

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
May 26, 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 May 26, 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 (via teleconference)
Lynnette Sheffield
Marcus Wamble

Commissioners absent:

Leroy Jefferson (excused)

Staff present:

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

Citizens present:

Lance Chambers	Austin & Rachael Taylor
Beau Yarbrough	George Dillingham
Jon Hodde	Albert Ehlert
Luther Hueske	Austin Love
Paul Bohls	

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:15 pm with a quorum of six (6) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

- Stephanie Doland, Development Services Director, provided a development update showing various projects in progress, recently completed, or anticipated to begin soon. A copy is on file with the Development Services Department. In response to questions from Commissioners, Ms. Doland stated that Baker Katz have requested and extension due to COVID-19.

- At the upcoming July meeting, there will be a “Plan of Work” workshop item. The recently adopted Comprehensive Plan, Historic Past, Bold Future: Plan 2040 established multiple action items in priority order. City staff will seek direction from the Commission about what next steps should be taken in the implementation of Plan 2040.
- Ms. Doland thanked the Development Services staff for keeping things going smoothly while she was out on maternity leave.

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 April 27, 2020 Planning and Zoning Commission Meeting**
- 4-b. Case No. P-20-015: Preliminary Plat of the Old Mill Creek Subdivision, Section 2, to create Lot 1-R, being 7.198 acres and dedication of 0.245 acres and 0.031 acres of land for road right-of-way, for a total of 7.474 acres out of the Phillip H. Coe Survey, A-31 in Brenham, Washington County, Texas.**
- 4-c. Case No. P-20-016: Final Plat of the Old Mill Creek Subdivision, Section 2, to create Lot 1-R, being 7.198 acres and dedication of 0.245 acres and 0.031 acres of land for road right-of-way, for a total of 7.474 acres out of the Phillip H. Coe Survey, A-31 in Brenham, Washington County, Texas.**
- 4-d. Case No. P-20-022: Final Plat of the WGW Compound Division No. 1 establishing a 60-foot wide private road containing 1.680 acres, Tract 1 and Tract 2, being a total of 4.680 acres of land out of the James Walker Survey in Washington County, Texas.**
- 4-e. Case No. P-20-023: Preliminary Plat of the Liberty Village Subdivision being 76.912 acres establishing Reserve “A” being 23.321 acres and Reserve “B” being 24.467 acres and establishing Phase 1 being 29.124 acres consisting of Common Areas 1-3 and 112 Lots in Blocks 1-8 out of the Phillip Coe Survey, A-31 and the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.**

Commissioner Neil recused herself from voting on the consent agenda.

Chairman Behrens called for a motion for the statutory consent agenda. A motion was made by Commissioner Wamble and seconded by Commissioner Alfred to approve the Statutory Consent Agenda Items 4-a through 4-e, as presented. The motion carried unanimously (5-0).

REGULAR MEETING

- 5. Public Hearing, Discussion and Possible Action on Case No. P-20-017: A request by the Washington County Healthy Living Association / Margaret E. Blizzard Senior Activity Center for a Specific Use Permit to allow additional parking as an accessory use for the Margaret E. Blizzard Senior Activity Center (located at 1301 E. Tom Green Street) in an R-1 Single Family Residential Use Zoning District on approximately 0.938 acres of land addressed as 1300, 1302, 1304 and 1306 Loesch Street, and described as Section 1, Block 1, Lots 1-4 of the Kenjura Subdivision in Brenham, Washington County, Texas.**

Shauna Laauwe, Project Planner, presented the staff report for Case No. P-20-017 (on file in the Development Services Department). Ms. Laauwe stated that in April 2012 a Specific Use Permit was issued for a non-profit / philanthropic use for construction of the Margaret E. Blizzard Senior Center. Currently the Senior Center serves lunch to 200-300 people Monday through Friday from 11:00 am to 1:00 pm and many seniors are parking along both sides of the street and having to walk to the Center. The Senior Center currently has approximately 122 parking spaces. If the proposed SUP is approved, the adjacent properties will add a net gain of 61 parking spaces for a total of 183 parking spaces. Approval of this Specific Use Permit is in accordance with the development pattern of local public facilities and would accommodate the existing spillover traffic. Staff recommends approval the requested Specific Use Permit.

Commissioner Alfred recused herself from discussion and voting on this item.

Chairman Behrens opened the Public Hearing at 5:29 pm and asked for any public comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:30 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Sheffield to recommend approval of the request by the Washington County Healthy Living Association / Margaret E. Blizzard Senior Activity Center for a Specific Use Permit to allow additional parking as an accessory use for the Margaret E. Blizzard Senior Activity Center (located at 1301 E. Tom Green Street) in an R-1 Single Family Residential Use Zoning District on approximately 0.938 acres of land addressed as 1300, 1302, 1304 and 1306 Loesch Street, as presented. The motion carried unanimously (5-0).

- 6. Public Hearing, Discussion and Possible Action on Case No. P-20-018: A request by Paul Leventis / Russell and Brooke Schroeder for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Mixed Residential Use District (R-2) to a Commercial, Research and Technology Use District (B-2) on approximately 1.071 acres of land described as part of Tract 57 of the John Lang Survey, A-156 in Brenham, Washington County, Texas.**

Shauna Laauwe, Project Planner, presented the staff report for Case No. P-20-018 (on file in the Development Services Department). Ms. Laauwe stated that the property is currently zoned a mixture of B-2, Commercial Research and Technology and R-2, Mixed Residential Use District. The applicant requests to rezone the R-2 portion of the property to B-2 to allow for future commercial development.

Approval of the requested zone change would allow for the proposed development of an office to accommodate the future Brenham Market Square mixed-use development and would zone the property in accordance with the surrounding B-2 zoning use district. The existing single-family home

is located on the B-2 portion and is considered legally nonconforming. Staff recommends approval of the requested Specific Use Permit.

Chairman Behrens opened the Public Hearing at 5:35 pm and asked for any public comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:35 pm.

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to recommend approval of the request by Paul Leventis / Russell and Brooke Schroeder for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Mixed Residential Use District (R-2) to a Commercial, Research and Technology Use District (B-2) on approximately 1.071 acres of land, as presented. The motion carried unanimously.

7. Public Hearing, Discussion and Possible Action on Case No. P-20-019: Replat of Lot 5B of the Rippetoe Addition to create Lot 1 (0.257 acres) and Lot 2 (0.335 acres) of the Home Town Division, containing a total of 0.592 acres of land located at 307 Baber Street and 402 W. Jefferson Street, respectively, in Brenham, Washington County, Texas.

Stephanie Doland presented the staff report for Case No. P-20-019 (on file in the Development Services Department). Ms. Doland stated that Staff received one citizen comment against the replat. Engineering and Development Services have reviewed the proposed replat for compliance with the City of Brenham's applicable regulations and ordinances and recommend approval.

Chairman Behrens opened the Public Hearing at 5:37 pm and asked for any public comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:37 pm.

A motion was made by Commissioner Wamble and seconded by Commissioner Kossie to approve a replat of Lot 5B of the Rippetoe Addition to create Lot 1 and Lot 2 of the Home Town Division, as presented. The motion carried unanimously.

8. Public Hearing, Discussion and Possible Action on Case No. P-20-020: Replat of Reserve "D" of the Overlook Estates Subdivision, Section 1 to create Overlook Estates Subdivision, Section 4, consisting of 11 residential lots and Reserve "A", containing approximately 11.300 acres of land located east of Old Masonic Road and north of Ava Drive in Brenham, Washington County, Texas.

Stephanie Doland presented the staff report for Case No. P-20-020 (on file in the Development Services Department). Ms. Doland stated that the owner requests approval of this replat of Reserve "D" of the Overlook Estates for residential development of eleven (11) lots that comprise 3.26-acres and a Reserve "A" that is 8.042-acres. The Reserve "A" is to be dedicated for detention use only as a 5.54-acre portion is located within a floodway. City staff received a total of five citizen comments in opposition of the replat (on file in the Development Services Department). Several property owners indicated to Staff that they were told that the property would not be developed; however, it was platted as an unrestricted reserve. The proposed development shall meet the adopted development standards including the requirement that there are no adverse drainage impacts on adjacent properties. Engineering and Development Services have reviewed the proposed replat for compliance with the City of Brenham's applicable regulations and ordinances and recommend approval.

Chairman Behrens opened the Public Hearing at 5:42 pm and asked for any public comments. Austin Taylor who lives at 309 Ava Drive stated that his concerns are as follows:

- Development will make an impact on the ecosystem (wildlife).
- Requests staff to ensure that the run-off is contained within the development so that adjoining property owners are not negatively impacted.
- No significant impact to the trees and vegetation.

In response to various questions, Ms. Doland and Beau Yarbrough (the owner/developer) stated that:

- The Engineering team has evaluated the proposed detention pond and drainage plan to verify that it will remain onsite and account for the proposed development.
- The trees and vegetation located in the flood-plain areas of the property are not planned to be removed.
- No building will be done within the flood zone.
- Developer has been working with City staff for the past five months.
- The Civil plans have been reviewed by the City's Engineer.
- The water and sewer are served by the City of Brenham.
- The electric service will be provided by Bluebonnet Electric.
- City staff recommended that the plat be named Overlook Estates, Section 4 since it was originally platted as a reserve portion of Overlook Estates, Section 1.
- DSW Homes is the builder.

Chairman Behrens requested that City Staff verify that the Ava Drive homes drain to the detention pond and that the pond is capable of detaining runoff from the proposed development. Chairman Behrens closed the Public Hearing at 5:50 pm.

A motion was made by Commissioner Wamble and seconded by Commissioner Kossie to approve a replat of Reserve "D" of the Overlook Estates Subdivision, Section 1 to create Overlook Estates Subdivision, Section 4, as presented. The motion carried unanimously.

9. Public Hearing, Discussion and Possible Action on Case No. P-20-021: Replat of a portion of Lot 65 of the College Heights Addition and a portion of abandoned right-of-way formerly known as Magnolia Street to create Lot 65B-R, containing 0.202 acres of land located at 1598 Clay Street in Brenham, Washington County, Texas.

Stephanie Doland presented the staff report for Case No. P-20-021 (on file in the Development Services Department). Ms. Doland stated that the proposed replat request will bring the property into compliance with adopted City ordinances. Engineering and Development Services have reviewed the proposed replat for compliance with the City of Brenham's applicable regulations and ordinances and recommend approval.

Chairman Behrens opened the Public Hearing at 5:53 pm and asked for any public comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:53 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Sheffield to approve a replat of a portion of Lot 65 of the College Heights Addition and a portion of abandoned right-of-way formerly known as Magnolia Street to create Lot 65B-R, as presented. The motion carried unanimously.

10. Adjourn.

A motion was made by Commissioner Wamble and seconded by Commissioner Kossie to adjourn the meeting at 5:55 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:

<u><i>M. Keith Behrens</i></u> Planning and Zoning Commission	<u>M. Keith Behrens</u> Chairman	<u>June 22, 2020</u> Meeting Date
<u><i>Kim Hodde</i></u> Attest	<u>Kim Hodde</u> Staff Secretary	<u>June 22, 2020</u> Meeting Date