

**CITY OF BRENHAM  
PLANNING AND ZONING COMMISSION MINUTES  
May 14, 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 May 14, 2021 at 12:00 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chair  
Chris Cangelosi  
Calvin Kossie  
Cayte Neil  
Marcus Wamble

Commissioners absent:

Dr. Deanna Alfred, Vice Chair (excused)  
Artis Edwards, Jr. (excused)

Staff present:

Stephanie Doland, Development Services Director  
Shauna Laauwe, Project Planner  
Kim Hodde, Planning Technician  
Katherine Briscoe, Main Street Manager

Citizens / Media present:

John Henry, Bleyl Engineering  
Matt Neil  
Damon Kallie  
Alyssa Faykus, Brenham Banner Press

**1. Call Meeting to Order**

Chairman Behrens called the meeting to order at 12:00 pm with a quorum of five (5) Commissioners present.

**2. Public Comments**

There were no public comments.

**3. Reports and Announcements**

Stephanie Doland informed the Board of the following meeting dates:

- May 24, 2021 – no P & Z meeting.
- June 3, 2021 – Workshop update from the Food Truck Task Force to City Council. Commissioners are welcome to attend.

- June 21, 2021 – 12:00 pm – Joint meeting of the Planning and Zoning Commission and the Main Street Board regarding the Historic Preservation Ordinance.
- June 28, 2021 – 5:15 pm – regular Planning and Zoning Commission meeting (to-date two rezoning requests are scheduled).

## **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 March 22, 2021 Planning and Zoning Commission Meeting.**
- 4-b. Case No. P-21-005: Preliminary Plat of the Fairview Terrace Subdivision, Lot 1, being 1.202 acres and Lot 2, being 5.490 acres, for a total of 6.692 acres out of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.**
- 4-c. Case No. P-21-006: Final Plat of the Fairview Terrace Subdivision, Lot 1, being 1.202 acres and Lot 2, being 5.490 acres, for a total of 6.692 acres out of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.**
- 4-d. Case No. P-21-009: Preliminary Plat of the Chapel Subdivision, Lot 1, Block 1, being 0.233 acres out of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.**
- 4-e. Case No. P-21-010: Final Plat of the Chapel Subdivision, Lot 1, Block 1, being 0.233 acres out of the A. 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 Kossie 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-21-008: A request by Sandalwood Brenham Partners, LLC for approval of the following:**
  - a. A Replat of Lot 3, Block 1, Wehmeyer Acres to create Lot 3R, Block 1, being 9.12 acres out of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas; and**
  - b. A Final Plat of Sandalwood Subdivision, Lot 1, Block 1, being 19.89 acres of land, currently addressed as 2001 FM 389, out of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.**

Shauna Laauwe, Project Planner, presented the staff report for Case No. P-21-008 (on file in the Development Services Department). Ms. Laauwe stated that this is a request from Sandalwood Brenham Partners, LLC / Brian Dobiyski – Jones and Carter for a replat of Lot 3, Block 1 of Wehmeyer Acres to create Lot 3R, Block 1, being 9.12 acres and a request for a final plat of the Sandalwood Subdivision, Lot 1, Block 1, being 19.89 acres of land. The applicant would like to remove approximately 3.20-acres of land from the northern portion of Lot 3, Block 1 of Wehmeyer Acres and replat it as part of the Sandalwood Subdivision, Lot 1, Block 1. Although most of the Sandalwood property is already developed as a

Manufactured Home Park, the subject site does not have a recorded plat, thus, approval of a Final Plat is required for future development. This plat also includes dedication of 20-foot and 30-foot public utility easements and a 10-foot drainage easement.

Development Services staff and Strand Engineering have reviewed the proposed residential Replat and the proposed Final Plat for compliance with the City of Brenham’s regulations and ordinances and recommends approval of the proposed residential Replat and the proposed Final Plat, as presented.

Staff did not receive any citizen comments for or against this request.

Chairman Behrens opened the Public Hearing at 12:09 pm. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 12:09 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Neil to approve the requests by Sandalwood Brenham Partners, LLC for a Replat of Lot 3, Block 1, Wehmeyer Acres to create Lot 3R, Block 1; and a Final Plat of Sandalwood Subdivision, Lot 1, Block 1, in Brenham, Washington County, Texas, as presented. The motion carried unanimously.

## **WORK SESSION**

### **6. Report on the Historic Preservation Ordinance and Public Meeting Update.**

Stephanie Doland gave the Planning and Zoning Commission an update on the Historic Preservation Ordinance committee and their efforts to draft an Ordinance. The full presentation is on file in the Development Services Department. The update included why a Preservation Ordinance should be adopted, the project history and timeline, the work of the committee thus far, and next steps. Ms. Doland encouraged everyone to sign up for the Historic Preservation Ordinance newsletter and to review the section drafts at [www.cityofbrenham.org/MainStreet](http://www.cityofbrenham.org/MainStreet). Ms. Doland stated that the committee planned to meet at least one additional time, gather feedback and public input and that the proposed ordinance would then be presented for review and adoption by the Main Street Board, Planning and Zoning Commission and for final approval by the City Council.

### **7. Adjourn.**

A motion was made by Commissioner Wamble and seconded by Commissioner Kossie to adjourn the meeting at 12:36 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  
Chair

June 28, 2021  
Meeting Date

*Kim Hodde*  
Attest

Kim Hodde  
Staff Secretary

June 28, 2021  
Meeting Date