

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
March 23, 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 March 23, 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
Dr. Deanna Alfred, Vice Chair
Calvin Kossie
Cayte Neil

Commissioners absent:

Leroy Jefferson (excused)
Lynnette Sheffield (excused)
Marcus Wamble (excused)

Staff present:

James Fisher, City Manager
Jeana Bellinger, City Secretary

Citizens present:

None

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:16 pm with a quorum of four (4) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

There were no reports or announcements.

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 February 24, 2020 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 Kossie to approve the minutes from the February 24, 2020 meeting, as presented. The motion carried unanimously.

REGULAR MEETING

- 5. Public Hearing, Discussion and Possible Action on Case No. P-20-009: A request by the Brenham Housing Authority for a Specific Use Permit to allow a multifamily development on a site of two (2) acres or more for land located generally west of Hasskarl Drive and south of Eleanor Drive in an R-2, Mixed Residential Zoning District, described as a 5.490 acre parcel being a portion of Tract 184 out of the Arrabella Harrington Survey, in Brenham, Washington County, Texas.**

James Fisher, City Manager, presented the staff report for Case No. P-20-009 (on file in the Development Services Department). Mr. Fisher stated that The subject property is an approximate 5.49-acre tract of land generally located south of E Blue Bell Road and bounded by E Blue Bell Road to the north, Henderson Park to the west, Hasskarl Drive to the east and Matilda Street to the south. The tract also encompasses Eleanor Drive. The subject property is currently zoned as R-2, Mixed Residential Use District and developed with duplexes owned by Brenham Housing Authority. The property owner/applicant, Brenham Housing Authority, is proposing to demolish the existing duplexes and develop an 80-unit multi-family development to replace the existing duplex units. The R-2 District allows a multi-family development on a site of two (2) acres or more with prior approval of a Specific Use Permit (SUP). Therefore, the applicant seeks a SUP to allow for the development of a proposed 80-unit multi-family development on 5.49-acres of land in a R-2, Mixed Residential Use District.



Chairman Behrens opened the Public Hearing at 5:21 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 Alfred and seconded by Commissioner Kossie to approve a specific use permit to allow a multifamily development on a site of two acres or more (5.490 acres), as presented. The motion carried unanimously.

- 6. Discussion and Possible Action on Case No. P-20-010: Preliminary Plat of the Blinn Fifth Street Subdivision creating Lot 1, Block 1, and Lot 1, Block 2, being 3.594 acres of land out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.**

James Fisher presented the staff report for Case No. P-20-010 (on file in the Development Services Department). Mr. Fisher stated that Blinn College District (the applicant/owner) requests approval of a Preliminary Plat of the Blinn Fifth Subdivision that creates Lot 1, Block 1 (2.597 acres) and Lot 1, Block 2 (.997 acres) for a total of 3.59-acres. Blinn College desires to develop the site into a residential dormitory and associated parking lot. The subject property abuts Prairie Lea Street to the west, W Fifth Street to the north, and High Street to the east, in addition to the lot located on the southeast corner of West Fifth Street and High Street. The subject site does not have a recorded plat and thus, the Preliminary Plat and this 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 of this plat as presented.

A motion was made by Commissioner Kossie and seconded by Commissioner Neil to approve the Preliminary Plat of the Blinn Fifth Street Subdivision, as presented. The motion carried unanimously.

7. Discussion and Possible Action on Case No. P-20-011: Final Plat of the Blinn Fifth Street Subdivision creating Lot 1, Block 1, and Lot 1, Block 2, being 3.594 acres of land out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.

James Fisher presented the staff report for Case No. P-20-011 (on file in the Development Services Department). Mr. Fisher stated that this is the Final Plat to compliment the Preliminary Plat that was approved in the previous item. Engineering and Development Services have reviewed the proposed Final Plat for compliance with the City of Brenham’s applicable regulations and ordinances and recommends approval of this plat as presented.

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to approve the Final Plat of the Blinn Fifth Street Subdivision, as presented. The motion carried unanimously.

8. Adjourn.

A motion was made by Commissioner Neil and seconded by Commissioner Alfred to adjourn the meeting at 5:24 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
Chairman

April 27, 2020
Meeting Date

Kim Hodde
Attest

Kim Hodde
Staff Secretary

April 27, 2020
Meeting Date