

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
March 23, 2026**

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 March 23, 2026, 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
Darren Heine
Calvin Kossie
Cayte Neil
Cyndee Smith

Commissioners absent:

Chris Cangelosi

Staff present:

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

Citizens/Media present:

Jeff Robertson
Mark Feldhake

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:15 pm with a quorum of six (6) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

Stephanie Doland, Director of Development Services, informed the Board of the following:

- When the proposed text amendments for car washes and data centers were taken before City Council for direction and comments, there was not a concise consensus on the direction. Therefore, staff is continuing to research and revise the proposed text amendments and will bring them back before the Planning and Zoning Commission and City Council at a later date.

- The next Capital Improvements Advisory Committee (CIAC) is planned for April 29th at 4:00 pm. The P & Z representative is Cayte Neil, but all are welcome to attend.
- A Board appreciation dinner is tentatively planned for June 25th. Additional information will be forthcoming.

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 February 23, 2026, Planning and Zoning Commission Meeting.

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

REGULAR SESSION

5. **Public Hearing, Discussion and Possible Action on Case Number SUBPRE-25-0002: A request from Stephen Grove / Ranier & Son Development Company, LLC for approval of a Preliminary Plat of the Vintage Farms Subdivision, Phases IX through XVI (9-16), creating approximately 650 Residential lots and Various Common Areas, for a total of 169.42-acres of land that is part of the called 219.28 acre Tract One and the called 52.458-acre Tract Two recorded in Volume 373, Page 476, and the called 90.00-acre Tract recorded in Volume 375, Page 333 of the Official Records of Washington County, Texas and further described as part of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.**

Kim Hodde noted that a public hearing is not required for this preliminary plat; although, there were no citizens in attendance.

Shauna Laauwe, City Planner, presented the staff report for Case No. SUBPRE-25-0002. Ms. Laauwe stated that the property owner and applicant is Ranier and Son Development Company / Stephen Grove and the Surveyor is Jeff Robertson with McClure & Browne Engineering & Surveying, Inc. The subject property is approximately 169.42-acres generally located south and west of Dixie Road and north of Sunset Road that was annexed into the City limits with a Municipal Services Agreement and zoned as a Planned Development District (O-25-017) on September 18, 2025. The concept plan with the lot matrix was part of the PDD. It shows the location of the various lots including 55-foot-wide lots, 50-foot-wide lots, 40-foot-wide lots, the Townhome lots, and the 15-acre dense residential lot. The Plat/Plan includes Phases 9-16 of the Vintage Farms Subdivision and creates 7 blocks, 650 lots, common areas, sidewalks, regional trails, roadways, dedication of utility easements, and dedication of right-of-way for the future widening of Dixie Road and the dedication of Westwood Lane. The proposed phase/lot breakdown is as follows:

- Phase 9 – 84 lots
- Phase 10 – 78 lots
- Phase 11 – 84 lots
- Phase 12 – 131 lots
- Phase 13 – 91 lots
- Phase 14 – 72 lots
- Phase 15 - 109 lots
- Phase 16 – 1 lot (dense residential)

The preliminary plat lays out the residential subdivision in accordance with the adopted ordinances and standards, including the Public Infrastructure Design Manual. Although civil plans are not required with the preliminary plat, the plat shows the location of floodways, water, sewer, gas and electric utilities, streets, sidewalks, drainage infrastructure, and corresponding utility easements and right-of way easements. The plat also shows the lot widths and depths, utility lines, a lift station, sidewalk connections and trails, and contour lines. With each phase, a Final Plat will be required along with review of the civil plat and a more detailed review of the drainage and utility designs.

Engineering and Development Services have reviewed the proposed Preliminary Plat for compliance with the City of Brenham’s applicable regulations and ordinances as well as all applicable standards of the Vintage Farms Planned Development District (Ordinance O-25-017) and recommend approval of the Preliminary Plat of Vintage Farms, Phases 9-16, as presented.

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

- Several staff members made a trip to College Station to see various 40-foot lot developments by several different builders and were pleasantly surprised at the developments. The lots are very similar to the lots in the Wilkins Valley Subdivision.
- A canopy tree analysis based on density was not done; however, in addition to the one tree required for every lot, an additional one tree per every two lots plus additional trees on Westwood Drive were required by the PDD. The trees will be verified and evaluated with the civil plan submittals.

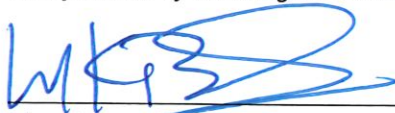
A motion was made by Commissioner Smith and seconded by Commissioner Kossie to approve the request from Stephen Grove / Ranier & Son Development Company, LLC for approval of a Preliminary Plat of the Vintage Farms Subdivision, Phases IX through XVI (9-16), creating approximately 650 Residential lots and Various Common Areas, for a total of 169.42-acres of land, as presented. The motion carried unanimously.

6. Adjourn.

A motion was made by Commissioner Alfred and seconded by Commissioner Heine 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:



Planning and Zoning Commission

M. Keith Behrens
Vice Chair

April 27, 2026
Meeting Date



Attest

Kim Hodde
Staff Secretary

April 27, 2026
Meeting Date