



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, AUGUST 23, 2021 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 the August 9, 2021 Planning and Zoning Commission Meeting.

REGULAR AGENDA

5. Public Hearing, Discussion and Possible Action on Case No. P-21-019: A request by Mischa L. Enos for a specific use permit to allow an Accessory Dwelling Unit (ADU) in an R-2 Mixed Residential Use Zoning District on property addressed as 503 W. Alamo Street, and described as Lot 36A and Lot 37A of the West Main Subdivision in Brenham, Washington County, Texas.

6. Public Hearing, Discussion and Possible Action on Case No. P-21-020: A Request by Daniel Bilski for approval of a Replat of Lots 1, 4 and 5, of the Alois Lane Subdivision, Section II to create Lots 1A, 4A and 5A, being 0.208-acres, 0.177-acres, and 2.30-acres, respectively, for a total of 2.685-acres and further described as part of the James Walker Survey, A-106, in Brenham, Washington County, Texas.

7. Adjourn

CERTIFICATION

I certify that a copy of the August 23, 2021, 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 August 19, 2021 at 3:00 pm.



Kim Hodde, Planning Technician

Disability Access Statement: This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested twenty-four (24) hours before the meeting) by calling (979) 337-7567 for assistance.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the _____ day of _____, 2021 at _____.

Signature

Title

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
August 9, 2021**

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 August 9, 2021 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
Dr. Deanna Alfred, Vice Chair
Chris Cangelosi
Calvin Kossie
Cayte Neil
Marcus Wamble

Commissioners absent:

Artis Edwards

Staff present:

Shauna Laauwe, Project Planner
Kim Hodde, Planning Technician

Citizens / Media present:

Mark Whitehead, KWHI
Alyssa Faykus, Brenham Banner Press

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 12:02 pm with a quorum of six (6) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

Kim Hodde reported that Stephanie Doland was not in attendance at this meeting due to a death in her family. Shauna Laauwe reminded the Commissioners that the August regular Planning and Zoning Commission meeting will be held on August 23, 2021 at 5:15 pm. Commissioner Alfred inquired about the changes to the ordinance and asked if she needed to be at the City Council meeting on August 19th regarding the Historic Preservation Ordinance. Ms. Laauwe briefly stated that changes and stated that a revised copy of the ordinance could be sent to her. It was also noted that although her presence is not required at the City Council meeting, it could be beneficial.

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 the June 28, 2021 Joint Planning and Zoning Commission / Main Street Board Meeting.**
- 4-b. Minutes from the June 28, 2021 Planning and Zoning Commission Meeting.**
- 4-c. Discussion and Possible Action on Case No. P-21-016: Preliminary Plat of the Harrington Creek Subdivision, consisting of two lots, being 6.033 acres of land out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.**
- 4-d. Discussion and Possible Action on Case No. P-21-017: Final Plat of the Harrington Creek Subdivision, consisting of two lots, being 6.033 acres of land out 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 Wamble and seconded by Commissioner Cangelosi to approve the Statutory Consent Agenda (items 4-a, 4-b, 4-c, and 4-d), as presented. The motion carried unanimously.

REGULAR SESSION

- 5. Public Hearing, Discussion and Possible Action on Case No. P-21-018: A request for a Text Amendment to amend the City of Brenham’s Code of Ordinances Appendix A: Zoning, Part II, Division 2, Section 3.03 – Specific Uses: to allow an Automobile (Car) Wash as a Specific Use in the B-1, Local Business Residential Mixed-Use Zoning District.**

Shauna Laauwe, Project Planner, presented the staff report for Case No. P-21-018 (on file in the Development Services Department). Ms. Laauwe stated that this request was presented to the Planning and Zoning Commission as a workshop item on June 28, 2021 then presented to City Council as a workshop item on July 1, 2021. City Council directed staff to prepare a text amendment allowing the automobile (car) wash in the B-1 Zoning District as a specific use (requires approval of a specific use permit). This request originated when a pre-development meeting was held regarding a proposed automatic car wash to be located at 1413 W. Main Street (this is the property next to LJ’s BBQ). The subject property is 0.61-acres and currently zoned B-1, Local Business/Mixed Residential District. The B-1 District does not allow car washes as either a permitted use or specific use. Ms. Laauwe reiterated that the 1996 Ordinance O-96-018 included amended definitions for an Automobile (car wash) and an Automobile Detail Shop (see below).

- **Automobile (car) wash:** A building or portion thereof containing facilities for coin operated, self-service washing of automobiles. This may include the production line methods with chain conveyor, bower, steam cleaning device, or other mechanical devices.
- **Automobile Detail Shop:** A facility which provides for the cleaning, polishing, and waxing of automobiles.

Ordinance O-96-018 further defined automobile detail shops as a permitted use in the B-1 District, but stayed silent on automatic car washes. Automobile (car) washes are listed as a permitted use in the B-2, Commercial Research and Technology District (Section 4.02(3)(b)).

Ms. Laauwe stated that Section 3.03 Specific Uses would be amended to add “Automobile (Car) Wash” as a specific use. She stated that specific use permit requests shall be recommended by the Planning and Zoning Commission and approved by City Council. She further stated that buffer yard and screening requirements would be necessary if the B-1 use is adjacent to residential uses.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on July 27, 2021. Staff did not receive any citizen comments for or against this request.

Chairman Behrens opened the Public Hearing at 12:12 pm. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 12:13 pm.

A motion was made by Commissioner Alfred and seconded by Commissioner Wamble to approve the request for a Text Amendment to amend the City of Brenham’s Code of Ordinances Appendix A: Zoning, Part II, Division 2, Section 3.03 – Specific Uses: to allow an Automobile (Car) Wash as a Specific Use in the B-1, Local Business Residential Mixed-Use Zoning District, as presented. The motion carried unanimously.

6. Adjourn.

A motion was made by Commissioner Kossie and seconded by Commissioner Alfred to adjourn the meeting at 12:14 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:

_____	<u>M. Keith Behrens</u>	<u>August 23, 2021</u>
Planning and Zoning Commission	Chair	Meeting Date
_____	<u>Kim Hodde</u>	<u>August 23, 2021</u>
Attest	Staff Secretary	Meeting Date

CASE NUMBER P-21-019
SPECIFIC USE PERMIT REQUEST – ACCESSORY DWELLING UNIT

STAFF CONTACT:	Shauna Laauwe AICP, Project Planner
APPLICANT/OWNER:	Mischa L. Enos
ADDRESS/LOCATION:	503 W. Alamo Street
LEGAL DESCRIPTION:	Lots 36 A and 37A of the West Main Subdivision
LOT AREA:	Approximately 1.136 acres
ZONING DISTRICT/USE:	R-2 Mixed Residential District (Exhibit B)
FUTURE LAND USE:	Residential (Exhibit C)
REQUEST:	A request for a Specific Use Permit to allow a proposed Accessory Dwelling Unit (ADU) in a R-2 Mixed Residential Zoning District (Exhibit D).

BACKGROUND:

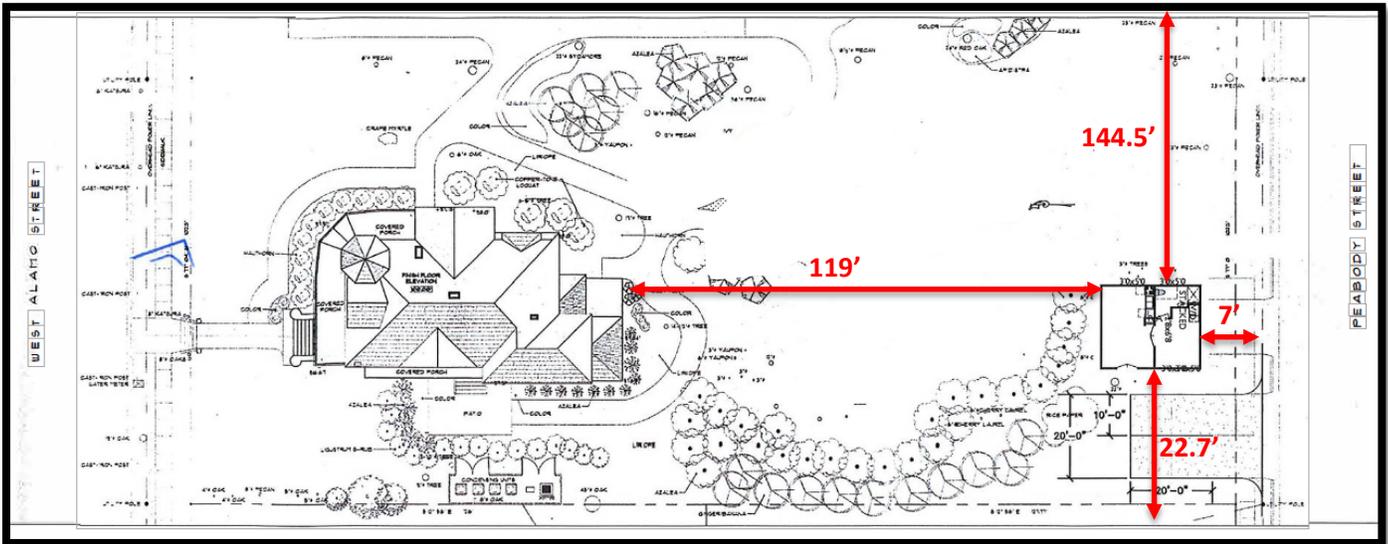
The subject property is a 1.136-acre lot that is addressed as 503 W. Alamo Street, and generally located on the south side of W. Alamo Street and approximately 106 feet to the west of Seward Street and 338 feet east of the S. Jackson Street. As seen in Figure 1, the property is a double frontage lot, with frontage along W. Alamo Street to the north and Peabody Street to the south. The property is zoned R-2, Mixed Residential Use District and is developed with a 4,488 square foot single-family home that was constructed in 1895 and a 487 square foot accessory structure, commonly known as the “carriage house.” The accessory structure is oriented towards Peabody Street and is located approximately 119 feet to the rear and south of the principal structure.

Figure 1



The applicant proposes to renovate and convert the existing 487 square foot accessory structure (24'-5" x 20'-4") into an accessory dwelling unit (ADU).

Figure 2



The proposed ADU is intended to be utilized as a mother-in-law quarters to consist of a bedroom, bathroom, living room/dining area and a kitchenette (Exhibit E). As shown above in Figure 2, the proposed ADU includes a 20-foot by 20-foot paved parking pad on the west side of the structure with access via an existing paved curbed cut on Peabody Street. In addition to the two required off-street spaces for the principal structure, the proposed parking pad would accommodate an additional two (2) off-street parking spaces. ADUs are required to have at least one parking space located to the side or rear of the primary structure. The proposed parking meets the regulations and provides ample parking area for the residents and guests of both the principal structure and accessory dwelling unit. Furthermore, the proposed ADU exceeds the minimum 10-foot side yard setbacks along the west and east property line with a setback of 22 feet from the west property line and approximately 144.5 feet from the east property line. The existing accessory structure has a rear yard setback of approximately 7 feet, less than the minimum required ten (10) feet. However, the accessory structure is legally nonconforming as the structure predates the zoning ordinance. No additions to the footprint of the existing accessory structure are proposed with the conversion to an ADU, thus a variance to the minimum rear setback is not required.

The R-2 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 conversion and remodel of a proposed approximate 487 square foot accessory dwelling unit on a 1.136-acre tract of land in a R-2, Mixed 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 approximate 1.136-acre tract of land is generally located on the south side of W. Alamo Street

and approximately 106 feet to the west of Seward Street and 338 feet east of the S. Jackson Street. The property is a double frontage lot, with frontage along W. Alamo Street to the north and Peabody Street to the south. The subject property, and all surrounding properties are located within a 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. Further to the west, near the intersection of S. Jackson Street is a B1, Local Business/Residential Mixed-Use District that is developed as Hermann International at 512 W. Alamo, a single-family home at 514 W. Alamo, and Thrivent Financial offices are located on the southeast corner at 203 S. Jackson Street.

The applicants are requesting a SUP to allow the conversion of an existing accessory structure to an Accessory Dwelling Unit (ADU). 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 zoned property may build an ADU with prior approval of a Specific Use Permit and a building permit. Any homeowner or business owner located in a 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.

The applicants/property owners will utilize the existing single-family dwelling as their primary residence.

- b) An ADU must be designed and constructed 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. (See Exhibit E)

- 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 has an east side yard of 22 feet, a 7-foot setback from Peabody Street and will be approximately 146 feet from the east property line. The rear-yard setback of approximately 7 feet is less than the required minimum of ten (10) feet, however the existing structure to be converted to an ADU most likely predates the zoning ordinance. No additions to the footprint of the structure are proposed, thus the existing reduced rear yard setback is considered to be legally nonconforming.

- 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. Alamo Street and Peabody Street. The applicant proposes to improve the existing driveway curb cut off Peabody Street with a paved 20'x20' parking area adjacent and west of the proposed ADU. The proposed parking area would provide for two (2) 9'x19' off-street parking spaces.

- 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 4,488 square feet in area and the proposed ADU is 487 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 existing structure, proposed to be utilized as an ADU, likely predates many of the homes in the vicinity and will not be out of character with the surrounding neighborhood. On-street parking is a concern in this neighborhood that is located near Blinn College. However, as stated above, the applicant proposes to provide for two (2) off-street parking spaces solely for the ADU as opposed to the minimum required one parking space.

Staff recommends approval of the SUP request as the proposed ADU will be compatible with small-town attributes that make Brenham a special place for its citizens to live as it complies with the development standards for accessory dwelling units and staff is unable to identify any adverse impacts to the surrounding neighborhood.

- (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 surrounding area as Mixed Use Downtown Adjacent. The Mixed Use Downtown Adjacent area is envisioned as an area in transition from primarily single-family residential to a combination of office, neighborhood retail and higher density residential uses. The subject property and lots in the vicinity are currently developed as single-family uses that transition to local commercial uses to the west near the intersection with S. Jackson Street. The requested SUP would not deter from the envisioned use. Staff finds that the proposed request aligns with the goals and land use polices 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 both W. Alamo Street and Peabody 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 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 August 12, 2021. The Notice of Public Hearing was published in the Brenham Banner on August 12, 2021. Staff has received several calls regarding the proposed ADU in reference to concerns about the use resulting in additional on-street parking and potential use as a short-term rental. The application site plan details that a 20'x20' paved parking area will be provided on the west side of the proposed ADU to accommodate two (2) off-street parking spaces. This exceeds the minimum ADU requirement of providing one 9'x19' off-street parking space. As for the potential use as a

short-term rental, the applicant states that the ADU will be occupied by her elderly parents. At this time, The City of Brenham does not have any regulations regarding short-term rentals that would prohibit such use.

Any additional 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-2 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 applicant has also provided a proposed elevation and building floorplan (Exhibit F). The R-2 District allows for greater density of residential units with a mix of residential uses to include single family and two-family dwellings, and multifamily dwellings on sites of less than two acres. As the subject property is greater than one-acre and is much larger than the surrounding residential properties, only a minimal increase in density will occur. As the proposed ADU is an existing structure, there will be no increase to the existing impervious coverage on the subject property. 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 adjacent zoning designations, existing development in the vicinity, and conformance with the City's adopted Comprehensive Plan. The proposed use is in line with the Future Land Use Plan and the development requirements for Accessory Dwelling Units.

- (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 the surrounding vicinity are located within a R-2 District, that allows for a mix of residential uses to include single family and two-family dwellings, and multifamily dwellings on sites of less than two acres. Further to the west, near the intersection of S. Jackson Street is a B1, Local Business/Residential Mixed-Use District that is developed as Hermann International at 512 W. Alamo, a single-family home at 514 W. Alamo, and Thriven Financial offices are located on the southeast corner at 203 S. Jackson Street. The ADU use would not be out of character with the surrounding vicinity of predominately single-family homes and nearby neighborhood commercial uses. Staff finds that the proposed ADU is compatible to nearby land uses and consistent with the land use policies established in the Comprehensive Plan.

- (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 and healthful development of the community. This request, to

allow an existing 487 square foot accessory structure to be converted into an accessory dwelling, 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 have a positive effect on the surrounding area and will be compatible with anticipated uses surrounding this property. The proposed ADU is an existing structure that has been in place since the early 1900s and has most recently been used for storage and a pool house, that is proposed to be renovated into a mother-in-law quarters for the applicant's aging parents. The existing structure meets the development standards set forth in the zoning ordinance and is in character with both the principal structure and nearby residential properties.

- (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 the conversion of the former carriage house to a 487 square foot, one bedroom, one bath ADU to provide a mother-in-law quarters for the parents of the property owners. Commercial property is located to the west, near the intersection of W. Alamo Street and S. Jackson Street. While no vacant commercial properties are located within the surrounding neighborhood, commercial and industrial developments the vicinity to the west and southwest. 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 a R-2, Mixed Residential District. Staff is 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 the remodel and conversion of an existing accessory structure into an accessory dwelling unit, as provided in the application site plan, in a R-2 Mixed Residential Use Zoning District for the subject 1.136-acre tract of land that is located at 503 W. Alamo Street and legally described as Lots 36A and 37A of the West Main Subdivision.

EXHIBITS:

- A. Aerial Map
- B. Zoning Map
- C. Future Land Use Map
- D. Cover Letter to the Commission
- E. Proposed Building Elevations & Site
- F. Proposed Floor Plan
- G. Site photos

EXHIBIT "A"
AERIAL MAP



Specific Use Permit
Accessory Dwelling Unit
503 W Alamo Street



1 inch = 75 feet

 Property Boundary



EXHIBIT "B"
ZONING MAP



Specific Use Permit
Accessory Dwelling Unit
503 W Alamo Street

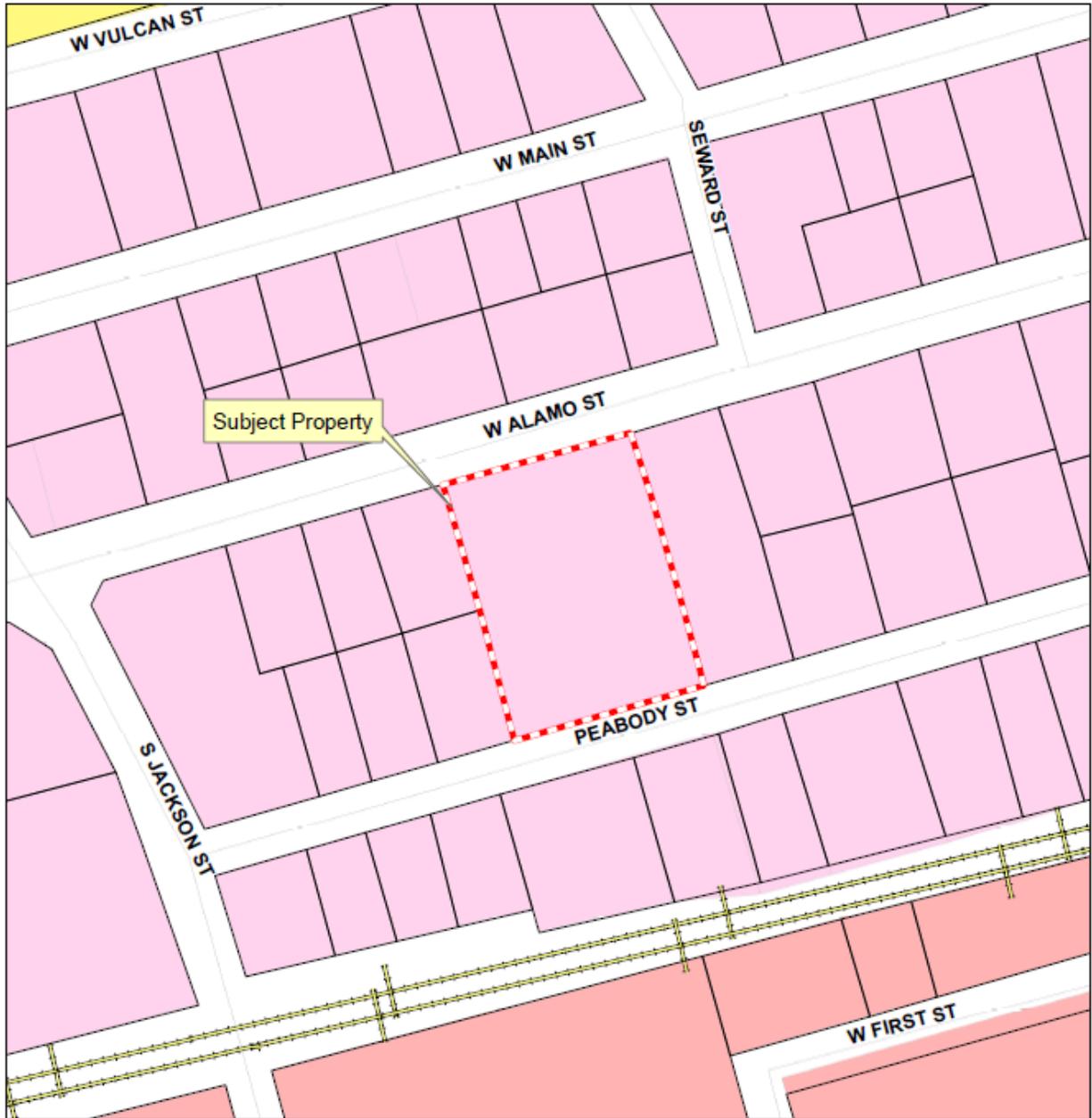


1 inch = 75 feet



 Property Boundary

EXHIBIT "C"
FUTURE LAND USE MAP



**Future Land Use Plan
FLU_FINAL**

-  Single Family Residential
-  Mixed Use Downtown Adjacent
-  Commercial
-  Property Boundary

**Specific Use Permit
Accessory Dwelling Unit
503 W Alamo Street**



1 inch = 125 feet



EXHIBIT "D"
SUP APPLICATION COVER LETTER

Mischa L. Enos
503 W. Alamo Street
Brenham, TX 77833

July 8, 2021

City of Brenham, Development Services Department
P.O. Box 1059
200 W. Vulcan Street
Brenham, TX 77833

Dear Members of the Planning and Zoning Commission:

In January of 2016, my former husband, Laurence Fry, and I purchased the historic Victorian home at 503 W. Alamo Street with the hope of restoring it to its full potential and beauty. I was given sole ownership of the property in our divorce settlement in July 2020.

It is now my hope that my parents, both of whom are in their mid-80s and living in Lawrence, Kansas, will be able to join me in Brenham. My home is not accessible for them at their age and there are desirous of having privacy, so we have discussed the possibility of converting the carriage house on the southwest corner of the lot into a private, one-story residence for their use.

I am therefore requesting permission from the City of Brenham to convert the carriage house into an accessory dwelling unit for this purpose.

My contractor, James Schulenberg, has submitted the requisite paperwork for this project and we now await the city's approval to move forward.

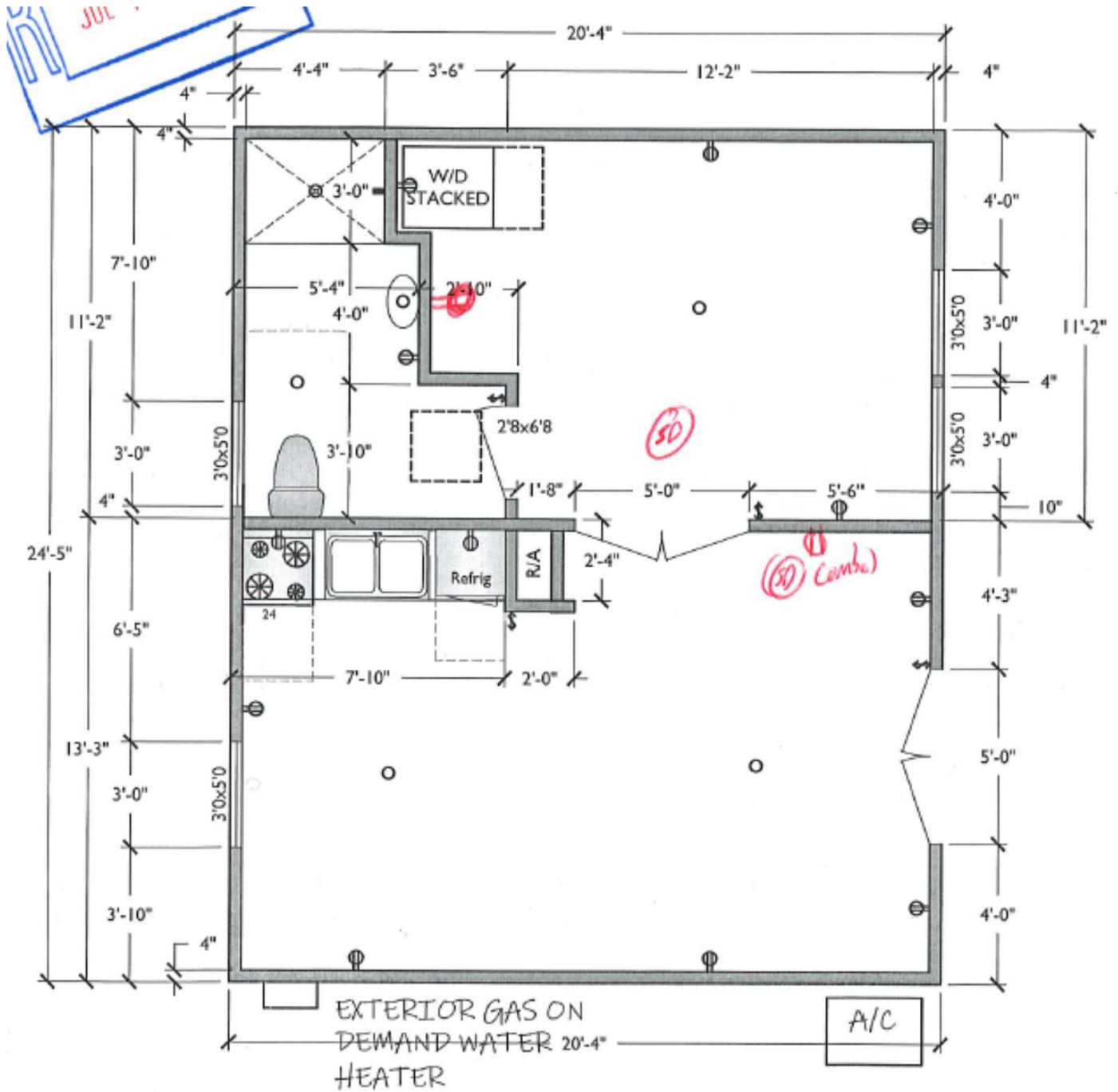
Thank you for your time and attention to my request.

Sincerely,



Mischa L. Enos

EXHIBIT "F"
FLOORPLAN



**EXHIBIT "G"
SITE PHOTOS**



Principal Structure facing W. Alamo Street



Principal Structure & vacant area of the lot



Proposed ADU & Parking area (Peabody Street)



Proposed ADU in relation to Principal Structure



Rear Yard Setback & Peabody Street Parking



CASE P-21-020
REPLAT: LOTS 1, 4 AND 5 OF THE ALOIS LANE SUBDIVISION, SECTION II
TO CREATE LOTS 1A, 4A, AND 5A

PLAT TITLE: Replat of Lots 1, 4 & 5 of the Alois Lane Subdivision into Lots 1A, 4A and 5A **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNER: Daniel Bilski

APPLICANT/AGENT: Blakey Land Surveying / Mike Blakey

LOT AREA /LOCATION: 2.685-acres / Alois Lane

PROPOSED LEGAL DESCRIPTION: Lot 1A, Lot 4A and Lot 5A of the Alois Lane Subdivision, Section II in Brenham, Washington County, Texas

ZONING DISTRICT: R-3, Manufactured Home Residential District

EXISTING USE: Residential / vacant land

COMP PLAN FUTURE LAND USE: Single Family Residential

REQUEST: A request by Daniel Bilski for approval of a residential Replat of Lots 1, 4 and 5 of the Alois Lane Subdivision, Section II to create Lots 1A, 4A, and 5A, being 0.208-acres, 0.177-acres, and 2.30-acres, respectively, and further described as part of the James Walker Survey, A-106, in Brenham, Washington County, Texas.

BACKGROUND:

The subject property, identified as Lots 1, 4 & 5 of the Alois Lane Subdivision, Section II, is owned by Daniel Bilski. The existing use for the subject property is residential / vacant land. The property owner would like to replat Lots 1, 4 and 5 into Lots 1A, 4A and 5A, for further residential development. Lot 1A is proposed to contain 0.208-acres of land, Lot 4A is proposed to contain 0.177-acres of land, and Lot 5A is proposed to contain 2.30-acres of land, for a total of 2.685-acres of land. No additional public utility easements are proposed with this replat.

STAFF RECOMMENDATION:

Development Services staff and Engineering have reviewed the proposed residential Replat for compliance the City of Brenham's regulations and ordinances and **recommends approval** of the proposed residential Replat as presented.

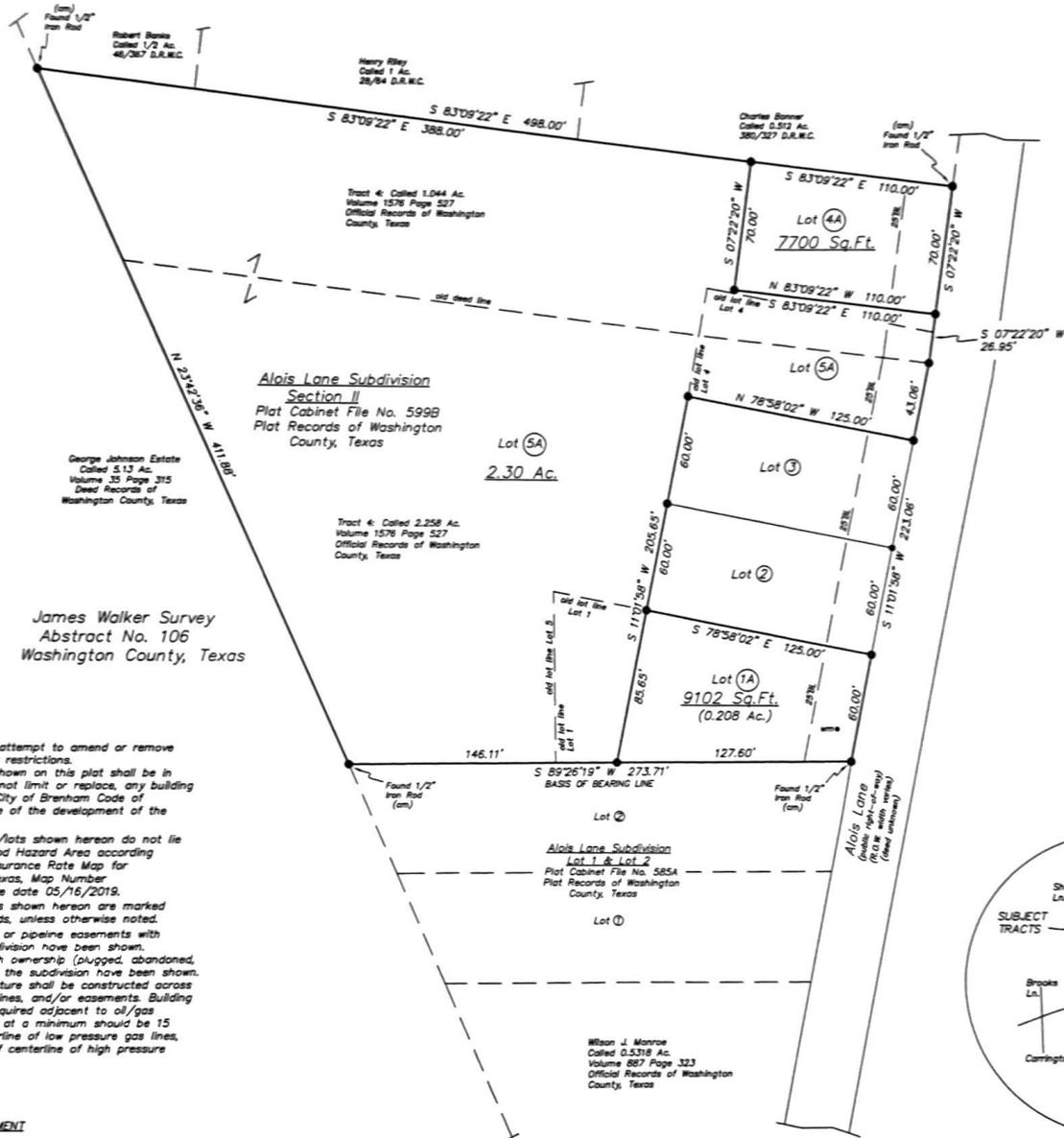
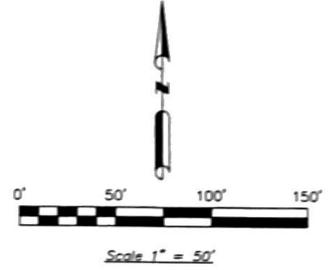
EXHIBITS:

- A. Proposed residential Replat

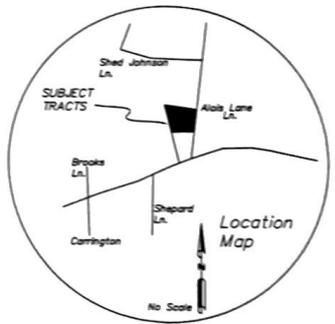
Recordings shown hereon are based on the record bearing for the north line of Lot 2 of the Alois Lane Subdivision...

ALOIS LANE SUBDIVISION SECTION II REPLAT OF LOTS 1, 4 & 5

To replat a 12901 Sq.Ft. tract (Lot 1), a 7523 Sq.Ft. tract (Lot 4), and a 2.21 acre tract (Lot 5), into a 9102 Sq.Ft. tract (Lot 1A), a 7700 Sq.Ft. tract (Lot 4A), and a 2.30 acre tract (Lot 5A)...



- Notes: 1) This plat does not attempt to amend or remove any valid covenants or restrictions. 2) The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building lines required by the City of Brenham Code of Ordinances... 3) The subject tracts/lots shown hereon do not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0315D, effective date 05/16/2019.



OWNER'S ACKNOWLEDGEMENT I, Daniel T. Bilski, owner of the land described hereon and whose name is subscribed hereto, do hereby acknowledge the changes to said property in accordance with the plat shown hereon.

Daniel T. Bilski NOTARY PUBLIC ACKNOWLEDGEMENT THE STATE OF TEXAS COUNTY OF WASHINGTON This instrument was acknowledged before me on this _____ day of _____, 2021 by Daniel T. Bilski

PLANNING AND ZONING COMMISSION APPROVAL Approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Brenham, Texas. Chairman Secretary

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT I, Beth Rothamel, Clerk of the County Court of Washington County, Texas, do hereby certify that the within instrument was filed with my office on the _____ day of _____, 2021, at _____ o'clock, _____ m., and duly recorded on the _____ day of _____, _____ o'clock, _____ m., in cabinet _____ sheet _____ of the _____ records of said county.

FLOOD HAZARD STATEMENT The subject tracts shown hereon do not appear to lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0315D, effective date 05/16/2019.

KNOW ALL MEN BY THESE PRESENTS: That I, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Brenham, Texas.



Michael J. Blakey Registered Professional Land Surveyor No. 3633 June 5, 2021

Signature of Daniel T. Bilski. Blakey Surveying, LLC RPLS 4052 RPLS 5995 4858 Fulkerson Lane, Brenham, Texas 77858 (878) 289-3800