



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, JANUARY 23, 2023, AT 12:00 PM
SECOND FLOOR CITY HALL BUILDING
COUNCIL CHAMBERS
200 W. VULCAN STREET
BRENHAM, TEXAS**

1. Call Meeting to Order

2. Administer Oath of Office

- Deanna Alfred
- M. Keith Behrens
- Darren Heine
- Calvin Kossie

3. 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.]

4. Reports and Announcements

CONSENT AGENDA

5. 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.

5-a. Minutes from the December 19, 2022 Planning and Zoning Commission Meeting.

5-b. Case No. P-23-001: A request by Samantha Ullrich Medve for approval of a Preliminary Plat creating Lot 1 (0.955-acre) Lot 2 (0.464-acre), and Lot 3 (0.673-acre) of the Ullrich Medve Subdivision, and dedication of 0.037-acre of Right-of-Way for Progress Drive, being 2.129-acres of land out of the Moses N. Combs Survey, A-124, in Brenham, Washington County, Texas.

5-c. Case No. P-23-002: A request by Samantha Ullrich Medve for approval of a Final Plat creating Lot 1 (0.955-acre) Lot 2 (0.464-acre), and Lot 3 (0.673-acre) of the Ullrich Medve Subdivision, and dedication of 0.037-acre of Right-of-Way for Progress Drive, being 2.129-acres of land out of the Moses N. Combs Survey, A-124, in Brenham, Washington County, Texas.

REGULAR AGENDA

6. **Election of a Chair, Vice Chair, and Secretary for the Planning and Zoning Commission for 2023.**
7. **Adjourn**

CERTIFICATION

I certify that a copy of the January 23, 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 January 19, 2023 at 9:00 am.

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
December 19, 2022**

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 December 19, 2022, at 5:00 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Deanna Alfred, Vice Chairman
Chris Cangelosi
Artis Edwards, Jr.

Calvin Kossie
Cayte Neil
Marcus Wamble

Commissioners absent:

M. Keith Behrens, Chairman

Staff present:

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

Citizens / Media present:

DeeAnna Marek

1. Call Meeting to Order

Vice Chairman Alfred called the meeting to order at 5:15 pm with a quorum of six (6) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

Stephanie Doland, Director of Development Services stated that:

- The 2023 Planning and Zoning Commission meeting and submission calendar was placed on the dais.
- City Council recently appointed Darren Heine to serve a 2-year term and fill the place of Marcus Wamble and he will be starting the first meeting of January, 2023.

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 November 21, 2022 Planning and Zoning Commission Meeting.**
- 4-b. **Case No. P-22-028: A request by Arete Property Group, LLC for approval of a Preliminary Plat creating Lot 1 (0.338-acres) and Lot 2 (0.204-acres), Block 1 of the Arete Subdivision, being 0.541-acres of land out of the Arrabella Harrington Survey, A-55, in Brenham, Washington County, Texas.**
- 4-c. **Case No. P-22-029: A request by Arete Property Group, LLC for approval of a Final Plat creating Lot 1 (0.338-acres) and Lot 2 (0.204-acres), Block 1 of the Arete Subdivision, being 0.541-acres of land out of the Arrabella Harrington Survey, A-55, in Brenham, Washington County, Texas.**
- 4-d. **Case No. P-22-030: A request by Brenham Market Square, L.P. for approval of a Commercial Replat of Reserve "A1" of the Market Square Brenham Subdivision to create Reserve "A2" (26.139-acres) and Lot 10 (2.647-acres) for a total of 28.786-acres, and further described as part of the John Long Survey, A-156, in Brenham, Washington County, Texas.**

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

REGULAR SESSION

- 5. **Public Hearing, Discussion and Possible Action on Case P-22-027: A request by Chris and Deanna Marek 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 604 S. Baylor Street, and described as Lot E PT 3A, E PT 4A, Block 91, of the Original Town Addition in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-22-027 (on file in the Development Services Department). Ms. Laauwe stated that this is a request from Chris and DeeAnna Marek for approval of a Specific Use Permit to allow construction of an accessory dwelling unit (ADU) on their property at 604 S. Baylor Street, which is located on the west side of S. Baylor Street and the north side of Gilder Street. Applicant plans to remove an existing metal shed and replace the shed with the proposed ADU. The subject property is zoned as R-2, Mixed Residential Use District and the property is currently developed with a single-family residence. The Future Land Use Map identifies this property as single-family residential with a Corridor Mixed Use to the east.

The subject lot is approximately 16,798 square feet and has an existing home that is approximately 1,743 square feet. The proposed accessory dwelling unit is a 24'x24' (576 square feet) structure that will be pier and beam construction with hardiplank with a similar roof and paint color to compliment the existing home. Ten-foot side and rear setbacks are required; however, the ADU is proposed to have the following setbacks:

- Front yard – 66’
- North side yard – 11.5’
- South side yard – 24’
- Rear yard – 12’

Maximum lot coverage for the R-2 district is 55%. The existing lot coverage is 10.55% and the proposed lot coverage is 23% so the lot coverage is well under the maximum coverage allowed.

The R-2 Zoning District allows ADU’s with approval of a specific use permit and the following additional development standards:

- The existing single-family dwelling will be the primary residence of the property owners.
- The addition will be the same general architectural style and building material.
- The side and rear yards exceed the 10-foot requirement.
- The driveway and parking area will need to be improved with an impervious surface.
- The proposed 576 square foot ADU is less than ½ of the habitable area of the principal structure (1,743 square feet).
- The ADU is not a HUD-code manufacture home.

Ms. Laauwe noted that currently the subject property is two lots that will need to be replatted into one lot. If the SUP is granted, the ADU will have to adhere to the R-2 development standards.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on December 7, 2022. Staff received two letters of support one in opposition of the request.

Development Services staff have reviewed the request and finds that approval of this Specific Use Permit would allow compatible increased density and is appropriate given the zoning, existing development, conformance with the Comprehensive Plan; therefore, Staff recommends approval of the requested Specific Use Permit.

Vice Chairman Alfred opened the Public Hearing at 5:40 pm. There were no citizen comments. The Applicant, DeeAnna Marek, stated that her parents are aging and they may have to stay there initially with the possibility of it being a rental unit (short-term or other) at some point in the future. She further stated that they are just trying to beautify their property and looking to have extra space for family and/or rental capacity.

In response to Commissioner questions/comments, the following clarifications were made:

- Limitations cannot be placed on the number of days the unit can be rented.
- In 2018/2019, the Accessory Dwelling Unit (ADU) Ordinance was adopted to allow ADU’s by right in the B-1 Zoning District and with approval of a Specific Use Permit in the Residential Zoning Districts.
- Commissioner Edwards stated that he would be in support of a change to allow SUP’s by right in the R-2 Zoning District as well.

Vice Chairman Alfred closed the Public Hearing at 5:43 pm.

A motion was made by Commissioner Neil and seconded by Commissioner Kossie to recommend to City Council approval of the request by Chris and Deanna Marek 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 604 S. Baylor Street with the stipulations that the property has to be replatted and the driveway/parking area be improved with asphalt or concrete, as presented. The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case Number P-22-031: A City initiated request to approve an Ordinance of the City of Brenham, Texas Amending the 2022 Thoroughfare Plan Map and Repealing All Ordinances or Parts of Ordinances in Conflict Herewith and Providing an Effective Date.

Stephanie Doland, Director of Development Services, presented the staff report for Case No. P-22-031 (on file in the Development Services Department). Ms. Doland stated that this is a request for amendment to the City's Thoroughfare Plan Map. Mr. David Klingler owns 140-acres outside the city limits but within the City's extraterritorial jurisdiction (ETJ). The tract is generally located near the northeast city limits of Brenham, abutting the city limits line along the east side of Old Masonic Road, and being north of Brookside Drive and west of FM 2935. Mr. Klingler wishes to plat a 10.60-acre portion of his tract for the development of four (4) residential lots. As the property is within the ETJ, the proposed plat is approved through the Planning and Zoning Commission. During a preliminary review, it was found that the Thoroughfare Plan Map shows a proposed collector street going through the tract. Mr. Klingler is requesting that the proposed collector street, that would require an 80-foot right-of-way dedication at the time of platting, be removed from the official Thoroughfare Plan Map that was adopted in February 2022 as part of the overall Thoroughfare Plan. Staff researched this request and feels that this proposed collector street may have been a residue from the 2014 Thoroughfare Map and that it may have been proposed as a tie-in to FM 2935. Staff concurs with Mr. Klingler's request to abandon this line and remove it from this tract. Removal of this proposed collector street would allow development of these lots.

Public Notice was posted in the Banner Press on December 11, 2022. Staff did not receive any comments in support of or against the request.

Development Services staff researched this request and feels that this proposed collector street may have been a residue from the 2014 Thoroughfare Map and that it may have been proposed as a tie-in to FM 2935. Staff concurs with and supports Mr. Klingler's request to abandon this line and remove it from this tract. Removal of this proposed collector street would allow development of these lots.

Commissioner Edwards asked if removing this proposed collector street would affect any development on FM 2935. Ms. Doland responded that it would not have a negative effect since even if the 100+ acres were to develop, a local street may be needed but not a collector street. Commissioner Neil stated that Scenic Drive dead ends into this property.

Vice Chairman Alfred opened the Public Hearing at 5:51 pm. There were no citizen comments.

Vice Chairman Alfred closed the Public Hearing at 5:52 pm.

A motion was made by Commissioner Neil and seconded by Commissioner Kossie to recommend to City Council approval of the City initiated request to approve an Ordinance of the City of Brenham, Texas Amending the 2022 Thoroughfare Plan Map and Repealing All Ordinances or Parts of Ordinances in Conflict Herewith and Providing an Effective Date, as presented. The motion carried unanimously.

7. Adjourn.

A motion was made by Commissioner Neil and seconded by Commissioner Wamble to adjourn the meeting at 5:57 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

January 23, 2023
Meeting Date

Attest

Kim Hodde
Staff Secretary

January 23, 2023
Meeting Date



CASE P-23-001

PRELIMINARY PLAT: ULLRICH MEDVE SUBDIVISION

PLAT TITLE: Ullrich Medve Subdivision **CITY/ETJ:** City

PLAT TYPE: Preliminary Plat

OWNER/APPLICANT: Samantha Ullrich Medve

ADDRESS/LOCATION: North of Progress Drive and Valley Drive

LEGAL DESCRIPTION: Moses Combs, Tract 38 & 48 (Proposed Lots 1-3 of the Ullrich Medve Subdivision) in Brenham, Washington County, Texas

LOT AREA: Lot 1 (0.955-acres) Lot 2 (0.464-acres) and Lot 3 (0.673-acres) plus 0.037-acre Right-of-way dedication for Progress Drive for a total of 2.129-acres

ZONING DISTRICT: R-1, Single-Family Residential

EXISTING USE: Vacant land

COMP PLAN Multi-Family Residential
FUTURE LAND USE:

REQUEST: A request for a Preliminary Plat of the Ullrich Medve Subdivision creating Lots 1-3, and dedicating 0.037-acres of right-of-way for Progress Drive, being 2.129 acres of land that is part of the Moses Combs Survey, A-124 in Brenham, Washington County, Texas.

BACKGROUND:

The subject 2.129-acres of land is generally located north of Progress Drive and Valley Drive and currently not addressed. The property owner, Samantha Ullrich Medve, requests approval of a Preliminary Plat of the Ullrich Medve Subdivision that subdivides the two existing unplatted residential lots into proposed Lots 1, 2 and 3, containing 0.955-acres, 0.464-acres, and 0.673-acres, respectfully, plus 0.037-acre right-of-way dedication for Progress Drive for a total of 2.129-acres of land. The applicant desires to plat the properties to create lots for future residential development. 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 several utility easements in addition to the existing easements.

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 recommends **approval** of this plat as presented.

EXHIBITS:

A. Proposed Preliminary Plat

50 0 50 100 150



GRAPHIC SCALE - FEET



MOSES N. COMBS SURVEY
A-124
 CITY OF BRENHAM
 WASHINGTON COUNTY, TEXAS

SCALE: 1" = 50'

CURVE DATA

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	34°50'24"	60.81'	100.00'	S 78°49'00" E	59.87'

LINE TABLE

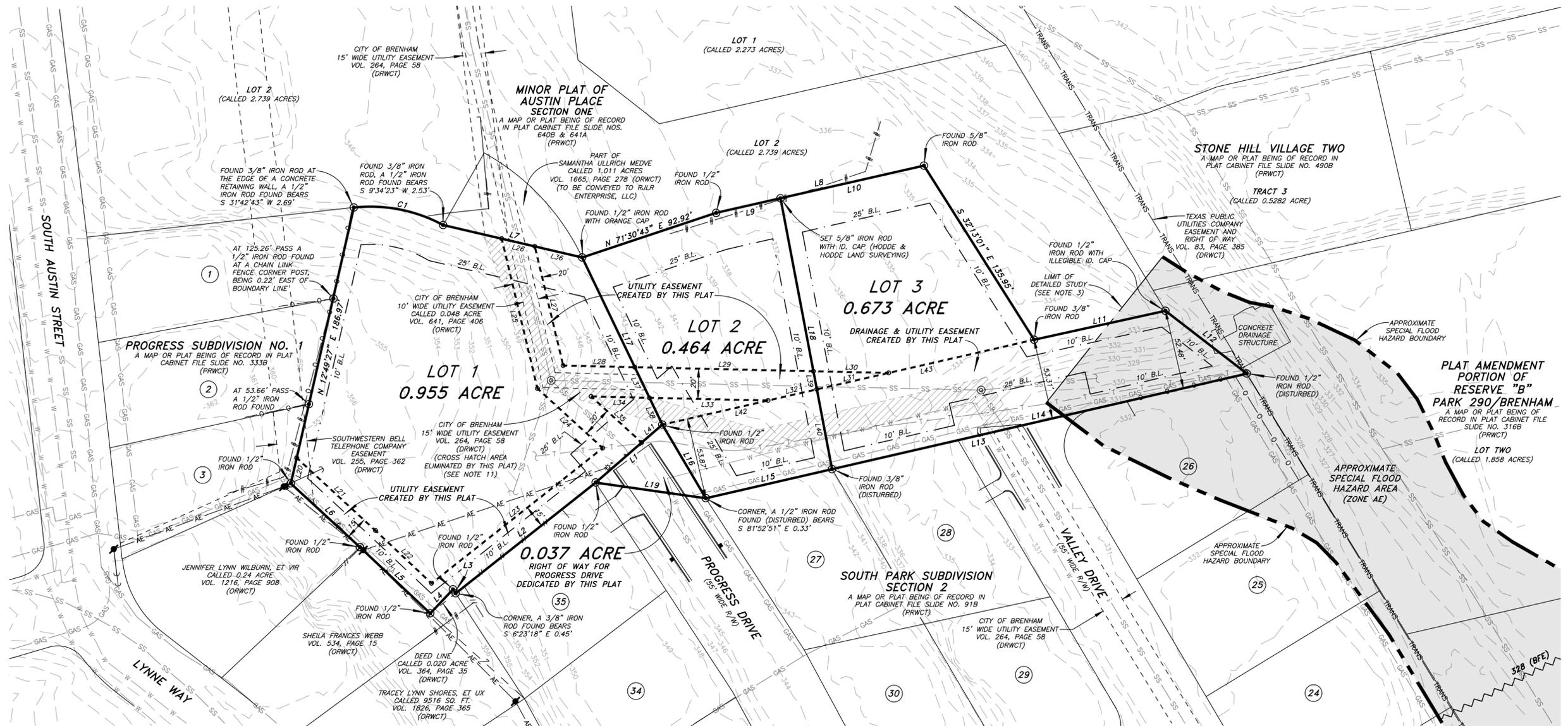
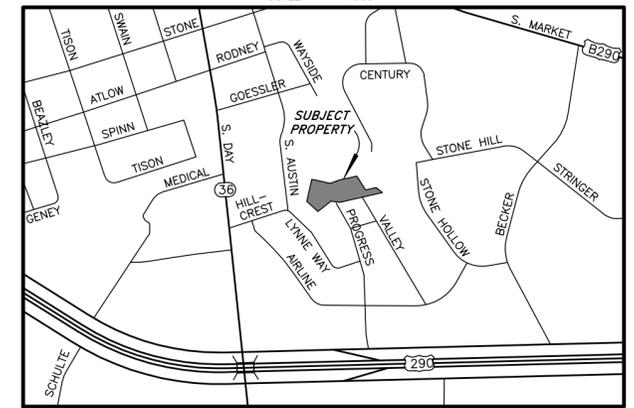
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S 48°53'21" W	58.20'	L20	N 12°49'27" E	17.32'
L2	S 51°33'53" W	117.65'	L21	S 47°11'34" E	70.71'
L3	N 33°03'17" W	3.10'	L22	S 46°36'04" E	50.73'
L4	S 43°26'50" W	21.87'	L23	N 51°33'53" E	143.82'
L5	N 46°36'04" W	63.65'	L24	N 47°30'47" W	58.24'
L6	N 47°11'34" W	61.98'	L25	N 13°21'46" W	101.70'
L7	S 76°49'19" E	94.00'	L26	S 76°49'19" E	22.36'
L8	N 77°08'55" E	140.29'	L27	S 13°21'46" E	80.92'
L9	N 77°08'55" E	43.44'	L28	S 88°42'04" E	47.11'
L10	N 77°08'55" E	96.85'	L29	S 88°42'04" E	117.61'
L11	N 77°31'27" E	88.55'	L30	S 88°42'04" E	49.56'
L12	S 52°14'14" E	67.73'	L31	S 77°05'22" W	48.50'
L13	S 76°58'52" W	365.50'	L32	S 77°05'22" W	32.98'
L14	S 76°58'52" W	280.14'	L33	N 88°42'04" W	78.07'
L15	S 76°58'52" W	85.36'	L34	N 88°42'04" W	38.33'
L16	N 30°27'39" W	56.38'	L35	S 47°30'47" E	45.04'
L17	N 25°30'35" W	122.36'	L36	S 76°49'19" E	32.06'
L18	N 10°44'54" W	182.13'	L37	S 25°30'35" E	22.41'
L19	N 81°52'51" W	73.16'	L38	S 25°30'35" E	19.64'
			L39	S 10°44'54" E	12.17'
			L40	S 10°44'54" E	53.63'
			L41	S 48°53'21" W	18.00'
			L42	N 77°05'22" E	104.38'
			L43	N 77°05'22" E	146.64'

LEGEND

- CORNER MONUMENT (AS NOTED)
- ⊕ ELECTRIC POLE
- * LIGHT POLE
- ⊙ GUY ANCHOR
- ⊕ PHONE CABLE JUNCTION BOX
- ⊕ WATER METER
- ⊕ MANHOLE
- AE — AERIAL ELECTRIC LINES
- TRANS — ELECTRIC TRANSMISSION LINES
- W — WATER LINES
- SS — SANITARY SEWER LINES
- GAS — GAS LINES
- BOUNDARY LINES
- BUILDING LINES
- - - EASEMENT LINES (EXISTING)
- - - EASEMENT LINES (CREATED BY THIS PLAT)
- - - CONTOUR LINES

VICINITY MAP

SCALE: 1" = 1000'



W. O. NO. 8027 (MEDVE8027.DWG/MVIEW) REF: MEDVE8027.SURVEY

Hodde & Hodde Land Surveying, Inc.
 Professional Land Surveying & Engineering
 613 E. Blue Bell Road · Brenham, Texas 77833
 979-836-5681 · 979-836-5683 (Fax)
 www.hoddesurveying.com

PRELIMINARY PLAT OF ULLRICH MEDVE SUBDIVISION
FORMING LOT 1 (0.955 ACRE), LOT 2 (0.464 ACRE), LOT 3 (0.673 ACRE) &
DEDICATING 0.037 ACRE OF RIGHT OF WAY FOR PROGRESS DRIVE
CONTAINING 2.129 ACRES TOTAL
 MOSES N. COMBS SURVEY, A-124, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS

OWNER/DEVELOPER
 SAMANTHA ULLRICH MEDVE
 18581 WILLIAM PENN ROAD
 WASHINGTON, TEXAS 77880
 PHN. 936-662-7604
 EMAIL: SAMANTHA_MEDVE@YAHOO.COM

SHEET 1
OF 2

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83, CENTRAL ZONE 4203. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
2. PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA (ZONE AE) AS SHOWN (SHADED) HEREON, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0295C, EFFECTIVE DATE AUGUST 16, 2011, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0295C, EFFECTIVE DATE AUGUST 16, 2011, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS. NO SPECIAL FLOOD HAZARD AREA IS SHOWN BEYOND THE LIMIT OF DETAILED STUDY.
4. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WASHINGTON COUNTY ABSTRACT COMPANY, TITLE REPORT FILE NUMBER WCTP2200404, DATED AUGUST 19, 2022, AT 8:00 AM.
5. 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 THE EASEMENTS SHOWN HEREON.
6. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND TITLE REPORT DATED AUGUST 19, 2022.
7. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND TITLE REPORT AUGUST 19, 2022.
8. 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.
9. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
10. 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.
11. THE CROSS HATCHED AREA SHOWN HEREON, BEING A PORTION OF THE CITY OF BRENHAM 15 FEET WIDE UTILITY EASEMENT, AS RECORDED IN VOLUME 264, PAGE 58, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS, IS ELIMINATED BY THIS PLAT.
12. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE, ABOVE GROUND STRUCTURES, GROUND MARKINGS AND DRAWINGS PROVIDED BY THE CITY OF BRENHAM UTILITY DEPARTMENT AND BY A DIG-TESS LOCATE REQUEST THROUGH THE RESPECTIVE ENTITIES.
13. CONTOURS SHOWN HEREON WERE DERIVED FROM LIDAR DATA AND PROVIDED BY OTHERS.
14. (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS.
 (ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
 (PRWCT) DENOTES PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
 U.E. DENOTES UTILITY EASEMENT
 D.E. DENOTES DRAINAGE EASEMENT
 B.L. DENOTES BUILDING LINE
 BFE DENOTES BASE FLOOD ELEVATION

SURVEY MAP

SHOWING A SURVEY AND SUBDIVISION FORMING LOT 1 (0.955 ACRE), LOT 2 (0.464 ACRE), LOT 3 (0.673 ACRE) & DEDICATING 0.037 ACRE OF RIGHT OF WAY FOR PROGRESS DRIVE, LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE MOSES N. COMBS SURVEY, A-124. SAID LOT 1 (0.955 ACRE) BEING PART OF THE SAME LAND DESCRIBED AS 1.011 ACRES IN THE DEED FROM GLOCKZIN FAMILY PARTNERS, LTD TO SAMANTHA ULLRICH MEDVE, DATED FEBRUARY 12, 2019, AS RECORDED IN VOLUME 1665, PAGE 278, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS. SAID LOT 2 (0.464 ACRE), SAID LOT 3 (0.673 ACRE) AND SAID 0.037 ACRE OF RIGHT OF WAY BEING PART OF THE SAME LAND DESCRIBED AS 1.189 ACRES IN THE DEED FROM JOAN K. WILLIAMS TO SAMANTHA ULLRICH MEDVE, DATED FEBRUARY 9, 2019, AS RECORDED IN VOLUME 1665, PAGE 275, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY AND SUBDIVISION OF 2.129 ACRES OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS THE 7TH DAY OF DECEMBER, 2022, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: DECEMBER 7, 2022

THE PURPOSE OF THIS DOCUMENT IS FOR PRELIMINARY REVIEW ONLY.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

(PRELIMINARY)

JON E. HODDE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5197
HODDE & HODDE LAND SURVEYING, INC.
613 EAST BLUE BELL ROAD
BRENHAM, TEXAS 77833
(979)-836-5681
TBPE&LS SURVEY FIRM REG. NO. 10018800

OWNER ACKNOWLEDGMENT

I, SAMANTHA ULLRICH MEDVE, THE 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. THE PLATTED PROPERTY REMAINS SUBJECT TO EXISTING DEDICATIONS, COVENANTS, RESTRICTIONS AND EASEMENTS EXCEPT AS SHOWN OR STATED HEREON.

BY: _____
(SIGNATURE)

(PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____

DAY OF _____, 2022, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2022 BY
THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

CHAIRMAN

SECRETARY

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §

I, _____, 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 _____, 2____, AT _____ O'CLOCK. ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 2____, AT _____ O'CLOCK. ____M. IN CABINET _____ SHEET _____ OF RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT BRENHAM, WASHINGTON COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

CLERK OF THE COUNTY COURT
WASHINGTON COUNTY, TEXAS

W. O. NO. 8027 (MEDVE8027.DWG/MVIEW) REF: MEDVE8027.SURVEY

Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying & Engineering
613 E. Blue Bell Road . Brenham, Texas 77833
979-836-5681 . 979-836-5683 (Fax)
www.hoddesurveying.com

PRELIMINARY PLAT OF ULLRICH MEDVE SUBDIVISION
FORMING LOT 1 (0.955 ACRE), LOT 2 (0.464 ACRE), LOT 3 (0.673 ACRE) &
DEDICATING 0.037 ACRE OF RIGHT OF WAY FOR PROGRESS DRIVE
CONTAINING 2.129 ACRES TOTAL
MOSES N. COMBS SURVEY, A-124, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS

OWNER/DEVELOPER
SAMANTHA ULLRICH MEDVE
18581 WILLIAM PENN ROAD
WASHINGTON, TEXAS 77880
PHN. 936-662-7604
EMAIL: SAMANTHA_MEDVE@YAHOO.COM

**SHEET 2
OF 2**



CASE P-23-002
FINAL PLAT: ULLRICH MEDVE SUBDIVISION

PLAT TITLE: Ullrich Medve Subdivision **CITY/ETJ:** City

PLAT TYPE: Final Plat

OWNER/APPLICANT: Samantha Ullrich Medve

ADDRESS/LOCATION: North of Progress Drive and Valley Drive

LEGAL DESCRIPTION: Moses Combs, Tract 38 & 48 (Proposed Lots 1-3 of the Ullrich Medve Subdivision) in Brenham, Washington County, Texas

LOT AREA: Lot 1 (0.955-acres) Lot 2 (0.464-acres) and Lot 3 (0.673-acres) plus 0.037-acre Right-of-way dedication for Progress Drive for a total of 2.129-acres

ZONING DISTRICT: R-1, Single-Family Residential

EXISTING USE: Vacant land

COMP PLAN Multi-Family Residential
FUTURE LAND USE:

REQUEST: A request for a Final Plat of the Ullrich Medve Subdivision creating Lots 1-3, and dedicating 0.037-acres of right-of-way for Progress Drive, being 2.129 acres of land that is part of the Moses Combs Survey, A-124 in Brenham, Washington County, Texas.

BACKGROUND:

The subject 2.129-acres of land is generally located north of Progress Drive and Valley Drive and currently not addressed. The property owner, Samantha Ullrich Medve, requests approval of a Final Plat of the Ullrich Medve Subdivision that subdivides the two existing unplatted residential lots into proposed Lots 1, 2 and 3, containing 0.955-acres, 0.464-acres, and 0.673-acres, respectfully, plus 0.037-acre right-of-way dedication for Progress Drive for a total of 2.129-acres of land. The applicant desires to plat the properties to create lots for future residential development. 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 several utility easements in addition to the existing easements.

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 recommends **approval** of this plat as presented.

EXHIBITS:

A. Proposed Final Plat

50 0 50 100 150

GRAPHIC SCALE - FEET



SCALE: 1" = 50'

**MOSES N. COMBS SURVEY
A-124**
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS

CURVE DATA

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	34°50'24"	60.81'	100.00'	S 78°49'00" E	59.87'

LINE TABLE

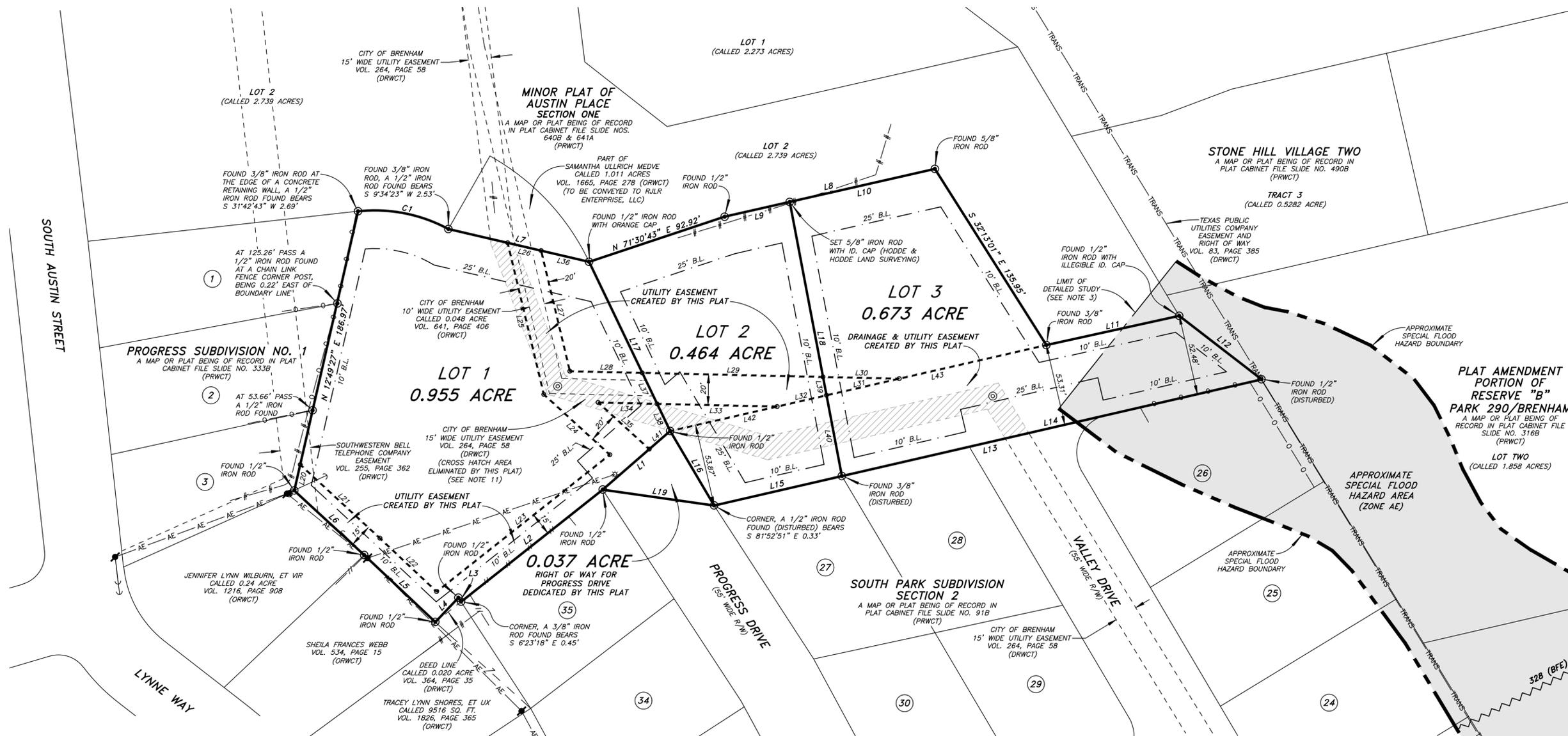
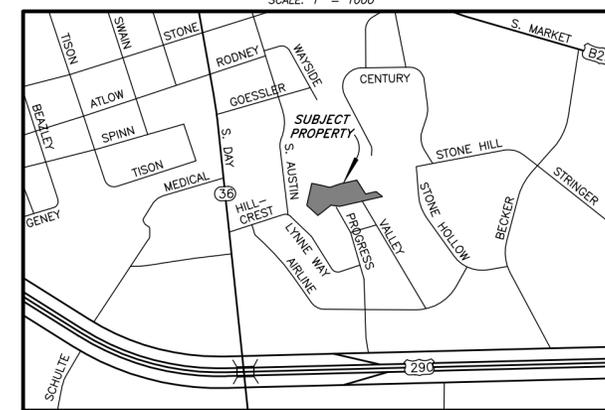
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S 48°53'21" W	58.20'	L20	N 12°49'27" E	17.32'
L2	S 51°33'53" W	117.65'	L21	S 47°11'34" E	70.71'
L3	N 33°03'17" W	3.10'	L22	S 46°36'04" E	50.73'
L4	S 43°26'50" W	21.87'	L23	N 51°33'53" E	143.82'
L5	N 46°36'04" W	63.65'	L24	N 47°30'47" W	58.24'
L6	N 47°11'34" W	61.98'	L25	N 13°21'46" W	101.70'
L7	S 76°49'19" E	94.00'	L26	S 76°49'19" E	22.36'
L8	N 77°08'55" E	140.29'	L27	S 13°21'46" E	80.92'
L9	N 77°08'55" E	43.44'	L28	S 88°42'04" E	47.11'
L10	N 77°08'55" E	96.85'	L29	S 88°42'04" E	117.61'
L11	N 77°31'27" E	88.55'	L30	S 88°42'04" E	49.56'
L12	S 52°14'14" E	67.73'	L31	S 77°05'22" W	48.50'
L13	S 76°58'52" W	365.50'	L32	S 77°05'22" W	32.98'
L14	S 76°58'52" W	280.14'	L33	N 88°42'04" W	78.07'
L15	S 76°58'52" W	85.36'	L34	N 88°42'04" W	38.33'
L16	N 30°27'39" W	56.38'	L35	S 47°30'47" E	45.04'
L17	N 25°30'35" W	122.36'	L36	S 76°49'19" E	32.06'
L18	N 10°44'54" W	182.13'	L37	S 25°30'35" E	22.41'
L19	N 81°52'51" W	73.16'	L38	S 25°30'35" E	19.64'
			L39	S 10°44'54" E	12.17'
			L40	S 10°44'54" E	53.63'
			L41	S 48°53'21" W	18.00'
			L42	N 77°05'22" E	104.38'
			L43	N 77°05'22" E	146.64'

LEGEND

- ⊙ CORNER MONUMENT (AS NOTED)
- ⊕ ELECTRIC POLE
- * LIGHT POLE
- ⊖ GUY ANCHOR
- ⊕ PHONE CABLE JUNCTION BOX
- ⊕ MANHOLE
- AE — AERIAL ELECTRIC LINES
- TRANS — ELECTRIC TRANSMISSION LINES
- BOUNDARY LINES
- BUILDING LINES
- - - EASEMENT LINES (EXISTING)
- - - EASEMENT LINES (CREATED BY THIS PLAT)

VICINITY MAP

SCALE: 1" = 1000'



W. O. NO. 8027 (MEDVE8027.DWG/MVIEW) REF: MEDVE8027.SURVEY

Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying & Engineering
613 E. Blue Bell Road · Brenham, Texas 77833
979-836-5681 · 979-836-5683 (Fax)
www.hoddesurveying.com

FINAL PLAT OF ULLRICH MEDVE SUBDIVISION
FORMING LOT 1 (0.955 ACRE), LOT 2 (0.464 ACRE), LOT 3 (0.673 ACRE) &
DEDICATING 0.037 ACRE OF RIGHT OF WAY FOR PROGRESS DRIVE
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**SHEET 1
OF 2**

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83, CENTRAL ZONE 4203. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
2. PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA (ZONE AE) AS SHOWN (SHADED) HEREON, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0295C, EFFECTIVE DATE AUGUST 16, 2011, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0295C, EFFECTIVE DATE AUGUST 16, 2011, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, NO SPECIAL FLOOD HAZARD AREA IS SHOWN BEYOND THE LIMIT OF DETAILED STUDY.
4. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WASHINGTON COUNTY ABSTRACT COMPANY, TITLE REPORT FILE NUMBER WCTP2200404, DATED AUGUST 19, 2022, AT 8:00 AM.
5. 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 THE EASEMENTS SHOWN HEREON.
6. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND TITLE REPORT DATED AUGUST 19, 2022.
7. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND TITLE REPORT AUGUST 19, 2022.
8. 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.
9. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
10. 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.
11. THE CROSS HATCHED AREA SHOWN HEREON, BEING A PORTION OF THE CITY OF BRENHAM 15 FEET WIDE UTILITY EASEMENT, AS RECORDED IN VOLUME 264, PAGE 58, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS, IS ELIMINATED BY THIS PLAT.
12. (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS.
 (ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
 (PRWCT) DENOTES PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
 U.E. DENOTES UTILITY EASEMENT
 B.L. DENOTES BUILDING LINE
 BFE DENOTES BASE FLOOD ELEVATION

SURVEY MAP

SHOWING A SURVEY AND SUBDIVISION FORMING LOT 1 (0.955 ACRE), LOT 2 (0.464 ACRE), LOT 3 (0.673 ACRE) & DEDICATING 0.037 ACRE OF RIGHT OF WAY FOR PROGRESS DRIVE, LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE MOSES N. COMBS SURVEY, A-124. SAID LOT 1 (0.955 ACRE) BEING PART OF THE SAME LAND DESCRIBED AS 1.011 ACRES IN THE DEED FROM GLOCKZIN FAMILY PARTNERS, LTD TO SAMANTHA ULLRICH MEDVE, DATED FEBRUARY 12, 2019, AS RECORDED IN VOLUME 1665, PAGE 278, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS. SAID LOT 2 (0.464 ACRE), SAID LOT 3 (0.673 ACRE) AND SAID 0.037 ACRE OF RIGHT OF WAY BEING PART OF THE SAME LAND DESCRIBED AS 1.189 ACRES IN THE DEED FROM JOAN K. WILLIAMS TO SAMANTHA ULLRICH MEDVE, DATED FEBRUARY 9, 2019, AS RECORDED IN VOLUME 1665, PAGE 275, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY AND SUBDIVISION OF 2.129 ACRES OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS THE 7TH DAY OF DECEMBER, 2022, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: DECEMBER 7, 2022

THE PURPOSE OF THIS DOCUMENT IS FOR
PRELIMINARY REVIEW ONLY.

PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE.

(PRELIMINARY)

JON E. HODDE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5197
HODDE & HODDE LAND SURVEYING, INC.
613 EAST BLUE BELL ROAD
BRENHAM, TEXAS 77833
(979)-836-5681
TBPE&LS SURVEY FIRM REG. NO. 10018800

OWNER ACKNOWLEDGMENT

I, SAMANTHA ULLRICH MEDVE, THE 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. THE PLATTED PROPERTY REMAINS SUBJECT TO EXISTING DEDICATIONS, COVENANTS, RESTRICTIONS AND EASEMENTS EXCEPT AS SHOWN OR STATED HEREON.

BY: _____
(SIGNATURE)

(PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____

DAY OF _____, 2022, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2022 BY
THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

CHAIRMAN

SECRETARY

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS §

COUNTY OF WASHINGTON §

I, _____, 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 _____, 2____, AT _____ O'CLOCK. ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 2____, AT _____ O'CLOCK. ____M. IN CABINET _____ SHEET _____ OF RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT BRENHAM, WASHINGTON COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

CLERK OF THE COUNTY COURT
WASHINGTON COUNTY, TEXAS

W. O. NO. 8027 (MEDVE8027.DWG/MVIEW) REF: MEDVE8027.SURVEY

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SHEET 2
OF 2