

CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
April 27, 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 April 27, 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
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:

Hugh Jackson	Chelsea Bowie
Maydelle Jackson	Jeremy Bowie
Weegie & Deana Scheel	Rabon Metcalf
Josh & Lindsey Scheel	Brion Webb
Cyd Dillahunty	Mark Feldhake

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:15 pm with a quorum of seven (7) 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:

- 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 being planned for June 25th. Please let Kim Hodde know if you will be attending so an accurate count can be provided for the caterer.

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 March 23, 2026, Planning and Zoning Commission Meeting.

4-b. Case Number LOTLINE-26-0003: A request by Citizens National Bank / Steven Wise for approval of a commercial Replat of Part of Lots 1 and 4, Block 1, Key's First Addition to create Lot 1A, Block 1, being 1.260-acres, and 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 Alfred and seconded by Commissioner Kossie to approve the Statutory Consent Agenda (Items 4-a and 4-b), as presented. The motion carried unanimously (7-0).

REGULAR SESSION

5. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-26-0002: A request by the Bevers Family Trust / Bradley and Jessica Bevers Co-Trustees (Atwell, LLC - Surveyor) for approval of a Replat of a Portion of Lots 8 & 9, and all of Lot 10, Block 1 of the Old McIntyre Homestead Addition to create Lot 8A, containing 0.2212-acres (9,637 square feet), and Lot 10A, containing 0.1377-acres (6,000 square feet), for a total of 0.359-acres, currently addressed as 402 Cottonwood Street and 405 Botts Street, Apt. A and Apt. B, 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. LOTLINE-26-0002. Ms. Laauwe stated that the property owner and applicant is the Bevers Family Trust / Bradley and Jessica Bevers, Co-Trustees and the Surveyor is Atwell, LLC. The subject property is an "L" shaped lot containing approximately 0.359-acres, and is addressed as 402 Cottonwood Street and 405 Botts Street, Apt. A and Apt. B. The property is generally located on the east side of Cottonwood Street and the north side of Botts Street.

The portion of the subject property that is addressed as 402 Cottonwood Street is currently developed with a 1,978 square foot single-family home that was constructed in 1978 and a garage with an upstairs accessory dwelling unit (ADU) that was constructed in 2001. The existing garage is 418 square feet, while the ADU is 695 square feet. The portion of the subject property that is addressed as 405 Botts is developed with a 1,872 square foot duplex, 936 SF per unit, that was constructed prior to 1982. The property owner wishes to replat the property to create two lots with the Cottonwood Street lot being 64.38' in width by 152.15' in depth and the Botts Street lot being 76.09' in width by 77.78' in depth. A variance to the average lot depth requirement was granted by the Board of Adjustment on August 14, 2023 to allow an average lot depth of 77.78-feet. This plat dedicates a 15-foot public utility easement along the east property line (Cottonwood Street) and also along the south property line (Botts 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 April 9, 2026. At the time the packet was printed, staff received two citizen comments **in support** of the request from Paula Page, and David Smith, and one

comment **against** the request from Cullen Kubeczka, who stated he is against any development on this property.

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

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

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

A motion was made by Commissioner Neil and seconded by Commissioner Smith to approve the request by the Bevers Family Trust / Bradley and Jessica Bevers Co-Trustees (Atwell, LLC - Surveyor) for approval of a Replat of a Portion of Lots 8 & 9, and all of Lot 10, Block 1 of the Old McIntyre Homestead Addition to create Lot 8A, containing 0.2212-acres (9,637 square feet), and Lot 10A, containing 0.1377-acres (6,000 square feet), for a total of 0.359-acres, as presented. The motion carried unanimously (7-0).

6. Public Hearing, Discussion and Possible Action on Case Number REZONE-26-0003: A request by Jeremy and Chelsea Bowie / Chelsea Build, LLC for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to assign a zoning classification of Planned Development District (PDD) on approximately 5.733 acres of land located at 708 Seelhorst Street, being further described as Tract 32 of the Arrabella Harrington Survey, A-55, in Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. REZONE-26-003. Ms. Laauwe stated that this rezoning request is for the property addressed as 708 Seelhorst Street that is currently vacant land. The subject property is owned by Jeremy and Chelsea Bowie / Chelsea Build, LLC and their agent is Rabon Metcalf, PE, RME Consulting Engineers. The subject property is generally located on the south side of Seelhorst Street, west of S. Chappell Hill Street and east of Dark Street. The property is adjacent to Thyme Day Spa and Salon to the west, and to the Blue Bell Creameries Plant to the east and to the north across the railroad tracks. Further to the north is StanPac. The subject property and adjacent properties have a split zoning with the subject property and properties to the west being zoned a mix of B-1, Local Business Mixed Use and R-2, Mixed Residential zoning. The adjacent property to the east is zoned a mix of B-2, Commercial Research and Technology and R-2, Mixed Residential zoning. Adjacent properties to the south are zoned R-2, Mixed Residential zoning. There are a variety of uses in the area including Thyme Day Spa and Salon, Woodson Lumber, former Blue Bell Creamery, residential uses, and vacant land. The Future Land Use Map identifies the properties south of the railroad as single-family residential and north of the railroad as commercial; therefore, the proposed rezoning does align with the Future Land Use Map.

This development is defined as "Cluster Housing" in the Zoning Ordinance and is a permitted use in the R-2 Zoning District per Section 2.02(2): *"Cluster housing in accordance with cluster housing development provisions of the subdivision ordinance of the City of Brenham"*. All permitted uses in the R-2 district are also permitted in the B-1 Zoning District. Cluster Housing is not a new concept in Brenham but it has not been done in years. There is a cluster housing development on Stonehollow Drive behind across from the Stone Hollow Apartment Complex and Wells Fargo Bank.

Section 23-24(3) of the Subdivision Ordinance states that cluster housing provisions are provided for the development of areas within the city where flexibility is required due to special features of the land such as topography, drainage, easements, open space or other considerations that are consistent with the Comprehensive Plan and the Zoning requirements of the city.

The Cottages Downtown

- 32 single-family dwelling units on individual lots.
- Two access points off of Seelhorst Street. (Cluster subdivisions do not require direct and immediate access to a public right-of-way). Private access drive is 26.5-feet wide.
- Common Areas
- Residential Association (HOA) maintains all common areas and private driveways.
- Open Space – 50% active or passive areas.
- 4 proposed lot and housing types (variety of 2-stories and 1.5 to 2.5 bedrooms and 2 baths).
- Proposed building setbacks
 - Street – 10-feet
 - Front – 4-feet (13-foot building separation)
 - Rear – 4-feet (8-foot building separation)
 - Side - 4-feet (8-foot building separation)
- Parking Ratio – 64 total beds
60 parking spaces proposed = 0.94 spaces / bedroom

The units within the proposed development site plan will have 4-foot building setbacks from the lot lines (meeting the 8-foot separation between units); however, not all of the units meet the 30-foot distance requirement between the rear building lines of adjacent units. Therefore, the proposed cluster development may not be permitted by right in its current configuration. Therefore, the applicant has requested a Planned Development District for this development.

- Proposed amenities in lieu of deviations to the Code requirements include:
 - Community storage and bicycle racks
 - Pavilion with tables and chairs, BBQ grill, and fire pit area
 - Dog Park and /or Community Garden
 - Central trellis sitting area
 - 5-foot wide community walking path
 - Retention pond with fountain feature

The proposed development meets the intent of the Comprehensive Plan, Plan 2040: Historic Past, Bold Future quality neighborhood design as follows:

- Providing some focal point, whether a park or central green, enlivens the neighborhood and provides a gathering place.
- Equal importance of pedestrian and vehicular circulation. Street design, sidewalks, and/or a network of off-street trails provide for pedestrian and bicycle circulation and promote interconnectivity of adjacent neighborhoods.
- Set-aside of conservation areas, greenbelts or other open space as an amenity, to encourage leisure and healthful living, and to contribute to neighborhood buffering and definition.

STAFF ANALYSIS

- The Comprehensive Plan and the Future Land Use Map envision the subject area as residential.
- Several Quality Neighborhood Design Elements have been included.
- Drainage and detention facilities are designed by a Professional Engineer and reviewed by the City's consultant engineering firm, Strand Associates.
- Staff is unable to identify any adverse impact on the public health, safety or welfare of adjacent properties or property in the general vicinity. Furthermore, the proposed amenities within the subdivision will enhance the public health and welfare of the homeowners.

A Public Hearing Notice was published in the Banner Press on April 16, and notices were mailed to property owners within 200-foot of the subject properties. Written comments were received **against** the request from Josh Scheel, Hugh Jackson, and Maydelle Jackson citing the following concerns:

- Increased traffic
- Limited Parking / on-street parking
- Drainage and runoff
- Emergency vehicle access due to the narrow width of Seelhorst Street and potential on-street parking
- Lack of a buffer zone between commercial and residential uses

Development Services staff have reviewed this rezoning request for compliance with the City of Brenham’s applicable regulations and ordinances and based on these findings and recommends approval of the proposed rezoning from a mix of B-1, Local Business Mixed Use zoning and R-2 Mixed Residential Zoning to a Planned Development District (PDD) for the subject 5.733 acres of land located at 708 Seelhorst Street.

Chairman Behrens closed the regular session and opened the public hearing at 5:39 pm. Co-applicant, Jeremy Bowie, stated that there are a lot of homes built on large lots by national builders but there is a missing middle market for people who want a smaller and more condensed home. This project is perfect for this pocket development and the cottages, and lots will be individually owned. Mr. Bowie stated that the plan is to downsize the building footprint but upscale the living and finishes with a focus on “community”.

In response to Commissioner’s questions, Mr. Bowie stated/clarified the following:

- The ½ bedroom – bunkroom = guest space.
- No TIA or study was required or performed.
- 32-units is the maximum number of lots that will fit on this site while keeping green space and maintaining the heritage trees.
- The price point is still influx, but they are looking at around \$500,000 per cottage.
- Without a planned development district, approximately 20-25 cottages could be built but green space and heritage trees would be lost.
- This design concept encourages a sense of community. If the project were redesigned to meet all the code requirements, the central green space and additional trees would be lost.

Rabon Metcalf, the civil engineer, stated the following:

- Cluster developments are not new to Brenham, but they are unique developments.
- Lots of features were looked at and utilized to get to this proposal.
- The Applicant has worked with Development Services, Public Utilities, and the Fire Marshal since December 2024.
- There are some significant “heritage” trees that the applicants are trying to preserve.
- Detention and parking are additional factors that have been considered.
- Traffic is a valid concern; however, a Traffic Impact Analysis is not required. Most communities require a TIA when the vehicle count reaches 100-150 cars during peak hours. The Institute of Transportation Engineers (ITE) has a coding system for transportation counts. Single-family residential yields the highest counts. Using the ITE coding, 31 traffic movements during peak hours would yield a traffic count of 22, which is way below standard TIA requirements. In the B-1, a 54-bed hotel, general retail office or shopping center of 8,500 square feet would yield comparable traffic during peak hours.
- Soil borings will be done during the design phase.
- All plans will be reviewed by the city and adhere to city standards.

- Four (4) additional parking spaces could be added to equal (2) spaces per unit, which is inline with single-family parking requirements.

Josh Scheel stated that he opposes the development due to the following concerns:

- Traffic - there is already a lot of traffic on Seelhorst Street due to StanPac and Woodson Lumber Company. The road was reconstructed about a year ago and it has already been patched four times.
- Safety due to two railroad crossings.
- Water – there is a creek on the east side, and a 15-foot elevation change from west to east. Flooding is a concern with additional development.

Hugh Jackson, 502 Seelhorst Street, stated that he is opposed to the development for the following reasons:

- The infrastructure was not designed to handle the increased development; therefore, what kind of impact will this have on the infrastructure?
- Increased traffic.
- Increased impervious coverage could lead to flooding.
- The additional homes will put a strain on the water and wastewater infrastructure and capacity.
- Emergency access if Woodson Lumber has trucks parked on the roadway and if this development has additional on-street parking.
- The 2025 property taxes have not been paid yet.
- Development affects the entire community since infrastructure costs are passed on to the taxpayers.

Shauna Laauwe stated that a water and wastewater impact analysis was performed and approved for 32 units. She stated that the applicants will also be dedicating right-of-way along Seelhorst Street during the platting process for future widening of Seelhorst Street.

Mr. Jeremy Bowie stated that there is currently about 4-5 feet between the concrete and the property line but that he is open to installing additional fencing. He stated that they want to be neighborly and will gladly meet and discuss any concerns or options with anyone that would like meet.

Commissioner Neil stated that she loved the concept but just wants to make sure that the location will work. Mr. Josh Scheel stated that his biggest concern is the infrastructure, the quantity of homes, and the soil condition since a prior soil report only identified two locations to build a single-family residence.

Chairman Behrens closed the public hearing and re-opened the regular session at 6:15 pm.

Note: Commissioner Cyndee Smith left the meeting at 6:15 pm.

After much discussion, a motion was made by Commissioner Neil and seconded by Commissioner Alfred to table any action on this item until the May 26th Planning and Zoning Commission meeting and directed the applicant to confer with adjacent property owners to further evaluate the overall density of the development, revise the parking to achieve a ratio of 2-spaces per dwelling unit or greater, and to consider an increased west side bufferyard. The motion carried unanimously (6-0).

7. Public Hearing, Discussion and Possible Action on Case Number TEXT AMEND-26-0001: A City-Initiated request to amend the City of Brenham Code of Ordinances Chapter 6, Building and Structures and Appendix A – Zoning, as follows:

- **Amending Chapter 6: Buildings and Structures, Section 6-61:1 Plumbing Code Local Amendments to add section (12) Car Washes; and to define additional requirements and restrictions related to car washes; and**
- **Amending Appendix A: Zoning, Part I, Section 5.02, adopting a definition for Data Center uses; and**
- **Amending Appendix A: Zoning, Part II, Division 2, Section 7.02, adding the use of a Data Center to the list of uses allowed with prior approval of a Specific Use Permit within the I, Industrial District and to define additional requirements and restrictions related to Data Centers.**

Stephanie Doland, Development Services Director, presented the staff report for Case No. TEXT AMEND-26-0001. Ms. Doland stated that during the February 23, 2026, Planning and Zoning Commission meeting, a workshop session was held to gather feedback on proposed text amendments to the Brenham Code of Ordinances. The proposed amendments included clarifying minimum lot size requirements for multi-family development, revising buffer-yard standards, adding new standards for car washes, and adopting a definition and related standards for data centers.

At the March 5, 2026, Council meeting, staff presented the proposed amendments related to car washes and data centers. The Commissioners and Councilmembers expressed support for adopting additional standards for car washes and data centers, with a primary focus on protecting the City of Brenham’s water supply, recognizing that both uses can be significant water consumers.

Feedback received included considering limits on additional car washes due to the recent surge in new construction, as well as continuing to evaluate how updated car wash standards may affect existing businesses. Staff also received support for adopting a definition of “data center” and allowing the use only with prior approval of a specific use permit. Staff was asked to establish additional parameters for data center development, particularly regarding parking and the screening of outdoor equipment.

Car Wash – Staff Analysis:

The City of Brenham Public Utilities Department monitors both the number of active water taps and the amount of potable water consumed citywide. Over the past four years, three new car washes have been built in Brenham, resulting in increased potable water usage. The monthly water consumption for the seven car washes currently in operation in Brenham ranges based on car wash type and varies by month. The monthly single car wash usage ranges from between 9,000 gallons per month to 492,100 gallons per month. Usage is monitored for both businesses utilizing private water wells and businesses that only utilize potable water. To help preserve the city potable water supply and promote environmental sustainability, staff proposes adding a local amendment to the Plumbing Code within the Code of Ordinances to establish water-saving regulations for car washes. This amendment would require new car washes and car washes being significantly renovated to install water-reclamation systems to reduce potable water use per wash.

When a new development applies for a permit through Development Services, a hydraulic study is required to confirm adequate water and sewer capacity. For recently constructed car washes in Brenham, applicants reported average water use of 20 gallons per vehicle, 28 gallons per vehicle, 75 gallons per vehicle. In discussions with a prospective car wash operator, staff was told that water use varies by wash level, with the highest-tier wash using approximately 75 gallons per vehicle.

Several Texas cities—including McAllen, Edinburg, Fort Worth, and Mission—have adopted separation requirements between car washes, ranging from 200 feet to 2 miles. Other cities, such as San Marcos,

Killeen, and San Antonio, regulate the maximum gallons allowed per wash and limit flow rates for self-service facilities.

Based on public feedback, input from the Commission and Council, and additional staff research, an updated set of standards for car washes is proposed:

PROPOSED AMENDMENTS

Section 6-61.1: Plumbing Code Local Amendments

(12) Car Washes

- a) New self-service and automatic car washes shall install water recycling systems, ultra-low-flow spray nozzles or alternative means to limit potable water usage to no more than fifty-five (55) gallons per vehicle per wash. New self-service and automatic car washes using water solely from private water well systems shall be exempt from the fifty-five (55) gallons per vehicle per wash limitation.
- b) Required water recycling systems shall be used at all times.
- c) Existing car washes which request a permit for renovation greater than sixty percent (60%) of the existing value of the facility, request to enlarge the water connection size, or replace more than sixty percent (60%) of the gross floor area of the car wash, shall install water recycling systems as required by this Section 6-61.1(12).
- d) Car washes shall follow all applicable drought restrictions, as may be amended from time to time.

Car Wash Separation Standards:

Car washes shall not be located within a two-mile radius of another existing car wash. Measurement of distance between car washes shall be measured in a direct line from the nearest property line to nearest property line.

It was noted by a Commissioner that if a 2-mile separation was adopted for Brenham, it would basically encompass the entire community. Ms. Doland stated that based on her research, a self-service car wash uses approximately 20 gallons of water while a tunnel/drive through car wash uses upwards of 70 gallons. Ms. Doland clarified that the 60% valuation of the facility for renovation would be determined by taking 60% of the appraised value of the land and improvements (per the Washington County Appraisal District) and if the building permit valuation exceeded that number, then the new requirements would apply.

Data Center – Staff Analysis:

Data Centers are a rapidly growing industry throughout the state and country and are a use that is relatively new in terms of zoning standards. The City of Brenham Zoning Ordinance was first adopted in 1968 and then rewritten in 1995. To ensure said businesses are operated with reasonable safeguards in place for the community, development standards defining data centers and setting parameters for future locations is recommended.

A Specific Use Permit is an approval granted by the City Council following a recommendation of the Planning and Zoning Commission and authorizes the operation of a use at a specific location within a zoning district on a case specific basis. Currently the use of a Data Center is allowed by right in Industrial Districts; however, by imposing a Specific Use Permit requirement for Data Centers in an Industrial District this would allow a property specific analysis of a proposed Data Center and two public hearings, before the use could be granted. Additionally, property owners within 200 feet of a property being considered for a Specific Use Permit would receive a notice in the mail of the public hearing on the matter.

In addition to defining the use and allowing data centers only by Specific Use Permit, revisions which outline the type and utility usage of data centers were recommended by staff and presented at workshop sessions held during the February Planning and Zoning Commission meeting and May Council meeting. Feedback included the need for a definition of data center which included uses like cryptocurrency mining, AI processing centers, and limiting the use of electric consumption by prospective data centers. Additionally, staff received feedback to include that water-consumptive technology, in addition to water-based evaporative systems, shall be prohibited. Feedback also included the need to screen data centers such that all outdoor chillers and equipment is completely screened from view by adjacent uses and public rights-of-way.

Therefore, the overall feedback was supportive of adopting more restrictive standards pertaining to data centers. The purpose of this amendment is to ensure that data center development occurs in a manner that protects the City of Brenham's utility infrastructure, maintains system reliability, and prevents adverse impacts on surrounding neighborhoods and businesses. Data centers are high-demand water and electrical users, and the City seeks to ensure that such uses are located and operated in areas with adequate utility capacity. Based on public feedback, input from the Commission and Council, and additional staff research, an updated set of standards for data centers are proposed as outlined below.

Amending Appendix A: Zoning, Part I, Section 5.02, adopting a definition for Data Center uses:

Data Center: Shall mean a facility, building, establishment, or dedicated space used for storage, management, processing and/or transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. This definition includes, **without limitation***, artificial intelligence processors, colocation facilities, cloud-computing centers, and cryptocurrency mining operations, but excludes small server rooms accessory to a primary use.

**It was noted that "without limitation" was added after the Planning and Zoning Commission packet was published as recommended by the City Attorney.*

Amending Appendix A: Zoning, Part II, Division 2, Section 7.02, adding the use of a Data Center to the list of uses allowed with prior approval of a Specific Use Permit within the I, Industrial District and to define additional requirements and restrictions related to Data Centers:

7.03 Specific Uses

- (1) Data center. A data center shall be allowed as a specific use in Industrial Districts, in accordance with the specific use permit approval process and shall meet the following use requirements:
 - a) Water usage: All water-based evaporative or consumptive cooling methods, or other evaporative chiller system which primarily relies on the evaporation or consumption of water to achieve its cooling function, either directly, or indirectly such as by cooling the contents of a closed loop chilled water system which serves such Data Center, are prohibited.
 - b) Electric usage: Applicants shall submit for consideration of SUP approval, a complete electric-demand report for the proposed Data Center. The report shall include the minimum and maximum projected electric load, identification of any required infrastructure to serve the Data Center, a peak-demand management plan, verification, type and method of on-site backup generation. For properties outside the City of Brenham electric service territory, the applicant shall provide a written certification from the serving electric utility confirming, available electrical capacity at the proposed site, and the utility's ability and intent to serve the projected load.

- c) Screening: All ground-mounted equipment shall be fully screened on all sides by a wooden or masonry wall. Screening shall be a minimum of six (6) feet tall and shall be at least one (1) foot taller than the height of the ground-mounted equipment, whichever is greater.
- d) Parking: The minimum number of off-street parking spaces required shall be one (1) space for each three hundred (300) square feet of floor area used for office, meeting, training or security personnel uses.
- e) Residential Adjacency: Where industrial is adjacent to residential or a public institutional use, any data center building or ancillary equipment shall be located at least 300 feet from the property line of the residential or public institutional use.

Commissioner Cangelosi asked if these requirements would be retroactive. Ms. Doland responded that they are not retroactive. The current data center has been permitted; however, any site expansion of the center would require a Specific Use Permit.

PUBLIC COMMENTS:

The Notice of Public Hearing for the proposed Text Amendments was published in the Brenham Banner on April 16, 2026. One written comment was received by Alex Little, who is an owner of the IQ Car Wash on North Park Street and is proposing the new IQ Car Wash in the Brenham Market Square Development. He requested that, since the proposed car wash in the BMS development has been in design since early to middle of 2024, this project be grandfathered to the previous standards, if these new standards are adopted. Ms. Doland stated that the property owner is obtaining bids, and the project should be submitted within the next 30-45 days. A water well is being proposed for the project, and it should not create any impact to the City of Brenham since it is drilled at a different depth and utilizes a different aquifer.

There were no written comments received regarding the data center text amendments.

STAFF RECOMMENDATION:

Staff recommends **approval** to amend the Brenham Code of Ordinances as follows:

- Amending Chapter 6: Buildings and Structures, Section 6-61:1 Plumbing Code Local Amendments to add section (12) Car Washes; and to define additional requirements and restrictions related to car washes; and
- Amending Appendix A: Zoning, Part I, Section 5.02, adopting a definition for Data Center uses; and
- Amending Appendix A: Zoning, Part II, Division 2, Section 7.02, adding the use of a Data Center to the list of uses allowed with prior approval of a Specific Use Permit within the I, Industrial District and to define additional requirements and restrictions related to Data Centers.

Chairman Behrens closed the regular session and opened the public hearing at 6:54 pm. Brion Webb, co-owner of the IQ Car Wash, stated that they are drilling a water well instead of using city water. He asked if there was a way to have city water as a backup in case the well quit working. In response to a Commissioner's question regarding how deep the well would be, Mr. Webb replied that it would probably be about 1,500 feet but he needed to achieve 165 gallons per minute so whatever depth would achieve that.

Chairman Behrens closed the public hearing and re-opened the regular session at 7:04 pm.

A motion was made by Chairman Behrens and seconded by Commissioner Kossie to uphold the draft amendments for car washes and data centers as presented by staff, with the exception that no car wash separation standards be adopted and instead all car washes be required to obtain a Specific Use Permit in the B-1 and B-2 zoning districts; and to allow the car wash planned to be located across from Chick-Fil-A at the intersection of the US 290 Feeder Road and Ryan Street to be grandfathered. The motion carried unanimously (6-0).

8. Adjourn.

A motion was made by Commissioner Neil and seconded by Commissioner Cangelosi to adjourn the meeting at 7:05 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 26, 2026
Meeting Date

Kim Hodde
Attest

Kim Hodde
Staff Secretary

May 26, 2026
Meeting Date