

**CITY OF BRENHAM**  
**PLANNING AND ZONING COMMISSION MINUTES**  
**August 9, 2021**

*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 August 9, 2021 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  
Chris Cangelosi  
Calvin Kossie  
Cayte Neil  
Marcus Wamble

Commissioners absent:

Artis Edwards

Staff present:

Shauna Laauwe, Project Planner  
Kim Hodde, Planning Technician

Citizens / Media present:

Mark Whitehead, KWHI  
Alyssa Faykus, Brenham Banner Press

**1. Call Meeting to Order**

Chairman Behrens called the meeting to order at 12:02 pm with a quorum of six (6) Commissioners present.

**2. Public Comments**

There were no public comments.

**3. Reports and Announcements**

Kim Hodde reported that Stephanie Doland was not in attendance at this meeting due to a death in her family. Shauna Laauwe reminded the Commissioners that the August regular Planning and Zoning Commission meeting will be held on August 23, 2021 at 5:15 pm. Commissioner Alfred inquired about the changes to the ordinance and asked if she needed to be at the City Council meeting on August 19<sup>th</sup> regarding the Historic Preservation Ordinance. Ms. Laauwe briefly stated that changes and stated that a revised copy of the ordinance could be sent to her. It was also noted that although her presence is not required at the City Council meeting, it could be beneficial.

**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 28, 2021 Joint Planning and Zoning Commission / Main Street Board Meeting.**
- 4-b. **Minutes from the June 28, 2021 Planning and Zoning Commission Meeting.**
- 4-c. **Discussion and Possible Action on Case No. P-21-016: Preliminary Plat of the Harrington Creek Subdivision, consisting of two lots, being 6.033 acres of land out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.**
- 4-d. **Discussion and Possible Action on Case No. P-21-017: Final Plat of the Harrington Creek Subdivision, consisting of two lots, being 6.033 acres of land out of 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 Wamble and seconded by Commissioner Cangelosi to approve the Statutory Consent Agenda (items 4-a, 4-b, 4-c, and 4-d), as presented. The motion carried unanimously.

#### **REGULAR SESSION**

- 5. **Public Hearing, Discussion and Possible Action on Case No. P-21-018: A request for a Text Amendment to amend the City of Brenham's Code of Ordinances Appendix A: Zoning, Part II, Division 2, Section 3.03 – Specific Uses: to allow an Automobile (Car) Wash as a Specific Use in the B-1, Local Business Residential Mixed-Use Zoning District.**

Shauna Laauwe, Project Planner, presented the staff report for Case No. P-21-018 (on file in the Development Services Department). Ms. Laauwe stated that this request was presented to the Planning and Zoning Commission as a workshop item on June 28, 2021 then presented to City Council as a workshop item on July 1, 2021. City Council directed staff to prepare a text amendment allowing the automobile (car) wash in the B-1 Zoning District as a specific use (requires approval of a specific use permit). This request originated when a pre-development meeting was held regarding a proposed automatic car wash to be located at 1413 W. Main Street (this is the property next to LJ's BBQ). The subject property is 0.61-acres and currently zoned B-1, Local Business/Mixed Residential District. The B-1 District does not allow car washes as either a permitted use or specific use. Ms. Laauwe reiterated that the 1996 Ordinance O-96-018 included amended definitions for an Automobile (car wash) and an Automobile Detail Shop (see below).

- **Automobile (car) wash:** A building or portion thereof containing facilities for coin operated, self-service washing of automobiles. This may include the production line methods with chain conveyor, bower, steam cleaning device, or other mechanical devices.
- **Automobile Detail Shop:** A facility which provides for the cleaning, polishing, and waxing of automobiles.

Ordinance O-96-018 further defined automobile detail shops as a permitted use in the B-1 District, but stayed silent on automatic car washes. Automobile (car) washes are listed as a permitted use in the B-2, Commercial Research and Technology District (Section 4.02(3)(b)).

Ms. Laauwe stated that Section 3.03 Specific Uses would be amended to add "Automobile (Car) Wash" as a specific use. She stated that specific use permit requests shall be recommended by the Planning and Zoning Commission and approved by City Council. She further stated that buffer yard and screening requirements would be necessary if the B-1 use is adjacent to residential uses.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on July 27, 2021. Staff did not receive any citizen comments for or against this request.

Chairman Behrens opened the Public Hearing at 12:12 pm. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 12:13 pm.

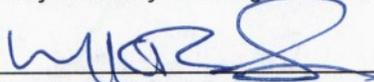
A motion was made by Commissioner Alfred and seconded by Commissioner Wamble to approve the request for a Text Amendment to amend the City of Brenham's Code of Ordinances Appendix A: Zoning, Part II, Division 2, Section 3.03 – Specific Uses: to allow an Automobile (Car) Wash as a Specific Use in the B-1, Local Business Residential Mixed-Use Zoning District, as presented. The motion carried unanimously.

**6. Adjourn.**

A motion was made by Commissioner Kossie and seconded by Commissioner Alfred to adjourn the meeting at 12:14 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:*

  
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Planning and Zoning Commission

M. Keith Behrens  
Chair

August 23, 2021  
Meeting Date

  
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Attest

Kim Hodde  
Staff Secretary

August 23, 2021  
Meeting Date