

**CITY OF BRENHAM**  
**PLANNING AND ZONING COMMISSION MINUTES**  
**March 27, 2017**

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

A regular meeting of the Brenham Planning and Zoning Commission and Brenham City Council was held on March 27, 2017 at 1:00 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Walt Schoenvogel, Chairman  
Nancy Low, Vice Chairman  
Leroy Jefferson  
Calvin Kossie  
Charlie Pyle  
Lynnette Sheffield

Commissioners absent:

Deanna Alfred

Staff present:

Erik Smith, Development Services Manager  
Lori Lakatos, City Engineer  
Kim Hodde, Planning Technician

Citizens present:

Bob Schmidt  
Doug French  
Sam Vernon  
Arthur Hahn

**1. Call Meeting to Order**

Chairman Schoenvogel called the meeting to order at 5:15 pm with a quorum of seven (7) Commissioners present.

**REGULAR AGENDA**

**2. Discuss and Possibly Act Upon a Recommendation to City Council Concerning Amendment of Appendix A – “Zoning” of the Code of Ordinances of the City of Brenham to Change the Residential Single Family (R-1) Zoning District Classification to a Planned Development (PD) Zoning District Regarding the Property Being Annexed into the City of Brenham and More Specifically Described Below:**

**Section 2017-1: Approximately 86.664 Acres of Land Situated in Washington County, Texas, out of the Phillip Coe Survey, Abstract No. A0031 Generally Consisting of Tracts with Frontage Along State Highway 36 North; Land Located West of and Adjacent to Dixie Street that is not Currently within the City Limits and Approximately 1,500 Feet from the “Cloverleaf” Intersection of Highway 290 West and State Highway 36 North, said property being more particularly described in Exhibit “A” attached to the Ordinance annexing the 86.664 acres.**

Chairman Schoenvogel stated that he would like to request that any future Planned Developments include at least one (1) Planning and Zoning Commission member. He stated that Commissioner Low and Commissioner Sheffield have both expressed interest in working with staff on these matters. It just makes things easier when the Board is more familiar with the developments.

Erik Smith presented a slide show explaining the purpose of a planned development, the process of this planned development and the variations from the standard R-1 District. He stated that three (3) Councilmembers and staff met with Stylecraft over the last year and one-half. There was compromise on both sides resulting in this document. The proposed development will be a mix of single family residential, mixed residential (Townhomes) and commercial along the highway. Mr. Smith stated that the current minimum square footage for a home is 750 square feet.

100% of the homes will be 1,200 SF

95% of the homes will be 1,300 SF  
90% of the homes will be 1,400 SF  
30% of the homes will be 2,000 SF

Mr. Smith stated that this PD request varies from the standard R-1 District in the following ways:

- Minimum lot widths have been reduced from the required 60 feet to 55 feet
- Minimum lot depths have increased to 120 feet from the required 115 feet
- The applicants are requesting 7.5 foot side building setbacks instead of the required 10 feet
- The applicants are requesting a rear setback of 20 feet instead of the required 25 feet
- The applicants are requesting a front setback of 20 feet instead of the required 25 feet
- Minimum lot area would be reduced to 6,600 square feet instead of the required 7,000 square feet
- Minimum masonry requirements are required for residential
- Certain percentages of homes built with a minimum square footage of livable area allowed are defined throughout the development
- Minimum of two trees to be planted in the front of each residence
- Brick columns at property corners for privacy fencing along certain thoroughfares
- Road deemed minor arterial that is shown on the future thoroughfare plan will be required to be built of concrete
- Interior pathway plans (maintained by HOA)
- Common areas owned and maintained by a Homeowner's Association are to be dedicated with amenities such as common area landscaping and trails in the development

This PD request varies from the standard R-2 District in the following ways:

- Limited number of allowed uses permitted in the R-2 area with the intent of Townhouse style development

This PD request varies from the standard B-1 District in the following ways:

- Masonry standards that are adopted by Council at the time the property is permitted will apply to the future development

Commissioner Low asked how many Townhomes are planned. Erik Smith stated that it is based on the acreage and he wasn't sure of the exact number but that he would figure it up and get the information back to her.

Commissioner Sheffield stated that she has spoken to Mr. French about her concern with people parking on the sides of the streets and people not being able to pass without going into the other side of the street or waiting for a car to pass through before being able to pass by. She stated that she talked to Fire Chief Ricky Boeker and he said that the City could make one side of the street no-parking. Commissioner Pyle said that the streets in Ralston Creek are 31 feet wide. Lori Lakatos, City Engineer, stated that 31-foot wide streets allow for parking on 1-side of the street. She stated that most streets are 28 feet. She further stated that if you make one side of the street no-parking, the corner lots that have stop signs are very limited with their parking. People generally make it work. Ms. Lakatos stated that the access to Highway 36 would be one-way in and one-way out due to limited access.

Commissioner Sheffield stated that with the Ralston Creek Estates PD, several people in the Gun & Rod area expressed concern over the development not having sidewalks with Gun & Rod road being so narrow. The P & Z recommended that sidewalks be required; however, City Council overrode the recommendation. Doug French stated that Stylecraft initially agreed to put in the sidewalks but when they got back to the office, they realized that the PD had been approved with the preliminary plat in place and there was no room to put the sidewalk in on their property and the City wouldn't allow them to be in the right-of-way either. Therefore, the sidewalks were not put in because there was no place to put them. [Commissioner Sheffield noted that Stylecraft said they couldn't put sidewalks in this area because there wasn't space to put them but they put trees in that same space]

Commissioner Pyle stated that he understands the long runs but has concerns with the long runs and cul-de-sacs that if one car is parked there, the Fire Department loses their radius. Lori Lakatos stated that the concrete is 96' and it is sufficient even if there is a car parked in the cul-de-sac. That is why the larger width was chosen. Commissioner Pyle also stated that although he loves trees, with a 55' lot and a driveway he feels that two (2) trees in the front yard are too many and that one (1) would be sufficient. Erik Smith stated that this change could be made in the recommendation.

Commissioner Sheffield stated that the trend is for smaller lot sizes. Commissioner Low asked what would be the largest house that can be built on a 55' x 120' lot. Doug French stated that a 3,000-3,500 SF home could easily be built on the lot.

Commissioner Low asked if they are getting 7.5' side setbacks, why is there an encroachment? Mr. French stated that the setbacks are slab to slab so the roof overhang and AC units are in the setback. Mr. Smith stated that this is a standard procedure. Commissioner Pyle stated that the Fire Chief was okay with the Ralston Creek Estates setbacks since all of the homes are either masonry or hardi-plank. Mr. French stated that Stylecraft homes are all hardi-plank and/or masonry.

Commissioner Sheffield stated that easements will have to be obtained from Bluebonnet Electric and this will determine the exact number of lots that can be developed. Commissioner Pyle asked if Stylecraft is comfortable with the number of homes with specified square footages since even if the market is not there, they will have to build them anyway. Mr. French stated that they were comfortable. Commissioner Pyle asked if the fencing between the residential and commercial areas will be masonry or just regular fencing. Erik Smith stated that it would just be normal fencing.

Commissioner Low said that the plan shows a minimum of 12,000 feet of trails but will there be any of the green space areas developed as a park with playground equipment. Doug French stated that they are putting in a park area. They can also look into putting in playground equipment. Commissioner Low stated that if you put a larger home on these lots, there isn't much backyard so it would be nice for the kids. Mr. Smith stated that all of the lots would have a 20 foot back setback.

Commissioner Sheffield asked about retention/detention ponds. Sam Vernon stated that there are several detention areas planned with the main one proposed to be behind the multi-family area. Commissioner Sheffield stated that she feels much better after getting some answers and that this will be a great addition to the community.

A motion was made by Commissioner Sheffield and seconded by Commissioner Kossie to make a recommendation to City Council for approval of this Planned Development District with the change of requiring only one (1) tree per lot to be planted and additional trees to be planted at the perimeter/entrance to the development. The motion carried unanimously.

**3. Adjourn**

Chairman Schoenvogel adjourned the Planning and Zoning Commission meeting at 6:10 p.m.

*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:

_____	<u>Walt Schoenvogel</u>	_____
Planning and Zoning Commission	Chairman	Meeting Date
_____	<u>Kim Hodde</u>	_____
Attest	Staff Secretary	Meeting Date