

CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
November 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 November 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
Artis Edwards, Jr.
Calvin Kossie
Cayte Neil
Lynnette Sheffield
Marcus Wamble

Commissioners absent:

Dr. Deanna Alfred, Vice Chair

Staff present:

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

Citizens present:

Beckett Neil (Boy Scout)
Miles Rankin (Boy Scout)
Ty Dippel (Boy Scout)
William & Pamela Yester
Jennifer Dawson
Kurt Alfred

Ronald Stoltenberg
Chris Cangelosi
Patricia Ruiz
Josh Blaschke, KWHI
Alison Bryce, Brenham Banner Press

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:19 pm with a quorum of six (6) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

- Training. Ms. Doland stated that she is working with City Attorney, Cary Bovey, to finalize potential dates for additional board training, possibly January 12, 2021 or January 14, 2021. This will be a luncheon meeting/training for approximately 1-1.5 hours.

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 October 26, 2020 Planning and Zoning Commission Meeting.

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

REGULAR SESSION

5. Public Hearing, Discussion and Possible Action on Case No. P-20-038: A request to Replat Lots 10 and 11 of the Gun and Rod Circle Subdivision to create Lot 10A, containing 1.019 acres of land, located at 2431 Gun & Rod Circle, out of the Isaac Lee Survey, A-77, in Brenham, Washington County, Texas.

Kim Hodde, Planning Technician, presented the staff report for Case No. P-20-038 (on file in the Development Services Department). Ms. Hodde stated that this is a request from William and Pamela Yester to replat Lot 10 and Lot 11 of the Gun & Rod Circle Subdivision into Lot 10A. The applicant/owner would like to construct an accessory structure on Lot 10; however, the City of Brenham Zoning Ordinance requires that all accessory structures be subordinate to and supportive of the principal use and structure. Therefore, the applicant/owner requests to replat the two lots into one lot. Development Services staff has reviewed the Replat for compliance with the City of Brenham regulations and ordinances and recommends approval of the replat as presented.

Two citizen comments were received in favor of the requested replat. None were received in opposition.

Chairman Behrens opened the Public Hearing at 5:22 pm. Ronald Stoltenberg who lives at 2510 S. Rosedale Drive stated that he was not opposed to the replat, but he was concerned about the runoff from the cul-de-sac. There has been an ongoing drainage issue. Kurt Alfred who lives at 2402 Rosedale Drive stated that he was not in opposition to the replat either; however, he reiterated the drainage issues and formally asked the City to investigate the issue. Stephanie Doland stated that she would consult with Dane Rau, Public Works Director, who is responsible for administering the Drainage Utility Charge (DUC) Fund project list and that Mr. Rau or someone would get in touch with Mr. Stoltenberg and Mr. Alfred. It was further reiterated that the Rosedale Drive drainage project was included on the DUC fund project list but that the project funds or timeline had yet to be determined. There were no further comments.

Chairman Behrens closed the Public Hearing at 5:27 pm.

A motion was made by Commissioner Wamble and seconded by Commissioner Sheffield to approve the request to Replat Lots 10 and 11 of the Gun and Rod Circle Subdivision to create Lot 10A, containing 1.019 acres of land, located at 2431 Gun & Rod Circle, as presented. The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case No. P-20-039: A city-initiated request for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Commercial, Research and Technology Use District (B-2) to a Local Business/Residential Mixed Use District (B-1) for all or a portion of the following tracts of land as described by the Washington County Appraisal District property identification numbers in Brenham, Washington County, Texas:

- a. R23561, 401 Clinton Street, Keys 1st Addition, Block 26, Lot N Part of 5A
- b. R23562, 403 Clinton Street, Keys 1st Addition, Block 26, Lot S Part of 5A
- c. R23564, 405 Clinton Street, Keys 1st Addition, Block 26, Lot 5B
- d. R23566, 505 Clinton Street, Keys 1st Addition, Block 26, Lot 6A
- e. R23565, 507 Clinton Street, Keys 1st Addition, Block 26, Lot 6B
- f. R23563, Vacant Lot, Keys 1st Addition, Block 26, Lot E, Part of 5A
- g. R23573, 500 Seelhorst Street, Keys 1st Addition, Block 27, Lot Part 11
- h. R23570, 506 Dark Street, Keys 1st Addition, Block 27, Lot 10A
- i. R23571, Vacant Lot, Keys 1st Addition, Block 27, Lot NW Part of 10B
- j. R40943, 508 Dark Street, Keys 1st Addition, Block 27, Lot NE Part of 10B
- k. R23572, 510 Dark Street, Keys 1st Addition, Block 27, Lot S Part of 10B
- l. R23575, 502 Seelhorst Street, Keys 1st Addition, Block 27, Lot 11C
- m. R23576, 504 Seelhorst Street, Keys 1st Addition, Block 27, Lot 11D
- n. R23577, 502 Dark Street, Keys 1st Addition, Block 27, Lot E
- o. R14376, 604 Seelhorst Street, Arrabella Harrington, Tract 65, Acres 1.13
- p. R14571, 507 Dark Street, Arrabella Harrington, Tract 250, Acres 0.09
- q. R14479, 509 Dark Street, Arrabella Harrington, Tract 153
- r. R56425, 702 Seelhorst Street, Scheel Subdivision, Part of Lot 1, Acres 2.438
- s. R41882, 706 Seelhorst Street, Scheel Subdivision, Lot 2, Pt 1, Acres 0.31
- t. R14341, 708 Seelhorst Street, Arrabella Harrington, Tract 32, Acres 5.646

Shauna Laauwe, Project Planner, presented the staff report for Case No. P-20-039 (on file in the Development Services Department). Ms. Laauwe stated that within the last few months, numerous calls have been received from property owners and/or agents inquiring about homes that need repair/renovation or demolition of the existing structures and subsequent rebuilding. These properties are zoned B-2, Commercial Research and Technology and this zoning does not allow single-family homes as a permitted use although 15 of the 20 lots contain residential structures/uses. Therefore, the existing homes may not construct additions, or remove and rebuild since they are now considered non-conforming uses. Ms. Laauwe stated that the City of Brenham officially adopted zoning in 1968. In 1996, a new comprehensive zoning ordinance went into effect that restructured many of the previous zoning ordinance district use regulations. Prior to 1996, the B-2 zoning district allowed R-1 and R-2 uses that including single-family and two-family homes. Two of the lots are currently vacant and three are existing, conforming uses – Woodson Lumber, Thyme Day Spa, and an office building on Clinton Street. Since B-1 zoning allows day spas and office uses as well as residential uses, if the B-1 zoning is approved, Woodson Lumber Company would be grandfathered as a legally non-conforming use. Under Section IV, a non-conforming use and would be able to obtain a specific use permit to expand if they choose to do so in the future.

The City's future land use map shows this area as residential so this rezoning would bring this area closer to its intended use, bring the existing residential structures into conformance as well as allow neighborhood commercial uses such as the existing day spa and office building. Staff recommends approval of this request as presented.

Three citizen comments were received in support of the rezoning request.

Chairman Behrens opened the Public Hearing at 5:40 pm.

Patricia Ruiz, who lives at 509 Dark Street, stated that her house was built in 1948 and she purchased it in 1991. This is her home and where she wants to stay. She stated that her house is in dire need of repair and she has been trying to get her house remodeled but has not been able due to the existing zoning. She stated that she is in support of the rezoning. Jennifer Dawson, who owns the property at 506 Dark Street, stated that she is in support of the rezoning. There were no other citizen comments.

Chairman Behrens closed the Public Hearing at 5:44 pm.

A motion was made by Commissioner Sheffield and seconded by Commissioner Kossie to recommend approval, as presented, of a city-initiated request for an amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning classification from B-2 to B-1 for all or a portion of the 20 properties as identified in agenda item number 6. The motion carried unanimously.

7. Adjourn.

A motion was made by Commissioner Kossie and seconded by Commissioner Wamble to adjourn the meeting at 5:45 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

December 21, 2020
Meeting Date

Kim Hodde
Attest

Kim Hodde
Staff Secretary

December 21, 2020
Meeting Date