



**NOTICE OF A REGULAR MEETING  
BRENHAM PLANNING AND ZONING COMMISSION  
MONDAY, MARCH 27, 2023, 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 February 27, 2023, Planning and Zoning Commission Meeting.**

**4-b. Case No. P-23-009: A request by Brannon Industrial Group for approval of a Preliminary Plat creating Lot 1, Block 1 of the PMB Subdivision, and dedicating 0.098-acres of Public Right-of-Way for the future expansion of Dixie Road, being a total of 16.90-acres of land out of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.**

**4-c. Case No. P-23-010: A request by Brannon Industrial Group for approval of a Final Plat creating Lot 1, Block 1 of the PMB Subdivision, and dedicating 0.098-acres of Public Right-of-Way for the future expansion of Dixie Road, being a total of 16.90-acres of land out of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.**

REGULAR AGENDA

5. **Public Hearing, Discussion and Possible Action on Case Number P-23-011: A request by Caroline Gates-Groves, Guardian of Mary E. Maddox for approval of a Replat of Lots 1B, 1C, 2B, 2C, 3B and 3C of Block A of the Key's 2<sup>nd</sup> Addition to create Lot 1 (0.347-acres), Lot 2 (0.472-acre), Lot 3 (0.320-acre), Lot 4 (0.441-acre) and Lot 5 (0.697-acre) of the Mary E. Maddox Division, being 2.28-acres, currently addressed as 702 and 704 Clinton Street, 307 Pecan Street, 303 Pecan Street, and 703 S. Market Street, respectively, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**
  
6. **Public Hearing, Discussion and Possible Action on Case Number P-23-012: A request by Four Vee, LLC for approval of a Replat of Part of Lots 2 and 4 of Block K of the A. M. Lewis Addition to create Lot 2-A (0.360-acre), Lot 2-B (0.188-acre), Lot 2-C (0.188-acre) and Lot 2-D (0.268-acre), Block K of the A. M. Lewis Addition, being 1.004-acres, currently addressed as 803 Matchett Street and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**
  
7. **Adjourn**

**CERTIFICATION**

I certify that a copy of the March 27, 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 March 23, 2023 at 12:30 p.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  
February 27, 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 February 27, 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  
Artis Edwards, Jr.

Darren Heine  
Calvin Kossie

Commissioners absent:

Deanna Alfred  
Chris Cangelosi  
Cayte Neil

Staff present:

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

Citizens / Media present:

Donald Lampe  
Patricia Hughes  
Scott Herzog

Marcos Aguilar  
Walt Edmunds

**1. Call Meeting to Order**

Chairman Behrens called the meeting to order at 5:17 pm with a quorum of four (4) 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 January 23, 2023 Planning and Zoning Commission Meeting.**
- 4-b. **Case No. P-23-003: A request by Jane F. Herzog for approval of a Preliminary Plat creating Lot 1 (3.472-acres) and Lot 2 (0.308-acres) of the Amazing Space Division One Subdivision, being 3.780-acres of land out of the John Long Survey, A-156, in Brenham, Washington County, Texas.**
- 4-c. **Case No. P-23-004: A request by Jane F. Herzog for approval of a Final Plat creating Lot 1 (3.472-acres) and Lot 2 (0.308-acres) of the Amazing Space Division One Subdivision, being 3.780-acres of land out of the John Long Survey, A-156, in Brenham, Washington County, Texas.**
- 4-d. **Case No. P-23-006: A request by Marcos and Beatriz Aguilar for approval of a Preliminary Plat creating Lot 1 (0.825-acre) and Lot 2 (2.556-acres) of the Aguilar Division Subdivision, being 3.381-acres of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**
- 4-e. **Case No. P-23-007: A request by Marcos and Beatriz Aguilar for approval of a Final Plat creating Lot 1 (0.825-acre) and Lot 2 (2.556-acres) of the Aguilar Division Subdivision, being 3.381-acres of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**
- 4-f. **Case No. P-23-008: A request by Brenham Market Square, L.P. for approval of a Commercial Replat of Reserve "A2" of the Market Square Brenham Subdivision Forming Reserve "A3" (11.539-acres) and Reserve "A4" (13.134-acres) and Dedicating 1.466 acres of Right-Of-Way for Ryan Street for a total of 26.139-acres, and further described as part of the John Long Survey, A-156, in Brenham, Washington County, Texas.**

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

## **REGULAR SESSION**

- 5. **Public Hearing, Discussion and Possible Action on Case Number P-23-005: A request by Herbert S. and Patricia Hughes for approval of a Residential Replat of part of Lot 3, Block 2 of the Keys First Addition to create Hughes Lot 3A, being 0.296-acres, currently addressed as 607 S. Day Street and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-23-005 (on file in the Development Services Department). Ms. Laauwe explained that Herbert S. and Patricia Hughes are the owners of the properties identified above and addressed as 607 and 609 S. Day Street. The properties are developed with an existing single-family residence and vacant land. The property owners would like to replat the two properties into one property that would have a combined total acreage of 0.296-acres.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on February 9, 2023. Staff did not receive any written comments for or against this replat request.

Development Services and Engineering reviewed this replat for compliance with the City of Brenham’s regulations and ordinances and recommends approval of this residential replat, as presented.

Chairman Behrens closed the regular session and opened the public hearing at 5:20 pm. There were no citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:21 pm

A motion was made by Commissioner Heine and seconded by Commissioner Kossie to approve the request by Herbert S. and Patricia Hughes for approval of a Residential Replat of part of Lot 3, Block 2 of the Keys First Addition to create Hughes Lot 3A, being 0.296-acres, currently addressed as 607 S. Day Street, as presented. The motion carried unanimously.

**6. Adjourn.**

A motion was made by Commissioner Heine and seconded by Commissioner Kossie to adjourn the meeting at 5:22 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

March 27, 2023  
Meeting Date

\_\_\_\_\_  
Attest

Kim Hodde  
Staff Secretary

March 27, 2023  
Meeting Date



**CASE P-23-009**  
**PRELIMINARY PLAT: PMB SUBDIVISION**

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

**PLAT TYPE:** Preliminary Plat

**OWNER/APPLICANT:** Brannon Industrial Group, LLC

**ADDRESS/LOCATION:** 1555 SH 36 N / 1150 Dixie Road

**LEGAL DESCRIPTION:** Phillip Coe Survey, A-31, Tract 401 (10-00-acres) & Tract 51 (6.899-acres) [Proposed Lot 1, Block 1 of the PMB Subdivision] in Brenham, Washington County, Texas

**LOT AREA:** Lot 1 (16.801-acres) plus 0.098-acre Right-of-way dedication for Dixie Road for a total of 16.900-acres

**ZONING DISTRICT:** I, Industrial and B-1, Local Business/Residential Mixed Use District

**EXISTING USE:** Premier Metal Buyers business

**COMP PLAN**

**FUTURE LAND USE:** Estate Residential/Rural near Dixie Road and Commercial near State Highway 36

**REQUEST:** A request for a Preliminary Plat of the PMB Subdivision creating Lot 1, Block 1 and dedicating 0.098-acres of right-of-way for Dixie Road, being 16.900 acres of land that is part of the Moses Combs Survey, A-124 in Brenham, Washington County, Texas.

**BACKGROUND:**

The subject 16.90-acres of land is generally located northwest of State Highway 36 N and is addressed as 1555 SH 36 N and 1150 Dixie Road. The property owner, Brannon Industrial Group, LLC, requests approval of a Preliminary Plat of the PMB Subdivision that combines the two existing unplatted tracts into proposed Lot 1, Block 1, containing 16.801-acres, plus 0.098-acre right-of-way dedication for future expansion of Dixie Road for a total of 16.900-acres of land. The applicant desires to plat the properties to create additional space for Premier Metal Buyers operation. The portion of the tract that faces Dixie Road has an existing residential structure that is proposed to be converted to future office use. 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 public utility easement on Dixie Road 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:**

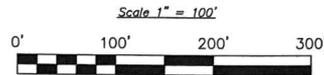
A. Proposed Preliminary Plat

PRELIMINARY PLAT

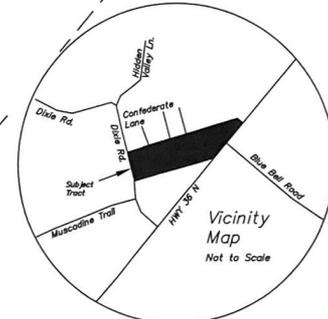
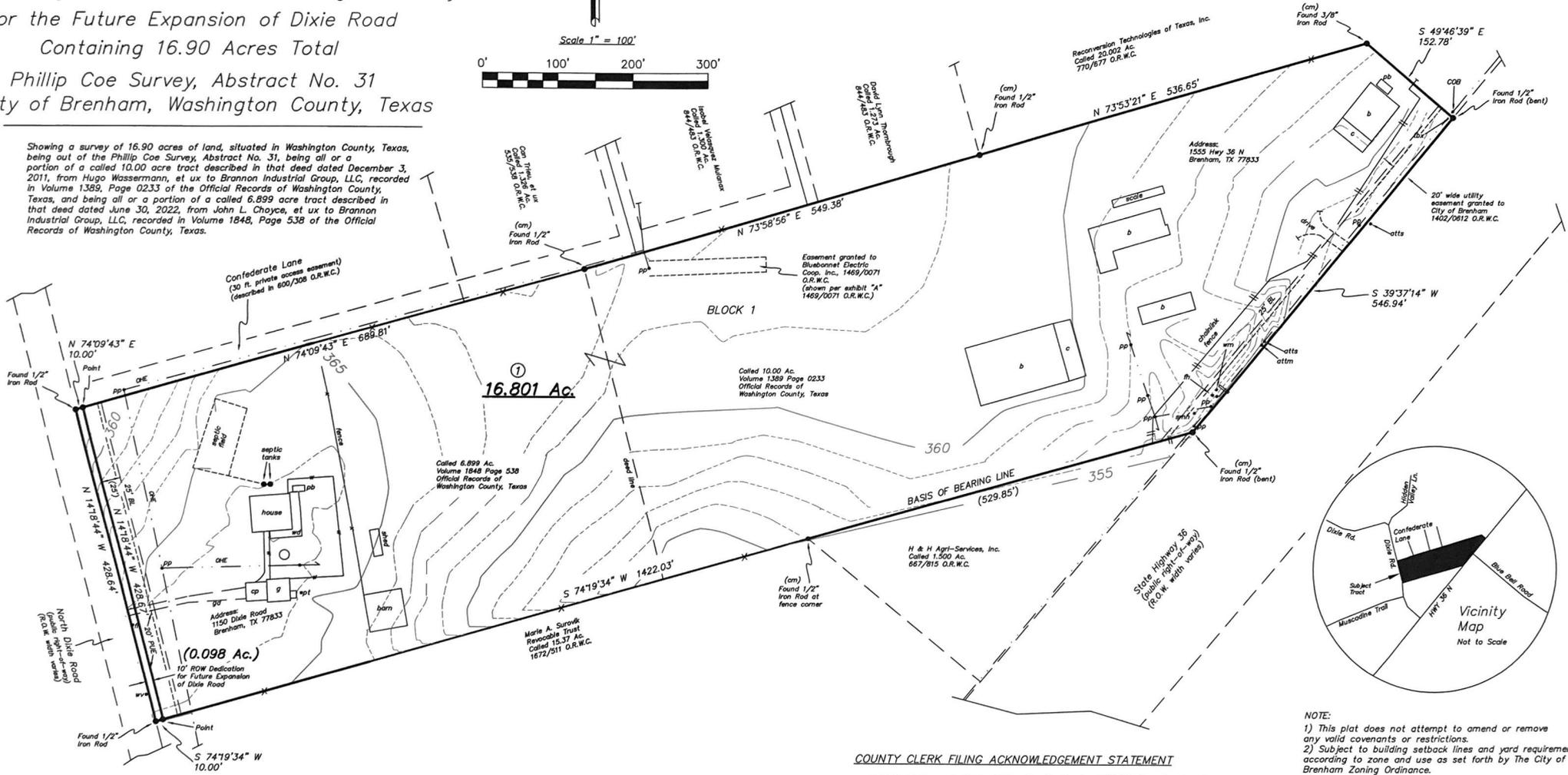
PMB Subdivision

Consisting of Lot 1 (16.801 Acres), Block 1 and
Dedicating 0.098 Acres of Public Right-of-Way
for the Future Expansion of Dixie Road
Containing 16.90 Acres Total

Phillip Coe Survey, Abstract No. 31
City of Brenham, Washington County, Texas



Showing a survey of 16.90 acres of land, situated in Washington County, Texas,
being out of the Phillip Coe Survey, Abstract No. 31, being all or a
portion of a called 10.00 acre tract described in that deed dated December 3,
2011, from Hugo Wassermann, et ux to Brannon Industrial Group, LLC, recorded in
Volume 1389, Page 0233 of the Official Records of Washington County,
Texas, and being all or a portion of a called 6.899 acre tract described in
that deed dated June 30, 2022, from John L. Choyce, et ux to Brannon
Industrial Group, LLC, recorded in Volume 1848, Page 538 of the Official
Records of Washington County, Texas.



NOTE:
cm = central monument
op = power (utility) pole
OHE = overhead electric line
b = building
pb = portable building
attn = AT&T sign
atm = AT&T manhole
c = covered concrete
smh = sewer manhole
h = fire hydrant
BL = building setback line
gd = gravel drive
wd = wood deck
wb = wood board fence
g = garage
cp = carport
pt = propane tank
wm = water meter
tbx = telephone box
COB = City of Brenham gas pipeline sign
wv = water discharge valve
PUE = public utility easement

Bearings shown hereon are based on the record
bearing for a Southeast line of the called 10.00
acre tract, recorded in 1389/0233 O.R.W.C.
Contours are approximately shown hereon based
on a U.S.G.S. datum.

PLANNING AND ZONING COMMISSION APPROVAL

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

Chairman
Secretary

OWNER'S ACKNOWLEDGEMENT

I, Nathan Wade, Chief Operating Officer of Brannon Industrial
Group, LLC, and 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.

Nathan Wade - Chief Operating Officer
Brannon Industrial Group, LLC

NOTARY PUBLIC ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON
This instrument was acknowledged before me on this \_\_\_ day of \_\_\_,
2023.

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

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

I, Beth Rothermel, Clerk of the County Court of Washington County, Texas,
do hereby certify that the within instrument was filed with my office on the
\_\_\_ day of \_\_\_, 2023, at \_\_\_ o'clock,
\_\_\_m., and duly recorded on the \_\_\_ day of \_\_\_,
\_\_\_ o'clock, \_\_\_m., in cabinet \_\_\_
sheet \_\_\_ of the \_\_\_ records of said county.

Beth Rothermel
Clerk of the County Court of Washington County, Texas.

By: \_\_\_\_\_

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



Michael J. Blakey
Registered Professional Land Surveyor No. 5935
January 24, 2023

- NOTE:
1) This plat does not attempt to amend or remove any valid covenants or restrictions.
2) Subject to building setback lines and yard requirements according to zone and use as set forth by The City of Brenham Zoning Ordinance.
3) The subject tract/lot shown hereon does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0295C, effective date August 16, 2011.
4) All oil/gas pipelines or pipeline easements with ownership through subdivision have been shown.
5) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
6) 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 (fifteen) feet off centerline of low pressure gas lines, and 30 (thirty) feet off centerline of high pressure gas lines.

Blakey Surveying, LLC
RPLS 4052 RPLS 5935
TEXAS FIRM REGISTRATION NO. 10085000
4650 W. Walnut Lane
Brenham, Texas 77838
(878) 877-8548



**CASE P-23-009**  
**FINAL PLAT: PMB SUBDIVISION**

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

**PLAT TYPE:** Final Plat

**OWNER/APPLICANT:** Brannon Industrial Group, LLC

**ADDRESS/LOCATION:** 1555 SH 36 N / 1150 Dixie Road

**LEGAL DESCRIPTION:** Phillip Coe Survey, A-31, Tract 401 (10-00-acres) & Tract 51 (6.899-acres) [Proposed Lot 1, Block 1 of the PMB Subdivision] in Brenham, Washington County, Texas

**LOT AREA:** Lot 1 (16.801-acres) plus 0.098-acre Right-of-way dedication for Dixie Road for a total of 16.900-acres

**ZONING DISTRICT:** I, Industrial and B-1, Local Business/Residential Mixed Use District

**EXISTING USE:** Premier Metal Buyers business

**COMP PLAN**

**FUTURE LAND USE:** Estate Residential/Rural near Dixie Road and Commercial near State Highway 36

**REQUEST:** A request for a Final Plat of the PMB Subdivision creating Lot 1, Block 1 and dedicating 0.098-acres of right-of-way for Dixie Road, being 16.900 acres of land that is part of the Moses Combs Survey, A-124 in Brenham, Washington County, Texas.

**BACKGROUND:**

The subject 16.90-acres of land is generally located northwest of State Highway 36 N and is addressed as 1555 SH 36 N and 1150 Dixie Road. The property owner, Brannon Industrial Group, LLC, requests approval of a Final Plat of the PMB Subdivision that combines the two existing unplatted tracts into proposed Lot 1, Block 1, containing 16.801-acres, plus 0.098-acre right-of-way dedication for future expansion of Dixie Road for a total of 16.900-acres of land. The applicant desires to plat the properties to create additional space for Premier Metal Buyers operation. The portion of the tract that faces Dixie Road has an existing residential structure that is proposed to be converted to future office use. 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 public utility easement on Dixie Road 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

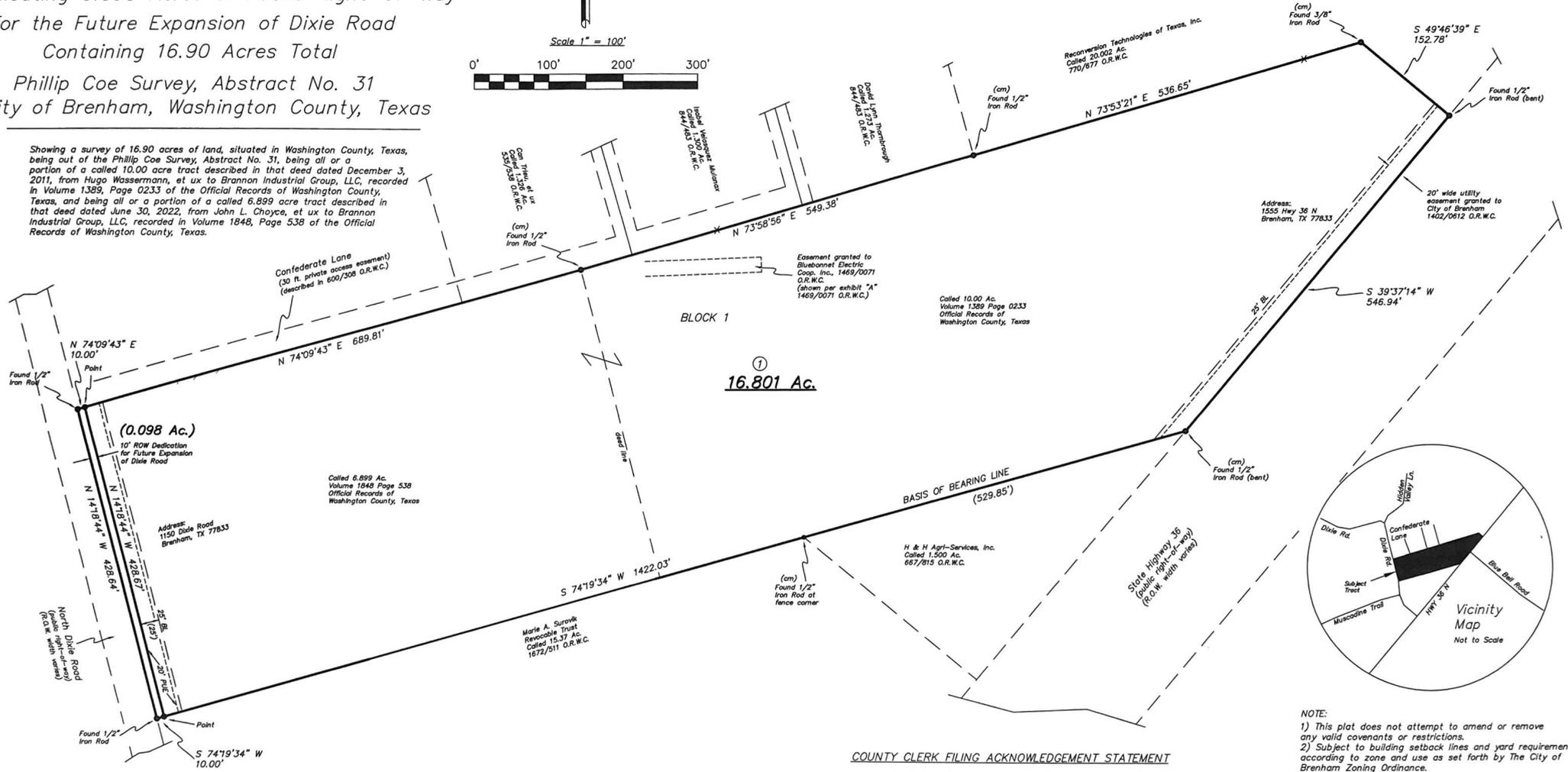
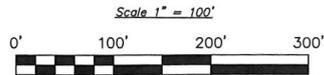
# PMB Subdivision

# FINAL PLAT

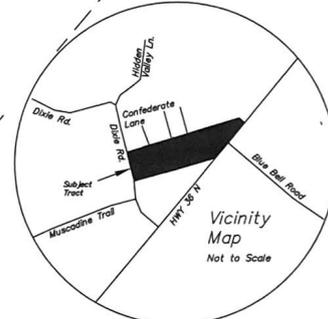
Consisting of Lot 1 (16.801 Acres), Block 1 and  
Dedicating 0.098 Acres of Public Right-of-Way  
for the Future Expansion of Dixie Road  
Containing 16.90 Acres Total

Phillip Coe Survey, Abstract No. 31  
City of Brenham, Washington County, Texas

Showing a survey of 16.90 acres of land, situated in Washington County, Texas, being out of the Phillip Coe Survey, Abstract No. 31, being all or a portion of a called 10.00 acre tract described in that deed dated December 3, 2011, from Hugo Wassermann, et ux to Brannon Industrial Group, LLC, recorded in Volume 1389, Page 0233 of the Official Records of Washington County, Texas, and being all or a portion of a called 6.899 acre tract described in that deed dated June 30, 2022, from John L. Choyce, et ux to Brannon Industrial Group, LLC, recorded in Volume 1848, Page 538 of the Official Records of Washington County, Texas.



NOTE:  
cm = control monument  
BL = building setback line  
PUE = public utility easement  
Bearings shown hereon are based on the record bearing for a Southeast line of the called 10.00 acre tract, recorded in 1389/0233 O.R.W.C.



- NOTE:
- 1) This plat does not attempt to amend or remove any valid covenants or restrictions.
  - 2) Subject to building setback lines and yard requirements according to zone and use as set forth by The City of Brenham Zoning Ordinance.
  - 3) The subject tract/lot shown hereon does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0295C, effective date August 16, 2011.
  - 4) All oil/gas pipelines or pipeline easements with ownership through subdivision have been shown.
  - 5) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
  - 6) 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 (fifteen) feet off centerline of low pressure gas lines, and 30 (thirty) feet off centerline of high pressure gas lines.

### COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

I, Beth Rothermel, Clerk of the County Court of Washington County, Texas, do hereby certify that the within instrument was filed with my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock, \_\_\_\_\_ m., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ o'clock, \_\_\_\_\_ m., in cabinet \_\_\_\_\_ sheet \_\_\_\_\_ of the \_\_\_\_\_ records of said county.

Beth Rothermel  
Clerk of the County Court of Washington County, Texas.

By: \_\_\_\_\_

### OWNER'S ACKNOWLEDGEMENT

I, Nathan Wade, Chief Operating Officer of Brannon Industrial Group, LLC, and 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.

Nathan Wade - Chief Operating Officer  
Brannon Industrial Group, LLC

### NOTARY PUBLIC ACKNOWLEDGEMENT

THE STATE OF TEXAS  
COUNTY OF WASHINGTON  
This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

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

Michael J. Blakey  
Registered Professional Land Surveyor No. 5033  
January 24, 2023



### PLANNING AND ZONING COMMISSION APPROVAL

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

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_

**Blakey Surveying, LLC**  
RPLS 4052 RPLS 5935  
TEXAS FIRM REGISTRATION NO. 10085000  
4650 W. Dabbs Lane  
Barton, Texas 77835 (878) 277-8548



**CASE P-23-011**

**REPLAT: LOTS 1B, 1C, 2B, 2C, 3B AND 3C, BLOCK A OF THE KEY'S 2<sup>nd</sup> ADDITION  
TO CREATE LOT 1, LOT 2, LOT 3, LOT 4, AND LOT 5  
OF THE MARY E. MADDOX DIVISION**

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**PLAT TITLE:** Replat of part of Lots 1B, 1C, 2B, 2C  
3B & 3C of the Key's 2<sup>nd</sup> Addition, Block A  
to create the Mary E. Maddox Division **CITY/ETJ:** City Limits

**PLAT TYPE:** Residential Replat

**OWNERS:** Caroline Gates-Groves, Guardian of Mary E. Maddox

**APPLICANT/AGENT:** Lindi Braddock, Broker / Blakey Land Surveying, LLC (Mike Blakey)

**LOT AREA /LOCATION:** 2.28-acres located at 703 S. Market Street, 303 Pecan Street, 307 Pecan Street,  
702/704 Clinton Street

**PROPOSED LEGAL DESCRIPTION:** Lots 1-5 of the Mary E. Maddox Division in Brenham, Washington County, Texas

**ZONING DISTRICT:** B-1, Local Business / Residential Mixed-Use District

**EXISTING USE:** Single-family residential / vacant

**COMP PLAN FUTURE LAND USE:** Corridor Mixed Use

**REQUEST:** A request by the Caroline Gates-Groves, Guardian of Mary E. Maddox for approval of a Replat of part of Lots 1B, 1C, 2B, 2C, 3B, and 3C, of the Key's 2<sup>nd</sup> Addition, Block A to create the Mary E. Maddox Division, being 2.28-acres, currently addressed as 703 S. Market Street, 303 Pecan Street, 307 Pecan Street, 702/704 Clinton Street, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

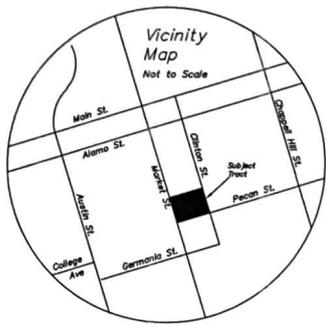
**BACKGROUND:**  
The subject properties, currently identified as Lots 1B, 1C, 2B, 2C, 3B and 3C, of the Key's 2<sup>nd</sup> Addition, Block A, are owned by Mary E. Maddox with Caroline Grove-Gates being Ms. Maddox's legal guardian and acting on her behalf. The properties are currently addressed as 703 S. Market Street, 303 Pecan Street, 307 Pecan Street, 702/704 Clinton Street. The properties are currently developed with existing single-family residences and/or vacant land. The owner/applicant would like to replat the properties to reconfigure the existing six (6) lots into five (5) lots for further development and or sale. Proposed Lots 1-5 of the Mary E. Maddox Division consists of Lot 1 (0.347-acres), Lot 2 (0.472-acres), Lot 3 (0.320-acres), Lot 4 (0.441-acres) and Lot 5 (0.697-acres), for a total of 2.28-acres. The plat establishes 15-foot public utility easements along South Market Street, Pecan Street and Clinton Street and an access easement off Clinton Street to provide access to proposed Lot 1 and Lot 5.

**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:**

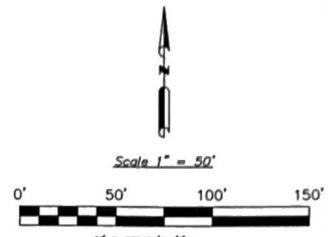
- A. Proposed residential Replat



**FINAL PLAT**  
 Replat of Lots 1B, 1C, 2B, 2C, 3B & 3C  
 of the Keys 2nd Addition, Block A  
 To Create The Mary E. Maddox Division

Consisting of Five Lots: Lot 1 (0.347 Ac.),  
 Lot 2 (0.472 Ac.), Lot 3 (0.320 Ac.),  
 Lot 4 (0.441 Ac.) & Lot 5 (0.697 Ac.)  
 Containing 2.28 Acres Total

A. Harrington Survey, Abstract No. 55  
 City of Brenham, Washington County, Texas



Showing a survey of 2.28 acres of land, situated in Washington County, Texas, being out of the A. Harrington Survey, Abstract No. 55, in the City of Brenham, and being the same property (Lots 1B, 2B and 1C, Keys 2nd Addition) described in that deed dated January 29, 2002, from Donald M. Wilder to Mary E. Wilder, recorded in Volume 1022, Page 052, Official Records of Washington County, Texas, also being the same property (Lots 2B and 2C, Keys 2nd Addition) described in that deed dated October 10, 2002, from Donald M. Wilder to Mary Evelyn Wilder, recorded in Volume 1048, Page 251, Official Records of Washington County, Texas), also being the same property (Lot 3C of Keys 2nd Addition) described in that deed dated June 10, 2003, from Donald M. Wilder to Mary Evelyn Wilder, recorded in Volume 1080, Page 003, Official Records of Washington County, Texas, and being the same property (Lot 3B of Keys 2nd Addition) described in that deed dated June 10, 2003, from Donald M. Wilder to Mary Evelyn Wilder, recorded in Volume 1080, Page 006, Official Records of Washington County, Texas.

**PLANNING AND ZONING COMMISSION APPROVAL**

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

Chairman \_\_\_\_\_

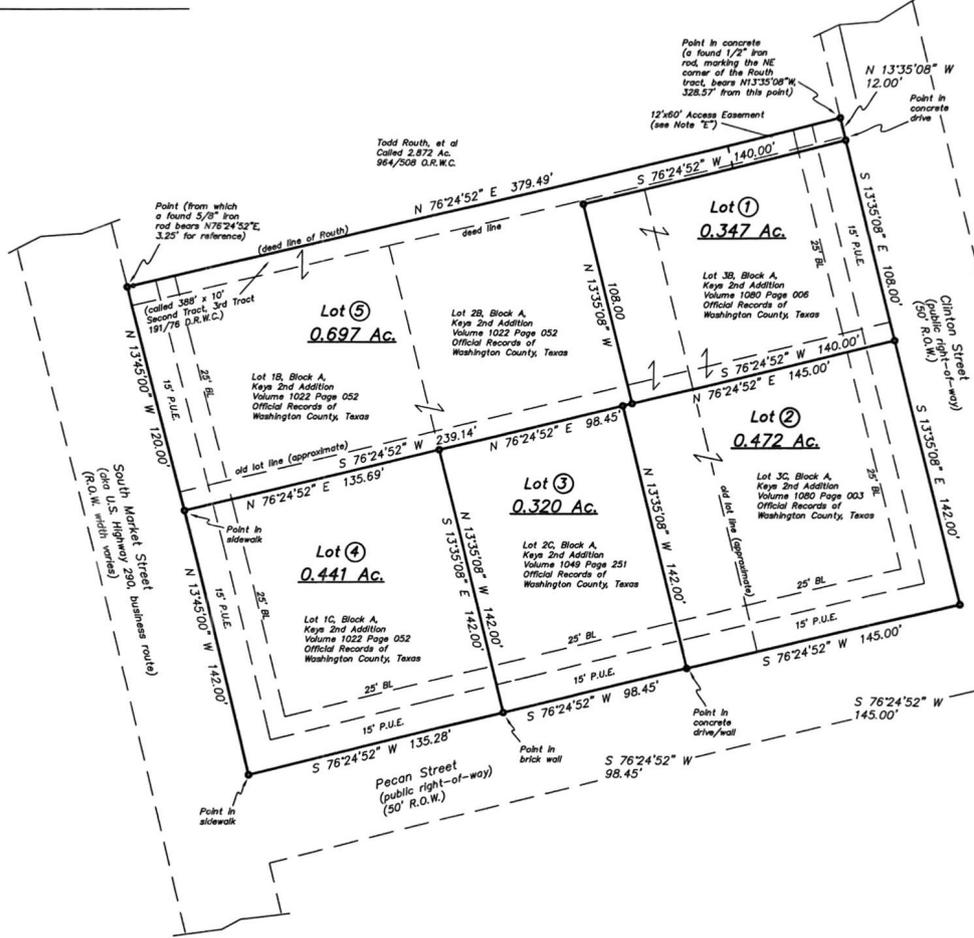
Secretary \_\_\_\_\_

**NOTE:**  
 Bearings shown hereon are based on the record bearing for the North line of the Todd Routh, et al called 2.872 acre tract, recorded in Volume 981, Page 508, O.R.W.C.

Contours are approximately shown hereon based on U.S.G.S. datum.

Property corners shown hereon are marked with Set 5/8" Iron Rods unless otherwise noted.

**NOTE "E":**  
 There is to be dedicated with this plat a 12 ft. x 60 ft. access easement, fronting 12 ft. along Clinton Street, and being 60 ft. deep within Lot 5 shown hereon. The access easement shown hereon is to provide uninterrupted access from Clinton Street to Lot 5 and Lot 1. Parking is Not Allowed within the access easement shown hereon.



**OWNER'S ACKNOWLEDGEMENT**

I, Caroline Gates-Groves, Guardian of Mary E. Maddox, 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.

Caroline Gates-Groves

**COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT**

I, Beth Rothermal, Clerk of the County Court of Washington County, Texas, do hereby certify that the within instrument was filed with my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock, \_\_\_\_\_ m., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ o'clock, \_\_\_\_\_ m., in cabinet \_\_\_\_\_ records of said county. sheet \_\_\_\_\_ of the \_\_\_\_\_

Beth Rothermal  
 Clerk of the County Court of Washington County, Texas.

By: \_\_\_\_\_

**NOTARY PUBLIC ACKNOWLEDGEMENT**

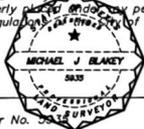
THE STATE OF TEXAS  
 COUNTY OF WASHINGTON

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

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

Michael J. Blakey  
 Registered Professional Land Surveyor No. \_\_\_\_\_ January 27, 2023



- NOTE:**
- 1) This plat does not attempt to amend or remove any valid covenants or restrictions.
  - 2) Subject to building setback lines and yard requirements according to zone and use as set forth by The City of Brenham Zoning Ordinance.
  - 3) The subject tract/lot shown hereon does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0295C, effective date August 16, 2011.
  - 4) All oil/gas pipelines or pipeline easements with ownership through subdivision have been shown.
  - 5) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
  - 6) 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 (fifteen) feet off centerline of low pressure gas lines, and 30 (thirty) feet off centerline of high pressure gas lines.

**Blakey Surveying, LLC**

RPLS 4052 RPLS 5935

TEXAS FIRM REGISTRATION NO. 10085000

4650 Pfluhm Lane  
 Burton, Texas 77836 (879) 277-8549



**CASE P-23-012**  
**REPLAT: PART OF LOTS 2 AND 4, BLOCK K OF THE A.M. LEWIS ADDITION**  
**TO CREATE LOTS 2-A, 2-B, 2-C AND 2-D**

---

**PLAT TITLE:** Replat of part of Lots 2 and 4, Block K of the A.M. Lewis Addition to create Lots 2-A, 2-B, 2-C and 2-D **CITY/ETJ:** City Limits

**PLAT TYPE:** Residential Replat

**OWNERS:** Four Vee, LLC / Cody Vordenbaum

**APPLICANT/AGENT:** Owners / Hodde & Hodde Land Surveying, Inc. (Jon E. Hodde)

**LOT AREA /LOCATION:** 1.004-acres located at 803 Matchett Street

**PROPOSED LEGAL DESCRIPTION:** Lots 2-A, 2-B, 2-C, and 2-D, Block K, A.M. Lewis Addition in Brenham, Washington County, Texas

**ZONING DISTRICT:** R-2, Mixed Residential

**EXISTING USE:** Single-family residence / vacant land

**COMP PLAN** Single-family residential  
**FUTURE LAND USE:**

**REQUEST:** A request by Four Vee, LLC (Cody Vordenbaum) for approval of a Replat of Part of Lots 2 and 4 of Block K of the A. M. Lewis Addition to create Lot 2-A (0.360-acre), Lot 2-B (0.188-acre), Lot 2-C (0.188-acre) and Lot 2-D (0.268-acre), Block K of the A. M. Lewis Addition, being 1.004-acres, currently addressed as 803 Matchett Street and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

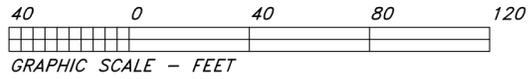
**BACKGROUND:**  
The subject property, currently identified as part of Lots 2 and 4, Block K of the A.M. Lewis Addition, is owned by Four Vee, LLC (Cody Vordenbaum). The property is currently addressed as 803 Matchett Street and is approximately 104.35-feet wide by 415-feet deep. The property is currently developed with an existing single-family residence facing Matchett Street and the rest of the property is vacant land. The property owner would like to replat the property into four lots that would have a combined total of 1.004-acres: proposed Lot 2-A (0.360-acre), proposed Lot 2-B (0.188-acre), proposed Lot 2-C (0.188-acre) and proposed Lot 2-D (0.268-acre). No public utilities currently exist adjacent to the proposed lots and thus, the plat will not be recorded until either utilities are bonded or installed. Proposed Lots 2-B and 2-C were granted a lot depth variance by the Board of Adjustments on March 13, 2023, for a 10.65-foot reduction in the minimum required lot depth of 115-feet for a single-family residential property in the R-2 District.

**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.

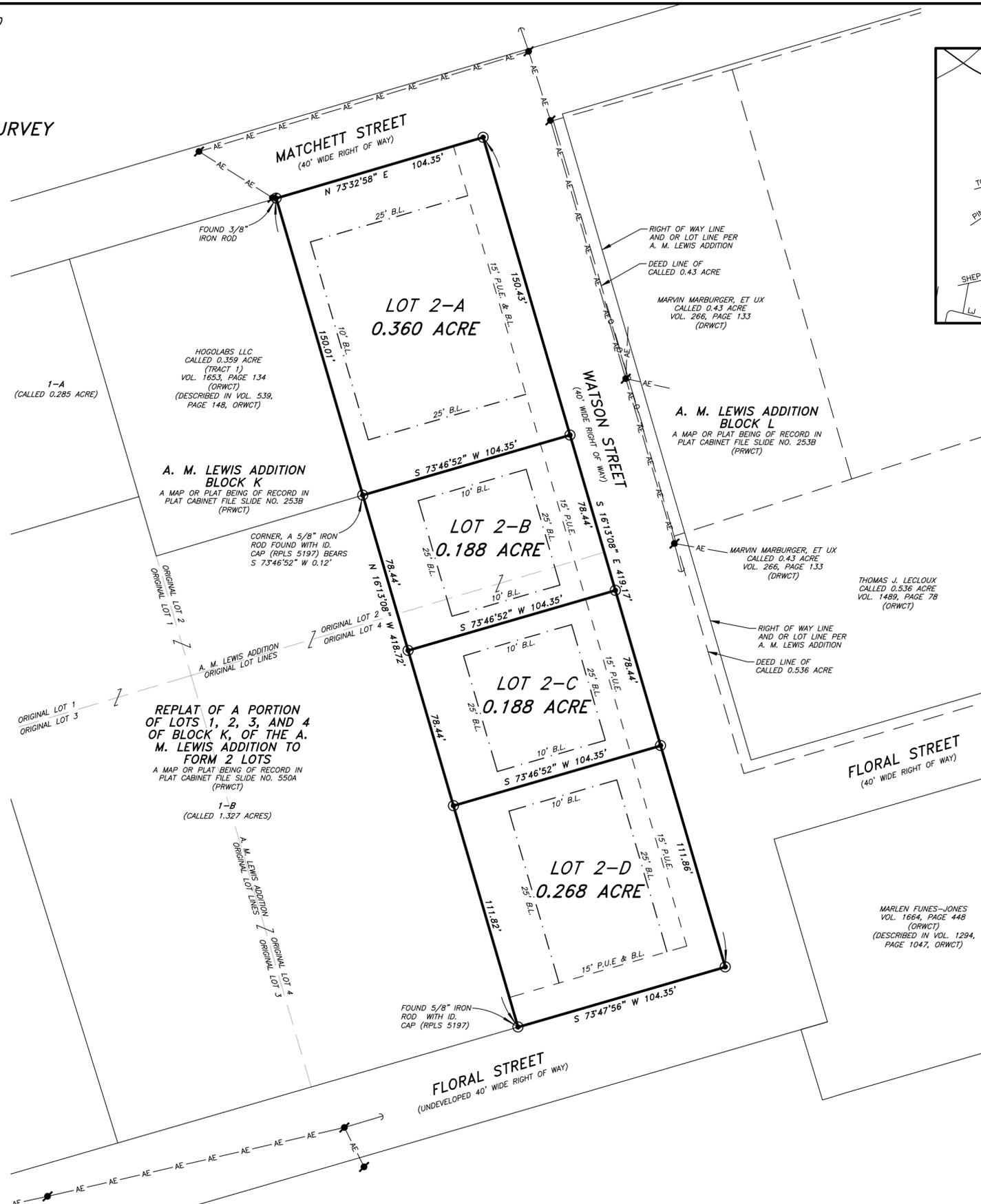
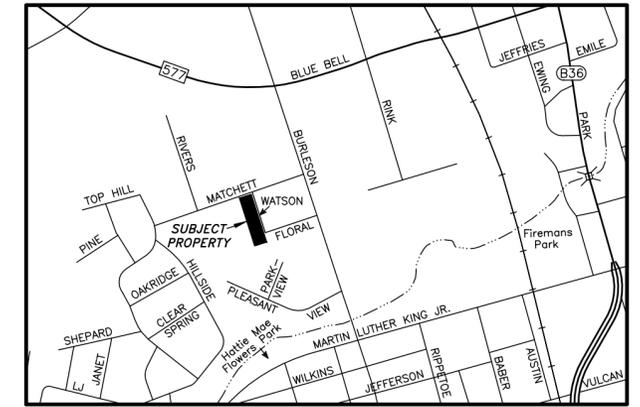
**EXHIBITS:**

- A. Proposed residential Replat



**ARRABELLA HARRINGTON SURVEY  
A-55**  
CITY OF BRENHAM  
WASHINGTON COUNTY, TEXAS

**VICINITY MAP**  
SCALE: 1" = 1000'



- LEGEND**
- SET 5/8" IRON ROD WITH ID. CAP (HODDE & HODDE LAND SURVEYING) UNLESS OTHERWISE NOTED
  - ⚡ ELECTRIC POLE
  - ⊕ GUY ANCHOR
  - BOUNDARY LINES
  - - - BUILDING LINES (B.L.)
  - - - PUBLIC UTILITY EASEMENT (P.U.E.)
  - AE — AERIAL ELECTRIC LINES
  - ○ ○ CHAIN LINK FENCE

W. O. NO. 8060 (FOURVEELL.CDWG/MVIEW) REF: FOURVEELL8060.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

**REPLAT OF A PORTION OF LOTS 2 AND 4  
OF BLOCK K, OF THE A. M. LEWIS ADDITION  
FORMING LOT 2-A (0.360 ACRE), LOT 2-B (0.188 ACRE),  
LOT 2-C (0.188 ACRE) & LOT 2-D (0.268 ACRE)  
CONTAINING 1.004 ACRES TOTAL**  
ARRABELLA HARRINGTON SURVEY, A-55, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS

**OWNER/DEVELOPER**  
FOUR VEE, LLC  
CODY VORDENBAUM, MANAGER  
6020 WALDHAM GROVE LANE  
BRYAN, TEXAS 77802  
PHN. 832-528-4719  
EMAIL: CODY\_VORDENBAUM@YAHOO.COM

**SHEET 1  
OF 2**

**NOTES:**

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°10'18.989" N - LONGITUDE: 96°24'30.413" W (WGS-84).

2. Ⓞ - DENOTES A 5/8" IRON ROD SET WITH ID. CAP "HODDE & HODDE LAND SURVEYING UNLESS OTHERWISE NOTED ON THE PLAT.

3. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA. THE SUBJECT PROPERTY LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) 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.

4. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH BOTTS TITLE COMPANY, TITLE EVIDENCE REPORT FILE NUMBER WA-23-022, EFFECTIVE DATE FEBRUARY 1, 2023, 8:00 AM, ISSUED FEBRUARY 7, 2023, AM.

5. SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND BUILDING LINES APPLICABLE TO A. M. LEWIS ADDITION AS RECORDED IN PLAT CABINET FILE SLIDE NO. 253B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

6. 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.

7. 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 FEBRUARY 1, 2023.

8. 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 DATED FEBRUARY 1, 2023.

9. 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.

10. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.

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.

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.

B.L. DENOTES BUILDING LINE

P.U.E. DENOTES PUBLIC UTILITY EASEMENT

**SURVEY MAP**

SHOWING A SURVEY AND REPLAT FORMING LOT 2-A (0.360 ACRE), LOT 2-B (0.188 ACRE), LOT 2-C (0.188 ACRE) AND LOT 2-D (0.268 ACRE), LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE ARRABELLA HARRINGTON SURVEY, A-55, BEING PART OF LOTS 2 AND 4 OF BLOCK K OF THE A. M. LEWIS ADDITION, A MAP OR PLAT BEING OF RECORD IN PLAT CABINET FILE SLIDE NO. 253B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, OR BEING A RESURVEY OF THE SAME LAND DESCRIBED AS ONE ACRE IN THE DEED FROM CHRISTINE GIESE TO FOUR VEE LLC, DATED JUNE 14, 2022, AS RECORDED IN VOLUME 1845, PAGE 681, 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 REPLAT FORMING LOT 2-A (0.360 ACRE), LOT 2-B (0.188 ACRE), LOT 2-C (0.188 ACRE) AND LOT 2-D (0.268 ACRE) 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 23RD DAY OF FEBRUARY, 2023, A.D.

**(PRELIMINARY)**

JON E. HODDE, RPLS NO. 5197  
DATE: FEBRUARY 23, 2023

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**

WE, FOUR VEE LLC, THE OWNERS OF THE LAND DESCRIBED HEREON AND WHOSE NAMES ARE 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 \_\_\_\_\_, 2023, BY \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

**PLANNING AND ZONING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 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. 8060 (FOURVEELLC.DWG/MVIEW) REF: FOURVEELLC8060.SURVEY

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CONTAINING 1.004 ACRES TOTAL**

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**OWNER/DEVELOPER**

FOUR VEE, LLC  
CODY VORDENBAUM, MANAGER  
6020 WALDHAM GROVE LANE  
BRYAN, TEXAS 77802  
PHN. 832-528-4719  
EMAIL: CODY\_VORDENBAUM@YAHOO.COM

**SHEET 2  
OF 2**