



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, OCTOBER 25, 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 September 27, 2021 Planning and Zoning Commission Meeting.

4-b. Case No. P-21-025: Final Plat of the Vintage Farms Subdivision, Phase IV, being a replat of Reserve "F", Vintage Farms Subdivision, Phase 1, consisting of 57 residential Lots in Blocks 2-3, and 1 Common Area, being 12.019 acres out of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.

REGULAR AGENDA

5. Public Hearing, Discussion and Possible Action on Case No. P-21-024: A request by Continental Homes of Texas for approval of a Replat to reconfigure Lots 15-33, Block 1, of the Liberty Village Subdivision, Phase I (3.132-acres) by creating two common areas for the purpose of a retaining wall and a four-foot-wide private HOA Easement, with Common Area #4 being 0.124-acres and Common Area #5 being 0.025-acres, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

6. Adjourn

CERTIFICATION

I certify that a copy of the October 25, 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 October 21, 2021 at 10:00 am.



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
September 27, 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 September 27, 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	Calvin Kossie
Dr. Deanna Alfred, Vice Chair	Cayte Neil
Chris Cangelosi	Marcus Wamble
Artis Edwards, Jr.	

Commissioners absent:

None

Staff present:

Carolyn D. Miller, Interim City Manager
Stephanie Doland, Development Services Director
Shauna Laauwe, Project Planner
Kim Hodde, Planning Technician

Citizens / Media present:

Leah Cook	Katie Burch
Shannan Canales	Boris Davis
Clayton Matcek	James and Lynnette Hodde
Keith Hankins	Joshua Blaschke, KWHI
Mark Renn	Alyssa Faykus, Brenham Banner Press
Katie McCracken	

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:16 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.

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 August 23, 2021 Planning and Zoning Commission Meeting.

Chairman Behrens called for a motion for the statutory consent agenda. A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to approve the Statutory Consent Agenda as presented. The motion carried unanimously.

REGULAR SESSION

5. Public Hearing, Discussion and Possible Action on Case No. P-21-021: A Request by James and Lynnette Hodde for approval of a Replat of Lot 6, Block G of the Spencer Addition to create Lots 6A and 6B, being 0.363-acres and 0.337-acres, respectively, for a total of 0.700-acres of land currently addressed as 400 Ross Street and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

Shauna Laauwe, Project Planner, presented the staff report for Case No. P-21-021 (on file in the Development Services Department). Ms. Laauwe stated that the subject property is a 0.700-acre tract identified as Lot 6 of the Spencer Subdivision, is owned by James and Lynnette Hodde. The tract is currently developed with a single family home and an existing accessory structure. The owners / applicants desire to divide the lot into two lots with the proposed Lot 6A (0.363-acres) being the front lot having the existing home and lot 6B (0.337-acres) having the existing accessory structure. The applicant plans to sell lot 6A and build a new residence on Lot 6B. Since an accessory structure cannot be the primary use on a residential lot, the replat will not be recorded until building plans for the new single-family residence for Lot 6B have been received and approved.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on September 8, 2021. Staff received two letters in support of this request and one letter against the request; however, no reason was provided.

Chairman Behrens opened the Public Hearing at 5:20 pm. There were no citizen comments. Chairman Behrens closed the Public Hearing at 5:20 pm.

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to approve the request by James and Lynnette Hodde for approval of a Replat of Lot 6, Block G of the Spencer Addition to create Lots 6A and 6B, as presented. The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case No. P-21-022: A request by KT Auto Plus for a Specific Use Permit to allow an enlargement of floor area occupied by a legally existing nonconforming use (automobile repair shop) on property addressed as 1006 N. Park Street and described as Lot S PT 19 and N PT 21 of the Wm. Schomburg Subdivision in Brenham, Washington County, Texas.

Shauna Laauwe, Project Planner, presented the staff report for Case No. P-21-0122 (on file in the Development Services Department). Ms. Laauwe stated that the subject property located at 1006 N. Park Street is owned by K.T Auto Plus and is considered an existing legally non-conforming use since the property has been an automotive use back as far as 1980 when the property was a muffler shop. The current zoning is B-1 and the future land use map shows this area as commercial use. The properties to the west across N. Park Street are zoned residential, the properties to the north and south are the KT Training Center and Kenjura Tile, which are both owned by the applicant. The request is for a specific

use permit to allow an enlargement of floor area occupied by a legally existing non-conforming use. The applicant proposes to expand the existing 2,423 square foot structure by 3,280 square feet. This expansion will be for four new service bays (one being an 18-wheeler bay) and a new parts and storage area. Most of the expansion area is existing impervious cover; therefore, only 1,337 square foot will be new impervious cover. This will increase the total impervious cover for this lot to 78.9%, where a maximum of 80% is allowed. The existing site is required to have ten parking spaces and currently has thirteen. With the expansion, twenty-two parking spaces will be required. Since there are only thirteen parking spaces available and the adjoining properties are owned by the same owners, a shared parking agreement will be utilized.

Staff finds that:

- The Future Land Use Map envisions the subject property and the adjacent properties to the north, south and east as commercial
- Approval of this SUP would allow an existing long-standing use to remain.
- This use is in character with the surrounding commercial uses and the Blue Bell Road corridor.
- The majority of the expansion is not visible from N. Park Street.
- The subject property is subject to applicable B-1 development standards, building codes and fire codes, including a fire wall and a sprinkler system.

Staff recommends approval of the requested specific use permit.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on September 16, 2021. Staff received three letters in support of the proposed request.

Chairman Behrens opened the Public Hearing at 5:31 pm. The architect for the project, Katie Burch, stated that the owner desires to improve the overall appearance of the complex with Phase 1 being renovation of the vacant convenience store into the KT Training Center and this being Phase 2. She stated that the exterior of this building is proposed to be similar to the training center building located next to this property. In response to a Commissioner's question about access, it was confirmed that there would be front and rear access. There were no other comments. Chairman Behrens closed the Public Hearing at 5:33 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Cangelosi to recommend approval of the request by KT Auto Plus for a Specific Use Permit to allow an enlargement of floor area occupied by a legally existing nonconforming use (automobile repair shop) on property addressed as 1006 N. Park Street, as presented. The motion carried unanimously.

7. Public Hearing, Discussion and Possible Action on Case No. P-21-023: A City initiated request to amend the City of Brenham's Code of Ordinances, Appendix A: Zoning, Part II, Division 1, Section 18 – Food Truck Park: to establish standards related to the development of such uses and to amend Part 2, Division 2 – Zoning District Regulations, to allow Food Truck Parks by Specific Use Permit in the B-1, B-2, B-3 and B-4 Zoning Districts.

Stephanie Doland, Development Services Director, presented the staff report for Case No. P-21-0123 (on file in the Development Services Department). Ms. Doland provided the following background information for this request:

- February 24, 2021 – City Council workshop presentation concerning mobile kitchens. Council directed staff to re-evaluate the application procedures and cost to operate a mobile kitchen versus a fixed food establishment; draft and propose a formal ordinance concerning the operation of mobile kitchens; and to review policies concerning mobile kitchens locating in the right-of-way.

- April 9, 2021 – the Task Force met and considered revisions to Chapter 9 – Food and Food Establishments, Chapter 16 – Occupational Licenses and Business Regulations, and Appendix A – Zoning.
- June 3 – City Council workshop presentation to discuss staff findings and review the progress of the Task Force. Council directed staff to move forward with the following amendments:
 - Chapter 9 – Food and Food Establishments to adopt the latest version of the Texas Food Establishment Rules, to further clarify local policies and procedures for commercial kitchens, and to establish the criteria for approval of a food establishment permit and inspection.
 - Chapter 16 – Occupational Licenses and Business Regulations to add clarification definitions and amend the background check requirements for vendors operating in the City limits
 - Appendix A – Zoning to allow Mobile Kitchens as an accessory use in the B-1, B-2, B-3 and B-4 Zoning Districts and to allow Food Truck Parks as a permitted use with prior approval of a Specific Use Permit in the B-1, B-2, B-3 and B-4 Zoning Districts.

City Council also directed staff to move forward with a license agreement for the two businesses currently operating mobile kitchens in the right-of-way (Country Sunshine and Home Sweet Farms).

- September 2, 2021 – the final Task Force meeting was held to review the draft ordinance amendments and any further revisions pertaining to the policies and standards relating to mobile kitchens, fixed food establishments, permit and inspection procedures and standards for food truck parks.

The Planning and Zoning Commission is charged with providing City Council a recommendation to the amendments to Appendix A – Zoning which would allow mobile kitchens on non-residential property as an accessory use, as well as allow the use of a food truck park on non-residential property with prior approval of a Specific Use Permit.

Ms. Doland presented and reviewed the proposed amendments that included:

- Section 1 – Definitions of the various components.
- Section 2 – Appendix A, Part 2, Division 1, Section 18 – Food Truck Parks
 - Adherence to Chapter 9 – Food and Food Establishments of the Brenham Code of Ordinances for all mobile food establishments located in a food truck park.
 - Adherence to the requirements outlined for solicitors, peddlers, and itinerant vendors in Chapter 16 – Occupational Licenses and Business Regulations for all mobile food establishments located in a food truck park.
 - Food truck park site development standards
- Section 3 – Appendix A, Part 2, Division 2 – Zoning District Regulations to allow mobile kitchens as an accessory use by-right and to allow a food truck park with prior approval of a Specific Use Permit in the B-1, B-2, B-3 and B-4 zoning districts.

There are currently six (6) active vendors who sell various foods at various locations in Brenham. Currently, the mobile food establishment permits are reviewed by the City’s Health Inspector and are valid for increments of 45-days. There is a \$50.00 application fee for each renewal period and approval of the permit application, which is based on compliance with the Texas Food Establishment Rules of the Texas Board of Health. Mobile Food vendors may locate on private property with the property owner’s permission as long as there is no obstruction to traffic, the unit is readily movable with no tables or chairs placed around the unit, 2-yard minimum dumpster provided, and restroom access is available within 500-feet. The interest in mobile kitchens in the City of Brenham is increasing and the use of a food truck park has been requested by multiple entities.

The proposed amendments require Food Truck Parks to adhere to the landscaping and bufferyard requirements as well as additional food truck park standards. The proposed ordinance requires consideration and approval by City Council.

Public Notice was posted in the Banner Press on September 16, 2021. Staff did not receive any citizen comments for or against this request. Staff recommends approval of an ordinance to amend Appendix A – Zoning of the Brenham Code of Ordinances to allow the use of a Food Truck Park as the primary use on property zoned as B-1, B-2, B-3, or B-4 with prior approval of a Specific Use Permit and subject to the outlined standards.

In response to Commissioner comments, Ms. Doland stated that:

- The dumpster locations have to meet the maneuverability for pickup and the site plans would be submitted to the Planning and Zoning Commission along with the Specific Use Permit request.
- Fees would be considered by City Council at a later date.
- Instead of a 45-day permit renewal, a 1-year permit fee could be requested.
- Food truck parks are not compatible with residential and industrial uses.

Chairman Behrens opened the Public Hearing at 5:55 pm. Keith Hankins, who lives at 1506 S Market Street and is the owner of Ant Steet Inn, made the following comments:

- Need to have a level playing field for the brick-and-mortar stores and the mobile kitchens.
- Food trucks have a competitive advantage with a lower cost for operation and the ability to be mobile and go where is the “grass is greener”.
- Brick-and-mortar stores are committed to the community and provide personal property tax and real estate tax revenue.
- If food truck parks are subsidized with tax money, the brick-and-mortar buildings should be supported as well.
- Give due consideration to the long-term impacts for the existing brick-and-mortar businesses.

Mark Renn, owner of Pioneer Smokehouse stated that he was in favor of the food truck parks but his concern is the fees. He had to turn his mobile kitchen into a permanent kitchen and incurred various expenses in doing so. Mr. Renn suggested that the fees associated with the public bathrooms and grease disposal areas in the food truck parks be passed on to the mobile kitchens.

Chairman Behrens stated that the Task Force held many discussions and took all of these concerns into account. Since the use will be granted by Specific Use Permit, they will all be considered on a case-by-case basis. There were no other comments. Chairman Behrens closed the Public Hearing at 6:08 pm.

A motion was made by Chairman Behrens and seconded by Commissioner Kossie to recommend approval of a City initiated request to amend the City of Brenham’s Code of Ordinances, Appendix A: Zoning, Part II, Division 1, Section 18 – Food Truck Park: to establish standards related to the development of such uses and to amend Part 2, Division 2 – Zoning District Regulations, to allow Food Truck Parks by Specific Use Permit in the B-1, B-2, B-3 and B-4 Zoning Districts, as presented. The motion carried unanimously.

8. Adjourn.

A motion was made by Commissioner Edwards and seconded by Commissioner Kossie to adjourn the meeting at 6:10 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 25, 2021
Meeting Date

Attest

Kim Hodde
Staff Secretary

October 25, 2021
Meeting Date



CASE P-21-025
FINAL PLAT: Vintage Farms Subdivision, Phase IV

PLAT TITLE: Vintage Farms Subdivision, Phase IV **CITY/ETJ:** City Limits

PLAT TYPE: Final Plat

OWNER/APPLICANT: Ranier & Son Development Company (Stylecraft Builders, Inc.) / McClure & Browne - Jeffrey Robertson

LOT AREA /LOCATION: 12.019 acres located generally off State Highway 36 North near Dixie Road

LEGAL DESCRIPTION: 12.019-acre tract of Phillip Coe Survey, A-31

ZONING DISTRICT Planned Development District (O-17-005) / Residential

EXISTING USE: Vacant land

**COMP PLAN
FUTURE LAND USE:** Mixture of Single Family and Multi-Family

REQUEST: A request to replat Reserve "F" of the Vintage Farms Subdivision, Phase I to create Vintage Farms Subdivision, Phase IV consisting of 57 residential Lots in Blocks 2-3, and 1 Common Area, being 12.019 acres out of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.

BACKGROUND:

On October 23, 2017, the Planning and Zoning Commission approved the Preliminary Plat for the Vintage Farms Subdivision, Phases I, II and III.

On November 27, 2017, the Commission approved the Final Plat creating Vintage Farms Subdivision, Phase I. The Final Plat for Phase I included platting of 102 residential lots and Reserves A-F.

On June 24, 2019, the Planning and Zoning Commission approved the Final Plat creating Vintage Farms Subdivision, Phase II. The Final Plat for Phase II included platting of 52 residential lots and corresponding right-of-way and easements.

On October 26, 2020, the Planning and Zoning Commission approved the Final Plat creating Vintage Farms Subdivision, Phase III. The Final Plat for Phase III included platting 44 residential lots, a Reserve "G", common areas, and corresponding right-of-way and easements.

On November 19, 2020, The City Council approved The Lakes PD (O-20-028) that added approximately 52.428 acres of land to the Vintage Farms Subdivision.

On March 22, 2021, the Planning and Zoning Commission approved the Final Plat creating Vintage Farms Subdivision, Phase V, that was the first phase to be approved within the 52.428 acre Planned Development District approved by Ordinance No. O-20-028 on November 19, 2020. The Final Plat for Phase V included 15.946 acres of land and the creation of 63 residential lots, 5 common areas totaling 1.879-acres, along with corresponding right-of-way and easements.

CURRENT REQUEST:

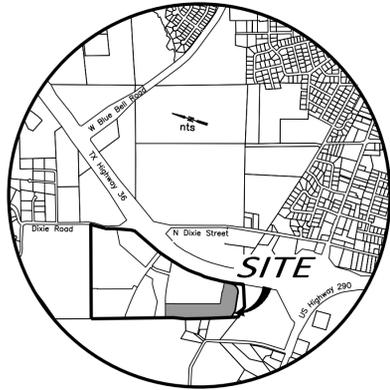
Rainer & Son Development Company (also known as Stylecraft Builders) requests approval of a Final Plat to replat Reserve "F" of the Vintage Farms Subdivision, Phase I to create the Vintage Farms Subdivision, Phase IV, consisting of 12.019 acres of land and the creation of 57 residential lots in Blocks 2-3, one common area and corresponding right-of-way and easements. The proposed plat meets all applicable standards of the Planned Development District (O-17-005).

STAFF RECOMMENDATION:

Development Services and Engineering have reviewed this proposed Final Plat for compliance with applicable City of Brenham regulations and ordinances and recommends **approval** of this plat as presented.

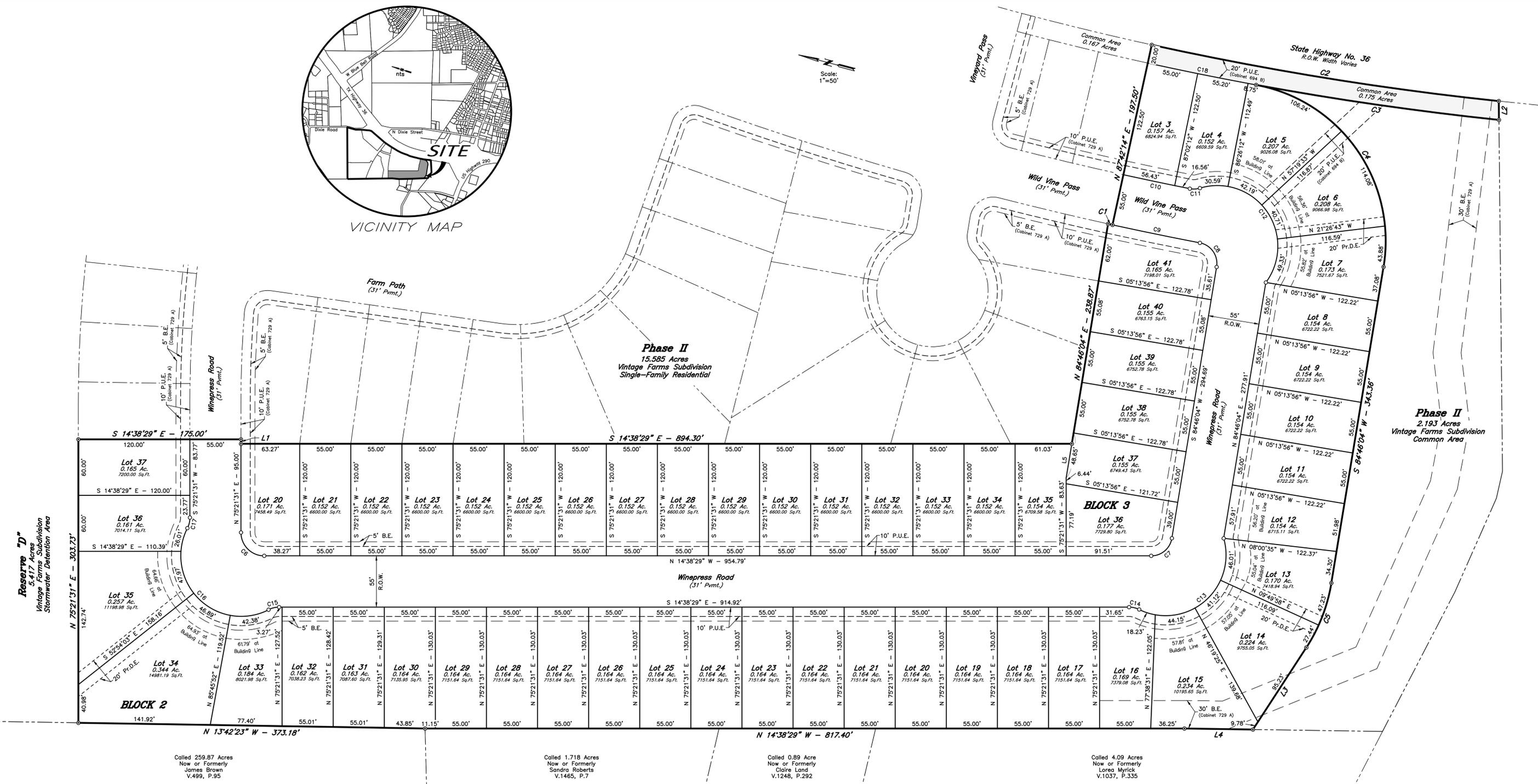
EXHIBITS:

- A. Proposed Final Plat



VICINITY MAP

Scale: 1"=50'



Reserve "D"
5.417 Acres
Vintage Farms Subdivision
Stormwater Detention Area

Called 259.87 Acres
Now or Formerly
James Brown
V.499, P.95

Called 1.718 Acres
Now or Formerly
Sandra Roberts
V.1465, P.7

Called 0.89 Acre
Now or Formerly
Claire Land
V.1248, P.292

Called 4.09 Acres
Now or Formerly
Loree Myrick
V.1037, P.335

- ORIGIN OF BEARING SYSTEM: VINTAGE FARMS, PHASE 1, as recorded in Cabinet 694 B, Plat Records of Washington County, Texas.
- According to the Flood Insurance Rate Maps for Washington County, Texas and the City of Brenham, Community Panel No. 48477C02950 effective date of August 16, 2011, no portion of the subject property lies within the 100 year Flood Hazard Area.
- The minimum building setback requirements per Zoning Ordinance No. 0-17-005 are as follows:
Front: 20 feet
Rear: 20 feet
Side: 7.5 feet
Side Street: 15 feet
- Minimum Lot Area: 6,600 square feet.
- All distances shown along curves are arc lengths.
- All Right-of-Ways dedicated to the public.
- Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.
- Direct access from lots or common areas will not be permitted to collector or arterial streets.
- Unless otherwise noted all corners are marked with 1/2" Iron Rods
⊙ - 1/2" Iron Rod Found
○ - 1/2" Iron Rod Set
- Abbreviations:
B.E. - Bluebonnet Electric Easement
P.U.E. - Public Utility Easement (City of Brenham)
Pr.D.E. - Private Drainage Easement
- Common Areas and Private Drainage Easements shall be owned and maintained by Home Owner's Association.

LINE	BEARING	DISTANCE
L1	S 75°21'31" W	4.79'
L2	S 74°46'35" W	20.13'
L3	N 71°27'52" W	105.01'
L4	N 13°47'13" W	73.76'
L5	S 84°46'04" W	36.86'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	0°04'38"	3615.06'	4.87'	2.43'	S 2°15'27" E	4.87'
C2	6°20'50"	3417.56'	378.59'	189.49'	S 5°28'11" E	378.40'
C3	4°24'11"	3437.56'	264.16'	132.15'	N 6°28'49" W	264.10'
C4	89°02'47"	170.00'	264.21'	167.19'	S 40°14'40" W	238.41'
C5	23°46'04"	180.00'	74.67'	37.88'	N 83°20'54" W	74.13'
C6	90°00'00"	25.00'	39.27'	25.00'	N 30°21'31" E	35.36'
C7	80°35'27"	22.50'	31.65'	19.08'	N 54°56'12" W	29.10'
C8	88°35'10"	22.50'	34.79'	21.95'	S 40°28'29" W	31.42'
C9	1°31'20"	3615.06'	96.04'	48.02'	S 3°03'26" E	96.04'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C10	1°10'29"	3560.06'	72.99'	36.50'	N 2°53'00" W	72.99'
C11	27°37'24"	22.81'	11.00'	5.61'	N 17°28'38" W	10.89'
C12	14°31'03"	65.00'	162.82'	197.22'	N 40°16'30" E	123.47'
C13	131°47'51"	65.00'	149.52'	145.30'	S 54°39'39" E	118.67'
C14	25°52'46"	25.00'	11.29'	5.74'	S 1°42'06" E	11.20'
C15	26°57'00"	25.00'	11.76'	5.99'	S 28°06'59" E	11.65'
C16	14°35'40"	65.00'	163.25'	199.46'	S 30°21'31" W	123.60'
C17	26°57'00"	25.00'	11.76'	5.99'	S 88°50'01" W	11.65'
C18	1°58'57"	3437.48'	118.95'	59.48'	S 3°17'15" E	118.94'

FINAL PLAT

**VINTAGE FARMS
SUBDIVISION
PHASE IV**

BEING A REPLAT OF RESERVE "F", VINTAGE FARMS
PHASE I, RECORDED IN CABINET 694 B TO ESTABLISH
A COMMON AREA BEING 0.175 ACRE, AND 57
RESIDENTIAL LOTS IN BLOCKS 2 AND 3, FOR
A TOTAL OF 12.019 ACRES

12.019 ACRES

PHILLIP COE SURVEY, A-31
BRENNHAM, WASHINGTON COUNTY, TEXAS

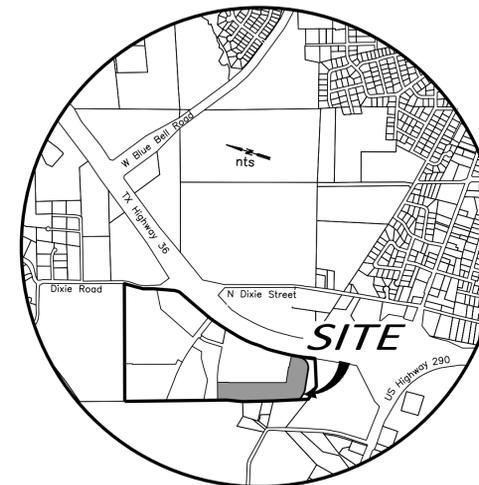
AUGUST, 2021
SCALE 1"=50'

Owner: Ronier & Son Development Company
1008 Woodcreek Dr., Suite 103
College Station, TX 77845
(979) 690-1222

Surveyor: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

TEXAS FIRM REGISTRATION NO. 10103300

SHEET NO.
1
OF 2 SHEETS



VICINITY MAP

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Beth A. Rothermel, Clerk of the County Court of Washington County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____ at _____ o'clock, _____ m., and duly recorded on _____, 20____, at _____ o'clock _____ m. in cabinet _____ sheet _____ of record of _____ for said county.

Witness my hand and seal of office, at Brenham, Washington County, Texas, the day and date last above written.

CLERK, COUNTY COURT
WASHINGTON COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Gregory Hopcus, R.P.L.S. No. 6047

LEINHOLDERS ACKNOWLEDGMENT

Bank, owner and holder of a lien against the property described in the plat shown hereon, said lien being evidenced by instrument of record in Volume 1240, Page 508 of the Official Records of Washington County, Texas, does hereby in all things subordinate to said plat said lien, and hereby confirms they are the present owner of said lien and has not assigned the same nor any part thereof.

NAME: _____
TITLE: _____

PLANNING AND ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 20____ by
the Planning and Zoning Commission of the City of Brenham, Texas.

CHAIRMAN

SECRETARY

OWNER ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF WASHINGTON

We, Ranier & Son Development Company LLC, a Texas Corporation, Doug French, Vice President, owner of the property subdivided in the foregoing map of Vintage Farms Subdivision to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown and designate said subdivision as Vintage Farms Subdivision to the City of Brenham, Texas, located in Brenham, Washington County, Texas, and we do hereby dedicate to public use, as such the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated or occasioned by the alteration of the surface of any portion of streets and alleys to conform to such grades, and do hereby bind ourselves, our heirs, executors, and administration to warrant and forever defend the title to the land so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon. We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

Witness my hand and at _____, _____ County, Texas on this the ____ day of _____, 20____.

DOUG FRENCH, VICE PRESIDENT
RANIER & SON DEVELOPMENT COMPANY LLC

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____, by _____

NOTARY PUBLIC, STATE OF TEXAS

NOTARYS NAME (PRINTED): _____

NOTARYS COMMISSION EXPIRES: _____

FINAL PLAT

**VINTAGE FARMS
SUBDIVISION
PHASE IV**

BEING A REPLAT OF RESERVE "F", VINTAGE FARMS
PHASE I, RECORDED IN CABINET 694 B TO ESTABLISH
A COMMON AREA BEING 0.175 ACRE, AND 57
RESIDENTIAL LOTS IN BLOCKS 2 AND 3, FOR
A TOTAL OF 12.019 ACRES

12.019 ACRES

PHILLIP COE SURVEY, A-31
BREHMAN, WASHINGTON COUNTY, TEXAS

AUGUST, 2021
SCALE 1"=50'

SHEET NO.

2
OF 2 SHEETS

Owner:
Ranier & Son Development Company
4090 South TX Highway 6
College Station, TX 77845
(979) 690-1222

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
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CASE P-21-024

**REPLAT: Lots 15-33, Block 1, of Liberty Village Subdivision Phase 1 & creation of
HOA Easement & Common Areas #4 and #5**

PLAT TITLE: Replat of Liberty Village Subdivision Phase 1 **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNER/APPLICANT: Continental Homes of Texas / Daniel Beamon, P.E.

LOT AREA /LOCATION: 3.132 acres / Fannin Street (Lots 15-33)

PROPOSED LEGAL DESCRIPTION: Lots 15 thru 33 in Block 1 of Liberty Village Subdivision Phase 1 in Brenham, Washington County, Texas

ZONING DISTRICT: Planned Development District: Liberty Village

EXISTING USE: Developing residential

COMP PLAN Single Family Residential

FUTURE LAND USE:

REQUEST: A request by Continental Homes of Texas for approval of a residential Replat to reconfigure Lots 15 thru 33, Block 1 of the Liberty Village Subdivision, Phase 1 (3.132 acres), by creating two common areas for the purpose of a retaining wall and a four-foot-wide private HOA Easement, with Common Area #4 being 0.124-acres and Common Area #5 being 0.025-acres, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:

The subject properties, identified as Lots 15 thru 33, Block 1 of the Liberty Village Subdivision, Phase 1 were approved as part of the Final Plat for Liberty Village Subdivision, Phase 1 on July 27, 2020, and recorded on January 22, 2021. As development of Phase 1 has commenced, it has been determined that a retaining wall is necessary along the southern portion of Lots 15-33 of Block 1, Phase 1. The Replat is to reconfigure Lots 15 thru Lot 33, a total of 19 lots and 3.132-acres, to construct the retaining wall within a created four-foot-wide (4') HOA Easement and newly created Common Area #4 being 0.124-acres and Common Area #5 being 0.025-acres.

Placing the retaining wall within the Common Areas will allow for the entire HOA to bear the cost of the retaining wall rather than the individual property owners. This will ensure the constancy of the retaining wall which contributes to the overall subdivision development plan and protects the adjacent school from the recent construction.

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 of the City of Brenham's regulations and ordinances and **recommends approval** of the proposed residential Replat as presented.

EXHIBITS:

- A. Proposed residential Replat

