



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, FEBRUARY 26, 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 January 22, 2024, Planning and Zoning Commission Meeting.

REGULAR AGENDA

- 5. Public Hearing, Discussion and Possible Action on Case No. P-24-002: A request by Dara Childs for a Specific Use Permit to allow an Accessory Dwelling Unit (ADU) in a R-1, Single-Family Residential Zoning District on property located at 904 W Jefferson Street, and being 0.1520-acres described as Wilkins, J-West Block, Lot 21 & PT of the former unimproved of right-of-way of Lockett Street, in Brenham, Washington County, Texas.**
- 6. Public Hearing, Discussion and Possible Action on Case No. P-24-003: A request by Dara Childs for a Specific Use Permit to allow an Accessory Dwelling Unit (ADU) in an R-1, Single-Family Residential Use Zoning District on property addressed as 307 Hampshire Drive, and described as Dixie, Block F, Lot 7D, in Brenham, Washington County, Texas.**

7. Adjourn

CERTIFICATION

I certify that a copy of the February 26, 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 February 23, 2024 at 2:00 p.m.



Shauna Laauwe, City Planner

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

CANCELLED

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
January 22, 2024**

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 22, 2024, 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
Chris Cangelosi
Darren Heine
Calvin Kossie
Cyndee Smith

Commissioners absent:

Deanna Alfred
Cayte Neil

Staff present:

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

Citizens/Media present:

William R. Krueger	Thomas Knodt
Ashley Jahnke	Clayton Collier
Joe Green	John Young
Linda Stanford	Sarah Forsythe, Brenham Banner Press

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:17 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 December 18, 2023, Planning and Zoning Commission Meeting.

Chairman Behrens called for a motion for the statutory consent agenda. A motion was made by Commissioner Cangelosi and seconded by Commissioner Kossie to approve the Statutory Consent Agenda (Item 4-a), as presented. The motion carried unanimously.

REGULAR SESSION

5. Election of a Chair, Vice Chair, and Secretary for the Planning and Zoning Commission for 2024.

A motion was made by Commissioner Heine and seconded by Commissioner Smith to keep the current slate of officers for 2024, as follows:

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-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.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-24-001 (on file in the Development Services Department). Ms. Laauwe stated that the subject property is addressed as 1402 W. Jefferson Street and is generally bounded by 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 owners are Clayton and Kellie Collier and the applicant is Daniel Beamon/Beamon Engineering. The current land use is vacant, undeveloped land and the future land use designation is Single-Family residential. The current zoning is R-1, Single-Family Residential Use District. The requested zoning is a Planned Development District (PDD). The property is approximately 35.31-acres; however, the rezoning request is for approximately 27.74-acres. The western portion of the property as well as a 1.75-acre tract on the northern side is not proposed for rezoning since it is either in the floodplain or not deemed appropriate for this development. The subject property is located northeast of the intersection of W. Jefferson Street and Saeger Street. The Meadowpark Subdivision, Sections I and II, is located to the south of the subject property, Grace Lutheran Church is located to the east, and N. Dixie Street to the west. The subject property is surrounded by R-1 Zoning. The proposed extension of N. Saeger Street is on the thoroughfare plan as a collector street; however, the developer would only be required to construct a 31-foot paved section of Saeger as part of the PDD since only a local street would be required for this development. The owners propose to dedicate the additional right-of-way needed for the City of Brenham to widen the street to 41-feet in the future. The proposed project is for a 116-lot single-family residential development with 3 cul-de-sacs.

The applicants are requesting a planned development district in order to establish alternative standards to the City's zoning and subdivision development standards. The following are some of the proposed subdivision features and characteristics:

Physical Development:

- A. No house elevations shall be repeated more than every third lot. Each home must have a different front elevation from the house across the street.
- B. The minimum house size shall be 1,225 square feet.
- C. Each lot shall be landscaped and irrigated at minimum with a fully sodded yard, one 2-inch caliper hardwood shade tree located in the front yard and measured at 6-inches above the tree base.
- D. Each single-family dwelling shall include, at a minimum, a two-car private garage.
- E. Public sidewalks shall be constructed on one side of the public right-of-way within the development and shall be a minimum of 5-feet wide. Sidewalk segments shall be installed concurrently throughout the development.
- F. Common areas will serve as parks that will be maintained by the Homeowner's Association (HOA). The following amenities will be provided and maintained by the HOA:
 - o Minimum 400-square foot pavilion
 - o 3 picnic tables
 - o 3 benches
 - o 900-square feet concrete basketball or pickleball court
 - o 1-tether ball pole
 - o 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 the public sidewalk system 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-inch caliper trees shall be planted in the common area along Saeger Street.

Proposed subdivision of land details:

- A. 45-foot minimum lot width. (Current zoning requires 60-feet).
- B. 120-foot minimum lot depth. (Current zoning requires 115-feet).
- C. Minimum lot size of 5,400. (Current zoning requires 7,000 square feet).
- D. Average lot size shall be 6,600 square feet.
- E. 25-foot minimum front yard setback. (This meets current zoning requirements).
- F. 5-foot minimum side yard setback. (Current zoning requires 10-feet)
- G. 25-foot rear yard setback. (This meets current zoning requirements).
- 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. 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 to 41-feet in width.
- K. Cooperation with adjacent property owners for the realignment of Saeger Street at the intersection of W. Jefferson and N. Saeger Street.

STAFF ANALYSIS

- Adjacent land uses include vacant land, institutional uses, and residential.
- Future Land Use Map recommends Residential use.
- Propose rezoning is in accordance with the Comprehensive Pland land use policies and “Quality Neighborhood Design” guidelines.
- The proposed rezoning meets the criteria established for Planned Development Districts.
- If the 5-foot side setback is approved, the eaves will have to be fire-rated.

A Public Hearing Notice was published in the Banner Press on January 11, 2024, and notices were mailed to property owners within 200-feet of the subject properties. Staff received one written comment in opposition to the request from Elizabeth and Christopher Gilstrap who live at 1300 Shepard Street.

Development Services staff have reviewed the rezoning request for compliance with the City of Brenham’s applicable regulations and ordinances and based on these findings, recommends **approval** of the request as presented.

Chairman Behrens closed the regular session and opened the public hearing at 5:43 pm. The applicant, Daniel Beamon, stated that the proposal for the cul-de-sacs if for a 55-foot radius instead of the required 50-foot radius. He further stated that the developer is looking to sell the lots to a home building. Home builders typically do not disclose price points this early in a project due to the volatility of the market.

In response to various questions and comments, the following items were confirmed or clarified:

- The fencing along W. Jefferson Street is proposed to be typical wood fencing.
- Cul-de-sacs will have to meet all emergency access standards.
- The alignment of Saeger Street will be discussed with Grace Lutheran Church for additional right-of-way.
- The initial street width for the Saeger Street extension will be 31-feet.
- Grace Lutheran Church is concerned about traffic impacts with 116-homes dumping out at the Church’s driveway and if and when Saeger Street extends to Blue Bell Road.
- The City of Brenham will participate in widening Saeger Street from 31-feet to 41-feet at some point in the future. This width would accommodate a turn lane.
- The property owner will dedicate the additional 10-feet of right-of-way for the ultimate Saeger Street alignment. The only right-of-way needed from Grace Lutheran Church will be for the intersection improvement/alignment.
- The 1.75-acres at the north side of the tract is being treated as a reserve tract for future development but not part of this proposed development.
- There are proposed common areas along Saeger Street and adjacent to the floodplain area at the west side of the property.
- A connection to Munz Street was considered but developer prefers access off Saeger Street to separate the two neighborhoods.
- Streetscape is important to neighborhood developments. The sidewalks, walkability, green space, and landscaping are all positive elements.
- The hydraulic studies for this project have been completed and the City will be able to adequately serve this development. Any future adjacent developments will need to have the hydraulic studies completed to ensure adequate water and sewer capacity.
- The initial proposal was for a 24-foot street with no on-street parking. The City standard requires a 31-foot development width.
- Access to Dixie Street is a cost prohibitive option due to having to cross the floodplain/floodway.

There were no other citizen comments. Ms. Laauwe noted that restrictions can be added to the recommendation.

Chairman Behrens closed the public hearing and re-opened the regular session at 6:30 pm.

A motion was made by Commissioner Behrens and seconded by Commissioner Kossie to recommend approval to City Council of the 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, with the following conditions:

1. Work with Grace Lutheran Church and the City of Brenham for an improved street alignment of the intersection of Saeger Street and W. Jefferson Street.
2. Incorporate a small common area with a few trees being planted along the rear of the lots backing up to W. Jefferson Street.

Daniel Beam respectfully requested that the improved street alignment not be a condition of the approval since just the 27-acres are requested for rezoning and the street alignment is a separate issue. The motion remained as made and seconded. The motion carried unanimously.

7. Adjourn.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Smith to adjourn the meeting at 6:39 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

February 26, 2024
Meeting Date

Attest

Kim Hodde
Staff Secretary

February 26, 2024
Meeting Date

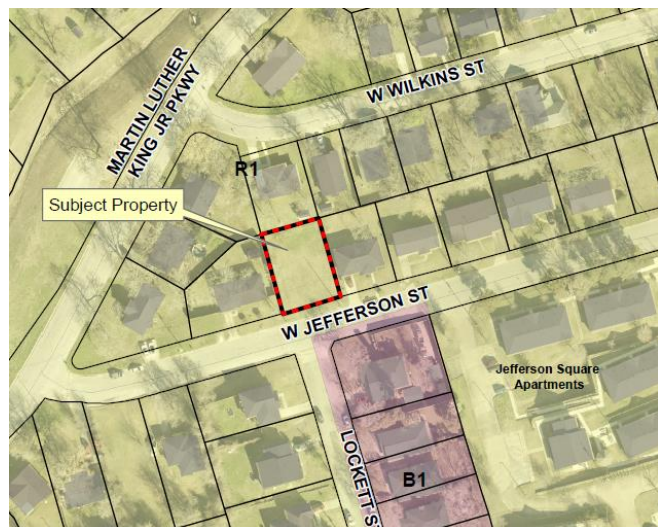
CASE NUMBER P-24-002
904 W JEFFERSON STREET
SPECIFIC USE PERMIT REQUEST – ACCESSORY DWELLING UNIT

STAFF CONTACT:	Shauna Laauwe AICP, City Planner
APPLICANT/OWNER:	Dara Childs
ADDRESS/LOCATION:	904 W Jefferson
LEGAL DESCRIPTION:	Wilkins, J-West Blk, Lot 21 & PT of the unimproved ROW of Lockett Street
LOT AREA:	6,620 square feet, approximately 0.1520-acres
ZONING DISTRICT/USE:	R-1 Single-Family Residential District (Exhibit B)
FUTURE LAND USE:	Single-Family Residential (Exhibit C)
REQUEST:	A request for a Specific Use Permit to allow a proposed Accessory Dwelling Unit (ADU) in a R-1 Single-Family Residential Zoning District (Exhibit D).

BACKGROUND:

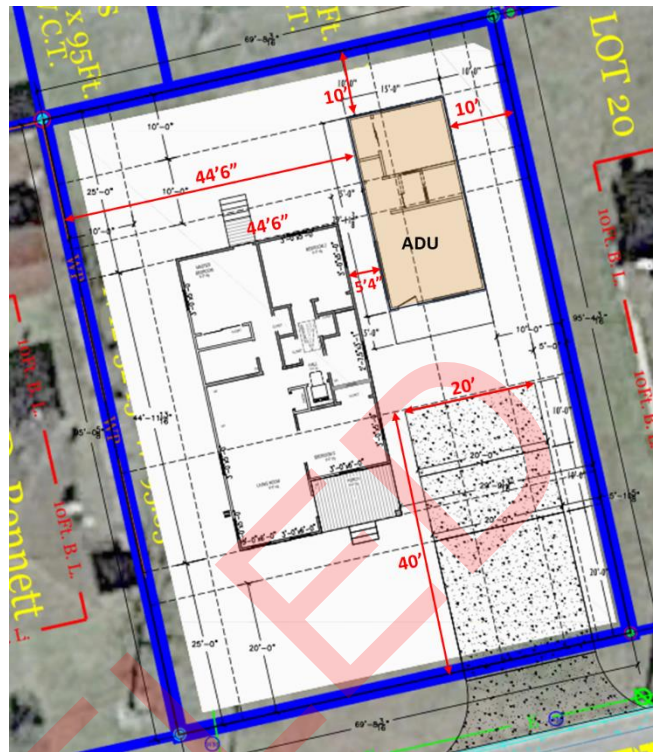
The subject property is a 6,620 square foot (0.1520-acre) lot that is addressed as 904 W Jefferson Street and generally located on the north side of W Jefferson Street and directly north of the Lockett Street and W Jefferson Street intersection. The property is a rectangular-shaped lot that is approximately 70 feet in width along W Jefferson Street and 95 feet in depth that is developed with a 1,141 square foot single-family home constructed in 2022. As shown in Figure 1, the subject property, and the adjacent properties to the north, west and east are currently zoned R-1, Single-Family Residential District. To the south, on the east side of Lockett Street, is currently a B-1, Local Business Mixed Residential District that is developed with single-family homes.

Figure 1



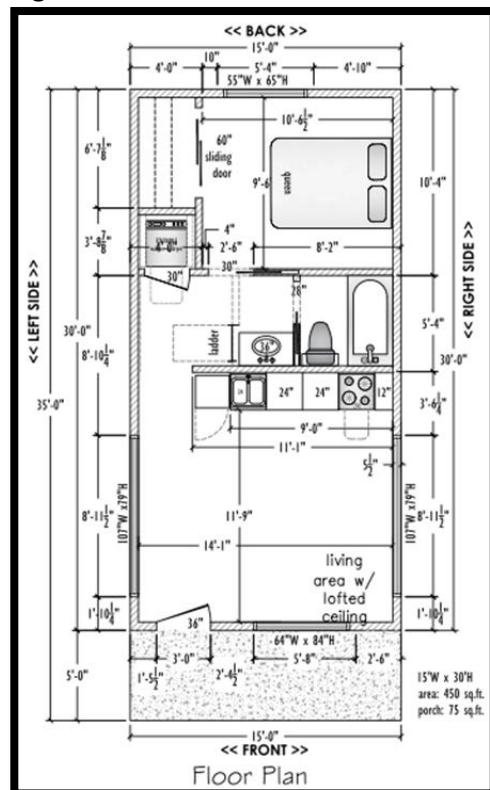
Though the 6,620 square foot property is legally nonconforming to the minimum required 7,000 square foot lot size, the existing principal structure meets or exceeds all required setbacks. The existing home is situated to the western portion of the lot and has a front yard setback of 25-feet, a west side yard setback of 15-feet, an east side yard setback of approximately 30-feet, and rear yard setback of 25-feet. The applicant, Dara Childs, proposes to construct a 15'x30', (450 square foot), single-story detached accessory dwelling unit (ADU). The ADU also has an attached 15'x5' (75 square foot) porch, thus the overall area is 525 square feet. As detailed in Figure 2 and Exhibit E, the proposed ADU structure will be located on the northeast portion of the property, setback approximately 25-feet from the front façade of the principal house, 50-feet from the front property line along W Jefferson Street, 10 feet from the north rear property line, 44-feet 6-inches from the west side property line, and 10-feet from east side property line. The subject property has an existing driveway that crosses diagonally in front of the house. To accommodate parking for the ADU, the applicant proposes to extend and widen the existing driveway.

Figure 2



The proposed ADU structure would be a pier and beam foundation like the principal house and have a composition roof, and the same type of siding as the principal home consisting of real wood, smart board and/or Hardie plank. The floorplan, as shown in Figure 3, is for a 1-bedroom, 1-bathroom dwelling with a small kitchen and living area. The proposed ADU would utilize the expanded driveway and have a parking space on the east side of the principal structure. The proposed off-street parking will likely provide ample parking for the residents and guests of both the principal structure and accessory dwelling unit. The proposed ADU will be placed approximately 50 feet from the front yard setback along Hampshire Drive and would meet the minimum required 10-foot east side yard setback and 10-foot rear yard setback to the north.

Figure 3



The R-1 District allows accessory dwelling units (ADUs) with prior approval of a Specific Use Permit (SUP). Thus, the applicants are seeking a SUP to allow for the construction

of a 525 square foot accessory dwelling unit on 0.1520-acre tract of land in a R-1, Single-Family Residential Use District.

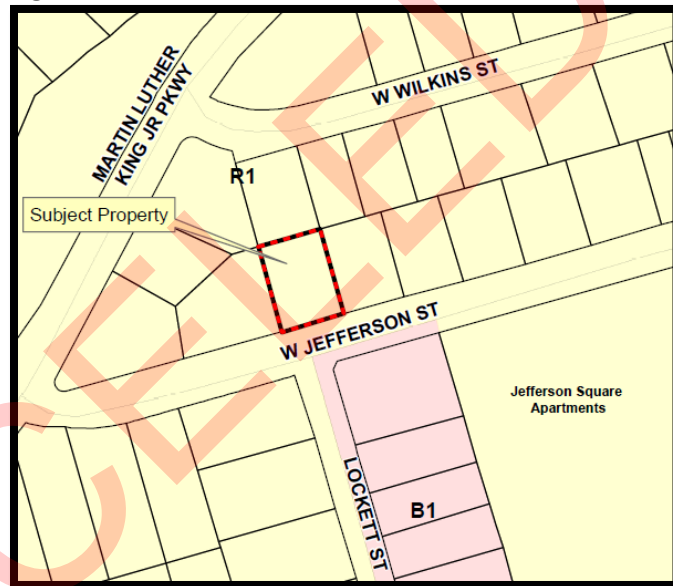
ANALYSIS OF CITY OF BRENHAM ZONING POLICIES:

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 an approximately 0.1520-acre tract that is generally located on the north side of W Jefferson Street and directly north of the intersection of W Jefferson Street and Lockett Street. As shown in Figure 4, the subject property, and all adjacent properties to the north, east and west are located within an R-1, Single-Family Residential District. To the south, across W. Jefferson Street and along the east side of Lockett Street is zoned B-1, Local Business Mixed Residential District. Though the B-1 District allows for a mix of residential uses and neighborhood commercial, the properties are developed as single-family residential. The subject property and adjacent properties are developed as single-family homes, with a mixture of owner-occupied and rental dwellings. Further to the southeast, are the Jefferson Square Apartments that are an legal nonconforming use within a R-1 District.

Figure 4



The applicant is requesting a SUP to allow the construction of a 15'x40' (525 square feet), one-story detached Accessory Dwelling Unit (ADU) on the east portion of the existing lot. The allowance and standards for ADUs were adopted within in the Zoning Regulations with Ordinance No. O-19-012 that was approved on March 7, 2019. The adopted regulations allow any homeowner living on a single-family property to build an ADU with prior approval of a Specific Use Permit and a building permit. Any homeowner or business owner located in an R-2 or B-1 zoning district may build an ADU with a building permit. Section 10.02(4) of the Zoning Regulations lists additional development standards that pertain to ADUs:

- a) Should the primary use be a single-family dwelling, the property owner's primary residence shall be the single-family dwelling or ADU.

At present, the property owner will be required to utilize the existing single-family dwelling or ADU as their primary residence.

- b) An ADU must be designed and constructed in keeping with the general architecture and building material of the principal structure.

The proposed addition will be in the same general architecture style and building material of the principal structure.

- c) An attached ADU shall be subject to the regulations affecting the principal structure. A detached ADU shall have side yards of not less than the required side yard for the principal structure and rear yards of not less than ten (10) feet.

The proposed ADU meets the rear and side yard setback requirements with a rear yard setback of 10-feet, a west side yard setback of 44-feet 6-inches, and an east side yard setback of 10 feet.

- d) One (1) on-site parking space, located to the side or rear of the primary structure, shall be provided for the ADU in addition to the required parking for the principal structure.

The site has driveway access via W Jefferson Street. The applicant proposes to enlarge the existing paved driveway to along the east side of the principal structure. With the proposed site improvements, the parking area will be able to accommodate the required two (2) parking spaces for the principal structure and one (1) for the ADU.

- e) The maximum habitable area of an ADU is limited to either one-half (1/2) of the habitable area of the principal structure, or one thousand (1,000) square feet, whichever is smaller.

The principal structure is 1,141 square feet in area and the proposed ADU is 525 square feet, less than ½ of the habitable area of the principal structure.

- f) ADUs shall not be HUD-code manufactured home or mobile home.

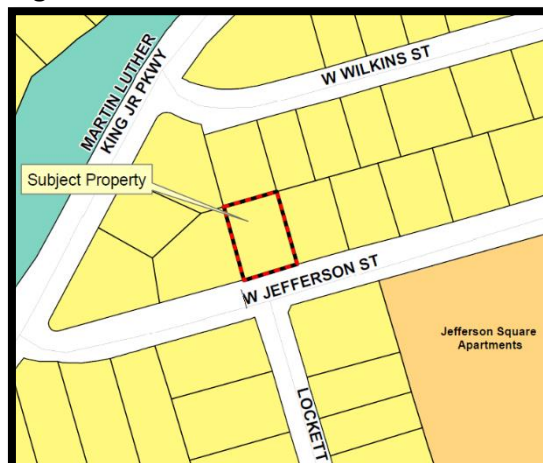
The proposed ADU will not be a HUD-code manufactured home or mobile home.

The SUP process allows staff to identify additional land uses, which may be appropriate in special circumstances. The proposed structure is to be utilized as a rental investment or as an accommodation for guests. The site plan provided by the applicant indicates that the proposed ADU will have a setback of 50 feet from the front property line along W Jefferson Street, a 10 foot east side yard setback and a 10 foot setback from the rear property line to the north. With the existing house at 1141 SF, the proposed ADU at 525 SF and driveway that will consist of 800 SF of pavement, the overall impervious cover of the 6,620 SF lot would have 37% impervious lot coverage. The R-1 District allows a maximum lot coverage of 55%, however the proposed 37% lot coverage will be denser than the surrounding residential properties. The proposed ADU will be constructed with similar building materials and architecture to the existing principal structure.

- (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 the Historic Past, Bold Future 2040 Comprehensive Plan suggests the subject property and the area to the north, south, east and west as single-family residential. To the southeast is envisioned as multifamily, that supports the existing Jefferson Square Apartments, and the green area to the northwest is Hattie Mae Flowers City Park. The subject property and surrounding area are currently developed as single-family uses. The

Figure 5



requested SUP would not deter from the envisioned use. Staff finds that the proposed request aligns 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 existing utilities available along W Jefferson Street. ADUs are an opportunity to increase density in a compatible manner within a residential area as they do not require additional infrastructure to be built to accommodate the new dwelling unit.

- (4) The city's zoning should be organized and as straight forward as possible to minimize use problems and enforcement problems.

The proposed SUP, 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 the 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 February 15, 2024. The Notice of Public Hearing was published in the Brenham Banner on February 15, 2024. As of February 22, 2024, Staff have received one written citizen comment form and several phone calls against the proposed ADU. The citizen comment form is attached in Exhibit G. Any additional forms or written comments received after the staff report is complete will be presented at the Planning and Zoning Commission meeting.

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

If approved, the property will be required to adhere to the regulations of the R-1 District to include, the accessory dwelling unit development standards, minimum building setbacks and maximum impervious coverage requirements. The applicant has submitted a site plan (Exhibit E) which depicts the proposed location of the ADU and access. The subject property has a lot size of 6,620 square feet and is comparable in area to most of the lots along W Jefferson Street. An increase in impervious cover will occur, from an existing 23.3.7% to 37.4%, as the development improvement will include the 525 square foot ADU and a 20'x20' (400 Square feet) expansion of the existing driveway to allow for an additional parking space behind the front façade of the principal dwelling. The maximum impervious lot coverage allowed in an R-1 District is 55 percent. Staff finds that the site development requirements will ensure that adequate open space is preserved on the subject property.

- (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 residents.

The proposed ADU meets all standards of ADU's and the zoning ordinance. However, the existing home is out of character (hardie plank vs. brick) and proposed ADU would be the first ADU or large accessory structure on the block face and area in general.

- (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 subject property and all adjacent properties are located within an R-1 District and developed as single-family, with the surrounding property to the southeast being within a B-1 District and developed with single-family homes. The Future Land Use Map, as part of the Comprehensive Plan adopted in September 2019, envisions the subject property and the surrounding area as single-family residential, while the area located to the southeast is envisioned as multifamily which coincides with the existing Jefferson Square Apartments.

The single-family homes along W. Jefferson Street are characterized by brick, ranch-style homes built in the early 1970s that have either a single car garage or built-in carport extension. The properties are also characterized by rear yards that are void of large accessory structures. The average lot density is estimated to be 20 percent. The existing principal structure built in 2022 and the proposed ADU structure are out of character with the surrounding neighborhood with pier and beam construction and Hardi plank siding instead of brick. While the proposed lot coverage with the improvements would be 37% and less than the maximum allowable lot coverage of 55%, it would be inconsistent with the area. Staff finds that the proposed ADU is consistent with the land use policies established in the Comprehensive Plan but may be contradictory to the existing neighborhood culture.

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

Staff finds that approval of the proposed SUP allows for further development of the property with an ADU that may promote orderly development of the community. This request, to allow a proposed 15'x35' (523 square foot) detached accessory structure to be located on the east portion of the 0.1520-acre lot, will not adversely affect health, safety, morals, or general welfare of properties in the general vicinity or the community in general.

- (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 believes that the proposed development may have an adverse effect on the surrounding area and will not be compatible with anticipated uses surrounding this property. The proposed ADU would be located on the east side of the property and meet the minimum required setbacks. The nearest residential home to the east at 900 W Jefferson Street would be located approximately 20-feet from the ADU and the north residence located at 905 W Wilkens has a 35-foot rear yard setback and thus would be a total of 45 feet from the proposed ADU. The proposed structure meets the development standards set forth in the zoning ordinance but is not in character with nearby residential properties that are brick ranch style homes and less dense lots.

If approved, the applicant would be required to submit a building permit for the ADU and meet all applicable building and fire code requirements.

- (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 SUP will allow for a 525 square foot, one-bedroom, one bath detached

ADU to be located on the east portion of the existing property that would provide supplemental income or be utilized as a guest house for the property owners. Vacant commercial property is located within the surrounding area to the south along W Main Street that is within a B-2, Commercial Technology and Research District. Additional commercial property is located to the east along S Jackson Street. Staff finds that the proposed SUP, 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 property is currently developed as a single-family home within an R-1, Single-Family Residential District. The 6,620 square foot subject property is legally nonconforming to the minimum required lot size of 7,000 square feet, but the use of a single-family home is a conforming use. The existing principal structure meets all the minimum setbacks and zoning requirements for a single-family home within the R-1 District. Staff are not aware of any hindrances to the property created by legally existing incompatible uses. The applicant's request will allow the subject property to develop in a compatible, legally conforming manner.

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

Staff find approval of the proposed SUP will *not* allow for orderly growth and development in the general vicinity and throughout the city.

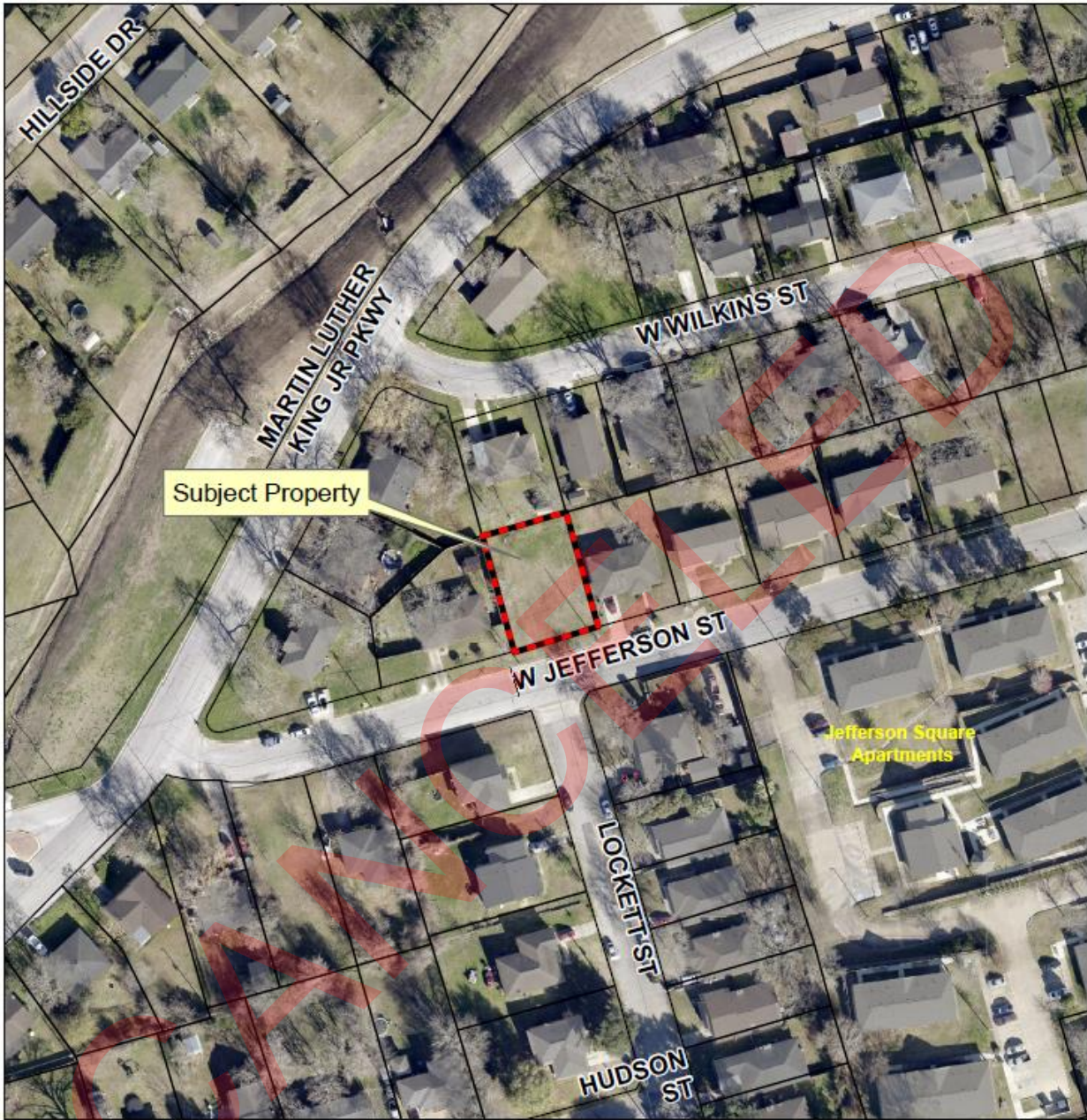
STAFF RECOMMENDATION:

Staff recommends *denial* of a Specific Use Permit to allow for a detached accessory dwelling unit to be located within a R-1 Mixed Residential Use Zoning District for the subject 0.1520-acre tract of land that is located at 904 W. Jefferson Street and legally described as Wilkins, J-West Blk, Lot 21 & PT of Lockett Street

EXHIBITS:

- A. Aerial Map
- B. Zoning Map
- C. Future Land Use Map
- D. Cover Letter to the Commission
- E. Site Plan
- F. Site photos
- G. Citizen Comments

EXHIBIT "A"
AERIAL MAP



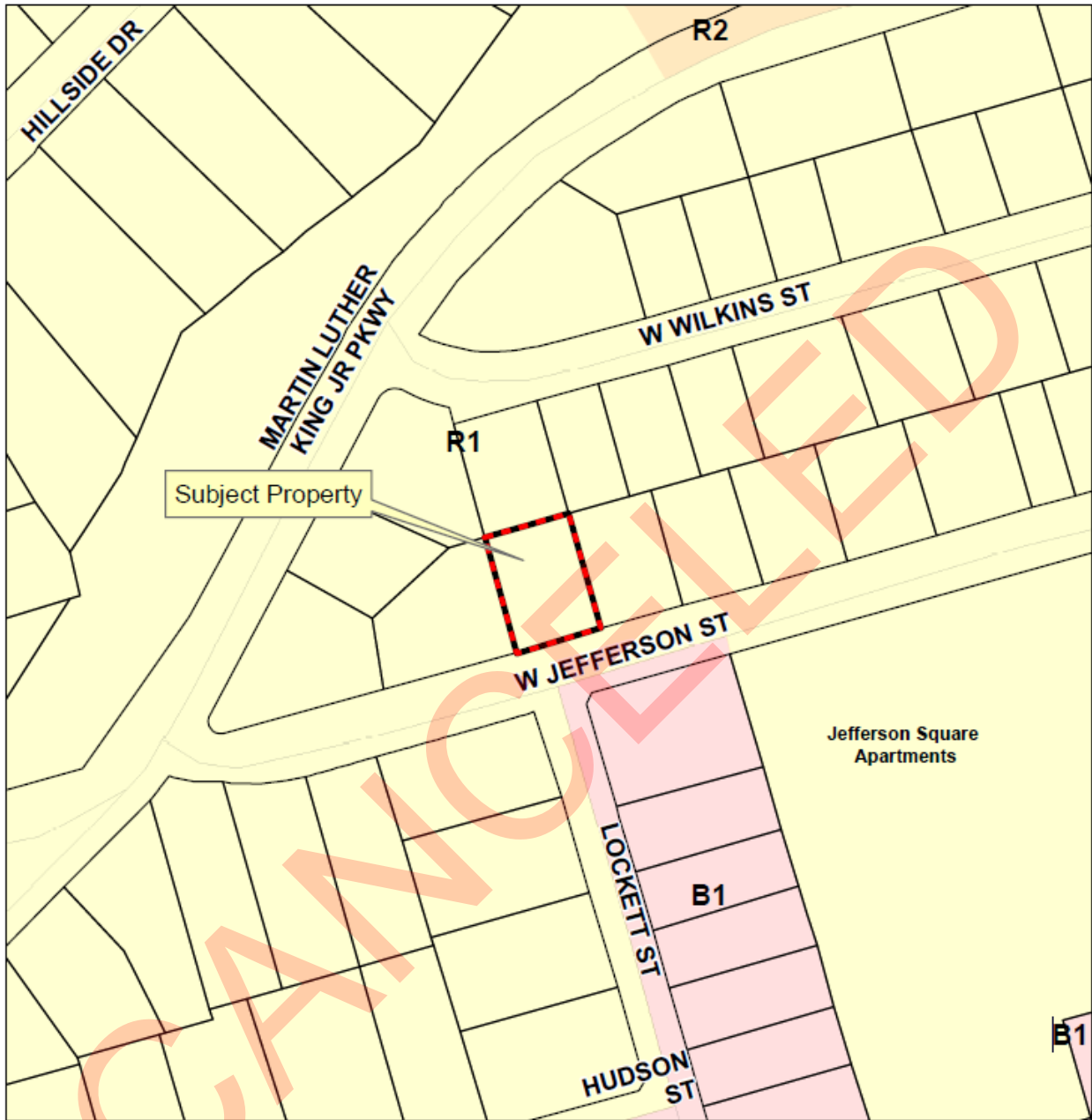
Location Map
Specific Use Permit - ADU
904 W Jefferson



1 inch = 104 feet






EXHIBIT "B"
ZONING MAP



Zoning Map
Specific Use Permit - ADU
904 W Jefferson

Legend

-  B1 Local Business Mixed
-  R1 Residential Single Family
-  R2 Mixed Residential



1 inch = 104 feet



EXHIBIT "C"
FUTURE LAND USE MAP



- Future Land Use Plan
FLU_FINAL
- Park
 - Single Family Residential
 - Multi-Family Residential
 - Mixed Use Downtown Adjacent

Future Land Use Map
Specific Use Permit - ADU
904 W Jefferson



1 inch = 104 feet



EXHIBIT "D"
SUP APPLICATION COVER LETTER



To whom it may concern,

This is a letter of request for specific use permit.

This letter is for two projects.

- 307 Hampshire
- 904 W. Jefferson

Respectfully, we request approval to build an ADU on each address.

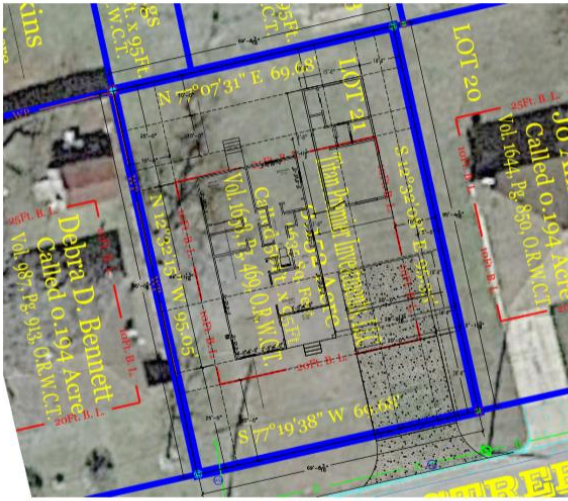
Best Regards,

Dara Childs
281-914-9416

www.armriver.com

CANCELLED

EXHIBIT "E"
PROPOSED SITE PLAN



<p>904 Jefferson St.</p> <p>Brenham, Texas 77833</p> <p>dwg# 22-2632-DARA-40</p>	<p>ARM RIVER BUILDINGS LLC</p> <p>281.914.9416 www.armriver.com</p>	<p>Site Plan Scale 1/8" = 1'-0"</p>
		<p>1/24/24</p> <p>sheet no.</p> <p align="center">51</p>



Site Plan
Scale 1/8" = 1'-0"

EXHIBIT "F"
FLOOR PLAN & ELEVATIONS

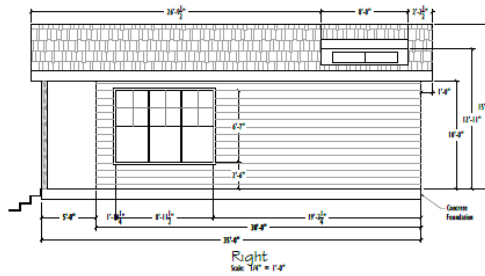
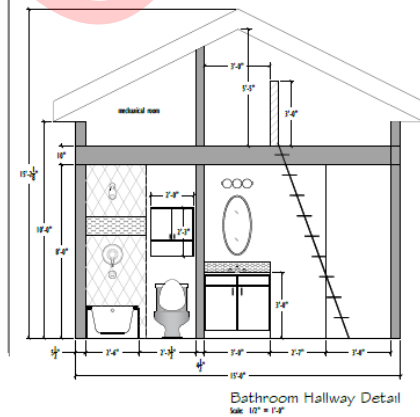
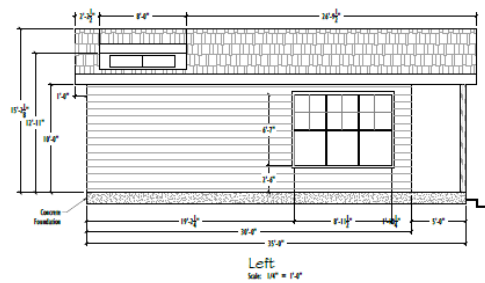
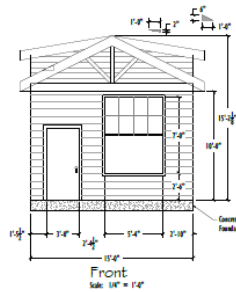
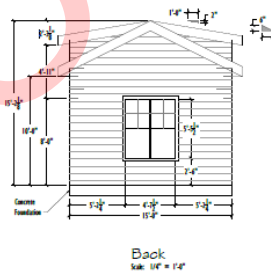
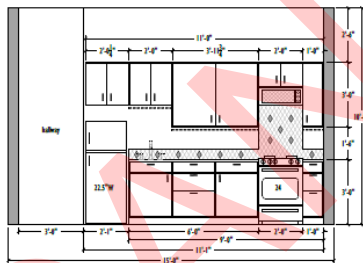
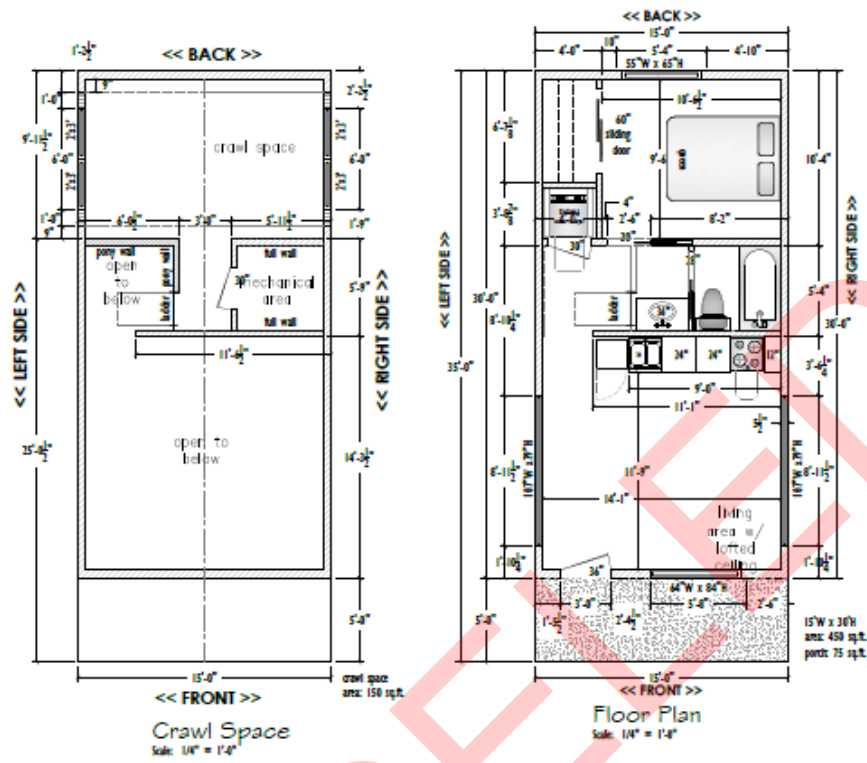


EXHIBIT "F"
SITE PHOTOS





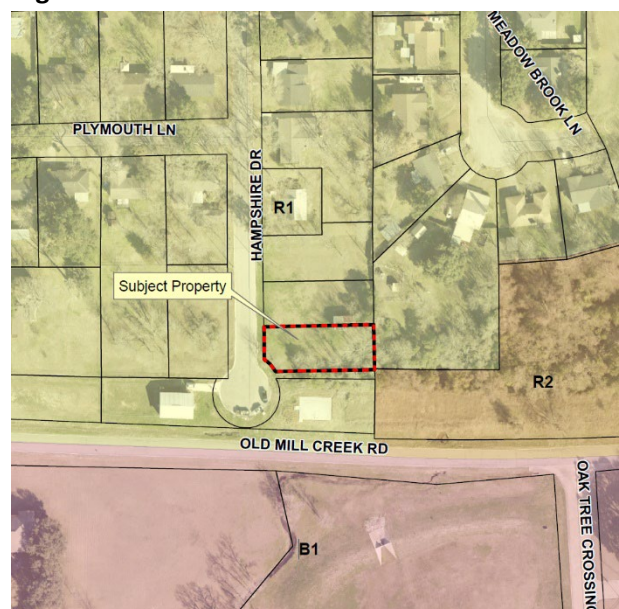
CASE NUMBER P-24-003
307 Hampshire Drive
SPECIFIC USE PERMIT REQUEST – ACCESSORY DWELLING UNIT

STAFF CONTACT:	Shauna Laauwe AICP, City Planner
APPLICANT/OWNER:	Dara Childs
ADDRESS/LOCATION:	307 Hampshire Drive
LEGAL DESCRIPTION:	Dixie Subdivision, Block F, Lot 7D
LOT AREA:	8,703 square feet, approximately 0.1998-acres
ZONING DISTRICT/USE:	R-1 Single-Family Residential District (Exhibit B)
FUTURE LAND USE:	Single-Family Residential (Exhibit C)
REQUEST:	A request for a Specific Use Permit to allow a proposed Accessory Dwelling Unit (ADU) in a R-1 Single-Family Residential Zoning District (Exhibit D).

BACKGROUND:

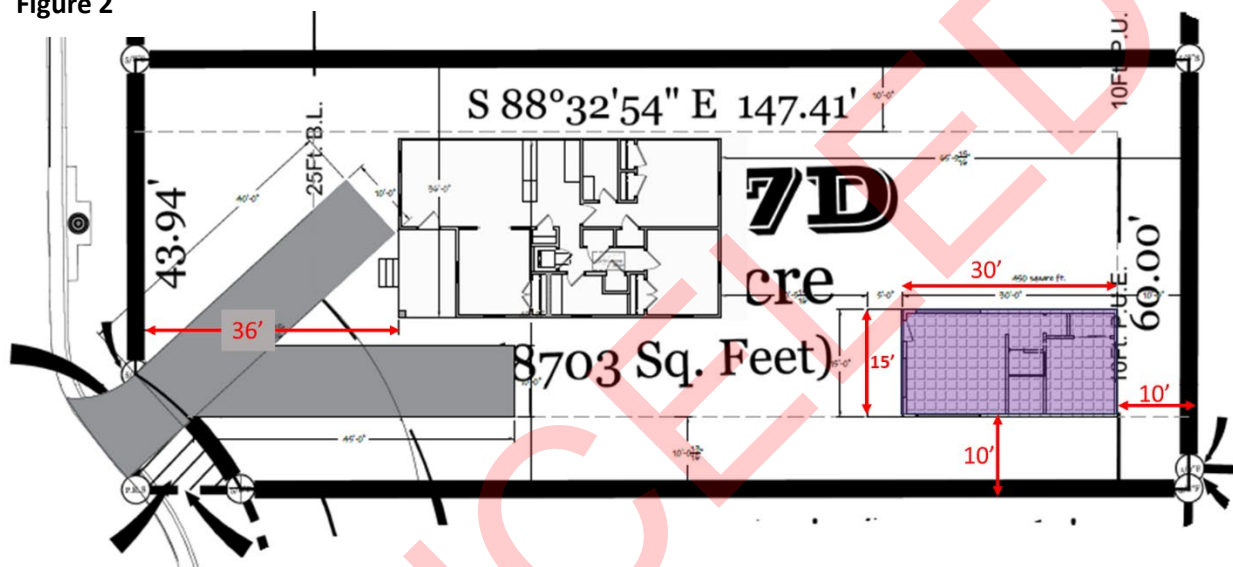
The subject property is an 8,703 square foot (0.1998-acre) lot that is addressed as 307 Hampshire Drive, and generally located on the east side and one lot north of the cul-de-sac at the south terminus of Hampshire Drive. The property is a rectangular-shaped lot that is 60 feet in width along Hampshire Drive and 147 feet in depth that is developed with a 1,141 square foot single-family home constructed in 2023. As shown in Figure 1, the subject property, and the adjacent properties to the north, south and across Hampshire Drive to the west are currently zoned R-1, Single-Family Residential District. At the southeast corner and further east, properties are within a R-2, Mixed Residential District and developed as single-family homes. In the surrounding area, a B-1, Local Business Mixed Residential zoning district is located to the south, on the opposite side of Old Mill Creek Road. The existing principal structure is situated near the center of the lot, exceeding all required

Figure 1



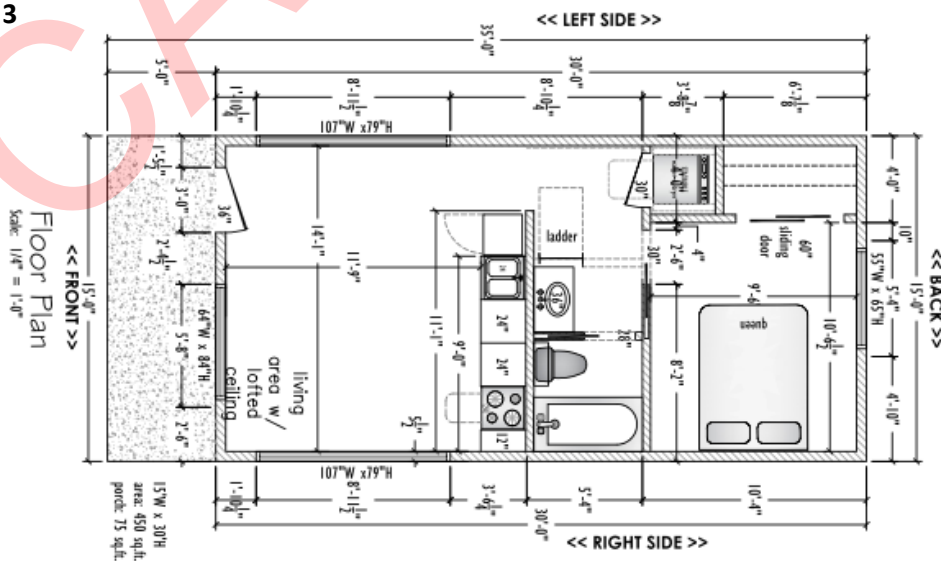
setbacks, with a front yard setback of 36-feet, and north side yard setback of 11-feet, a south side yard setback of 24-feet, and rear yard setback of 65-feet 6-inches. The applicant, Dara Childs, proposes to construct a 15'x30', (450 square foot), single-story detached accessory dwelling unit (ADU). The ADU also has an attached 15'x5' (75 square foot) porch, thus the overall area is 525 square feet. As detailed in Figure 2 and Exhibit E, the proposed ADU structure will be located on the southeast portion of the property, 26 feet from the principal house, approximately 100 feet from the front property line along Hampshire Street, 36 feet from the north side property line, 10 feet from the south side property line, and 10 feet from the rear property line. The subject property has an existing driveway that crosses diagonally in front of the house. To accommodate parking for the ADU, the applicant proposes to construct a second driveway from the existing curb cut and extend it 48 feet along the south side of the principal structure.

Figure 2



The proposed ADU structure would be a pier and beam foundation like the principal house and have a composition roof, and the same type of siding as the principal home consisting of real wood, smart board and/or Hardie plank. The floorplan, as shown in Figure 3, is for a 1-bedroom, 1-bathroom dwelling with

Figure 3



a small kitchen and living area. The proposed ADU would utilize the newly planned driveway and have a parking space on the south side of the principal structure. The proposed off-street parking on two separate parking areas will likely provide ample parking for the residents and guests of both the principal structure and accessory dwelling unit. The proposed ADU will be placed approximately 100 feet from the front yard setback along Hampshire Drive and would meet the minimum required 10-foot south side yard setback and 10-foot rear yard setback to the east.

The R-1 District allows accessory dwelling units (ADUs) with prior approval of a Specific Use Permit (SUP). Thus, the applicants are seeking a SUP to allow for the construction of a 525 square foot accessory dwelling unit on a 0.1998-acre tract of land in a R-1, Single-Family Residential Use District.

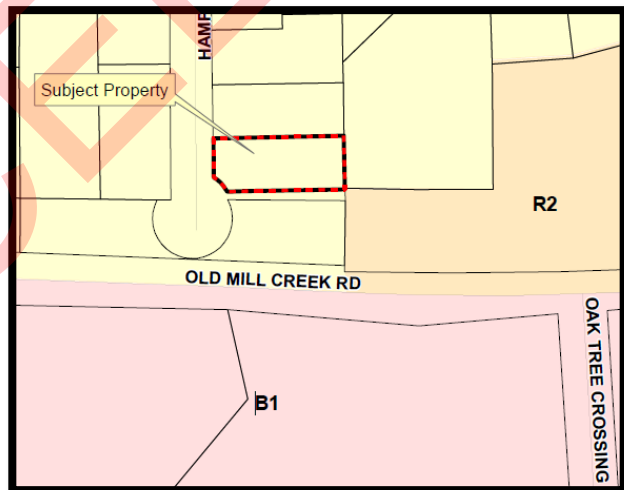
ANALYSIS OF CITY OF BRENHAM ZONING POLICIES:

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 an approximately 0.1998-acre tract that is generally located on the east side of Hampshire Drive and one lot north of the cul-de-sac at the south terminus of Hampshire Drive. As shown in Figure 4, the subject property, and all adjacent properties to the north, south and west across Hampshire Drive are located within an R-1, Single-Family Residential District. At the southeast corner of the subject property and further east is zoned R-2, Mixed Residential District that allows for a mix of residential uses to include single family and two-family dwellings, in addition to multifamily dwellings on sites of less than two acres. The subject property and adjacent properties are developed as single-family homes, with a mixture of owner-occupied and rental dwellings. Further to the south, across Old Mill Creek Road is a B-1, Local Business Mixed Residential District that is a mixture of undeveloped land and single-family homes.

Figure 4



The applicant is requesting a SUP to allow the construction of a 15'x40' (525 square feet), one-story detached Accessory Dwelling Unit (ADU) on the east portion of the existing lot. The allowance and standards for ADUs were adopted within in the Zoning Regulations with Ordinance No. O-19-012 that was approved on March 7, 2019. The adopted regulations allow any homeowner living on a single-family property to build an ADU with prior approval of a Specific Use Permit and a building permit. Any homeowner or business owner located in an R-2 or B-1 zoning district may build an ADU with a building permit. Section 10.02(4) of the Zoning Regulations lists additional development standards that pertain to ADUs:

- a) Should the primary use be a single-family dwelling, the property owner's primary residence

shall be the single-family dwelling or ADU.

At present, the property owner will be required to utilize the existing single-family dwelling or ADU as their primary residence.

- b) An ADU must be designed and constructed in keeping with the general architecture and building material of the principal structure.

The proposed addition will be in the same general architecture style and building material of the principal structure.

- c) An attached ADU shall be subject to the regulations affecting the principal structure. A detached ADU shall have side yards of not less than the required side yard for the principal structure and rear yards of not less than ten (10) feet.

The proposed ADU meets the rear and side yard setback requirements with a rear yard setback of 10-feet, a south side yard setback of 10-feet and a north side yard setback of approximately 36 feet.

- d) One (1) on-site parking space, located to the side or rear of the primary structure, shall be provided for the ADU in addition to the required parking for the principal structure.

The site has driveway access via Hampshire Drive. The applicant proposes to construct a concrete branch off the existing driveway and extend a parking area 48 feet along the south side of the principal structure. With the proposed site improvements, the parking area will be able to accommodate the required two (2) parking spaces for the principal structure and one (1) for the ADU.

- e) The maximum habitable area of an ADU is limited to either one-half (1/2) of the habitable area of the principal structure, or one thousand (1,000) square feet, whichever is smaller.

The principal structure is 1,141 square feet in area and the proposed ADU is 525 square feet, less than ½ of the habitable area of the principal structure.

- f) ADUs shall not be HUD-code manufactured home or mobile home.

The proposed ADU will not be a HUD-code manufactured home or mobile home.

The SUP process allows staff to identify additional land uses, which may be appropriate in special circumstances. The proposed structure is to be utilized as a rental investment or as an accommodation for guests. The site plan provided by the applicant indicates that the structure will have a proposed setback of over 102 feet from Hampshire Drive and 10 feet from the rear property line to the east. With the existing house at 1141 SF, the proposed ADU at 525 SF and two parking areas that will consists of 850 SF of concrete, the overall impervious cover of the 8,703 SF lot would be 29% impervious lot coverage. The R-1 District allows a maximum lot coverage of 55%, however the proposed 29% lot coverage will be denser than the surrounding residential properties. The ADU structure itself will likely not be out of character with the surrounding neighborhood as it is proposed to be of similar pier and beam construction with comparable siding and roof composition shingles as the principal structure and nearby properties. The proposed development complies with the development standards for accessory dwelling units and the SUP request promotes the initiatives of the housing task force.

- (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 the Historic Past, Bold Future 2040 Comprehensive Plan suggests the subject property and the area to the north of Old Mill Creek Road as single-family residential, while the area located to the south of Old Mill Creek Road is envisioned to be a mixture of single-family and multifamily residential. The subject property and surrounding area are currently developed as single-family uses. The requested SUP would not deter from the envisioned use. Staff finds that the proposed request aligns 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 existing utilities available along Hampshire Drive. ADUs are an opportunity to increase density in a compatible manner within a residential area as they do not require additional infrastructure to be built to accommodate the new dwelling unit.

- (4) The city's zoning should be organized and as straight forward as possible to minimize use problems and enforcement problems.

The proposed SUP, 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 the 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 February 15, 2024. The Notice of Public Hearing was published in the Brenham Banner on February 15, 2024. As of February 22, 2024, Staff have received one written citizen comment form against the proposed ADU. The citizen comment email from Mr. and Mrs. Holt is attached in Exhibit G. Any additional forms or written comments received after the staff report is complete will be presented at the Planning and Zoning Commission meeting.

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 property will be required to adhere to the regulations of the R-1 District to include, the accessory dwelling unit development standards, minimum building setbacks and maximum impervious coverage requirements. The applicant has submitted a site plan (Exhibit E) which depicts the proposed location of the ADU and access. The subject property has a lot size of 8,703 square feet and is comparable in area to the lots along Hampshire Drive. An increase in impervious cover will occur, from an existing 17.7% to 29%, as the development improvement will include the 525 square foot ADU and a 10'x45' (450 Square feet) extension of the existing driveway to allow for an additional parking space behind the front façade of the principal dwelling. The maximum impervious lot coverage allowed in an R-1 District is 55 percent. Staff finds that the site development requirements will ensure that adequate open space is preserved on the subject property.

- (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 residents.

Staff finds that the requested land use is appropriate in this location given the existing development in the vicinity and conformance with the City's adopted Comprehensive Plan and Future Land Use Plan.

- (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 subject property and all adjacent properties are located within an R-1 District, with surrounding properties to the east and southeast being within a R-2 District and properties to the south being zoned B-1. The Future Land Use Map, as part of the Comprehensive Plan adopted in September 2019, envisions the subject property and the area on the north side of Old Mill Creek Road as single-family residential, while the area located to the south of Old Mill Creek Road is envisioned as single-family to the southwest and multifamily to the southeast. The subject property and surrounding area are currently developed as single-family uses.

The surrounding single-family property in the area consists predominately of homes with attached garages and open rear yards. No other ADUs or accessory buildings are located on the street. While the proposed lot coverage with the improvements would be 29% and less than the maximum allowable lot coverage of 55%, the lot coverage of the neighboring properties on Hampshire Street average approximately 15% of lot coverage. Staff finds that the proposed ADU is consistent with the land use policies established in the Comprehensive Plan but may be contradictory to the existing neighborhood culture.

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

Staff finds that approval of the proposed SUP to allow for further development of the property with an ADU will promote the orderly development of the community. This request, to allow a proposed 15'x35' (523 square foot) detached accessory structure to be located on the east portion of the 0.1998-acre lot, will not adversely affect health, safety, morals, or general welfare of properties in the general vicinity or the community in general.

- (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 believes that the proposed development will not have an adverse effect on the surrounding area and will be compatible with anticipated uses surrounding this property. The proposed ADU would be located on the east side of the property and meet or exceed the minimum required setbacks. The nearest residential home to the east is located at 302 Meadowbrook Lane and would be approximately 160 feet from the proposed ADU, while the adjacent home to the south would be 25-feet from the proposed structure. The applicant proposes to either rent out the ADU for additional income or use it as a guest house. The proposed structure meets the development standards set forth in the zoning ordinance and is proposed to be in character with both the principal structure and nearby residential properties. The applicant would be required to submit a building permit for the ADU and meet all applicable building and fire code requirements.

(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 SUP will allow for a 525 square foot, one-bedroom, one bath detached ADU to be located on the east portion of the existing property that would provide supplemental income or be utilized as a guest house for the property owners. Vacant commercial property is located within the surrounding neighborhood to the south of Old Mill Creek Road that is within a B-1, Local Business Mixed Residential Use District. Additional commercial property is located to the west along US Hwy 290 West that is a B-2 corridor. Staff finds that the proposed SUP, 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 property is currently developed as a single-family home within an R-1, Single-Family Residential District. Staff are not aware of any hindrances on the property created by legally existing incompatible uses. The applicant's request will allow the subject property to develop in a compatible, legally conforming manner.

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

Staff finds approval of the proposed SUP will allow for the orderly growth and development in the general vicinity and throughout the city.

STAFF RECOMMENDATION:

Staff recommends **approval** of a Specific Use Permit to allow for a detached accessory dwelling unit to be located within a R-1 Mixed Residential Use Zoning District for the subject 0.1998-acre tract of land that is located at 307 Hampshire Drive and legally described as Dixie Subdivision, Block F, Lot 7D.

EXHIBITS:

- A. Aerial Map
- B. Zoning Map
- C. Future Land Use Map
- D. Cover Letter to the Commission
- E. Site Plan
- F. Site photos
- G. Citizen Comments

EXHIBIT "A"
AERIAL MAP



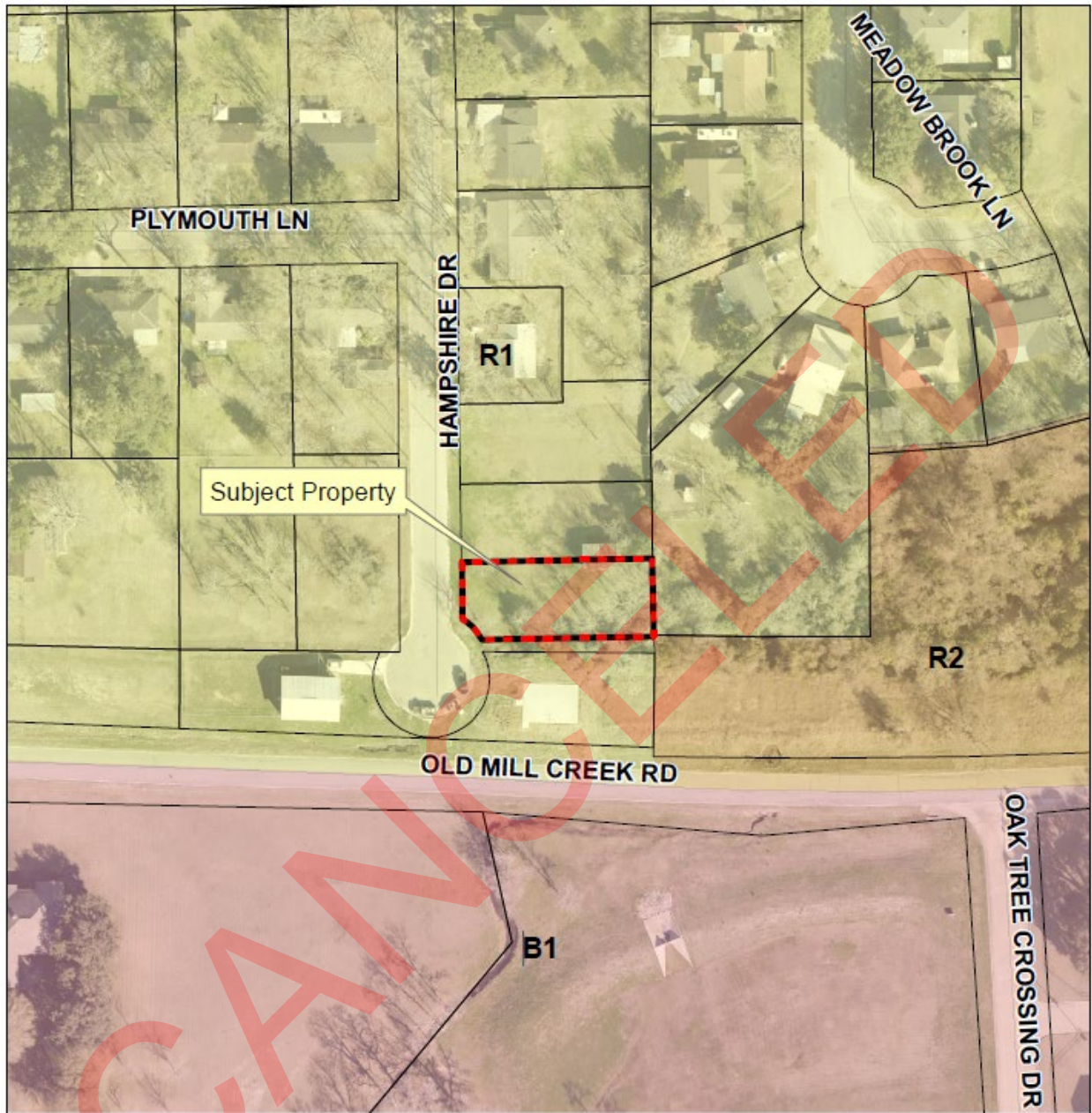
Location Map
Specific Use Permit - ADU
307 Hampshire Drive



1 inch = 100 feet



EXHIBIT "B"
ZONING MAP



Zoning Map
Specific Use Permit - ADU
307 Hampshire Drive

Legend

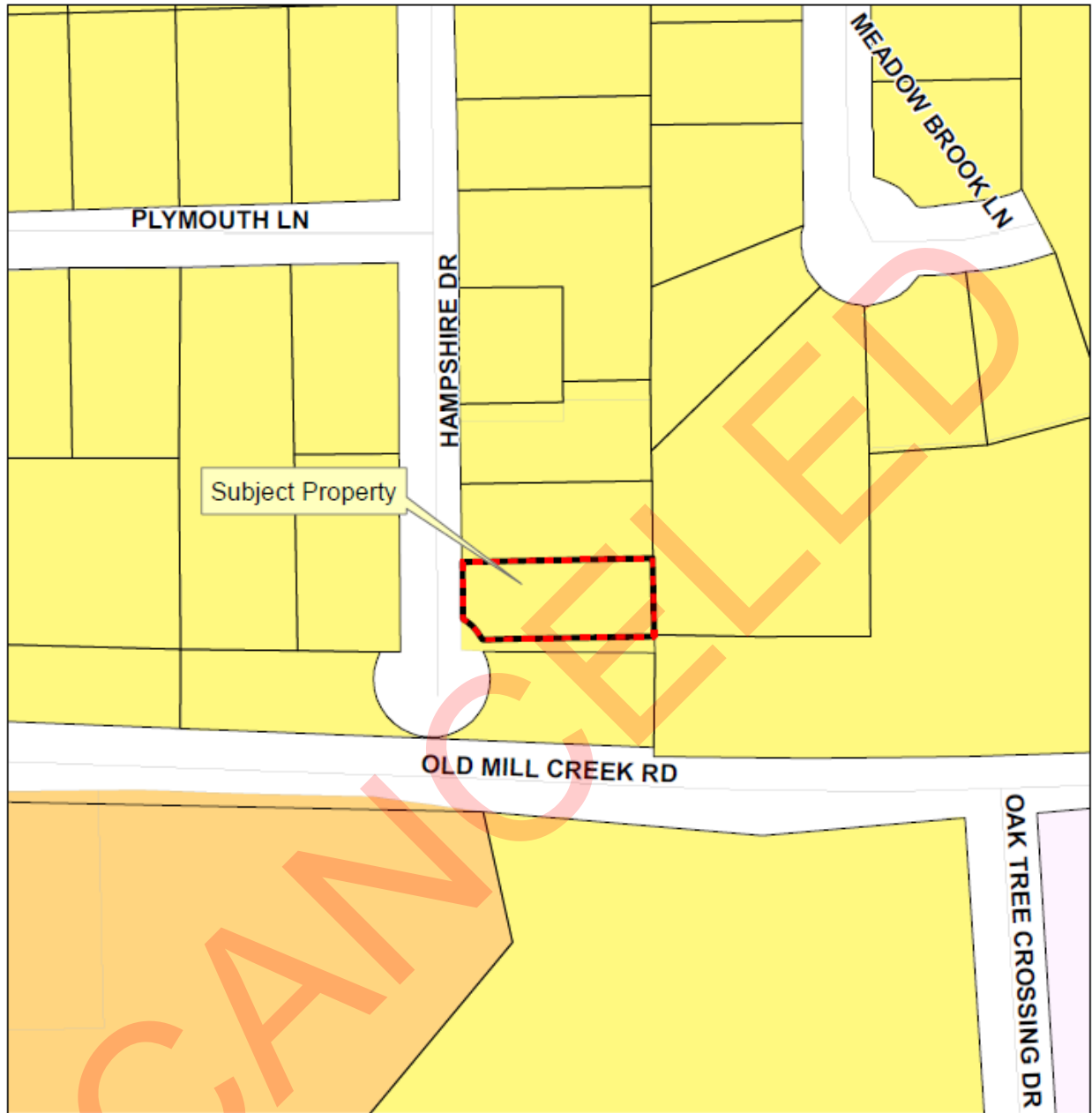
-  B1 Local Business Mixed
-  R1 Residential Single Family
-  R2 Mixed Residential



1 inch = 100 feet






EXHIBIT "C"
FUTURE LAND USE MAP



Future Land Use Map
Specific Use Permit - ADU
307 Hampshire Drive

Future Land Use Plan

FLU_FINAL

-  Single Family Residential
-  Multi-Family Residential
-  Local Public Facilities



1 inch = 100 feet



EXHIBIT "D"
SUP APPLICATION COVER LETTER



To whom it may concern,

This is a letter of request for specific use permit.

This letter is for two projects.

- 307 Hampshire
- 904 W. Jefferson

Respectfully, we request approval to build an ADU on each address.

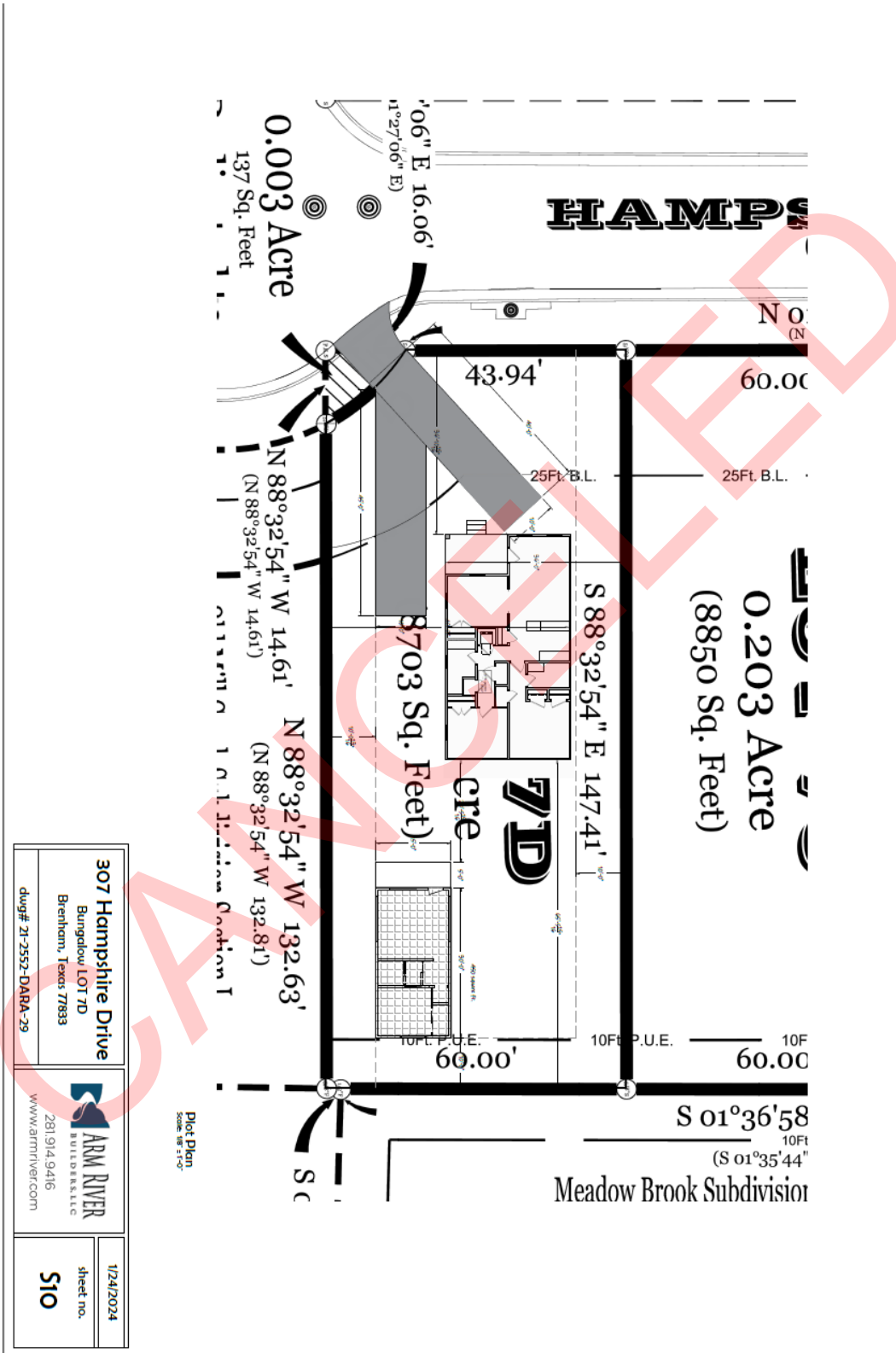
Best Regards,

Dara Childs
281-914-9416

www.armriver.com

CANCELLED

EXHIBIT "E"
PROPOSED SITE PLAN



<p>307 Hampshire Drive Burgalow LOT 7D Brenham, Texas 77833 dwg# ZI-2552-DARA-29</p>	<p>ARM RIVER BUILDERS LLC 281.914.9416 www.armriver.com</p>	<p>1/24/2024 sheet no. S10</p>
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EXHIBIT "F"
FLOOR PLAN & ELEVATIONS

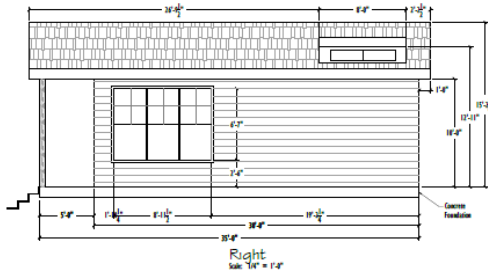
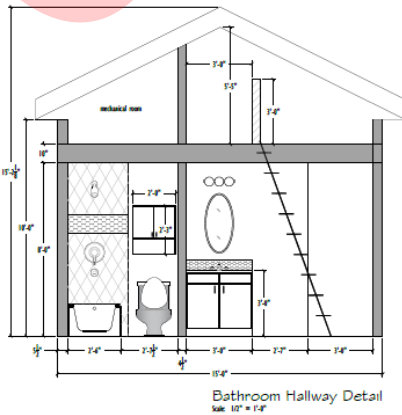
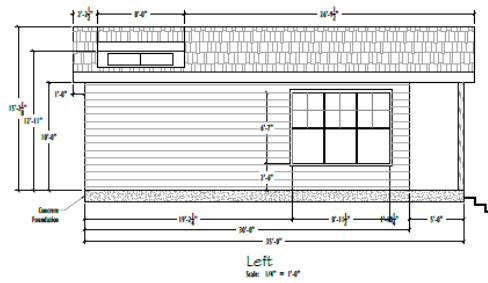
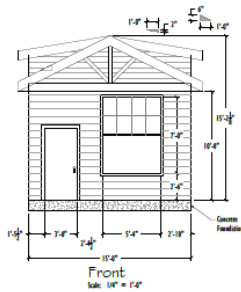
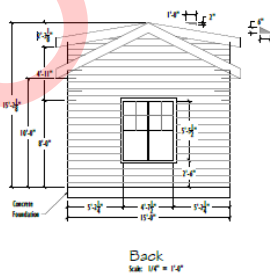
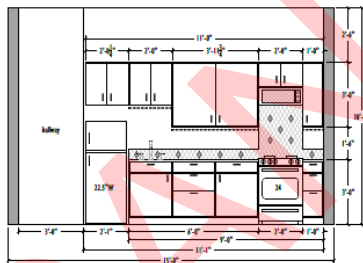
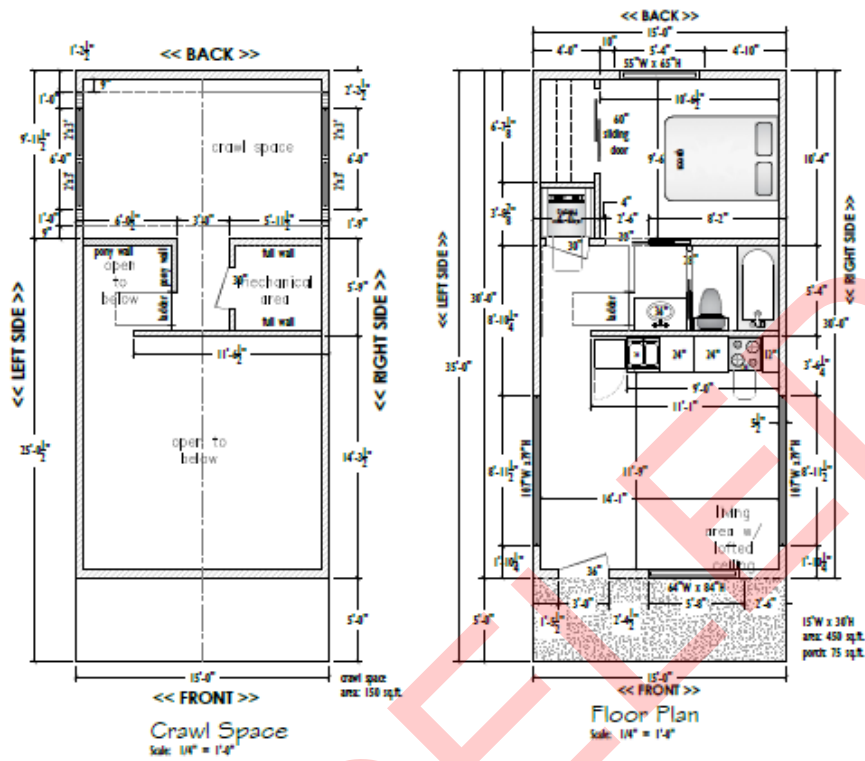


EXHIBIT "F"
SITE PHOTOS

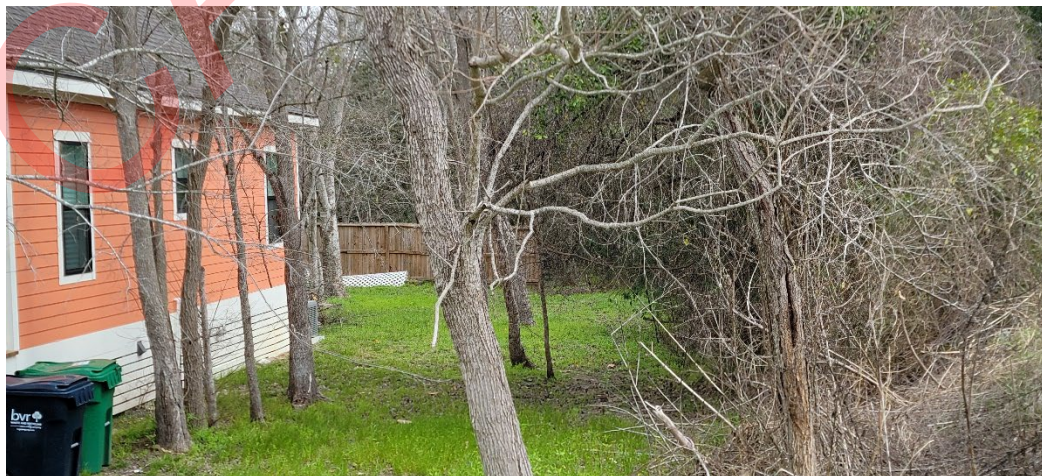




EXHIBIT "G"
CITIZEN COMMENTS

City of Brenham
Development Services Department



PUBLIC COMMENT FORM

All submitted forms will become a part of the public record.

Please return to:
City of Brenham
Attn: Development Services Dept., Case P-24-003
P.O. Box 1059
Brenham, Texas 77834-1059

Name: Mrs. Louise Goodrich
(please print)
Address: 1503 PLYMOUTH LN.
Brenham TX 77833
Signature: Mrs. Louise Goodrich
Date: 2-17-2024

I am FOR the requested SPECIFIC USE PERMIT REQUEST as explained on the attached public notice for P&Z Case P-24-003 (Please state reasons below)

I am AGAINST the requested SPECIFIC USE PERMIT REQUEST as explained on the attached public notice for P&Z Case P-24-003 (Please state reasons below)

Date, Location, & Time of Planning and Zoning Commission meeting:
Monday, February 26, 2024, 5:15 PM
City Council Chambers, 2nd Floor, City of Brenham City Hall
200 West Vulcan Street, Brenham, Texas 77833

Date, Location, & Time of City Council meeting:
Thursday, March 7, 2024, 1:00 PM
City Council Chambers, 2nd Floor, City of Brenham City Hall
200 West Vulcan Street, Brenham, Texas 77833

COMMENTS/REASONS:

You may also submit comments via email to khodde@cityofbrenham.org. Please reference the case number in the subject line.
For questions regarding this proposal, please call the Development Services Department at (979) 337-7220.

Good Afternoon,

In regards to the subject case matter for a specific use permit to allow an Accessory Dwelling Unit on the property 307 Hampshire Drive, and described as Dixie, Block F, Lot 7D in Brenham, TX.

I am an adjacent property owner at 302 Meadow Brook Lane and I am **AGAINST** the requested SPECIFIC USE PERMIT.

Reasoning for my position:

This property/neighborhood has been and is currently zoned R1 Single Family Residential. I purchased my property in part because of the R1-Zone designation and have owned my home for almost 16 years. Most of my neighbors have been here for much longer. In recent years, us home owners of this neighborhood have had to defend our current zoning from outside developers purchasing surrounding property looking to add multi-dwelling units. This seems to be the case once again. I believe, the property in question is currently a rental unit and the goal here is to add more tenants to an already extremely small lot. I fear that if this is allowed, it will open the flood gates for similar rental properties to do anywhere in R1 neighborhoods.

I respectfully request that the integrity of the single family neighborhood be upheld.

Wesley & Jennifer Holt
302 Meadow Brook Lane
Brenham, TX 77833

Please let me know that this email was received. Thank you.

CANCELLED

City of Brenham
Development Services Department



PUBLIC COMMENT FORM

All submitted forms will become a part of the public record.

Please return to:
City of Brenham
Attn: Development Services Dept., Case P-24-003
P.O. Box 1059
Brenham, Texas 77834-1059

Name: MARLENE G. VAN EMAN
(please print)
Address: 5515 DAVIS LN, APT. 41
AUSTIN, TX. 78749
Signature: Marlene G. Van Eman
Date: 19 FEBRUARY 2024

I am FOR the requested SPECIFIC USE PERMIT REQUEST as explained on the attached public notice for P&Z Case P-24-003 (Please state reasons below)

I am AGAINST the requested SPECIFIC USE PERMIT REQUEST as explained on the attached public notice for P&Z Case P-24-003 (Please state reasons below)

Date, Location, & Time of **Planning and Zoning Commission** meeting:
Monday, February 26, 2024, 5:15 PM
City Council Chambers, 2nd Floor, City of Brenham City Hall
200 West Vulcan Street, Brenham, Texas 77833

Date, Location, & Time of **City Council** meeting:
Thursday, March 7, 2024, 1:00 PM
City Council Chambers, 2nd Floor, City of Brenham City Hall
200 West Vulcan Street, Brenham, Texas 77833

COMMENTS/REASONS:

You may also submit comments via email to khodde@cityofbrenham.org. Please reference the case number in the subject line.
For questions regarding this proposal, please call the Development Services Department at (979) 337-7220.