

**CITY OF BRENHAM  
PLANNING AND ZONING COMMISSION MINUTES  
June 26, 2023**

*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 22, 2023, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Deana Alfred, Vice Chair  
Chris Cangelosi  
Artis Edwards, Jr.  
Darren Heine  
Calvin Kossie  
Cayte Neil

Commissioners absent:

M. Keith Behrens, Chairman

Staff present:

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

Citizens / Media present:

Joshua Blaschke – KWHI	Niterion McBride
Donald W. Lampe	Ann Cherry
Edin Inestroza	Cyd Dillahunty
Juan Najera	Brice Stanford
Patricia Johnson	Alisha Stanford
Evelyn Nunn	

**1. Call Meeting to Order**

Vice Chairman Alfred called the meeting to order at 5:18 pm with a quorum of six (6) Commissioners present.

**2. Public Comments**

**3. Reports and Announcements**

- Brenham Family Park Small Area Plan Update: Shauna Laauwe stated that the Brenham Family Park Small Area Plan working group was established to bring community ideas and expertise to help create a Master Plan for the area, which encompasses 600+ acres of land owned by 5-10 families. The first two meetings both had productive discussions of possible land constraints, possibilities, and ideas of uses/types of desirable development for the area. The working group will have their next meeting on August 10<sup>th</sup>, which will be followed that evening by a Town Hall

meeting at The Barnhill Ballroom from 5:30 PM – 7:00 PM. On September 18, 2023, a final presentation will be made at a joint meeting of the Planning and Zoning Commission, City Council, and the TIRZ Board. Darren Heine and Keith Behrens both serve on this committee.

- **Impact Fee Study:** Stephanie Doland presented an update and stated that the City Council approved a Professional Services Agreement with Strand Associates to complete an Impact Fee Study and report the possible fees assessed for new development on water, sanitary sewer and roadways. The project includes the formation of a Capital Improvements Advisory Committee which is proposed to be comprised of the Planning and Zoning Commission and four additional representatives. The formation of the CIAC is scheduled for Council consideration on July 13, 2023 and the first meeting of the CIAC is planned for July 24<sup>th</sup>.

## **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 May 22, 2023, Planning and Zoning Commission Meeting.**
- 4-b. Case No. P-23-021: A request by Ted and Rosa Dean for approval of a Preliminary Plat creating Block 1, Lot 1 of the El Jardin Subdivision, being 12.233-acres of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**
- 4-c. Case No. P-23-022: A request by Ted and Rosa Dean for approval of a Final Plat creating Block 1, Lot 1 of the El Jardin Subdivision, being 12.233-acres of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

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

## **REGULAR SESSION**

- 5. Public Hearing, Discussion and Possible Action on Case Number P-23-019: A request by Edin and Martha Inestroza for approval of a Replat of Lots 4A, 5A, 6A, 7A, 8A and 9A in the College Heights Addition and a Replat of Lot 1A of the True Believers Subdivision, and a called 0.331-acre tract to create Block 1, Lots 1-30, Common Area A (0.3490-acres), Common Area B (0.0749-acres), and Common Area C (0.0119-acres), of the Ebenezer Development, being a total of 3.388-acres currently addressed as 710, 712, 714, 716, 800, 802 and 804 Sabine 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-23-019 (on file in the Development Services Department). Ms. Laauwe stated that the subject properties, currently identified as Lots 4A, 5A, 6A, 7A, 8A and 9A in the College Heights Addition and a Replat of Lot 1A of the True Believers Subdivision, and a called 0.331-acre tract are owned by Edin and Martha Inestroza. The properties are currently addressed as 710, 712, 714, 716, 800, 802 and 804 Sabine Street. State Highway 105 is located to the

north, Sabine Street to the west, Clay Street to the south, and Brown Street to the east. The properties are zoned R-2, Mixed Residential. The owners/applicants want to reconfigure and replat the lots into a 30-lot townhome development. The townhome development is proposed to consist of 10 groups of 3-unit townhome structures and a 55-foot-wide street (Ebenezer Lane). These will be Single-family residential attached units. There is a required 10-foot separation between structures. Since there will be utilities in the front and rear of the properties, this plat also dedicates a 15-foot public utility easement along the front and also the rear of the lots. An additional 10-foot public utility easement will be dedicated between Lot 12 and Common Area "A" in addition to dedication of the 55-foot street right-of-way. The townhome lots are proposed at 30-feet by 104-feet which exceeds the minimum requirement of 30-feet by 100-feet. Common Area "A" serves as the detention pond and Common Areas "B" and "C" provide 5-feet of additional open space between the properties and Sabine Street and Clay Street, respectively. The Common Areas will be maintained by a Homeowner's Association. The interior walls are the property lines and will be full fire walls. Townhomes are transitional homes that bridge the gap between apartments and a single-family residence.

On November 14, 2022, the Board of Adjustment a variance for proposed Lots 1 and 16 to allow a 10-foot street side yard setback. It was suggested by a Commissioner that in the future the City may consider increasing the 10-foot minimum building separation to either 15 or 10-feet in offer better curb appeal and resale value.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on June 8, 2023. Staff received a couple phone calls from people on Brown Street but did not receive any written comments for or against this replat request.

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

Vice Chairman Alfred closed the regular session and opened the public hearing at 5:35 pm. There were no citizen comments.

Vice Chairman Alfred closed the public hearing and re-opened the regular session at 5:36 pm.

A motion was made by Commissioner Neil and seconded by Commissioner Heine to approve the request from Edin and Martha Inestroza for approval of a Replat of Lots 4A, 5A, 6A, 7A, 8A and 9A in the College Heights Addition and a Replat of Lot 1A of the True Believers Subdivision, and a called 0.331-acre tract to create Block 1, Lots 1-30, Common Area A (0.3490-acres), Common Area B (0.0749-acres), and Common Area C (0.0119-acres), of the Ebenezer Development, being a total of 3.388-acres currently addressed as 710, 712, 714, 716, 800, 802 and 804 Sabine Street, respectively, as presented. The motion carried unanimously.

**6. Public Hearing, Discussion and Possible Action on Case Number P-23-023: A request by Artis Edwards, Sr. for approval of a Replat of Lot 6 of the Carleton Addition to create Lot 6A (0.663-acres) and a reserve tract (0.709-acres) of the Carleton Addition, being a total of 1.372-acres currently addressed as 1310 Bridge Street and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

Commissioner Artis Edwards, Jr. recused himself and left the room due to a potential conflict of interest with Case Number P-23-023.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-23-023 (on file in the Development Services Department). Ms. Laauwe stated that the subject property is located at the far east end of Bridge Street and is a large 1.372-acre lot. The lot is very deep being 125-feet wide and over 400-feet deep. Although the property is zoned R-2 which would allow for multi-family development, the owner would like to divide the lot into two single-family lots. There is an existing sewer line in the abandoned Carleton Street right-of-way on the east. Since this sewer line will require a 20-foot easement on each side of the sewer line, the lot on the east side cannot be developed until the sewer line has been relocated. Therefore, the proposal is to plat the west lot as Lot 6A and the east lot as a Reserve tract until the sewer line has been relocated. This will allow Lot 6A to be developed immediately.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on June 8, 2023. Staff received one phone call from Linda McBride who was worried about density; however, she was happy to hear that single-family residential is being proposed. Staff did not receive any written comments for or against this replat request.

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

Vice Chairman Alfred closed the regular session and opened the public hearing at 5:48 pm. Patrician Johnson and Evelyn Nickerson Nunn asked what impact this development would have on the other lots in the neighborhood. Stephanie Doland responded that with regards to property valuation, the impact should not be any impact different than if one single-family residence were constructed on the lot as is currently allowed; however, the Washington County Appraisal District could confirm this information.

Commissioner asked if the applicant had considered constructing the street and being able to develop more lots. Staff confirmed that at this time, it is the desire of the applicant to just construct two (2) single-family residences. There were no additional comments.

Vice Chairman Alfred closed the public hearing and re-opened the regular session at 5:55 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Cangelosi to approve the request from Artis Edwards, Sr. for approval of a Replat of Lot 6 of the Carleton Addition to create Lot 6A (0.663-acres) and a reserve tract (0.709-acres) of the Carleton Addition, being a total of 1.372-acres currently addressed as 1310 Bridge Street, as presented. The motion carried unanimously.

## **7. Adjourn.**

A motion was made by Commissioner Neil and seconded by Commissioner Kossie to adjourn the meeting at 5:56 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 24, 2023  
Meeting Date

Kim Hodde  
Attest

Kim Hodde  
Staff Secretary

July 24, 2023  
Meeting Date