

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
January 22, 2024**

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 January 22, 2024, 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
Chris Cangelosi
Darren Heine
Calvin Kossie
Cyndee Smith

Commissioners absent:

Deanna Alfred
Cayte Neil

Staff present:

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

Citizens/Media present:

William R. Krueger	Thomas Knodt
Ashley Jahnke	Clayton Collier
Joe Green	John Young
Linda Stanford	Sarah Forsythe, Brenham Banner Press

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:17 pm with a quorum of five (5) 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 December 18, 2023, Planning and Zoning Commission Meeting.

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

REGULAR SESSION

5. Election of a Chair, Vice Chair, and Secretary for the Planning and Zoning Commission for 2024.

A motion was made by Commissioner Heine and seconded by Commissioner Smith to keep the current slate of officers for 2024, as follows:

Chair: Keith Behrens
Vice Chair: Deanna Alfred
Secretary: Calvin Kossie

The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case No. P-24-001: A request by Clayton and Kelli Collier for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Single Family Residential Use District (R-1) to a Planned Development Use District (PDD) for the development of a 116-lot single-family home subdivision on approximately 35.31-acres of land located northwest of N. Saeger Street and currently addressed as 1402 W. Jefferson Street, and being further described as Tract 82 of the Phillip Coe Addition, A-0031, in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-24-001 (on file in the Development Services Department). Ms. Laauwe stated that the subject property is addressed as 1402 W. Jefferson Street and is generally bounded by unimproved right-of-way for Saeger Street to the east, W. Jefferson Street to the south, and a tributary of Little Sandy Creek to the west. The property owners are Clayton and Kelli Collier and the applicant is Daniel Beamon/Beamon Engineering. The current land use is vacant, undeveloped land and the future land use designation is Single-Family residential. The current zoning is R-1, Single-Family Residential Use District. The requested zoning is a Planned Development District (PDD). The property is approximately 35.31-acres; however, the rezoning request is for approximately 27.74-acres. The western portion of the property as well as a 1.75-acre tract on the northern side is not proposed for rezoning since it is either in the floodplain or not deemed appropriate for this development. The subject property is located northeast of the intersection of W. Jefferson Street and Saeger Street. The Meadowpark Subdivision, Sections I and II, is located to the south of the subject property, Grace Lutheran Church is located to the east, and N. Dixie Street to the west. The subject property is surrounded by R-1 Zoning. The proposed extension of N. Saeger Street is on the thoroughfare plan as a collector street; however, the developer would only be required to construct a 31-foot paved section of Saeger as part of the PDD since only a local street would be required for this development. The owners propose to dedicate the additional right-of-way needed for the City of Brenham to widen the street to 41-feet in the future. The proposed project is for a 116-lot single-family residential development with 3 cul-de-sacs.

The applicants are requesting a planned development district in order to establish alternative standards to the City's zoning and subdivision development standards. The following are some of the proposed subdivision features and characteristics:

Physical Development:

- A. No house elevations shall be repeated more than every third lot. Each home must have a different front elevation from the house across the street.
- B. The minimum house size shall be 1,225 square feet.
- C. Each lot shall be landscaped and irrigated at minimum with a fully sodded yard, one 2-inch caliper hardwood shade tree located in the front yard and measured at 6-inches above the tree base.
- D. Each single-family dwelling shall include, at a minimum, a two-car private garage.
- E. Public sidewalks shall be constructed on one side of the public right-of-way within the development and shall be a minimum of 5-feet wide. Sidewalk segments shall be installed concurrently throughout the development.
- F. Common areas will serve as parks that will be maintained by the Homeowner's Association (HOA). The following amenities will be provided and maintained by the HOA:
 - o Minimum 400-square foot pavilion
 - o 3 picnic tables
 - o 3 benches
 - o 900-square feet concrete basketball or pickleball court
 - o 1-tether ball pole
 - o 3-hole frisbee golf
- G. A minimum of 700 linear feet concrete sidewalk along the tributary and around the Common Areas shall be constructed and will connect the public sidewalk system throughout the subdivision.
- H. Main entry monumentation shall be provided at the entrance on Saeger Street.
- I. Prior to the first certificate of occupancy being issued, fifteen (15) 4-inch caliper trees shall be planted in the common area along Saeger Street.

Proposed subdivision of land details:

- A. 45-foot minimum lot width. (Current zoning requires 60-feet).
- B. 120-foot minimum lot depth. (Current zoning requires 115-feet).
- C. Minimum lot size of 5,400. (Current zoning requires 7,000 square feet).
- D. Average lot size shall be 6,600 square feet.
- E. 25-foot minimum front yard setback. (This meets current zoning requirements).
- F. 5-foot minimum side yard setback. (Current zoning requires 10-feet)
- G. 25-foot rear yard setback. (This meets current zoning requirements).
- H. Minimum right-of-way width of 55-feet with a required 31-foot-wide pavement, measured from back of curb to back of curb.
- I. Utility easement dedicated by plat for the maintenance of existing and proposed gravity sewer line connected to existing City of Brenham lift station.
- J. Additional right-of-way for Saeger Street will be dedicated. Saeger Street will be constructed by the developer and will be 31-feet measured from back of curb to back of curb. The City of Brenham will participate in the future construction cost to increase the width of Saeger Street from 31-feet to 41-feet in width.
- K. Cooperation with adjacent property owners for the realignment of Saeger Street at the intersection of W. Jefferson and N. Saeger Street.

STAFF ANALYSIS

- Adjacent land uses include vacant land, institutional uses, and residential.
- Future Land Use Map recommends Residential use.
- Propose rezoning is in accordance with the Comprehensive Pland land use policies and “Quality Neighborhood Design” guidelines.
- The proposed rezoning meets the criteria established for Planned Development Districts.
- If the 5-foot side setback is approved, the eaves will have to be fire-rated.

A Public Hearing Notice was published in the Banner Press on January 11, 2024, and notices were mailed to property owners within 200-feet of the subject properties. Staff received one written comment in opposition to the request from Elizabeth and Christopher Gilstrap who live at 1300 Shepard Street.

Development Services staff have reviewed the rezoning request for compliance with the City of Brenham’s applicable regulations and ordinances and based on these findings, recommends **approval** of the request as presented.

Chairman Behrens closed the regular session and opened the public hearing at 5:43 pm. The applicant, Daniel Beamon, stated that the proposal for the cul-de-sacs if for a 55-foot radius instead of the required 50-foot radius. He further stated that the developer is looking to sell the lots to a home building. Home builders typically do not disclose price points this early in a project due to the volatility of the market.

In response to various questions and comments, the following items were confirmed or clarified:

- The fencing along W. Jefferson Street is proposed to be typical wood fencing.
- Cul-de-sacs will have to meet all emergency access standards.
- The alignment of Saeger Street will be discussed with Grace Lutheran Church for additional right-of-way.
- The initial street width for the Saeger Street extension will be 31-feet.
- Grace Lutheran Church is concerned about traffic impacts with 116-homes dumping out at the Church’s driveway and if and when Saeger Street extends to Blue Bell Road.
- The City of Brenham will participate in widening Saeger Street from 31-feet to 41-feet at some point in the future. This width would accommodate a turn lane.
- The property owner will dedicate the additional 10-feet of right-of-way for the ultimate Saeger Street alignment. The only right-of-way needed from Grace Lutheran Church will be for the intersection improvement/alignment.
- The 1.75-acres at the north side of the tract is being treated as a reserve tract for future development but not part of this proposed development.
- There are proposed common areas along Saeger Street and adjacent to the floodplain area at the west side of the property.
- A connection to Munz Street was considered but developer prefers access off Saeger Street to separate the two neighborhoods.
- Streetscape is important to neighborhood developments. The sidewalks, walkability, green space, and landscaping are all positive elements.
- The hydraulic studies for this project have been completed and the City will be able to adequately serve this development. Any future adjacent developments will need to have the hydraulic studies completed to ensure adequate water and sewer capacity.
- The initial proposal was for a 24-foot street with no on-street parking. The City standard requires a 31-foot development width.
- Access to Dixie Street is a cost prohibitive option due to having to cross the floodplain/floodway.

There were no other citizen comments. Ms. Laauwe noted that restrictions can be added to the recommendation.

Chairman Behrens closed the public hearing and re-opened the regular session at 6:30 pm.

A motion was made by Commissioner Behrens and seconded by Commissioner Kossie to recommend approval to City Council of the request by Clayton and Kelli Collier for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Single Family Residential Use District (R-1) to a Planned Development Use District (PDD) for the development of a 116-lot single-family home subdivision on approximately 35.31-acres of land located northwest of N. Saeger Street and currently addressed as 1402 W. Jefferson Street, with the following conditions:

1. Work with Grace Lutheran Church and the City of Brenham for an improved street alignment of the intersection of Saeger Street and W. Jefferson Street.
2. Incorporate a small common area with a few trees being planted along the rear of the lots backing up to W. Jefferson Street.

Daniel Beam respectfully requested that the improved street alignment not be a condition of the approval since just the 27-acres are requested for rezoning and the street alignment is a separate issue. The motion remained as made and seconded. The motion carried unanimously.

7. Adjourn.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Smith to adjourn the meeting at 6:39 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:

Keith Behrens

Planning and Zoning Commission

M. Keith Behrens

Chair

February 26, 2024

Meeting Date

Kim Hodde

Attest

Kim Hodde

Staff Secretary

February 26, 2024

Meeting Date