

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
September 26, 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 September 26, 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
Artis Edwards, Jr.
Calvin Kossie

Cayte Neil
Marcus Wamble

Commissioners absent:

Dr. Deanna Alfred, Vice Chair
Chris Cangelosi

Staff present:

Stephanie Doland, Development Services Director
Shauna Laauwe, City Planner

Citizens / Media present:

Donna Williams

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:18 pm with a quorum of five (5) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

- A. Impact Fees - Strand Associates to meet with Public Utilities this week and provide detailed costs for an Impact Fee Plan. The cost is anticipated to be \$200,000 and is not budgeted.
- B. Board re-appointments are due 9-30-22 if you are seeking re-appointment. Three applications were received and one member has decided not to seek re-appointment. A celebration for his service will be held later in the year.

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 August 30, 2022 Planning and Zoning Commission Meeting.

4-b. Minutes from the August 30, 2022 Joint City Council / Planning and Zoning Commission Workshop.

- 4-c. **Case Number P-22-021 A request by Brenham Market Square, L.P. for approval of a Commercial Replat of Reserve "A" and Common Area "B" of the Market Square Brenham Subdivision to create Reserve "A1" (28.786-acres), Common Area "B1" (2.737-acres), Lot 8 (5.974-acres) and Lot 9 (2.338-acres) for a total of 39.835-acres, and further described as part of the John Long Survey, A-156, in Brenham, Washington County, Texas.**

Chairman Behrens called for a motion for the statutory consent agenda. A motion was made by Commissioner Neil and seconded by Commissioner Kossie to approve the Statutory Consent Agenda (Items 4-a, 4-b, and 4-c), as presented. The motion carried unanimously.

REGULAR SESSION

5. **Public Hearing, Discussion and Possible Action on Case Number P-22-019: A request by MC Property Holdings, LLC / Dara Childs for approval of a Residential Replat of Lots 39 & 40 of the Becker's Subdivision of Lot No. 22 of the Davidson Addition and Reserve #1 of the L.D. Brown Subdivision to create Lot 1 of the Old Stone House Subdivision, being 0.1766-acre (7,694-square feet), addressed as 905 Sycamore Street and further described as part of the A. Harrington Survey A-55, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-22-019 (on file in the Development Services Department). Ms. Laauwe stated that this is a request from MC Property Holdings, LLC / Dara Childs for a replat of Lots 39 & 40 of the Becker's Subdivision of Lot 22 of the Davidson Addition, and Reserve #1 of the L.D. Brown Subdivision as well as a portion of the undeveloped Live Oak Street right-of-way that was abandoned by City Council on August 4, 2022 and conveyed to the property owner. The properties are currently vacant and the property owner desires to replat these properties into one tract for construction of a single-family residence. The lot doesn't meet the minimum required average lot depth of 115-feet; however, on September 12, 2022, the Board of Adjustment unanimously granted a variance to allow the proposed lot to have an average lot depth of 76.63-feet. With the granted variance, the proposed plat meets the zoning requirement for approval.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on September 8, 2022. Staff did not receive any comments in support of or against the request.

Development Services staff and the Engineering Consultant have reviewed the proposed residential Replat for compliance and recommends approval of the proposed Replat, as presented.

Commissioner Neil stated that the property owned by Ms. Nix appears to be in an odd configuration and Ms. Neil asked what the process was for the abandonment in this configuration. Staff replied that the property was abandoned one-half to Ms. Nix and one-half to Mr. Childs and this resulted in the odd configuration. Staff further commented that Ms. Nix would need to replat the property at time of any future development.

Chairman Behrens opened the Public Hearing at 5:30 pm. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:31 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Wamble to approve the Residential Replat of Lots 39 & 40 of the Becker's Subdivision of Lot No. 22 of the Davidson Addition and Reserve #1 of the L.D. Brown Subdivision to create Lot 1 of the Old Stone House Subdivision, being 0.1766-acre (7,694-square feet), addressed as 905 Sycamore Street, as presented. The motion carried unanimously.

6. **Public Hearing, Discussion and Possible Action on Case Number P-22-020: A request by Mount Rose Missionary Baptist Church for approval of a Residential Replat of Lots PT 8A, 8B, PT 9, 16 & PT 17, Block 2 of the Gay's Addition to create Lot 16R, Block 2, being 0.616-acres, currently addressed as 204 Kerr Street and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-22-020 (on file in the Development Services Department). Ms. Laauwe stated the subject property, currently identified as Lots PT 8A, 8B, PT 9, 16 & 17, Block 2 of the Gay's addition, is owned by Mount Rose Missionary Baptist Church. The properties are currently addressed as 204 Kerr Street and 1008 Garrett Street. The properties are currently developed with an existing Church and a single-family residence. The property owners would like to replat the two properties into one property, demolish the single-family residence, and construct a community center. Included with this replat is the dedication of a 15-foot public utility easement located adjacent to the three rights-of-way being Garrett Street, Kerr Street and Mangrum Street.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on September 8, 2022. Staff did not receive any comments in support of or against the request.

Development Services staff and the Engineering Consultant have reviewed the proposed residential Replat for compliance and recommends approval of the proposed Replat, as presented.

Chairman Behrens opened the Public Hearing at 5:33 pm. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:34 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Neil to approve the Residential Replat of Lots PT 8A, 8B, PT 9, 16 & PT 17, Block 2 of the Gay's Addition to create Lot 16R, Block 2, being 0.616-acres, currently addressed as 204 Kerr, as presented. The motion carried unanimously.

7. Adjourn.

A motion was made by Commissioner Wamble and seconded by Commissioner Edwards to adjourn the meeting at 5:34 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.

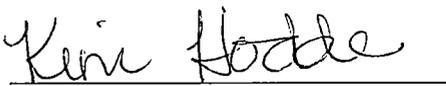
Certification of Meeting Minutes:



Planning and Zoning Commission

M. Keith Behrens
Chair

October 24, 2022
Meeting Date



Attest

Kim Hodde
Staff Secretary

October 24, 2022
Meeting Date