CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
September 28, 2026

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 September 28, 2026, 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
Deanna Alfred, Vice Chair
Chris Cangelosi
Darren Heine
Calvin Kossie
Cayte Neil
Cyndee Smith

Commissioners absent:
None

Staff present:
Stephanie Doland, Development Services Director
Shauna Laauwe, City Planner
Kristina Garza, Planning Intern
Kim Hodde, Planning Technician

Citizens/Media present:
Donald Lampe
George Butcher
Roberto Carlos Sanchez
Lori McCoy
Carlos Sanchez
Esperanza Cuevas
Jake Carlile
Mark Feldhake

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:18 pm with a quorum of seven (7) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

There were no reports or announcements.

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 August 24, 2026, Planning and Zoning Commission Meeting.

4-b. Case Number SUBPRE-26-0004: A request from Strand Associates, Inc. for approval of a Preliminary Plat of the Strand Subdivision creating Common Area "A" containing 1.588-acres and Reserve "A" containing 8.479-acres, being further described as part of the James Walker Survey, A-106 in Brenham, Washington County, Texas.

4-c. Case Number SUBFIN-26-0002: A request from Strand Associates, Inc. for approval of a Final Plat of the Strand Subdivision creating Common Area "A" containing 1.588-acres and Reserve "A" containing 8.479-acres, being further described as part of the James Walker Survey, A-106 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 Alfred to approve the Statutory Consent Agenda (Items 4-a to 4-c), as presented. The motion carried unanimously.

REGULAR SESSION

5. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-26-0008: A request by Jake Carlile/ Arete Property Group for approval of a Replat of Lot 65-D of the College Heights Addition and 0.034 ac of Magnolia Street (abandoned) and Lot 65-E of the College Heights Addition and 0.034 ac of Magnolia Street (abandoned) to create Lot 1 (0.099-acres), Lot 2 (0.070-acres), Lot 3 (0.070-acres), Lot 4 (0.069-acres) and Lot 5 (0.099-acres) of the Arete Subdivision III, for a total of 0.406-acres to be addressed as 1606, 1608, 1610, 1612, & 1614 Clay Street, 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-26-0008. Ms. Laauwe stated that the property owners are Zoleta Evan Yancy and husband, Roosevelt Yancy and Bulah Mask and husband, Robert Mask, respectively, and the Surveyor is Kerr Surveying. Jake Carlile / Arete Property Group is in the process of purchasing these lots. The subject properties are vacant land that are currently undeveloped and unaddressed lots on the south side of Clay Street, generally located adjacent and east of 1602 Clay Street, east of Sabine Street, and south of Brown Street. The subject properties and all adjacent and surrounding properties are within an R-2, Mixed Residential Use District and developed with a mixture of residential uses to include duplexes on the two adjacent lots to the west on Clay Street, single-family homes along Brown Street and west of Sabine Street, townhomes to the north on Ebenezer Street, and multifamily units to the south.

The new property owner wishes to replat these two lots to create five lots for a townhome development. Proposed Lot 1 will contain 0.099 acres, Lot 2 (0.070 acres) Lot 3 (0.070 acres), Lot 4 (0.069 acres), and Lot 5 (0.099 acres). A 5' variance to the lot width requirement for the three interior lots was granted by the Board of Adjustment on August 10, 2026 to allow a lot width of 25-feet so long as the minimum lot size of 3,000 square feet is met. All of the proposed lots meet the 3,000 minimum lot size. This plat also dedicates a 20-foot public utility easement along the north property line, adjacent to Clay Street.

Property owners within 200 feet of the subject property were mailed notifications of this request on September 17, 2026, and notification was published in the Banner newspaper on September 17, 2026. One citizen comment from Steven Beim was received in support of this request.

Engineering and Development Services reviewed the proposed Replat for compliance with the City of Brenham's applicable regulations and ordinances and recommended approval of the replat as presented.

Chairman Behrens closed the regular session and opened the public hearing at 5:27 pm. In response to Commissioner's questions or comments, staff clarified the following:

- Townhome Developments can have a minimum of 3-units and a maximum of 8-units per grouping.
- 2 off-street parking spaces per unit are required.
- With the approved variance, the proposed development meets all of the subdivision regulations.
- The parking lot to the south likely cannot be converted to a street since it is private property and is the parking lot for the existing development.

Jake Carlile / Arete Property Group stated that the closing for the property is scheduled for tomorrow, September 29, 2026. In response to questions from Commissioners, Mr. Carlile stated the following:

- The units will be 2-bedroom, 2-bathroom, 900-1,000 square foot units.
- The units will be sold fee-simple.
- Not sure if the units will have garages yet or not.
- Developer is trying to get the price point under $200,000 per unit.
- This development will be similar to the development on N. Park Street, except this one is proposed as 2-story instead of 3-story.

There were no other citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:30 pm.

A motion was made by Commissioner Smith and seconded by Commissioner Cangelosi to approve the request by Jake Carlile/ Arete Property Group for approval of a Replat of Lot 65-D of the College Heights Addition and 0.034 ac of Magnolia Street (abandoned) and Lot 65-E of the College Heights Addition and 0.034 ac of Magnolia Street (abandoned) to create Lot 1 (0.099-acres), Lot 2 (0.070-acres), Lot 3 (0.070-acres), Lot 4 (0.069-acres) and Lot 5 (0.099-acres) of the Arete Subdivision III, as presented. The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-26-0009: A request by Jon Hodde / Vintage Farms Subdivision Owners Association, Inc. for approval of a Replat of Reserve E of the Vintage Farms Subdivision, Phase 1 to create Reserve E-1 (0.050-acre) and Reserve E-2 (1.822-acres) of the Vintage Farms Subdivision, Phase 1, and further described as part of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. LOTLINE-26-0009. Ms. Laauwe stated that the subject property is owned by the Vintage Farms Subdivision Owners Association, Inc. and the applicant / Surveyor is Jon E. Hodde, Hodde & Hodde Land Surveying, Inc. The subject property is a 1.872 acre parcel of vacant land that is designated as Stomwater Detention Area, Phase 1 on the west side and adjacent to State Highway 36, generally located east of of Wild Vine Pass and south of Vintage Farm Way. The subject property and all adjacent and surrounding properties are within a P-1, Planned Development Use District and developed with adjacent and surrounding tracts developed mixture of residential uses. There is an existing City of Brenham lift station on the west side of this tract. The property owner wishes to replat this reserve tract into two reseve tracts so that Reserve E-1 (0.050-

acres) may be conveyed to the City of Brenham to legitimize the existing lift station, which is maintained by the City of Brenham. Proposed Reserve E-1 will contain 0.050 acres, and Reserve E-2 will contain 1.822 acres. This plat does not dedicate any additional public utility easements.

Property owners within 200 feet of the subject property were mailed notifications of this request on September 17, 2026, and notification was published in the Banner newspaper on September 17, 2026. Staff did not receive any citizen comments regarding this request.

Engineering and Development Services reviewed the proposed Replat for compliance with the City of Brenham's applicable regulations and ordinances and recommended approval of the replat as presented.

Chairman Behrens closed the regular session and opened the public hearing at 5:35 pm. In response to a question from George Butcher, Ms. Laauwe stated the following:

- To her knowledge, the trees would remain as-is. Mr. Butcher stated that the trees are the only barrier between the homes and Highway 36.
- The residential homeowner's association will retain ownership of the reserve.
- The city owns the lift station and has been maintaining it; therefore, this replat simply allows the lot to be deeded to the City of Brenham.

There were no other comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:36 pm.

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to approve the request by Jon Hodde / Vintage Farms Subdivision Owners Association, Inc. for approval of a Replat of Reserve E of the Vintage Farms Subdivision, Phase 1 to create Reserve E-1 (0.050-acre) and Reserve E-2 (1.822-acres) of the Vintage Farms Subdivision, Phase 1, as presented. The motion carried unanimously.

7. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-26-0010: A request by Donald W. Lampe / Lori McCoy / Roberto Carlos Sanchez for approval of a Replat of Lot 24A and Lot 24B of the Norris 1st Addition to create Lot 24A-1 (0.701-acre) and Lot 24B-1 (0.232-acre) of the Norris 1st Addition, for a total of 0.933-acres, currently addressed as 1104 and 1106 Kerr Street, respectively, 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-26-0010. Ms. Laauwe stated that the subject properties, currently identified as Lots 24A (1104 Kerr Street) and 24B (1106 Kerr Street) of the Norris 1st Addition, are owned by Roberto Carlos Sanchez and Lori McCoy, respectively. The subject properties are developed with single-family residential structures. The subject properties and all adjacent and surrounding properties are within an R-1, Single-Family Residential Use District and developed with residential uses or vacant, undeveloped property.

The owner of 1104 Kerr Street (Roberto Sanchez) desires to purchase additional property from the owner of 1106 Kerr Street (Lori McCoy). Ms McCoy has agreed to sell a 70.48' x 133.08' portion of her existing tract curently identified as Lot 24B, Norris 1st Addition. Therefore, this replat will reflect the correct property lines and areas of proposed Lot 24A-1 (0.701-acre) and Lot 24B-1 (0.232-acre). Both of the proposed plats meet the minimum lot widths, depths, and size. This plat also dedicates a 15-foot public utility easement along the property line adjacent to Kerr Street.

Property owners within 200 feet of the subject property were mailed notifications of this request on September 17, 2026, and notification was published in the Banner newspaper on September 17, 2026. Staff did not receive any comments for or against this request.

Engineering and Development Services reviewed the proposed Replat for compliance with the City of Brenham's applicable regulations and ordinances and recommended approval of the replat as presented.

Chairman Behrens closed the regular session and opened the public hearing at 5:40 pm. There were no citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:40 pm.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Smith to approve the request by Donald W. Lampe / Lori McCoy / Roberto Carlos Sanchez for approval of a Replat of Lot 24A and Lot 24B of the Norris 1st Addition to create Lot 24A-1 (0.701-acre) and Lot 24B-1 (0.232-acre) of the Norris 1st Addition, for a total of 0.933-acres, currently addressed as 1104 and 1106 Kerr Street, as presented. The motion carried unanimously.

8. **Public Hearing, Discussion and Possible Action on Case Number TEXT AMEND-26-0002: A City-Initiated request to amend the City of Brenham Code of Ordinances Appendix A – Zoning, as follows:**
    - **Amending Appendix A: Zoning, Part II, Division 2, R-2, Mixed Residential District, Section 2.05(6), and Downtown Business/Residential Overlay District, Section 9.03(3), amending the minimum site area for multi-family development per dwelling unit; and**
    - **Amending Appendix A: Zoning, Part II, Division 1, Section 12, amending the landscaping and buffering standards and defining additional landscaping requirements between dissimilar uses.**

Shauna Laauwe, City Planner, stated that these city-initiated proposed text amendments are the same ones that were discussed in February and again in June of this year. There were quite a few questions when this item was previously presented so staff did additional research and presented the revised proposed amendments for discussion and clarification prior to City Council review.

Ms. Laauwe stated that feedback received from both the February and June workshops, was favorable for the proposed amendments clarifying the minimum area lot requirements for multifamily development in both the R-2, Mixed Residential District and the DBROD, Downtown Business/Residential Overlay District. However, initial feedback for the bufferyard revisions were mixed. At the February workshop, Staff presented revisions to Section 12.04 and Table 3 that outlined the required buffer between dissimilar uses. During the February workshop, Commissioners questioned several of the Table 3 use categories—such as "Office 4–6 stories," and suggested revising certain nonresidential uses. Given this feedback, in June, Staff presented new use categories for Table 3, and a requirement that half of the bufferyard area be required landscape space with minimal tree requirements. At the June workshop, Commissioners questioned the calculation of the current and proposed setback and vegetation buffer amount. Commissioners also voiced concerns that proposed wider bufferyards, combined with required setbacks, would negatively reduce developable areas for both nonresidential and multifamily uses.
Given the previous feedback, Staff changed direction to a performative bufferyard standard that focuses on dense landscaping within a minimal bufferyard setback rather than an enlarged setback with minimal landscaping.

Ms. Laauwe explained each of the proposed amendments as follows:

Multifamily Developments

Within the R-2, Mixed Residential District regulations found in the Code of Ordinances Appendix A- Zoning, Division 2, Part 2, Section 2.01, lot regulations for several types of housing are specified to include, single-family detached units, single-family attached units (townhomes), dwelling two-family (duplex), twin homes, zero lot line (patio homes), and multifamily units (apartments). Ms. Laauwe explained that there are a couple areas of ambiguity in the regulations regarding the minimum lot area requirement for multifamily units. The regulations currently state "The minimum site for multifamily development shall be six thousand (6,000) square feet." With this section alone, it would appear that a four (4) unit development on 6,000 square feet would be permitted. However, further down in the regulations, Section 2.06(c)(i) Size of lots: Lot area, states "There shall be a minimum of two thousand (2,000) square feet of lot area per multifamily dwelling unit." Thus, four units would require 8,000 square feet instead of the 6,000 minimum referenced above. Due to this discrepancy, staff proposed to amend the following sections for clarification.

Proposed Zoning Ordinance Language Shown in red throughout the remainder of the minutes.

PROPOSED AMENDMENTS

Section 2.05(6)(a): R2, Mixed Residential Use District
Section 9.03(3)(a): DBROD, Downtown Business/Residential Overlay District

Staff proposed to amend Section 2.06(a) to state " (a) Minimum site area. The minimum site for multifamily development shall be six thousand (6,000) square feet, or two thousand (2,000) square feet of lot area per multifamily dwelling unit, whichever is greater.

In addition, Staff proposes to amend Section 9. Downtown Business/Residential Overlay District (Sec. 9.03) Area regulations, to amend a similar statement as follows:

> (a) Minimum site area. The minimum site area for duplexes shall be five thousand (5,000) square feet and the minimum area for multifamily development shall be a minimum of six thousand (6,000) square feet, or one thousand (1,000) square feet of lot area per multifamily dwelling unit, whichever is greater.

Bufferyard Standards

Bufferyard standards are adopted to help mitigate the impacts of dissimilar uses and incompatible land uses permitted to develop adjacent to one another. In Brenham, Section 12 of the Zoning Regulations regulates landscaping requirements for nonresidential and multifamily uses, parking lots, and bufferyards, with bufferyard landscaping regulations found in Section 12.04. The City of Brenham first adopted landscape and bufferyard requirements in November 1995, with landscape standards for non-residential and multifamily off-street parking adopted in August 2019. The current bufferyard standards that were adopted in 1995 provide for a bufferyard setback requirement based on the intensity of a dissimilar use in addition to the required zoning setback. Such as, a retail use being developed in the B-1, Local Businesses/Residential Mixed-Use District, with the rear property line adjacent to a single-family use currently has a 20-foot bufferyard setback in addition to a 10-foot rear yard setback, for a total building setback of 30-feet. The current regulations require 20 percent of the bufferyard to be landscaped (4-feet), with the remaining 26-feet allowed to be utilized for parking and drive aisles. The existing bufferyards utilize distance between uses as the main dissimilar use mitigation, with landscaping as secondary.

The past two-three years has seen an increase in the development of car washes, townhomes, and medium-sized retail centers (5,000 square feet) constructed adjacent to single-family residential uses. With these new developments, staff have found that the current bufferyard standards may not properly mitigate noise, odor or light between the above-described uses and single-family homes. As a result, City

Staff began researching bufferyard standards of other municipalities to determine how Brenham standards compare. It was found that each municipality provides their own unique standards with bufferyard distances ranging across the jurisdictions. However, staff did note that in other municipalities, landscaping within bufferyards is more clearly defined as providing a vegetative buffer in addition to physical separation.

At the June workshop, Staff presented new use categories for Table 3, additional bufferyard setback amounts, and a requirement that half of the bufferyard be landscaped with a tree allotment of one tree every 15-foot along the shared property line. The proposed revisions were based on feedback received from the February workshop, as well as from local industry to include Glasco Landscaping, and residential developers Arete and Stylecraft Builders. Commissioners were generally positive regarding increased landscaping within the bufferyard, however questioned the calculation of the proposed vegetation buffer amount. Commissioners also voiced concerns that proposed wider bufferyards, combined with required setbacks, negatively reduced developable area for both nonresidential and multifamily uses.

Given the previous feedback, Staff has changed direction to a performative bufferyard standard that focuses on dense landscaping within a minimal bufferyard setback to provide screening and protection from the adverse effects of noise, air, litter and light from adjacent dissimilar uses. Staff researched several communities in Texas that utilize a form of performative landscaping standards to include the Cities of Dickinson, Castroville, Fulshear, Early, College Station and Bryan. Each community provided insight into a variety of bufferyard spacing and landscape planting requirements based on a variety of uses. Most of the communities had three bufferyard distinctions that differed in the width of the bufferyard as well as the number/density of plantings to include shrubs, canopy trees, and ornamental trees. All cities researched had provisions for a structural bufferyard that included a 6-foot masonry wall or fence along the property line for screening as well as plant materials. Some communities, such as Dickinson, Texas, also allowed for a natural bufferyard with a 3-foot berm and a higher density of plant materials to achieve the required level of buffering and screening. While each community differed in their bufferyard standards, the performative landscape approach was found to be less subjective than distanced based bufferyards, with many commonalities in the spacing and plantings required.

Based on research findings and previous workshop discussions, three (3) performative bufferyard categories, that include a 6-foot screening fence or masonry wall, are proposed. The bufferyard categories are based on use intensity, from minimal ("Type A"/"Infill"), to moderate ("Type B"), to maximum ("Type C"). Due to feedback regarding the effects of increased bufferyard spacing standards for infill development, those uses that meet the infill or redevelopment criteria will have a standard "Type A/Infill" requirement. As described in the proposed revised Section 12.03(1), Infill and redevelopment uses shall meet the Small Lot criteria of being less than or equal to 5 acres (a), and meet one or more of the following five (5) conditions listed in (b-f) below:

(1) Infill / Redevelopment: New and existing multifamily residential and commercial development may provide an Infill bufferyard as prescribed in Table 4 when developing or redeveloping on a vacant lot adjacent to an existing single-family detached or attached residential use or district if:

a. The total lot area is less than or equal to 5 acres; and
b. The lot width(s) of the new development is(are) less than 80 percent of the lot widths of the nearest existing lot(s); or
c. The building height(s) of the new development is(are) more than eight (8) feet taller than the building height(s) of the nearest existing lot(s); or
d. The housing type(s) located on the lots abutting the existing development is(are) denser than the existing development; or

e. Where the proposed development is located within the B-1, Local Business Mixed Use District and is transitioning from a vacant infill lot or a single-family residential use into a denser residential use or a non-residential use; or
f. Where the existing structure is undergoing a change of use, change of ownership, change of tenant, voluntary site improvement, structural alteration, relocation, or enlargement.

The bufferyards are assigned to the general land use categories as discussed in the June workshop, and set forth in a revised Table 3, Adjacent Land Use Bufferyard Designation. The minimum requirements for each type of bufferyard, to include minimum width, landscape planting standards, and screening, are set forth in Table 4, Required Bufferyard Standards. The proposed text amendments to Section 12, Landscaping and buffering, include an addition to require a landscape plan, the criteria for Infill development, revisions to Section 12.05 that include the revised Table 3, and the requirements of the bufferyard landscaped plantings designated in the newly developed Table 4, and the renumeration of section paragraphs as needed. In addition, a preferred plantings list for canopy, ornamental trees and shrubbery has been drafted based on local landscaper suggestions as well as from the Texas Forestry Services list.

PROPOSED AMENDMENTS

Section 12 Landscaping and Buffering. All text amendments to the current Section 12 are shown in red.

Sec. 12. Landscaping and buffering

(Sec. 12.01) Purpose. Landscaping and bufferyards shall be required to protect and preserve the appearance and character of the City; to improve the compatibility of abutting uses; to protect the health and quality of life of the residents through the preservation of protected trees on property within the City, and to minimize the adverse effects on the surrounding environment due to noise, dust, debris, artificial light intrusions, odor, and other impacts of an adjoining or nearby use. All nonresidential and multi-family developments shall submit a Landscape Plan as part of the building permit process.

(Sec. 12.02) Applicability: The bufferyard standards shall only apply along the property lines (front, side, and rear) where conflicting/dissimilar uses meet. Existing mature vegetation shall be credited toward the requirements.

(Sec. 12.03) Responsibility for bufferyards. When a permitted use is to develop adjacent to a legally existing use that is a different category of permitted use than the new use, or when an industrial use is to develop at any perimeter of an industrial district that is adjacent to a residential district or a legally existing residential use, then it shall be the responsibility of the developer of the new use to add the additional land and screening necessary to provide the required bufferyard in accordance with Table 3 and to the standard further described in Table 4.

(1) Infill / Redevelopment: New residential and commercial development is required to provide an Infill bufferyard as prescribed in Table 4 when developing or redeveloping on a vacant lot adjacent to an existing single-family detached or attached residential use or district if:

a. The total lot area is less than or equal to 5 acres; and
b. The lot width(s) of the new development is(are) less than 80 percent of the lot widths of the nearest existing lot(s); or
c. The building height(s) of the new development is(are) more than eight (8) feet taller than the building height(s) of the nearest existing lot(s); or

d. The housing type(s) located on the lots abutting the existing development is(are) denser than the existing development.
e. Where the proposed development is located within the B-1, Local Business Mixed Use District and is transitioning from a vacant infill lot or a single-family residential use to a denser residential use or a non-residential use; or
f. Where the existing structure is undergoing a change of use, change of ownership, change of tenant(s), voluntary site improvement, structural alteration, relocation, or enlargement.

(Sec. 12.04) Screening of bufferyards. A screen consisting of a minimum six (6) foot high solid fence or wall shall be located between the bufferyard and the different use for which it is required as follows:

(1) Screening device. A screening device shall consist of a barrier of stone, brick, pierced brick or block, uniformly colored wood, or other permanent material of equal character, density, and acceptable design, at least six (6) feet in height, where the solid area equals at least sixty-five (65) percent of the wall surface, including where applicable an entrance gate or gates. (Such screening devices shall be continuously maintained.)

(Sec. 12.05) Landscaping of bufferyards. Required bufferyards are based on the amount of buffering and screening they provide. Three types of bufferyards are described below, with a bufferyard assigned to general land use categories as set forth in the Adjacent Land Use Bufferyard Designation table, Table 3. The minimum requirements for each type of bufferyard, to include minimum width, landscape planting standards, and screening, are set forth in Table 4. Bufferyards are classified in terms of intensity from minimal ("Type A" / "Infill") to moderate ("Type B"), to maximum ("Type "C").

Table 3: Adjacent Land Use Bufferyard Designation

NEW USE CATEGORY	ADJACENT EXISTING USE CATEGORY							
	SF	MF/TH/MHP ≤2 Stories	MF/ TH >2 Stories	Nonresidential Small Lot < 5 acres	Nonresidential Large Lot > 5 acres	Auto-related services	LI	HI
Single-Family (SF)[1]	-	-	-	-	-	-	-	-
Multifamily (MF)[1] Townhomes (TH) ≤ 2 stories / Manufactured Home Park (MHP)	A	-	-	B	B	B	C	C
MF/Townhomes (TH) [1] > 2 stories	B	-	-	B	B	B	C	C
Nonresidential Use Small Lot ≤ 5 acre	B	A	A	-	-	-	B	C
Nonresidential Use Large Lot > 5 acre	C	B	B	-	-	-	B	B
Automobile related services	C	C	C	-	-	-	B	B
Light Industry (LI)	C	C	C	B	B	B	-	-
Heavy Industry (HI)	C	C	C	C	B	B	-	-
Infill Development: Criteria defined in Sec. 12.03(1)								
Minimum bufferyards for dissimilar uses not listed on Table 3 is 15-feet. If a public right-of-way is the only land use between a proposed new use and an existing use in a different use category, then the right-of-way width shall be credited to the required bufferyard. Required screening of the bufferyard shall be located on the property containing the new use. Where bufferyard requirements are not applicable, then standard yard requirements must be maintained as provided for the district in which the proposed use is located.								

Automobile related services: Automobile centric uses to include car washes, convenience store with fuel sales, drive-thru food establishment, and auto-lube facilities.

[1]

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(1) Bufferyard Landscaped Plantings designated in Table 4:

a. Trees shall measure a minimum of seven feet (7-feet) in height and two and half inches (2 ½) inches in caliper when measured six (6) inches above grade. Plant materials shall show a variety of texture, color shape and other characteristics. Ornamental trees may be substituted with a dense row shrubbery having year-around foliage and 5' in height at time of planting. If shrubbery is provided in lieu of ornamental trees, shrubbery shall be provided at a ratio of 3 shrubs per 1 ornamental tree and is intended to provide a vegetative buffer that will grow in excess of the required screening fence.

b. When the required landscaping is placed in proximity to utility services, consideration shall be given to the estimated mature height of required plant materials. Ornamental trees which have an estimated mature height less than that of the overhead utility service may be substituted on a 2:1 ratio for canopy trees.

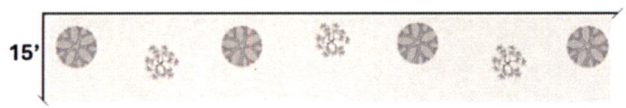
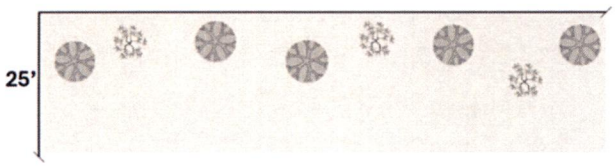
c. Shrubs and vegetative groundcovers may be grouped or clustered to present a more nature appearance. However, groups or clusters shall be distributed throughout the landscaped bufferyard strip. Spacing between plants shall be based on the plant spread at maturity.

d. Landscaped bioretention areas are encouraged for natural drainage channels to reduce runoff and increase infiltration of water into the soil.

e. All landscaping must be irrigated by an automatic underground irrigation system.

(2) Modification of Landscape Requirements. The Development Services Director or designee may approve minor variations in the location of required landscape materials due to unusual topographic constraints, site restrictions, site requirements, preservation of existing stands of native trees, or similar conditions. These minor changes may vary the location of the required plantings but may not reduce the amount of landscaped area or required number of landscaped materials. A revised Landscape Plan shall be submitted specifying and justifying the requested modifications.

Table 4: Required Bufferyard Standards

Bufferyard Type	Minimum Width	Landscaped Bufferyard Strip Standards – *per one hundred (100) linear feet*	Fence or Wall Standards
A / Infill	10'	Minimum plantings: • Four (4) canopy trees or Evergreen trees • Two (2) ornamental trees • For shrub options see Note 3. • Tree location: 3'-10' from property line. 	6'
B	15'	Minimum plantings: • Four (4) canopy trees. • Three (3) ornamental trees. • For shrub options, see Note 3. • Tree location: 5'-15' from property line. 	6'
C	25'	Minimum plantings: • Five (5) canopy trees or Evergreen trees • Three (3) ornamental trees • For shrub options, see Note 3. • Tree location: 5'-25' from property line. 	6'

1. Trees and shrubs shall be arranged in an irregular pattern within the bufferyard.

2. Trees shall be prorated and rounded up to the nearest whole number for every foot over the initial 100 feet of contiguous boundary with the conflicting use or zoning district.

3. Ornamental plantings may be substituted with a dense row shrubbery having year-around foliage and 5' in height at time of planting. If shrubbery is provided in lieu of ornamental trees, shrubbery shall be provided at a ratio of 3 shrubs per 1 ornamental tree and is intended to provide a vegetative buffer that will grow in excess of the required screening fence.

4. Groundcover and/or grass plantings on the remainder of the landscaped buffer strip of which no more than 50% may have bark, mulch, or permeable hardscape materials in lieu of groundcover or grass.

5. A preferred tree and shrub list is available upon request.

(Sec. 12.06) Minimum landscaping requirements for nonresidential and multiple-family uses.

(Sec. 12.07) Parking lot minimum landscaping requirements.

(Sec. 12.08) Installation and maintenance. The owner, tenant and agent, if any, shall be jointly and severally responsible for installing and maintaining all landscaping in a healthy, neat and orderly condition. Landscaping shall be sufficiently fertilized and watered as necessary to maintain the plant material in a healthy condition. Landscape areas shall be maintained so as to present a healthy, neat, and orderly appearance at all times and shall be kept free of refuse and debris. Dead trees or plants shall be replaced no later than the earlier of:

(1) Within one hundred twenty (120) days of notification by the zoning administrator; or

(2) By the beginning of the next planting season.

The Notice of Public Hearing for the proposed Text Amendments was published in the Brenham Banner on September 17, 2026. Staff did not receive any public comments.

Staff recommended **approval** to amend the Brenham Code of Ordinances as follows:

- Amending Appendix A: Zoning, Part II, Division 2, R-2, Mixed Residential District, Section 2.05(6), and Downtown Business/Residential Overlay District, Section 9.03(a), amending the minimum site area for multifamily development per dwelling unit; and
- Amending Appendix A: Zoning, Part II, Division 1, Section 12, amending the landscaping and buffering standards and defining additional landscaping requirements between dissimilar uses.

In response to Commissioner discussion and comments, Ms. Laauwe clarified the following:

- Under the current proposal, a 3-story multi-family development could build up to 15-feet from the property line.
- Increasing the Bufferyard designations for both multifamily classifications, both less than and greater than 2 stories may be considered.
- An additional setback for Multifamily uses greater than 2-stories may be proposed.
- Industrial structures and 3-story structures typically will also have a 20-foot fire lane, but not always. The 3-story multifamily units on N. Park Street do not have a 20-foot fire lane adjacent to the single-family residential use.
- Structures are not allowed in the setback.
- Green space is required to be irrigated.
- There are a few areas of Industrial next to single-family residential such as Blinn near Peabody (Grocery Supply Corp) and Rink and Burleson (Sealy Mattress).
- An additional Bufferyard "D" could be proposed with greater setbacks and parameters for Heavy Industrial uses adjacent to Single-Family uses.

Commissioner Neil suggested that anything 3-story or above next to single-family residential needs to use Criteria C.

Chairman Behrens closed the regular session and opened the public hearing at 6:25 pm. There were no citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 6:25 pm.

A motion was made by Commissioner Neil and seconded by Commissioner Heine to TABLE any action on Case Number TEXT AMEND-26-0002 until the next Planning and Zoning Commission meeting to allow staff additional time to further research the proposed amendments. The motion carried unanimously.

Stephanie Doland stated to the Commissioners that Ms. Laauwe did not make a slide for every single criterion, so she asked them to please review the material and advise staff if anything needs to be changed.

9. Adjourn.

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to adjourn the meeting at 6:27 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	October 26, 2026 Meeting Date
Attest	Kim Hodde Staff Secretary	October 26, 2026 Meeting Date