

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
April 25, 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 March 28, 2022, 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
Calvin Kossie

Cayte Neil
Marcus Wamble

Commissioners absent:

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

Staff present:

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

Citizens / Media present:

Trace Harris, Brenham Banner Press
Billy & Irene (Susie) Thaler
Joy Goeke

Mary De Salvo
Cynthia Reed

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 12:02 pm with a quorum of four (4) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

There were no reports or announcements.

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 28, 2022 Planning and Zoning Commission Meeting.

Kim Hodde noted that the date on the top of the minutes was incorrect and has been corrected to read March 28, 2022. Chairman Behrens called for a motion for the statutory consent agenda. A motion was made by Commissioner Neil and seconded by Commissioner Wamble to approve the Statutory Consent Agenda (Items 4-a) as corrected. The motion carried unanimously.

REGULAR SESSION

5. Public Hearing, Discussion and Possible Action on Case Number P-22-013: A request by Billy & Irene Thaler / Michael and Lana Branton for approval of a Replat of Lot 178, Block XVI and Reserve "A" of the Scenic Estates Subdivision, Section III to create Lot 178A, Block XVI and Lot 1, Block XVII, being 1.164-acres currently addressed as 303 Whispering Oak Circle and 7.427-acres located west of Twisted Oak Drive, respectively, for a total of 8.591-acres of land out of the A. Harrington Survey A-55, in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-22-013 (on file in the Development Services Department). Ms. Laauwe stated that Mr. and Mrs. Thaler own tract 178 and Mr. and Mrs. Branton own the larger tract identified as Reserve "A". In August 2021, Mr. Branton applied for and received approval of a variance for the lot width for the Reserve "A" tract since the existing lot width for the 8.25-acre tract was platted with a 44.16-foot lot width at the frontage road and access point instead of the required 60-foot lot width. At the Board of Adjustment meeting, there was some citizen concern expressed regarding how the Reserve "A" tract may be developed in the future such as single-family residence, subdivision, multi-family, etc. Ms. Laauwe pointed out that due to the current lot width and access width, the property would not be able to be developed as anything except a single-family residence. During a former public hearing for the subject tract, held on August 9, 2021, some neighboring property owners were uneasy about not knowing what might be next to their property line. Ms. Laauwe stated that the only way to control what is next to you or to have a buffer between the development is to purchase the property. Mr. and Mrs. Thaler are purchasing 0.829-acres of land out of the Reserve "A" tract. This 0.829-acres abuts the existing Thaler lot on the north side and would provide a buffer between their property and the Reserve "A" tract. A tract designated as a "Reserve" cannot be developed until it has been platted into a lot; therefore, this replat creates Lot 178A, Block XVI consisting of 1.164-acres and Lot 1, Block XVII (former Reserve "A" tract) consisting of 7.427-acres.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on April 7, 2022. Staff received three citizen responses in support of the replat. One was from Rudolph Dillard at 305 Whispering Oak Circle and the other two were from the applicants – Billy and Irene Thaler / Michael and Lana Jo Branton.

Development Services and Engineering reviewed this residential replat for compliance with the City of Brenham's regulations and ordinances and recommends approval as presented.

Chairman Behrens opened the Public Hearing at 12:07 pm. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 12:07 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Neil for approval of a request by Billy & Irene Thaler / Michael and Lana Branton for approval of a Replat of Lot 178, Block XVI and

Reserve "A" of the Scenic Estates Subdivision, Section III to create Lot 178A, Block XVI and Lot 1, Block XVII, as presented. The motion carried unanimously.

6. Adjourn.

A motion was made by Commissioner Wamble and seconded by Commissioner Kossie to adjourn the meeting at 12:10 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:

Dr. Deanna Alfred
Planning and Zoning Commission

Dr. Deanna Alfred
Vice Chair

May 23, 2022
Meeting Date

Kim Hodde
Attest

Kim Hodde
Staff Secretary

May 23, 2022
Meeting Date