

CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
July 23, 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 June 25, 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:

None

1. Call Meeting to Order

Chairman Low called the meeting to order at 5:18 pm with a quorum of seven (7) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

There were no reports or announcements.

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 June 25, 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 Alfred and seconded by Commissioner Kossie to approve the minutes from the May 29, 2018 meeting, as presented. The motion carried unanimously.

REGULAR MEETING

- 5. Discussion and Possible Action on Case No. P-18-019: A request for approval of a Final Plat to form the Andrade Subdivision, being a subdivision of 8.841 acres of land consisting of 5 lots located at FM 332 and Brauner Lane, part of the Phillip Coe Survey, A-31 and the James Schrier Survey, A-98, in the City of Brenham's Extraterritorial Jurisdiction (ETJ), Washington County, Texas**

Lori Lakatos, Director of Development Services and Engineering, stated that this is Case No. P-18-019: A request for approval of a final plat to form the Andrade Subdivision, being a subdivision of 5 tracts totaling 8.841 acres of land located at FM 332 and Brauner Lane, more specifically described as A0031 Phillip Coe, Tract 453. This property is located in the City of Brenham's Extraterritorial Jurisdiction (ETJ). The preliminary plat was approved at last month's meeting. 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.

Commissioner Sheffield asked if there were any changes from the preliminary plat. Ms. Lakatos stated that there were no changes but the contours and improvements have been removed for the final plat.

A motion was made by Commissioner Sheffield and seconded by Commissioner Alfred to approve the Final Plat to form the Andrade Subdivision, as presented. The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case No. P-18-020: A request to amend the City of Brenham's Code of Ordinances, Appendix A: "Zoning" by amending Part I, (Sec. 5.02) – Definitions to add definitions for "Brewery", "Brewpub", "Distillery", and "Microdistillery or Craft Distillery", Part II, Division I, (Sec. 16.06) to add Parking Requirements for the associated uses, Part II, Division 2, (Sec. 4.02), Sec. 6.02), and (Sec. 7.02) to add or remove the associates uses

Lori Lakatos, Director of Development Services and Engineering, stated that this is Case No. P-18-020: A zoning text amendment. This is a City-initiated text amendment to amend brewery and distillery land uses. The request is to allow brewing, brewpub, distillery, and microdistillery or craft distillery land uses with associated definitions and off-street parking requirements.

Ms. Lakatos presented the following proposed text amendment language for the definitions:

- Part I, (Sec. 5.02) – Definitions
 - (141) "Brewery" means a facility where ale and malt liquors are manufactured and sold in accordance with the Texas Alcoholic Beverage Commission Brewer's Permit.
 - (142) "Brewpub" means an establishment where malt liquor, ale, and beer are manufactured and sold in accordance with the Texas Alcoholic Beverage Commission Brewpub license and may include a drinking or eating establishment.
 - (143) "Distillery" means a facility that manufacture distilled spirits and rectify, purify, and refine distilled spirits, mix liquor and bottled and package in accordance with Texas Alcoholic Beverage Commission Distiller's and Rectifier's Permit.
 - (144) "Microdistillery or Craft Distillery" means a small, often boutique-style distillery established to produce beverage grade spirit alcohol in relatively small quantities, produced in single batches.

Ms. Lakatos further clarified that a brewpub can only produce 10,000 barrels or less per year. Commissioner Sheffield asked about the difference between a brewery and a distillery. Ms. Lakatos replied that a Distillery produces spirits like hard liquor. A Brewery produces malt liquor, ales and beer. Commissioner Sheffield asked what the Brazos Valley Brewery is classified as. Ms. Lakatos stated that the BVB is considered a brewpub.

Ms. Lakatos presented the following proposed text amendment language for the parking requirements:

- Part II, Division 1, (Sec. 16.06) – Off street parking requirements
 - (31) Brewery or Distillery: One space per one thousand (1,000) square feet of gross floor area
 - (32) Brewpub: One space per one thousand (1,000) square feet of manufacturing area plus 1 space for every one hundred (100) square feet of associated drinking or eating establishment
 - (33) Microdistillery or Craft Distillery: One space per one thousand (1,000) square feet of gross floor area

Ms. Lakatos presented the following proposed text amendment language:

- Part II, Division 2, (Sec. 4.02) – Permitted uses (nonresidential)
 - (29) Brewpub and Microdistillery or craft distillery
- Part II, Division 2, (Sec. 6.02) – Permitted uses (nonresidential)
 - (8) ~~Distillery and brewery~~ Brewpub and Microdistillery or craft distillery
- Part II, Division 2, (Sec. 7.02) – Permitted uses (Light industrial uses)
 - (29) Brewery and Distillery

Ms. Lakatos explained that currently a brewery or distillery are allowed by right in a B-4; however, these uses are more industrial uses and potentially more flammable so this amendment will make them an allowable use in the Industrial District. These amendments would allow Brewpubs and microdistilleries as a permitted use in the B-2 and the B-4 districts.

The notice of public hearing was published in the newspaper on July 12, 2018. We have received no comments as of 5:00 pm today. Staff recommends approval of Case Number P-18-020, as presented.

Chairman Low asked if the City Council votes on this text amendment. Ms. Lakatos replied that the Planning and Zoning Commission makes a recommendation but that City Council makes the final decision. Commissioner Behrens asked if the proposed parking requirements would apply to the Brazos Valley Brewing Company. Ms. Lakatos stated that they would be grandfathered at their current location. She further stated that the proposed parking requirements would not apply to the B-4 District since the B-4 doesn't require parking.

Chairman Low opened the Public Hearing and asked for any citizen comments. There were no comments.

Chairman Low closed the Public Hearing and re-opened the Regular Agenda.

A motion was made by Commissioner Sheffield and seconded by Commissioner Behrens to approve a recommendation to City Council to amend the City of Brenham's Code of Ordinances, Appendix A: "Zoning" by amending Part I, (Sec. 5.02) – Definitions to add definitions for "Brewery", "Brewpub", "Distillery", and "Microdistillery or Craft Distillery", Part II, Division I, (Sec. 16.06) to add Parking Requirements for the associated uses, Part II, Division 2, (Sec. 4.02), Sec. 6.02), and (Sec. 7.02) to add or remove the associates uses, as presented. The motion carried unanimously.

7. Adjourn

A motion was made by Commissioner Alfred and seconded by Commissioner Wamble to adjourn the Planning and Zoning Commission meeting at 5:31 p.m. 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:

Planning and Zoning Commission

Nancy Low
Chairman

October 22, 2018
Meeting Date

Attest

Kim Hodde
Staff Secretary

October 22, 2018
Meeting Date