

**CITY OF BRENHAM  
PLANNING AND ZONING COMMISSION MINUTES  
December 20, 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 December 20, 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       | Calvin Kossie |
| Dr. Deanna Alfred, Vice Chair | Marcus Wamble |
| Chris Cangelosi               |               |

Commissioners absent:

Artis Edwards, Jr.  
Cayte Neil

Staff present:

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

Citizens / Media present:

Daniel Beamon  
Grant Lischka  
Alison Bruce, Brenham Banner Press  
Joshua Blaschke, KWHI

**1. Call Meeting to Order**

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

**2. Public Comments**

There were no public comments.

**3. Reports and Announcements**

- A copy of the 2022 Planning and Zoning Commission meeting calendar was placed on the dais.
- The City Council voted to extend all of the Board Member terms and a thank you was given to all for their service.
- A joint City Council and Planning and Zoning Commission workshop meeting will be held on January 10, 2022 at 11:30 am at the Barnhill Center to discuss the proposed Thoroughfare Plan. Lunch will be provided.
- All Board Members were wished a very Merry Christmas.

**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 November 15, 2021, Planning and Zoning Commission Meeting.**

- 4-b. Case No. P-21-030: A Final Plat of the Liberty Village Subdivision, Phase Three, being a Replat of Reserve "B" of the Liberty Village Subdivision, Phase Two being a total of 24.471 acres, consisting of 113 Lots in Blocks 9-13, and Common Area #7 being 0.094 acres, out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.**

A motion was made by Commissioner Kossie and seconded by Commissioner Wamble to move item 4-b from the Consent Agenda to the Regular Agenda for discussion. The motion carried unanimously.

Chairman Behrens called for a motion for the statutory consent agenda. A motion was made by Commissioner Cangelosi and seconded by Commissioner Alfred to approve the Statutory Consent Agenda (Item 4-a) as presented. The motion carried unanimously.

## **REGULAR SESSION**

- 4-b. Case No. P-21-030: A Final Plat of the Liberty Village Subdivision, Phase Three, being a Replat of Reserve "B" of the Liberty Village Subdivision, Phase Two being a total of 24.471 acres, consisting of 113 Lots in Blocks 9-13, and Common Area #7 being 0.094 acres, out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-21-030 (on file in the Development Services Department). Ms. Laauwe stated the proposed Final Plat is for Phase Three of the Liberty Village Subdivision and consists of 113 residential lots in Blocks 9-13, and establishes Common Area #7 (0.094 acres) for the use and maintenance of a retaining wall to be maintained by the HOA. Ms. Laauwe stated that copies of the revised plat were placed on the dais. The plat in the packet shows a 12-foot electric easement between lots 47 and 48. However, the applicant has requested that gas be extended into the neighborhood; therefore, this easement needs to be widened and will become a 16-foot public utility easement. The common lot lines for lots 16, 17, 13 and 3 are proposed to be altered slightly. The proposed alterations meet the zoning requirements of the subdivision.

Development Services and Engineering have reviewed the proposed plat for adherence to required ordinances and regulations and recommends approval of the plat as revised and presented.

A motion was made by Commissioner Kossie and seconded by Commissioner Wamble to approve the request for a Final Plat of the Liberty Village Subdivision, Phase Three, being a Replat of Reserve "B" of the Liberty Village Subdivision, Phase Two being a total of 24.471 acres, consisting of 113 Lots in Blocks 9-13, and Common Area #7 being 0.094 acres, out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas, as presented. The motion carried unanimously.

- 5. Public Hearing, Discussion and Possible Action on Case No. P-21-031: A request by Todd and Tyson Felder for a Specific Use Permit to allow an Automobile (Car) Wash in a B-1, Local Business Residential Mixed Use Zoning District on property addressed as 1413 W. Main Street, and described as Tract 186 of the Phillip Coe Survey in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-21-031 (on file in the Development Services Department). Ms. Laauwe stated the applicants, Todd and Tyson Felder, have requested a specific use permit to allow an automobile (car) was to be located in the B-1 zoning district. The property is zoned B-1, Local Business Residential Mixed-Use District. The future land use map designates the property as a Corridor Mixed Use. The property is located west of and adjacent to LJ's BBQ and The Yard. The properties to the south and east are zone R-1, Single Family Residential. The property is approximately 99 feet wide and 285 feet deep. There is an existing dilapidated structure on the property. The applicant's proposal is as follows:

- Demolish the existing structure and accessory structures to construct an automatic car wash.
- The property will house a 5,000 square foot structure (100 feet by 50 feet) that will have two 18 feet by 80 feet wash bays, with 14 feet by 80 feet equipment room in the middle, and 20 feet by 50 feet covered canopy over the pay kiosk.
- Three vacuums located 67 feet from the rear property line.
- Total vehicle capacity of 20 vehicles – wash bay (2), cueing (12), vacuum slots (5), and (1) employee space.

- Proposed hours of operation are 24 hours per day / 7 days per week.

The front setback is 37.5 feet and the existing curb will be utilized. The west side and south side setbacks include a 20 feet additional buffer yard. The applicants meet or exceed the setback requirements as follows:

- West side setback – required 30 feet / proposed 38 feet
- East side setback – required 0 feet / proposed 11 feet
- South side setback – the building will be located 137 feet from the rear property line

The proposed layout meets or exceeds the requirements for fire access. The applicant has agreed to hooded lighting to limit the impact on adjacent residential uses. The applicant has also agreed to have the dryers/blowers located within the bays and have cones attached to reduce the noise level. The City of Brenham Zoning Ordinance limits the noise level in commercial districts to 62 decibels. Based on the additional information provided by the applicant and the bufferyard requirements that will require either a screening fence or dense hedge and landscaping, staff anticipates that the noise levels will be at an acceptable level. The proposed re-development of this site will be compatible with the anticipated uses surrounding the property.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on December 4, 2021. Staff did not receive any responses in support of or against the request. Staff recommends approval of the request, with the following conditions:

- The car wash be constructed with the dryers/blowers located within the car wash bay structure as well as having attached noise-lessening cones.
- The automated entrance machine/teller be located under a canopy, as proposed.
- Hooded and downcast lighting be utilized.
- A detailed landscaping and screening plan be submitted and approved (found to be in conformance with the landscaping and bufferyard requirements).

Chairman Behrens opened the Public Hearing at 5:35 pm. Chairman Behrens asked how these setbacks compare to the Zippy’s car wash on Highway 290 feeder road. Staff replied that the Zippy’s car wash is located closer to the adjacent residential than what is being proposed for this development. There were no citizen comments. Chairman Behrens closed the Public Hearing at 5:36 pm.

A motion was made by Commissioner Alfred and seconded by Commissioner Cangelosi to recommend approval of the request by Todd and Tyson Felder for a Specific Use Permit to allow an Automobile (Car) Wash in a B-1, Local Business Residential Mixed Use Zoning District on property addressed as 1413 W. Main Street with the conditions as recommended by Staff, as presented. The motion carried unanimously.

**6. Adjourn.**

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to adjourn the meeting at 5:38 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

January 24, 2022  
 Meeting Date

  
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 Attest

Kim Hodde  
 Staff Secretary

January 24, 2022  
 Meeting Date