

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
December 21, 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 December 21, 2020 at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Dr. Deanna Alfred, Vice Chair
Artis Edwards, Jr.
Calvin Kossie
Marcus Wamble

Commissioners absent:

M. Keith Behrens, Chair (excused)
Cayte Neil (excused)
Lynnette Sheffield

Staff present:

Shauna Laauwe, Project Planner
Kim Hodde, Planning Technician

Citizens present:

| | |
|-----------------|------------------------------------|
| Mandy Allen | Josh & Gabbi Blaschke, KWHI |
| Barbara Rudloff | Alison Bryce, Brenham Banner Press |

1. Call Meeting to Order

Vice Chairman Alfred called the meeting to order at 5:15 pm with a quorum of four (4) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

- Training. Ms. Laauwe reminded everyone that additional Board training will be held on January 14, 2021 at the Police Department Training room. She reminded everyone to RSVP to the calendar invite that Kim Hodde sent out. 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 November 23, 2020 Planning and Zoning Commission Meeting.**
- 4-b. **Case No. P-20-043: Preliminary Plat of the Stovall Subdivision, Lots 1-2, being 8.162 acres out of the Isaac Jameison Survey, A-67 in Washington County, Texas.**
- 4-c. **Case No. P-20-044: Final Plat of the Stovall Subdivision, Lots 1-2, being 8.162 acres out of the Isaac Jameison Survey, A-67 in Washington County, Texas.**

Vice Chairman Alfred noted that she was not in attendance at the last meeting. Kim Hodde apologized and stated that the minutes would be corrected to show that Ms. Alfred was absent. Vice Chairman Alfred called for a motion for the statutory consent agenda with the change to the minutes as noted. Commission Wamble inquired as to why the plats were on the consent agenda and not the regular agenda. Kim Hodde explained that since there are no public hearings required for a preliminary and final plat, they can be considered on the consent agenda; however, if a Commissioner wants to discuss them, they can be pulled and moved to the regular session agenda. Ms. Hodde also noted that this is the same property that the P & Z granted variances for at a previous meeting. 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-20-040: A request by William A. McMeans, Jr. for approval of a Replat of Lot 1B, Block K of the Keys 2nd Addition into Lots 1B-A and 1B-B, being 0.30-acres and 0.24-acres of land, respectively, currently addressed as 1402 S. Market Street and 1403 S. Baylor Street, respectively, out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

Shauna Laauwe, Project Planner, presented the staff report for Case No. P-20-040 (on file in the Development Services Department). Ms. Laauwe stated that this is a request from William A. McMeans, Jr. to replat Lot 1B, Block K of the Keys 2nd Addition into Lot 1B-A and Lot 1B-B. Currently the lot runs from S. Market Street through to Baylor Street. The property has a residential structure that fronts S. Market Street (addressed as 1402 S. Market Street), a residential structure that fronts S. Baylor Street (addressed as 1403 S. Baylor Street) and a third residential structure situated between the two (addressed as 1404 S. Market Street). The owner intends to demolish the structure addressed as 1404 S. Market Street. Lot 1B-A (S. Market Street side) is proposed to contain 0.30-acres of land and Lot 1B-B (S. Baylor Street side) is proposed to contain 0.24-acres of land. The replat would bring the properties into compliance by having only one residential structure per lot and would also allow the two lots to be sold individually, if the owner so chooses. 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.

One citizen comment (Barbara Rudloff) was presented at the meeting in favor of the requested replat. None were received in opposition.

Vice Chairman Alfred opened the Public Hearing at 5:22 pm. There were no citizen comments.

Vice Chairman Alfred closed the Public Hearing at 5:23 pm.

A motion was made by Commissioner Wamble and seconded by Commissioner Kossie to approve the request for approval of a Replat of Lot 1B, Block K of the Keys 2nd Addition into Lots 1B-A and 1B-B,

being 0.30-acres and 0.24-acres of land, respectively, currently addressed as 1402 S. Market Street and 1403 S. Baylor Street, as presented. The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case No. P-20-045: A request by River Eagle Real Estate, Ltd. for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to assign a zoning classification of Industrial (I) on approximately 5.15 acres of land located adjacent to 1751 US Highway 290 West, being further described as Tract 12 of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.

Shauna Laauwe, Project Planner, presented the staff report for Case No. P-20-045 (on file in the Development Services Department). Ms. Laauwe stated that the subject property is currently located in the County and is adjacent to 1751 US Highway 290 W. In 2017/2018, the applicant, River Eagle Real Estate (Mike Hopkins Distributing) expanded their parking onto this tract. The applicant plans to expand the existing business; thus, triggering the need to replat the property into one tract. Since the parking area is on a tract located in the County, several steps are necessary such as annexation, zoning designation and platting. The applicant has requested that the subject property be annexed into the City limits and is currently going through the annexation process. Normally when a property is annexed into the City limits, it is assigned an R-1, Single Family Residential Zoning classification. The applicant is request that this property be assigned a zoning classification of (I) Industrial when it is annexed to be consistent with the adjoining property.

The City's Comprehensive Plan and Future Land Use Map show this subject area as Industrial Use. The Industrial district would be consistent with the adjacent property that is currently in the City limits. Development of this property would be subject to the applicable Industrial district development and building standards. Staff recommends approval of this request as presented.

Public notice of the proposed rezoning was posted in the Brenham Banner Press and sent to property owners within 200-feet of the subject property. No citizen comments were received in support of or opposed to this zoning request.

Vice Chairman Alfred opened the Public Hearing at 5:28 pm. There were no citizen comments.

Vice Chairman Alfred closed the Public Hearing at 5:29 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Wamble to recommend approval of a request by River Eagle Real Estate, Ltd. for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to assign a zoning classification of Industrial (I) on approximately 5.15 acres of land located adjacent to 1751 US Highway 290 West, as presented. The motion carried unanimously.

7. Adjourn.

A motion was made by Commissioner Edwards and seconded by Commissioner Kossie to adjourn the meeting at 5:30 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 Chair

February 26, 2021
Meeting Date

Kim Hodde
Attest

Kim Hodde
Staff Secretary

February 26, 2021
Meeting Date