

**CITY OF BRENHAM  
PLANNING AND ZONING COMMISSION MINUTES  
June 24, 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 June 24, 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  
Deanna Alfred, Vice Chair  
Leroy Jefferson  
Calvin Kossie  
Nancy Low  
Lynnette Sheffield  
Marcus Wamble

Commissioners absent:

Staff present:

Lowell Ogle, Assistant City Manager  
Kim Hodde, Planning Technician  
Sarah Hill, Administrative Assistant

Citizens present:

Brad Trochta, Brenham Wholesale Grocery  
Stephen Grove, Stylecraft Builders  
Shanice Robinson, Bleyl Engineering

**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**

Kim Hodde stated that a memo regarding parking space requirements is on the dais for the board members to take home and review. She stated that this item is scheduled to be presented at the next P & Z meeting. If the Board would like to have a workshop discussion instead of an action item at the next meeting to please contact staff and let them know. Commissioner Alfred asked if Ms. Doland could email the Board members and let them know what staff's recommendation is then a decision can be made as to whether a workshop discussion is needed.

**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 May 28, 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 Sheffield and seconded by Commissioner Kossie to approve the minutes from the May 28, 2019 meeting, as presented. The motion carried unanimously.

**REGULAR MEETING**

- 5. Public Hearing, Discussion and Possible Action on Case No. P-19-021: A request by Brenham Wholesale Grocery for an Amendment to the City of Brenham’s Official Zoning Map of the Code of Ordinances to change the zoning from a Manufactured Home Residential Use District (R-3) to an Industrial Use District (I) on 1.27 acres of land described as James Walker Survey, A-106, and 0.136 acres described as Arrabella Harrington Survey, A-55, and 0.608 acres described as Block 1, Beacon Hill Addition, and 0.137 acres described as a portion of Limit Street, being a total of 2.151-acres in Brenham, Washington County, Texas.**

Kim Hodde presented the staff report for Case No. P-19-021 (on file in the Development Services Department). Ms. Hodde explained that City Council is in the process of abandoning a portion of the Limit Street right-of-way and that Brenham Wholesale Grocery will be platting the property.

Staff received two citizen/property owner comments regarding the requested zone change – one in support and one against.

Chairman Behrens opened the Public Hearing at 5:22 pm and asked for any comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:23 pm and re-opened the Regular Session.

A motion was made by Commissioner Alfred and seconded by Commissioner Wamble to recommend approval to the Brenham City Council of the Zone Change request by Brenham Wholesale Grocery for an Amendment to the City of Brenham’s Official Zoning Map of the Code of Ordinances to change the zoning from a Manufactured Home Residential Use District (R-3) to an Industrial Use District (I) on the 2.151-acres, as presented. The motion carried unanimously.

- 6. Discussion and Possible Action on Case No. P-19-022: A Final Plat of Reserve “F” of the Vintage Farms Subdivision, Phase I to create Vintage Farms Subdivision, Phase II consisting of 17.778 acres located generally on State Highway 36 N and Dixie Road in Brenham, Washington County, Texas.**

Kim Hodde presented the staff report for Case No. P-19-022 (on file in the Development Services Department). She stated that a preliminary plat for the Vintage Farms Subdivision, Phases I, II and III was approved on October 23, 2017. The Final Plat for Phase I was approved on November 27, 2017 with the subject property being platted as Reserve “F”. This final plat, which is a replat of “Reserve F”, creates Vintage Farms Subdivision, Phase II consisting of 54 residential lots, common areas, and the remainder of “Reserve F”. Staff has reviewed the plat and finds that it meets all applicable City ordinances and recommends approval.

A motion was made by Commissioner Kossie and seconded by Commissioner Alfred to approve the Final Plat to create the Vintage Farms Subdivision, Phase II, as presented. The motion carried unanimously.

**7. Adjourn**

A motion was made by Commissioner Alfred and seconded by Commissioner Sheffield to adjourn the meeting at 5:30 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:

Deanna Alfred  
Planning and Zoning Commission

Deanna Alfred  
Vice Chairman

July 22, 2019  
Meeting Date

Kim Hodde  
Attest

Kim Hodde  
Staff Secretary

July 22, 2019  
Meeting Date