

**CITY OF BRENHAM  
PLANNING AND ZONING COMMISSION MINUTES  
February 26, 2018**

*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 February 26, 2018 at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Nancy Low, Chairman  
Deanna Alfred, Vice Chairman  
Keith Behrens  
Leroy Jefferson  
Calvin Kossie  
Lynnette Sheffield  
Marcus Wamble

Commissioners absent:

None

Staff present:

Lori Lakatos, City Engineer  
Kim Hodde, Planning Technician

Citizens present:

Richard Heiges	Annette Walcik
Russell Honerkamp	Pressley Walcik
Michael Riley	Andy Adams

**1. Call Meeting to Order**

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

**CONSENT AGENDA**

**2. 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.

**2-a. Minutes from the January 22, 2018 Planning and Zoning Commission Meeting**

Chairman Low asked for any corrections or additions to the minutes as presented. A motion was made by Commissioner Sheffield and seconded by Commissioner Alfred to approve the minutes from the January 22, 2018 meeting, as presented. The motion carried unanimously.

**REGULAR MEETING**

**3. Discussion and Possible Action on Case No. P-18-003: A request by Presley Walcik (owner) and Washington County Athletics – Andy Adams (tenant) to amend the City of Brenham’s Code of Ordinances, Appendix A: Zoning, Part II, Division 2, Section 6.02, Permitted Uses: (Non-residential) - to add fitness facilities as a permitted use in the B-4 Neighborhood Business District**

A motion was made by Commissioner Kossie and seconded by Commissioner Wamble to remove Case No. P-18-003 from the table and open for discussion. The motion carried unanimously.

- Lori Lakatos stated that this is Case No. P-18-003: A request to amend the City of Brenham’s Zoning Ordinance to add fitness facilities as a permitted use in the B-4 Neighborhood Business District. The Owner/Applicant is Pressley Walcik (owner)/Andy Adams, Washington County Athletics (tenant). In December 2017, Andy Adams requested a zoning verification letter for 107 W. First Street. It was determined that a fitness facility is not a permitted use within the B-4

Neighborhood Business District. The Notice of the Public Hearing was published in the newspaper on January 11, 2018 and the Planning and Zoning Commission public hearing was held on January 22, 2018. The Notice of Public Hearing was published in the paper on February 20, 2018 for the City Council Public Hearing to be held on March 8, 2018. The original proposed amendment was to add the text (22) fitness facilities as a permitted use; however, based on comments from the last Planning and Zoning Commission meeting and public hearing, the proposed text amendment is **(22) fitness facilities (personal and small group training only)**

As of 5:00 pm today, there were no comments received for or against the proposed text amendment. Staff has reviewed the request and recommends approval with the proposed additional language based on the following reasons:

- Currently fitness facilities are permitted by right in the
    - B-1, Local Business/Residential Mixed Use District
    - B-2 Commercial, Research and Technology District, and
    - B-3 Historical Central Business District
  - The B-4 District was established to encourage a mix of commercial, office, service, residential, and governmental uses while preserving the historical/commercial character of the district. It is a transition area.
  - B-1, B-2, B-3, and B-4 Districts have similar permitted uses.
- (22) fitness facilities (personal and small group training only)

Ms. Lakatos stated that the applicant is good with the added language of personal and small group training only and is here to answer any questions.

Commissioner Sheffield asked if there had been a number restriction limiting the small group size since “small groups” might be interpreted differently. Ms. Lakatos responded that a “number” restriction had not been requested by the Main Street Board. Andy Adams stated that he personally went to the Main Street Board meeting to receive their blessing. Ms. Lakatos stated that she had not received any comments against this wording from the Main Street Board.

A motion was made by Commissioner Jefferson and seconded by Commissioner Kossie to a make a recommendation to City Council to amend the City of Brenham’s Code of Ordinances, Appendix A: Zoning, Part II, Division 2, Section 6.02, Permitted Uses: (Non-residential) – to add “**(22) Fitness facilities (personal and small group training only)**” as a permitted use in the B-4 Neighborhood Business District, as presented. The motion carried unanimously.

Citizen Russell Honerkamp asked why there was not any public comment allowed before the vote. Chairman Low apologized and stated that this was not a public hearing but rather simply an action item since the public hearing was held on January 22, 2018. As he was leaving, Mr. Honerkamp mumbled/stated that he just had some comments to help the situation. Assistant City Manager Lowell Ogle went out into the hall and talked with Mr. Honerkamp to receive whatever comments he wanted to provide.

**4. Discussion and Possible Action on Case No. P-18-006: A request for approval of a Final Plat to form the Oak Alley Subdivision, Phase 2, consisting of 13 new residential lots containing 3.005 acres, described as Lots 4-10, Block 2, Lots 3-7, Block 3, and Lot 1, Block 4, and Reserve “A” containing 5.281 acres of land, situated in the James Walker Survey, A-106 in the City of Brenham, Washington County, Texas**

Commissioner Sheffield recused herself from discussion and action on this item.

Lori Lakatos stated that this is Case No. P-18-006: A request for approval of a Final Plat to form the Oak Alley Subdivision, Phase 2, consisting of 13 new residential lots containing 3.005 acres, described as Lots 4-10, Block 2, Lots 3-7, Block 3, and Lot 1, Block 4, and Reserve “A” containing 5.281 acres of land. Engineering and Development Services have reviewed this final plat for compliance with the City of Brenham’s regulations and ordinances and recommends approval of this plat, as presented. Ms. Lakatos stated that the applicant, Lynnette Sheffield and the Engineer, Jeff Robertson, are both here to answer any questions.

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to approve the Final Plat to for the Oak Alley Subdivision, Phase 2, as presented. The motion carried unanimously.

**5. Discussion and Possible Action on Case No. P-18-007: A request for approval of a Preliminary Plat to form the Grinder Subdivision, being a subdivision of 5.002 acres of land located at 3477 Old Chappell Hill Road, consisting of 2 residential lots containing 4.762 acres and 1 right-of-way containing 0.240 acre, situated in the James Walker Survey, A-106, in the City of Brenham’s Extraterritorial Jurisdiction (ETJ), Washington County, Texas**

Lori Lakatos stated that this is Case No. P-18-007: A request for approval of a Preliminary Plat to form the Grinder Subdivision, being a subdivision of 5.002 acres of land located at 3477 Old Chappell Hill Road, consisting of 2 residential lots containing 4.762 acres and 1 right-of-way containing 0.240 acre, in the City of Brenham's Extraterritorial Jurisdiction (ETJ). Engineering and Development Services have reviewed this preliminary plat for compliance with the City of Brenham's regulations and ordinances and recommends approval of this plat, as presented. Ms. Lakatos stated that Richard Heiges is here on behalf of the Owner to answer any questions.

A motion was made by Commissioner Sheffield and seconded by Commissioner Wamble to approve the Preliminary Plat to for the Grinder Subdivision, as presented. The motion carried unanimously.

**6. Discussion and Possible Action on Case No. P-18-008: A request for approval of a Final Plat to form the Grinder Subdivision, being a subdivision of 5.002 acres of land located at 3477 Old Chappell Hill Road, consisting of 2 residential lots containing 4.762 acres and 1 right-of-way containing 0.240 acre, situated in the James Walker Survey, A-106, in the City of Brenham's Extraterritorial Jurisdiction (ETJ), Washington County**

Lori Lakatos stated that this is Case No. P-18-008: A request for approval of a Final Plat to form the Grinder Subdivision, being a subdivision of 5.002 acres of land located at 3477 Old Chappell Hill Road, consisting of 2 residential lots containing 4.762 acres and 1 right-of-way containing 0.240 acre, in the City of Brenham's Extraterritorial Jurisdiction (ETJ). Engineering and Development Services have reviewed this final plat for compliance with the City of Brenham's regulations and ordinances and recommends approval of this plat, as presented. Ms. Lakatos stated that Richard Heiges is here on behalf of the Owner to answer any questions.

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to approve the Final Plat to for the Grinder Subdivision, as presented. The motion carried unanimously.

**7. Discussion and Possible Action on Case No. P-18-009: A request for approval of a Preliminary Plat to form the Valmont Subdivision, Section 2, being a subdivision of 79.259 acres of land located at 2551 Valmont Drive, consisting of 1 lot, situated in the John Carrington Survey, A-120 and the Phillip Coe Survey A-31, in the City of Brenham, Washington County, Texas**

Lori Lakatos stated that this is Case No. P-18-009: A request for approval of a Preliminary Plat to form the Valmont Subdivision, Section 2, being a subdivision of 79.259 acres of land located at 2551 Valmont Drive, consisting of 1 lot. Engineering and Development Services have reviewed this preliminary plat for compliance with the City of Brenham's regulations and ordinances and recommends approval of this plat, as presented. Ms. Lakatos stated that Michael Riley is here to answer any questions.

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to approve the Preliminary Plat to form the Valmont Subdivision, Section 2, as presented. The motion carried unanimously.

**8. Discussion and Possible Action on Case No. P-18-010: A request for approval of a Final Plat to form the Valmont Subdivision, Section 2, being a subdivision of 79.259 acres of land located at 2551 Valmont Drive, consisting of 1 lot, situated in the John Carrington Survey, A-120 and the Phillip Coe Survey A-31, in the City of Brenham, Washington County, Texas**

Lori Lakatos stated that this is Case No. P-18-010: request for approval of a Final Plat to form the Valmont Subdivision, Section 2, being a subdivision of 79.259 acres of land located at 2551 Valmont Drive, consisting of 1 lot. Engineering and Development Services have reviewed this final plat for compliance with the City of Brenham's regulations and ordinances and recommends approval of this plat, as presented. Ms. Lakatos stated that Michael Riley is here to answer any questions.

A motion was made by Commissioner Kossie and seconded by Commissioner Behrens to approve the Final Plat to form the Valmont Subdivision, Section 2, as presented. The motion carried unanimously.

**9. Administrative Report**

Lori Lakatos stated Ryan Rapeleye accepted a position as City Manager for a small city outside of San Antonio so he is no longer with the City of Brenham. Mr. Rapeleye's position will not be filled; therefore, some restructuring has been done. The Engineering and Development Services Departments will now report to Assistant Manager Lowell Ogle. Lori Lakatos is the Director over the Engineering/Development Services Department and the City is currently looking to hire a Planner.

**10. Adjourn**

A motion was made by Commissioner Kossie and seconded by Commissioner Behrens to adjourn the Planning and Zoning Commission meeting at 5:32 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:

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Planning and Zoning Commission

Nancy Low  
Chairman

\_\_\_\_\_  
Meeting Date

\_\_\_\_\_  
Attest

Kim Hodde  
Staff Secretary

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Meeting Date