



**NOTICE OF A REGULAR MEETING  
BRENHAM PLANNING AND ZONING COMMISSION  
MONDAY, NOVEMBER 21, 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 October 24, 2022 Planning and Zoning Commission Meeting.**

**REGULAR AGENDA**

- 5. Public Hearing, Discussion and Possible Action on Case Number P-22-026: A request by Brannon Industrial Group/Premier Metal Buyers for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Local Business Residential Mixed Use District (B-1) to an Industrial Use District (I) on 3.77-acres of land, which is a portion of the 6.899-acre tract of land currently addressed as 1150 Dixie Road, and being further described as Tract 51, out of the Phillip Coe Survey, A-0031, in Brenham, Washington County, Texas.**
- 6. Adjourn.**

**CERTIFICATION**

I certify that a copy of the November 21, 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 November 17, 2022 at 3:00 p.m.

*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  
October 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 October 24, 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, Chairman	Calvin Kossie
Dr. Deanna Alfred, Vice Chair	Cayte Neil
Chris Cangelosi	Marcus Wamble
Artis Edwards, Jr.	

Commissioners absent:

None

Staff present:

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

Citizens / Media present:

Lynnette Sheffield  
Wade Seidel

**1. Call Meeting to Order**

Chairman Behrens called the meeting to order at 12:00 pm with a quorum of seven (7) Commissioners present.

**2. Public Comments**

There were no public comments.

**3. Reports and Announcements**

Stephanie Doland stated that a service recognition will be held to thank the board members whose terms are ending in December and asked the Board's preference as to whether to have it before or after the holidays. Mr. Wamble is the only Planning and Zoning Commission member who is not seeking reappointment and he asked that it be held in January after the holiday season.

**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 September 26, 2022 Planning and Zoning Commission Meeting.**
- 4-b. Case Number P-22-023: A request by the Brenham Community Development Corporation (BCDC) for approval of a Commercial Replat of a Portion of Reserve "E" and a Portion of Lot 5 of the Brenham Business Center, Phase 1 to create Lot 1 (6.413-acres), Lot 2 (5.000-acres), and Lot 3 (0.691-acres) out of Reserve "E" and the Extension of Handley Street (1.295-acres) for a total of 13.399-acres, and further described as part of the Hiram Lee Survey, A-75 and the Isaac Lee Survey, A-77, in Brenham, Washington County, Texas.**
- 4-c. Case Number P-22-024: A request by Total Storage Brenham, LLC for approval of a Preliminary Plat of Lot 1, Block 1 of the Total Storage of Brenham Addition, being 7.660-acres of land out of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.**
- 4-d. Case Number P-22-025: A request by Total Storage Brenham, LLC for approval of a Final Plat of Lot 1, Block 1 of the Total Storage of Brenham Addition, being 7.660-acres of land out 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 Alfred and seconded by Commissioner Kossie to approve the Statutory Consent Agenda (Items 4-a, 4-b, 4-c and 4-d), as presented. The motion carried unanimously.

## **REGULAR SESSION**

- 5. Public Hearing, Discussion and Possible Action on Case Number P-22-022: A request by Washington County Oak Alley, LLC / Lynnette Sheffield for approval of a Residential Replat of Lots 4 and 5, Block 2 of the Oak Alley Subdivision, Phase 2 to create Lot 4-R, being 0.350-acres, currently addressed as 2203 Esplanade Court and further described as part of the James Walker Survey, A-106, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-22-022 (on file in the Development Services Department). Ms. Laauwe stated that this is a request from Washington County Oak Alley, LLC / Lynnette Sheffield. Due to the topography at the rear of Lot 5, the owner is requesting to replat the two lots (Lot 4 and Lot 5) into one lot (Lot 4-R) for development of a single-family residence.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on October 6, 2022. Staff received one citizen comment in support of the request.

Development Services staff and the Engineering Consultant have reviewed the proposed residential Replat for compliance and recommends approval of the proposed Replat, as presented.

Chairman Behrens opened the Public Hearing at 12:03 pm. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 12:04 pm.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Wamble to approve the Residential Replat of Lots 4 and 5, Block 2 of the Oak Alley Subdivision, Phase 2 to create Lot 4-R, being 0.350-acres, currently addressed as 2203 Esplanade Court and further described as part of the James Walker Survey, A-106, as presented. The motion carried unanimously.

**6. Adjourn.**

A motion was made by Commissioner Cangelosi and seconded by Commissioner Neil to adjourn the meeting at 12:05 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

November 21, 2022  
Meeting Date

\_\_\_\_\_  
Attest

Kim Hodde  
Staff Secretary

November 21, 2022  
Meeting Date

**CASE NUMBER P-22-026**  
**ZONE CHANGE REQUEST – 1150 DIXIE ROAD**

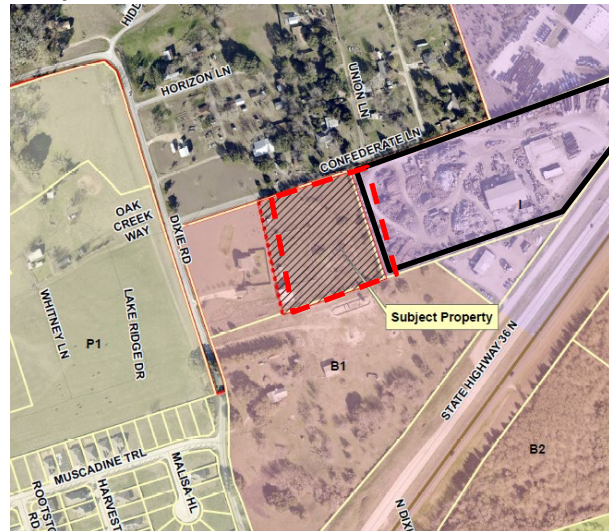
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<b>STAFF CONTACT:</b>	Shauna Laauwe, AICP, City Planner
<b>OWNERS/APPLICANTS:</b>	Brannon Industrial Group / Premier Metal Buyers
<b>ADDRESS/LOCATION:</b>	1150 Dixie Road (Exhibit A)
<b>LEGAL DESCRIPTION:</b>	Phillip Coe Survey, Tract 51
<b>LOT AREA:</b>	Approximately 3.77-acre portion of a 6.899-acre tract
<b>ZONING DISTRICT/USE:</b>	B-1, Local Business Mixed Residential / Office (Exhibit B)
<b>FUTURE LAND USE:</b>	Estate Residential
<b>REQUEST:</b>	A request to change the zoning classification from a Local Business/Residential Mixed-Use District (B-1) to an Industrial Use District (I) (Exhibit C)

**BACKGROUND:**

The subject tract consists of a 3.77-acre portion of a 6.899-acre tract addressed as 1150 Dixie Road and generally located on the east side of Dixie Road, south of Confederate Lane and abutting the Premier Metal Buyers business property to the east located at 1555 Highway 36 North. The subject tract is currently zoned as B-1, Local Business Mixed Residential Use District and developed with a single-family home and detached accessory garage. The existing Premier Metal Buyers has been located at 1555 Hwy 36 North since 2011 and consists of 10-acres which was rezoned to the present Industrial District in June 2014. In June 2022, Brannon Industrial Group purchased the subject property to convert the existing residence into an office and to potentially expand the storage and parking area for their adjacent business Premier Metal Buyers. The applicant, Premier Metal Buyers, is at this time requesting a rezoning of a 3.77-acre portion of the 6.899-acre tract (shown within the red-dashed line and diagonal shading in Map 1) from B-1 to I, Industrial District. The rezoning to Industrial would allow the existing metal recycling operation to expand approximately 400-feet to the west towards Dixie Road. The remainder of the tract would remain B-1, Local Business Mixed Residential District and utilized as a business office (Figure 1).

**Map 1**





subject property shares the city limit line and adjacent to the private access easement for Confederate Lane. The county properties to the north are developed as residential. To the south, is a 15.37-acre tract that is zoned B-1 and is developed as residential, but also has an active oil/gas line easement just south of the subject property line. The abutting property to the west is proposed to remain as B-1 and be redeveloped from a residential use to an office use. Further to the west and southwest, is the Vintage Farms Planned Development District that was approved in two separate rezonings, first the 86.664-acres to the southwest that was approved in April 2017 and the expansion of the development to the west that encompasses 52.428 acres that was approved as a Planned Development District in May 2020. The two Vintage Farms subdivisions currently includes 360 residential lots that have already been constructed or platted. The Vintage Farms development is predominately single-family detached residential but also features future patio home units and 57 townhome units that are currently under construction. To help mitigate the potential negative effects to adjacent and surrounding properties, the applicant is proposing to construct an 8-foot in height metal screening fence along the perimeter of the property, a 75-foot bufferyard along the south property line, and a 50-foot bufferyard along the west property line. Bufferyards are required to provide 20-percent of the total bufferyard area to be landscaped along the property line. No bufferyard has been proposed along the north property line, but Confederate Lane does provide a 30-foot easement between the subject property and residential properties.

The existing subject property and the adjacent properties to west and east are not currently platted. If the rezoning is approved and before any improvements can be made, the subject property and adjacent properties will be required to have a preliminary and final plat submitted and approved by the Planning and Zoning Commission. Furthermore, the subject property will be required to adhere to the zoning requirements of the I, Industrial District and all applicable subdivision, fire, and building codes regulations.

#### **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. *Please refer to Map 1 on the previous page for a visual of the current zoning described herein.*

**The subject tract consists of a 3.77-acre portion of a 6.899-acre tract addressed as 1150 Dixie Road and generally located on the east side of Dixie Road, south of Confederate Lane and abutting the Premier Metal Buyers property to the east located at 1555 Highway 36 North. The subject property and adjacent property to the south are currently zoned B-1, Local Business Mixed Residential Use District. The subject tract is currently developed as single-family residential and agricultural use, while the property to the south is developed as a single-family home that also has an oil/gas easement area directly to the south of the subject site. Adjacent properties to the north are located outside of the city limits and are generally single-family and agricultural uses. Nearby properties to the west, across Dixie Road are zoned as P1, Vintage Farms Planned Development District and are single-family residential units that are developed and currently under construction. The applicant proposes to subdivide the existing 6.899-acres into two lots, with a 3.129-acre portion that consists of the single-family home to remain zoned as B-1 and redeveloped as office use, with the remainder 3.77-acres is being requested to be rezoned to Industrial District to be later combined with the existing 10-acre Premier Metal Buyers tract to the east. The proposed Industrial District is established to provide for any industrial use that can meet applicable performance standards in**

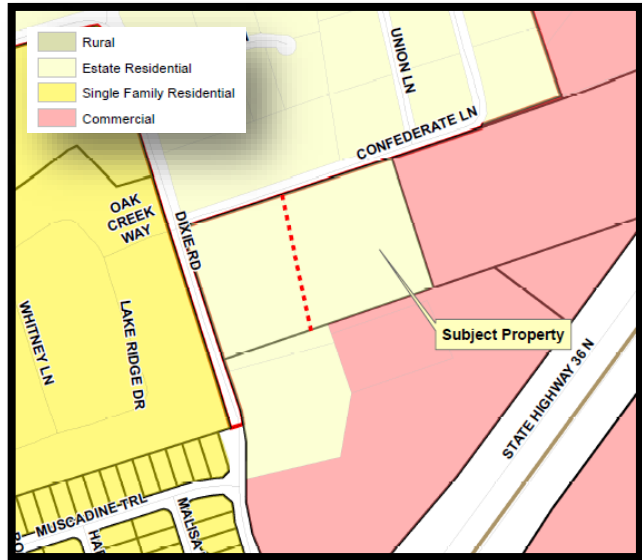


areas that are mostly removed from existing residential and other commercial uses, but that provide good access to major transportation routes. Allowing the proposed rezoning request would allow the approximate 3.77-acre site to be utilized and developed in keeping with the industrial development pattern to the east and northeast. The applicant has proposed additional screening, such as an 8-foot metal fence as opposed to a 6-foot wooden fence and bufferyards to mitigate potential negative effects to nearby residential properties to the south and west.

- (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 2, the future land use map portion of the Historic Past, Bold Future: Plan 2040 Comprehensive Plan suggests the subject tract may be appropriate for estate residential. The Comprehensive Plan also includes land use policies to help guide land use decisions. Specifically, the Plan finds that estate residential is appropriate for areas, that due to public service limitations and/or prevailing rural character, should have limited development activity other than large-lot residential. These areas are to provide a transition between the city's rural fringe and more urbanized in-city development patterns and intensities. Lots in this category typically range from one to three or more acres. Perceived

Map 2



development types for this designation include detached residential dwellings, subdivisions with large acre lots, public/institutional uses, and parks and public spaces. When the Comprehensive Plan 2040 was adopted in September 2019, the entire subject 6.899-acre tract was a large single-family lot as well as the abutting estate residential to the south and the county properties to the north are predominately residential lots of various sizes. If the requested zone change for the 3.77-acre portion of the existing 6.899-acre lot were approved, the zoning regulations would allow for the development of the permitted uses found in the I, Industrial District. Permitted Industrial uses include all permitted uses found in the commercial districts, excluding dwelling units; several types of industrial and manufacturing plants, research laboratories, and wrecking yards. The permitted Industrial uses are a stark contrast from what is envisioned for an Estate Residential area. Since the adjacent 10-acre, Premier Metal Buyers industrial site was in existence at the time of the adoption of the Comprehensive Plan in 2019, it may have been more accurate to envision this area as commercial, but the proposed expanded industrial use still would not align with a commercial designation. Due to the subject tract being adjacent to an Industrial District, the rezoning request is not a spot zoning. As the subject tract is also owned by Premier Metal Buyers and will be replatted to be included in the existing industrial property if the zoning is approved; the requested rezoning is essentially for a 400-foot expansion of the existing Industrial District and use as a metal scrap yard and recycling business.

- (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 a 3.77-acre portion of a 6.899-acre that has been used as residential and agricultural use. The subject 3.77-acre portion that is part of the rezoning request is currently

vacant land listed as agricultural use. The subject site does not have utilities directly to the site and thus, utilities would be required to be extended to the site by the developer. A 12-inch water line is located along Dixie Road to the west, while sewer and gas could be extended from the existing Premier Metal Buyers site from the sewer and gas lines located to the east along State Highway 36 North.

- (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 November 10, 2022. The Notice of Public Hearing was published in the *Brenham Banner* on November 10, 2022. As of the date of this staff report, no written public comments have been received. Any comments submitted to staff will be provided in the Planning & Zoning Commission and City Council 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.

**The applicant has not stated additional redevelopment plans at this time, however if approved, the property will be required to adhere to minimum building setbacks and maximum impervious coverage requirements for property zoned I, Industrial Use District. The subject site and the adjacent properties to the west and east are not platted. Before being developed, the subject site and adjacent properties also owned by Brannon Industrial Group, will be required to preliminary and final plat the properties. The property would be platted into two lots, with a 3.122-acre lot to the west that abuts Dixie Road and will be redeveloped to an office use, and a second lot of 13.777 acre lot that would consist of the existing Premier Metal Buyers property (10-acres) to the east and the subject site (3.777-acres). With residential property to the south and office use to the west, buffer yard requirements will be in effect that will ensure adequate open spaces are preserved on the subject property. The applicant will also install an 8-foot in height metal fence around the perimeter to provide screening that exceeds the 6-foot requirement. Staff finds that the requirements will ensure that adequate open spaces is preserved on the subject property.**

- (7) The city's zoning should insure 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 recognizes that the industrial uses, to include scrap metal and recycling, are incompatible to nearby residential. The applicant does however have a long-term plan to relocate near Blue Bell Creamery across town and has taken steps to mitigate some of the negative effects of the industrial business. The property owner/applicant has saved the 3.129-acres that abuts Dixie Road as a B-1 use that will serve as a buffer between the subject tract and the Vintage Farms subdivisions. The applicant has also stated the intention to construct an 8-foot metal screening fence along the perimeter to the north, south and west property lines and to provide bufferyards along the south (75-feet) and west (50-feet) property lines. Within the bufferyards, 20 percent along the forementioned property lines must be landscaped, with the remainder of the buffer being allowed**

**to be utilized for parking, drive aisles, detention facilities, or green space. Placing the detention pond on the south property line will provide both buffering and green space to the adjacent residential property.**

- (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.

**As stated in criteria Number 2 above, the proposed industrial use is not in line with the Future Land Use Plan. Rezoning the approximate 3.77-acre tract of land to Industrial will allow the existing Premier Metal Buyers to provide fleet parking, needed circulation, and additional storage to their current operations. The proposed expansion would bring the industrial business approximately 400-feet closer to Dixie Road to the west and the surrounding residential properties. The applicant is however, with the approximate 3.129-acre portion to remain B-1 and utilized as an office use, providing a minimum 300-foot separation between the subject tract and Dixie Road. Vintage Farms does have an approximate 87-foot platted common area along Dixie Road and the nearest residential lot rear lot line located on Oak Creek Way would be approximately 457-feet from the west property line of the subject property. The proposed 8-foot metal screening fence along the perimeter is higher than the required 6-foot fence and will help provide a visual screen to adjacent and nearby properties. As stated previously, required, and stated bufferyards will also mitigate negative effects of the industrial use. Bufferyard 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 recognizes that the industrial uses, to include scrap metal and recycling, are incompatible to nearby residential. The applicant does however have a long-term plan to relocate near Blue Bell Creamery across town and has taken steps to mitigate some of the negative effects of the industrial business. The property owner/applicant has saved the 3.129-acres that abuts Dixie Road as a B-1 use that will serve as a buffer between the subject tract and the Vintage Farms subdivisions. The applicant has also stated the intention to construct an 8-foot metal screening fence along the perimeter to the north, south and west property lines and to provide bufferyards along the south (75-feet) and west (50-feet) property lines. Within the bufferyards, 20 percent along the forementioned property lines must be landscaped, with the remainder of the buffer being allowed to be utilized for parking, drive aisles, detention facilities, or green space. Placing the detention pond on the south property line will provide both buffering and green space to the adjacent residential property. As for possible negative noise from the industrial use, the zoning ordinance does have a noise ordinance that is enforced by the Brenham Police Department. For Industrial uses, the noise level is restricted to 85 decibels. Measurements for noise levels may not be for less than 10 minutes or greater than 30 minutes and are measured made on the property line at the point closest to the activity that is generating the noise.**

- (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.

**Limiting factors of the proposed business expansion use of land or structures that negatively impact adjoining properties are the provided bufferyards of 75-feet to the south and 50-feet to the west that will require 20 percent along the forementioned property lines to be landscaped, with the remainder of the buffer being allowed to be utilized for parking, drive aisles, detention facilities, or**

**green space. Placing the detention pond on the south property line will provide both buffering and green space to the adjacent residential property. Furthermore, the property owners/applicant is proposing to rezone only 3.77-acres of the 6.899-acre usable property for the expansion of the existing industrial use. Allowing for an approximate 3-acre buffer between the industrial use and Dixie Road right-of-way.**

- (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 the existing adjacent industrial use to expand their operations to allow for fleet parking, truck circulation and additional storage. The applicant will keep a 3.129-acre portion along Dixie Road of the overall 6.899-acre site to be redeveloped as office use and to serve as a transition between the industrial use and surrounding residential uses. Vacant, B-1 and B-2 commercial properties are in the general vicinity of the subject tract to the east along State Highway 36. 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 subject tract is an existing legally conforming use and would be developed for a scrap yard industrial use that is a permitted use in the requested I, Industrial District. The requested zoning would allow the existing Premier Metal Buyers to expand their existing scrap metal and recycling business in a manner that meets zoning, building and fire codes.**

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

**In 2011, Brannon Industrial Group purchased the adjacent property located at 1555 Highway 36 North for their Premier Metal Buyer scrap metal and recycling business. In 2014, the 1555 Highway 36 N location was rezoned from B-2, Commercial Research and Technology District to the existing I, Industrial District. In 2016, Stylecraft purchased 86.664-acres to the southwest for residential development that was approved for a Planned Development District in April 2017. In late 2019 or early 2020, Stylecraft purchased an additional 52.428-acres directly to the east of the subject tract, across Dixie Road, for additional residential development. The Planned Development District for the new subdivision was approved in May 2020. The plat for Vintage Farms Phase V establishes an approximate 87-foot common area along Dixie Road to provide for a buffer area and possible expansion of the Dixie Road right-of-way. Lastly in 2022, Brannon Industrial Group purchased the 6.899-acres that includes the subject tract in order to pursue a rezoning and to establish a new business office. Staff acknowledges the incompatible uses but does recognize that the request is an expansion of an existing industrial district site that is not a new use/business. The applicant may request to rezone to expand Premier Metal Buyers and the proposed rezoning would not be considered a spot zoning. The applicant has provided a written statement and site plan that shows attempts to mitigate the negative impacts of their business on surrounding residential uses. Firstly, the applicant chose to request only a 3.77-acre portion of the newly purchased 6.899-acre tract for a rezoning to Industrial District for the expansion of the existing business. The remaining 3.129-acres would help serve as a buffer between the industrial use and the residential uses in the new Vintage Farms subdivision located at Dixie Road and Oak Creek Way. The applicant has stated that**

they will provide an 8-foot metal screening fence along the north, south and west perimeter to serve as a visual barrier to the site. Lastly, the site plan indicates bufferyards of 75-feet along the south property line that will also include the site's detention pond and a 50-foot buffer yard to the west property line. As stated above, 20-percent of bufferyards are required to be landscaped, with the remaining 80-percent being restricted to parking, driveway circulation, detention ponds, and green space. Growth has been rapid in recent years and both the residential and commercial/industrial growth in the area, while incompatible, have taken steps to mitigate the negative effects that may arise from the use.

**EXHIBITS:**

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

EXHIBIT "A"  
AERIAL MAP

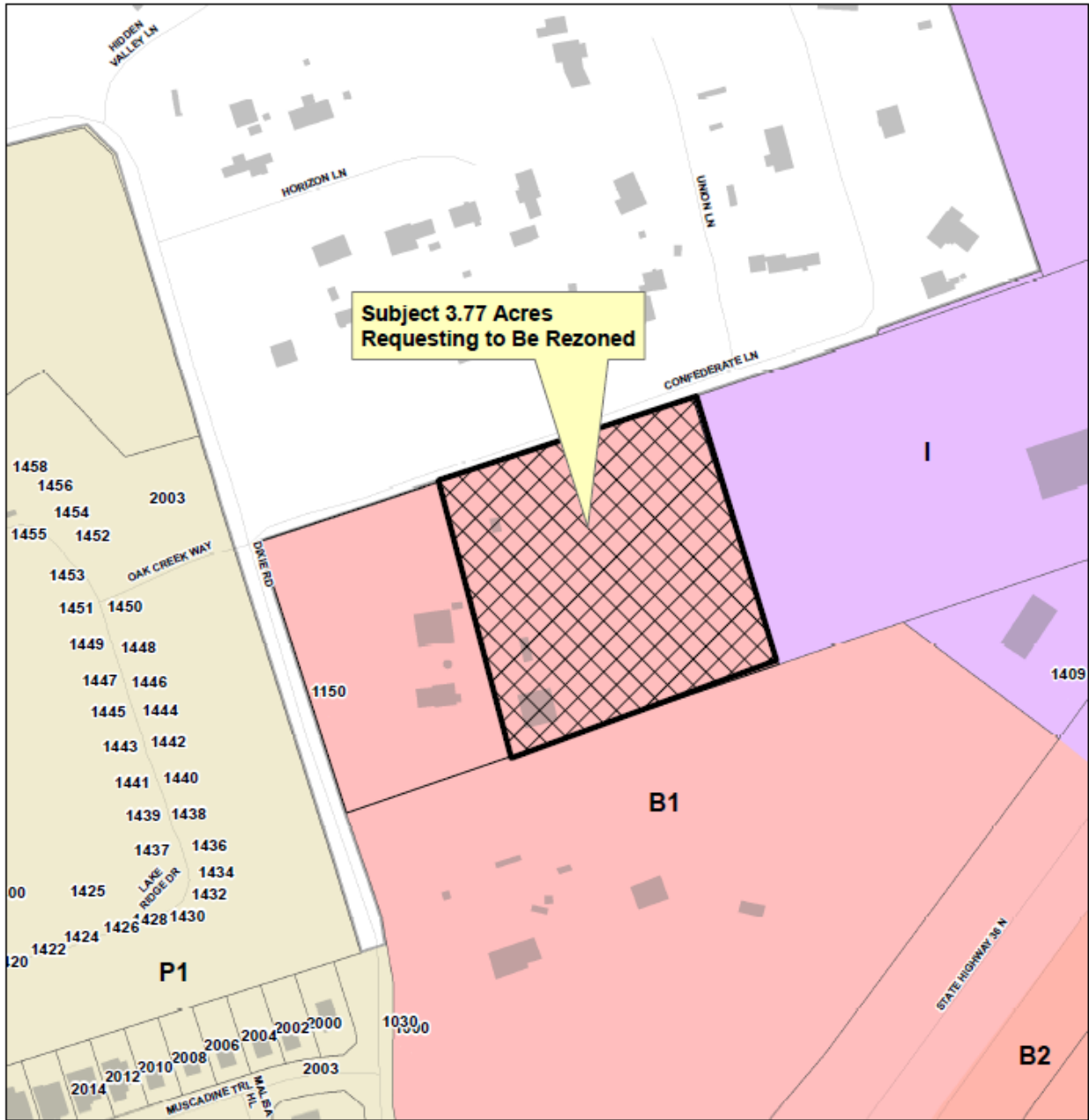


**Aerial Map  
Rezoning B-1 to I, Industrial  
1150 Dixie Rd**













1 inch = 292 feet

**EXHIBIT "B"  
ZONING MAP**



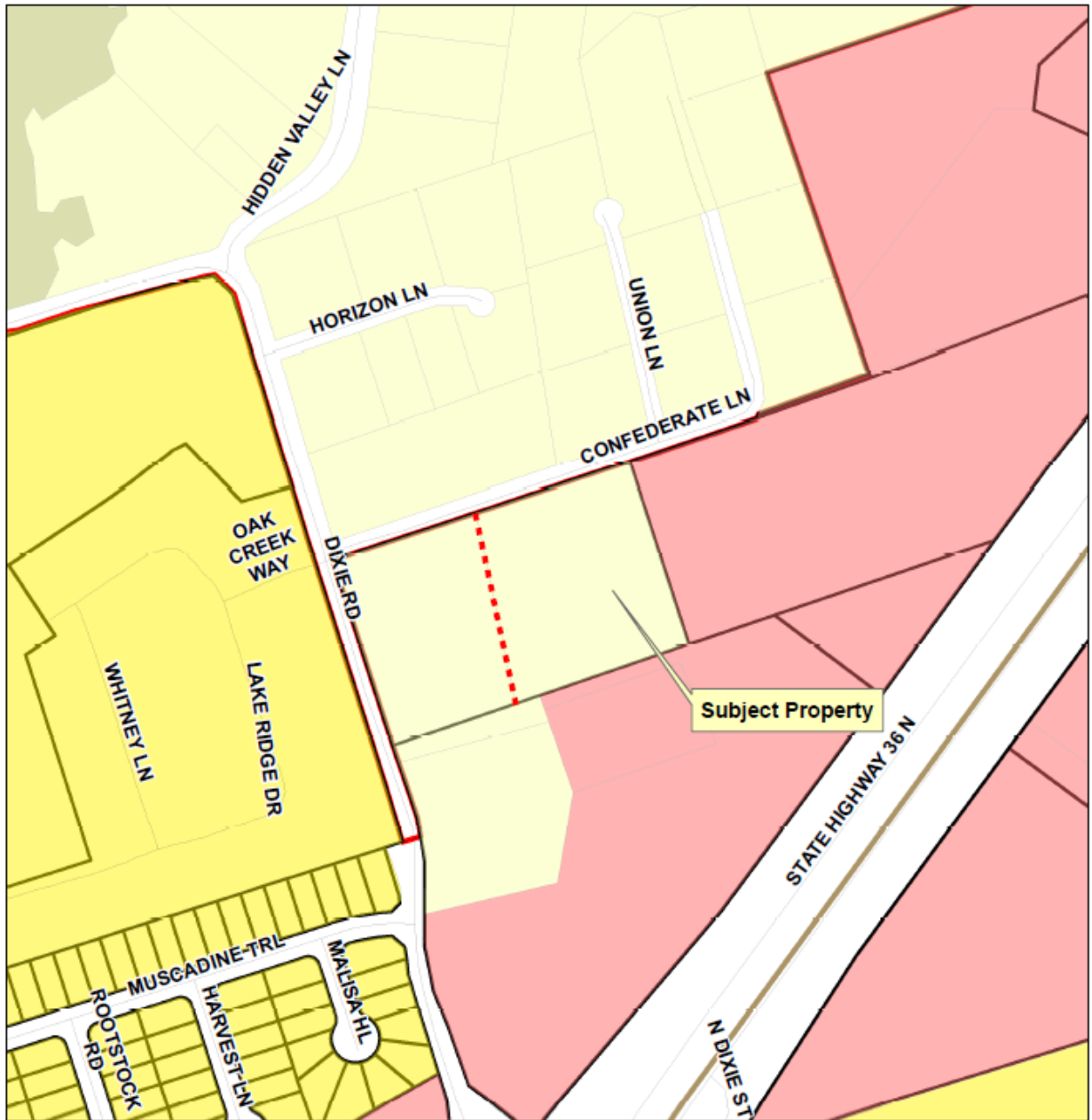
**1150 Dixie Road**

- |  |  |
|--|--|
|  B1 Local Business Mixed                        |  I Industrial                     |
|  B2 Commercial Research and Technology          |  P1 Planned Development           |
|  B3 Historical and Central Business             |  R1 Residential Single Family     |
|  B4 Neighborhood Business District              |  R2 Mixed Residential             |
|  Downtown Business/Residential Overlay District |  R3 Manufactured Home Residential |

1 inch = 200 feet



EXHIBIT "C"  
FUTURE LAND USE MAP



- Future Land Use Plan  
FLU\_FINAL
- Rural
  - Estate Residential
  - Single Family Residential
  - Commercial

**Future Land Use Map  
Rezoning B-1 to I, Industrial  
1150 Dixie Rd**



1 inch = 292 feet



**EXHIBIT "D"**  
**ZONE CHANGE COVER LETTER**



November 15, 2022

City of Brenham  
Planning & Zoning Commission  
200 W Vulcan  
Brenham, TX 77833

Re: Partial Rezoning of Parcel 12307  
Premier Metal Buyers Expansion

To whom it may concern:

Parcel 12307 has been purchased by Brannon Industrial Group and the eastern 3.77-acre portion (approximately half the lot) is planned to be used as an expansion of their existing business and will require rezoning efforts to an Industrial (I) zoning category. The rezoning will be from B1 Local Business Mixed to I Industrial. The expansion will provide more area for storage and vehicle/machine circulation to keep daily business activities confined within the property and reducing disturbance to the surrounding areas. The expansion area will provide code compliant setbacks, screening and buffer yards from the adjacent uses. Such screening will be completed by extension of the existing 8-ft tall solid metal, opaque fencing around the perimeter of the expansion area. Buffer yards within the re-zoned parcel will be provided for the subject tract per the allocation below:

- North Parcel Line/Confederate Lane ROW: 0-ft (County/ETJ No Zoning)
- East Parcel Line/Existing Industrial Use: 0-ft (Same Zoning of Industrial)
- South Parcel Line/Oil-Gas Pipeline Pad: 75-ft
  - Oil-Gas Pipeline lease/easement area is immediately adjacent to subject tract's southern property line and possesses a Light Industrial Use, which requires 0-ft buffer yard; however, since adjacent southern property also has a Single-Family Use associated with it approximately 270-ft south of the common property line and being approximately 80-ft beyond (south) the Oil-Gas Pipeline Pad the new use area will provide a 75-ft buffer yard along this common property line.
- West Parcel Line/Common Property: 50-ft
  - The Property along the west parcel line is the remaining portion of Parcel 12307 and owned and operated by Brannon Industrial Group and is not being rezoned as the use planned for the old homestead will be office use and consistent with current B1 zoning regulations.

GarzaEMC | 9106 Wheat Cross Drive | Houston, TX 77095 | 713.491.6039

www.garzaemc.com | TBPE No. F-14629



- o The office use adjacent to the Heavy Industrial requires a 50-ft buffer yard, however, there are existing structures that will remain onsite and adjacent to the zoning limits and will be allowed within the buffer yard as existing non-conforming structures. The proposed improvements along this common property line will be for parking of equipment and trucks, which conforms to the buffer yard requirements.

We request your favorable review of this application and look forward to working with the City staff on another local business expansion.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Darren Huckert'.

Darren Huckert, P.E., LEED AP  
Vice President  
GarzaEMC, LLC



11/15/2022

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**EXHIBIT "E"  
SITE PHOTOS**



**Looking towards the site from the West across Dixie Rd**



**Area to the North (Confederate Lane)**



**Looking south from Oak Creek Way to the west (Vintage Farms in background.  
Phase V under construction in foreground**



**Adjacent Oil/gas easement to the south (part of 1030 Dixie Rd)**



**Adjacent Residential to the South (1030 Dixie Road)**