

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
July 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 July 25, 2022, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens	Calvin Kossie
Dr. Deanna Alfred, Vice Chair	Marcus Wamble
Chris Cangelosi	

Commissioners absent:

Artis Edwards Jr.
Cayte Neil (out of town)

Staff present:

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

Citizens / Media present:

Joshua Blaschke, KWHI	Savannah Gutierrez
Cyd Dillahunt	Nancy Low
Cathy Cole	John & Lydia McCroskey
Larry Roskow	Debby Welch
Angie Wheeler	

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:15 pm with a quorum of five (5) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

Stephanie Doland thanked Chairman Behrens and Commissioner Edwards for their willingness to serve on the Housing Task Force.

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 May 23, 2022 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.

REGULAR SESSION

5. Public Hearing, Discussion and Possible Action on Case Number P-22-016: A city-initiated request for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Single-Family Residential Use District (R-1) and/or a Mixed Residential Use District (R-2) to a Local Business/Residential Mixed-Use District (B-1) for all or a portion of the following tracts of land as described by the Washington County Appraisal District property identification numbers in Brenham, Washington County, Texas:

- a. **R23658, 1301 S. Market Street, Keys 2nd, Block E, Lot 1, 2, N PT 3, 4 (Community Ed Campus) [R-1]**
- b. **R23650, 507 E. Sixth Street, Keys 2nd, Block C, Lot PT 3D, 3E, 4B, All 5, 6, 7 (Transportation and Maintenance) [R-2]**
- c. **R23660, 504 E. Sixth Street, Keys 2nd, Block F, Lot PT 4 [R-1]**
- d. **R23661, 506 E. Sixth Street, Keys 2nd, Block F, Lot PT 4 [R-1]**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-22-016 (on file in the Development Services Department). Ms. Laauwe stated that this is a city-initiated rezoning request to change the zoning from a Single-Family Residential Use District (R-1) and/or a Mixed Residential Use District (R-2) to a Local Business/Residential Mixed-Use District (B-1) for seven lots on approximately 16.76-acres of land generally bounded by E. Germania Street to the north, Huettig Street and Lee Street to the east, S. Market Street to the west and E. Tom Green Street to the south. The tracts encompass the BISD Transportation (Bus) Barn on the north side of E. Sixth Street and the BISD Pride Academy, BISD Rock Gym, the building located at 504 E. Sixth Street and a single-family residence located at 506 E. Sixth Street.

The property located at 504 E. Sixth Street is for sale. Over the past couple years, City Staff has received numerous calls for office/small commercial use for this location; however, it is zoned single-family residential and can only be developed as such. In approximately 1980, this property was developed as a Church. In 1996, a specific use permit was granted for the addition of classrooms. Over the years, there have been various non-conforming uses as this location such as office space and a dance studio. The Future Land Use Map designation for this area is shown as Corridor Mixed Use. When staff looked at the area and compared it to the Future Land Use Map, it made sense to rezone the entire area to B-1, Local Business Mixed Use, especially since the BISD has no plans to change the use of their property. The owner of 504 E. Sixth Street, Larry Roskow, is proposing office use for this property. The gravel parking lot and landscaping will have to be brought into compliance with the change of use/occupancy.

Rezoning this area will better align with the Comprehensive Plan and the Future Land Use Map and will allow the existing office and institutional uses on these seven lots to become legally conforming uses. Future development will be subject to the B-1 development and building standards, including buffer yard and landscaping requirements. The Comprehensive Plan encourages neighborhood focused businesses that include smaller footprint sites such as those found in the B-1 Zoning District that cater to serving a smaller area.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on July 13, 2022. Staff received one written response in favor of the rezoning and also had phone calls inquiring about the possible uses of the property.

Development Services reviewed this request for compliance with the City of Brenham’s regulations and ordinances and recommends approval of this rezoning as presented.

Chairman Behrens opened the Public Hearing at 5:27 pm. Debby Welch, who lives at 506 E. Sixth street, clarified that she is in favor of being included in the rezoning. Larry Roskow, who lives at 504 E. Sixth Street, stated that the prospective owner lives around the corner from this property and only wants what is best for neighborhood. There were no other comments.

Chairman Behrens closed the Public Hearing at 5:29 pm.

A motion was made by Commissioner Wamble and seconded by Commissioner Kossie to recommend approval of the city-initiated request for an Amendment to the City of Brenham’s Official Zoning Map of the Code of Ordinances to change the zoning from a Single-Family Residential Use District (R-1) and/or a Mixed Residential Use District (R-2) to a Local Business/Residential Mixed-Use District (B-1) for tracts identified by the Washington County Appraisal District as R23658, R23650, R23660, and R23661, as presented. The motion carried unanimously.

5. Public Hearing, Discussion and Possible Action on Case Number P-22-017: A request by Angie Wheeler for a Specific Use Permit to allow a Day Care Use in a B-1, Local Business Residential Mixed Use Zoning District on property addressed as 1200 S. Austin Street, and described as Lot 1A, Block 11 of the W.G. Wilkins Addition in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-22-017 (on file in the Development Services Department). Ms. Laauwe stated that Ms. Angie Wheeler is in the process of purchasing the property at 1200 S. Austin Street from Reka Pennington and would like to open a children’s day care at this location. This property is the former Design II location and is zoned B-1, Local Business Residential Mixed Use. The 0.62-acre tract is bounded by W. Fifth Street to the north, S. Austin Street to the east, Charles Lewis Street to the south, and S. Day Street to the west. The Future Land Use Map shows the designation for this tract at Corridor Mixed Use.

Ms. Laauwe stated that day cares are allowed only with a Specific Use Permit in most of the zoning districts due to the variety of requirements necessary. In addition to the interior renovation, the applicant proposes to remove most of the accessory structures, upgrade the parking lot and add a playground area. The existing building is 40-feet from the front property line (east), 80-feet from the rear property line (west), 89-feet from the north property line, and 10-feet from the south property line. Screening and bufferyards will be required for the west and south property line

The applicant proposes care for children Monday through Friday 6:30 am to 6:00 pm in the following age ranges / classrooms:

- Infants – 6 weeks to 12 months
- 12-18 months
- 18-24 months
- 2-3 years
- 3-4 years
- 4-5 years
- 5 years to 12 years (after school care)

The applicant proposes care for up to 105 children with 10 staff members. Based on this number, twenty-one parking spaces would be required. The applicant is proposing twenty-three parking spaces. Ms. Laauwe stated that the proposed use will redevelop this site that has sat vacant for several years and the use will be compatible with anticipated uses surrounding the property.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on July 13, 2022. Staff received several phone calls and one written comment against the request and also stating that they would request a fence. The fence is a city requirement.

Development Services reviewed this request for compliance with the City of Brenham’s regulations and ordinances and recommends approval of this Specific Use Permit as presented.

Commissioner Wamble asked if the property was in the flood plain. Staff replied that it is not in the flood plain. Several Commissioners expressed concerns for congestion since the BISD has their exit driveway across the street. Ms. Laauwe stated that Ms. Wheeler has reconfigured the parking lot for traffic flow to mitigate congestion.

Chairman Behrens opened the Public Hearing at 5:44 pm. Nancy Low stated that she owns the property at 1102 S. Austin and asked if the City is going to do anything with Hog Branch to secure that area. Stephanie Doland, Development Services Director, stated that the city would look into this. John McCroskey, who lives at 1205 S. Day Street, stated that there is a large tree in the drainage way and that the City needs to clean out the drainage way from this location to Jackson Street Park since it is very overgrown. He further stated that it needs at least a 3-foot barrier. Ms. Doland stated that she would discuss this issue with Dane Rau. There were no other comments.

Chairman Behrens closed the Public Hearing at 5:48 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Behrens to recommend approval of a request by Angie Wheeler for a Specific Use Permit to allow a Day Care Use in a B-1, Local Business Residential Mixed Use Zoning District on property addressed as 1200 S. Austin Street, as presented. The motion carried unanimously.

7. Adjourn.

A motion was made by Commissioner Alfred and seconded by Commissioner Wamble to adjourn the meeting at 5:50 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:



Planning and Zoning Commission

M. Keith Behrens
Chair

August 30, 2022
Meeting Date



Attest

Kim Hodde
Staff Secretary

August 30, 2022
Meeting Date