

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
May 23, 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 May 23, 2022, at 12:00 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Dr. Deanna Alfred, Vice Chair	Calvin Kossie
Chris Cangelosi	Cayte Neil
Artis Edwards	Marcus Wamble

Commissioners absent:

M. Keith Behrens, Chair

Staff present:

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

Citizens / Media present:

Jason May, Brenham Banner Press
Glenwood Vierus, Jr.
Paul Batista

1. Call Meeting to Order

Vice Chairman Alfred called the meeting to order at 5:16 pm with a quorum of six (6) 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 April 25, 2022 Planning and Zoning Commission Meeting.**
- 4-b. Case Number P-22-015: A request by Salana Holdings, LLC / Paul Batista and Gary Benson for approval of a Commercial Replat of Lot 3, Block 1 of the Valmont Subdivision, Section 1 to create Lot 3RA and Lot 3RB, being 7.68-acres and 2.92-acres, respectively for a total of 10.60-acres, and further described as part of the John Carrington Survey, A-120, in Brenham, Washington County, Texas.**

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

REGULAR SESSION

- 5. Public Hearing, Discussion and Possible Action on Case Number P-22-014: A request by Karen L. Graves / Gaynelle Kay Tulp, and Glenwood Vierus for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Manufactured Home Residential Use District (R-3) to a Commercial, Research and Technology Use District (B-2) on approximately 1-acre of land currently addressed as 151 FM 109, being further described as Tract 81 of the John Carrington Survey, Abstract No. 120 in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-22-014 (on file in the Development Services Department). Ms. Laauwe noted that the item should refer to Glenwood Vierus, Jr. instead of Glenwood Vierus. Ms. Laauwe stated that this is a request to change the zoning of a tract of land addressed as 151 FM 109 from a R-3, Manufactured Home Residential Use District to a B-2, Commercial Research and Technology Use District. The subject property is located at the edge of the city limits and is currently vacant with multiple dilapidated structures and manufactured homes on it. The future land use map shows the use for this property as commercial. The property is surrounded by the following uses:

- Morris Mobile Home Park is adjacent to the east;
- A cell tower and equipment and a barn structure are located to the north across FM 109;
- D-D Mobile Home Park is on the northeast corner of SH 36 and FM 109; and
- A Phillips 66 gas station and convenience store is located on the southeast corner of SH 36 and FM 109.

Mr. Vierus is in the process of purchasing the property and is requesting the rezoning for a warehouse / storage building use. The proposed rezoning would be consistent with the nearby B-2 zoning and the proposed use would be a compatible use and align with the Comprehensive Plan and Future Land Use Map. If rezoned, the property would be subject to applicable B-2 development and building standards, including buffer yards and landscaping.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on May 12, 2022. Staff did not receive any written comments regarding this request; however, several phone calls were received inquiring if the property was for sale.

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

Vice Chairman Alfred opened the Public Hearing at 5:25 pm. There were no citizen comments.

Vice Chairman Alfred closed the Public Hearing at 5:26 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Edwards for recommendation of approval of the request by Karen L. Graves / Gaynelle Kay Tulp, and Glenwood Vierus for an Amendment to the City of Brenham’s Official Zoning Map of the Code of Ordinances to change the zoning from a Manufactured Home Residential Use District (R-3) to a Commercial, Research and Technology Use District (B-2) on approximately 1-acre of land currently addressed as 151 FM 109, 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 5:28 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

July 25, 2022
Meeting Date

Kim Hodde
Attest

Kim Hodde
Staff Secretary

July 25, 2022
Meeting Date