

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
JANUARY 27, 2025**

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 27, 2025, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chair
Darren Heine
Calvin Kossie
Cayte Neil
Cyndee Smith

Commissioners absent:

Deanna Alfred, Vice Chair
Chris Cangelosi

Staff present:

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

Citizens/Media present:

Wade Seidel	Laura Resendez de Lozano
Lynnette Sheffield	Pat Ehlert
Patsy Hermann	Gary Hind
Penny and Danny Dahlquist	Charles Moser
Mary Ann Schulte	Sarah Forsythe, Brenham Banner
Donald W. Lampe	Joshua Blaschke, KWHI

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:21 pm with a quorum of five (5) Commissioners present.

An announcement was made that due to an error in the notification process, no discussion or action would be taken on Item Number 7. The item has been removed from the Agenda and may be considered at a future Planning and Zoning Commission meeting.

2. Public Comments

The Board heard comments from the following people regarding the proposed rezoning for Redeemer Church and Krause Elementary School. **No action or dialogue was taken.**

- Wade Seidel, 2610 Oak Alley Blvd, President of the Oak Alley Homeowner's Association
 - Redeemer Church has been a great neighbor and has always worked well with the Oak Alley neighbors; however, the Church may not always own the property.

- Homeowners are not in favor of rezoning to B-1, Local Business Mixed Use District because if the Church ever sells the property, B-1 zoning would allow uses that may not be conducive to the adjacent neighborhood such as banks, clinics, hotels, motels, retail stores, and others.
 - Request that City Staff and the Board try to figure out a different solution rather than rezoning the property from R-1.
- Lynnette Sheffield, 2610 Oak Alley Blvd, Developer of the Oak Alley Subdivision
 - The Oak Alley property owners have invested a lot of money in their properties and B-1 uses could devalue the properties in the Oak Alley community.
 - The relationship between the Oak Alley Community and the Church has always been a good one; however, she asked that they continue with a Specific Use Permit instead of rezoning the property.
- Laura Resendez de Lozano, 2701 Mustang Road
 - The Church and the School are perfect neighbors.
 - She is concerned with how the rainwater and drainage will be dealt with if this property is further developed.

3. Reports and Announcements

- At the last Capital Improvements Advisory Committee (CIAC) meeting, it was advised that staff meet with the real estate professionals to explain impact fees and the process so it can better be conveyed to their buyers. Stephanie Doland advised that she will be meeting with the South-Central Board of Realtors (SCBOR) in April to provide this information.
- Ms. Doland informed the Board that there may be a text amendment coming before them at the February meeting regarding vape shops.
- Kim Hodde informed the Board that a Board Appreciation Dinner is being planned for the last week of February. She asked if anyone preferred a date, please let her know. Additional information will be forthcoming.

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 16, 2024, Planning and Zoning Commission Meeting.

4-b. Case Number LOTLINE-24-0021: A request by Danny and Penny Dahlquist, for approval of a Replat (Commercial) of the Boecker East Subdivision, Lot 3 to create Lot 3-A (0.737-acres) and Lot 3-B (0.580-acres), being a total of 1.317-acres, currently addressed as 1304 State Highway 105 and further described as part of the Arrabella Harrington Survey, A-55, in Brenham, Washington County, Texas.

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

REGULAR SESSION

5. Election of a Chair, Vice Chair, and Secretary for the Planning and Zoning Commission for 2025.

A motion was made by Commissioner Neil and seconded by Commissioner Kossie to re-appoint Keith Behrens as Chair, Deanna Alfred as Vice Chair, and Calvin Kossie as Secretary for the Planning and Zoning Commission for 2025. The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-25-0001: A request by Ted and Rosa Dean for approval of a Replat of Lot 1A and Lot 2 of the Dean Subdivision to create Lot 1AR containing 5.353-acres, Lot 2A containing 0.267-acres and Lot 4 containing 0.591-acres, being a total of 6.211-acres currently addressed as 164 and 174 Lounge Road, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. LOTLINE-25-0001. Ms. Laauwe stated that the property owner and applicant is Ted and Rosa Dean and the applicant/surveyor is Donald W. Lampe / Lampe Surveying, Inc. The subject property, currently identified as Lot 1A and Lot 2 of the Dean Subdivision, is owned by Ted and Rosa Dean. The subject property is approximately 6.211-acres total and generally located on the north side of Lounge Road with Hohlt Park directly to the south across Lounge Road. The properties are currently developed with an existing single-family residence on Lots 1A and Lot 2, with the remainder of the property being vacant land. The property owners would like to replat the two existing properties into three lots with proposed Lot 1AR being 5.353-acres, proposed Lot 2A being 0.267-acres, and proposed Lot 4 being 0.591-acres for the future development of an additional single-family residence.

A Public Hearing Notice was published in the Banner Press and notices were mailed to property owners within 200 feet of the subject properties on January 10, 2025. One written citizen comment was received from Frankie Matura who was in support of the request.

Chairman Behrens closed the regular session and opened the public hearing at 5:37 pm. There were no public comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:37 pm.

A motion was made by Commissioner Smith and seconded by Commissioner Kossie to approve the request by Ted and Rosa Dean for approval of a Replat of Lot 1A and Lot 2 of the Dean Subdivision to create Lot 1AR containing 5.353-acres, Lot 2A containing 0.267-acres and Lot 4 containing 0.591-acres, being a total of 6.211-acres currently addressed as 164 and 174 Lounge Road, as presented. The motion carried unanimously.

7. Public Hearing, Discussion and Possible Action on Case REZONE-25-0001: A city-initiated request 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 Local Business/Residential Mixed-Use District (B-1) for all or a portion of the following tracts of land as described by the Washington County Appraisal District property identification numbers in Brenham, Washington County, Texas:

- a. WCAD Property ID 46489, 2111 S. Blue Bell Road, Tract 309, James Walker Survey, A0106, 44.879-acres [Redeemer Church Brenham]
- b. WCAD Property ID 39005, 2201 E. Stone Street, Tract 20, James Walker Survey, A0106, 30.3998-acres [Krause Elementary School]

Due to an error in the notification process, no discussion or action was taken on Item Number 7. The item was removed from the agenda and may be considered at a future Planning and Zoning Commission meeting following an additional notification process.

8. Adjourn.

A motion was made by Commissioner Kossie and seconded by Commissioner Smith to adjourn the meeting at 5:39 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:

Kim Hodde

Planning and Zoning Commission

M. Keith Behrens

Attest

M. Keith Behrens
Chair

Kim Hodde
Staff Secretary

February 24, 2025
Meeting Date

February 24, 2025
Meeting Date