

**CITY OF BRENHAM**  
**PLANNING AND ZONING COMMISSION MINUTES**  
**February 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 February 25, 2019 at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

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

Commissioners absent:

None

Staff present:

Lori Sanguedolce, City Engineer/Director of Development Services  
Stephanie Doland, Assistant Director of Development Services  
Kim Hodde, Planning Technician

Citizens present:

Gregg Appel	Herbert Miles
John Hermann	Brandon Marth
Pat Johnson	Lori Walker
Mark Rodriguez	Samantha Ullrich-Medve
Cherie Kieke-Lester	Danny & Barbara Ross
Steve M. Jasinski	Joni Johnson-Daniel

**1. Call Meeting to Order**

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

**2. Public Comments**

There were no public comments.

**3. Reports and Announcements**

Stephanie Doland reminded the Board members of the upcoming joint meeting with the Board of Adjustment, City Council on February 28<sup>th</sup> at 11:00 am. She also stated that the next Open House to solicit comments for the Comprehensive Plan will be held on February 28, 2019 at 6:30 pm at the Barnhill Center. She urged everyone to invite as many people as possible.

**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 January 28, 2019 Planning and Zoning Commission Workshop Meeting**
- 4-b. Minutes from the January 28, 2019 Planning and Zoning Commission Meeting**
- 4-c. Minutes from the February 18, 2019 Planning and Zoning Commission Workshop Meeting**

Chairman Behrens asked for any corrections or additions to the minutes as presented. A motion was made by Commissioner Alfred and seconded by Commissioner Sheffield to approve the minutes from the January 28, 2019 workshop meeting, the January 28, 2019 regular meeting, and the February 18, 2019 workshop meeting, as presented. The motion carried unanimously.

## REGULAR MEETING

### 5. Discussion and Possible Action on Case No. P-19-001: A City initiated request to amend the City of Brenham's Code of Ordinances to adopt, Appendix A: Zoning, Part II, Division 1, Section 18 – Exterior Construction Materials for Selected Districts, to prohibit metal façades on residential uses and accessory structures over 120 square feet in area, located in the R-1, R-2, R-3 and B-1 zoning.

Since this item was tabled at the last meeting, a motion was made by Commissioner Kossie and seconded by Commissioner Wamble to allow discussion and possible action concerning Case No. P-19-001. The motion carried unanimously.

Stephanie Doland presented the staff report for Case No. P-19-001 (on file in the Development Services Department). The initial request being from citizen, Susanna Leonard who complained that the metal homes are changing the aesthetics of the neighborhood. Additional research has been done based on the comments from the Commissioners at the January 28, 2019 regular meeting and February 18, 2019 workshop meeting.

Staff recommends the following text amendment:

- Minimum 75% non-metal façade on exterior wall surfaces facing the right-of-way
- Minimum 50% non-metal façade on exterior wall surfaces not facing the right-of-way
- Non-metal façade shall mean brick or brick veneer, stone or stone veneer, stucco, wood, vinyl, or fiber-cement siding or for this section wood or fiber-cement like exterior or finish will be considered non-metal façade
- Shall apply to the R-1: Residential Single Family, R-2: Mixed Residential, and B-1: Local Business/Residential Mixed Use District
- Property less than 1-acre in size containing accessory structures 160 square feet or greater in area shall be constructed with at least 50% non-metal façade on each wall or elevation, excluding windows and doors.

Chairman Behrens asked if anyone in the audience wanted to speak regarding this item. Several citizen comments were made including but not limited to the following:

- Brandon Marth, owner of Brenham Iron Works, does not agree with 25% of structure being able to be metal façade nor does he agree with total prohibition of metal façade. He stated that there are unlimited ways to use the metal.
- Danny Ross, 701 S. Chappell Hill Street, stated his opposition for metal homes, specifically dislike for the look of the metal buildings.
- Barbara Ross, 701 S. Chappell Hill Street, stated her opposition for the metal homes
- Joni Johnson-Daniels, 201 Hampshire, stated that she is down the street from the metal home addressed as 308 Hampshire Drive. With this home being a rental unit, as well as other rental units in the neighborhood, the cul-de-sac has turned into a "parking lot" and the renters don't maintain their properties to the same level as homeowners...
- Samantha Ullrich-Medve stated that she is the owner/developer of the metal homes. She stated that she bought these lots from the City of Brenham and her main reason for building these homes are for affordable housing. She said that home on Hampshire is a 3-bedroom, 2-bath, new home that rents for \$1,000/month. Similar homes in the Stylecraft Subdivision near the high school rent for \$1,400-\$1,500/month. She further stated that these homes go above and beyond Brenham's code requirements. She stated that the cities that were looked at when considering this metal exterior ordinance are not comparable to Brenham. She stated that the benefits of metal are durability and low-maintenance. She doesn't know why residential is being restricted when commercial metal buildings are allowed.

In response to questions, Ms. Doland stated that

- The affordable housing issue has been raised in many of the Comprehensive Plan discussion meetings. This subject is more detailed than the Comprehensive Plan typically provides but it is being considered in the context of housing needs such as affordable housing, the need for compatible infill development, and architectural standards.
- Navasota is looking at adopting an ordinance as well. We are trying to write an ordinance for today's issues. It is a challenge to predict what may happen in the future; however, we are looking to preserve the existing neighborhoods.
- The proposed definition of non-metal façade is meant to include current and future exterior building materials that are similar to the visual aspects of hardie-board.

A motion was made by Commissioner Jefferson and seconded by Commissioner Kossie to accept staff's recommendation but to lower the percentages to require a minimum of 50% non-metal façade on exterior walls facing the right-of-way, a minimum of 25% non-metal façade on the sides, and no requirement on the rear side on residential uses located in the R-1, R-2, R-3 and B-1 zoning, as presented. Chairman Behrens commented that he did not like the accessory structures being included. Chairman Jefferson and several other Commissioners agreed.

Commissioner Jefferson amended his original motion and Commissioner Kossie seconded this amended motion to approve a recommendation to City Council to amend the City of Brenham's Code of Ordinances to adopt, Appendix A: Zoning, Part II, Division 1, Section 18 – Exterior Construction Materials for Selected Districts, to require a minimum of 50% non-metal façade on exterior walls facing the right-of-way, a minimum of 25% non-metal façade on the sides, and no requirement on the rear side on residential uses located in the R-1, R-2, R-3 and B-1 zoning. This will not apply to accessory structures. Commissioner Sheffield abstained from voting. The motion carried.

There will be a public hearing on this item at the City Council meeting on March 21, 2019.

**6. Public Hearing, Discussion and Possible Action on Case No. P-19-006: A request by John Hermann and Gregg Appel for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from Mixed Residential Use District (R-2) to Commercial Research and Technology Use District (B-2) on a 2.539-acre tract of land described as part of the John Long Survey, A-156, in Brenham, Washington County, Texas.**

Stephanie Doland presented the staff report for Case No. P-19-006 (on file in the Development Services Department). She stated that this request is very similar to the request considered at the last meeting. The applicant is requesting the rezoning for consistency of zoning for this tract.

Staff did not receive any citizen/properly owner comments for or against this rezoning request.

Chairman Behrens opened the Public Hearing at 6:25 pm and asked for any comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 6:26 pm and re-opened the Regular Session.

A motion was made by Commissioner Sheffield and seconded by Commissioner Alfred to approve the request by John Hermann and Gregg Appel for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from Mixed Residential Use District (R-2) to Commercial Research and Technology Use District (B-2) on a 2.539-acre tract of land described as part of the John Long Survey, Abstract 156, as presented. The motion carried unanimously.

**7. Adjourn**

A motion was made by Commissioner Low and seconded by Commissioner Kossie to adjourn the meeting at 6:26 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

March 25, 2019  
Meeting Date

*Kim Hodde*  
Attest

Kim Hodde  
Staff Secretary

March 25, 2019  
Meeting Date