

**CITY OF BRENHAM  
PLANNING AND ZONING COMMISSION MINUTES  
May 26, 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 May 26, 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  
Megan Mainer, Interim City Manager  
Kim Hodde, Planning Technician

Citizens/Media present:

John Powell	
Tracie Howell	Josh Scheel
Matt Howell	Lindsay Scheel
Hugh Jackson	Clen Burton
Craig Adams	Jeremy Bowie
Joshua Hill	Chelsea Bowie
LaToya Taylor-Hill	Rabon Metcalf
Ken Williams	Mary K. Maxwell
Mark Feldhake	Ellen Pelletier

**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**

There were no reports or announcements.

### **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 April 27, 2026, 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 (7-0).

### **REGULAR SESSION**

#### **5. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-26-0004: A request by Clayton & Kellie Collier / Southern Land of Texas, LLC for approval of a Replat of Reserve "B" of the Wilkins Valley Subdivision, to create the Wilkins Valley Subdivision, Phase 3 consisting of Common Area #4 being 0.067-acres and 28 lots in Block 4, being a total of 5.690-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. LOTLINE-26-0004. Ms. Laauwe stated that the property owner and applicants are Clayton & Kellie Collier / Southern Land of Texas, LLC and the Surveyor is TJ Frank / Kerr Surveying. The subject property, identified as Reserve "B" of the Wilkins Valley Subdivision, is a 5.690-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 2 of the Wilkins Valley Subdivision to the immediate south, Phase 1 and W. Jefferson Street further to the south, and a tributary of Little Sandy Creek to the west. The subject tract is also north of the Meadowpark Subdivision, Sections I and II, and is west of Grace Lutheran Church, and east of N. Dixie Street.

The plat for Phase 1 of this development was approved in July, 2024. The plat for Phase 2 of this development was approved in November 2024 and the subject tract was identified as Reserve B. The applicant is ready to proceed with Phase 3 of the development; therefore, a replat of the Reserve B tract into individual lots is required. This replat creates Lots 1-28 in Block 4 and Common Area #4. The plat also shows the dedication of public utility easements and public right-of-way for an interior local street. This is the third and final phase for this development although there is one lot identified as Lot 1, Block 5 consisting of 1.738-acres on the north side of the development that is not developed or yet planned.

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 May 8, 2026. No written comments were received regarding this request.

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 5:17 pm. There were no citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:18 pm.

A motion was made by Commissioner Smith and seconded by Commissioner Kossie to approve the request from Clayton & Kellie Collier / Southern Land of Texas, LLC for approval of a Replat of Reserve "B" of the Wilkins Valley Subdivision, to create the Wilkins Valley Subdivision, Phase 3 consisting of Common Area #4 being 0.067-acres and 28 lots in Block 4, being a total of 5.690-acres, currently addressed as 1402 W. Jefferson Street, as presented. The motion carried unanimously (7-0).

**6. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-26-0005: A request by Blinn College District / Mark Feldhake for approval of a commercial Replat of Blinn College Saeger Street Subdivision, Block I, Lot 1 and Block II, Lot 2, Reserve Tract "A", Reserve Tract "B", Part of a called 7.20 acre tract, part of a called 24.101 acre tract, and the Saeger Street right-of-way – First and Second tracts, to create Block I, Lot 1R and Block II, Lot 2R, Blinn College Saeger Street Subdivision, and Old Mill Creek Right-of-Way, being 79.568-acres, and further described as part of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.**

Stephanie Doland, Development Services Director, presented the staff report for Case No. LOTLINE-26-0005. Ms. Doland stated that this is a commercial replat and that the property owner and applicant is Blinn College District / Mark Feldhake and the Surveyor is DCCM Infrastructure, Inc. / Curtis Strong. Ms. Doland stated that typically replats involve a larger tract being subdivided into smaller tracts, this replat involves multiple properties that are owned by Blinn College that are being combined into two tracts. The subject properties are generally located south of Old Mill Creek Road, east of Oak Tree Crossing and north of Robert C. Appel Drive. The property identified as Block II, Lot 2 is developed with student housing and the property identified as Block I, Lot 1 is developed with student housing on the northern portion then vacant land. Also, included in this plat is Reserve Tract "A" (0.5049 acres) , Reserve Tract "B" (0.0182 acres), a portion of a called 7.20-acre tract, a portion of a called 24.101 acre tract, and the Saeger Street right-of-way called First Tract (2.895 acres) and Second Tract (0.502 acres) that has been terminated due to a reversionary clause, to create Block I, Lot 1R (71.277 acres) and Block 2, Lot 2R (8.286 acres), and the Old Mill Creek Right-of-Way (0.16 acre) for a total of 79.568-acres. The applicant wishes to reconfigure these tracts in two tracts, Block I, Lot 1R and Block II, Lot 2R for future development. Blinn has not submitted any additional development plans which correspond to the proposed tract.

The proposed replat includes the front-building setback line in relation to the established property lines and the dedication of various public utility easements, and a 0.16-acre portion of right-of-way for the future widening of Old Mill Creek Road. The replat also removes the Saeger Street right-of-way that was previously dedicated for the extension of Saeger Street since the dedication was terminated due to a reversionary clause.

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.

Commissioner Neil asked if the Timber Oaks neighborhood was notified of this proposed replat and/or possible access through their neighborhood. Ms. Doland responded that since this is a commercial replat, the statute does not require public notification or a public hearing; however, the homeowners association requested notification, so Ms. Doland did notify them, but they were already aware.

Mark Feldhake, applicant, stated that the property is currently home to student housing on the north side as well as the Rankin Ag Building, the Livestock building and the Ann Gardner annex. He further stated that the property has full access from Old Mill Creek road, as well as from Appel Drive and Oak Tree Crossing. In response to various questions from the Commissioners, Mr. Feldhake stated the following:

- The Sports Complex is shown in the Master Plan but there is not a building layout available at this time.
- There are various existing utilities on the property that are not in easements; therefore, this replat also dedicates these easements.
- The Saeger Street right-of-way was terminated in 2022.
- Most access is via various private drives.
- The public has not seen the proposed project since this request is just to replat and combine the various tracts that are owned by Blinn College and the request isn't for consideration of any type of development.

John Powell, representative of the Timber Oaks Homeowner's Association, stated that the property owners have serious concerns about the proposed development and access through Oak Tree Crossing. Oak Tree Crossing was designed for the neighborhood traffic and is not adequate for the potential amount of traffic that a sports complex or similar development could bring.

In response to questions, Staff clarified the following:

- The City of Brenham doesn't have a traffic impact analysis policy.
- The traffic impact will be analyzed with submittal of the project.
- The City of Brenham controls the curb cut locations based on the City's adopted codes.

Commissioner Smith urged Blinn to take the concerns of the neighborhood into account when designing the proposed and future projects.

A motion was made by Commissioner Kossie and seconded by Commissioner Cangelosi to approve the request from Blinn College District / Mark Feldhake for approval of a commercial Replat of Blinn College Saeger Street Subdivision, Block I, Lot 1 and Block II, Lot 2, Reserve Tract "A", Reserve Tract "B", Part of a called 7.20 acre tract, part of a called 24.101 acre tract, and the Saeger Street right-of-way – First and Second tracts, to create Block I, Lot 1R and Block II, Lot 2R, Blinn College Saeger Street Subdivision, and Old Mill Creek Right-of-Way, being 79.568-acres, as presented. The motion carried unanimously (7-0).

**7. 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.**

Since this meeting was tabled at the April 27, 2026 meeting, a motion was made by Commissioner Neil and seconded by Commissioner Kossie to move this item from the table for consideration. The motion carried unanimously.

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 a 5.733-acre vacant tract of land 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. Approximately 60% of the subject property is zoned B-1 with the remaining 40% being zoned R-2. 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. The applicants are requesting a zoning classification of Planned Development District (PDD) for the development of a single-family cluster housing subdivision.

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 townhome cluster housing development on Stonehollow Drive across from the Stone Hollow Apartment Complex and behind Wells Fargo Bank and also a condo-style cluster development located further north off Stone Hollow.

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 proposed development is based on the concept of The Lark Development in Edmond, Oklahoma which offers a community styled neighborhood with different roof pitches and facades, porches, green space that is low maintenance.

#### 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.
- Exterior facades of houses within each cluster group shall vary with a variety of building articulations. Same combination of brick, stone, masonry-like materials and paint shall not be repeated within the same cluster group. This requirement was added to prevent the development from having an apartment / government housing feel.
- 4 proposed lot and housing types (variety of 2-stories and 1.5 to 2.5 bedrooms and 2 baths).
- Proposed building setbacks
  - Street and interior drive – 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  
64 parking spaces proposed = 1 space per bed / 2 spaces per dwelling unit

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
  - 535 LF of 6' high solid wood screening fencing between this development and the adjacent property to the west. [This was added since the April meeting].

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.
- Applicants met with adjacent and surrounding property owners since the April Planning and Zoning Commission meeting. Their plan has been revised to include additional parking and installation of a 6-foot screening fence along the west property line.
- 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 May 14, 2026, and notices were mailed to property owners within 200-foot of the subject properties. No written comments were received regarding this request, other than the ones received for the April meeting. After the April P & Z meeting, staff met with Hugh Jackson and Craig Adams to discuss their concerns.

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 5:54 pm.

Hugh Jackson, 502 Seelhorst, stated that since the last meeting, he has researched the Lark development and found that Edmond has a population of approximately 100,000 and most of the units have sold between \$350,000 - \$400,000 with only a few selling for \$500,000. He further stated that he hopes that the Planning and Zoning Commission or City Council takes the opposition/concerns of the neighboring property owners into account. Mr. Jackson stated that the applicants met with some of the neighboring property owners who requested the following:

- 8-foot privacy fence instead of proposed 6-foot fence.
- 100% masonry (compromised with 80%).
- 35-year shingles (compromised with 30-year or better)

Lindsey Scheel, 702 Seelhorst, stated that she previously lived in Oklahoma and is familiar with the Edmond area and that it is very different from Brenham. That area has a very wealthy population, so the comparison is apples to oranges. Ms. Scheel presented the following comments/concerns/questions:

- Two spaces per unit are not enough parking. What about teenage drivers or guests?
- A two-story home is not typical for older people.
- Traffic is a huge concern. Every major event downtown has people parking all along Seelhorst street and walking downtown. Adding 32 units / 4 vehicles will compound this problem.
- The previous owners couldn't find one viable spot to build on the property so how is the applicant finding 32 spaces?
- Is there a flood management plan and drainage plan or geotechnical plan available to the public?
- The HOA received the agreement from the applicant two hours prior to the Planning and Zoning Commission meeting; therefore, not sufficient time to adequately review it.
- Her main concerns are traffic and flooding.

Craig Adams, 401 Clinton Street, stated that this project is cutting edge development. He also stated that he looked at the Stone hollow cluster housing and they are set up as multi-family housing (townhomes) instead of single-family housing, so it is not really a good comparison. He stated that although his money is not invested in this project, he does have money invested in three lots in the area.

Mary K. Maxell, 705 Perkins Lane, moved here from Houston and has the following comments to make:

- This meeting was scheduled for an Election Day, and this has affected the turnout.
- No environmental impacts have been done.
- No study on the water, sewer, or electric has been done.
- No Traffic Impact Analysis (TIA) has been done.
- She lives near Brenham's new water well, so she is aware of Brenham's water shortage.
- Brenham's development is getting way ahead of its infrastructure.
- Liberty Village Subdivision is extremely densely populated with no green space and no trees.
- The Village in Houston had a high-density development next to it and the new development caused sewage issues and was a great impact to the traffic.
- Lastly, Ms. Maxwell asked if any employee or City Councilmember had a vested interest in this project.

Ellen Pelletier, 1804 Niebuhr Street, is an architect with a planning background who stated that this development will impact the infrastructure much greater than a single-family residence. She further stated that tax money needs to be spent on streets to repair potholes, etc.

In response to Commissioner and citizen's questions and comments, Jeremy and Chelsea Bowie, applicants, clarified the following:

- Hydraulic studies on water and wastewater have been completed by the City of Brenham and have shown adequate capacity to serve this development.
- Soil boring has been initiated, and some initial soil reports have been received.
- Traffic will always be an issue.
- Extra parking was added to help offset any on-street parking.
- The floodplain area is not a viable area for additional parking since there is utility infrastructure and trees in the area. The idea is to keep it for community use.
- The number of units remains at 32 since there is an economic impact for that number and the applicant wants to maintain the cluster style environment and community vibes.
- The applicant feels that the target audience for these cottages will be young families, young professionals or others seeking a small home but with upscale amenities.
- The minimum sales price cannot be guaranteed.
- Per the neighbor's request, Applicant has agreed to increasing the fence height to 8-feet, providing 80% masonry or masonry-like exterior, 30-year or better shingles, and heavy landscaping at the entrance to provide privacy and visual appeal.
- Applicants feel that this location is ideal due to its proximity and downtown walkability.
- A landscape architect has not been hired yet, but the plan is to have nice landscaping throughout the development.
- There is some flexibility to reduce interior finishes to lower the sales prices, if needed.

Rabon Metcalf, Civil Engineer for the project, stated that there will have to be some soil removal and replacement done since the soil report shows a lot of "fat clay". In response to a question from Lindsay Scheel about how the soil issue will be handled, Mr. Metcalf responded that there are various options as listed below but which option is chosen remains up to the applicant:

- A smaller footprint foundation can handle the expansion and shrinkage better than a larger footprint foundation.
- Post tension slab.
- Rigid waffle foundation system.
- Piers.

Mr. Metcalf noted that twenty-eight (28) units could be done on this lot without having to pursue the rezoning to a Planned Development District. Commissioner Heine further noted that if this development is done without the rezoning, the fencing, additional landscaping, and other concessions and amenities would not be required.

Commissioner Behrens stated that he appreciated the concessions that the applicant has made thus far, and he noted that the Planning and Zoning Commission is tasked with considering the rezoning request and not the actual development.

Shauna Laauwe stated that several predevelopment meetings have been held with the applicants and various departments including public utilities. Public Utilities required a looped water system and reviewed the placement of water lines and sewer lines. Ms. Laauwe reiterated that hydraulic studies for water and wastewater have been completed and approved. She further stated that even if the City of Brenham had Traffic Impact Analysis or Landscape Architect requirements, they would likely not be required due to the size and impact of this proposed development.

Chairman Behrens closed the public hearing and re-opened the regular session at 6:37 pm.

A motion was made by Commissioner Heine and seconded by Commissioner Cangelosi to approve a recommendation to City Council for approval of the request from 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, with the following additional requirements:

- The privacy fence shall be increased from 6 to 8 feet in height,
- Each home shall have a minimum of 80% brick, stone, or masonry-like materials,
- Homes shall be constructed with 30-year asphalt shingles or equivalent, and
- Work with the City for relocation of the dumpster at least 30-feet from the property line.

The motion carried (6-1).

**8. Adjourn.**

A motion was made by Commissioner Alfred and seconded by Commissioner Smith to adjourn the meeting at 6:45 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:*

*Deanna Alfred*  
Planning and Zoning Commission

Deanna Alfred  
Vice Chair

June 22, 2026  
Meeting Date

*Kim Hodde*  
Attest

Kim Hodde  
Staff Secretary

June 22, 2026  
Meeting Date