

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
November 15, 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 November 15, 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	
Artis Edwards, Jr.	

Commissioners absent:

Cayte Neil

Staff present:

Shauna Laauwe, City Planner
Kim Hodde, Planning Technician

Citizens / Media present:

Carl Franklin
Linda Bessmer
Alyssa Faykus, Brenham Banner Press

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 not in attendance at this meeting due to illness.
- Since half of the City Council is new and is not familiar with the Thoroughfare Plan, a joint meeting will be held with the Planning and Zoning Commission and the City Council on January 10, 2022 to discuss the Thoroughfare Plan before it is considered for approval / action.
- The Specific Use Permit request from the Citadel Church School for 504 E. 6th Street was withdrawn by the applicant.

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 25, 2021, Planning and Zoning Commission Meeting.

- 4-b. **Case No. P-21-029: : Replat of Lot 2A of the Market Square Brenham Subdivision, the residue of Reserve "C" – Commercial, Market Square Development, Section 1 and a called 1.071 acre tract to create Reserve "A" (37.409-acres), Lot 4 (1.206-acres), Lot 5 (1.510-acres), Lot 6 (1.289-acres), Lot 7 (1.796-acres), Common Area "A" (1.059-acres), Common Area "B" (1.437-acres), Common Area "C" (1.367-acres), Nolan Street (1.240-acres) and Ryan Street (0.580-acres) containing 48.893-acres currently addressed as 2410 S. Market Street 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 as presented. The motion carried unanimously.

REGULAR SESSION

5. **Public Hearing, Discussion and Possible Action on Case No. P-21-027: A request by Carl Franklin and Linda Bessmer for a specific use permit to allow an Accessory Dwelling Unit (ADU) in an R-2 Mixed Residential Use Zoning District on property addressed as 405 Martin Luther King Jr. Parkway, and described as Lot 7A of the Rippetoe's Addition in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-21-027 (on file in the Development Services Department). Ms. Laauwe stated the applicants, Carl Franklin and Linda Bessmer would like to construct an accessory dwelling unit (ADU) by utilizing the existing slab of the former garage that was demolished. The applicants propose construction of a two-story "barn-type" garage (24'x24' and 20' in height), with the second floor being used as the ADU. The subject property is zoned R-2, Mixed Residential District and is surround by R-2 zoning. The existing slab /proposed garage will be located 78-feet from the rear of the house, 36-feet from the rear of the property, 29-feet from the west side and approximately 6.5-feet from the east property line. ADU's are required to meet the building setbacks as well as additional criteria. The proposed structure exceeds the rear yard and west side setbacks but does not meet the 10-foot east side setback; therefore, a variance has been requested and will be considered by the Board of Adjustment at their December meeting. The proposed development meets the building requirements and other criteria for granting a specific use permit for an accessory dwelling unit including:

- The ADU is less than ½ of the square footage of the main dwelling.
- The existing and proposed lot coverage is 35.7% (maximum 55% impervious coverage allowed).
- The existing single-family dwelling will be the primary residence of the property owners.
- The new garage / ADU will match the general architecture style and building materials.
- The existing parking pad exceeds the parking requirements.
- The ADU is not a HUD-code manufactured home.

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, as presented. If this special exception request is approved by the Planning and Zoning Commission, then it will be considered by the City Council and the Board of Adjustment as follows:

- 12-2-2021 – City Council – 1st reading of the Ordinance granting the Specific Use Permit.
- 12-13-2021 – Board of Adjustment – consideration of the variance for the east side setback.
- 12-16-2021 – city Council – 2nd and Final reading of the Ordinance granting the Specific Use Permit.

Chairman Behrens opened the Public Hearing at 5:31 pm. There were no citizen comments. Chairman Behrens closed the Public Hearing at 5:32 pm.

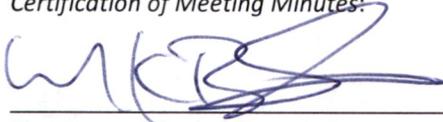
A motion was made by Commissioner Alfred and seconded by Commissioner Wamble to approve the request by Carl Franklin and Linda Bessmer for a specific use permit to allow an Accessory Dwelling Unit (ADU) in an R-2 Mixed Residential Use Zoning District on property addressed as 405 Martin Luther King Jr. Parkway, contingent upon the Board of Adjustment granting an east side setback, as presented. The motion carried unanimously.

6. Adjourn.

A motion was made by Commissioner Edwards and seconded by Commissioner Kossie to adjourn the meeting at 5:33 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:



Planning and Zoning Commission

M. Keith Behrens
Chair

December 20, 2021
Meeting Date



Attest

Kim Hodde
Staff Secretary

December 20, 2021
Meeting Date