

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
January 27, 2020**

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 January 27, 2020 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
Leroy Jefferson
Calvin Kossie
Nancy Low
Lynnette Sheffield
Marcus Wamble

Commissioners absent:

Dr. Deanna Alfred (excused – out of the Country)

Staff present:

Stephanie Doland, Development Services Director
Shauna Laauwe, Project Planner
Kim Hodde, Planning Technician

Citizens present:

Josh Blaschke (KWHI)
Alyssa Faykus
Ann Brunn
LaVerne Klussmann
Jan Whaley
Rev. Larry Lazare

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:16 pm with a quorum of six (6) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

Kim Hodde, Planning Technician stated that:

- The Committee reviewing the board appointments/re-appointments will be taking their recommendations to City Council for consideration at the February 6, 2020 meeting.
- A copy of the 2020 Planning and Zoning Commission meeting date/submittal deadline calendar was placed on the dais for each Commission member's reference.

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 December 16, 2019 Planning and Zoning Commission Meeting

Chairman Behrens asked for any corrections or additions to the minutes as presented. A motion was made by Commissioner Wamble and seconded by Commissioner Kossie to approve the minutes from the December 16, 2019 meeting, as presented. The motion carried unanimously.

REGULAR MEETING

5. Public Hearing, Discussion and Possible Action on Case No. P-20-001: Replat of Lot 1 and Lot 2 of the Duncan & Roberts Subdivision to create Lots 1A and 2A of the Duncan & Roberts Subdivision, consisting of two lots containing approximately 20.10 acres of land located south of the intersection of State Highway 36 and F.M. 577 (W. Blue Bell Road) in Brenham, Washington County, Texas.

Stephanie Doland presented the staff report for Case No. P-20-001 (on file in the Development Services Department). Ms. Doland stated that this request is for a replat of the two existing lots to eliminate the original south lot line between Lots 1 & 2 and moves it further south 80 feet. This repositioning of the property line results in two lots designated as Lot 1A and Lot 2A that are 5.16-acres and 14.94-acres, respectively. In addition, the replat establishes two access easements on Lot 1A.

There were no citizen comments received prior to the meeting. 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 5:20 pm and asked for any public comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:21 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Low to approve the Replat of Lot 1 and Lot 2 of the Duncan & Roberts Subdivision to create Lots 1A and 2A of the Duncan & Roberts Subdivision, as presented. The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case No. P-20-002: Replat of Lots 2 and 3 of the Pecan Street Subdivision to create Lots 2A, 3A and 3B of the Pecan Street Subdivision, consisting of three residential lots containing approximately 2.17 acres of land located at 503 and 511 Pecan Street in Brenham, Washington.

Stephanie Doland presented the staff report for Case No. P-20-002 (on file in the Development Services Department). Ms. Doland stated that this request is for a replat of two existing lots in the Pecan Street Subdivision. This replat further divides Lot 2 and Lot 3 into three lots designated as Lot 2A, 3A, and 3B that are 1.66-acres, 0.165-acres, and 0.338-acres, respectively. This plat also includes a dedication of a 15-foot utility easement for an existing sanitary sewer line that runs through Lot 2A and 3B.

There was one citizen comment received prior to the meeting in support of this replat. A copy of this comment was placed on the dais for each Commission member. Development Services 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 5:25 pm and asked for any public comments. Ann Brunn, who is a co-applicant and is purchasing a portion of the property from Dara Childs, stated that she wanted to publicly thank Mr. Childs for his willingness to step back from his proposed apartment project and realign his project to protect this historical neighborhood.

Chairman Behrens closed the Public Hearing at 5:28 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Sheffield to approve the Replat of Lots 2 and 3 of the Pecan Street Subdivision to create Lots 2A, 3A and 3B of the Pecan Street Subdivision, as presented. The motion carried unanimously.

7. Public Hearing, Discussion and Possible Action on Case No. P-20-003: Replat of Lot 2, Lot 3 and a portion of Reserve "B" in the Brenham Business Center Subdivision, Phase I and including a portion of a 32.16 acre tract to create Lot 1A in the Brenham Business Center Subdivision, Phase I, being a total of 29.15 acres of land located at 3015 S. Blue Bell Road in Brenham, Washington County.

Stephanie Doland presented the staff report for Case No. P-20-003 (on file in the Development Services Department). Ms. Doland stated that the applicant, Del Sol Food Co. Inc., purchased some adjoining property, including an unincorporated piece owned by the City. The owner/applicant desires to combine the property into 1-lot for future development of an existing building. 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 5:31 pm and asked for any public comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:32 pm.

A motion was made by Commissioner Wamble and seconded by Commissioner Low to approve the Replat of Lot 2, Lot 3 and a portion of Reserve "B" in the Brenham Business Center Subdivision, Phase I and including a portion of a 32.16 acre tract to create Lot 1A in the Brenham Business Center Subdivision, Phase I, Section II, as presented. The motion carried unanimously.

8. Discussion on Case No. P-20-004: Workshop Discussion to Consider Amending the Text of the Zoning Ordinance – Appendix A, to Further Define and Give Parameters for Uses Related to Places of Worship, Government Owned Facilities, Schools, Community Centers and Charitable Organizations.

Shauna Laauwe presented information and led a discussion regarding a possible amendment to the text of the zoning ordinance to further define and give parameters for uses related to places of worship, government owned facilities, schools, community centers, and charitable organizations. Ms. Laauwe stated that the zoning ordinance is vague or silent on the use of the following in residential districts (R-1, R-2, & R-3):

- Government-owned facilities
- Places of worship
- Institutions of educational, charitable or philanthropic nature.

The zoning ordinance also does not contain definitions for Churches and philanthropic uses and doesn't define all institutional uses.

Staff proposes the following definitions:

Places of Worship: A church, synagogue, temple, mosque or other facility that is used on a regular basis for worship by persons of a similar belief. This encompasses all faiths and cannot be perceived as discriminating against other religions.

Philanthropic Uses: Community Center and Non-Profit / Charity Organizations. Having a definition makes the interpretation less ambiguous.

Institutional Uses: Government owned structures, facilities and uses as well as primary and secondary schools and accessory facilities, but not to include penal or mental institutions.

Staff proposes the ordinance be amended to possibly:

- Include a definition of Places of Worship and replace church use to “places of Worship” which includes churches.
- Allow Places of Worship on a subject site measuring 1-acre or less, without a day school or day care facility as a permitted use in the R-1, R-2 and R-3 Districts. Sites greater than 1-acre of more or day school/care would require a specific use permit.
- Remove the term philanthropic uses.
- Provide definitions for community centers & non-profit organizations as
 - Permitted in R-1, R-2, R-3 on sites of less than .5-acres.
 - Require a specific use for site greater than .5-acres
- Define Institutional Uses as: Government (federal or state) owned facilities and uses as well as primary and secondary schools and accessory facilities, but not to include penal or mental institutions.
- Add a bufferyard requirement:
 - 20-feet between the adjacent single-family uses and places of worship, community centers, non-profit organizations, and institutional uses.
- “Clean Up” references to these uses in the Business Districts. Business Districts would be affected by amendment to the Residential Districts since uses allowed in R-1 are permitted in B-1 and so forth.

Additional research is needed to narrow down definitions and possible allowances and restrictions; however, staff requested discussion and feedback regarding the proposed text amendments.

Commission comments included:

- Keep use as a specific use permit so that each case can be evaluated on a case-by-case basis.
- Possibly allow approved SUPs to make minor expansions of 10-15 percent if they meet City's requirements.
- Commissioners were concerned with the potential impacts that off-street parking and traffic could have on the surrounding neighborhood of the listed specific uses. Commissioners were not in favor of allowing uses that were on smaller tracts of land (1 acre or less) be allowed as permitted uses. Commissioners stated that the adjacent neighborhood should have a “say” in each of the requests.

Since this is a workshop item, no action was taken.

9. Adjourn.

A motion was made by Commissioner Wamble and seconded by Commissioner Kossie to adjourn the meeting at 6:23 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:

<u><i>M. Keith Behrens</i></u> Planning and Zoning Commission	<u>M. Keith Behrens</u> Chairman	<u>February 24, 2020</u> Meeting Date
<u><i>Kim Hodde</i></u> Attest	<u>Kim Hodde</u> Staff Secretary	<u>February 24, 2020</u> Meeting Date