

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
April 24, 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 April 24, 2023, 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
Deana Alfred, Vice Chair
Chris Cangelosi
Artis Edwards, Jr.
Darren Heine
Calvin Kossie
Cayte Neil

Commissioners absent:

None

Staff present:

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

Citizens / Media present:

Greg Rybarski	Karl Johnson
Donald Dawson	J.D. Schindler, Jr.
Heather Geisendorff	

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:24 pm with a quorum of seven (7) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

Stephanie Doland reported on the following:

- Housing Task Force workshop was held. Staff are putting together a timeline for the items. Any Zoning Ordinance updates will come back before the Planning and Zoning Commission.
- A service contract was approved for Strand Associates to perform an Impact Fee study.
- An online permitting program (Accela) is being developed. Staff is hopeful to go-live later this summer.

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 27, 2023, Planning and Zoning Commission Meeting.**
- 4-b. **Case No. P-23-013: A request by the City of Brenham for approval of a Preliminary Plat creating Lot 1, Block 1 of the Brenham Family Park Subdivision, being 112.013-acres of land out of the Hiram Lee Survey, A-76, in Brenham, Washington County, Texas.**
- 4-c. **Case No. P-23-014: A request by the City of Brenham for approval of a Final Plat creating Lot 1, Block 1 of the Brenham Family Park Subdivision, being 112.013-acres of land out of the Hiram Lee Survey, A-76, in Brenham, Washington County, Texas.**
- 4-d. **Case No. P-23-015: A request by the North Park Development, LLC for approval of a Preliminary Plat creating Lot 1, Lot 2, and Lot 3 of the North Park Development, being 7.508-acres of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**
- 4-e. **Case No. P-23-016: A request by the North Park Development, LLC for approval of a Final Plat creating Lot 1, Lot 2, and Lot 3 of the North Park Development, being 7.508-acres of land out of the A. Harrington Survey, A-55, 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 through 4-E), as presented. The motion carried unanimously.

REGULAR SESSION

- 5. **Public Hearing, Discussion and Possible Action on Case Number P-23-017: A request by Chris and DeeAnna Marek for approval of a Replat of a portion of Lot 3A and Lot 4A of the Original Town Lot 91 to create Lot 3B of the Original Town Lot 91, being 0.386-acres, currently addressed as 604 S. Baylor 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-23-017 (on file in the Development Services Department). Ms. Laauwe stated that the subject property is currently platted as Lot 3A to the north and Lot 4A to the south. The owners/applicants, Chris and DeeAnna Marek, want to combine the two lots to make one lot (proposed Lot 3B) being 0.386-acres. A variance was granted by the Board of Adjustment on April 10, 2023 to legitimize the existing lot depth of 102.72. This replat removes the existing lot/deed line and also dedicates a 15-foot Public Utility Easement along S. Baylor Street.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on April 5, 2023. 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.

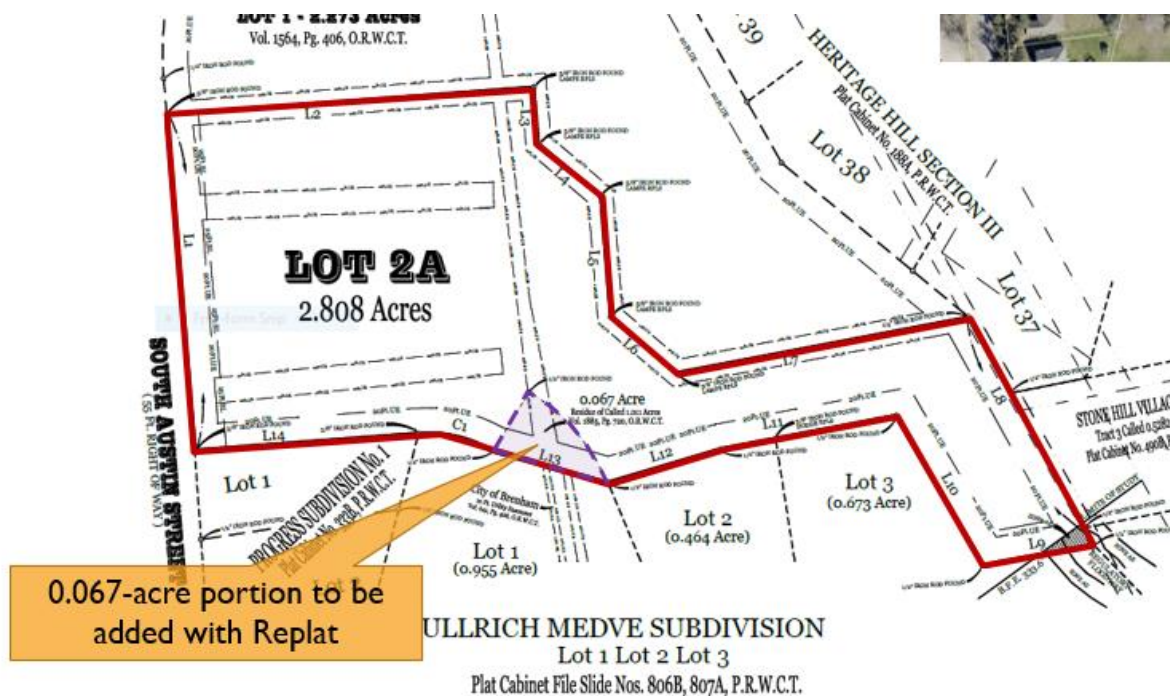
Chairman Behrens closed the regular session and opened the public hearing at 5:29 pm. There were no citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:29 pm

A motion was made by Commissioner Cangelosi and seconded by Commissioner Alfred to approve the request from Chris and DeeAnna Marek for approval of a Replat of a portion of Lot 3A and Lot 4A of the Original Town Lot 91 to create Lot 3B of the Original Town Lot 91, being 0.386-acres, currently addressed as 604 S. Baylor Street, as presented. The motion carried unanimously.

- Public Hearing, Discussion and Possible Action on Case Number P-23-018: A request by 910 North Park, LLC and BSI Park Place, LLC for approval of a Replat of Lot 2, Section One of Austin Place and a certain 0.067-acre parcel being an unplatted portion of a remainder of the Moses N. Combs Survey, A-124 of the Official Records of Washington County, to create Lot 2A, Section One of Austin Place, being 2.808-acres currently addressed as 2307 S. Austin Street and further described as part of the Moses N. Combs Survey, A-124, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-23-018 (on file in the Development Services Department). Ms. Laauwe stated that the subject property is owned by 910 North Park, LLC and BSI Park Place, LLC. The southern boundary currently has an area where it projects to the north then back to the south. During the recent sale of the property, it was discovered that a part of the parking lot is actually on the adjacent property. The owners/applicants have recently purchased this 0.067-acre triangular area and would like to plat it into their current tract and therefore "straighten out" their southern boundary line and ensure that the parking lot is located wholly within their property.



Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on April 5, 2023. Staff received three written citizen comments against the replat – from Greg and Luanne Rybarski, Susan Church, and Janet Wier.

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.

Chairman Behrens closed the regular session and opened the public hearing at 5:34 pm. Greg Rybarski, who lives at 2401 Valley Drive, had some initial concerns but his concerns have been relieved after speaking with staff and hearing what is being done. Mr. Rybarski stated that he is happy for the new ownership. J.D. Schindler, who lives at 2401 Lynne Way, is in support of this request since it is merely a replat and not an expansion of the apartments. Heather Geisendorff, who lives at 2400 Valley Drive, stated that she did not have any issues with the replat request. There were no other comments.

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

A motion was made by Commissioner Kossie and seconded by Commissioner Alfred to approve the request from 910 North Park, LLC and BSI Park Place, LLC for approval of a Replat of Lot 2, Section One of Austin Place and a certain 0.067-acre parcel to create Lot 2A, Section One of Austin Place, being 2.808-acres currently addressed as 2307 S. Austin Street, as presented. The motion carried unanimously.

7. Adjourn.

A motion was made by Commissioner Neil and seconded by Commissioner Edwards to adjourn the meeting at 5:37 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

May 22, 2023
Meeting Date

Kim Hodde
Attest

Kim Hodde
Staff Secretary

May 22, 2023
Meeting Date