

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
November 24, 2025**

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 24, 2025, 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

Commissioners absent:

Cyndee Smith

Staff present:

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

Citizens/Media present:

Reid Ullrich, Kerr Surveying
Don & Molly Glentzer
Donald W. Lampe
Penny Spreen
Willie Kmiec
Jason May, Brenham Banner

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 that the board reappointments would be considered by City Council on December 4th.

Ms. Doland also stated that the Development Services Department of the City of Brenham received the Planning Excellence Award from the TX Chapter of the American Planning Association. This award is given to fifty (50) cities in Texas based on multiple factors including short- and long-term planning, training and expertise of the boards and commissions, and training and expertise of staff. Ms. Doland thanked the Planning and Zoning Commission as well as Shauna Laauwe and Kim Hodde.

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 27, 2025, Planning and Zoning Commission Meeting.

4-b. Case Number LOTLINE-25-0009: A request by Floresville Land Enterprises, Inc. / Glen (Pat) Johnson for approval of a commercial Replat of Lot 1, Block 1 of the Buddy Johnson Subdivision to create Lot 1A, Block 1 being 2.07-acres, and further described as part of the Phillip Coe Survey, A-31, 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 and 4-b), as presented. The motion carried unanimously.

REGULAR SESSION

5. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-25-0008: A request by Kishore Gawande and Anuradha Gawande (Kerr Surveying) for approval of a Replat of Lot 1R and Common Area, Block 1 of the Parkview Addition, Section II (to remove 15' wide private utility easements) to create Lot 1R-R, Block 1 of the Parkview Addition, Section II containing 3.950-acres, currently addressed as 715 Pleasantview Avenue, 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-25-0008. Ms. Laauwe stated that the property owners and applicants are Kishore and Anuradha Gawande and the Surveyor is Kerry Surveying LLC. The subject property, currently identified as Lot 1R and Common Area, Block 1 of the Parkview Addition (715 Pleasantview Avenue). The subject property is 3.950-acres generally located on the south side of Pleasantview Avenue, west of Bursleson Street, north of Martin Luther King Jr., Parkway and east of Hillside Drive. The property is currently vacant land. The previous owner platted the property for a proposed duplex development with private easements in the center of the lot. The current property owners would like to construct a single-family residence; therefore, they are requesting to replat the property to remove the private easements and to combine Lot 1R and the Common Area into one lot. The proposed plat, to be called Lot 1R-R, Block 1 of the Parkview Addition, Section II, also includes the dedication of a public utility easement along Pleasantview Avenue and a drainage easement along the improved concrete drainage channel. Proposed Lot 1R will be 3.950-acres.

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 5, 2025. Two citizen comments were received in favor of the request from Paula Page of 604 Hillside Drive (hoping for single family) and David Smith of 707 Pleasantview Ave (if he can continue to use the driveway access that has been there for 60 years). One citizen comment was received against the request from Cullen Kubeczka citing that the property is

not big enough for additional mixed residential housing, it is a busy and loud area, and he is against any development on this property.

The requested replat meets all city ordinances and regulations; therefore, Staff recommends approval of the replat as presented.

In response to Commissioner comments/questions, staff clarified the following:

- Shared driveway access between the two lots would be a civil issue between the two parties but Mr. Smith does have direct and immediate access to Pleasantview Avenue for ingress and egress.
- A dedicated drainage easement is added as part of this plat and that will allow the City of Brenham to require an unobstructed pathway for drainage so as not to affect neighboring properties (i.e. not fencing in the floodway).

Chairman Behrens closed the regular session and opened the public hearing at 5:26 pm. Reid Ullrich with Kerr Surveying reiterated that this plat combines the two lots into one lot, removes some of the easements and changes some of the easements from public easements to private easements. There were no other citizen comments.

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 Kishore Gawande and Anuradha Gawande (Kerr Surveying) for approval of a Replat of Lot 1R and Common Area, Block 1 of the Parkview Addition, Section II (to remove 15' wide private utility easements) to create Lot 1R-R, Block 1 of the Parkview Addition, Section II containing 3.950-acres, currently addressed as 715 Pleasantview Avenue, as presented. The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-25-0010: A request by Colby Crouse and Katherine Cooper (Lampe Surveying, Inc.) for approval of a Replat of Lots 8A3 and 9A1 of the West Main Addition to create Lot 8A4 of the West Main Addition containing 0.432-acres, currently addressed as 500 and 506 W. Alamo Street, 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-25-0010. She stated that the subject properties, currently identified as Lot 8A3 and Lot 9A1 of the West Main Addition are owned by Colby Crouse and Katherine Cooper. The subject properties, addressed as 500 and 506 W. Alamo Street, are generally located on the north side of W. Alamo Street, south of W. Main Street, east of S. Jackson Street and west of Seward Street. The property owners recently demolished the residential structure on the tract addressed 506 W. Alamo Street. The owner desires to replat the two properties into a single lot. On November 10, 2025, the Board of Adjustment granted a variance to allow an average lot depth of 91-feet for the proposed Lot 8A4 since the property is considered a non-conforming, grandfathered structure since the property was developed long before zoning and subdivision regulations were adopted in 1968. The replat does include an existing 15-foot public utility easement along West Alamo 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 5, 2025. No citizen comments were received in support of or against this request.

The requested replat meets all city ordinances and regulations; therefore, Staff recommends approval of the replat as presented.

Chairman Behrens closed the regular session and opened the public hearing at 5:30 pm. There were no public comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:30 pm.

A motion was made by Commissioner Neil and seconded by Commissioner Alfred to approve the request by Colby Crouse and Katherine Cooper (Lampe Surveying, Inc.) for approval of a Replat of Lots 8A3 and 9A1 of the West Main Addition to create Lot 8A4 of the West Main Addition containing 0.432-acres, currently addressed as 500 and 506 W. Alamo Street, as presented. The motion carried unanimously.

7. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-25-0011: A request by William Kmiec (Lampe Surveying, Inc.) for approval of a Replat of Lot 25 of the WM. Schomburg Subdivision to create Lot 25A and Lot 25B of the WM. Schomburg Subdivision containing 0.248-acres (10,790 SF) and 0.128-acres (5,569 SF), respectively, currently addressed as 1000 N. Park Street and 103 Emile Street, 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-25-0011. Ms. Laauwe stated that the subject property, currently identified as Lot 25 of the WM Schomburg Subdivision, is owned by William Kmiec. The subject property is addressed as 1000 N. Park Street and 103 Emile Street and is generally located on the east side of N. Park Street, north of Emile Street. The property is currently developed with two single family homes with the main structure being built in 1925. This property has been in this configuration with two homes for at least 30 years. The owner desires to replat this property into two lots (proposed Lot 25A and Lot 25B) so that each house is on its own lot. On November 10, 2025, the Board of Adjustment granted variances to allow an average lot depth of 92-feet and a lot area of 5,569 square feet for proposed Lot 25B. The proposed replat includes existing 15-foot public utility easements along North Park Street and Emile Street right-of-way. This area has a mix of uses with Kenjura Tile located to the north, a storage facility to the east, residential to the west and a church to the south.

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 July 10, 2025. One written comment was received in support of the request from Loretta Lyons and Constance Maples. Staff received a phone call from a neighbor across the street against the request citing traffic concerns.

The requested replat meets all city ordinances and regulations; therefore, Staff recommends approval of the replat as presented.

Commissioner Cangelosi asked if the property currently receives one tax bill or two. Mr. Kmiec replied that he receives one tax bill. Ms. Laauwe stated that the Washington County Appraisal District lists the Emile Street structure as an accessory dwelling unit (ADU); however, it would not conform to the current ADU standards since it is more than 1,000 square feet.

Chairman Behrens closed the regular session and opened the public hearing at 5:37 pm. Willie Kmiec, Applicant, stated that he has owned the property for 17 years. He brought both homes up to code and his mother lived in the smaller home until just recently. Mr. Kmiec stated that he has had the property on the market for sale several times with very little or no interest since it has two homes on one property. He said that the homes have two separate addresses and separate utility accounts. Mr. Kmiec would like to divide the property into two lots to sell both properties separately. There were no other comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:40 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Cangelosi to approve the request by William Kmiec (Lampe Surveying, Inc.) for approval of a Replat of Lot 25 of the WM. Schomburg Subdivision to create Lot 25A and Lot 25B of the WM. Schomburg Subdivision containing 0.248-acres (10,790 SF) and 0.128-acres (5,569 SF), respectively, currently addressed as 1000 N. Park Street and 103 Emile Street, as presented. The motion carried unanimously.

8. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-25-0012: A request by Donald and Maureen Glentzer and Heritage Investors Real Estate, LLC (Lampe Surveying, Inc.) for approval of a Replat of Lot 6, Part of Lots 8 and 10, and a portion of an abandoned alley, Block E, of the Washington Park Addition, to create Lot 6A and Lot 8A, Block E, Washington Park Addition, containing 0.277-acres and 0.167-acres, respectively, and currently addressed as 1404 S. Park Street and 100 W. Val Verde Street, 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-25-0012. Ms. Laauwe stated that the subject properties, currently identified as Lot 6, Part of Lots 8 and 10, Block E, of the Washington Park Addition (1404 S. Park Street and 100 W. Val Verde Street) are owned by Donald & Maureen Glentzer and Heritage Investors Real Estate, LLC, respectively. The subject properties addressed 1404 S. Park Street and 100 W. Val Verde Street are generally located on the west side of S. Park Street, north of W. Val Verde Street. The properties are currently developed with single family homes. The owners of 1404 S. Park Street (Glentzer) desire to have a larger lot; therefore, they have purchased additional property from the adjoining property owner, Heritage Investors Real Estate, LLC, and need to replat the property to reflect this additional land area. The replat details that proposed Lot 6A will contain 0.277-acres (12,045 square feet) and proposed Lot 8A will contain 0.167-acres (7,256 square feet). The replat also includes the dedication of a 15-foot public utility easement on Lot 6A along S. Park Street, and a 15-foot public utility easement on Lot 8A along Val Verde 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 5, 2025. Two written comments were received in support of this request from Phyllis Danna of 102 E. Tom Green Street and Kristen Meaders of 104 E. Tom Green Street.

The requested replat meets all city ordinances and regulations; therefore, Staff recommends approval of the replat as presented.

Chairman Behrens closed the regular session and opened the public hearing at 5:46 pm. Molly Glentzer stated that she was available to answer any questions. There were no citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:47 pm.

A motion was made by Commissioner Neil and seconded by Commissioner Kossie to approve the request by Donald and Maureen Glentzer and Heritage Investors Real Estate, LLC (Lampe Surveying, Inc.) for approval of a Replat of Lot 6, Part of Lots 8 and 10, and a portion of an abandoned alley, Block E, of the Washington Park Addition, to create Lot 6A and Lot 8A, Block E, Washington Park Addition, containing 0.277-acres and 0.167-acres, respectively, and currently addressed as 1404 S. Park Street and 100 W. Val Verde Street, as presented. The motion carried unanimously.

9. Adjourn.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Alfred to adjourn the meeting at 5:49 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

January 26, 2026
Meeting Date

Kim Hodde
Attest

Kim Hodde
Staff Secretary

January 26, 2026
Meeting Date