

**CITY OF BRENHAM
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION / CITY COUNCIL
JOINT MEETING (TRAINING) MINUTES**

June 16, 2025

The meeting minutes herein are a summarization of meeting proceedings, not a verbatim transcription.

A special joint meeting (Training) with the Board of Adjustment, Planning and Zoning Commission, and the City of Brenham City Council was held on June 16, 2025, in the Roberta C. Johnson Program Room of the Nancy Carol Roberts Memorial Library, located at 100 Martin Luther King, Jr. Parkway, Brenham, Texas.

BOA Commissioners present:

Jon Hodde, Chair
Arlen Thielemann, Vice Chair
Dax Flisowski
Mary Lou Winkelmann
Walt Edmunds (alternate)

P & Z Commissioner present:

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

Commissioners absent:

Darren Huckert (BOA)

City Councilmembers present:

Atwood Kenjura, Mayor
Clint Kolby, Mayor Pro Tem
Leah Cook
Paul LaRoche

Staff present:

Stephanie Doland, Development Services Director
Shauna Laauwe, City Planner
Megan Mainer, Assistant City Manager
Dane Rau, Public Works Director
Richard J. O'Malley, Director of Engineering
Kim Hodde, Planning Technician

Citizens present:

Justin Golbabai (Speaker)

1. Call Meeting to Order

Clint Kolby, Mayor Pro Tem, called the Brenham City Council meeting to order at 12:06 pm with a quorum of four (4) members present. [Mayor Kenjura jointed the meeting late due to a schedule conflict]

Jon Hodde, Chair, called the Board of Adjustment meeting to order at 12:06 pm with a quorum of five (5) members present.

Keith Behrens, Chair, called the Brenham Planning and Zoning Commission meeting to order at 12:06 pm with a quorum of seven (7) members present.

WORKSHOP AGENDA

2. The Planning and Zoning Commission, Board of Adjustment, and City of Brenham City Council will Participate in a Training Session Conducted by Justin Golbabai, AICP, CNU-A, CFM, Professor of Urban Planning at Texas A& M University

Stephanie Doland introduced the speaker, Justin Golbabai, AICP, CNU-A, CFM, who is an Associate Professor of the Practice and a Coordinator of the Bachelors of Urban Planning and Regional Sciences Program at Texas A&M University. Mr. Golbabai holds certifications from the American Institute of Certified Planners (AICP), The Congress for the New Urbanism (CNU), and the Association of State Floodplain Managers (CFM). Mr. Golbabai his presentation entitled “Neighborhood Planning and Design” that included topics such as:

Impact of Neighborhood Design

- His Personal Example
- Less Kids Walking & Bicycling to School
- Auto Orientation & Obesity
- Television Oriented Habits
- Loneliness
- Social Capital Decline

Design of Community

- 3rd Places (places to “hang out” and socialize)

Traditional Neighborhood Development

- Clarence Perry’s Neighborhood Unit
- Neighborhood Unit: Centering the School
- Neighborhood Unit: Streets
- Neighborhood Unit: Edges
- Neighborhood Unit: Parks & Greenspaces

Rise of Modern Suburban Development Pattern

- Rise of Single Use Zoning
- Evolving Street Networks
- Connectivity in Subdivision Regulations
- Mass Subdivision Buildings
- Subdivision Experience

Development Patterns in Brenham

- Traditional Neighborhoods vs Suburban Sprawl
- Land Use & Zoning in Brenham

Brenham Citizen Feedback on Development Types

- Brenham Comprehensive Plan – Small Town Feel – What Does It Mean?
- Community Survey Results
- Translating Comprehensive Plan into Subdivision Language

Neighborhood Design Principles Applied to Subdivision Regulations

- Items to Look At: Exterior Connections
- Items to Look At: Internal Pedestrian Connectivity
- Sidewalks and Access Ways
- Civic/Community Center/Parkland Dedication
- Payment of Fee-In-Lieu: Sidewalk-Fee-In-Lieu & Parkland Dedication

- Voter Politics: Public vs HOA Areas
- Street Trees
- Difference Trees Make
- Neighborhood Appropriate Uses in SF Zoning Along Major Streets
- Stormwater Management as Neighborhood Amenities
- Multi-Use Stormwater Areas
- Zoning/Negotiation Gives: Allowing for Thinner Lot Widths & Reduced Side Setbacks

Resources and Organizations

- Congress for the New Urbanism (www.cnu.org)
- Incremental Development Alliance (www.incrementaldevelopment.org)
- Dutch Cycling Embassy (<https://dutchcycling.nl>)
- City of Austin, TX's Neighborhood Partnering Program
(<https://www.austintexas.gov/department/neighborhood-partnering-program>)

Concluding Thoughts

- Questions
- "We shape our buildings; Thereafter, they shape us." - Winston Churchill

A copy of the presentation is on file in the Development Services Department and will be emailed to all participants.

3. Adjourn

Mayor Pro Tem Kolby adjourned the Brenham City Council meeting at 1:25 pm.

Chairman Hodde adjourned the Board of Adjustment meeting at 1:25.

Chairman Behrens adjourned the Planning and Zoning Commission meeting at 1:25.

The City of Brenham appreciates the participation of our citizens, and the role of the Planning and Zoning Commission Members in this decision-making process.

Certification of Meeting Minutes:

M. Keith Behrens
Planning and Zoning Commission

Kim Hodde
Attest

M. Keith Behrens
Chairman

Kim Hodde
Staff Secretary

June 23, 2025
Meeting Date

June 23, 2025
Meeting Date