



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, SEPTEMBER 25, 2023, AT 12:00 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 August 28, 2023, Planning and Zoning Commission Meeting.

4-b. Case No. P-23-034: A request from Salana Holding, LLC for approval of a Preliminary Plat creating Lot 1, Block 1 of the Batista Subdivision, being a total of 1.000-acre of land out of the John Carrington Survey, A-120 in Brenham, Washington County, Texas.

4-c. Case No. P-23-035: A request from Salana Holding, LLC for approval of a Final Plat creating Lot 1, Block 1 of the Batista Subdivision, being a total of 1.000-acre of land out of the John Carrington Survey, A-120 in Brenham, Washington County, Texas.

4-d. Case No. P-23-036: A request from Tru-Vision Plastics, Inc. for approval of a Preliminary Plat creating Lot 1 (0.483-acres), Lot 2 (3.323-acres) and Lot 3 (7.095-acres) of the Tru-Vision Subdivision, being a total of 10.901-acres of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

4-e. Case No. P-23-037: A request from Tru-Vision Plastics, Inc. for approval of a Final Plat creating Lot 1 (0.483-acres), Lot 2 (3.323-acres) and Lot 3 (7.095-acres) of the Tru-Vision Subdivision, being a total of 10.901-acres of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

REGULAR AGENDA

5. Adjourn

CERTIFICATION

I certify that a copy of the September 25, 2023 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 September 22, 2023 at 8:00 a.m.

Kim Hodde

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 _____, 2023 at _____.

Signature

Title

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
August 28, 2023**

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 28, 2023, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chairman
Chris Cangelosi
Calvin Kossie
Darren Heine
Cayte Neil

Commissioners absent:

Deanna Alfred, Vice Chair

Staff present:

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

Citizens / Media present:

Cyd Dillahunty
Jim Kolkhorst
JT Davis
Eric Benitez
Mary McKenzie

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:15 pm with a quorum of five (5) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

Stephanie Doland, Director of Development Services informed the Commission of the following:

- Commissioner Artis Edwards has moved out of the city limits and has resigned from his position on the Planning and Zoning Commission. Staff will look at filling this vacant position towards the end of the year when Board appointments/re-appointments are done.
- CIAC (Impact fee group) – There was a lot of dialogue at the last meeting. Strand Associates have completed their assumptions and calculations. The next meeting is being planned for September 11th. Additional information will be distributed as it becomes available.

- Small Area Plan – a joint meeting of the public working group for the Small Area Plan, the TIRZ Board, City Council, the Planning and Zoning Commission, Tom Whitehead, and Gary Crocker is being planned for September 18th at 3:30 pm. Additional information will be distributed as it becomes available.

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 July 24, 2023, Planning and Zoning Commission Meeting.**
- 4-b. Case No. P-23-028: A request from The Vineyard Church of Brenham for approval of a Preliminary Plat of The Vineyard Church Division creating Lot 1 being 0.661 acres of land and Lot 2 being 0.408-acres of land for a total of 1.069-acres of land that is part of the James Walker Survey, A-106 in Brenham, Washington County, Texas.**
- 4-c. Case No. P-23-029: A request from The Vineyard Church of Brenham for approval of a Final Plat of The Vineyard Church Division creating Lot 1 being 0.661 acres of land and Lot 2 being 0.408-acres of land for a total of 1.069-acres of land that is part of the James Walker Survey, A-106 in Brenham, Washington County, Texas.**
- 4-d. Case No. P-23-030: A request by Powerfam Washes, LLC for approval of a Commercial Replat of Lots 10A and 11A of the Replat of Lots 2 through 31 of the College Heights Addition and a called 0.331-acre tract, and the Residue of Lot 48, College Heights Addition to create Lot 1 of the Powerfam Washes Subdivision, being 1.997-acres of land out of the Arabella Harrington Survey, A-55, in Brenham, Washington County, Texas.**
- 4-e. Case No. P-23-032: A request by Yi Shi Chen and Meiling Chen for approval of a Preliminary Plat creating Lot 1, Block 1 of the Fortune Future Subdivision, and Dedicating 0.0256-acres of Right-of-Way for US Highway 290 Frontage Road, being 8.3054-acres of land out of the Moses N. Combs Survey, A-124 and the John Carrington Survey, A-120, in Brenham, Washington County, Texas.**
- 4-f. Case No. P-23-033: A request by Yi Shi Chen and Meiling Chen for approval of a Final Plat creating Lot 1, Block 1 of the Fortune Future Subdivision, and Dedicating 0.0256-acres of Right-of-Way for US Highway 290 Frontage Road, being 8.3054-acres of land out of the Moses N. Combs Survey, A-124 and the John Carrington Survey, A-120, in Brenham, Washington County, Texas.**

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

REGULAR SESSION

5. **Public Hearing, Discussion and Possible Action on Case No. P-23-027: A request by Silverback Real Estate, LLC/Eric Benitez, Matthew Gene Canatella, and Brenham Design and Construction, Inc./Kenneth Phillips for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Commercial, Research and Technology Use District (B-2) to a Local Business Residential Mixed Use District (B-1) on the properties currently addressed as 307 Peabody Street, 309 Peabody Street, and 401 Peabody Street, and being further described as Lot 4A of the Kerr Addition, Lot 1 of the Stolz Addition, and the east part of Lots 2 & 3 of the Kerr Addition, respectively, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-23-027 (on file in the Development Services Department). Ms. Laauwe stated that the property owners for this request are:

- Silverback Real Estate, LLC / Eric Benitez – 307 Peabody Street
- Matthew Gene Canatella – 309 Peabody Street
- Brenham Design and Construction, Inc. / Kenneth Phillips – 401 Peabody Street

All three property owners signed the rezoning application. The current land uses are office for 307 Peabody, single-family for 309 Peabody, and commercial (cabinet making) for 401 Peabody Street. The future land use map designation shows the properties as Mixed Use Downtown Adjacent. The current zoning is B-2, Commercial, Research and Technology District. The request is to change the zoning classification for these three properties from the B-2, Commercial, Research and Technology District to the B-1, Local Business/Residential Use District. These properties are surrounded by R-2 zoning to the north and west, railroad right-of-way and the Washington County Chamber of Commerce to the east, Industrial and B-4 (Neighborhood Business District) zoning to the south. This is a transition area and the request is a downzoning, which will better align with the future land use map. The applicant, Eric Benitez, would like to renovate the existing office into a single-family residence. B-2 zoning doesn't allow single-family residential. B-1 zoning is a good transition next to the R-2 zoning and would allow a variety of uses – both residential and neighborhood commercial. The rezoning would make 401 Peabody non-conforming since a cabinet making business is a B-2 zoning use; however, the use would be grandfathered.

Any development would be subject to the applicable B-1 development and building standards. In response to Commissioner questions about whether B-4 would be a more appropriate zoning, staff explained that B-4 zoning only allows commercial on the first floor and residential has to be located on the second floor; therefore, this is a more appropriate.

A Public Hearing Notice was published in the Banner Press on August 17, 2023 and notices were mailed to property owners within 200-feet of the subject properties. Staff received several phone calls with questions about this request but did not receive any written comments for or against the proposed rezoning request.

In response to a question from a Commissioner, Stephanie Doland stated that the B-1 is a more appropriate zoning rather than the B-4 zoning since B-4 would only allow residential on the second floor.

Chairman Behrens closed the regular session and opened the public hearing at 5:31 pm. There were no citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:31 pm.

A motion was made by Commissioner Heine and seconded by Commissioner Kossie to recommend to City Council approval of the request by Silverback Real Estate, LLC/Eric Benitez, Matthew Gene Canatella, and Brenham Design and Construction, Inc./Kenneth Phillips for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Commercial, Research and Technology Use District (B-2) to a Local Business Residential Mixed Use District (B-1) on the properties currently addressed as 307 Peabody Street, 309 Peabody Street, and 401 Peabody Street. The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case No. P-23-031: A request by Powerfam Washes, LLC for a Specific Use Permit to allow an Automobile (Car) Wash in a B-1, Local Business Residential Mixed Use Zoning District on property addressed as 1604 State Highway 105, and described as Lots 10A and 11A of the Replat of Lots 2 Through 31 of College Heights Addition, and the residue of Lot 48, College Heights Addition, being a total of 1.997-acres out of the Arrabella Harrington Survey in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-23-031 (on file in the Development Services Department). Ms. Laauwe stated that the property owner and applicant is Powerfam Washes, LLC and the current land use is vacant land. The future land use designation is Multi-family residential. The current zoning is B-1, Local Business/Residential Mixed-Use District. The property is located on the southwest corner of the intersection of State Highway 105 and Blue Bell Road. The other three corners of the intersection are developed as commercial uses (convenience store/gas station). The approximately 1.997-acre property is surrounded by a variety of uses: Moore Dirt Services to the west, proposed townhome development to the south, State Highway 105 to the north, and single-family homes on Brown Street to the east and southeast.

The request is for approval of a specific use permit to allow an automobile (car wash) in a B-1 zoning district. The proposed car wash will be open from 7:00 am to 7:00 pm and will have an attendant on duty at all time to assist with payment, pre-wash scrubbing and site maintenance. The car wash is a single-tunnel automatic car wash. The tunnel is approximately 140-feet by 22-feet (3,073 SF) with an attached office space that is approximately 120-feet by 13-feet (1,551 SF).

Bufferyards are required for the commercial use next to the residential uses as follows: An additional 15-foot setback (25-foot total) from the Townhome development to the south and 20-feet from the single-family residential to the east. There is no side yard setback so the 20-foot buffer is a stand-alone buffer to the side and 30-feet from the rear. The car wash tunnel is approximately 80-feet from the proposed townhome development to the south and 29.4-feet from the single-family on Brown Street.

The proposed vacuum stations are centralized and the nearest vacuum is 84.3-feet from the south property line and 110-feet from the east property line. There are nineteen parking spaces required. With 26 vacuum stations, 7 employee parking spots, and 20 cueing spaces, this site can accommodate up to 54 vehicles at one time. The plans are currently under review. The landscape plans show a 6-foot screening fence along the south and east property lines along with shrubs along Sabine Street so this meets the City's parking area landscaping requirements. The tallest point of the building is 36-feet and the overall average height is 23.5-feet. This request is in character with the commercial uses along and near the intersection of State Highway 105 and N. Blue Bell Road; therefore, staff recommends approval of this request.

A Public Hearing Notice was published in the Banner Press on August 18, 2023 and notices were mailed to property owners within 200-feet of the subject properties. Staff received several phone calls with questions about this request but the only written response was from the applicant who was in support of the proposed rezoning request.

Commissioner Heine questioned whether the window on the east side (adjacent to the single-family residential) was a good idea with regards to the noise of the carwash and blowers.

Chairman Behrens closed the regular session and opened the public hearing at 5:48 pm. Jim Kolkhorst (5505 Spreen Road) stated that technology is continually being improved for the blowers. He also stated that the blower is located inside the building before the car actually exits the building to help mitigate any noise.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:50 pm.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Neil to recommend to City Council approval of the request by Powerfam Washes, LLC for a Specific Use Permit to allow an Automobile (Car) Wash in a B-1, Local Business Residential Mixed Use Zoning District on property addressed as 1604 State Highway 105, and described as Lots 10A and 11A of the Replat of Lots 2 Through 31 of College Heights Addition, and the residue of Lot 48, College Heights Addition. The motion carried unanimously.

7. Adjourn.

A motion was made by Commissioner Heine and seconded by Commissioner Kossie to adjourn the meeting at 5:51 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>September 25, 2023</u>
Planning and Zoning Commission	Chair	Meeting Date
_____	<u>Kim Hodde</u>	<u>September 25, 2023</u>
Attest	Staff Secretary	Meeting Date



CASE P-23-034

PRELIMINARY PLAT: BATISTA SUBDIVISION

PLAT TITLE: Batista Subdivision **CITY/ETJ:** City

PLAT TYPE: Preliminary Plat

OWNER/APPLICANT: Salana Holdings, LLC

ADDRESS/LOCATION: 2950 State Highway 36 S

LEGAL DESCRIPTION: 1.000 acre of land in the John Carrington Survey, A-120, in Brenham, Washington County, Texas

LOT AREA: Lot 1 being 1.00 acre

ZONING DISTRICT: B-2, Commercial Research and Technology Use District

EXISTING USE: Automobile Car Wash

COMP PLAN Commercial
FUTURE LAND USE:

REQUEST: A request from Salana Holdings, LLC for approval of a Preliminary Plat of the Batista Subdivision creating Lot 1, Block 1, being 1.000 acres of land that is part of the John Carrington Survey, A-120 in Brenham, Washington County, Texas.

BACKGROUND:

The subject 1.000 acre of land is generally located west of State Highway 36 S, north of Salem Road, northwest of Wood Ridge Boulevard, and addressed as 2950 State Highway 36 South. The property owner, Salana Holdings, LLC, requests approval of a Preliminary Plat of the Batista Subdivision that plats the unplatted tracts into proposed Lot 1, Block 1 being a total of 1.000 acre. The subject property is currently developed with an automobile car wash. The subject site is not currently platted and thus, approval of a Preliminary Plat and Final Plat is required for future development. This plat also dedicates a 20-foot utility easement on the northern boundary and a 15-foot utility easement on the eastern boundary along State Highway 36 South.

STAFF ANALYSIS AND RECOMMENDATION:

Development Services and Strand Engineering have reviewed this Preliminary Plat for compliance with applicable City of Brenham regulations and ordinances and recommend **approval** of this plat as presented.

EXHIBITS:

A. Proposed Preliminary Plat

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Brenham, Texas.

Chairman _____

Attest: _____

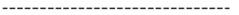
Secretary to the Planning and Zoning Commission

LEGEND:

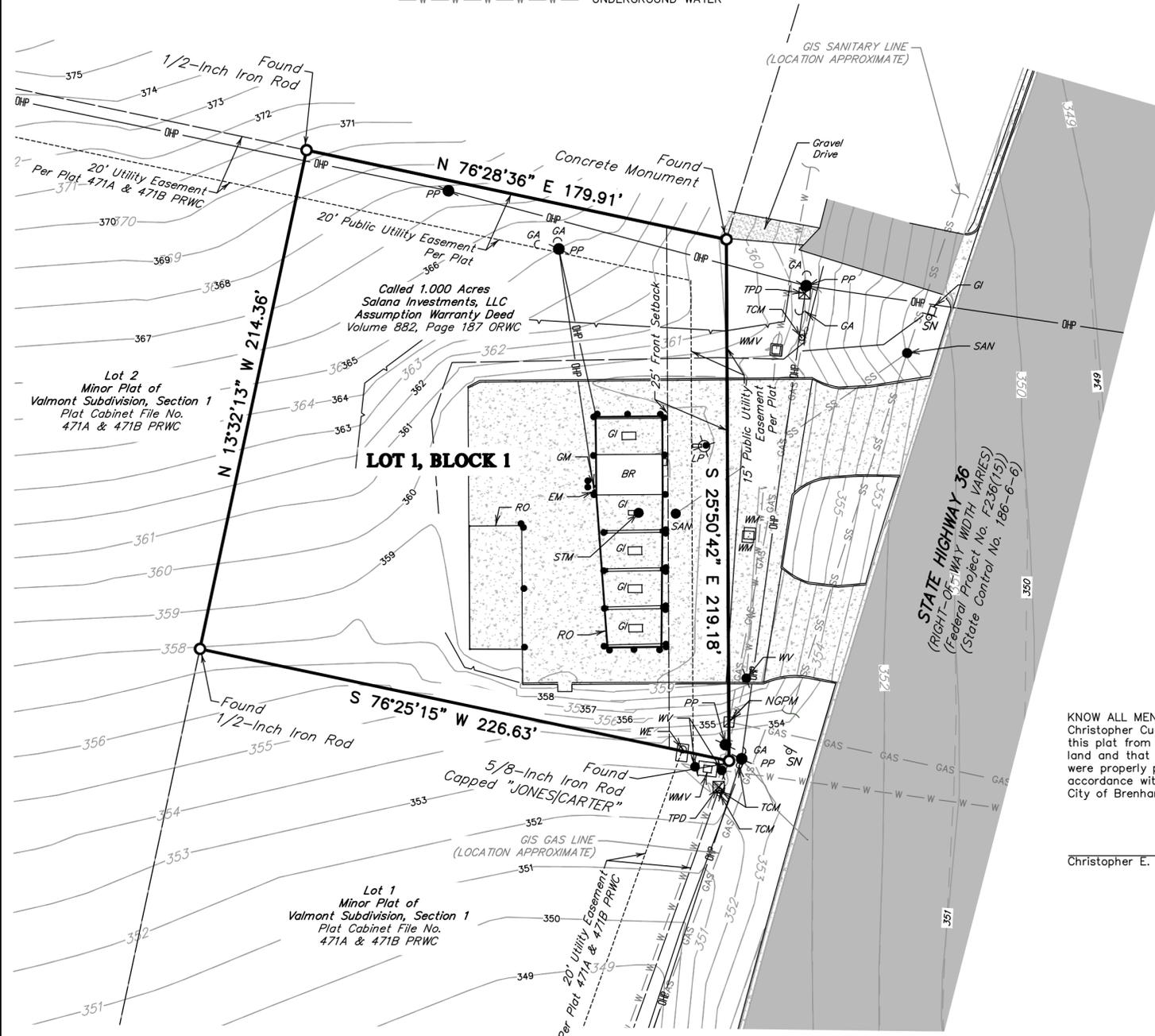
- BL BUILDING LINE
- BR BRICK BUILDING
- EM ELECTRIC METER
- GA GUY ANCHOR
- GI GRATE INLET
- GM GAS METER
- LP LIGHT POLE
- NGPM NATURAL GAS PIPELINE MARKER
- ORWC OFFICIAL RECORDS OF WASHINGTON COUNTY
- PP POWER POLE
- PRWC PLAT RECORDS OF WASHINGTON COUNTY
- RO ROOF OVERHANG
- SAN SANITARY SEWER MANHOLE
- SN SIGN
- STM STORM SEWER MANHOLE
- TCM TELEPHONE CABLE MARKER
- TPD TELEPHONE PEDESTAL
- WE WELL
- WM WATER METER
- WMV WATER METER VAULT
- WV WATER VALVE

LEGEND:

-  ASPHALT
-  CONCRETE
-  GUARD POST

-  ADJOINER LINE
-  EASEMENT
-  OVERHEAD ELECTRIC
-  PLAT BOUNDARY
-  TOP OF BANK
-  TOE OF BANK
-  UNDERGROUND GAS
-  UNDERGROUND SANITARY SEWER
-  UNDERGROUND WATER

Called 9.056 Acres
Vicki Ignasiak
Quitclaim Deed
Volume 1414, Page 30 ORWC



OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WASHINGTON

I, Salana Investments, LLC. (owner of the land described hereon) (Paul J. Batista, managing member), whose name is subscribed hereto, do hereby offer, adopt and acknowledge the subdivision of said property in accordance with the plat hereon. according to the lines, streets, lots, alleys, parks, building lines and easements thereon shown and designate said subdivision as Batista Subdivision, located in the John Carrington Survey A-120, Washington County, Texas, and on behalf of Paul J. Batista, and dedicated to the public use, as such, the streets, alleys, parks and easements as 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 or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I, Paul J. Batista owner of the property subdivided in the above and foregoing map of the Plat of Lot 1, Batista Subdivision have complied or will comply with all regulations heretofore on file with the City of Brenham Texas and adopted by the Planning Commission of the City of Brenham in Washington County Texas.

FURTHER, I, Paul J. Batista do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving the City of Brenham and/or any other public agency the right to enter upon said easement at any and all times for the purpose of constructing and/or maintaining drainage work and/or structure.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title of the property, and shall be enforceable, at the option of the City of Brenham, by the City of Brenham or any citizen thereof, by injunction as follows:

1. The drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater.

By: Paul J. Batista

Attest: _____

This instrument was acknowledged before me on the _____ day of _____, 2023 by _____

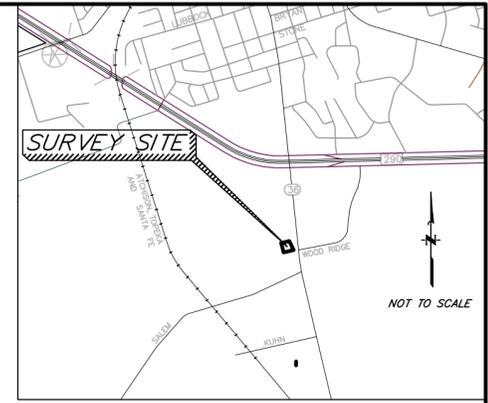
Notary Public
State of Texas

Notary's Name (Printed):
Notary's Commission Expires:

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

Christopher E. Curtis, RPLS 6111 SEPTEMBER 2023

OWNER: Salana Holdings, LLC
3105 Westchester Avenue
College Station, Texas 77845-7919
979-412-3630



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. Bearings shown hereon are based on The Texas Coordinate System of 1983, Central Zone.
2. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
3. According to Community Panel No. 48477C0295C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Washington County, having an effective date of August 16, 2011, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
4. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
5. The surveyor has not been provided with all construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
6. Visible improvements/utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey. Underground utilities may exist which are not shown hereon.
7. This plat does not attempt to amend or remove any valid covenants or restrictions.
8. All visible evidence of oil/gas pipelines through the subdivision have been shown.
9. All visible evidence of oil/gas wells (plugged, abandoned, and/or active) through the subdivision have been shown.
10. No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
11. 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 at the time of the development of the property.

**PRELIMINARY PLAT
OF
LOT 1, BLOCK 1,
OF
BATISTA SUBDIVISION
1.000 ACRES
OUT OF THE
JOHN CARRINGTON SURVEY, A-120
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS
SEPTEMBER 2023**



Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000



CASE P-23-035
FINAL PLAT: BATISTA SUBDIVISION

PLAT TITLE: Batista Subdivision **CITY/ETJ:** City

PLAT TYPE: Final Plat

OWNER/APPLICANT: Salana Holdings, LLC

ADDRESS/LOCATION: 2950 State Highway 36 S

LEGAL DESCRIPTION: 1.000 acre of land in the John Carrington Survey, A-120, in Brenham, Washington County, Texas

LOT AREA: Lot 1 being 1.00 acre

ZONING DISTRICT: B-2, Commercial Research and Technology Use District

EXISTING USE: Automobile Car Wash

COMP PLAN Commercial
FUTURE LAND USE:

REQUEST: A request from Salana Holdings, LLC for approval of a Final Plat of the Batista Subdivision creating Lot 1, Block 1, being 1.000 acres of land that is part of the John Carrington Survey, A-120 in Brenham, Washington County, Texas.

BACKGROUND:

The subject 1.000 acre of land is generally located west of State Highway 36 S, north of Salem Road, northwest of Wood Ridge Boulevard, and addressed as 2950 State Highway 36 South. The property owner, Salana Holdings, LLC, requests approval of a Final Plat of the Batista Subdivision that plats the unplatted tracts into proposed Lot 1, Block 1 being a total of 1.000 acre. The subject property is currently developed with an automobile car wash. The subject site is not currently platted and thus, approval of a Preliminary Plat and Final Plat is required for future development. This plat also dedicates a 20-foot utility easement on the northern boundary and a 15-foot utility easement on the eastern boundary along State Highway 36 South.

STAFF ANALYSIS AND RECOMMENDATION:

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

EXHIBITS:

A. Proposed Final Plat

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Brenham, Texas.

Chairman

Attest: _____

Secretary to the Planning and Zoning Commission

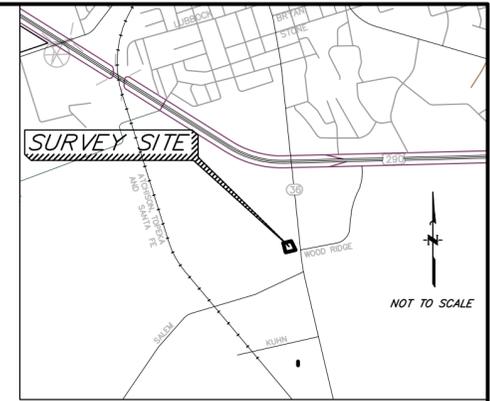
LEGEND:

ORWC OFFICIAL RECORDS OF WASHINGTON COUNTY
PRWC PLAT RECORDS OF WASHINGTON COUNTY

----- ADJOINER LINE
----- EASEMENT
----- PLAT BOUNDARY

0 40 80 120

SCALE: 1" = 40'



VICINITY MAP
NOT TO SCALE

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WASHINGTON

I, Salana Investments, LLC. (owner of the land described hereon) (Paul J. Batista, managing member), whose name is subscribed hereto, do hereby offer, adopt and acknowledge the subdivision of said property in accordance with the plat hereon. according to the lines, streets, lots, alleys, parks, building lines and easements thereon shown and designate said subdivision as Batista Subdivision, located in the John Carrington Survey A-120, Washington County, Texas, and on behalf of Paul J. Batista, and dedicated to the public use, as such, the streets, alleys parks and easements as 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 or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I, Paul J. Batista owner of the property subdivided in the above and foregoing map of the Plat of Lot 1, Batista Subdivision have complied or will comply with all regulations heretofore on file with the City of Brenham Texas and adopted by the Planning Commission of the City of Brenham in Washington County Texas.

FURTHER, I, Paul J. Batista do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving the City of Brenham and/or any other public agency the right to enter upon said easement at any and all times for the purpose of constructing and/or maintaining drainage work and/or structure.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title of the property, and shall be enforceable, at the option of the City of Brenham, by the City of Brenham or any citizen thereof, by injunction as follows:

1. The drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater.

By: Paul J. Batista

Attest: _____

This instrument was acknowledged before me on the _____ day of _____, 2023 by _____

Notary Public Notary's Name (Printed):
State of Texas Notary's Commission Expires:

STATE HIGHWAY 36
(RIGHT-OF-WAY WIDTH VARIES)
(Federal Project No. F236(15))
(State Control No. 186-6-6)

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

Christopher E. Curtis, RPLS 6111 SEPTEMBER 2023

OWNER: Salana Holdings, LLC
3105 Westchester Avenue
College Station, Texas 77845-7919
979-412-3630

**FINAL PLAT
OF
LOT 1, BLOCK 1,
OF
BATISTA SUBDIVISION
1.000 ACRES
OUT OF THE
JOHN CARRINGTON SURVEY, A-120
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS
SEPTEMBER 2023**



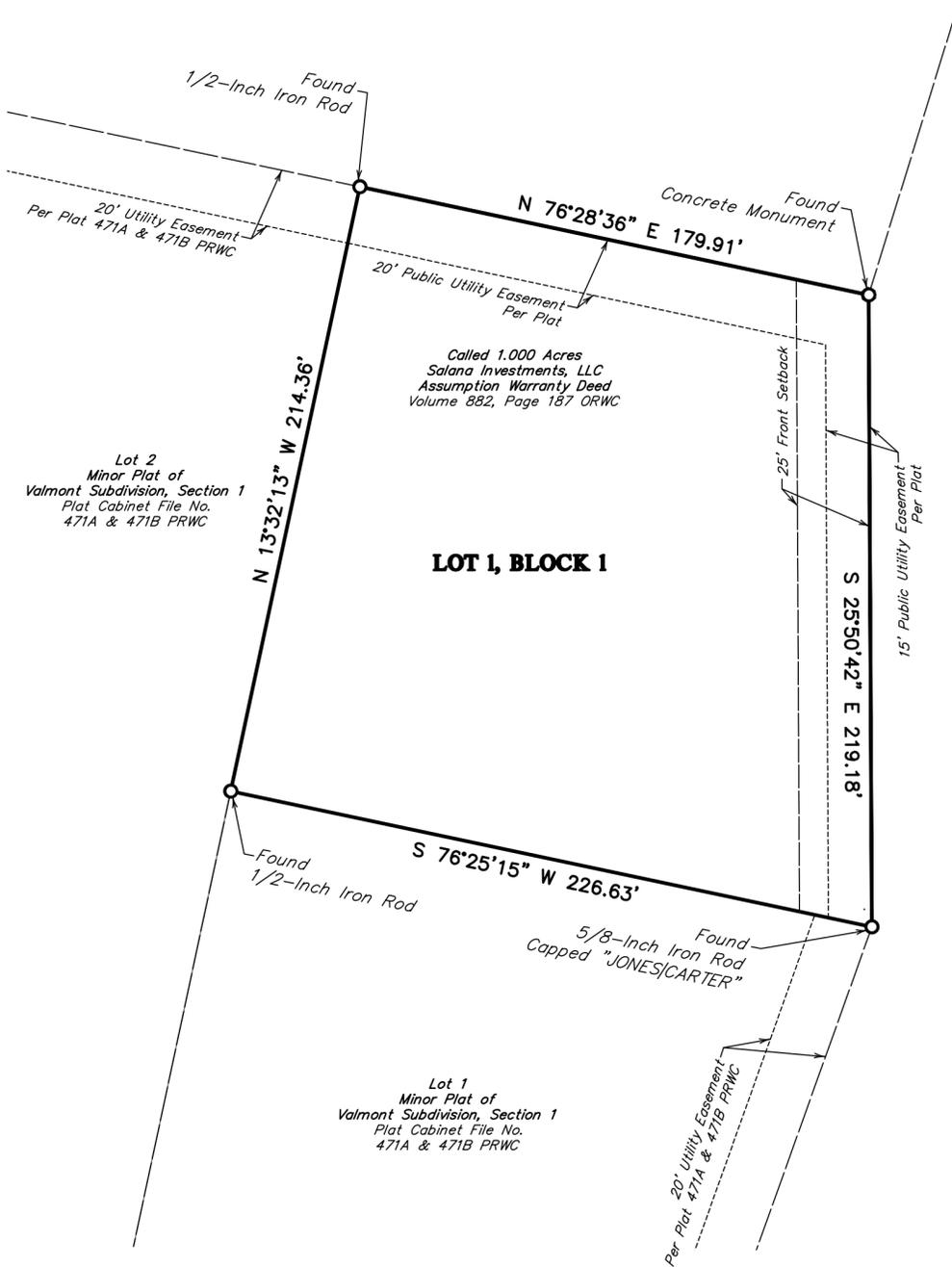
Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000

Called 9.056 Acres
Vicki Ignasiak
Quitclaim Deed
Volume 1414, Page 30 ORWC

Called 1.000 Acres
Salana Investments, LLC
Assumption Warranty Deed
Volume 882, Page 187 ORWC

Lot 2
Minor Plat of
Valmont Subdivision, Section 1
Plat Cabinet File No.
471A & 471B PRWC

Lot 1
Minor Plat of
Valmont Subdivision, Section 1
Plat Cabinet File No.
471A & 471B PRWC





CASE P-23-036

PRELIMINARY PLAT: TRU-VISION SUBDIVISION

PLAT TITLE:	Tru-Vision Subdivision	CITY/ETJ: City
PLAT TYPE:	Preliminary Plat	
OWNER/APPLICANT:	Tru-Vision Plastics, Inc.	
ADDRESS/LOCATION:	401 W. Blue Bell Road	
LEGAL DESCRIPTION:	10.901 acres of land in the A. Harrington Survey, A-556, in Brenham, Washington County, Texas	
LOT AREA:	Lot 1 being 0.483-acres, Lot 2 being 3.323-acres and Lot 3 being 7.095-acres for a total of 10.901-acres.	
ZONING DISTRICT:	I, Industrial	
EXISTING USE:	Manufacturing/Industrial Building	
COMP PLAN		
FUTURE LAND USE:	Commercial	
REQUEST:	A request from Tru-Vision Plastics for approval of a Preliminary Plat of the Tru-Vision Subdivision creating Lot 1 being 0.483-acres of land, Lot 2 being 3.323-acres, and Lot 3 being 7.095-acres of land for a total of 10.901-acres of land that is part of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.	

BACKGROUND:

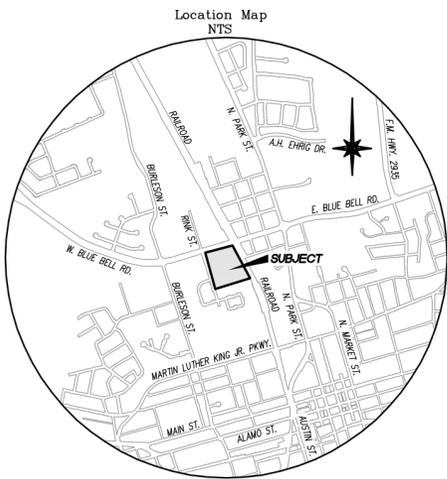
The subject 10.901-acres of land is generally located south of West Blue Bell Road, east of Rink Street and west of the BNSF railroad tracks. The property owner, Tru-Vision Plastics, Inc., requests approval of a Preliminary Plat of the Tru-Vision Subdivision that plats the unplatted tracts into proposed Lot 1 being 0.483-acres of land, Lot 2 being 3.323-acres, and Lot 3 being 7.095-acres of land for a total of 10.901-acres of land. The subject property is currently developed with a commercial building/business. The subject site is not currently platted and thus, approval of a Preliminary Plat and Final Plat is required for future development. This plat also dedicates a 30-foot-wide access easement, a 20-foot-wide public utility easement (PUE) along the W Blue Bell right-of-way (proposed Lots 1 and 3), a 20-foot-wide PUE along the Rink Street right-of-way (proposed Lots 2 and 3), a 25-foot wide PUE over a sewer line that runs vertically near the eastern property line of Lots 1, 2, and 3, a 20-foot-wide PUE along the southern property line as well as a 15-foot-wide center line PUE over the electrical line that provides service to the building located off Rink Street.

STAFF ANALYSIS AND RECOMMENDATION:

Development Services and Strand Engineering have reviewed this Preliminary Plat for compliance with applicable City of Brenham regulations and ordinances and recommend **approval** of this plat as presented.

EXHIBITS:

A. Proposed Preliminary Plat



PRELIMINARY PLAT OF TRU-VISION SUBDIVISION

CONSISTING OF 3 LOTS
 LOT 1: 0.483 ACRE
 LOT 2: 3.323 ACRE
 LOT 3: 7.095 ACRES

FOR A TOTAL OF 10.901 ACRES
 IN THE A. HARRINGTON SURVEY, A-55
 CITY OF BRENHAM,
 WASHINGTON COUNTY, TEXAS
 BEING THE SAME LAND CALLED 10.597 ACRES AND DESCRIBED IN A
 DEED FROM AUT BRENHAM, INC. TO TRU-VISION PLASTICS, INC.,
 DATED FEBRUARY 11, 2011, RECORDED IN VOLUME 1364, PAGE 503,
 OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.



Bearings and Distances are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.

LEGEND:

- P.U.E. = PUBLIC UTILITY EASEMENT
- B.L. = BUILDING LINE
- OHE = OVERHEAD ELECTRIC LINE

NOTES:

1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. This plat does not attempt to amend or remove any valid covenants or restrictions.
3. 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 at the time of the development of the property.
4. According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0295C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.
5. Iron rods set are fitted with plastic cap stamped "Lampe Surveying".
6. Contours shown hereon were derived from City of Brenham, Texas data.

Property Owner

Tru-Vision Plastics, Inc.
 P. O. Box 653
 Brenham, Texas 77834
 (979) 277-2300

Plat Prepared by

Lampe Surveying, Inc
 P.O. Box 2037
 1408 West Main Street
 Brenham, Texas 77834
 (979) 836-6677

OWNER DEDICATION

Tru-Vision Plastics, Inc., owner of the property subdivided in the foregoing map of Tru-Vision Subdivision, to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, lots, building lines, and easements thereon shown and designate said subdivision as Tru-Vision Subdivision, to the City of Brenham, Texas, located in the City of Brenham, Washington County, Texas, and I do hereby dedicate to public use, as such the easements shown thereon forever and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the easements 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.

Ted M. Dean

_____ of Tru-Vision Plastics, Inc.

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2023 by Ted M. Dean, _____ of Tru-Vision Plastics, Inc.

Notary Public
 State of Texas

Notary's Name (Printed):
 Notary's Commission
 Expires: _____

PLANNING & ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2023 by the City Planning & Zoning Commission of the City of Brenham, Texas.

Chairman

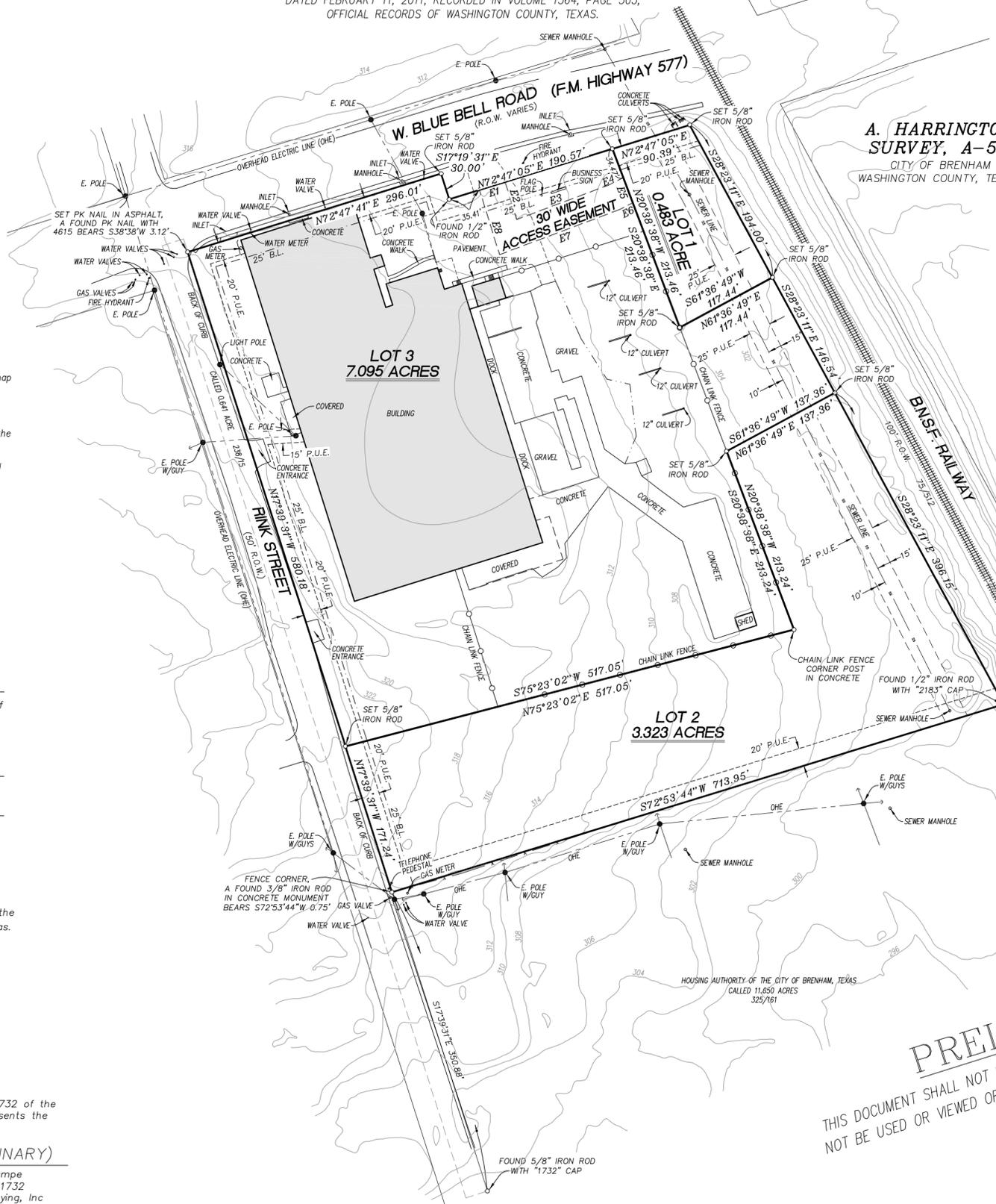
Secretary

I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the State of Texas, do hereby certify that this plat accurately represents the results of an on the ground survey made under my direction.

Dated this the 20th day of September, 2023.

(PRELIMINARY)

Donald W. Lampe
 R.P.L.S. No. 1732
 Lampe Surveying, Inc



COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 I, Beth 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 the _____ day of _____, 2023, A.D. at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 2023, A.D. at _____ o'clock _____ M., in Plat Cabinet File No. _____.

Witnessed by hand and seal of the County Court of the said County, at office in Brenham, Texas.

By: _____ Deputy Beth Rothermel
 County Clerk
 Washington County, Texas

30' WIDE ACCESS EASEMENT		
Course	Bearing	Distance
E1	N72°47'05"E	30.00'
E2	S17°12'55"W	43.94'
E3	N69°21'22"E	109.13'
E4	N63°27'38"E	18.53'
E5	S20°38'38"E	30.16'
E6	S63°27'38"W	16.98'
E7	S69°21'22"W	142.53'
E8	N17°12'55"W	75.79'

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
 9-20-2023

LAMPE SURVEYING, INC
 PROFESSIONAL LAND SURVEYORS
 1408 WEST MAIN STREET
 P. O. BOX 2037
 BRENHAM, TEXAS 77834
 (979) 836-6677
 TEXAS LICENSED SURVEYING FIRM NO. 10040700
 W.O. 3968 3968S1.DWG 3968TRUVISION.CCC



CASE P-23-037
FINAL PLAT: TRU-VISION SUBDIVISION

PLAT TITLE: Tru-Vision Subdivision **CITY/ETJ:** City

PLAT TYPE: Final Plat

OWNER/APPLICANT: Tru-Vision Plastics, Inc.

ADDRESS/LOCATION: 401 W. Blue Bell Road

LEGAL DESCRIPTION: 10.901 acres of land in the A. Harrington Survey, A-556, in Brenham, Washington County, Texas

LOT AREA: Lot 1 being 0.483-acres, Lot 2 being 3.323-acres and Lot 3 being 7.095-acres for a total of 10.901-acres.

ZONING DISTRICT: I, Industrial

EXISTING USE: Manufacturing/Industrial Building

COMP PLAN Commercial
FUTURE LAND USE:

REQUEST: A request from Tru-Vision Plastics for approval of a Final Plat of the Tru-Vision Subdivision creating Lot 1 being 0.483-acres of land, Lot 2 being 3.323-acres, and Lot 3 being 7.095-acres of land for a total of 10.901-acres of land that is part of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.

BACKGROUND:

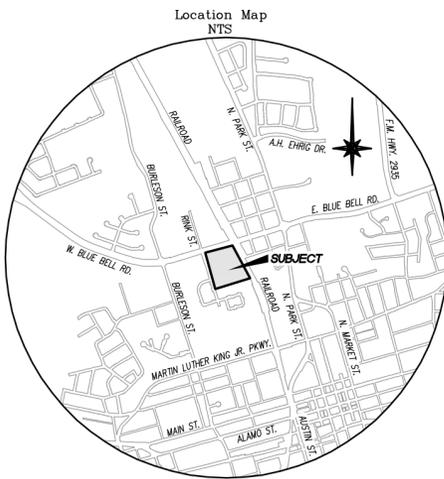
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STAFF ANALYSIS AND RECOMMENDATION:

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

EXHIBITS:

A. Proposed Final Plat



FINAL PLAT OF TRU-VISION SUBDIVISION

CONSISTING OF 3 LOTS
 LOT 1: 0.483 ACRE
 LOT 2: 3.323 ACRE
 LOT 3: 7.095 ACRES

FOR A TOTAL OF 10.901 ACRES
 IN THE A. HARRINGTON SURVEY, A-55
 CITY OF BRENHAM,
 WASHINGTON COUNTY, TEXAS
 BEING THE SAME LAND CALLED 10.597 ACRES AND DESCRIBED IN A
 DEED FROM AUT BRENHAM, INC. TO TRU-VISION PLASTICS, INC.,
 DATED FEBRUARY 11, 2011, RECORDED IN VOLUME 1364, PAGE 503,
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Plat Prepared by

Lampe Surveying, Inc
 P.O. Box 2037
 1408 West Main Street
 Brenham, Texas 77834
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Ted M. Dean

_____ of Tru-Vision Plastics, Inc.

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2023 by Ted M. Dean, _____ of Tru-Vision Plastics, Inc.

Notary Public
 State of Texas

Notary's Name (Printed):
 Notary's Commission
 Expires: _____

PLANNING & ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2023 by the City Planning & Zoning Commission of the City of Brenham, Texas.

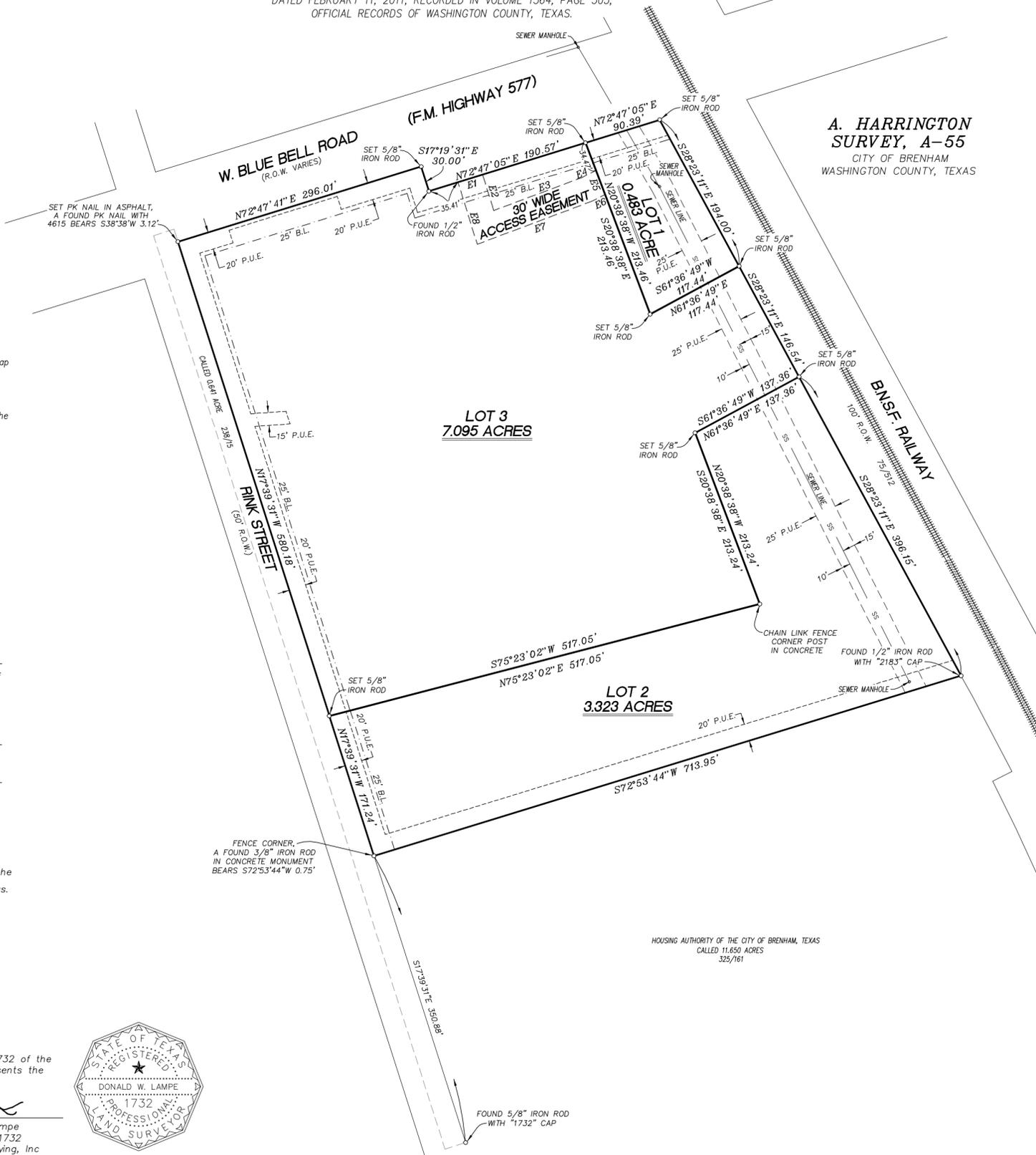
Chairman

Secretary

I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the State of Texas, do hereby certify that this plat accurately represents the results of an on the ground survey made under my direction.

Dated this the 20th day of September, 2023.

Donald W. Lampe
 Donald W. Lampe
 R.P.L.S. No. 1732
 Lampe Surveying, Inc



NOTES:

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 COUNTY OF WASHINGTON
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Witnessed by hand and seal of the County Court of the said County, at office in Brenham, Texas.
 By: _____ Deputy Beth Rothermel
 County Clerk
 Washington County, Texas

30' WIDE ACCESS EASEMENT

Course	Bearing	Distance
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E6	S63°27'38"W	16.98'
E7	S69°21'22"W	142.53'
E8	N17°12'55"W	75.79'

HOUSING AUTHORITY OF THE CITY OF BRENHAM, TEXAS
 CALLED 11,650 ACRES
 325/161

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
 1408 WEST MAIN STREET
 P. O. BOX 2037
 BRENHAM, TEXAS 77834
 (979) 836-6677
 TEXAS LICENSED SURVEYING FIRM NO. 10040700
 W.O. 3968 3968S1(FINAL).DWG 3968TRUVISION.CCG