



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, MAY 23, 2022, AT 5:15 P.M.
SECOND FLOOR CITY HALL BUILDING
COUNCIL CHAMBERS
200 W. VULCAN STREET
BRENHAM, TEXAS**

1. Call Meeting to Order

2. Public Comments

[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]

3. Reports and Announcements

CONSENT AGENDA

4. Statutory Consent Agenda

The Statutory Consent 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 the April 25, 2022 Planning and Zoning Commission Meeting.

4.b. Case Number P-22-015: A request by Salana Holdings, LLC / Paul Batista and Gary Benson for approval of a Commercial Replat of Lot 3, Block 1 of the Valmont Subdivision, Section 1 to create Lot 3RA and Lot 3RB, being 7.68-acres and 2.92-acres, respectively for a total of 10.60-acres, and further described as part of the John Carrington Survey, A-120, in Brenham, Washington County, Texas.

REGULAR AGENDA

5. Public Hearing, Discussion and Possible Action on Case Number P-22-014: A request by Karen L. Graves / Gaynelle Kay Tulp, and Glenwood Vierus for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Manufactured Home Residential Use District (R-3) to a Commercial, Research and Technology Use District (B-2) on approximately 1-acre of land currently addressed as 151 FM 109, being further described as Tract 81 of the John Carrington Survey, Abstract No. 120 in Brenham, Washington County, Texas.

6. Adjourn.

CERTIFICATION

I certify that a copy of the May 23, 2022 agenda of items to be considered by the Planning & Zoning Commission was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on May 19, 2022 at 4:00 pm.

Kim Hodde

Kim Hodde, Planning Technician

Disability Access Statement: This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested twenty-four (24) hours before the meeting) by calling (979) 337-7567 for assistance.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the _____ day of _____, 2022 at _____.

Signature

Title

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
April 25, 2022**

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 28, 2022, at 12:00 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chair
Calvin Kossie

Cayte Neil
Marcus Wamble

Commissioners absent:

Dr. Deanna Alfred, Vice Chair (excused)
Artis Edwards, Jr. (excused)
Chris Cangelosi (excused)

Staff present:

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

Citizens / Media present:

Trace Harris, Brenham Banner Press
Billy & Irene (Susie) Thaler
Joy Goeke

Mary De Salvo
Cynthia Reed

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 12:02 pm with a quorum of four (4) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

There were no reports or announcements.

CONSENT AGENDA

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 the March 28, 2022 Planning and Zoning Commission Meeting.

Kim Hodde noted that the date on the top of the minutes was incorrect and has been corrected to read March 28, 2022. Chairman Behrens called for a motion for the statutory consent agenda. A motion was made by Commissioner Neil and seconded by Commissioner Wamble to approve the Statutory Consent Agenda (Items 4-a) as corrected. The motion carried unanimously.

REGULAR SESSION

5. Public Hearing, Discussion and Possible Action on Case Number P-22-013: A request by Billy & Irene Thaler / Michael and Lana Branton for approval of a Replat of Lot 178, Block XVI and Reserve "A" of the Scenic Estates Subdivision, Section III to create Lot 178A, Block XVI and Lot 1, Block XVII, being 1.164-acres currently addressed as 303 Whispering Oak Circle and 7.427-acres located west of Twisted Oak Drive, respectively, for a total of 8.591-acres of land out of the A. Harrington Survey A-55, in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-22-013 (on file in the Development Services Department). Ms. Laauwe stated that Mr. and Mrs. Thaler own tract 178 and Mr. and Mrs. Branton own the larger tract identified as Reserve "A". In August 2021, Mr. Branton applied for and received approval of a variance for the lot width for the Reserve "A" tract since the existing lot width for the 8.25-acre tract was platted with a 44.16-foot lot width at the frontage road and access point instead of the required 60-foot lot width. At the Board of Adjustment meeting, there was some citizen concern expressed regarding how the Reserve "A" tract may be developed in the future such as single-family residence, subdivision, multi-family, etc. Ms. Laauwe pointed out that due to the current lot width and access width, the property would not be able to be developed as anything except a single-family residence. During a former public hearing for the subject tract, held on August 9, 2021, some neighboring property owners were uneasy about not knowing what might be next to their property line. Ms. Laauwe stated that the only way to control what is next to you or to have a buffer between the development is to purchase the property. Mr. and Mrs. Thaler are purchasing 0.829-acres of land out of the Reserve "A" tract. This 0.829-acres abuts the existing Thaler lot on the north side and would provide a buffer between their property and the Reserve "A" tract. A tract designated as a "Reserve" cannot be developed until it has been platted into a lot; therefore, this replat creates Lot 178A, Block XVI consisting of 1.164-acres and Lot 1, Block XVII (former Reserve "A" tract) consisting of 7.427-acres.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on April 7, 2022. Staff received three citizen responses in support of the replat. One was from Rudolph Dillard at 305 Whispering Oak Circle and the other two were from the applicants – Billy and Irene Thaler / Michael and Lana Jo Branton.

Development Services and Engineering reviewed this residential replat for compliance with the City of Brenham's regulations and ordinances and recommends approval as presented.

Chairman Behrens opened the Public Hearing at 12:07 pm. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 12:07 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Neil for approval of a request by Billy & Irene Thaler / Michael and Lana Branton for approval of a Replat of Lot 178, Block XVI and

Reserve "A" of the Scenic Estates Subdivision, Section III to create Lot 178A, Block XVI and Lot 1, Block XVII, as presented. The motion carried unanimously.

6. Adjourn.

A motion was made by Commissioner Wamble and seconded by Commissioner Kossie to adjourn the meeting at 12:10 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:

_____	<u>M. Keith Behrens</u>	<u>May 23, 2022</u>
Planning and Zoning Commission	Chair	Meeting Date
_____	<u>Kim Hodde</u>	<u>May 23, 2022</u>
Attest	Staff Secretary	Meeting Date



CASE P-22-015
REPLAT: LOT 3, BLOCK 1 OF THE VALMONT SUBDIVISION, SECTION I
TO CREATE LOT 3RA AND LOTS 3RB

PLAT TITLE: Replat of Lot 3, Section 1 of the Valmont Subdivision Section I into Lot 3RA and Lot 3RB **CITY/ETJ:** City Limits

PLAT TYPE: Commercial Replat

STAFF CONTACT: Shauna Laauwe ACIP, City Planner

OWNER: Salana Holdings, LLC / Paul Batista

APPLICANT/AGENT: Gary Benson / Quiddity Engineering (Jones & Carter) (Chris Curtis)

LOT AREA /LOCATION: 10.6-acres / 310- 324 Salem Road

PROPOSED LEGAL DESCRIPTION: Lot 3RA and Lot 3RB of the Valmont Subdivision, Section I in Brenham, Washington County, Texas

ZONING DISTRICT: I, Industrial

EXISTING USE: Vacant land

COMP PLAN Commercial

FUTURE LAND USE:

REQUEST: A request by Salana Holdings, LLC / Paul Batista, and Gary Benson for approval of a commercial Replat of Lot 3, Block 1 of the Valmont Subdivision, Section 1 to create Lot 3RA and Lot 3RB, being 7.68-acres and 2.92-acres, respectively for a total of 10.60-acres, and further described as part of the John Carrington Survey, A-120, in Brenham, Washington County, Texas.

BACKGROUND:

The subject property, identified as Lot 3, Block 1 of the Valmont Subdivision, Section I, is currently owned by Salana Holdings, LLC / Paul Batista. The property is currently undeveloped except the northern portion has a cell tower and associated equipment located on it. The property owner would like to replat the existing lot into two lots for further development. Lot 3RA is proposed to contain 7.68-acres of land and Lot 3RB is proposed to contain 2.92-acres of land. The subject property abuts the undeveloped portion of Schulte Boulevard that was dedicated by plat in 2018. Until Schulte Boulevard is developed, the proposed Lot 3RB will be without direct access to a roadway. To provide access to Lot 3RB and the existing cell tower and equipment, an existing 20-foot access easement is provided to allow access via the adjacent Valmont Industries property to the west. The proposed replat includes the building setback lines in relation to established property lines, a 20-foot public utility easement along the west lot lines, and the existing 20-foot access easement for Lot 3RB.

STAFF RECOMMENDATION:

Development Services staff and Engineering have reviewed the proposed Commercial Replat for compliance of the City of Brenham's regulations and ordinances and **recommends approval** of the proposed commercial Replat as presented.

EXHIBITS:

- A. Proposed Commercial Replat

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WASHINGTON

Salana Holdings, LLC, the owner of the land described hereon, whose name is subscribed hereto, do hereby offer, adopt and acknowledge the subdivision of said property in accordance with the plat shown hereon.

Paul J. Batista

This instrument was acknowledged before me on the _____ day of _____ 2022 by Paul J. Batista.

Notary Public State of Texas Expires: Notary's Name (Printed): Notary's Commission

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____ 2022, by the Planning and Zoning Commission of the City of Brenham, Texas.

Chairman

Attest:

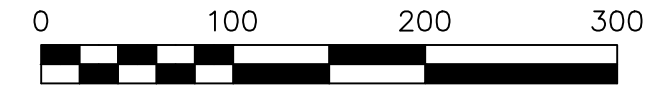
Secretary to the Planning and Zoning Commission

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
COUNTY OF WASHINGTON

I, Beth Rothemel, County Clerk in and for said County, hereby certify that the foregoing instrument with its Certificate of Authentication was filed in my office the _____ day of _____ 2016, A.D. at _____ o'clock _____ M., and duly recorded the day of _____ 2022, A.D. at _____ o'clock _____ M., in the Plat Records in Slide No. _____ Witnessed by hand and seal of the County Court of the said County, at office in Brenham, Texas.

By: _____
Beth Rothemel
Washington County, Texas
County Clerk



SCALE: 1" = 100'

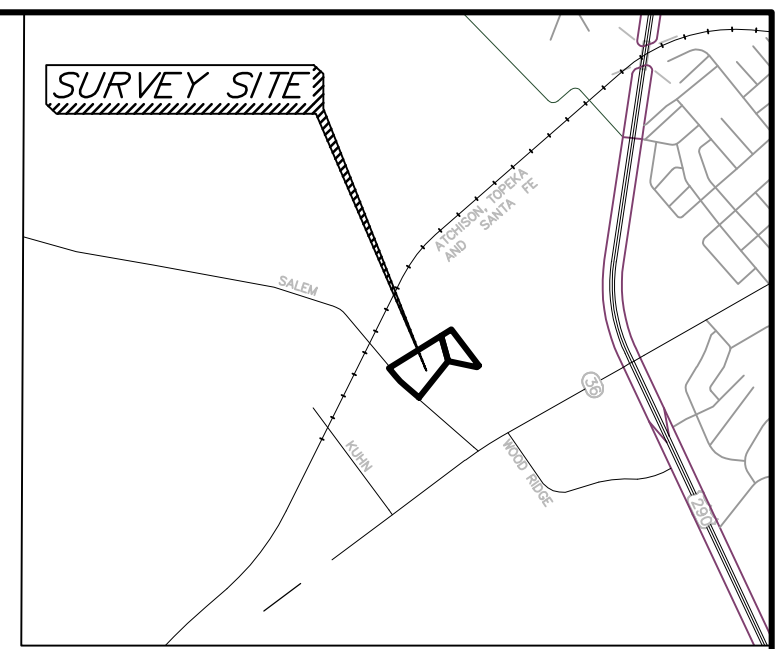
LEGEND:

- BL BUILDING LINE
- DRWC DEED RECORDS OF WASHINGTON COUNTY
- ORWC OFFICIAL RECORDS OF WASHINGTON COUNTY
- PG PAGE
- PRWC PLAT RECORDS OF WASHINGTON COUNTY
- ROW RIGHT-OF-WAY
- "S" SET 5/8-INCH IRON ROD (STAMPED "JONES|CARTER")
- VOL VOLUME

- ADJOINER LINE
- EASEMENT
- PLAT BOUNDARY
- CONCRETE

GENERAL NOTES:

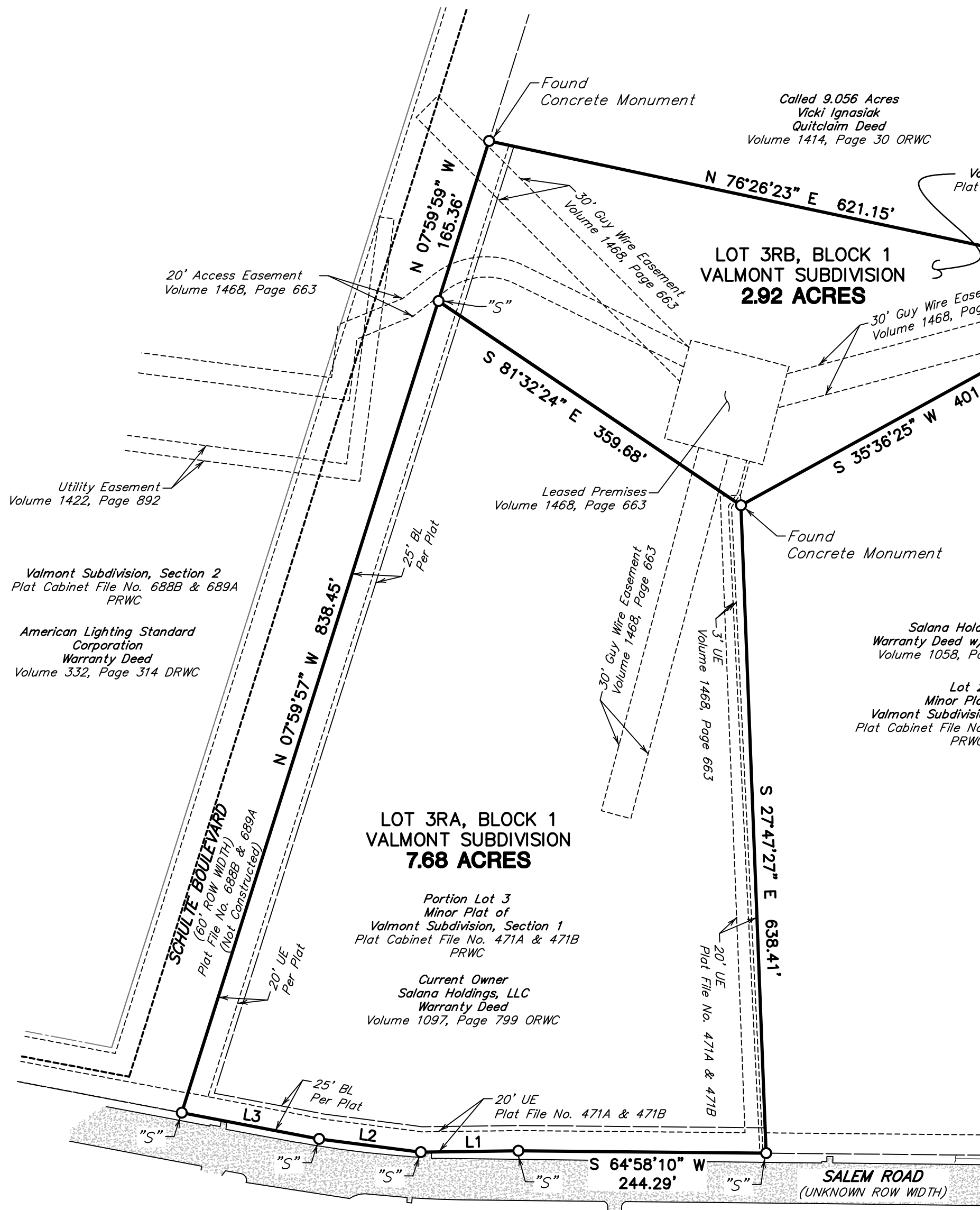
- Bearings shown hereon are based on The Texas Coordinate System of 1983, Central Zone.
- Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
- According to Community Panel No. 48477C0295C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Washington County, having an effective date of August 16, 2011, the subject tract is situated within: Unshaded Zone "X", defined as areas determined to be outside the 500-year flood plain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- The surveyor has not been provided with all construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
- Visible improvements/utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey. Underground utilities may exist which are not shown hereon.
- This survey has been prepared for the sole purpose of the transaction described in the hereon referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- All visible evidence of oil/gas pipelines through the subdivision have been shown.
- All visible evidence of oil/gas wells (plugged, abandoned, and/or active) through the subdivision have been shown.
- No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet of centerline of low pressure gas lines, and 30 feet of centerline of high pressure gas lines.



VICINITY MAP
NOT TO SCALE

Line Table

LINE	BEARING	DISTANCE
L1	S 63°41'43" W	96.22'
L2	S 71°50'47" W	100.97'
L3	S 75°12'58" W	137.75'
L4	S 13°33'35" E	36.97'



KNOW ALL MEN BY THESE PRESENTS: That I, Christopher Curtis, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Brenham, Texas.

Christopher E. Curtis, RPLS 6111 MAY 2022

PRELIMINARY
NOT TO BE RECORDED
5/10/2022

**FINAL PLAT
BEING A REPLAT
OF
LOT 3, BLOCK 1,
OF
VALMONT SUBDIVISION
SECTION 1
CREATING
LOT 3RA BEING 7.68 ACRES
& 3RB BEING 2.92 ACRES,
BLOCK 1
FOR A TOTAL OF 10.600 ACRES
OUT OF THE
JOHN CARRINGTON SURVEY, A-120
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS
MAY 2022**

OWNER: Salana Holdings, LLC
3105 Westchester Avenue
College Station, Texas 77845-7919
979-412-3630

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000



CASE NUMBER P-22-014
ZONE CHANGE REQUEST – 151 FM 109

STAFF CONTACT: Shauna Laauwe, AICP, City Planner

OWNERS: Karen L. Graves and Gaynelle Kay Tulp

APPLICANTS: Glenwood Vierus

ADDRESS/LOCATION: 151 FM 109 (Exhibit A)

LEGAL DESCRIPTION: Tract 81 of the John Carrington Survey, A-120

LOT AREA: Approximately 1.00 acre

ZONING DISTRICT/USE: Manufactured Home Residential Use District (R-3) / Manufactured Home residences (3). (Exhibit B)

FUTURE LAND USE: Commercial

REQUEST: A request to change the zoning classification from a Manufactured Home Residential Use District (R-3) to a Commercial Research and Technology Use District (B-2) (Exhibit C)

BACKGROUND:

The subject tract is a 1.00-acre property located on the south side of FM 109 and approximately 425 feet west of State Highway 36S. The tract is zoned as a R-3, Manufactured Home Residential Use District and has three (3) manufactured home addresses assigned, 151, 161, and 171 FM 109. The subject property currently consists of two (2) mobile homes in disrepair and several accessory structures. The subject property abuts the city limits along the west and south property lines. The adjacent property to the east is also zoned R-3, while the property to the north, across FM 109 is zoned R-1, Single-Family Residential and the property to the northeast is zoned B-2 District. The applicant, Glenwood Vierus, is in the process of purchasing the property and would like to redevelop the site with warehouse storage and office use. Thus, the applicant is requesting that the 1.00-acre tract currently zoned R-3 be rezoned to B-2, Commercial Research and Technology Use District.

Map 1



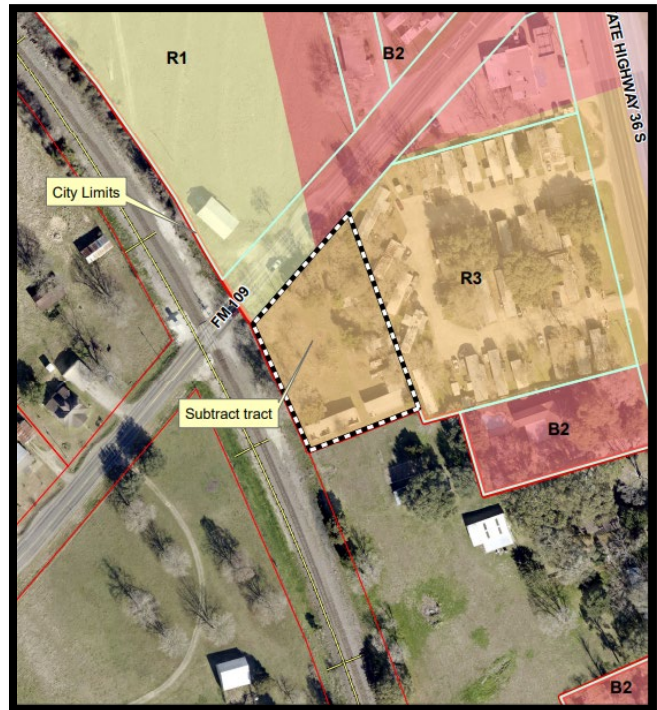
ANALYSIS OF CITY OF BRENHAM ZONING POLICIES:

The purpose of zoning policies is to provide guidelines for considering future amendments to the zoning ordinance (Part 1, Section 4 of Appendix A – “Zoning” of the Brenham Code of Ordinances). They are as follows:

- (1) The city's zoning should recognize and seek to preserve the small-town attributes that make Brenham a special place for its citizens to live, work and play.

The subject property is a 1-acre tract currently addressed for three (3) manufactured home addresses as 151, 161, and 171 FM 109 and located on the south side of FM 109 and approximately 425 feet west of State Highway 36S (SH 36). The subject property abuts the city limit line to the west and south. The subject property currently consists of two (2) nonconforming mobile homes that are in disrepair and several small structures. The adjacent property to the east is also zoned R-3 and developed as Morris Mobile Home Park with 31 homesites. The property to the north, across FM 109 is a large 30-acre tract that comprises of two zoning districts, R-1 Single-Family and B-2, Research and Technology. Most of the tract is zoned R-1 on the west portion and is primarily vacant with a barn and cell tower, while the remaining east portion is undeveloped B-2 land.

Map 2



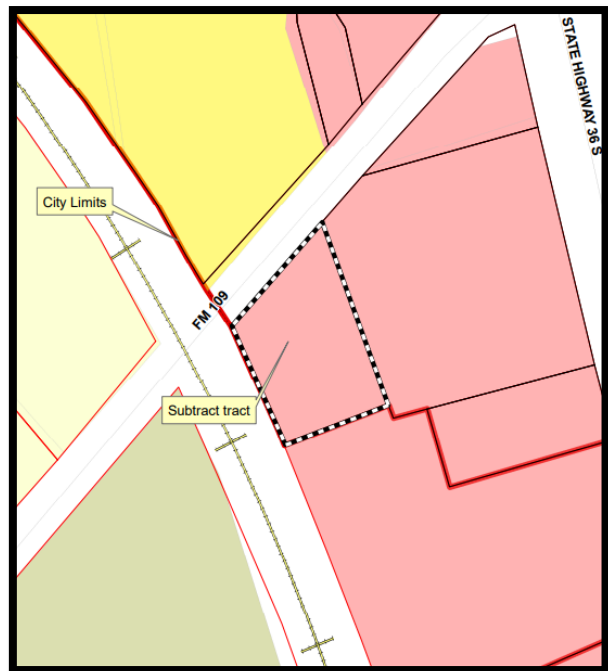
Additional B-2 zoned property is located to the southeast along State Highway 36 S and developed with a legally nonconforming residence. To the northeast, at the intersection of SH 36 and FM 109, the area is zoned B-2 and developed as a Phillips 66 gas station on the south side of FM 109 and a legally nonconforming mobile home park on the north side of the intersection.

The applicant wishes to rezone the approximate one-acre subject tract to be B-2, with proposed plans to remove the existing mobile homes and buildings to redevelop the site as a warehouse storage facility and office. Allowing the proposed rezoning request would be in keeping with the development pattern in the general vicinity.

- (2) The city's zoning should be guided by the future land use plan and other applicable guidelines found in the Comprehensive Plan.

As shown in Map 3, the future land use map portion of the Comprehensive Plan, *Historic Past, Bold Future: Plan 2040* suggests the subject property may be appropriate for commercial uses. The Comprehensive Plan includes land use policies to help guide land use decisions. Specifically, the Plan recommends that the City consider permitting commercial and retail uses along highly traveled roadways such as State Highway 36 to the east. If the requested zone change were approved, commercial uses such as retail, office, and the proposed warehouse would be permitted. In its current configuration, the subject property does not have the minimum lot size of two (2) acres that is required for multifamily housing. Staff believes that the proposed request is aligned with the goals and land use policies established in the Comprehensive Plan.

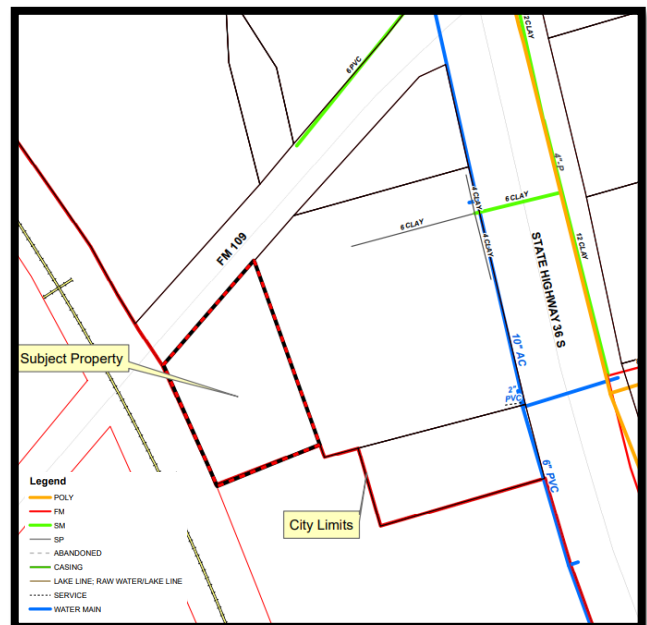
Map 3- Future Land Use Map



- (3) The city's zoning should be designed to facilitate the more efficient use of existing and future city services and utility systems in accordance with the Comprehensive Plan.

The subject property is currently developed with abandoned mobile homes and accessory structures and is located on the edge of the city limits, with the city limit line coinciding with the west and south property lines. The subject property was annexed in 2006 and is currently served by a septic system and water well. The nearest city utilities include a sewer line that is approximately 150 feet to the east on the north side of FM 109, with the nearest water line being located approximately 415 feet to the east along Highway 36. The existing septic tank and water well may be adequate for the proposed warehouse and office use, with the approval of the proposed rezoning. The City will work with the property owner on development needs.

Map 4- Utility Map



- (4) The city's zoning should be organized and as straight forward as possible to minimize use problems and enforcement problems.

The proposed zone change, if approved, will be reflected on the City of Brenham zoning map available for citizen viewing on the City of Brenham homepage.

- (5) The city's zoning process should be fair and equitable, giving all citizens adequate information and opportunity to be heard prior to adoption of zoning amendments.

Property owners within 200 feet of the project site were mailed notifications of this request on May 12, 2022. The Notice of Public Hearing was published in the *Brenham Banner* on May 12, 2022. Any public comments submitted to staff will be provided in the Planning and Zoning Commission and City Council packets or during the public hearing.

- (6) The city's zoning should insure that adequate open space is preserved as residential and commercial development and redevelopment occur.

If approved, the property will be required to adhere to minimum building setbacks and maximum impervious coverage requirements for property zoned B-2, Commercial Research and Technology. Staff finds that the requirements will ensure that adequate open spaces is preserved on the subject property.

- (7) The city's zoning should ensure Brenham's attractiveness for the future location of business and housing by preserving an attractive and safe community environment in order to enhance the quality of life for all of its residents.

Staff finds that the requested zoning and associated land uses are appropriate for this location given adjacent zoning designations, existing development in the vicinity, and conformance with the City's adopted future land use map.

- (8) The city's zoning ordinance should preserve neighborhood culture by retaining and promoting land uses consistent with the community's plan for the development and/or redevelopment of its neighborhoods.

Rezoning the subject property to B-2 will allow the subject property to develop in accordance with the Comprehensive plan and properties within the vicinity. The subject one-acre tract of land is less than 500 feet from SH 36 that is an arterial roadway which is capable of handling traffic associated with uses allowed in the B-2 district. Surrounding property to the east and southeast along SH 36 is zoned B-2 and developed with a Phillips 66 gas station, a used car sales lot, and several nonconforming single-family homes and manufactured homes. With any future development, the applicant will be required to adhere to minimum buffer yard requirements along the east property line that is shared with the Morris Mobile Home Park. Buffer yard requirements are established to preserve existing neighborhoods and ensure adjacent property develops in a manner compatible to nearby land uses.

- (9) The city's zoning should protect existing and future residential neighborhoods from encroachment by incompatible uses.

Staff finds that rezoning the property will protect and not adversely affect adjacent existing and future residential neighborhoods due to the City's adopted development standards including requirements related to buffer yards, screening, setbacks, drainage, and landscaping.

- (10)The city's zoning should assist in stabilizing property values by limiting or prohibiting the development of incompatible land uses or uses of land or structures that negatively impact adjoining properties.

Staff is unable to determine any destabilizing effects on the neighboring properties should this rezoning request be approved. Any future development will be required to adhere to the bufferyard and landscaping requirements along the east property line that is shared with the Morris Mobile Home Park. The proposed B-2 zoning for the subject property is aligned with the Future Land Use Map and properties in the vicinity of this tract.

(11)The city's zoning should make adequate provisions for a range of commercial uses in existing and future locations that are best suited to serve neighborhood, community, and regional markets.

If approved, the proposed rezoning will allow construction of a mixture of land uses, including retail, office, and commercial uses. The development of the subject tract will bring the primarily vacant R-3 zoned property to a viable commercial use that is in line with the vision of the Future Land Use Plan. Vacant commercial property is in the vicinity of the subject tract to the east and south. In addition, to the east along SH 36 is a corridor of commercially zoned properties with B-2, Commercial, Research and Technology District along the west portion of SH 36 and B-1, Local Business/Residential Mixed Use District zoned properties along the east side. Staff believes that the proposed zoning change, if approved, will not negatively affect vacant land classified for commercial uses.

(12)The city's zoning should give reasonable accommodation to legally existing incompatible uses, but it should be fashioned in such a way that over time, problem areas will experience orderly change through redevelopment that gradually replaces the nonconforming uses.

The property is primarily vacant but was once developed with three (3) manufactured homes. Two manufactured homes remain and are in disrepair and uninhabitable. Should the rezoning be approved, the applicant has stated his intention to remove the manufactured homes and redevelop the property to a commercial office and warehouse use. As such, the proposed rezoning would not result in any nonconforming uses on the subject property.

(13)The city's zoning should provide for orderly growth and development throughout the city.

Staff finds that the proposed rezoning change will allow for the orderly growth and development in the general vicinity and throughout the city. Furthermore, the proposed rezoning is in accordance with the City's adopted Future Land Use Map and Comprehensive Plan.

STAFF RECOMMENDATION:

Based on the evidence and findings above, Staff recommends **approval** of the proposed rezoning of the 1.00-acre tract generally located at 151 FM 109 to the Commercial Research and Technology zoning use district (B-2) for the subject tract.

EXHIBITS:

- A. Aerial Map
- B. Zoning Map
- C. Future Land Use Map
- D. Cover Letter
- E. Site photos


EXHIBIT "A"
AERIAL MAP



151 FM 109
Rezoning Request R-3 to B-2



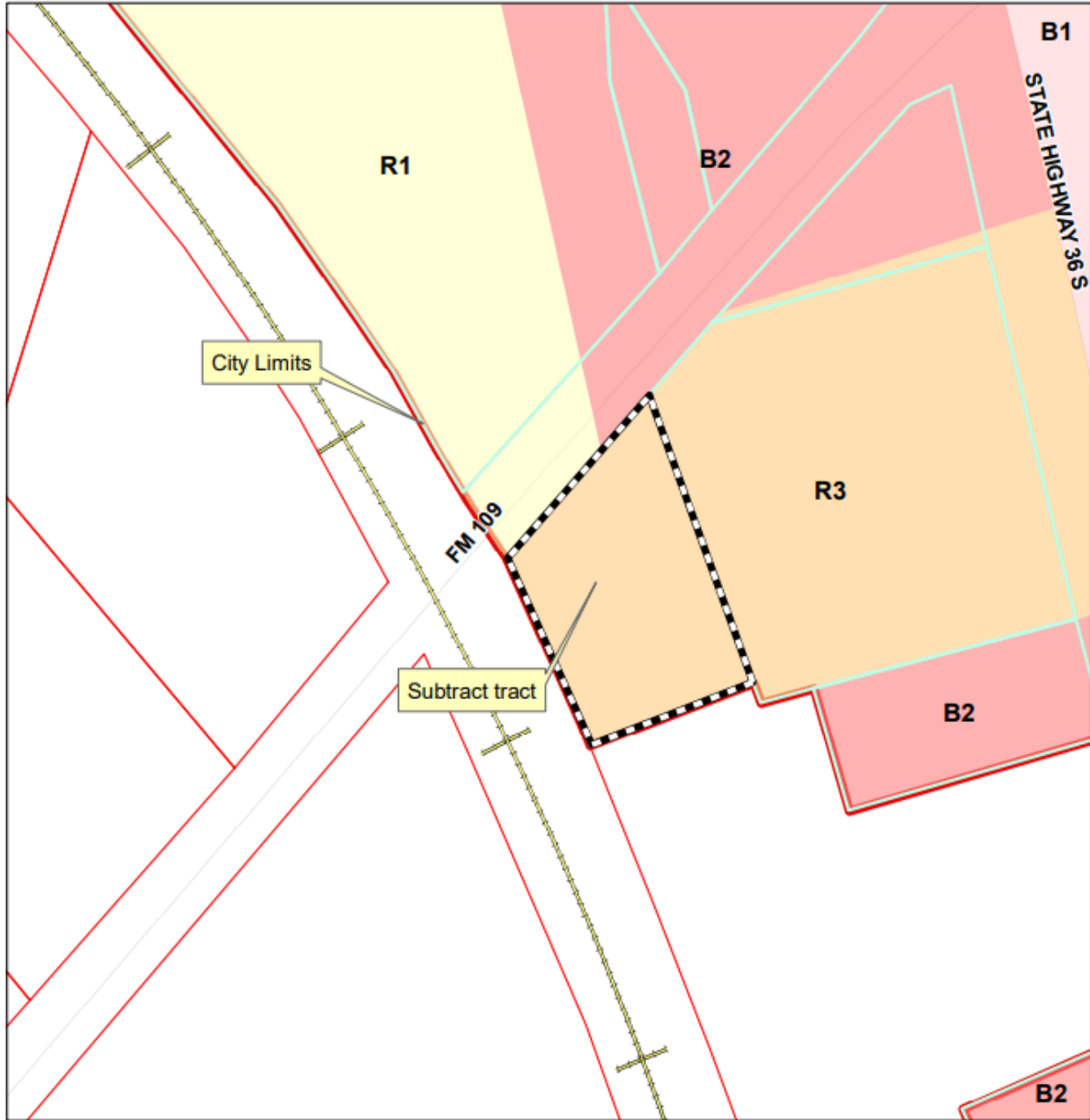
Legend

-  County Parcels
-  City Limits
-  City Parcels



1 inch = 125 feet

EXHIBIT "B"
ZONING MAP



Legend

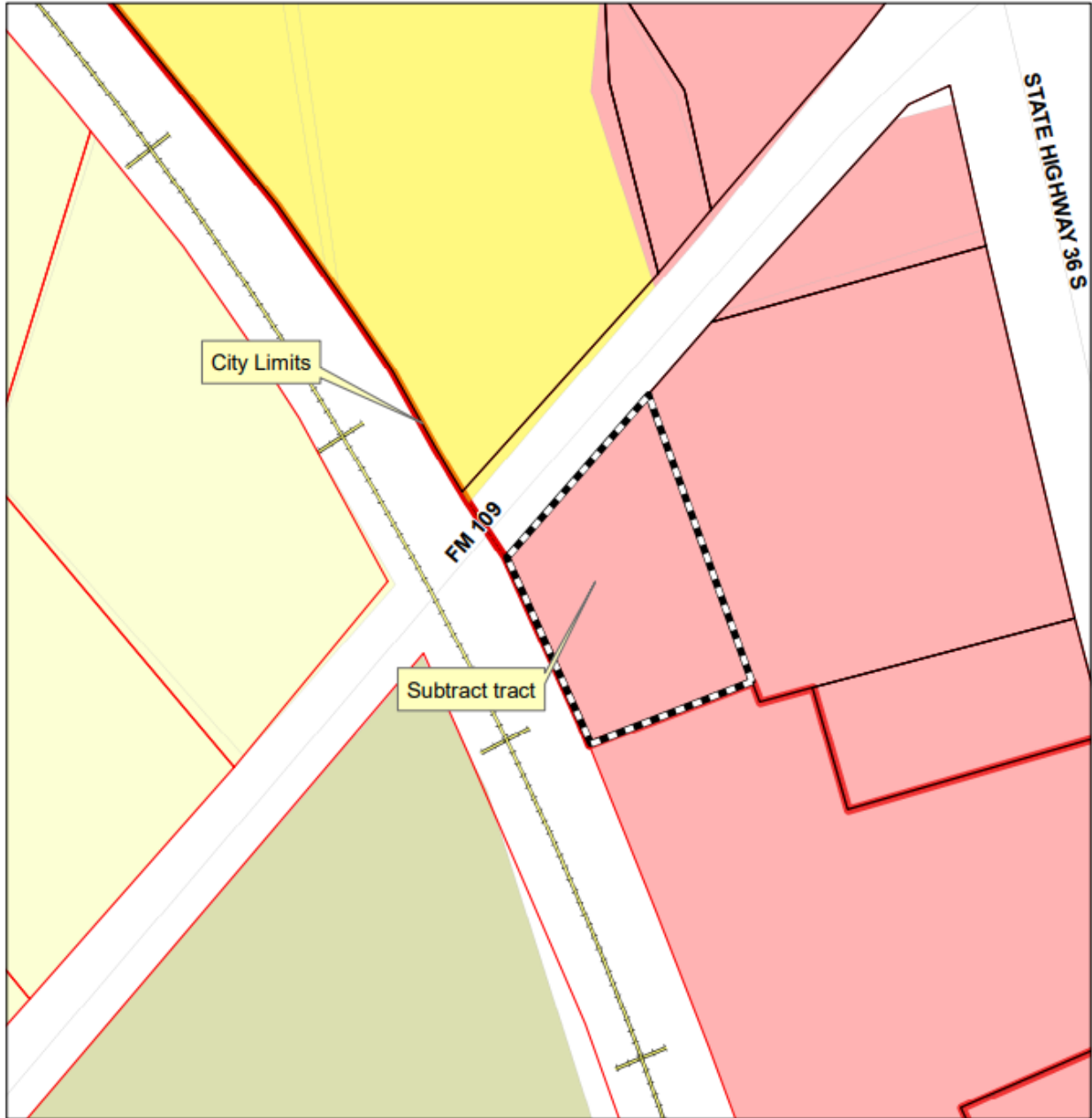
-  City Parcels
-  County Parcels
-  B1 Local Business Mixed
-  B2 Commercial Research and Technology
-  R1 Residential Single Family
-  R3 Manufactured Home Residential
-  City Limits

**151 FM 109
Rezoning Request R-3 to B-2**



1 inch = 125 feet

EXHIBIT "C"
FUTURE LAND USE MAP



- Legend**
- City Parcels
 - County Parcels
 - City Limits
- Future Land Use Plan**
FLU_FINAL
- Rural
 - Estate Residential
 - Single Family Residential
 - Commercial

151 FM 109
Rezoning Request R-3 to B-2



1 inch = 125 feet

EXHIBIT "D"
ZONE CHANGE COVER LETTER

April 15, 2022

Planning and Zoning Commission
Brenham, Texas 77833

Dear Commission,

I am requesting that the zoning of the property at 151 FM 109 be changed from R3 to B2. The property has been uninhabited for several years and currently has 2 trailer houses and several small buildings. The trailers have holes in the floors and roofs and need to be demolished. Some of the buildings have the roofs missing and holes in the floors. The site is an eyesore for the neighborhood and community.

My plans include removal of the trailers and most of the buildings, clearing of the property, trimming and removal of some of the trees and tall weeds. I plan to build a storage/warehouse building on the property. In my opinion the site is more suitable for this type of building since it is bordered on the west side by railroad tracks and the east side by a mobile home park. My goal is to restore this property and build a new building that would be welcomed by the neighborhood and community. Thanks for your consideration.

Sincerely



Glen Vieras

EXHIBIT "E"
SITE PHOTOS



Subject Property 151 FM 109



Subject Property 151 FM 109



Looking northeast towards SH 36



Looking north, directly across FM 109



Looking west- City limits at railroad crossing