



**NOTICE OF A REGULAR MEETING  
BRENHAM PLANNING AND ZONING COMMISSION  
MONDAY, JANUARY 22, 2024, AT 5:15 PM  
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 December 18, 2023, Planning and Zoning Commission Meeting.**

**REGULAR AGENDA**

- 5. Election of a Chair, Vice Chair, and Secretary for the Planning and Zoning Commission for 2024.**
- 6. Public Hearing, Discussion and Possible Action on Case No. P-24-001: A request by Clayton and Kelli Collier 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) to a Planned Development Use District (PDD) for the development of a 116-lot single-family home subdivision on approximately 35.31-acres of land located northwest of N. Saeger Street and currently addressed as 1402 W. Jefferson Street, and being further described as Tract 82 of the Phillip Coe Addition, A-0031, in Brenham, Washington County, Texas.**
- 7. Adjourn**

**CERTIFICATION**

I certify that a copy of the January 22, 2024 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 January 19, 2024 at 12:15 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 \_\_\_\_\_, 2024 at \_\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

**CITY OF BRENHAM  
PLANNING AND ZONING COMMISSION MINUTES  
December 18, 2023**

*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 December 18, 2023, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chairman  
Deanna Alfred, Vice Chair  
Chris Cangelosi  
Darren Heine  
Calvin Kossie  
Cayte Neil  
Cyndee Smith

Commissioners absent:

None

Staff present:

Shauna Laauwe, City Planner  
Kim Hodde, Planning Technician

Citizens/Media present:

Vincent DeSalvo	Jean King
Clay Teeters	Jetta Goodman
Dan Pasha	Karen Cooper
Michael Ancone	Bobby Schubert
Daniel Clark	

**1. Call Meeting to Order**

Chairman Behrens called the meeting to order at 5:16 pm with a quorum of seven (7) Commissioners present.

**2. Public Comments**

There were no public comments.

**3. Reports and Announcements**

Shauna Laauwe, City Planner, informed the Board of the following:

- December 19, 2023 – 1:00 – 3:00 pm – CIAC Meeting Number 3
- The 2024 P & Z meeting and submittal calendars are on the dais.
- Stephanie will be back part-time next week then full-time January 2<sup>nd</sup>.

## 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 November 27, 2023, 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

*Due to the length of time anticipated for discussion on Item No. 5, Item No. 6 was moved up and considered prior to Item No. 5.*

### 6. Public Hearing, Discussion and Possible Action on Case No. P-23-044: A request by Jorga Schuhknecht for approval of a Replat of Lots 8 & 9, Block 12 of the Fourth Atlow Addition to create Lot 8A containing 0.528-acres currently addressed as 395 and 407 Spinn Street, and further described as part of the M.N. Combs Survey, A-124, in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-23-044 (on file in the Development Services Department). Ms. Laauwe stated that the property owner and applicant is Jorga Schuhknecht. The property is currently identified as Lots 8 & 9 of the 4<sup>th</sup> Atlow Addition and is approximately 0.528-acres of vacant land generally located north of Tison Street and on the west side of Spinn Street. The property is zoned R-1, Single Family Residential. The property owner would like to replat the two existing lots into one lot (Lot 8A) for a single-family residential development. The proposed home will face to the north in order to meet the lot depth requirements. This plat also dedicates a public utility easement along the north and east property lines.

A Public Hearing Notice was published in the Banner Press on December 3, 2023 and notices were mailed to property owners within 200-feet of the subject properties. Staff received one written citizen comment expressing concern over the drainage in the area; however, no support or opposition was provided.

Engineering and Development Services staff have reviewed the proposed replat for compliance with the City of Brenham's applicable regulations and ordinances and recommends **approval**.

Chairman Behrens closed the regular session and opened the public hearing at 5:23 pm. Bobby Schubert, who lives at 2110 Tison Street, also owns the home at 396 Spinn Street. After hearing the presentation, Mr. Shubert offered no objection to this request. There were no other citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:24 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Neil to approve the request by Jorga Schuhknecht for approval of a Replat of Lots 8 & 9, Block 12 of the Fourth Atlow Addition to create Lot 8A containing 0.528-acres currently addressed as 395 and 407 Spinn Street, in Brenham, as presented. The motion carried unanimously.

**5. Public Hearing, Discussion and Possible Action on Case No. P-23-043: A request by Michael Ancone for a Specific Use Permit to allow a food truck park in a B-1, Local Business / Residential Mixed Use Zoning District on property located at the southeast corner of the intersection of N. Park Street and Brookside Drive, and being 2.6051-acres described as Scenic Estates, Section IV, Reserve A (1.9257-acres) and Reserve B2 (0.6794-acres) out of the Arrabella Harrington Survey in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-23-043 (on file in the Development Services Department). Ms. Laauwe stated that the property owner and applicant is Michael Ancone. The current land use is vacant land and the future land use designation is Commercial & Single-family residential. The current zoning is B-1, Local Business Mixed Residential Use District. The property is approximately 2.6051-acres and is located on the southeast corner of the intersection of N. Park Street and Brookside Drive. The request is for a specific use permit to allow a Food Truck Park use on a 2.6051-acre lot in the B-1, Local Business Mixed Residential Zoning District. Two existing lots would be replatted into one lot with the east lot to be used as a detention pond.

The subject property is bounded by various zoning districts and uses as follows:

- West – B-2 Zoning (Hohlt Park)
- North – B-1 Zoning (Dollar General)
- South – R-2 Zoning (Brenham Housing Authority multi-family/duplex development)
- East – R-1 Zoning (single-family residential)
- Northeast – R- 1 Zoning (single-family residential)

Food Truck Parks were approved by Ordinance (O-21-030) on 11-4-2021 for the B-1, B-2, B-3 and B-4 Zoning Districts with an approved Specific Use Permit. The Food Truck Park requirements can be found in Section 18 of the City of Brenham Zoning Ordinance. This is the first request received for a Food Truck Park.

The Ordinance mandates the following fourteen standards that have to be met for a Food Truck Park. The proposed site development answers are provided in red:

- 1) A designated seating area shall be provided for patrons. **Picnic tables provided.**
- 2) Accessible restroom facilities shall be provided within a permanent structure. Temporary or portable toilet facilities are not permitted. **Restroom facility provided.**
- 3) A minimum of two (2) parking spaces shall be provided for each food truck site provided within the food truck park. **48 off-street parking spaces provided. 16 required for the proposed 8 food truck sites.**
- 4) Mobile kitchens shall not park in required parking stalls, rather they shall be located on a designated paved surface. **Designated paved parking pads for food trucks are shown on the site plan.**
- 5) There shall be at least fifteen (15) feet of unobstructed clearance between all individual mobile kitchens parked side-by-side and all permanent or accessory structures and five (5) feet of unobstructed clearance between all individual mobile kitchens parked end-to-end. **Spacing provided on the site plan. If approved, plan review will ensure proper spacing.**

- 6) A dumpster with a minimum capacity of two (2) cubic yards, a concrete pad at least six (6) inches thick and solid screening fence shall be provided. **Dumpster site shown.**
- 7) Communal grease disposal station shall be provided on-site within a completely screened enclosure. **Grease disposal station shown on site plan.**
- 8) Landscaping and bufferyard requirements shall be met in accordance with Appendix A – Zoning, Part II, Division 1, Section 12 – Landscaping and Buffering. **A 20-foot bufferyard to adjacent residential properties to the east is required and shown on the site plan. The site needs additional landscaping between the parking spaces and food trucks and along the N. Park Street frontage road. This review for compliance is part of the building permit process.**
- 9) No mobile kitchen nor any associated seating areas or restroom facilities shall be located in the required landscape buffer yard. **Restroom facilities and picnic tables are not shown to be in the landscape bufferyard.**
- 10) Mobile kitchens conducting business at a food truck park shall have current vehicular registration and shall be in a suitable operating condition for transit. **This would be monitored.**
- 11) All activity must occur on private property, outside of the public right-of-way. **Activities shown outside of the public right-of-way. This would be monitored.**
- 12) Vehicular drive-thru service of food and/or beverages shall be prohibited. **No drive-thru service is shown or proposed.**
- 13) Electrical service shall be provided to the mobile kitchen by a permitted electrical connection. The use of on-board generators shall be prohibited.
- 14) The municipality may without warning, notice, or hearing, revoke any permit to operate a mobile kitchen if the holder of the permit, person in charge, or the operation of the food establishment does not comply with the requirements of the Brenham Code of Ordinances or if the operation of the food establishment otherwise constitutes an immediate hazard to public health.

The applicant proposes to develop the subject lots as a Food Truck Park that would include pad sites for eight (8) food trucks, a restroom facility, picnic tables, trails, a 60-foot by 82-foot (5,000) retail space [Phase 2 of the project], and an ice kiosk location. The retail, restrooms, and ice kiosk would be located above the 263-foot flood elevation. The food truck pad sites and picnic tables will be out of the floodplain but at a lower elevation than the other improvements. Since food trucks are mobile, they are not required to be located a minimum of 2-feet about the base flood elevation; however, the picnic tables will be required to be anchored down. Retail is allowed in B-1 Zoning and since the applicant reduced the proposed size of the retail building from 7,500 to 5,000, there should be less site congestion. The parking requirement for retail use is 1 space per 250 square feet and office use is 1 space per 300 square feet. Detention will be thoroughly reviewed for this project to ensure that that the detention pond can handle the 100-year storm plus the additional run-off of the new development.

The site plan for the project also depicts a walking trail from two points leading to N. Park Street. An existing underground pass is located at this point that leads to Hohlt Park to the west. Mr. Ancone has contacted TxDOT for permission to privately make this an accessible passageway for people to safely have access to and from the park.

#### **STAFF ANALYSIS**

- The Comprehensive Plan and Future Land Use Map envision the subject area as Commercial. B-1 Zoning is for neighborhood commercial uses.
- Specific Uses are permitted only by an ordinance passed specifically to permit the use. SUPs are for uses that need additional oversight to help avoid adverse impact on neighboring properties.
- This project meets or exceeds setbacks and bufferyard spacing requirements.
- This project exceeds parking requirement.
- The proposed walkway would alleviate vehicle traffic.
- A 6-foot screening fence along the east property line.

- The properties would be subject to the Food Truck Park standards as well as applicable B-1 development and building standards, to include drainage & floodplain requirements.
- The project would require replatting before development permit.
- This location would serve the park, neighborhood and passersby.

A Public Hearing Notice was published in the Banner Press on December 7, 2023 and notices were mailed to property owners within 200-feet of the subject properties. Staff received three written comments in opposition to the request. The reasons cited for being against this project are increased traffic, congestion, loss of privacy, excessive noise, and loss of property valuation.

Development Services staff have reviewed the specific use permit request for compliance with the City of Brenham's applicable regulations and ordinances and based on these findings, recommends **approval** of the request with the following conditions:

1. Screening fence or hedge of at least 6-feet in height shall be built along the east property line.
2. Lights are downcast and directed away from residential properties to the north and east.
3. Additional landscaping to be provided within the bufferyard area and along N. Park Street.
4. Limit the proposed retail building to no more than 5,000 SF of gross area.
5. Two lots that make up the site are replatted into one lot.

Chairman Behrens closed the regular session and opened the public hearing at 5:44 pm. The applicant, Michael Ancone, stated that there are not a lot of food options in this area. Crowds at the park looking for food. Food Truck Parks offer a variety of good food. He stated that the food trucks would go in before the retail area.

Various residents made the following comments/questions:

- Entry into the site off Brookside Drive will create more traffic and more traffic is not needed in this area.
- Can the City of Brenham and/or TxDOT look into a light/crosswalk for this crossing as well as possibly a reduction the speed limit for this area/
- There are usually cars parked on both sides of Brookside Drive and trucks have been using it as a thoroughfare.
- You will have kids crossing the street from the park and that is not safe.
- This will be taking away from the Park concessions.
- Additional concerns with hours of operation, lighting, and an increase in traffic.
- The "bridge" is actually a creek, which poses a flooding hazard.
- The City needs to put in sidewalks all the way down to Blue Bell Road.

In response to questions and comments, Mr. Ancone clarified the following:

- What was submitted is a conceptual site layout not the final design.
- The hours of operation are not finalized but possibly 6:00 am to 9:00 pm.
- The food trucks would stay parked overnight.
- Mr. Ancone would be responsible for the trash, litter, and cleanliness of the site.
- TxDOT will not allow access off N. Park Street since it doesn't meet their criteria.
- Mr. Ancone stated that he is in residential construction and has never developed a food truck park, but he sees a need and the potential to fill that need. He has been consulting with other Food Truck Park owners/developers.
- Mr. Ancone has talked to an Engineer but has not hired one yet since the first step in this process is to get the Specific Use Permit approved, then get the properties replatted, then get the site plan approved.
- No set use for the retail space yet. That will be Phase 2 of this project.

Commissioner Neil stated that the role of the Planning and Zoning Commission is to make sure that the project meets the zoning and use requirements. Development Services Department will ensure that all of the development requirements are met.

Commissioner Heine stated that this is a good use for the site. He urged the encouragement of the kids to go under the bridge instead of crossing State Highway 36. He suggested that Mr. Ancone verify whether the bridge access would need to be ADA compliant.

There were no other citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 6:19 pm.

A motion was made by Commissioner Behrens and seconded by Commissioner Kossie to recommend approval to City Council of the request by Michael Ancone for a Specific Use Permit to allow a food truck park in a B-1, Local Business / Residential Mixed Use Zoning District on property located at the southeast corner of the intersection of N. Park Street and Brookside Drive, with the conditions:

1. Screening fence or hedge of at least 6-feet in height shall be built along the east property line.
2. Lights are downcast and directed away from residential properties to the north and east.
3. Additional landscaping to be provided within the bufferyard area and along N. Park Street.
4. Limit the proposed retail building to no more than 5,000 SF of gross area.
5. Two lots that make up the site are replatted into one lot.
6. Develop and submit a plan for pedestrian traffic for crossing State Highway 36.
7. Consider parking for oversized vehicles (small buses) to encourage group transportation from Hohlt Park.

The motion carried unanimously.

## **7. Adjourn.**

A motion was made by Commissioner Neil and seconded by Commissioner Smith to adjourn the meeting at 6:25 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

January 22, 2024  
Meeting Date

\_\_\_\_\_  
Attest

Kim Hodde  
Staff Secretary

January 22, 2024  
Meeting Date





## CASE NUMBER P-24-001

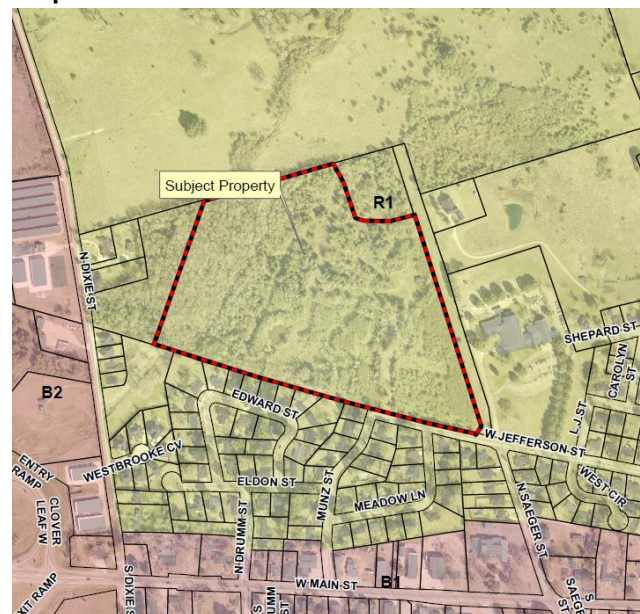
### **ZONE CHANGE REQUEST – Establishing a Planned Development District on 27.74 acres of land north of W. Jefferson Street and west of Saeger Street right-of-way**

<b>STAFF CONTACT:</b>	Shauna Laauwe, AICP, City Planner
<b>OWNERS:</b>	Clayton and Kelli Collier
<b>APPLICANT:</b>	Daniel Beamon, Beamon Engineering
<b>ADDRESS/LOCATION:</b>	South and west of Dixie Road (Exhibit A).
<b>LEGAL DESCRIPTION:</b>	Tract 82 of the Phillip Coe Survey, A-31
<b>LOT AREA:</b>	Approximately 27.74 acres of land
<b>ZONING DISTRICT/USE:</b>	R-1, Single-Family Residential District / Vacant land (Exhibit B)
<b>FUTURE LAND USE:</b>	Single-Family Residential
<b>REQUEST:</b>	A request to assign a zoning classification of Planned Development District (PD) for the development of a single-family home subdivision (Exhibit C).

#### **BACKGROUND:**

The subject property is addressed as 1402 W. Jefferson and is generally bound by the unimproved Right-of Way for Saeger Street to the east, W. Jefferson Street to the south, and a tributary of Little Sandy Creek to the west. The property is currently vacant land and is within a R-1, Single-Family Residential District. The applicant, Daniel Beamon of Beamon Engineering, on behalf of the property owners Clayton and Kelli Collier, is requesting the subject 27.74 acres of the 35.31 acre track be rezoned to Planned Development District for the development of a single-family home subdivision. The subject tract is north of the Meadowpark Subdivision, Sections I and II, adjacent and west of the undeveloped right-of-way (ROW) of N. Saeger Street, west of Grace Lutheran Church, and east of N. Dixie Street. Beamon Engineering, likely in conjunction with DR Horton, intends to develop 116 single-family residential lots to include public streets, water, sewer, drainage facilities and a portion of the N. Saeger Street extension for a subdivision to be named Wilkins Valley.

**Map 1**





- Minimum 400 SF pavilion
  - 3 picnic tables
  - 3 benches
  - 900 SF concrete basketball or pickleball court
  - 1 tether ball pole
  - 3-hole frisbee golf
- G. A minimum of 700 linear feet concrete sidewalk along the tributary and around the Common Areas shall be constructed and will connect to the public sidewalk system proposed throughout the subdivision.
- H. Main entry monumentation shall be provided at the entrance on Saeger Street.
- I. Prior to the first Certificate of Occupancy being issued, fifteen (15) 4" caliper trees shall be planted in the Common Area along Saeger Street.

Subdivision of Land:

- a. 45-foot minimum lot width.
- b. 120-foot minimum lot depth.
- c. Minimum lot size of 5,400 square feet.
- d. Average lot area shall be 6,600 square feet.
- e. 25-foot minimum front yard setback.
- f. 5-foot minimum side yard setback.
- g. 25-foot minimum rear yard setback.
- h. Minimum right-of-way width of 55-feet with a required 31-foot wide pavement, measured from back of curb to back of curb.
- i. Utility easement dedicated by plat for the maintenance of existing and proposed gravity sewer line connected to existing City of Brenham lift station.
- j. Additional Right-of-Way for Saeger Street will be dedicated for the construction of Saeger Street. Saeger Street will be constructed by the developer and will be 31-feet measured from back of curb to back of curb. The City of Brenham will participate in the future construction cost to increase the width of Saeger Street from 31-feet wide to 41-feet in width.
- k. Cooperation with adjacent property owners for the realignment of Saeger Street at the intersection at W Jefferson and N Saeger Street.

**RELATION TO THE BRENHAM COMPREHENSIVE PLAN, PLAN 2040: HISTORIC PAST, BOLD FUTURE**

Plan 2040 was adopted as the City of Brenham Comprehensive Plan on September 19, 2019 and serves as the City's guiding document in determining zoning and land uses decisions. Adopted with the Comprehensive Plan is the Future Land Use Plan and the establishment of use-specific land use policies, general city-wide land use policies, and standards which produce a quality neighborhood design. Staff finds the following excerpt from Plan 2040 (page 37-38) is relevant for consideration of this request:

Typical features of a quality neighborhood design include:

- Some focal point, whether a park or central green, school, community center, place of worship, or small-scale commercial activity, that enlivens the neighborhood and provides a gathering place.

- Equal importance of pedestrian and vehicular circulation. Street design accommodates, but also calms, necessary automobile traffic. Sidewalks along or away from streets, and/or a network of off-street trails, provide for pedestrian and bicycle circulation (especially for school children) and promote interconnectivity of adjacent neighborhoods.
- A variety of compatible dwelling types to address a range of needs among potential residents (based on age, income level, household size, etc.).
- An effective street layout that provides multiple paths to external destinations (and critical access for emergency vehicles) while also discouraging non-local or cut-through traffic.
- Appealing streetscapes, whether achieved through street trees or other design elements, which “soften” an otherwise intensive atmosphere and draw residents to enjoy common areas of their neighborhood. This should include landscape designs consistent with local climate and vegetation.
- Compatibility of fringe or adjacent uses, or measures to buffer the neighborhood from incompatible development.
- Evident definition of the neighborhood “unit” through recognizable identity and edges, without going so far (through walls and other physical barriers) as to establish “fortress” neighborhoods.
- Set-aside of conservation areas, greenbelts or other open space as an amenity, to encourage leisure and healthful living, and to contribute to neighborhood buffering and definition.
- Use of local streets for parking to reduce the lot area that must be devoted to driveways and garages, and for the traffic calming benefits of on-street parking.

#### **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 addressed as 1402 W. Jefferson and is generally located on the northeast corner of W. Jefferson Street and N. Saeger Street and bound by the unimproved Right-of Way (ROW) for Saeger Street to the east, W. Jefferson Street to the south, and a tributary of Little Sandy Creek to the west. The property is currently vacant land and is within a R-1, Single-Family Residential District. All adjacent and surrounding properties are located within an R-1 district. The area to the south, across W. Jefferson Street, is developed as the Meadowpark Subdivision. While immediately to the east, across the undeveloped N. Saeger ROW, is Grace Lutheran Church and further east is an undeveloped 16-acre tract of vacant land. Adjacent properties to the west and north are also undeveloped vacant land zoned for single-family homes. The applicant intends to potentially work with DR Horton to develop the 27+ acres of land with 116 single-family home lots to be known as the Wilkins Valley Subdivision.**

**The proposed subdivision plan deviates from the City of Brenham standard zoning by including a mixture of lot sizes including 25% of the subdivision at 7,000 square feet or greater (City standard) and the remainder at 5,400 square feet or greater, with an overall average lot size of 6,604 square feet. The applicant also proposes reduced side building setbacks of 5-feet (10-foot standard) and a lot width of 45-feet (60-foot standard). The minimum dwelling size is 1,225 square feet with no masonry requirements.**

**In exchange for the deviations to the City of Brenham subdivision standards, the applicant proposes to construct Saeger Street and additional amenities are proposed throughout the subdivision.**

Amenities include 5-foot public sidewalks on one side of the public right-of-way within the development to be installed concurrently throughout the subdivision. Additionally, the plan also calls for a minimum of 700 linear feet of concrete walking trails along the tributary and around the common areas that will connect to the proposed public sidewalk system. The proposal also includes that the 0.80-acres of common areas will serve as parks to be maintained by the Homeowners Association. The common areas will consist of several amenities to include a minimum 400 SF pavilion, three (3) picnic tables, three (3) benches, 900 SF of concrete to be utilized as either a basketball or pickleball court, a tether ball pole, and a 3-hole frisbee golf course.

The City of Brenham Subdivision and Zoning Ordinances seek to establish standards which provide for the orderly, safe, and healthful development of the community and protect the morals and general welfare of residents and citizens while protecting small town character as reflected in the Comprehensive Plan. Staff finds that the proposed PD meets the intent of the development standards by providing neighborhood design characteristics and elements which make a subdivision attractive and valuable for the long-term.

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

The future land use map portion of Plan 2040: Historic Past, Bold Future, suggests the subject property may be appropriate for single-family residential uses. If the requested zone change were approved, the subject property would allow for development in keeping with the Future Land Use Plan and polices by allowing a single-family home subdivision with neighborhood attributes to include passive and active parks, sidewalks, and a walking trail interconnecting the neighborhood.

The 2019 Thoroughfare Plan is a component of the Comprehensive Plan. The proposed PD includes dedicating additional ROW for N. Saeger Street and developing the existing dedicated ROW that is identified on the 2019 Thoroughfare Plan as a collector street. The roadway would be developed at 31-feet in width (back of curb to back of curb) to serve as access to the three proposed local streets within the neighborhood. As a collector street on the Thoroughfare Plan, N. Saeger Street is called to be at least 41-feet in width. Thus, the widening of an additional 10-feet to meet collector street standards would be placed on the City of Brenham's CIP list at the time when surrounding development meets the needs for a full collector street section to serve the surrounding area and community.

Staff finds that the proposed request is aligned with the goals and land use policies established in the Comprehensive Plan.

- (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 has access to City of Brenham water and sanitary sewer along N. Saeger Street unimproved right-of-way, as well as water, sewer, and gas along W. Jefferson Street. The applicant plans to extend services located at the property throughout the development. The 27+ acres are within the City of Brenham service area and the applicant has conducted the required hydraulic and sewer studies to ensure availability. Staff finds that utilities in the area can be extended to serve the subject property and the proposed development.

- (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 January 11, 2024. The Notice of Public Hearing was published in the Brenham Banner on January 11, 2024. Any public comments submitted to staff will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.**

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

**If approved, the subject property will be required to adhere to site development standards established in the proposed PD, all applicable ordinances adopted by the City of Brenham and not specified in the PD document. Furthermore, adherence to adopted building codes, maximum impervious coverage requirements, and drainage standards for property zoned R-1 shall apply to the subject tract. The Wilkins Valley Subdivision includes development of both passive and active park space within the common areas and interconnecting sidewalks to account for the reduction in the side yard setback and mixture of lot sizes in the development, specifically those which fall below the adopted minimum lot size of 7,000 square feet. Staff finds that the public green space requirements will ensure that adequate open spaces are maintained throughout the proposed subdivision.**

- (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 believes that the requested zoning and associated land uses are appropriate in 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.

**The applicant proposes a variety of subdivision standards that contribute to quality neighborhood culture and promote land development consistent with adopted development standards and the adopted Comprehensive Plan. For example, the City of Brenham subdivision ordinance does not currently require the development of sidewalks or parks within a single-family home subdivision. However, the applicant proposes to provide 5-foot wide sidewalks on one side of the street as well as 700-feet of interconnecting sidewalks giving future residents walkability to the proposed common area amenities and homes throughout the subdivision. While smaller than normal lot sizes are proposed, the amenities meet the intent of the ordinance in terms of preserving open spaces within the development and promoting walkability.**

**Additionally, the applicant proposes landscaping on each platted lot and throughout the development. Each lot within the subdivision shall be landscaped and irrigated, at minimum, with a fully sodded yard and one 2-inch caliper canopy tree to contribute to an aesthetic street scape. In addition, prior to the first Certificate of Occupancy being issued, fifteen (15) 4-inch caliper trees**

shall be planted in the common area located along Saeger Street. In summary, staff finds that the proposed PD, if approved will allow for the development of a single-family neighborhood in accordance with the adopted development standards and Plan 2040 in terms of promoting land uses consistent with the community's plan.

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

**The subject property is adjacent to vacant land to the north and west that are currently zoned R-1 Single-Family Residential. The existing neighborhood to the south and further east are developed as single-family homes. The proposed PD consists of a smaller lot and more dense development and is "tucked away" and adjacent to institutional use. Given this, Staff is unable to determine any incompatible uses or development with the proposed PD.**

- (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, which negatively impact adjoining properties.

**Staff is unable to determine any destabilizing effects on the neighboring properties should this rezoning request be approved.**

- (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 for the development of a single-family home subdivision. All adjacent properties to the subject development are currently within an R-1 district or developed as single-family housing, therefore the subject tract is not located in an area where commercial development is likely to prosper. Established commercial corridors that are currently available for Commercial development is located to the west along N Dixie Street and to the south along W Main Street.**

- (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 currently undeveloped, vacant land. Staff is not aware of any hindrances on the property created by legally existing incompatible uses. The proposed rezoning will allow for compatible, legally conforming development.**

- (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.**

**PLANNED DEVELOPMENT DISTRICT GENERAL GUIDELINES:**

In addition to the zoning policies above, Planned Development Districts must also meet the following guidelines:

- (1) A Planned Development District shall conform to applicable regulations and standards established by this ordinance.

**The zoning regulations that The Wilkins Valley Subdivision PD deviates from do not undermine the density requirements or intent of the single-family residential zoning district. Furthermore, modifications to lot size and setbacks are accommodated by quality neighborhood design standards as specified in the Comprehensive Plan, Plan 2040.**

- (2) A Planned Development District should be compatible with existing or permitted uses on abutting sites, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features.

**This proposed single-family residential development is compatible with the surrounding single-family and institutional land uses. The proposed PD includes the underlying R-1 zoning district standards and does not deviate from building height, drainage, access, or impervious coverage requirements. The minimum lot size proposed is 5,400 square feet with 10 of the 116 lots at this minimum threshold. Approximately 25% of the development meets or exceeds the standard 7,000 square feet lot size, with an overall average lot size for the PD development being 6,604 square feet. As mentioned above, the smaller than standard lot sizes, reduced setbacks, and lot widths proposed are mitigated by the common area parks, landscaping, and sidewalks and trails proposed within the development.**

- (3) A Planned Development District shall not create unfavorable effects or impacts on other existing or permitted uses on abutting sites that cannot be mitigated by the provisions of the planned development.

**Given the proposed Planned Development Standards, Staff finds that the additional housing options may help provide additional affordable housing to the community.**

- (4) A Planned Development District shall not adversely affect the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed development and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

**This property is adjacent to the undeveloped ROW for N Saeger Street, shown as a future collector street on the 2019 Thoroughfare Plan. The proposed PD includes dedicating additional ROW for N. Saeger Street and developing approximately a 1,200-foot portion of N. Saeger Street. The roadway would be developed at 31-feet in width (back of curb to back of curb) to serve as access to the three (3) proposed local streets within the neighborhood. As a collector street on the Thoroughfare Plan, N. Saeger Street is called to be at least 41-feet in width. Thus, the widening of an additional 10-feet to meet collector street standards would be placed on the City of Brenham's CIP list at the time when surrounding development meets the needs for a full collector street section to serve the surrounding area and community.**

**A feature of quality neighborhood design listed in Plan 2040 includes placing equal importance on vehicular and pedestrian traffic. The proposed subdivision layout includes sidewalks and trails to specifically connect homes to the regional trail system and parks.**



**Staff finds the proposed PD accounts for the safety and convince of vehicular and pedestrian traffic generated within the development.**

- (5) A Planned Development District must reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.

**A complete drainage plan and analysis will be required at the time of platting and a Homeowners Association will be created with bylaws and governing documents pertaining to the maintenance of the proposed detention areas.**

- (6) A Planned Development District shall not adversely affect traffic control or adjacent properties by inappropriate location, lighting, or types of signs.

**Staff is unable to determine any adverse impacts caused by inappropriate lighting or types of signs. As with all developments, an increase in traffic is expected around the subject property.**

- (7) A Planned Development District must protect the public health, safety, or welfare, and shall not be materially injurious to properties or improvements in the vicinity.

**This request should not have any adverse impact on the public health, safety or welfare of adjacent property or property in the general vicinity. Furthermore, the proposed amenities within the subdivision will enhance the public health and welfare of the Wilkins Valley homeowners and City of Brenham residents in general.**

**STAFF RECOMMENDATION:**

**Staff recommends approval** of the proposed zoning to a Planned Development District (PD) for the subject 27.74-acre tract known as the Wilkins Valley Subdivision Planned Development.

**EXHIBITS:**

- A. Aerial Map
- B. Zoning Map
- C. Future Land Use Map
- D. Proposed Planned Development District Exhibit

EXHIBIT "A"  
AERIAL MAP



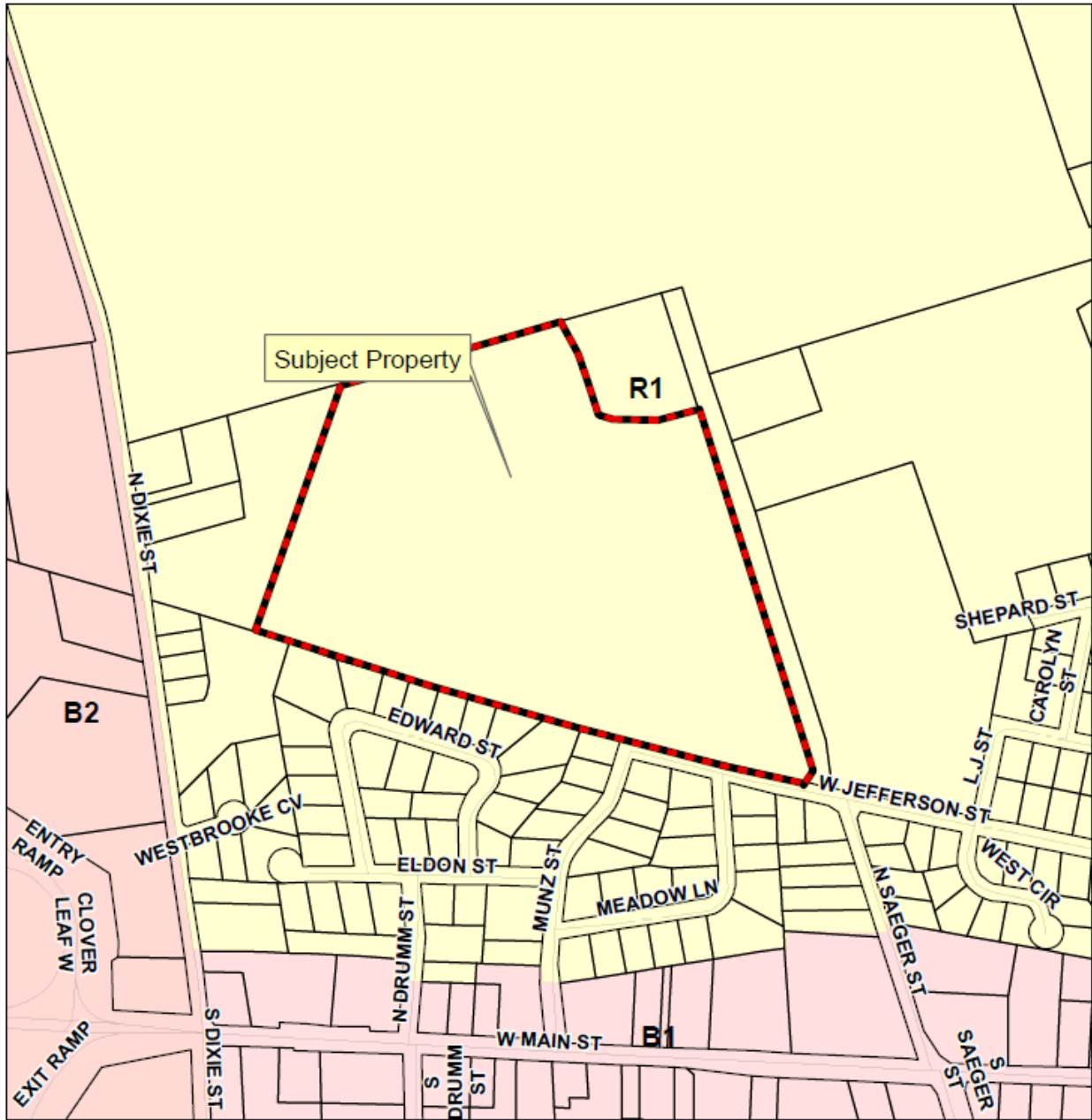
Location Map  
Rezoning from R-1 to PDD  
27.74 Acres



1 inch = 375 feet



EXHIBIT "B"  
ZONING MAP



**Zoning Map**  
**Rezoning from R-1 to PDD**  
**27.74 Acres**



1 inch = 375 feet

**Legend**




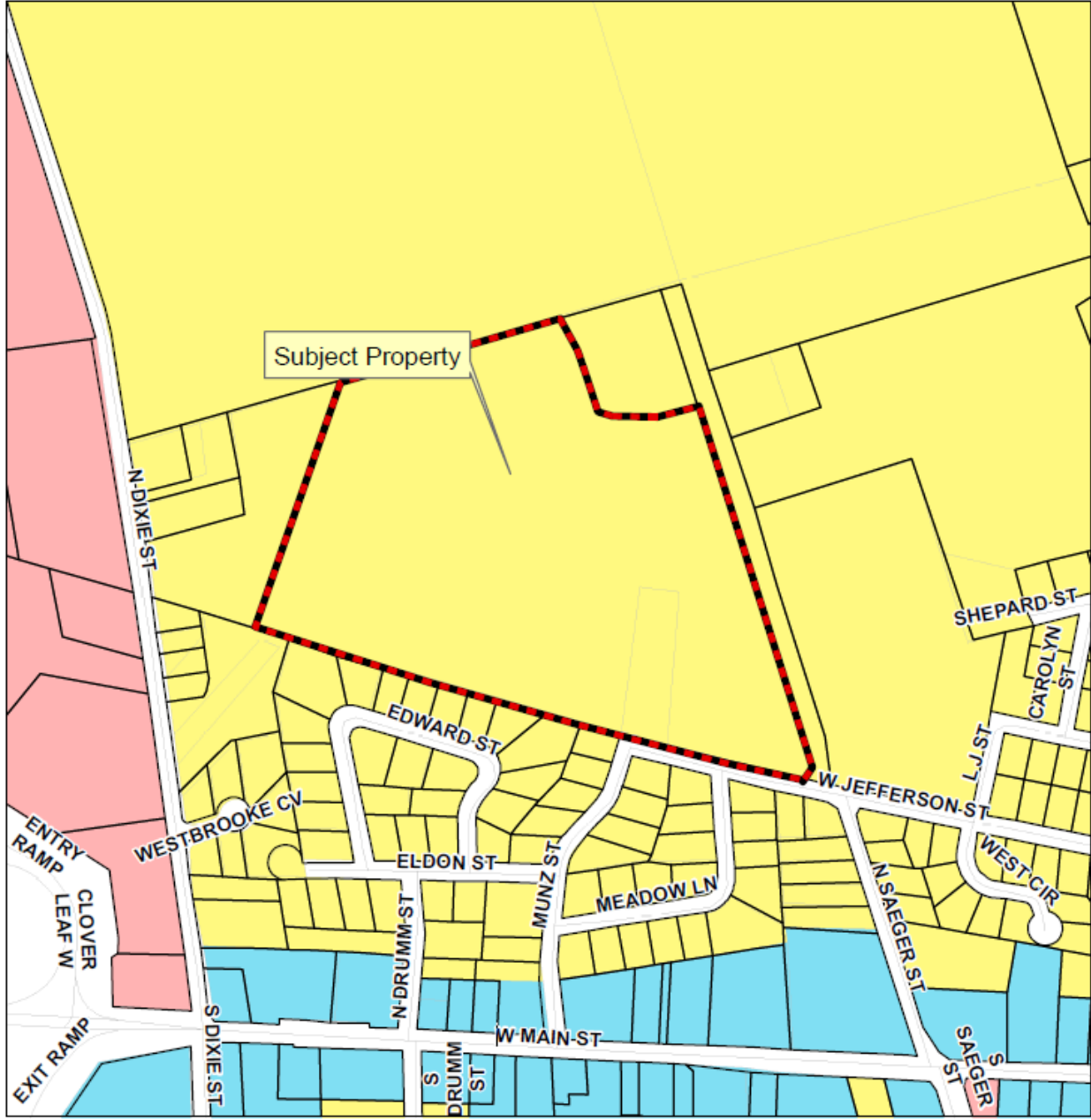
-  B1 Local Business Mixed
-  B2 Commercial Research and Technology
-  R1 Residential Single Family



EXHIBIT "C"  
FUTURE LAND USE MAP



Future Land Use Map  
Rezoning from R-1 to PDD  
27.74 Acres

- Future Land Use Plan  
FLU\_FINAL
- Single Family Residential
  - Corridor Mixed Use
  - Commercial



1 inch = 375 feet



