

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
October 28, 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 October 28, 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, Chair
Deanna Alfred, Vice Chair
Chris Cangelosi
Darren Heine
Calvin Kossie
Cayte Neil
Cyndee Smith

Commissioners absent:

None

Staff present:

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

Citizens/Media present:

Garrett Salmans	
Joshua Lowry	Angel Hernandez
Monica Mazoch	Donald W. Lampe
David Hermann	Sarah Forsythe, Brenham Banner
Greta Hernandez	

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:18 pm with a quorum of seven (7) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

Stephanie Doland informed the Board that since the Capital Improvements Advisory Committee (CIAC) is required to meet at least twice per year, the final meeting for 2024 will be scheduled prior to either the November or December Planning and Zoning Commission meeting. Additional information will be provided once the date has been set.

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 September 23, 2024, Planning and Zoning Commission Meeting.**
- 4-b. Case No. P-24-037: A request from Garrett Salmans and Ronda Kilburn for approval of a Preliminary Plat of the Hell Flower Farm Subdivision creating Lot 1, Block 1, containing 6.639-acres, being further described as part of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.**
- 4-c. Case No. P-24-038: A request from Garrett Salmans and Ronda Kilburn for approval of a Final Plat of the Hell Flower Farm Subdivision creating Lot 1, Block 1, containing 6.639-acres, being further described as part 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 Cangelosi 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-24-039: A request by Iglesia Bautista Fuente de Vida for approval of a Replat of Lot 4 of the Rippetoe's Addition to create Lot 4A containing 0.250-acres, Lot 4B containing 0.250-acres, Lot 4C containing 0.250-acres, and Lot 4D containing 0.712-acres for a total of 1.462-acres, 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-24-039. Ms. Laauwe stated that the property owner and applicant is Iglesia Bautista Fuente de Vida and the applicant/surveyor is Donald Lampe / Lampe Surveying, Inc. The property is a 1.462-acre tract currently identified as Lot 4 of the Rippetoe's Addition and addressed as 307 Martin Luther King Jr. Parkway. The property is located on the south side of Martin Luther King Jr. Parkway, west of N. Austin Street and east of Baber Street and is zoned R-2, Mixed Residential Use District. The subject property consists of a single-family home and vacant land. The property owner wishes to subdivide the existing lot into four lots for single-family residential development. This plat also dedicates a 20-foot public utility easement along the north side of the property.

A Public Hearing Notice was published in the Banner Press on October 10, 2024, and notices were mailed to property owners within 200-feet of the subject properties on October 8, 2024. No written citizen comments were received regarding this replat request.

Engineering and Development Services staff have reviewed the proposed replat for compliance with the City of Brenham's applicable regulations and ordinances and recommend **approval**.

Chairman Behrens closed the regular session and opened the public hearing at 5:21 pm. There were no comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:21 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Alfred to approve the request by Janet Long for approval of a Replat of Lot 4 of the Rippetoe's Addition to create Lot 4A, Lot 4B, Lot 4C, and Lot 4D, as presented. The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case Number P-24-040: A request by David and Wanda Hermann / Home Town Properties, L.P. for approval of a Replat of Part of Lot 1, Block 9 of the Key's First Addition to create Lot 1A containing 0.1287-acres and Lot 1B containing 0.1289-acres for a total of 0.257-acres, 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-24-040. Ms. Laauwe stated that the property owners and applicants are David and Wanda Hermann / Home Town Properties, LP and the surveyor is Michael Blakey / Blakey Surveying. The property is a 0.257-acre tract currently identified as part of Lot 1 of the Key's First Addition and addressed as 500 and 502 W. Third Street. The subject property is located on the north side of W. Third Street and west of Key Street and is zoned R-2, Mixed Residential Use District. The subject property is currently legally nonconforming as it consists of two-single-family homes on one lot that were constructed before the Subdivision and Zoning Regulations were adopted in 1968. The property owners want to divide the tract so that each of the single-family residences are located on their own separate lot to allow for possible sale and site improvements. To meet the current zoning and subdivision requirements, the subject property did receive variances to the lot size, lot width, and lot depth for each proposed lot by the Zoning Board of Adjustments on August 12, 2024. The plat includes the dedication of a 20-foot public utility easement along the south property lines along West Third Street and a 10-foot public utility easement along the east property line of Lot 1B (Key Street).

A Public Hearing Notice was published in the Banner Press on October 10, 2024, and notices were mailed to property owners within 200-feet of the subject properties on October 8, 2024. One written comment was received from Kenneth Phillips in support of the replat request.

Engineering and Development Services staff have reviewed the proposed replat for compliance with the City of Brenham's applicable regulations and ordinances and recommend **approval**.

Chairman Behrens closed the regular session and opened the public hearing at 5:24 pm. There were no comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:24 pm.

A motion was made by Commissioner Smith and seconded by Commissioner Kossie to approve the request by David and Wanda Hermann / Home Town Properties for approval of a Replat of Part of Lot 1, Block 9 of the Key's First Addition to create Lot 1A and Lot 1BD, as presented. The motion carried unanimously.

7. Public Hearing, Discussion and Possible Action on Case Number P-24-041: A request by Joshua Lowry and Monica Mazoch for approval of a Replat of Lot 6A and the Reserve Tract of the Carleton Addition to create Lot 6R containing 1.372-acres, 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-24-041. Ms. Laauwe stated that the property owners and applicants are Joshua Lowry and Monica Mazoch and the surveyor is Reid Ullrich / Kerr Surveying. The subject properties, identified as Lot 6A and the Reserve tract of the Carleton Addition are one platted lot and a reserve tract that contain a total of 1.372-acres, currently addressed as 1310 Bridge Street, generally located on the south side of Bridge Street, southeast of its intersection with Johnson Street and zoned R-2, Mixed Residential Use District. The subject properties consist of vacant land. Prior to 2023, the properties were a single tract; however, in 2023 the previous owner replatted the property into two tracts for future residential development. The current owners desire to replat the properties back into one tract to provide additional area for construction of a single-family residence. The plat includes a 20-foot in width public utility easement along the north property line adjacent to Bridge Street and existing 15-foot public utility easements.

A Public Hearing Notice was published in the Banner Press on October 10, 2024, and notices were mailed to property owners within 200-feet of the subject properties on October 8, 2024. No written citizen comments were received regarding this replat request.

Engineering and Development Services staff have reviewed the proposed replat for compliance with the City of Brenham's applicable regulations and ordinances and recommend **approval**.

Chairman Behrens closed the regular session and opened the public hearing at 5:26 pm. There were no comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:26 pm.

A motion was made by Commissioner Neil and seconded by Commissioner Alfred to approve the request by Joshua Lowry and Monica Mazoch for approval of a Replat of Lot 6A and the Reserve Tract of the Carleton Addition to create Lot 6R, as presented. The motion carried unanimously.

8. Public Hearing, Discussion and Possible Action on Case Number P-24-042: A request by Miguel Lino Lara for approval of a Replat of Lot 4A, Block H of the A. M. Lewis Addition to create Lot 4A-R containing 0.671-acres and Lot 4C containing 0.366-acres for a total of 1.037-acres, 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-24-042. Ms. Laauwe stated that the property owner and applicant is Miguel Lino Lara and the surveyor is Donald Lampe / Lampe Surveying, Inc. The property is a 1.037-acre tract currently identified as Lot 4A, Block H of the A.M. Lewis Addition and addressed as 806 Matchett Street. The property is located on the north side of Matchett Street, northeast of the intersection of Matchett Street and Watson Street, and east of Rivers Street and is zoned R-2, Mixed Residential Use District. The subject property consists of a single-family home and vacant land. The property owner would like to subdivide this tract for future development of proposed Lot 4C. This plat also dedicates a 20-foot public utility easement along the southern property line (Matchett Street).

A Public Hearing Notice was published in the Banner Press on October 10, 2024, and notices were mailed to property owners within 200-feet of the subject properties on October 8, 2024. No written citizen comments were received regarding this replat request.

Engineering and Development Services staff have reviewed the proposed replat for compliance with the City of Brenham's applicable regulations and ordinances and recommend **approval**.

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

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

A motion was made by Commissioner Kossie and seconded by Commissioner Cangelosi to approve the request by Miguel Lino Lara for approval of a Replat of Lot 4A, Block H of the A. M. Lewis Addition to create Lot 4A-R and Lot 4C, as presented. The motion carried unanimously.

9. Adjourn.

A motion was made by Commissioner Neil and seconded by Commissioner Alfred to adjourn the meeting at 5:30 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

Kim Hodde

Attest

M. Keith Behrens
Chair

Kim Hodde
Staff Secretary

November 25, 2024
Meeting Date

November 25, 2024
Meeting Date