NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, JANUARY 27, 2020 AT 5:15 P.M.
SECOND FLOOR CITY HALL BUILDING
COUNCIL CHAMBERS
200 W. VULCAN
BRENHAM, TEXAS

1. Call Meeting to Order

2. Public Comments
   [At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under
   litigation, for length of time not to exceed three minutes. No Board discussion or action may take place on a
   matter until such matter has been placed on an agenda and posted in accordance with law.]

3. Reports and Announcements

CONSENT AGENDA

4. Statutory Consent Agenda
   The Statutory Consent 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

REGULAR AGENDA

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.

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 County.

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.

9. Adjourn

CERTIFICATION

I certify that a copy of the January 27, 2020, agenda of items to be considered by the Planning & Zoning Commission was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on January 23, 2020, at 3:00 pm.

Kim Hodde
Kim L. Hodde, Planning Technician

Disability Access Statement: This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested twenty-four (24) hours before the meeting) by calling (979) 337-7567 for assistance.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the _______ day of __________________, 2020 at _________.

_________________________________________  ________________________________
Signature                                      Title
A regular meeting of the Brenham Planning and Zoning Commission was held on December 16, 2019 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
Dr. Deanna Alfred, Vice Chair
Calvin Kossie
Nancy Low
Marcus Wamble

Commissioners absent:
Leroy Jefferson (excused - ill)
Lynnette Sheffield (excused)

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

Citizens present:
Josh Blaschke (KWHO)
Gabbi Berry
M. J. Le Bleu
Carol Blum
Herbert & Diane Faske
Mike Wirtz
Justin Tomachefsky

1. Call Meeting to Order

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

2. Public Comments

There were no public comments.

3. Reports and Announcements

There were no reports.
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 November 25, 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 Alfred and seconded by Commissioner Wamble to approve the minutes from the November 25, 2019 meeting, as presented. The motion carried unanimously.

REGULAR MEETING

5. Public Hearing, Discussion and Possible Action on Case No. P-19-044: Replat of Lot 2 and Lot 3 of the Little Sandy Subdivision to create Lots 2A, 3A, 3B and 3C of the Little Sandy Subdivision, consisting of four residential lots containing approximately 2.787 acres of land located east of North Dixie Street in Brenham, Washington County, Texas.

Shauna Laauwe presented the staff report for Case No. P-19-044 (on file in the Development Services Department). Ms. Laauwe stated that the subject property comprises of a total of 2.787 acres and is located north of West Main Street and the east side of North Dixie Street. The Owner/Applicant requests approval of a Replat of Lots 2 and 3 of the Little Sandy Subdivision for further development of this property. An existing lot (Lot 2) is being reconfigured into a more developable rectangular lot and existing Lot 3 will be split into three lots (Lots 3A, 3B, and 3C). Lots 3A and 3B will be approximately 0.2 acres each and front onto North Dixie Street. The remainder, Lot 3C comprises of 2.193 acres of land that has a large portion within the Approximate Special Flood Hazard Area (Zone AE). There were no citizen comments received prior to the meeting. Engineering and Development Services have reviewed the proposed plat 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 2 and Lot 3 of the Little Sandy Subdivision to create Lots 2A, 3A, 3B and 3C of the Little Sandy Subdivision, as presented. The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case No. P-19-045: Replat of Lot 1, Block 1 of the George Henry Subdivision to create Lot 1A and Lot 1B, Block 1 of the George Henry Subdivision, consisting of two residential lots containing approximately 0.396 acres of land located northeast of the intersection of Kerr Street and Pecan Street in Brenham, Washington, Texas.

Shauna Laauwe presented the staff report for Case No. P-19-045 (on file in the Development Services Department). Ms. Laauwe stated that the Owner/Applicant requests approval of a Replat of Lot 1,
Block 1 of the George Henry Subdivision for further development of this property. The Replat divides Lot 1, Block 1 (which is 150’ x 115’) into two lots designated Lot 1A (88’ x 115’ – 10,000 square feet) and Lot 1B (62’ x 115’ – 7,100 square feet) that are 0.232-acres and 0.164-acres, respectfully. No additional easements were required with the replat. One citizen comment was received against the replat due to small lot size. [Note: both proposed lots meet the City of Brenham’s minimum lot requirements] Engineering and 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 5:22 pm and asked for any public comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:23 pm.

A motion was made by Commissioner Wamble and seconded by Commissioner Kossie to approve the Replat of Lot 1, Block 1 of the George Henry Subdivision to create Lot 1A and Lot 1B, Block 1 of the George Henry Subdivision, as presented. The motion carried unanimously.

7. Discussion and Possible Action on Case No. P-19-047: Replat of Lot 1 of the Blue Bell Subdivision, Section II, consisting of one lot containing approximately 34.659 acres of land located at 1101 South Blue Bell Road in Brenham, Washington, Texas.

Shauna Laauwe presented the staff report for Case No. P-19-047 (on file in the Development Services Department). Ms. Laauwe stated that the applicant requests approval of a replat of Lot 1 of the Blue Bell Subdivision, Section 2 to include a 1.871-acre parcel of land recently acquired. This plat also vacates a portion of a 20-foot City of Brenham utility easement that ran along the southern property line of the newly acquired parcel in order to redirect it to a new 15-foot utility easement that is adjacent and perpendicular to the vacated easement. Engineering and Development Services have reviewed the proposed replat for compliance with the City of Brenham’s applicable regulations and ordinances and recommends approval.

A motion was made by Commissioner Low and seconded by Commissioner Alfred to approve the Replat of Lot 1 of the Blue Bell Subdivision, Section II, as presented. The motion carried unanimously.


Shauna Laauwe presented the staff report for Case No. P-19-048 (on file in the Development Services Department). Ms. Laauwe stated that the applicant/owner requests approval of a Preliminary Plat of Prairie Lea Cemetery that comprises of 29.30-acres in order to allow for the expansion of the existing Brenham Cemetery. The subject site has not previously been platted and thus, the Preliminary Plat and subsequent Final Plat is required for future development. Engineering and Development Services have reviewed the proposed preliminary plat for compliance with the City of Brenham’s applicable regulations and ordinances and recommends approval.

A motion was made by Commissioner Wamble and seconded by Commissioner Alfred to approve the Preliminary Plat of the Prairie Lea Cemetery, as presented. The motion carried unanimously.
9. Public Hearing, Discussion and Possible Action on Case No. P-19-046: A request by Pierre Roberts, Jr., Charles Duncan, Jr., Donald Roberts, Gary Roberts, and Herbert Faske for an Amendment to the City of Brenham’s Official Zoning Map of the Code of Ordinances to change the zoning from a Commercial Research and Technology Use District (B-2) to a Planned Development District (PD) on an approximately 72.7-acre tract of land out of the Arrabella Harrington Survey located east of the intersection of W. Blue Bell Road (FM-577) and State Highway 36, in Brenham, Washington County, Texas.

Stephanie Doland presented the staff report for Case No. P-19-046 (on file in the Development Services Department). Ms. Doland stated that this is a request for a Planned Development District. The property owners are the Pierre Roberts, Jr., Charles Duncan, Jr., Donald Roberts, Gary Roberts and Herbert Faske. The applicant is Phillip Bargas on behalf of DR Horton. The current use of the land is vacant undeveloped land. The future land use map designation shows this property as a combination of Commercial Retail and Single-Family Residential. The property is currently zoned a combination of B-2 Commercial Research and Technology and R-1 Residential District.

A complete list of parameters for the Planned Development District known as the “Liberty Village PD” is included with the staff report on file in the Development Services Department.

Ms. Doland stated that the applicant began the PD discussion process with the intent to adhere to City Standards as closely as possible. When city standards could not be met, additional amenities were offered in accordance with the “Quality Neighborhood Design” excerpt of the recently adopted Comprehensive Plan: Historic Past, Bold Future: Plan 2040. City staff worked closely with DR Horton to ensure that the proposed neighborhood design and features would result in a well-planned, attractive neighborhood with amenities for both neighborhood residents and Brenham citizens in general. Ms. Doland stated that staff finds that the proposed PD meets the intent of the adopted Comprehensive Plan and Land Use Plan.

No formal citizen comments were received concerning the proposed rezoning, however adjacent residential properties currently adjacent to a private road expressed a request for right-of-way access to the subdivision. An email in support of the proposed rezoning was provided from Dr. Jackson (BISD) and provided to the Commission members.

On behalf of the applicant, Phillip Bargas gave a brief presentation on the project. In response to questions, Mr. Bargas and or Ms. Doland stated that:

- The immediate corner of Blue Bell and State Highway 36 will remain a commercial-zoned property.
- All access will be provided from Blue Bell Road or Burleson Street.
- For security, BISD will lock-down the pedestrian access from the Subdivision during school hours and only allow access to the school during morning drop-off and pick up hours.
- The masonry and house elevation requirements will be enforced by the HOA.
- There will be a 6’ wooden, screening fence between the subdivision and BISD property.
- This will be a 3-phase project.
- All house models are designed to fit on a 55- foot wide residential lot.
- Detention ponds will be located at the southeast and northeast corners.
- The applicant proposes to start construction in April 2020.
- The water, sewer and gas will be served by the City of Brenham.
- The electric will be served by Bluebonnet Electric Coop.
- The Fire Department and Public Works Department were consulted regarding the proposed street sizes.
The proposed culs-de-sac and hammerhead design will be required to meet the International Fire Code requirements.

Chairman Behrens opened the Public Hearing at 6:06 pm and asked for any public comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 6:07 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Low to recommend approval of the request by Pierre Roberts, Jr., Charles Duncan, Jr., Donald Roberts, Gary Roberts, and Herbert Faske for an Amendment to the City of Brenham’s Official Zoning Map of the Code of Ordinances to change the zoning from a Commercial Research and Technology Use District (B-2) to a Planned Development District (PD) on an approximately 72.7-acre tract of land, as presented. The motion carried unanimously

10. Adjourn.

A motion was made by Commissioner Kossie and seconded by Commissioner Low to adjourn the meeting at 6:10 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 January 27, 2020
Planning and Zoning Commission Chairman Meeting Date

_________________________________ Kim Hodde January 27, 2020
Attest Staff Secretary Meeting Date
CASE P-20-001

REPLAT: Duncan & Roberts Subdivision, Lot 1 and Lot 2 to create Lot 1A and 2A of the Duncan & Roberts Subdivision

<table>
<thead>
<tr>
<th>PLAT TITLE:</th>
<th>Replat of Lot 1 and Lot 2 of the Duncan &amp; Roberts Subdivision to create Lot 1A</th>
</tr>
</thead>
<tbody>
<tr>
<td>CITY/ETJ:</td>
<td>City Limits</td>
</tr>
<tr>
<td>PLAT TYPE:</td>
<td>Replat</td>
</tr>
<tr>
<td>OWNER/APPLICANT:</td>
<td>Duncan &amp; Roberts Properties, SSF Investments, LLC</td>
</tr>
<tr>
<td>LOT AREA /LOCATION:</td>
<td>20.096 located south of the intersection of State Highway 36 and F.M. 577 (W. Blue Bell Road) in Brenham, Washington County, Texas</td>
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<tr>
<td>PROPOSED LEGAL DESCRIPTION:</td>
<td>Lot 1A and 2A of the Duncan &amp; Roberts Subdivision in Brenham, Washington County, Texas</td>
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<tr>
<td>ZONING DISTRICT</td>
<td>B-2, Commercial Research and Technology District</td>
</tr>
<tr>
<td>EXISTING USE:</td>
<td>Vacant land</td>
</tr>
<tr>
<td>COMP PLAN FUTURE LAND USE:</td>
<td>Commercial</td>
</tr>
<tr>
<td>REQUEST:</td>
<td>A request to replat Lot 1 and Lot 2 of the Duncan &amp; Roberts Subdivision to create Lots 1A and 2A of the Duncan &amp; Roberts Subdivision in Brenham, Washington County, Texas.</td>
</tr>
</tbody>
</table>

BACKGROUND:

The Owner/Applicant requests approval of a Replat of Lot 1 and Lot 2 of the Duncan & Roberts Subdivision to create Lots 1A and 2A. The Replat eliminates the original south lot line between Lots 1 & 2 and moves it further south 80 feet for a Lot 1 gain of an additional 39,520 square feet. The repositioning of the property line results in two lots designated Lot 1A and Lot 2A that are 5.16-acres and 14.94-acres, respectfully. In addition, the Replat also establishes two access easements on Lot 1A, Access Easement #1 is a 0.138-acre T-shaped easement located on the southwest corner to give access to State Hwy 36 and Access Easement #2 is a 0.083-acre easement located on the east corner to give access to FM Hwy 577.

STAFF RECOMMENDATION:

Development Services staff has reviewed the proposed Replat for compliance the City of Brenham’s regulations and ordinances and recommends approval of the proposed Replat.

EXHIBITS:
A. Proposed Replat Document
CASE P-20-002
REPLAT: LOTS 2 & 3 OF THE PECAN STREET SUBDIVISION
TO CREATE LOTS 2A, 3A AND 3B

<table>
<thead>
<tr>
<th>PLAT TITLE:</th>
<th>Replat of Lots 2 and 3 of the Pecan Street Subdivision to create Lots 2A, 3A and 3B</th>
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<tr>
<td>CITY/ETJ:</td>
<td>City Limits</td>
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<tr>
<td>PLAT TYPE:</td>
<td>Replat</td>
</tr>
<tr>
<td>OWNER/APPLICANT:</td>
<td>Dara Childs / Ann Brunn</td>
</tr>
<tr>
<td>LOT AREA /LOCATION:</td>
<td>.396 acres of land located at 503 and 511 Pecan Street in Brenham, Washington County, Texas</td>
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<tr>
<td>PROPOSED LEGAL DESCRIPTION:</td>
<td>Lots 2A, 3A and 3B of the Pecan Street Subdivision in Brenham, Washington County, Texas</td>
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<td>ZONING DISTRICT:</td>
<td>R-2, Mixed Residential District</td>
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<td>EXISTING USE:</td>
<td>Residential / vacant land</td>
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<td>COMP PLAN:</td>
<td>Single-Family Residential</td>
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<tr>
<td>FUTURE LAND USE:</td>
<td></td>
</tr>
<tr>
<td>REQUEST:</td>
<td>A request to replat Lots 2 and 3 of the Pecan Street Subdivision in Brenham, Washington County, Texas.</td>
</tr>
</tbody>
</table>

BACKGROUND:
The Owner/Applicant requests approval of a Replat of Lots 2 and 3 of the Pecan Street Subdivision for further development of this property. The Replat further divides Lot 2 and Lot 3 into three lots designated as Lot 2A and Lot 3A and Lot 3B, that are 1.66-acres, 0.165-acres and 0.338-acres, respectfully. A 15-foot utility easement for an existing sanitary sewer line that runs through Lot 2A and Lot 3B was required with this Replat.

STAFF RECOMMENDATION:
Development Services staff has reviewed the proposed Replat for compliance the City of Brenham’s regulations and ordinances and recommends approval of the proposed Replat.

EXHIBITS:
A. Proposed Replat Document
CASE P-20-003

REPLAT: Brenham Business Center, Phase I, Lots 2 & 3, a portion of Reserve “B”, and portion of a 32.16-acre tract to create Lot 1A (29.153 acres) of the Brenham Business Center, Phase I

PLAT TITLE: Replat of Lots 2 and 3 and a portion of Reserve “B”, Brenham Business Center, Phase I, including a portion of a 32.16-acre tract to create Lot 1A

CITY/ETJ: City Limits

PLAT TYPE: Replat

OWNER/APPLICANT: Del Sol Food Co., Inc.

LOT AREA /LOCATION: 29.153 acres located at 3015 S. Blue Bell Road in Brenham, Washington County, Texas

PROPOSED LEGAL DESCRIPTION: Lot 1A of the Brenham Business Center, Phase I in Brenham, Washington County Texas

ZONING DISTRICT: I, Industrial

EXISTING USE: Industrial

FUTURE LAND USE: Industrial

REQUEST: A request to replat Lot 2, Lot 3 and a portion of Reserve “B” of the Brenham Business Center, Phase I and including a portion of a 32.16-acre tract to create Lot 1A, in Brenham, Washington County, Texas.

BACKGROUND:
The Owner/Applicant requests approval of a Replat of Lot 2, Lot 3 and a portion of Reserve “B” of the Brenham Business Center, Phase I and including a portion of a 32.16-acre tract to create Lot 1A for further development of the property. The Replat would combine Lot 2, Lot 3, a portion of Reserve “B” of the Brenham Business Center, Phase I and an 8.092-acre portion of an adjacent 32.16-acre tract to create one lot designated as Lot 1A that is a total of 29.153 acres. No additional easements were required with this Replat.

STAFF RECOMMENDATION:
Development Services staff has reviewed the proposed Replat for compliance the City of Brenham’s regulations and ordinances and recommends approval of the proposed Replat.

EXHIBITS:
A. Proposed Replat Document
Memorandum

Date January 21, 2020
To Chair Keith Behrens and Planning and Zoning Commission
From Shauna Laauwe, Project Planner
Subject P-20-004 Workshop - Text Amendments discussion to define and give parameters for the uses related to Places of Worship, Government owned facilities and uses, schools, community centers and charitable organizations.

Recent development inquiries have highlighted that the Zoning Regulations are silent or vague on the use of government-owned facilities, places of worship, and other institutions of educational, charitable or philanthropic nature within the residential zoning districts. In addition, definitions or more clarity for many of these uses are necessary. Therefore, the Development Services Staff is seeking discussion and consideration of several minor amendments to Appendix A- “Zoning” of the Code of Ordinances.

The existing Zoning Regulations allow “Churches and related auxiliary uses, including educational and philanthropic uses” as specific uses in the R-1 Residential District, R-2 Mixed Residential District, and R-3 Manufactured Home Residential District. However, the current Zoning Ordinance does not contain definitions of a church or what philanthropic uses are comprised of, thus opening these uses up to wide and potentially inconsistent interpretation. City Staff recommends instead of referring to a “church,” utilizing the term “Places of Worship” in order to encompass all faiths. Limiting the term to “churches and related auxiliary uses,” even though utilized by current City Staff in a broad sense, may be perceived as restricting other places of worship and subject the City to first amendment questions. For these reasons, City Staff recommends defining Places of Worship as “a church, synagogue, temple, mosque, or other facility that is used on a regular basis for worship by persons of similar belief.” In addition, City Staff recommends allowing Places of Worship, that do not provide a day school or day care program, and are on a subject site of one (1) acre or less to be allowed as a permitted use in the R-1, R-2, and R-3 Districts. This allowance would benefit smaller neighborhood churches that have minimal adverse impacts to the surrounding area to be allowed as a permitted use. Bufferyard requirements may be added to lessen the impact to adjacent single-family homes.

As for philanthropic uses, philanthropy is defined by Merriam-Webster as “(a) an act or gift done or made for humanitarian purposes, or (b) an organization distributing or supported by funds set aside for humanitarian purposes.” Philanthropic is defined as “dispensing or receiving aid from funds set
aside for humanitarian purposes.” However, without a definition within the Zoning Ordinance, it is difficult to discern what uses are defined as philanthropic. Consequently, the use has been subject to interpretation resulting in inconsistency of what is allowed as a specific use and what is not. In the spirit of uses that have been allowed under the term philanthropic uses, such as the Washington County Healthy Living Association, a community center for senior citizens, City Staff recommends removing philanthropic and replace it with community centers and non-profit/charity organizations. Community centers and non-profit/charity organizations could be allowed as permitted or specific uses based on site square footage.

In addition, the Zoning Regulations are silent on the allowance of government (federal or state) owned structures, facilities and uses. Many municipalities group government owned facilities with educational uses under the broad term of “Institutional Uses.” City Staff recommends amending the zoning ordinance to add and define Institutional Uses as “Government (federal or state) owned structures, facilities and uses as well as primary and secondary schools and accessory facilities, but not to include penal or mental institutions.” Primary and Secondary Schools are currently listed as specific uses in the R-1, R-2, and R-3 Districts. Government owned structures, facilities and uses would also be specific uses. Options for allowing as a permitted use with site restrictions could be considered.

Lastly, any amendments to the uses and definitions in the Residential Districts will also require a “clean-up” of references to these uses in the Business Districts. The Business Districts would be affected by any text amendment to the Residential Districts due to uses allowed in the R-1 are also allowed in B-1, and non-residential uses allowed in B-1 are allowed in B-2 and so forth.

Given the aforementioned information, City Staff is conducting the Workshop to gather feedback from the Planning and Zoning Commission on the following proposals:

- Amending the Zoning Ordinance to include a definition of Places of Worship and replacing church use to “places of worship.”
- Amending the Zoning Ordinance to allow places of worship on a subject site measuring 1 acre (43,560 square feet) or less, and without a day school or day care facility, as a permitted use in the R-1, R-2, and R-3 Districts.
- Amending the Zoning Ordinance to remove the term philanthropic uses.
- Amend the Zoning Ordinance to provide definitions for and to allow community centers and non-profit organizations on a subject site measuring .5 acres (21,780 square feet) as a permitted use in the R-1, R-2, and R-3 Districts. Subject sites greater than .5 acres may be requested as a specific use in the R-1, R-2, and R-3 Districts.
- Amend the Zoning Ordinance to 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.”
- Bufferyard Requirement:
  - 20 feet between adjacent single-family uses and places of worship, community centers, non-profit organizations, institutional uses. The proposed 20-foot
bufferyard is in addition to applicable setbacks and is the same bufferyard that is required between office/retail and single-family uses.

In conclusion, Staff is seeking feedback and discussion regarding the proposed text amendments from the Planning and Zoning Commission and with approval, will plan to bring the item back for consideration in February or March. Please provide any feedback, thoughts, or comments on the proposed amendments to Shauna Laauwe at 979-337-7215 or slaauwe@cityofbrenham.org.