

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
February 28, 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 February 28, 2022, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

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

Cayte Neil
Marcus Wamble

Commissioners absent:

M. Keith Behrens, Chair
Calvin Kossie

Staff present:

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

Citizens / Media present:

Trace Harris, Brenham Banner Press
Ben Menjares
Jerry Thomas
Brody Jungers

Kenya Mitchell
Channing Ray
Kirby Bray

1. Call Meeting to Order

Vice Chairman Alfred 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 the Commissioners for attending the mandatory training session earlier today.
- Ms. Doland informed the Commissioners that the Development Services Department has moved from the first floor of City Hall to the second floor, where the Public Utilities Department was previously located.

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 January 24, 2022 Planning and Zoning Commission Meeting.

- 4-b. Case No. P-22-007: A Replat of Lot 2A of the Market Square Brenham Subdivision and the residue of Reserve "C" – Commercial, Market Square Development, Section 1 to create Reserve "A" (38.776), Lot 4 (1.206-acres) Lot 5 (1.510-acres), Lot 6 (1.289-acres), Lot 7 (1.796-acres), Common Area "A" (1.059-acres), and Common Area "B" (1.437-acres), and dedicating 1.240 acres of Right-of-Way to create Nolan Street and 0.580-acres Right-of-Way to create Ryan Street containing a total of 48.893-acres, out of the John Long Survey, Abstract No. 156 in Brenham, Washington County, Texas.**

Vice Chairman Alfred 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 and 4-b) as presented. The motion carried unanimously.

REGULAR SESSION

- 5. Public Hearing, Discussion and Possible Action on Case No. P-22-004: A request by Brenham Housing Authority for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Mixed Residential Use District (R-2) to a Local Business Residential Mixed Use District (B-1) on 1.202-acres of land currently addressed as 1003 Hasskarl Drive and developed with the Brenham Housing Authority Community Center, being further described as Lot 1 of Fairview Terrace Subdivision, out of the Arrabella Harrington Survey, Abstract No. 55 in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-22-004 (on file in the Development Services Department). Ms. Laauwe stated that the Brenham Housing Authority (BHA) / Ben Menjares submitted a request to change the zoning classification from R-2, Mixed Residential Use District to B-1, Local Business/Residential Mixed-Use District for the property located at 1003 Hasskarl Drive for possible future commercial use or development. Currently the property is developed with a Community Center for the Brenham Housing Authority. The Comprehensive Plan and Future Land Use Map designation for this property is multi-family residential. The B-1 Zoning District allows both residential (including multi-family), and neighborhood commercial uses. B-1 Zoning would be consistent with the adjacent properties to the north across E. Blue Bell Road. The Fairview Terrace Apartment Project, that is replacing the former BHA duplexes and is currently under construction to the south of the subject property, consists of 80-apartment units and a club house; thus, the existing community center will not be needed. Development of this property would be subject to the applicable B-1 development standards including bufferyards and landscaping.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on February 15, 2022. Staff did not receive any responses in support of or against the requested zone change.

Vice Chairman Alfred opened the Public Hearing at 5:25 pm. There were no citizen comments.

Vice Chairman Alfred closed the Public Hearing at 5:26 pm.

In response to a question by a Commissioner as to why build a new club house rather than using the existing club house, Ben Menjares responded that using the existing club house was considered but the existing club house is an older building and just doesn't match the new apartment complex. Another consideration was the location of the current club house to the new apartments. Since there was funding for a new club house, the decision was made to construct a new facility. Mr. Menjares stated that the current thought of the BHA is to lease the property and use it as a source of revenue.

A motion was made by Commissioner Neil and seconded by Commissioner Edwards to recommend approval of a request by Brenham Housing Authority for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Mixed Residential Use District (R-2) to a Local Business Residential Mixed Use District (B-1) on 1.202-acres of land currently addressed as 1003 Hasskarl Drive and developed with the Brenham Housing Authority Community Center, as presented. The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case Number P-22-005: A request by Kenya Mitchell for approval of a Replat of Lot 1, Block 1 of the Parkview Addition, Section II to create Lot 1R and Common Area "A", being 1.880-acres and 2.070-acres, respectively, for a total of 3.950-acres of land located off Pleasantview Avenue and further described as part of the A. Harrington Survey, Abstract No. 55 in Brenham, Washington County, Texas.

Commissioner Edwards recused himself from any discussion and/or action on this item and left the room due to a conflict of interest.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-22-005 (on file in the Development Services Department). Ms. Laauwe stated that the subject property identified as Lot 1, Block 1 of the Parkview Addition, Section II is owned by Kenya Mitchell and is currently a vacant tract of land located south of Pleasantview Avenue, west of Burleson Street, and adjacent to Hattie Mae Flowers Park. The owner / applicant requests to replat a portion of Lot 1 for a residential duplex development and to create a common area that is mostly undevelopable and located in the floodway. This Replat (Final Plat) also creates four additional easements for utilities and drainage. The construction plans for the duplex development are currently going through the plan review process.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on February 9, 2022. Staff received two citizen comments: Jerry Thomas was in support and Cassie Armenta was against the replat. Staff attempted multiple times to contact Ms. Armenta to discuss her concerns but never made contact and never received a response from Ms. Armenta.

Vice Chairman Alfred opened the Public Hearing at 5:35 pm. Jerry Thomas (MLK Jr. Parkway, Jr.) stated that he had concerns with the drainage but after speaking with staff, his concerns were addressed and he is in support of this replat. There were no other public comments.

Vice Chairman Alfred closed the Public Hearing at 5:36 pm.

In response to questions by Commissioners, the applicant and/or staff clarified the following:

- The entrance and exit for the duplex development (eight duplexes) will be off Pleasantview Avenue.
- There will be two off-street parking spaces provided per duplex unit.
- The common area and the detention pond will be maintained by the Homeowner's Association (HOA).

A motion was made by Commissioner Cangelosi and seconded by Commissioner Wamble to approve a Replat of Lot 1, Block 1 of the Parkview Addition, Section II to create Lot 1R and Common Area "A", being 1.880-acres and 2.070-acres, respectively, for a total of 3.950-acres of land located off Pleasantview Avenue, as presented. The motion carried unanimously.

Commissioner Edwards was brought back into the meeting room.

7. Public Hearing, Discussion and Possible Action on Case Number P-22-006: A request by Brody and Kristen Jungers for approval of a Final Plat being a Replat of Lot 33 of the Pecan Glen Subdivision to create Lots 33-A and 33-B, being 2.200-acres and 2.145-acres, respectively, for a total of 4.345-acres of land currently addressed as 1680 Pecan Glen Road and further described as part of the James Schrier Survey, Abstract No. 98 in Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-22-006 (on file in the Development Services Department). Ms. Laauwe stated that the subject property identified as Lot 33 of the Pecan Glen Subdivision is owned by Brody and Kristen Jungers, located in the City's extraterritorial jurisdiction (ETJ) and currently addressed as 1680 Pecan Glen Road. The owner / applicant desires to replat Lot 33, which is a larger 4.345-acre lot, to create Lot 33-A and 33-B for future development. Lot 33A is proposed to contain 2.200-acres and is currently developed with an existing single-family home. Lot 33-B is proposed to contain 2.145-acres and is currently vacant. The Pecan Glen Subdivision requires a minimum lot size of 1-acre as well as larger front and side setbacks.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on February 9, 2022. Staff received two citizen comments in support of the requested replat from Jackie & Ray Hamilton and Erwin Dallmeyer. No comments were received against the proposed replat.

Vice Chairman Alfred opened the Public Hearing at 5:42 pm. There were no citizen comments.

Vice Chairman Alfred closed the Public Hearing at 5:43 pm.

A motion was made by Commissioner Wamble and seconded by Commissioner Cangelosi to approve a Final Plat being a Replat of Lot 33 of the Pecan Glen Subdivision to create Lots 33-A and 33-B, being 2.200-acres and 2.145-acres, respectively, for a total of 4.345-acres of land currently addressed as 1680 Pecan Glen Road, as presented. The motion carried unanimously.

8. Adjourn.

A motion was made by Commissioner Edwards and seconded by Commissioner Neil to adjourn the meeting at 5:45 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

Deanna Alfred
Vice Chair

March 28, 2022
Meeting Date

Kim Hodde
Attest

Kim Hodde
Staff Secretary

March 28, 2022
Meeting Date