

**CITY OF BRENHAM  
PLANNING AND ZONING COMMISSION MINUTES  
January 24, 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 January 24, 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, Chair	Cayte Neil
Dr. Deanna Alfred, Vice Chair	Marcus Wamble
Calvin Kossie	

Commissioners absent:

Chris Cangelosi  
Artis Edwards, Jr.

Staff present:

Stephanie Doland, Development Services Director  
Shauna Laauwe, City Planner

Citizens / Media present:

Ronnie Becker  
Jason May, Brenham Banner Press  
Joshua Blaschke, KWHI

**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**

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 December 20, 2021, Planning and Zoning Commission Meeting.**

**4-b. Case No. P-22-002: A Preliminary Plat of Beautiful Acres Subdivision, consisting of Lots 1-5 being 1.931 acres each for a total of 9.655 acres, out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.**

**4-c. Case No. P-22-003: A Final Plat of Beautiful Acres Subdivision, consisting of Lots 1-5 being 1.931 acres each for a total of 9.655 acres, out of the Arrabella Harrington Survey, 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, 4-b, and 4-c) as presented. The motion carried unanimously.

**REGULAR SESSION**

**5. Election of a Chair, Vice Chair, and Secretary for the Planning and Zoning Commission for 2022.**

A motion was made by Commissioner Alfred and seconded by Commissioner Wamble to re-elect the current slate of officers:

Chair – Keith Behrens  
Vice Chair – Deanna Alfred  
Secretary – Calvin Kossie

The motion carried unanimously.

**6. Public Hearing, Discussion and Possible Action on Case No. P-22-001: A City initiated request to approve an Ordinance of the City of Brenham, Texas Adopting the 2022 Thoroughfare Plan and Repealing All Ordinances or Parts of Ordinances in Conflict Herewith and Providing an Effective Date.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-21-031 (on file in the Development Services Department). Ms. Laauwe stated that the City of Brenham initiated this request to update the existing 2014 Thoroughfare Plan to meet the current and future growth and development needs of the City. As part of the Brenham Comprehensive Plan, Historic Past, Bold Future: Plan 2040 that was adopted by City Council on September 19, 2019, City Council approved adding a supplement Thoroughfare Plan to accompany Plan 2040. Strand Associates provided deliverables in March 2020; however, the Covid pandemic hit and the update was put on hold. In November 2020, TxDOT held a virtual town hall meeting to discuss five (5) concept plans for the property US 290/SH 36 interchange project. With this information and added public input, City staff refocused on the Thoroughfare Plan update in 2021. This update to the 2014 Thoroughfare Plan will serve as an implementation tool for Plan 2040 by providing valuable information, analysis and recommendations to supplement Plan 2040.

The proposed Brenham 2022 Thoroughfare Plan report discusses, creates, and refines the existing Brenham Thoroughfare Plan Map, provides typical street sections for new development, highlights priority transportation projects, establishes a current truck routes map, proposes priority bicycle and pedestrian routes via an official map, and initiates a detailed traffic impact analysis guideline for future implementation. This document will serve as a planning tool for future transportation related requests / development as well as possible potential grant funding opportunities.

A workshop meeting was held with the City Council and Planning and Zoning Commission on January 10, 2022 to present a first look at this proposed document and to initiate discussion and obtain direction and public input. Based on discussions, some minor changes were made to the document and maps. These corrections included:

- Removing a proposed collector street off Burleson Street since it was erroneously included on all of the maps.
- Moving the outer green line to follow a property line instead of through the property based on a comment from a property owner.
- An edit that TxDOT has already begun right-of-way acquisition meetings with property owners instead of the project start date of 2024 as stated on Page 9 of the proposed plan.

The following modifications were also made to Truck Routes Map:

- Removed the proposed extension of FM 577 Blue Bell Road as a truck route.
- Removed E. Tom Green Street connection to FM 389.
- Added the City Limit Line.

Since the workshop, two emails from a resident and an anonymous commenter have been received expressing the need for the following:

- The need for bicycle lanes on roadways and bicycles rack requirements for apartment complexes and businesses.
- The need for a bus/shuttle system in Brenham.
- The need to look at E. Stone Street from S. Day Street to S. Market Street as being in need of repair.

Ms. Laauwe discussed the proposed Thoroughfare Plan in depth with the Planning and Zoning Commission.

After the presentation, the following corrections to the Plan and responses to questions by the Commissioners were addressed by Staff in the following manner:

- Request to add more clarification to page 9, paragraph 4 “TxDOT Programmed Projects” detailing the result of the alignment concepts and specifically to include that concepts D and E were not selected.
- The TxDOT land acquisition process around the clover leaf redesign (SH 36/ US 290) has begun with letters sent by TXDOT to impacted property owners. Additionally in December TXDOT met with said property owners to discuss the land acquisition process and establish a timeline for the acquisition and overall project. City staff is unsure of the exact percentage of responses received but following discussions with TXDOT knew two full days of meetings had been scheduled with property owners.
- Sight distance issues at an intersection caused by overgrown vegetation can be called in to Code Compliance to be addressed.
- Blinn recently removed parking along College Avenue in front of Old Main. Since this roadway is a TXDOT roadway the removal was discussed first with the City and then with TXDOT for consideration. Additional improvements are requested by Blinn College including the re-alignment of the roadway and additional pedestrian improvements.
- In the event the required roadway cannot be reasonably obtained due to existing development the City will work with the property owners to determine a reasonable path forward for the new road improvements. This is a practice currently in place with road reconstruction or widening projects.
- Page 35 of the plan references Bond Initiatives for CIP funding and the City recently issued Certificate of Obligations (COs) to include funding for multiple roadway improvement projects. CO issuance does not require voter approval; however, bond elections could be considered in the future for additional roadway improvements if needed.
- Capitol Improvement Projects and the corresponding priority placed on needed improvements is determined by road conditions, traffic counts, growth and development, citizen feedback and project cost. This evaluation is considered annually during the budget process and is a multi-department collaboration.
- Collector roadways to be developed with new construction would have multiple options, not just one alignment type.

The questions were addressed by Staff and the comments / suggested revisions were noted.

Chairman Behrens opened the Public Hearing at 6:17 pm. Ronnie Becker requested that the pedestrian trail be moved from along Little Sandy Creek to the north property line of the County Fair Grounds. There were no other citizen comments.

Chairman Behrens closed the Public Hearing at 6:22 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Wamble to recommend approval of an Ordinance of the City of Brenham, Texas Adopting the 2022 Thoroughfare Plan and Repealing All Ordinances or Parts of Ordinances in Conflict Herewith and Providing an Effective Date with the grammar corrections and edits to the sidewalk plan per Ronnie Becker’s comments, as discussed above. The motion carried unanimously.

## **6. Adjourn.**

A motion was made by Commissioner Alfred and seconded by Commissioner Neil to adjourn the meeting at 6:24 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

Dr. Deanna Alfred  
Vice Chair

February 28, 2022  
Meeting Date

Kim Hodde  
Attest

Kim Hodde  
Staff Secretary

February 28, 2022  
Meeting Date