

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
November 25, 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 November 25, 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
Calvin Kossie

Commissioners absent:

Darren Heine
Cayte Neil
Cyndee Smith

Staff present:

Stephanie Doland, Development Services Director
Shauna Laauwe, City Planner

Citizens/Media present:

Heath Winkelmann
Tom Knodt
Joshua Blaschke, KWHI
Sarah Forsythe, Brenham Banner

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:21 pm with a quorum of four (4) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

Stephanie Doland reminded the Board that the Capital Improvements Advisory Committee (CIAC) meeting will be December 16th at 4:00 pm, just prior to the December Planning and Zoning Commission meeting.

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 October 28, 2024, Planning and Zoning Commission Meeting.

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

REGULAR SESSION

- 5. Public Hearing, Discussion and Possible Action on Case Number P-24-043: A request by Clayton & Kellie Collier / Southern Land of Texas, LLC for approval of a Replat of Reserve "A" of the Wilkins Valley Subdivision, to create the Wilkins Valley Subdivision, Phase 2 consisting of Common Area #3 being 0.118-acres and 41 lots in Blocks 2 and 3, being a total of 7.675-acres, currently addressed as 1402 W. Jefferson Street and further described as part of the Philip Coe Survey, A-31, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-24-043. Ms. Laauwe stated that the property owner and applicant Clayton & Kellie Collier, Southern Land of Texas, LLC and the applicant/surveyor is Daniel Beamon / Beamon Engineering. The subject property, identified as Reserve A of the Wilkins Valley Subdivision, is a 7.675-acre lot currently addressed as 1402 W. Jefferson Street that is generally bounded by the unimproved Right-of Way for Saeger Street to the east, Phase 1 of the Wilkins Valley Subdivision to the immediate south and W. Jefferson Street further to the south, and a tributary of Little Sandy Creek to the west. Furthermore, the subject tract is north of the Meadowpark Subdivision, Sections I and II, and is west of Grace Luthern Church, and east of N. Dixie Street.

The plat for Phase 1 of this development was approved on July 22, 2024 and the subject tract was identified as Reserve A. The applicant is ready to proceed with Phase 2 of the development; therefore, a replat of the Reserve A tract into individual lots is required. This replat creates Lots 20-36 in Block 2, Lots 1-24 in Block 3, and Common Area #3. The plat also includes the dedication of public utility easements and public right-of-way for an interior local street.

A Public Hearing Notice was published in the Banner Press and notices were mailed to property owners within 200-feet of the subject properties on November 7, 2024. Two written citizen comments were received regarding this replat request. Gary Durrenberger was unsure whether he was in support of the request or not and wanted to hear the presentation at the meeting. Terry Schulz stated that he was against the replat but he didn't give any reason as to why. Heath Winkelmann was against the replat due to traffic concerns.

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**.

In response to questions from the Commissioner's, Staff clarified the following:

- The minimum lot size for single-family residential in Brenham is 7,000 square feet; however, this property is part of a Planned Development District which allows for 45-foot-wide lots and overall lot size of 5,400 square feet with an average lot size minimum.
- No homes are planned in the floodway. The floodway is proposed to be used for a common area, park land, and walking trails.
- The proposed plat does meet the Planned Development District Ordinance requirements.
- Since there have been no development inquiries for the extension of Saeger Street, it will dead-end temporarily.

Chairman Behrens closed the regular session and opened the public hearing at 5:31 pm. Gary Durrenberger, who lives at 232 N. Dixie Road, inquired about an access point onto Dixie Road and any setback regulations for the development to ensure the integrity of his property. Stephanie Doland pointed out that while there is currently construction access onto Dixie Road, once completed the development will not have an access point onto Dixie Road. Ms. Doland further stated that there is approximately an 8-acre tract between Mr. Durrenberger’s property and this replat.

Heath Winkelmann, lives at 213 Munz street which is on the corner of Munz Street, expressed concerns about the amount of traffic that will unload onto Jefferson Street and Munz Street stating that Munz wasn’t designed to handle that amount of traffic.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:28 pm.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Kossie to approve the request by Clayton & Kellie Collier / Southern Land of Texas, LLC for approval of a Replat of Reserve “A” of the Wilkins Valley Subdivision, to create the Wilkins Valley Subdivision, Phase 2 consisting of Common Area #3 being 0.118-acres and 41 lots in Blocks 2 and 3, as presented. The motion carried unanimously.

6. Adjourn.

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to adjourn the meeting at 5:39 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:

M. Keith Behrens
Planning and Zoning Commission

Kim Hodde
Attest

M. Keith Behrens
Chair

Kim Hodde
Staff Secretary

December 16, 2024
Meeting Date

December 16, 2024
Meeting Date