

**CITY OF BRENHAM  
PLANNING AND ZONING COMMISSION MINUTES  
January 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 January 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, Assistant City Manager  
Kim Hodde, Planning Technician

Citizens/Media present:

Dara Childs

**1. Call Meeting to Order**

Chairman Behrens called the meeting to order at 5:17 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 that staff are currently working on some text amendments to clean up several sections of the code of ordinances. The proposed amendments will be brought before the Planning and Zoning Commission as a work session item in February then presented to City Council as a work session before formal consideration by the Planning and Zoning Commission and the City Council. The text amendments are related to various items such as multi-family uses, water uses and lighting standards.

Ms. Doland also informed the Board that a Board appreciation dinner will be held in June or July with additional information forthcoming as available.

#### **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 November 24, 2025, Planning and Zoning Commission Meeting.**
- 4-b. Case Number LOTLINE-25-0014: A request by Prairie Lea Investments, LLC and Prairie Lea Vista, LLC for approval of a commercial Replat of Lot 4 of the Louis Kiecke Estate and a portion of Lot 2 of the Continental Ribbon and Carbon Company Subdivision to create Lot 4R of the Louis Kiecke Estate, being 3.272-acres, and Lot 2R of the Continental Ribbon and Carbon Company Subdivision, being 4.237-acres, and further described as part of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.**
- 4-c. Case Number SUBPRE-26-0001: A request from David Doranta Pineda for approval of a Preliminary Plat of the Pineda Subdivision creating Lot 1, Block 1, containing 0.673-acres, being further described as part of the A. Harrington, A-55 in Brenham, Washington County, Texas.**
- 4-d. Case Number SUBFIN-25-0003: A request from David Doranta Pineda for approval of a Final Plat of the Pineda Subdivision creating Lot 1, Block 1, containing 0.673-acres, being further described as part of the A. Harrington, 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 Alfred to approve the Statutory Consent Agenda (Items 4-a to 4-d), as presented. The motion carried unanimously.

#### **REGULAR SESSION**

#### **5. Election of a Chair, Vice Chair, and Secretary for the Planning and Zoning Commission for 2026.**

A motion was made by Commissioner Cangelosi and seconded by Commissioner Smith to reappoint Keith Behrens as Chair, Dr. Deanna Alfred as Vice Chair, and Calvin Kossie as Secretary for the Planning and Zoning Commission for 2026. The motion carried unanimously.

#### **6. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-25-0013: A request by James and Harriet Sue Jenkins (Blakey Surveying, LLC.) for approval of a Replat of Lot 8 of the Little Sandy Subdivision to create Lot 8A of the Little Sandy Subdivision containing 0.366-acres, currently addressed as 1804 Westbrooke Cove, and further described as part of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas. *[This replat amends the rear building setback line and rear public utility easements].***

Shauna Laauwe, City Planner, presented the staff report for Case No. LOTLINE-25-0013. Ms. Laauwe stated that the property owners and applicants are James and Harriett Sue Jenkins and the Surveyor is Blakey Surveying, LLC. The subject property, currently identified as Lot 8 of the Little Sandy Subdivision,

was recently purchased from Nicholas and Kendall Prenzler. The subject property is addressed as 1804 Westbrooke Cove and is approximately 0.366-acres generally located on the southeast side of Westbrooke Cove and northwest of the existing Eldon Street right-of-way that dead ends at an undeveloped platted cul-de-sac. The property is currently developed with a single-family residence. The existing porch encroaches slightly into the existing 15-foot building line and utility easement; therefore, the new owners are requesting a replat to decrease the public utility easement and the rear building line to 10-foot along the existing property line adjacent to the right-of-way for the undeveloped cul-de-sac. Staff researched the street and the unimproved right-of-way was dedicated at the time the subdivision developed around 2006. The Public Works Department intends to develop the cul-de-sac later. Upon review by the Public Utilities Department, the reduction to the rear public utility easement was acceptable; however, due to existing water and sewer lines along the south portion of the property, Public Utilities requested that the existing public utility easement be increased from 15-feet to 30-feet along the south property line.

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 January 8, 2026. Staff received several phone calls and questions regarding this request, but no written comments were received.

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 5:25 pm. There were no citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:25 pm.

A motion was made by Commissioner Neil and seconded by Commissioner Cangelosi to approve the request by James and Harriet Sue Jenkins (Blakey Surveying, LLC.) for approval of a Replat of Lot 8 of the Little Sandy Subdivision to create Lot 8A of the Little Sandy Subdivision containing 0.366-acres, currently addressed as 1804 Westbrooke Cove, as presented. The motion carried unanimously.

- 7. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-25-0015: A request by Eigentum Capital, LLC / Sam Seidel (McClure & Browne Engineering/Surveying, Inc.) for approval of a Replat of Reserve "A" of the Oak Alley Subdivision, Phase 2 to create Oak Alley Subdivision, Phase 3 containing 5.281-acres, being Lots 11-21 in Block 2 and Lots 2-9 in Block 4, and further described as part of the James Walker Survey, A-106, in Brenham, Washington County, Texas.**

Chair Keith Behrens announced that at the request of the applicant, Item number 7 has been pulled from this agenda and will be postponed until the next P & Z meeting on February 23, 2026. Therefore, no discussion or action was taken on this item.

- 8. Public Hearing, Discussion and Possible Action on Case Number SPCUSE-25-0006: A request by Dara Childs / Scott Bailey for a Specific Use Permit to allow an Accessory Dwelling Unit (ADU) in an R-1 Single-Family Residential Use Zoning District on property addressed as 1307 Hidden Creek Lane, and described as Lot 3A, Block 1, Sycamore Hill Subdivision, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. SPCUSE-25-0014. Kim Hodde noted that the correct case number is SPCUSE-25-0014 instead of SPCUSE-25-0006 that was inadvertently put on the agenda. Ms. Laauwe stated that the subject property is addressed 1307 Hidden Creek Lane and is

located on the west side of S. Saeger Street, south of West Main Street and north of Old Mill Creek Road. The property owner is Korbin Scott, and the applicant is Dara Childs. The current land use is Single-Family Residential, and the future land use designation is Single-Family Residential. The current zoning is R-1, Single-Family Residential Use District. The request is for approval of Specific Use Permit to allow for a proposed detached Accessory Dwelling Unit (ADU) to be located within an R-1, Single-Family Residential Zoning District. The subject property is surrounded by a mix of zoning districts such as R-1, R-2, B-1 and B-2. The subject property is a 29,490 square foot (.68-acre) lot that is developed with a 1,260 square foot single-family dwelling, accessory carport, and patio area that was constructed in 2021. The subject property and existing principal structure conforms to the R-1 regulations and meets or exceeds the required front, rear, and side set street setbacks for a single-family home. The applicant would like to build an accessory dwelling unit (ADU) on his property.

The applicant proposes to construct a 16-foot by 20-foot (320 SF) ADU structure on the northeast side of the subject property. The proposed ADU will be approximately 34-feet to the east from the principal structure, 38-feet from the east front property line and nearest adjacent neighbor, 21-feet from the north side property line at the closest point, and 10-feet from the existing carport. The applicant states that the ADU will be of similar construction of the principal structure, with a pier and beam foundation, an exterior building material consisting of hardy siding, composite shingles roof, and a pitched roof with a maximum height of approximately 15-feet, 11-inches. The proposed floor plan would comprise one bedroom, one bathroom, and an open living and kitchen area. The subject property has a carport and an elongated one-lane driveway off Hidden Creek Lane that accommodates approximately four (4) vehicles. The applicant proposes to provide a separate 10'x20' parking space as required for the proposed ADU.

The R-1 District allows accessory dwelling units (ADUs) with prior approval of a Specific Use Permit (SUP). Thus, the applicant and property owner are seeking a Specific Use Permit for construction of a 320 square foot accessory dwelling unit on a 0.68-acre tract of land in a R-1, Single-Family Residential Use District.

The R-1 Zoning District allows ADU's with an approved Specific Use Permit and additional development standards.

The proposed ADU meets these requirements as follows:

- a) The property owner is to reside in either the principal structure or the ADU. [Mr. Bailey will reside in the principal structure at 1307 Hidden Creek Lane].
- b) The addition will be the same general architectural style and building material.
- c) The proposed ADU exceeds the 10-foot side yard and rear yard requirements.
- d) One additional off-street parking space is being provided.
- e) The proposed 320 SF ADU is less than one-half of the habitable area of the principal structure (1,260 SF).
- f) The ADU is not a HUD-code manufactured home.

#### **STAFF ANALYSIS**

- The proposed ADU is to be utilized for guest accommodations or rental income.
- Approval of the SUP would allow compatible increased density and meets the character of the neighborhood.
- The proposed ADU is appropriate given the zoning, existing development in the vicinity, and the conformance with the Comprehensive Plan.
- The proposed ADU is subject to applicable R-1 development and ADU building standards.

A Public Hearing Notice was published in the Banner Press on January 15, 2026, and notices were mailed to property owners within 200-feet of the subject properties. No phone calls or written comments were received.

Development Services staff have reviewed this Specific Use request for compliance with the City of Brenham’s applicable regulations and ordinances and based on these findings and recommends approval of the request.

Chairman Behrens closed the regular session and opened the public hearing at 5:37 pm. There were no citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:38 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Alfred to approve the request by Dara Childs / Scott Bailey for a Specific Use Permit to allow an Accessory Dwelling Unit (ADU) in an R-1 Single-Family Residential Use Zoning District on property addressed as 1307 Hidden Creek Lane, as presented. The motion carried unanimously.

**9. Adjourn.**

A motion was made by Commissioner Cangelosi and seconded by Commissioner Kossie to adjourn the meeting at 5:40 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  
Vice Chair

February 23, 2026  
Meeting Date

*Kim Hodde*  
Attest

Kim Hodde  
Staff Secretary

February 23, 2026  
Meeting Date