

**CITY OF BRENHAM  
PLANNING AND ZONING COMMISSION MINUTES  
July 27, 2020**

*The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

Due to COVID-19 recommendations from the CDC and Texas Governor Greg Abbot's Executive Order signed on March 16, 2020, this Regular Meeting of the Brenham Planning and Zoning Commission was conducted virtually via teleconference and/or videoconference. The meeting was audible to members of the public and allowed for two-way communication for those desiring to participate in the meeting.

A regular meeting of the Brenham Planning and Zoning Commission was held on July 27, 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 (via video/teleconference)  
Dr. Deanna Alfred, Vice Chair (via video/teleconference)  
Calvin Kossie (via video/teleconference)  
Cayte Neil (via video/teleconference)  
Lynnette Sheffield (via video/teleconference)  
Marcus Wamble (via video/teleconference)

Commissioners absent:

None

Staff present:

Stephanie Doland, Director of Development Services (on-site at City Hall)  
Shauna Laauwe, Project Planner (on-site at City Hall)  
Kim Hodde, Planning Technician (on-site at City Hall)

Citizens present:

Debbie Bender (via video/teleconference)  
Daniel Beamon (via video/teleconference)  
Nathan Winkelmann (via video/teleconference)  
Josh Blaschke, KWHI (via video/teleconference)  
Alyssa Faykus, Brenham Banner Press (via video/teleconference)

**1. Call Meeting to Order**

Chairman Behrens called the meeting to order at 5:26 pm with a quorum of six (6) Commissioners present.

**2. Public Comments**

There were no public comments.

**3. Reports and Announcements**

- Stephanie Doland informed the Commission that staff does not have an update on the P & Z Plan of Work at this time; however, it should be forthcoming soon.

## **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 June 22, 2020 Planning and Zoning Commission Meeting**
- 4-b. Case No. P-20-028: Final 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.**

Chairman Behrens called for a motion for the statutory consent agenda. A motion was made by Commissioner Sheffield and seconded by Commissioner Wamble to approve the Statutory Consent Agenda Items 4-a. and 4-b., as presented. The motion carried unanimously.

## **REGULAR SESSION**

- 5. Public Hearing, Discussion and Possible Action on Case No. P-20-027: A request by Nathan Winkelmann / Michael Benestante for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from an Industrial Use District (I) to a Commercial, Research and Technology Use District (B-2) on the following:**
  - a. Approximately 0.849 acres of vacant land located adjacent to 1303 Prairie Lea Street and 1305 Prairie Lea Street, being further described as part of Lot No. 2 of Continental Ribbon and Carbon Company Subdivision out of the P.H. Coe Survey, A-31, in Brenham, Washington County, Texas.**
  - b. Approximately 4.236 acres of vacant land addressed as 1303 Prairie Lea Street, being further described as part of Lot No. 2 of the Continental Ribbon and Carbon Company Subdivision out of the P.H. Coe Survey, A-31, in Brenham, Washington County, Texas.**

Shauna Laauwe, Project Planner, presented the staff report for Case No. P-20-027 (on file in the Development Services Department). Ms. Laauwe stated that the subject tract considers of two properties, a 4.236-acre vacant property addressed as 1303 Prairie Lea Street and a 0.849-acre tract portion of the vacant property located to the south and adjacent to 1303 & 1305 Prairie Lea Street. The subject tracts are currently zoned as I, Industrial District. The property owners / applicants, Nathan Winkelmann and Michael Benestante, have requested that the approximate 5.08 combined acres be rezoned from I, Industrial to B-2, Commercial Research and Technology District. The Industrial Zoning District allows for almost every use, except residential; therefore, the B-2 zoning is more compatible with the existing neighboring uses. Notices were mailed to property owners within 200-feet of the

subject property on July 16, 2020 and published in the newspaper. No citizen comments were received.

Based on the evidence and findings, Staff recommends approval of the proposed rezoning of the 4.236-acre tract generally located at 1303 Prairie Lea Street and a 0.849-acre portion of the vacant property located to the south and adjacent to 1303 & 1305 Prairie Lea Street to the B-2, Commercial Research and Technology District.

Chairman Behrens opened the Public Hearing at 5:38 pm and asked for any public comments. Debbie Bender asked if this change would affect their car wash located adjacent to this property such as having to provide a buffer. Ms. Doland replied that the City of Brenham ordinance states that the requirement for the buffer yard falls on the property that develops second. All other development standards will remain as-is. Commissioner Wamble asked what constitutes a legal "buffer". Ms. Laauwe stated that fencing or partial landscaping are both considered buffers. There were no other questions.

Chairman Behrens closed the Public Hearing at 5:41 pm.

A motion was made by Commissioner Alfred and seconded by Commissioner Sheffield to recommend approval to the Brenham City Council of the request by Nathan Winkelmann / Michael Benestante for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from an Industrial Use District (I) to a Commercial, Research and Technology Use District (B-2) on the properties described above, as presented. The motion carried unanimously.

**6. Adjourn.**

A motion was made by Commissioner Alfred and seconded by Commissioner Wamble to adjourn the meeting at 5:43 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

September 28, 2020  
Meeting Date

Kim Hodde  
Attest

Kim Hodde  
Staff Secretary

September 28, 2020  
Meeting Date