

**CITY OF BRENHAM  
PLANNING AND ZONING COMMISSION MINUTES  
November 21, 2022**

*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 21, 2022, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chairman  
Chris Cangelosi

Calvin Kossie  
Marcus Wamble

Commissioners absent:

Deanna Alfred  
Cayte Neill  
Artis Edwards, Jr.

Staff present:

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

Citizens / Media present:

Blake Brannon  
Nathan Wade  
Marie Surovik

Robert Buchman  
Isabel Velasquez

**1. Call Meeting to Order**

Chairman Behrens 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**

Stephanie Doland stated that with Commissioner Wamble not seeking re-appointment to the Planning and Zoning Commission, there will be one vacancy to fill. An applicant must live inside the city limits. To date, a couple applications have been received.

**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 24, 2022 Planning and Zoning Commission Meeting.**

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 (Item 4-a), as presented. The motion carried unanimously.

**REGULAR SESSION**

- 5. Public Hearing, Discussion and Possible Action on Case Number P-22-022: A request by Brannon Industrial Group/Premier Metal Buyers for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Local Business Residential Mixed Use District (B-1) to an Industrial Use District (I) on 3.77-acres of land, which is a portion of the 6.899-acre tract of land currently addressed as 1150 Dixie Road, and being further described as Tract 51, out of the Phillip Coe Survey, A-0031, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-22-026 (on file in the Development Services Department). Ms. Laauwe stated that this is a request from Brannon Industrial Group / Premier Metal Buyers to change the zoning classification from B-1, Local Business / Mixed Use District to I, Industrial District for a 3.77-acre portion of the tract addressed as 1150 Dixie Road to allow for the expansion of the existing industrial use located at 1555 Highway 36 North. The current use of the subject property is Commercial/Office Use. The Future Land Use Map designation shows the property designation as Estate Residential which are typically larger residential lots. The zoning of the surrounding properties is as follows:

- The properties to the north are located in the County, outside the City limits; therefore, no zoning designation is assigned.
- Residential development to the south,
- State Highway 36 to the east
- Vintage Farms Phase 5 (under construction) across Dixie Road to the west.

Ms. Laauwe presented a timeline for the property development in the area:

- 2011 – Brannon Industrial Group (BIG) purchases the property at 1555 SH 36 N for the Premier Metal Buyers (PMB) scrap metal and recycling business.
- 2014 – PMB rezoned the property from B-2 to Industrial.
- 2016 – Stylecraft purchased 86.664-acres to the southwest for Vintage Farms Phases 1-IV. A residential Planned Development District was approved in April 2017.
- 2019/20 – Stylecraft purchased an additional 52.428-acres for Vintage Farms Phase V. A residential PCC was approved in May 2020.
- 2022 – BIG purchased 6.899-acres at 1150 Dixie Road for proposed rezoning and to establish a new business office. A request to expand PMB by 3.77-acres to the west was submitted to the City.

The general site plan submitted by the applicant shows the proposed expansion area would be used for fleet parking, site circulation, and additional scrap storage. The site plan also shows conversion of the existing 3,000 square foot home to a business office use on the area not being requested to be rezoned. While only a 6-foot fence is required, the applicant stated in their application letter that they would provide an 8-foot metal fence along the north, west and south perimeters of the proposed expansion area. Since Dixie Road is a 40-foot right-of-way and is not capable of handling Industrial or Commercial

traffic, the drive aisle that connects the subject tract to the west (office use) will have an access gate for the Fire Department but will not be used for through-traffic. The entrance off of SH 36 will be the primary entrance and exit.

The following buffers are being proposed:

- 75-feet to the south. The detention pond is 75-foot from the property line.
- 50-feet to the west.
- 8-foot metal perimeter screening fence (6-foot required)
- There is no buffer to the north; however, Confederate Lane does serve as a 30-foot buffer between the site and the county residences.
- 20% of the buffer yard along the property line needs to be landscaped. The remaining 80% of the buffer is allowed to be utilized for parking, drive aisles, detention ponds or green space.

The properties are not currently platted; therefore, the applicant will need to have a preliminary and final plat to separate the property into two lots approved prior to further development. The long-term plan is to move these operations to another property near Blue Bell Creamery; however, there are access issues that are still being worked through.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on November 21, 2022. Staff received one written citizen comment against the request.

Development Services staff have reviewed the request and finds that the rezoning request is not in line with the Future Land Use Map; however, an expansion of the industrial business is not “spot-zoning”, and the applicant has made attempts to lessen the impacts of the incompatible land uses.

Chairman Behrens opened the Public Hearing at 5:40 pm. Marie Surovik, who lives at 1030 Dixie Road, made the following comments:

- She was promised a fence when the original operation went in at this site and the fence was never constructed.
- PMB leans stuff against the wire fence.
- The retention pond was too shallow and flooded Ms. Surovik’s property.
- She complained to the Brenham Police Department about the noise and was told that the BPD does not have decibel monitors. She further expressed frustration about complaints without resolution.
- Ms. Surovik stated that her 15-acre property is on the real estate market and she currently has a contract on the property.

Isabel Velasquez, who lives at the corner of Confederate Lane and Union, stated the following:

- 18-wheeler trucks come onto Confederate Lane and get stuck frequently.
- Due to the dust from the massive amount of metal, her grandchildren that have asthma cannot go outside.
- PMB is inconsiderate of their neighbors and are frequently working at 2:00 am.
- PMB’s employees are disrespectful and whistle at her if she is outside.
- She is against the rezoning request.

The applicant, Blake Brannon, stated the following:

- When PMB operations was moved to this location it was next to a super fund site and a transfer station, so it seemed a compatible use and a logical location for a scrap yard.
- BIG/PMB didn’t think they would run out of space at this site.
- BIG/PMB is working on the access issues for their property on the other side of town.
- The 18-wheeled trucks coming onto Dixie Road and/or Confederate Lane are not BIG’s trucks.

- BIG/PMB have tried to be a good neighbor even though it is not an ideal situation and they acknowledge that it is a “loud” business.
- BIG/PMB currently employs over 100 people and extra space is needed for safety.

Chairman Behrens closed the Public Hearing at 5:59 pm and reminded everyone that on Thursday, December 1, 2022, the Brenham City Council would be holding another public hearing at 1:00 pm to consider this request.

Staff reiterated that prior to issuance of a certificate of occupancy, the screening and buffer yard requirements would have to be met.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Wamble to recommend to City Council approval of the request by Brannon Industrial Group/Premier Metal Buyers for an Amendment to the City of Brenham’s Official Zoning Map of the Code of Ordinances to change the zoning from a Local Business Residential Mixed Use District (B-1) to an Industrial Use District (I) on 3.77-acres of land, which is a portion of the 6.899-acre tract of land currently addressed as 1150 Dixie Road, as presented. The motion carried unanimously.

**6. Adjourn.**

A motion was made by Commissioner Kossie and seconded by Commissioner Cangelosi to adjourn the meeting at 6:00 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*

Dr. Deanna Alfred  
Vice Chair

December 19, 2022  
Meeting Date

*Kim Hodde*

Attest

Kim Hodde  
Staff Secretary

December 19, 2022  
Meeting Date