously.

## REGULAR MEETING

### 5. Public Hearing, Discussion and Possible Action on Case Number P-19-041: A request by Bank of Brenham for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Mixed Residential Use District (R-2) to a Commercial Research and Technology Use District (B-2) on an approximately 0.18-acre tract of land described as Lot 4A in Block 93 of the Original Town Addition, in Brenham, Washington County, Texas.

Stephanie Doland presented the staff report for Case No. P-19-041 (on file in the Development Services Department). Ms. Doland stated that this property was recently purchased by the Bank of Brenham. The applicant would like to rezone the property to B-2 to be inline with the rest of their property and to be incorporated for use as Bank of Brenham property. One comment was received in support of the rezoning; however, they asked for a privacy fence along the north line of the property. Ms. Doland stated that since the property to the north is a grandfathered residential use, screening would be required. Staff recommends approval of the requested rezoning.

On behalf of the applicant, Jim Kruse stated that the home that is on this lot will either be demolished or moved off of the lot but regardless it will be removed. He stated that the proposed use for this property is an additional access road and parking. In response to a question from Commissioners, Mr. Kruse stated that the existing parking lot is used for after-hours parking and this could be discussed.

Chairman Behrens opened the Public Hearing at 5:30 pm and asked for any public comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:31 pm.

A motion was made by Commissioner Alfred and seconded by Commissioner Sheffield to recommend approval of the request by Bank of Brenham for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Mixed Residential Use District (R-2) to a Commercial Research and Technology Use District (B-2) on an approximately 0.18-acre tract of land, as presented. The motion carried unanimously.

**6. Public Hearing, Discussion and Possible Action on Case No. P-19-043: Replat of Parkview Addition Section II, former park site and unimproved section of Parkview Street right-of-way, to create Block 1, Lot 1, being 3.948 acres of land in Brenham, Washington County, Texas.**

Stephanie Doland presented the staff report for Case No. P-19-043 (on file in the Development Services Department). Ms. Doland stated that this property is owned by the Boettcher family. There was a note on the original plat that dedicated park land and dedicated right-of-way. The right-of-way was never developed and the park land was never accepted; therefore, the applicant desires to replat the property to remove these dedications. One comment was received in support of the replat. Engineering and Development Services have reviewed the proposed replat for compliance with the City of Brenham's applicable regulations and ordinances and recommends approval.

Chairman Behrens opened the Public Hearing at 5:32 pm and asked for any public comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:33 pm.

A motion was made by Commissioner Wamble and seconded by Commissioner Sheffield to approve the Replat of Parkview Addition Section II, former park site and unimproved section of Parkview Street right-of-way, to create Block 1, Lot 1, as presented. The motion carried unanimously.

**7. Public Hearing, Discussion and Possible Action on Case No. P-19-042 to Consider Amending Appendix A – "Zoning" of the Code of Ordinances to Assign Zoning District Classifications to the Properties Being Considered for Annexation into the City of Brenham, Said Properties Being More Specifically Described Below:**

- a) Section 2019-1: Approximately 44.068 Acres of Land Situated in Washington County, Texas, Out of the Phillip Coe Survey, A-31, Consisting of a Single Tract of Land with Frontage Along Industrial Blvd., FM 332 and FM 389.**
- b) Section 2019-2: Approximately 0.643 Acres of Land Situated in Washington County, Texas, Part of the A. Harrington Survey, A-55, Consisting of Portions of Multiple Tracts of Land with Frontage Along the West Side of Old Masonic Road.**
- c) Section 2019-3: Approximately 194.762 Acres of Land Situated in Washington County, Texas, Part of the A. Harrington Survey, A-55, Consisting of Multiple Tracts of Land with Frontage Along the East Side of Farmers Road Between FM 389 and Old Mill Creek Road, and the North Side of Old Mill Creek Road Between the Current C**

Stephanie Doland presented the staff report for Case No. P-19-042 (on file in the Development Services Department). Ms. Doland stated that this item is for assigning a zoning classification for three areas that have been proposed for annexation and included in City Council's annexation plan.

- a) Section 2019-1 is approximately 44 acres of land owned by the Brenham Community Development Corporation (BCDC). This is an owner requested annexation for a future phase of the Southwest Industrial Park. The adjacent land is mostly street right-of-way and a manufactured home park. The Future Land Use Map shows this property as Industrial; therefore, staff recommends that this tract be annexed into the City limits with an Industrial (I) zoning classification.

- b) Section 2019-2 is approximately a 0.6-acre tract of land consisting of portions of multiple tracts of land with frontage along the west side of Old Masonic Road. This is essentially correction of a boundary error. These 0.6 acres are the back portion of residential properties adjacent to Old Masonic Road that was not included in the previous annexation. In accordance with the Future Land Use Map, staff recommends that this tract be annexed into the City limits with a Residential (R-1) zoning classification.
- c) Section 2019-3 is approximately 194.762 acres of land consisting of multiple tracts of land with frontage along the east side of Farmers Road between FM 389 and Old Mill Creek Road, and the north side of Old Mill Creek Road between the current City limit and Jackson Creek. This area was considered as part of the annexation plan adopted by City Council on May 7, 2019. City staff requests additional time to complete a utility and impact analysis for these 194+ acres to better understand the feasibility of annexation. Staff recommends that this property be postponed for consideration at this time.

Chairman Behrens opened the Public Hearing at 5:47 pm and asked for any public comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:48 pm.

A motion was made by Commissioner Low and seconded by Commissioner Alfred to recommend approval of staff's recommendation of Industrial (I) Zoning for **Section 2019-1**, consisting of approximately 44.068 acres of land, as presented. The motion carried unanimously.

A motion was made by Commissioner Wamble and seconded by Commissioner Alfred to recommend approval of staff's recommendation of Residential (R-1) Zoning for **Section 2019-2**, consisting of approximately 0.643 acres of land, as presented. The motion carried unanimously.

Commissioner Sheffield recused herself from voting on the item for Section 2019-3. A motion was made by Commissioner Alfred and seconded by Commissioner Low to recommend that the City Council postpone consideration of the annexation and the establishment of a formal zoning designation for **Section 2019-3**, consisting of approximately 194.762 acres of land, in accordance with staff's recommendation. The motion carried unanimously.

**8. Adjourn**

A motion was made by Commissioner Low and seconded by Commissioner Wamble to adjourn the meeting at 5:50 pm. The motion carried unanimously.

*The City of Brenham appreciates the participation of our citizens, and the role of the Planning and Zoning Commissioners in this decision-making process.*

Certification of Meeting Minutes:

*M. Keith Behrens*  
 Planning and Zoning Commission

M. Keith Behrens  
 Chairman

December 16, 2019  
 Meeting Date

*Kim Hodde*  
 Attest

Kim Hodde  
 Staff Secretary

December 16, 2019  
 Meeting Date