

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
JULY 28, 2025**

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 July 28, 2025, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Deanna Alfred, Vice Chair
Chris Cangelosi
Darren Heine
Calvin Kossie
Cayte Neil

Commissioners absent:

M. Keith Behrens, Chair
Cyndee Smith

Staff present:

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

Citizens/Media present:

Donald W. Lampe
Amado Escobar, Jr.
Sarah Forsythe, Brenham Banner

1. Call Meeting to Order

Vice Chair Alfred called the meeting to order at 5:17 pm with a quorum of five (5) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

Stephanie Doland, Development Services Director, stated that there was a recent legislative change that affects the posting requirements. Currently an agenda has to be posted 72 hours prior to a meeting; however, the new legislation requires that an agenda be posted 3 business days prior to the meeting, excluding federal, state, and local holidays. This means that for the regular Monday meeting, the agenda will have to be posted on Tuesday of the previous week in order to meet these new guidelines. The plan is to continue with the current meeting and submission dates for the remainder of the year and then evaluate whether the meeting dates and/or submittal deadlines may need to be changed. The Planning and Zoning Commission meetings may need to be moved earlier in the month instead of the 4th Monday so that the items are not delayed 3-4 weeks for City Council hearings due to the new posting requirements.

Ms. Doland further stated that there would be a Capital Improvements Advisory Committee meeting on August 25, 2025 just prior to the Planning and Zoning Commission.

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 June 23, 2025, Planning and Zoning Commission Meeting.

Vice Chair Alfred called for a motion for the statutory consent agenda. A motion was made by Commissioner Neil and seconded by Commissioner Kossie to approve the Statutory Consent Agenda (Item 4-a), as presented. The motion carried unanimously.

REGULAR SESSION

5. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-25-0007: A request by Amado & Roni Escobar, Jr. and Ken & Pam Hill for approval of a Replat of Lot 3, Block 3 of the Hillcrest Addition and 16,704 square feet out of Tract 8 of the A. Harrington Survey to create Lots 3A and 3B, Block 3 of the Hillcrest Addition containing 0.493-acres and 0.212-acres, currently addressed as 205 Mary Gene Street and 204 McNeese, respectively, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. LOTLINE-25-0007. Ms. Laauwe stated that the property owners and applicants are Amado & Roni Escobar, Jr. and Ken & Pam Hill, and the surveyor is Donald W. Lampe/ Lampe Surveying, Inc. The subject properties, currently identified as Lot 3, Block 3 of the Hillcrest Addition (205 Mary Gene Street) and Tract 8 of the A. Harrington Survey (204 McNeese Street) are owned by Amado & Roni Escobar, Jr. and Ken & Pam Hill, respectively. The subject properties are a combined 0.705-acres and generally located on the south side of Mary Gene Street and the north side of McNeese Street, west of Sandy Street and east of Cedar Street. The properties are currently developed with single family residences. The property owners would like to replat the property to increase the size of Lot 3, Block 3 (proposed Lot 3A). Proposed Lot 3A will be 0.493-acres and proposed Lot 3B will be 0.212-acres.

A Public Hearing Notice was published in the Banner Press and notices were mailed to property owners within 200 feet of the subject properties on July 10, 2025. One written comment from Lucy Hernandez, who lives at 208 Mary Gene Street, was received in support of the request.

The requested replat meets all city ordinances and regulations; therefore, Staff recommends approval of the replat as presented.

Vice Chair Alfred closed the regular session and opened the public hearing at 5:27 pm. There were no public comments.

Vice Chair Alfred closed the public hearing and re-opened the regular session at 5:28 pm.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Kossie to approve the request by Amado & Roni Escobar, Jr. and Ken & Pam Hill for approval of a Replat of Lot 3, Block 3 of the Hillcrest Addition and 16,704 square feet out of Tract 8 of the A. Harrington Survey to create Lots 3A and 3B, Block 3 of the Hillcrest Addition containing 0.493-acres and 0.212-acres, currently addressed as 205 Mary Gene Street and 204 McNeese, respectively, as presented. The motion carried unanimously.

6. Adjourn.

A motion was made by Commissioner Neil and seconded by Commissioner Kossie to adjourn the meeting at 5:28 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
Chair

August 25, 2025
Meeting Date

Kim Hodde
Attest

Kim Hodde
Staff Secretary

August 25, 2025
Meeting Date