NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, FEBRUARY 24, 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 January 27, 2020 Planning and Zoning Commission Meeting

REGULAR AGENDA

5. Election of a Chairman, Vice-Chairman, Secretary and Deputy Secretary for the Planning and Zoning Commission for 2020.


10. Adjourn

CERTIFICATION

I certify that a copy of the February 24, 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 February 20, 2020, at 4:00 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
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-aces
- 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.


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:

_________________________________ M. Keith Behrens   February 24, 2020
Planning and Zoning Commission   Chairman   Meeting Date

_________________________________ Kim Hodde   February 24, 2020
Attest   Staff Secretary   Meeting Date
CASE P-20-005
PRELIMINARY PLAT: PRAIRIE LEA CEMETERY

<table>
<thead>
<tr>
<th>PLAT TITLE:</th>
<th>Prairie Lea Cemetery</th>
<th>CITY/ETJ:</th>
<th>City</th>
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<tbody>
<tr>
<td>PLAT TYPE:</td>
<td>Final Plat</td>
<td></td>
<td></td>
</tr>
<tr>
<td>OWNER/APPLICANT:</td>
<td>Brenham Cemetery Association</td>
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<tr>
<td>ADDRESS/LOCATION:</td>
<td>405 S. Saeger Street</td>
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<tr>
<td>LOT AREA:</td>
<td>29.30 acres</td>
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<tr>
<td>ZONING DISTRICT:</td>
<td>B-2, Commercial Research and Technology</td>
<td></td>
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<td>EXISTING USE:</td>
<td>Vacant land</td>
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<tr>
<td>COMP PLAN</td>
<td>Local Public Facilities and Commercial</td>
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<tr>
<td>FUTURE LAND USE:</td>
<td></td>
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<tr>
<td>REQUEST:</td>
<td>A request to Final Plat 29.30 acres of land out of the Phillip H. Coe Survey, A-31 to create Lot 1, Block 1 of the Prairie Lea Cemetery in Brenham, Washington County, Texas.</td>
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</tbody>
</table>

BACKGROUND:

The applicant/owner requests approval of a Final Plat of Prairie Lea Cemetery that comprises of 29.30-acres generally located north of Highway 290 West and south of Robert Cappel Drive, 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 this Final Plat is required for future development. The Preliminary Plat was approved at the December 16, 2019 Planning and Zoning Commission meeting.

STAFF ANALYSIS AND RECOMMENDATION:

Development Services has reviewed this Final Plat for compliance with applicable City of Brenham regulations and ordinances and recommends approval of this plat as presented.

EXHIBITS:

A. Proposed Final Plat
City of Brenham
20' Wide Utility Easement
Called 0.5079 Ac.
405/916 D.R.W.C.

City of Brenham
15' Wide Utility Easement
Called 0.179 Ac.
698/609 O.R.W.C.

DEED LINE
## CASE P-20-007
### PRELIMINARY PLAT:  CENTURY HILLS SUBDIVISION (ETJ)

<table>
<thead>
<tr>
<th>PLAT TITLE:</th>
<th>Century Hills Subdivision, Lots 1-8</th>
<th>CITY/ETJ:</th>
<th>ETJ</th>
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<tbody>
<tr>
<td>PLAT TYPE:</td>
<td>Preliminary Plat</td>
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<tr>
<td>OWNER/APPLICANT:</td>
<td>Rockies Creek Investments, LLC / Hodde &amp; Hodde Surveying – Jon Hodde</td>
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<tr>
<td>ADDRESS/LOCATION:</td>
<td>1732 Old Independence Road, located near the intersection of Old Independence Road and Ike Lane</td>
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</tr>
<tr>
<td>LOT AREA:</td>
<td>19.93 acres</td>
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<td></td>
</tr>
<tr>
<td>ZONING DISTRICT/USE:</td>
<td>Not applicable / Agricultural vacant land</td>
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<td></td>
</tr>
<tr>
<td>COMP PLAN FUTURE LAND USE:</td>
<td>Rural</td>
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</table>

### BACKGROUND:

The subject 19.423 acres of land is within the ETJ and is generally located approximately one mile north of Linda Anderson Park and is on the southeast corner of the intersection of Old Independence Road and Ike Lane. The subject property to be platted is owned by Rockies Creek Investments, LLC who desires to divide the tract into eight residential lots as follows:

- Lot 1 – 2.598 acres
- Lot 2 – 2.198 acres
- Lot 3 – 2.982 acres
- Lot 4 – 2.475 acres
- Lot 5 – 1.508 acres
- Lot 6 – 1.806 acres
- Lot 7 – 3.349 acres
- Lot 8 – 2.507 acres

Included in this proposed plat is a 0.509-acre dedication for public right-of-way along Old Independence Road, a portion of the land at the intersection of Old Independence Road and Ike Lane, and the land between Ike Lane and existing fence line. Old Independence Road is projected to be a future major collector street in the City of Brenham’s Thoroughfare Plan. The dedication will insure the necessary 40
feet of right-of-way needed on the east side of the centerline of Old Independence Road for the eventual total of 80 feet of right-of-way required for the future collector street.

STAFF ANALYSIS AND RECOMMENDATION:

Development Services have reviewed this Preliminary Plat for compliance with applicable City of Brenham regulations and ordinances and recommends approval of this plat as presented.

EXHIBITS:
A. Proposed Preliminary Plat
## CASE P-20-007
### FINAL PLAT: CENTURY HILLS SUBDIVISION (ETJ)

<table>
<thead>
<tr>
<th>PLAT TITLE:</th>
<th>Century Hills Subdivision, Lots 1-8</th>
</tr>
</thead>
<tbody>
<tr>
<td>CITY/ETJ:</td>
<td>ETJ</td>
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<tr>
<td>PLAT TYPE:</td>
<td>Final Plat</td>
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<tr>
<td>OWNER/APPLICANT:</td>
<td>Rockies Creek Investments, LLC / Hodde &amp; Hodde Surveying – Jon Hodde</td>
</tr>
<tr>
<td>ADDRESS/LOCATION:</td>
<td>1732 Old Independence Road, located near the intersection of Old Independence Road and Ike Lane</td>
</tr>
<tr>
<td>LOT AREA:</td>
<td>19.93 acres</td>
</tr>
<tr>
<td>ZONING DISTRICT/USE:</td>
<td>Not applicable / Agricultural vacant land</td>
</tr>
<tr>
<td>COMP PLAN FUTURE LAND USE:</td>
<td>Rural</td>
</tr>
<tr>
<td>REQUEST:</td>
<td>Final Plat of the Century Hills Subdivision, Lots 1-8, being 19.42 acres of land and 0.51 acres of dedicated for public right-of-way, for a total of 19.93 acres out the P. &amp; A. Hope Survey, A-62 in Washington County, Texas.</td>
</tr>
</tbody>
</table>

The subject 19.423 acres of land is within the ETJ and is generally located approximately one mile north of Linda Anderson Park and is on the southeast corner of the intersection of Old Independence Road and Ike Lane. The subject property to be platted is owned by Rockies Creek Investments, LLC who desires to divide the tract into eight residential lots as follows:

- Lot 1 – 2.598 acres
- Lot 2 – 2.198 acres
- Lot 3 – 2.982 acres
- Lot 4 – 2.475 acres
- Lot 5 – 1.508 acres
- Lot 6 – 1.806 acres
- Lot 7 – 3.349 acres
- Lot 8 – 2.507 acres

Included in this proposed plat is a 0.509-acre dedication for public right-of-way along Old Independence Road, a portion of the land at the intersection of Old Independence Road and Ike Lane, and the land between Ike Lane and existing fence line. Old Independence Road is projected to be a future major collector street in the City of Brenham’s Thoroughfare Plan. The dedication will insure the necessary 40 feet of right-of-way needed on the east side of the centerline of Old Independence Road for the eventual total of 80 feet of public right-of-way required for the future collector street.
STAFF ANALYSIS AND RECOMMENDATION:

Development Services have reviewed this Final Plat for compliance with applicable City of Brenham regulations and ordinances and recommends approval of this plat as presented.

EXHIBITS:
A. Proposed Final Plat
# CASE P-20-008
## FINAL PLAT: Vintage Farms Townhomes

<table>
<thead>
<tr>
<th>PLAT TITLE:</th>
<th>Vintage Farms Townhomes</th>
<th>CITY/ETJ: City Limits</th>
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<tr>
<td>PLAT TYPE:</td>
<td>Final Plat</td>
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<tr>
<td>OWNER/APPLICANT:</td>
<td>Rainer &amp; Son Development Company (Stylecraft Builders, Inc.) / McClure &amp; Browne - Jeffrey Robertson</td>
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<tr>
<td>LOT AREA /LOCATION:</td>
<td>13.711 acres located on State Highway 36 North near Dixie Road</td>
<td></td>
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<tr>
<td>LEGAL DESCRIPTION:</td>
<td>Reserve “C” and Reserve “D”, Vintage Farms Subdivision, Phase 1</td>
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<tr>
<td>ZONING DISTRICT</td>
<td>Planned Development District (O-17-005) / Residential</td>
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<td>EXISTING USE:</td>
<td>Vacant land</td>
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<td>COMP PLAN</td>
<td>Mixture of Single Family and Multi-Family</td>
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<tr>
<td>FUTURE LAND USE:</td>
<td>A request to replat Reserve “C” and Reserve “D” of the Vintage Farms Subdivision, Phase I to create Vintage Farms Townhomes consisting of 13.711 acres, in the City of Brenham, Washington County, Texas.</td>
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</table>

**BACKGROUND:**

On October 23, 2017, the Planning and Zoning Commission approved the Preliminary Plat for the Vintage Farms Subdivision, Phases I, II and III.

On November 27, 2017, the Commission approved the Final Plat creating Vintage Farms Subdivision, Phase I. The Final Plat for Phase I included platting of 102 residential lots and Reserves A-F.

On June 24, 2019, the Planning and Zoning Commission approved the Final Plat creating Vintage Farms Subdivision, Phase II. The Final Plat for Phase II included platting of 52 residential lots and corresponding right-of-way and easements.

Rainer & Son Development Company (formerly known as CTX Land Investments, LLC) requests approval of a Final Plat to replat Reserve “C” and Reserve “D” of the Vintage Farms Subdivision, Phase I to create the Vintage Farms Townhomes, consisting of 13.711 acres of land and the creation of 57 residential townhome lots and corresponding right-of-way and easements. The proposed plat meets all applicable standards of the Planned Development District.
STAFF RECOMMENDATION:

Development Services have reviewed this proposed Final Plat for compliance with applicable City of Brenham regulations and ordinances and recommends **approval** of this plat as presented.

EXHIBITS:
A. Proposed Final Plat