



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, SEPTEMBER 28, 2026, 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 discusses and act upon it individually as part of the Regular Agenda.

4-a. Minutes from August 24, 2026, Planning and Zoning Commission Meeting.

4-b. Case Number SUBPRE-26-0004: A request from Strand Associates, Inc. for approval of a Preliminary Plat of the Strand Subdivision creating Common Area "A" containing 1.588-acres and Reserve "A" containing 8.479-acres, being further described as part of the James Walker Survey, A-106 in Brenham, Washington County, Texas.

4-c. Case Number SUBFIN-26-0002: A request from Strand Associates, Inc. for approval of a Final Plat of the Strand Subdivision creating Common Area "A" containing 1.588-acres and Reserve "A" containing 8.479-acres, being further described as part of the James Walker Survey, A-106 in Brenham, Washington County, Texas.

REGULAR AGENDA

5. **Public Hearing, Discussion and Possible Action on Case Number LOTLINE-26-0008: A request by Jake Carlile/ Arete Property Group for approval of a Replat of Lot 65-D of the College Heights Addition and 0.034 ac of Magnolia Street (abandoned) and Lot 65-E of the College Heights Addition and 0.034 ac of Magnolia Street (abandoned) to create Lot 1 (0.099-acres), Lot 2 (0.070-acres), Lot 3 (0.070-acres), Lot 4 (0.069-acres) and Lot 5 (0.099-acres) of the Arete Subdivision III, for a total of 0.406-acres to be addressed as 1606, 1608, 1610, 1612, & 1614 Clay Street, 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 LOTLINE-26-0009: A request by Jon Hodde / Vintage Farms Subdivision Owners Association, Inc. for approval of a Replat of Reserve E of the Vintage Farms Subdivision, Phase 1 to create Reserve E-1 (0.050-acre) and Reserve E-2 (1.822-acres) of the Vintage Farms Subdivision, Phase 1, and further described as part of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.**
7. **Public Hearing, Discussion and Possible Action on Case Number LOTLINE-26-0010: A request by Donald W. Lampe / Lori McCoy / Roberto Carlos Sanchez for approval of a Replat of Lot 24A and Lot 24B of the Norris 1st Addition to create Lot 24A-1 (0.701-acre) and Lot 24B-1 (0.232-acre) of the Norris 1st Addition, for a total of 0.933-acres, currently addressed as 1104 and 1106 Kerr Street, respectively, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**
8. **Public Hearing, Discussion and Possible Action on Case Number TEXT AMEND-26-0002: A City-Initiated request to amend the City of Brenham Code of Ordinances Appendix A – Zoning, as follows:**
 - **Amending Appendix A: Zoning, Part II, Division 2, R-2, Mixed Residential District, Section 2.05(6), and Downtown Business/Residential Overlay District, Section 9.03(3), amending the minimum site area for multi-family development per dwelling unit; and**
 - **Amending Appendix A: Zoning, Part II, Division 1, Section 12, amending the landscaping and buffering standards and defining additional landscaping requirements between dissimilar uses.**
9. **Adjourn**

CERTIFICATION

I certify that a copy of September 28, 2026, 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, 2026, at 2:00 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 seventy-two (72) 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 _____, 2026 at _____.

Signature

Title

CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
August 24, 2026

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 24, 2026, at 12:00 pm (noon) in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Deanna Alfred, Vice Chair
Chris Cangelosi
Darren Heine
Cayte Neil
Cyndee Smith

Commissioners absent:

M. Keith Behrens, Chair
Calvin Kossie

Staff present:

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

Citizens/Media present:

None

1. Call Meeting to Order

Vice Chair Alfred called the meeting to order at 12:00 pm with a quorum of five (5) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

Shauna Laauwe, City Planner, introduced Kristina Garza to the board members and noted that Kristina is serving as the Development Services Intern from July to December. Ms. Garza has proven to be a valuable resource and has already undertaken several projects.

Stephanie Doland, Development Services Director, informed the Board that the buffer yard/landscape revisions that were discussed in a previous work session would be brought back to the Board for

consideration, likely at the September meeting. Ms. Doland stated that an update to the Comprehensive Plan would also be forthcoming.

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 27, 2026, Planning and Zoning Commission Meeting.**
- 4-b. Case Number SUBPRE-26-0003: A request from Perry Lee Thomas, III and wife, Betty Thomas for approval of a Preliminary Plat of the Thomas Subdivision creating Lot 1 containing 0.526-acres and Lot 2 containing 0.974-acres, being further described as part of the John Carrington Survey, A-0120 in Brenham, Washington County, Texas.**
- 4-c. Case Number SUBFIN-26-0001: A request from Perry Lee Thomas, III and wife, Betty Thomas for approval of a Final Plat of the Thomas Subdivision creating Lot 1 containing 0.526-acres and Lot 2 containing 0.974-acres, being further described as part of the John Carrington Survey, A-0120 in Brenham, Washington County, Texas.**

Vice Chair Alfred called for a motion for the statutory consent agenda. A motion was made by Commissioner Neil and seconded by Commissioner Smith to approve the Statutory Consent Agenda (Items 4-a, 4-b, and 4-c), as presented. The motion carried unanimously (5-0).

REGULAR SESSION

5. Adjourn.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Neil to adjourn the meeting at 12:04 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

September 28, 2026
Meeting Date

Attest

Kim Hodde
Staff Secretary

September 28, 2026
Meeting Date



CASE SUBPRE-26-0004
PRELIMINARY PLAT: STRAND SUBDIVISION

STAFF CONTACT	Shauna Laauwe, AICP, City Planner	
PLAT TITLE:	Strand Subdivision	CITY/ETJ: City
PLAT TYPE:	Preliminary Plat	
OWNER/APPLICANT:	Strand Associates, Inc.	
ADDRESS/LOCATION:	Washington County Appraisal District Parcel (WCAD) Numbers 19111, 19075, and 19076 currently addressed as 2107 Niebuhr Street and 1808 S. Blue Bell Road	
LEGAL DESCRIPTION:	Washington County Appraisal District Parcel (WCAD) Numbers 19111, 19075, and 19076 out of the James Walker Survey, A-106	
LOT AREA:	Approximately 10.067 acres	
ZONING DISTRICT:	B-2, Commercial Research and Technology District	
EXISTING USE:	Residential, vacant land	
FUTURE LAND USE:	Single-Family Residential	
REQUEST:	A request from Strand Associates, Inc. for approval of a Preliminary Plat of the Strand Subdivision creating Common Area "A", containing 1.588-acres, and Reserve "A", containing 8.479-acres, being further described as part of the James Walker Survey, A-106 in Brenham, Washington County, Texas.	

BACKGROUND:

The subject property consists of three tracts identified as WCAD Parcel Nos. 19111 (5.732 acres), 19075 (3.335 acres), and 19076 (1.000 acre), for a total of 10.067 acres. The parcels are currently addressed as 2107 Niebuhr Street and 1808 S. Blue Bell Road.

The subject property is generally located on the north side of E. Stone Street, west of S. Blue Bell Road and is zoned B-2, Commercial Research and Technology. The property is mostly vacant, with an existing single-family residence and a metal building. The property was previously utilized as Ellison's Greenhouses and is currently primarily vacant land.

The new owner, Strand Associates, desires to plat the three tracts into Common Area "A," consisting of 1.588 acres for a private drainage and detention area, and Reserve "A," consisting of 8.479 acres for future development, including a future office expansion.

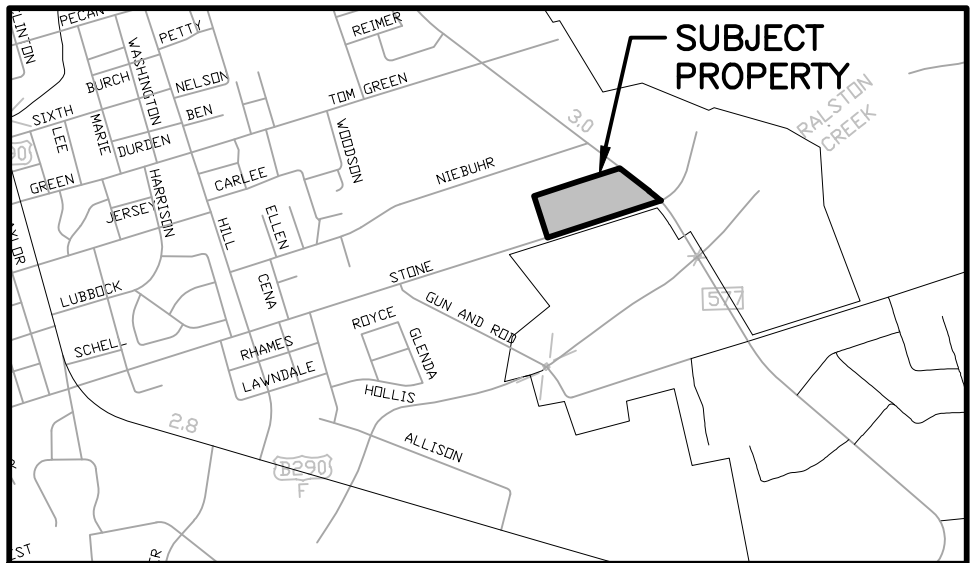
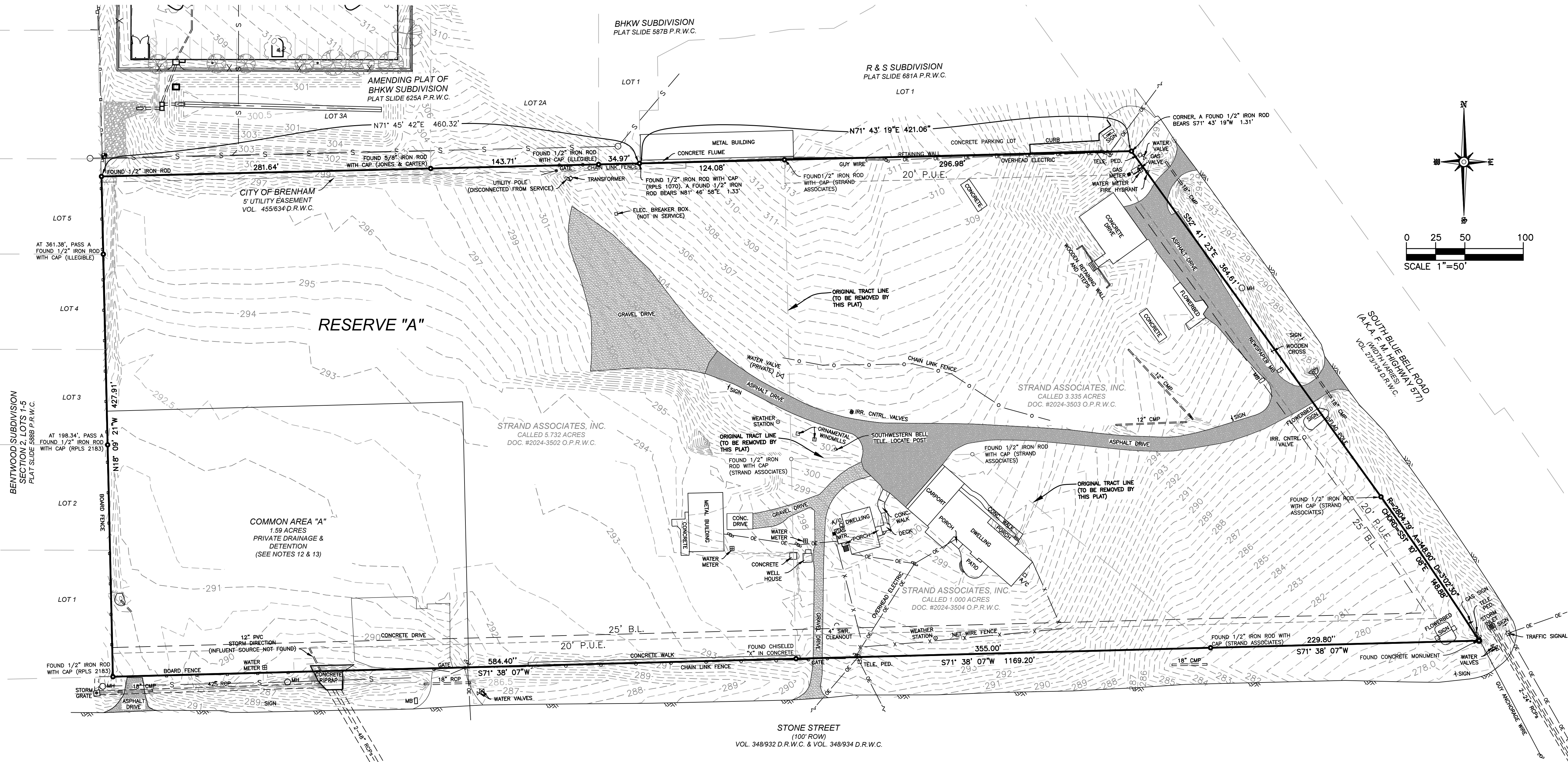
Since the property is currently unplatted, both a preliminary plat and final plat are required. The proposed plat also includes the dedication of a 20-foot public utility easement along a portion of the northern property line over the existing electrical line. The easement extends approximately 320 feet along the northern property line, beginning at the east property line (adjacent to S. Blue Bell Road) and extending west, adjacent to the R & S Subdivision tract.

STAFF ANALYSIS AND RECOMMENDATION:

Development Services 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



- NOTES:**
- Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83, as determined from GPS observations. All distances are surface value.
 - The subject property as shown on the plat lies within the "Zone X" area determined to be outside the 0.2% annual chance floodplain, according to the Flood Insurance Rate Maps of Washington County, Texas, Map No. 48477002950, effective date August 16, 2011, and Map No. 48477003150, effective date May 16, 2019.
 - The survey of the subject property shown hereon was prepared in conjunction with the Title Evidence Report issued July 9, 2026, by Botts Title Company, GF No. TE-26198-WA.
 - Easement dated January 24, 1962, executed by Charlie Rosenbaum and wife, Gladys Joyce Rosenbaum, to Southwestern Bell Telephone Company recorded in Volume 238, Page 480, Deed Records of Washington County, as shown in Schedule B of the Title Evidence Report issued July 9, 2026, by Botts Title Company, GF No. TE-26198-WA, does not apply to the subject tract.
 - Subject to Terms, Conditions, and Stipulations of Life Estate reserved in the Deed dated June 19, 2024, executed by James R. Ellison to Strand Associates, Inc., a Wisconsin corporation, recorded in Instrument #2024-3504, Official Records of Washington County.
 - Subject to Life Estate reserved in the Deed dated June 19, 2024, executed by James R. Ellison to Strand Associates, Inc., a Wisconsin corporation, recorded in Instrument #2024-3504, Official Records of Washington County.
 - 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 Evidence Report issued July 9, 2026, by Botts Title Company, GF No. TE-26198-WA.
 - 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 Evidence Report issued July 9, 2026, by Botts Title Company, GF No. TE-26198-WA.
 - 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.
 - This plat does not attempt to amend or remove any valid covenants or restrictions.
 - Subject to building setback lines and yard requirements according to zone and use as set forth by the City of Brenham Zoning Ordinance.
 - Common Area "A" Private Drainage and Detention (1.588 acres) shall be maintained by the property owner.
 - Lot 3A of BHKW Subdivision shall also have a right to and benefit from Detention use in Common Area "A".
 - Before development of Reserve "A" (8.479 acres), a plat of the tract shall be submitted to the city for review and approval according to the development code of the City of Brenham.

SURVEY MAP

Showing a survey of Strand Subdivision forming Reserve "A" (8.479 acres) and Common Area "A" (1.588 acres) situated in the City of Brenham, Washington County, Texas, part of the James Walker Survey, Abstract 106. Said subdivision being comprised of all of those tracts conveyed to Strand Associates, Inc., by deeds dated June 19, 2024, being a called 5.732-acre tract described in Instrument Number 2024-3502, Official Records of Washington County, and a called 3.335-acre tract described in Instrument Number 2024-3503, Official Records of Washington County, and a called 1.000-acre tract described in Instrument Number 2024-3504, Official Records of Washington County.

CERTIFICATION

State of Texas)
County of Washington)

I, Robert C. Schmidt, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this map showing a plat of 10.067 acres of land is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

(PRELIMINARY)

Robert C. Schmidt
Texas RPLS No. 4705

OWNER ACKNOWLEDGMENT

I, Joe Bunker, Vice President of Strand Associates, Inc., a Wisconsin Corporation, owner of the property subdivided in the foregoing map of Strand Subdivision, do hereby make subdivision of the tract shown hereon according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and I do hereby dedicate to public use, as such the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated or occasioned by the alteration of the surface of any portion of streets and alleys to conform to such grades, and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the land so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

By _____
(Signature)

(Printed Name and Title)

NOTARY PUBLIC ACKNOWLEDGMENT

The State of _____

County of _____

This instrument was acknowledged before me on the ____ day of _____, 2026, by _____

Notary Public, State of _____
(Seal)

PLANNING AND ZONING COMMISSION APPROVAL

Approved this _____ date of _____, 2026, by the Planning and Zoning Commission of the City of Brenham, Texas.

Chairman _____

Secretary _____

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

I, Nicholas Prenzier, County Clerk in and for Washington County, hereby certify that the foregoing instrument with its certificate of authentication was filed in my office the _____ day of _____, 20____, at _____ o'clock _____, in the Plat Records in Slide No. _____ Witnessed my hand and seal of the County Court of the said County, at office in Brenham, Texas.

By _____ County Clerk
Deputy _____ Washington County, Texas

PRELIMINARY PLAT OF
STRAND SUBDIVISION
FORMING RESERVE "A" (8.479 ACRES)
AND COMMON AREA "A" (1.588 ACRES)
FOR A TOTAL OF 10.067 ACRES
JAMES WALKER SURVEY, ABSTRACT 106
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS



Strand Associates, Inc.
1906 Niebuhr Street
Brenham, Texas 77833
(979) 836-7937
TBPE No. F-8405
TBPLS No. 10030000

STAFF CONTACT	Shauna Laauwe, AICP, City Planner	
PLAT TITLE:	Strand Subdivision	CITY/ETJ: City
PLAT TYPE:	Final Plat	
OWNER/APPLICANT:	Strand Associates, Inc.	
ADDRESS/LOCATION:	Washington County Appraisal District Parcel (WCAD) Numbers 19111, 19075, and 19076 currently addressed as 2107 Niebuhr Street and 1808 S. Blue Bell Road	
LEGAL DESCRIPTION:	Washington County Appraisal District Parcel (WCAD) Numbers 19111, 19075, and 19076 out of the James Walker Survey, A-106	
LOT AREA:	Approximately 10.067 acres	
ZONING DISTRICT:	B-2, Commercial Research and Technology District	
EXISTING USE:	Residential, vacant land	
FUTURE LAND USE:	Single-Family Residential	
REQUEST:	A request from Strand Associates, Inc. for approval of a Final Plat of the Strand Subdivision creating Common Area “A”, containing 1.588-acres, and Reserve “A”, containing 8.479-acres, being further described as part of the James Walker Survey, A-106 in Brenham, Washington County, Texas.	

The subject property consists of three tracts identified as WCAD Parcel Nos. 19111 (5.732 acres), 19075 (3.335 acres), and 19076 (1.000 acre), for a total of 10.067 acres. The parcels are currently addressed as 2107 Niebuhr Street and 1808 S. Blue Bell Road.

The new owner, Strand Associates, desires to plat the three tracts into Common Area "A," consisting of 1.588 acres for a private drainage and detention area, and Reserve "A," consisting of 8.479 acres for future development, including a future office expansion.

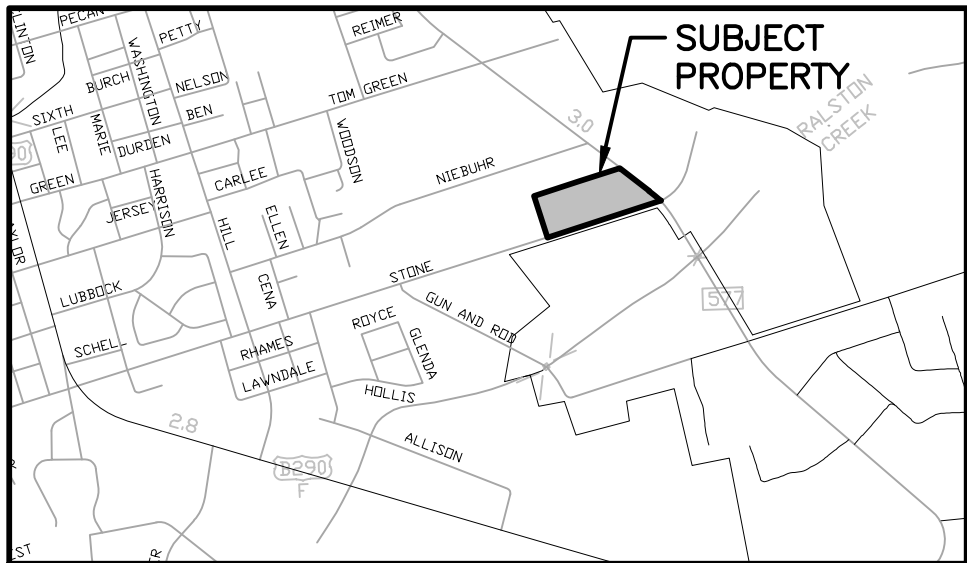
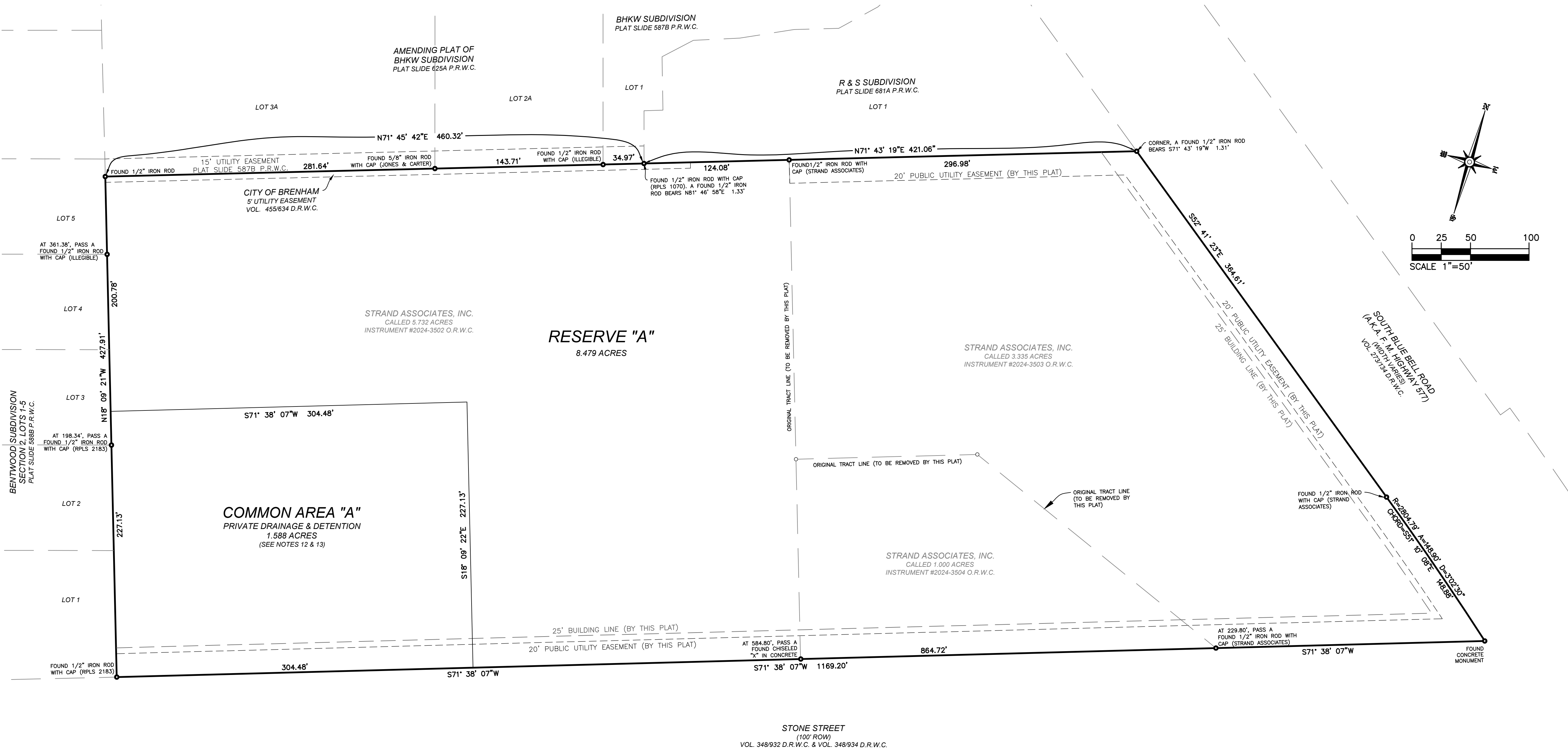
Since the property is currently unplatted, both a preliminary plat and final plat are required. The proposed plat also includes the dedication of a 20-foot public utility easement along a portion of the northern property line over the existing electrical line. The easement extends approximately 320 feet along the northern property line, beginning at the east property line (adjacent to S. Blue Bell Road) and extending west, adjacent to the R & S Subdivision tract.

STAFF ANALYSIS AND RECOMMENDATION:

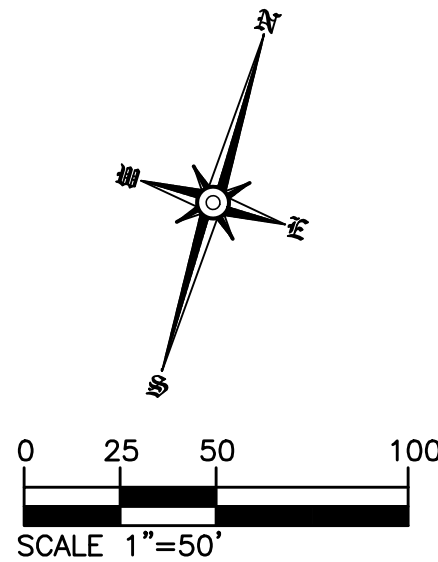
Development Services have reviewed this Final Plat for compliance with applicable City of Brenham regulations and ordinances and recommend **approval** of this plat as presented.

EXHIBITS:

A. Proposed Final Plat



VICINITY MAP
NTS



NOTES:

- Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83, as determined from GPS observations. All distances are surface value.
- The subject property as shown on the plat lies within the "Zone X" area determined to be outside the 0.2% annual chance floodplain, according to the Flood Insurance Rate Maps of Washington County, Texas, Map No. 48477002950, effective date August 16, 2011, and Map No. 48477003150, effective date May 16, 2019.
- The survey of the subject property shown hereon was prepared in conjunction with the Title Evidence Report issued July 9, 2026, by Botts Title Company, GF No. TE-26198-WA.
- Easement dated January 24, 1962, executed by Charlie Rosenbaum and wife, Gladys Joyce Rosenbaum, to Southwestern Bell Telephone Company recorded in Volume 238, Page 480, Deed Records of Washington County, as shown in Schedule B of the Title Evidence Report issued July 9, 2026, by Botts Title Company, GF No. TE-26198-WA, does not apply to the subject tract.
- Subject to Terms, Conditions, and Stipulations of Life Estate reserved in the Deed dated June 19, 2024, executed by James R. Ellison to Strand Associates, Inc., a Wisconsin corporation, recorded in Instrument #2024-3504, Official Records of Washington County.
- Subject to Life Estate reserved in the Deed dated June 19, 2024, executed by James R. Ellison to Strand Associates, Inc., a Wisconsin corporation, recorded in Instrument #2024-3504, Official Records of Washington County.
- 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 Evidence Report issued July 9, 2026, by Botts Title Company, GF No. TE-26198-WA.
- 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 Evidence Report issued July 9, 2026, by Botts Title Company, GF No. TE-26198-WA.
- 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.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- Subject to building setback lines and yard requirements according to zone and use as set forth by the City of Brenham Zoning Ordinance.
- Common Area "A" Private Drainage and Detention (1.588 acres) shall be maintained by the property owner.
- Lot 3A of the Amending Plat of BHKW Subdivision shall also have a right to and benefit from detention use in Common Area "A".
- Before development of Reserve "A" (8.479 acres), a plat of the tract shall be submitted to the city for review and approval according to the development code of the City of Brenham.

SURVEY MAP

Showing a survey of Strand Subdivision forming Reserve "A" (8.479 acres) and Common Area "A" (1.588 acres) situated in the City of Brenham, Washington County, Texas, part of the James Walker Survey, Abstract 106. Said subdivision being comprised of all of those tracts conveyed to Strand Associates, Inc., by deeds dated June 19, 2024, being a called 5.732-acre tract described in Instrument Number 2024-3502, Official Records of Washington County, a called 3.335-acre tract described in Instrument Number 2024-3503, Official Records of Washington County, and a called 1.000-acre tract described in Instrument Number 2024-3504, Official Records of Washington County.

CERTIFICATION

State of Texas)
County of Washington)

I, Robert C. Schmidt, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this map showing a plat of 10.067 acres of land is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

(PRELIMINARY)

Robert C. Schmidt
Texas RPLS No. 4705

OWNER ACKNOWLEDGMENT

I, Joe Bunker, Vice President of Strand Associates, Inc., a Wisconsin Corporation, owner of the property subdivided in the foregoing map of Strand Subdivision, do hereby make subdivision of the tract shown hereon according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and I do hereby dedicate to public use, as such the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated or occasioned by the alteration of the surface of any portion of streets and alleys to conform to such grades, and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the land so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

By _____
(Signature)

(Printed Name and Title)

NOTARY PUBLIC ACKNOWLEDGMENT

The State of _____

County of _____

This instrument was acknowledged before me on the ____ day of _____, 2026, by _____

Notary Public, State of _____
(Seal)

PLANNING AND ZONING COMMISSION APPROVAL

Approved this _____ date of _____, 2026, by the Planning and Zoning Commission of the City of Brenham, Texas.

Chairman

Secretary

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

I, Nicholas Prenzler, County Clerk in and for Washington County, hereby certify that the foregoing instrument with its certificate of authentication was filed in my office the ____ day of _____, 20____ at ____ o'clock ____m., in the Plat Records in Slide No. ____ Witnessed my hand and seal of the County Court of the said County, at office in Brenham, Texas.

By _____, County Clerk
Deputy Washington County, Texas

FINAL PLAT OF
STRAND SUBDIVISION
FORMING RESERVE "A" (8.479 ACRES)
AND COMMON AREA "A" (1.588 ACRES)
FOR A TOTAL OF 10.067 ACRES
JAMES WALKER SURVEY, ABSTRACT 106
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS



Strand Associates, Inc.
1906 Niebuhr Street
Brenham, Texas 77833
(979) 836-7937
TBPE No. F-8405
TBPLS No. 10030000



CASE LOTLINE-26-0008
REPLAT: LOT 65-D AND 65-E OF THE COLLEGE HEIGHTS ADDITION AND 0.068
ACRES OF MAGNOLIA STREET (ABANDONED)
TO CREATE LOTS 1-5 OF ARETE SUBDIVISION III

PLAT TITLE: Replat of Lots 65-D and 65-E of the College Heights Addition and 0.68 acres of Magnolia Street (abandoned) to create Lots 1-5 of the Arete Subdivision III **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: Zoleta Evans Yancy and husband, Roosevelt Yancy / Bulah Mask and husband, Robert Mask

APPLICANT/AGENT: Jake Carlile, Arete Property Group / Kerr Surveying - Surveyor

LOT AREA: Approximately 0.406-acres

PROPOSED LEGAL DESCRIPTION: Lots 1-5 of the Arete Subdivision, III in Brenham, Washington County, Texas

ZONING DISTRICT: R-2, Mixed Residential District

EXISTING USE: Vacant Land / Proposed use – Townhome Development

COMP PLAN

FUTURE LAND USE: Multi Family Residential

REQUEST: A request by Jake Carlile/ Arete Property Group for approval of a Replat of Lot 65-D of the College Heights Addition and 0.034 ac of Magnolia Street (abandoned) and Lot 65-E of the College Heights Addition and 0.034 ac of Magnolia Street (abandoned) to create Lot 1 (0.099-acres), Lot 2 (0.070-acres), Lot 3 (0.070-acres), Lot 4 (0.069-acres) and Lot 5 (0.099-acres) of the Arete Subdivision III, for a total of 0.406-acres to be addressed as 1606, 1608, 1610, 1612, & 1614 Clay 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 65-D and 65-E of the College Heights Addition are owned by Zoleta Evan Yancy and husband, Roosevelt Yancy and Bulah Mask and husband, Robert Mask, respectively. Jake Carlile / Arete Property Group is in the process of purchasing these lots. The subject properties are vacant land that are currently undeveloped and unaddressed lots on the south side of Clay Street, generally located adjacent and east of 1602 Clay Street, east of Sabine Street, and south of Brown Street. The subject properties and all adjacent and surrounding properties are within an R-2,

Mixed Residential Use District and developed with a mixture of residential uses to include duplexes on the two adjacent lots to the west on Clay Street, single-family homes along Brown Street and west of Sabine Street, townhomes to the north on Ebenezer Street, and multifamily units to the south.

The new property owner wishes to replat these two lots to create five lots for a townhome development. Proposed Lot 1 will contain 0.099 acres, Lot 2 (0.070 acres) Lot 3 (0.070 acres), Lot 4 (0.069 acres), and Lot 5 (0.099 acres). A 5' variance to the lot width requirement for the three interior lots was granted by the Board of Adjustment on August 10, 2026 to allow a lot width of 25-feet so long as the minimum lot size of 3,000 square feet is met. This plat also dedicates a 20-foot public utility easement along the north property line, adjacent to Clay Street.

Property owners within 200 feet of the subject property were mailed notifications of this request on September 17, 2026, and notification was published in the Banner newspaper on September 17, 2026. Any public comments will be provided in the Planning and Zoning Commission Packet or during the public hearing.

STAFF RECOMMENDATION:

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

EXHIBITS:

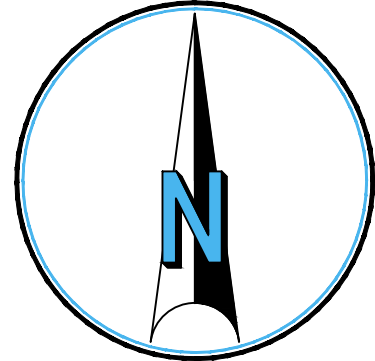
A. Proposed residential Replat

GENERAL NOTES

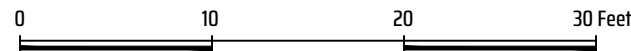
- THIS TRACT LIES WITHIN FLOOD ZONE 'X' (UNSHADED) AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE WASHINGTON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0295C, EFFECTIVE DATE: 8-16-2011, REFERENCED ON 07-06-2026. 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.
- BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAZ011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00002614245647 (CALCULATED USING GEOID12B).
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- TITLE COMMITMENT NOTES

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY AMERICAN TITLE COMPANY OF HOUSTON, GF NO. 3070926-01172, EFFECTIVE DATE: MAY 8, 2026. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10g: EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, ZONING ORDINANCES, SET BACK LINES, AND/OR DEDICATIONS OF ROADS, IF ANY, AS SHOWN ON THE PLAT FILED IN PLAT CABINET FILE NO. 6A, PRWCT, DO NOT APPLY.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
- ALL KNOWN AND APPARENT OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
 - THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
 - ALL LOTS ARE HEREBY DESIGNATED AS TWINHOMES, SINGLE FAMILY ATTACHED UNITS ON INDIVIDUAL LOTS.
 - ALL PROPERTY CORNERS ARE A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET UNLESS NOTED OTHERWISE.
 - THIS SUBDIVISION HAS BEEN APPROVED OF A VARIANCE FOR INTERIOR LOT WIDTHS, PER CASE NO. VARIANCE-26-0004.



SCALE: 1" = 10'



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID POWELL BRISTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6537, IN THE STATE OF TEXAS, 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 BRENNHAM, TEXAS.

DAVID POWELL BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6537

OWNER ACKNOWLEDGEMENT

WE, ZOLETTA EVANS YANCY AND ROOSEVELT YANCY, OWNERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND CONVEYED TO US IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS IN VOLUME 397, PAGE 803 (ORWCT), AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

DATE: _____
ZOLETTA EVANS YANCY
1830 HOLLY OAK DRIVE, SUITE 2208
HOUSTON, TX 77084

DATE: _____
ROOSEVELT YANCY
1830 HOLLY OAK DRIVE, SUITE 2208
HOUSTON, TX 77084

WE, BULAH MASK AND ROBERT MASK, OWNERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND CONVEYED TO US IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS IN VOLUME 397, PAGE 799 (ORWCT), AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

DATE: _____
BULAH MASK
1830 HOLLY OAK DRIVE, SUITE 2208
HOUSTON, TX 77084

DATE: _____
ROBERT MASK
1830 HOLLY OAK DRIVE, SUITE 2208
HOUSTON, TX 77084

NOTARY PUBLIC ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED STEPHEN LEE AND JANNIS LEE, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING DOCUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS STATED HEREON.

NOTARY PUBLIC
STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ BY THE CITY PLANNING COMMISSION
OF THE CITY OF BRENNHAM, TEXAS.

CHAIRMAN

SECRETARY

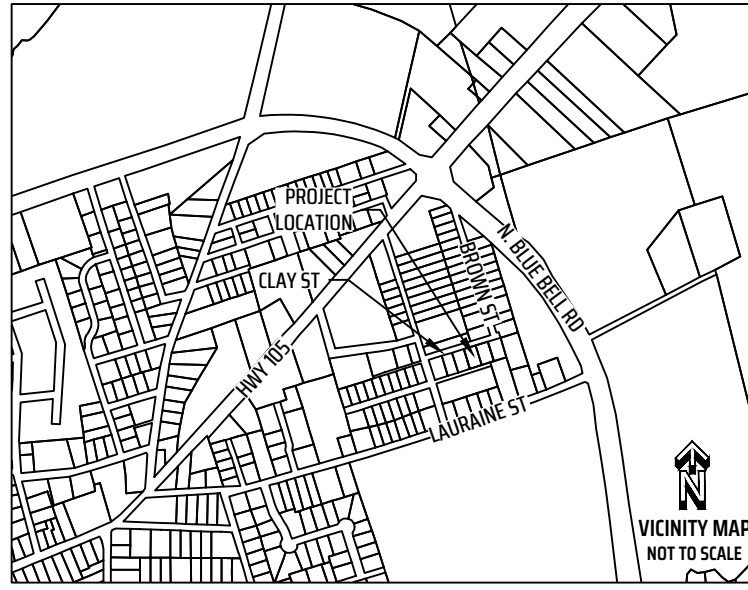
COUNTY CLERK FILING ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF WASHINGTON

I, NICHOLAS PRENZLER, 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 _____, 2026, AT _____ O'CLOCK _____ M. AND DULY RECORDED IN CABINET _____ SHEET _____ OF THE RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

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

NICHOLAS PRENZLER
CLERK OF THE COUNTY COURT
WASHINGTON COUNTY, TEXAS



LEGEND:

DRWCT = DEED RECORDS OF
WASHINGTON COUNTY, TEXAS

ORWCT = OFFICIAL RECORDS OF
WASHINGTON COUNTY, TEXAS

PRWCT = PLAT RECORDS OF
WASHINGTON COUNTY, TEXAS

123/456 = VOLUME AND PAGE
FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

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.

FINAL PLAT
BEING A REPLAT OF THE COLLEGE HEIGHTS ADDITION
LOT 65-D AND 0.034-AC OF MAGNOLIA STREET
(ABANDONED) AND LOT 65-E AND 0.034-AC OF
MAGNOLIA STREET (ABANDONED)
TO CREATE
ARETE SUBDIVISION III
LOT 1 (0.099 AC), LOT 2 (0.070 AC), LOT 3 (0.070 AC),
LOT 4 (0.069 AC) AND LOT 5 (0.099 AC)
CONTAINING 0.406 ACRES TOTAL
ARRABELLA HARRINGTON LEAGUE SURVEY, ABSTRACT 55
BRENNHAM, WASHINGTON COUNTY, TEXAS



"When one person stands
to gain over another, the
facts must be uncovered"

SCALE: 1 INCH = 10 FEET
FIELD SURVEY DATE: 06-11-2026 | PLAT DATE: 08-31-2026
JOB NUMBER: 26-0843 | CAD NAME: 26-0843-PRELIM
POINT FILE: 26-0713
DRAWN BY: RCU CHECKED BY: DPB
PREPARED BY: KERR SURVEYING, LLC
TBPCLS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM



CASE LOTLINE-26-0009
REPLAT: RESERVE E OF THE VINTAGE FARMS SUBDIVISION, PHASE I
TO CREATE RESERVE E-1 AND RESERVE E-2 OF THE VINTAGE FARMS
SUBDIVISION, PHASE 1

PLAT TITLE: Replat of Reserve E, Vintage Farms Subdivision, Phase 1 to create Reserve E-1 and Reserve E-2, Vintage Farms Subdivision, Phase I **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: Vintage Farms Subdivision Owners Association, Inc.

APPLICANT/AGENT: Jon Hodde / Hodde & Hodde Land Surveying, Inc. - Surveyor

LOT AREA /LOCATION: 1.872-acres, identified as Reserve E of the Vintage Farms Subdivision, Phase I

PROPOSED LEGAL DESCRIPTION: Reserve E-1 and Reserve E-2

ZONING DISTRICT: P-1, Planned Development District

EXISTING USE: Vacant Land

COMP PLAN

FUTURE LAND USE: Open Space

REQUEST: A request by Jon Hodde / Vintage Farms Subdivision Owners Association, Inc. for approval of a Replat of Reserve E of the Vintage Farms Subdivision, Phase 1 to create Reserve E-1 (0.050-acre) and Reserve E-2 (1.822-acres) of the Vintage Farms Subdivision, Phase 1, and further described as part of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.

BACKGROUND:

The subject property, currently identified as Reserve E, Vintage Farms Subdivision, Phase I is owned by the Vintage Farms Subdivision Owners Association Inc. The subject property is a 1.872 acre parcel of vacant land that is designated as Stormwater Detention Area, Phase 1 on the west side and adjacent to State Highway 36, generally located east of Wild Vine Pass and south of Vintage Farm Way. The subject property and all adjacent and surrounding properties are within a P-1, Planned Development Use District and developed with adjacent and surrounding tracts developed mixture of residential uses. There is an existing City of Brenham lift station on the west side of this tract. The property owner wishes to replat this reserve tract into two reserve tracts so that Reserve E-1 (0.050-acres) may be conveyed to the City of

Brenham to legitimize the existing lift station, which is maintained by the City of Brenham. Proposed Reserve E-1 will contain 0.050 acres, and Reserve E-2 will contain 1.822 acres. This plat does not dedicate any additional public utility easements.

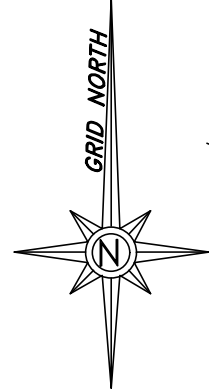
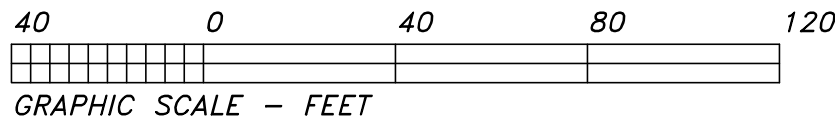
Property owners within 200 feet of the subject property were mailed notifications of this request on September 17, 2026, and notification was published in the Banner newspaper on September 17, 2026. Any public comments will be provided in the Planning and Zoning Commission Packet or during the public hearing.

STAFF RECOMMENDATION:

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

EXHIBITS:

A. Proposed residential Replat



SCALE: 1" = 40'

LINE TABLE

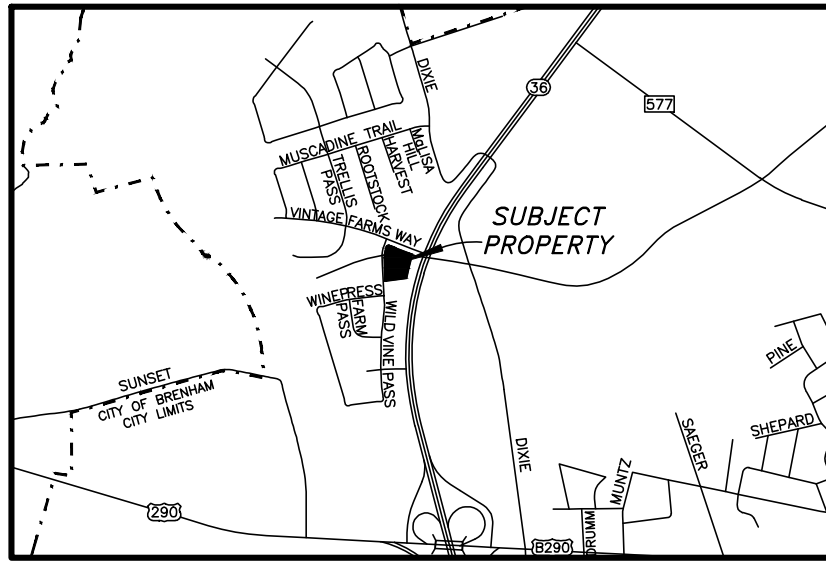
NUM	BEARING	DISTANCE
L1	N 6°48'21" W	2.23'
L2	S 89°37'56" E	53.60'
L3	N 0°33'37" W	40.43'
L4	N 89°37'56" W	53.55'
L5	N 21°03'27" E	14.28'
L6	S 68°56'33" E	50.60'
L7	S 64°48'42" E	27.76'
L8	N 0°29'00" W	39.78'
L9	S 89°37'56" E	53.55'
L10	S 0°33'37" E	40.43'
L11	N 89°37'56" W	53.60'

LEGEND

- ELECTRIC/UTILITY POLE
- GUY ANCHOR
- IRRIGATION CONTROL VALVE
- PHONE CABLE JUNCTION BOX
- MANHOLE
- WATER METER
- ELECTRIC JUNCTION BOX
- AE - AE - AERIAL ELECTRIC LINES
- O - O - CHAIN LINK FENCE
- // - // - BOARD FENCE
- - - - EASEMENT
- - - - EDGE OF LANDSCAPING
- — — — BOUNDARY LINE

VICINITY MAP

NOT TO SCALE



OWNER ACKNOWLEDGMENT

WE, VINTAGE FARMS SUBDIVISION OWNERS ASSOCIATION, INC., THE OWNERS OF THE LAND DESCRIBED HEREON AND WHOSE NAME 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 _____, 2026, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2026 BY
THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

CHAIRMAN

SECRETARY

SURVEY MAP

SHOWING A SURVEY AND REPLAT FORMING RESERVE E-1 (0.050 ACRE) AND RESERVE E-2 (1.822 ACRES), LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE PHILLIP COE SURVEY, A-31, BEING A RESURVEY OF "RESERVE E" OF THE VINTAGE FARMS SUBDIVISION, PHASE I, A MAP OR PLAT BEING OF RECORD IN PLAT CABINET FILE SLIDE NUMBERS 694B, 695A, 695B AND 696A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, OR BEING THE SAME LAND CONVEYED IN THE DEED FROM RANIER & SON DEVELOPMENT COMPANY, LLC TO VINTAGE FARMS SUBDIVISION OWNERS ASSOCIATION, INC., DATED DECEMBER 1, 2021, AS RECORDED IN VOLUME 1815, PAGE 28, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CERTIFICATION

THE STATE OF TEXAS

COUNTY OF WASHINGTON

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 PLAT CABINET FILE SLIDE NOS. _____ OF RECORD IN THE PLAT 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

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: AUGUST 17, 2026

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
BREHMAN, TEXAS 77833
(979)-836-5681
TBPE&LS SURVEY FIRM REG. NO. 10018800

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	1°48'09"	107.51'	3417.56'	S 13°57'41" W	107.51'
C2	6°19'21"	30.07'	272.50'	N 3°38'40" W	30.05'
C3	21°24'13"	101.80'	272.50'	N 10°21'22" E	101.21'
C4	90°00'00"	39.27'	25.00'	N 66°03'27" E	35.36'
C5	0°08'15"	0.65'	272.50'	N 0°24'52" W	0.65'

W. O. NO. 8539 (CITY OF BRENHAM 8539.DWG) REF: COB8539.LEICA

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 "RESERVE E"
VINTAGE FARMS SUBDIVISION, PHASE I
FORMING RESERVE E-1 (0.050 ACRE) AND RESERVE E-2 (1.822 ACRES)
CONTAINING 1.872 ACRES TOTAL
PHILLIP COE SURVEY, A-31,
CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS

OWNER/DEVELOPER

VINTAGE FARMS SUBDIVISION
OWNERS ASSOCIATION, INC.
700 UNIVERSITY DRIVE, SUITE 105
COLLEGE STATION, TEXAS 77840
PHN. 979-703-1819

SHEET 1
OF 1



CASE LOTLINE-26-0010
REPLAT: LOTS 24A AND 24B OF THE NORRIS 1ST ADDITION
TO CREATE LOTS 24A-1 AND 24B-1 OF THE NORRIS 1ST ADDITION

PLAT TITLE: Replat of Lots 24A & 24 B of the Norris 1st Addition to create Lots 24A-1 and 24B-1 of the Norris 1st Addition **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: Lori McCoy / Robert Carlos Sanchez

APPLICANT/AGENT: Donald W. Lampe / Lampe Surveying, Inc.

LOT AREA /LOCATION: 0.933-acres identified as 11047 & 1106 Kerr Street / Lots 24A & 24B, Norris 1st Addition

PROPOSED LEGAL DESCRIPTION: Lots 24A-1 and 24B-1 of the Norris 1st Addition in Brenham, Washington County, Texas

ZONING DISTRICT: R-1, Single-Family Residential District

EXISTING USE: Single-Family Residential

COMP PLAN FUTURE LAND USE: Single-Family Residential

REQUEST: request by Donald W. Lampe / Lori McCoy / Roberto Carlos Sanchez for approval of a Replat of Lot 24A and Lot 24B of the Norris 1st Addition to create Lot 24A-1 (0.701-acre) and Lot 24B-1 (0.232-acre) of the Norris 1st Addition, for a total of 0.933-acre currently addressed as 1104 and 1106 Kerr Street, respectively, 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 24A (1104 Kerr Street) and 24B (1106 Kerr Street) of the Norris 1st Addition are owned by Roberto Carlos Sanchez and Lori McCoy, respectively. The subject properties are developed with single-family residential structures. The subject properties and all adjacent and surrounding properties are within an R-1, Single-Family Residential Use District and developed with residential uses or vacant, undeveloped property.

The owner of 1104 Kerr Street (Roberto Sanchez) desires to purchase additional property from the owner of 1106 Kerr Street (Lori McCoy). Ms McCoy has agreed to sell a 70.48' x 133.08' portion of her existing tract currently identified as Lot 24B, Norris 1st Addition. Therefore, this replat will reflect the correct property lines and areas of proposed Lot 24A-1 (0.701-acre) and Lot 24B-1 (0.232-acre). Both of the proposed plats meet the minimum lot widths, depths, and size. This plat also dedicates a 15-foot public utility easement along the property line adjacent to Kerr Street.

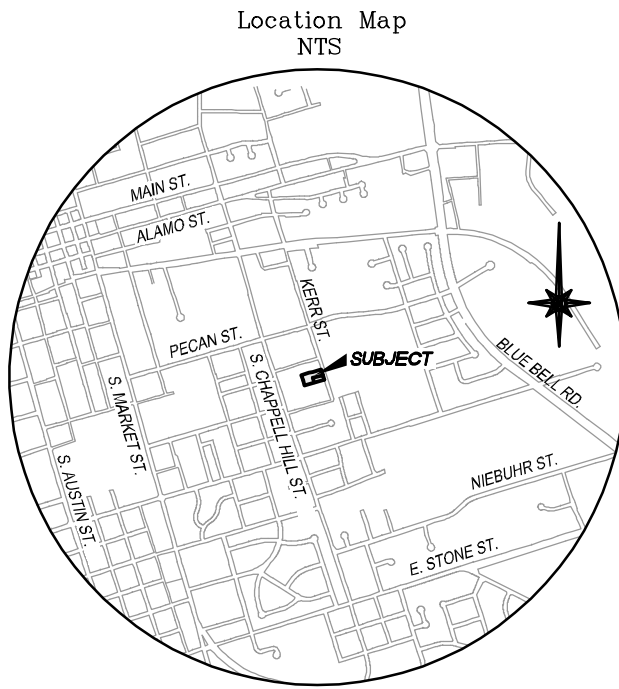
Property owners within 200 feet of the subject property were mailed notifications of this request on September 17, 2026, and notification was published in the Banner newspaper on September 17, 2026. Any public comments will be provided in the Planning and Zoning Commission Packet or during the public hearing.

STAFF RECOMMENDATION:

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

EXHIBITS:

A. Proposed residential Replat



Property Owner(s)
Roberto Carlos Sanchez
1104 Kerr Street
Brenham, Texas 77833
(979) 451-0822

Lori McCoy
1106 Kerr Street
Brenham, Texas 77833
(979) 525-8433

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

**FINAL PLAT OF
REPLAT OF
LOT 24A AND LOT 24B OF NORRIS 1ST ADDITION
TO CREATE
LOT 24A-1 AND LOT 24B-1 OF NORRIS 1ST ADDITION**

LOT 24A-1: 0.701 ACRE
LOT 24B-1: 0.232 ACRE
TOTAL ACREAGE: 0.933 ACRE

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

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

OWNER DEDICATION

Roberto Carlos Sanchez and Lori McCoy, owners of the property in the foregoing map of Replat of Lot 24A and Lot 24B of Norris 1st Addition to create Lot 24A-1 and Lot 24B-1 of Norris 1st Addition, 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 Replat of Lot 24A and Lot 24B of Norris 1st Addition to create Lot 24A-1 and Lot 24B-1 of Norris 1st Addition, 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.

Roberto Carlos Sanchez

Lori McCoy

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2026 by Roberto Carlos Sanchez.

Notary Public
State of Texas

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

THE STATE OF TEXAS
COUNTY OF WASHINGTON

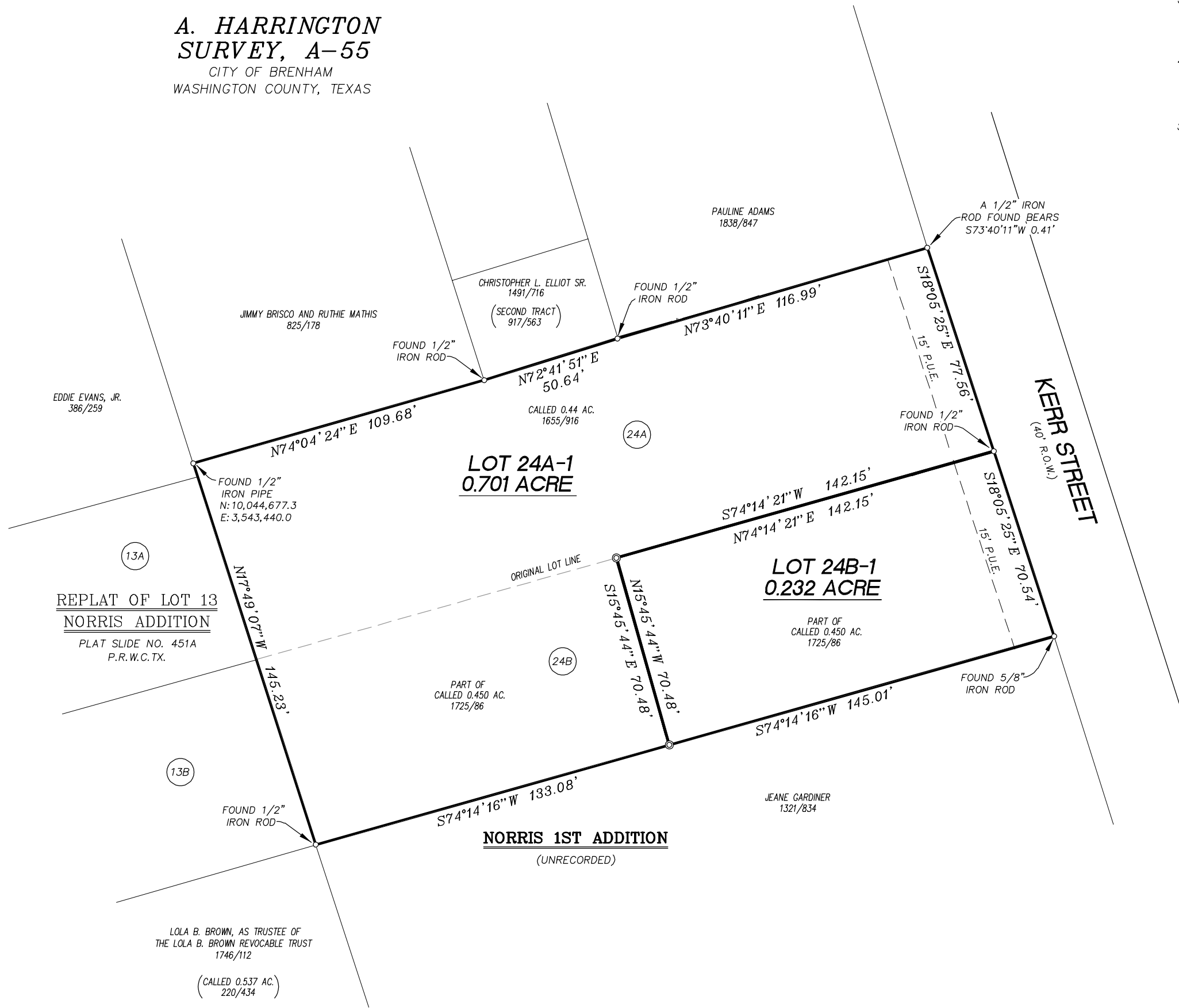
This instrument was acknowledged before me on the _____ day of _____, 2026 by Lori McCoy.

Notary Public
State of Texas

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

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 ____th day of August, 2026. (PRELIMINARY)
Donald W. Lampe
R.P.L.S. No. 1732
Lampe Surveying, Inc



PLANNING & ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2026 by the
City Planning & Zoning Commission of the City of Brenham, Texas.

Chairman

Secretary

40 0 40 80 120
GRAPHIC SCALE - FEET

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

LEGEND:

B.L. = BUILDING LINE
P.U.E. = PUBLIC UTILITY EASEMENT
OHE = OVERHEAD ELECTRIC LINE
P.R.W.C.TX. = PLAT RECORDS OF
WASHINGTON COUNTY, TEXAS
⊙ = SET 5/8" IRON ROD

NOTES:

- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- 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.
- 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.
- Iron rods set are fitted with plastic cap stamped "Lampe Surveying".

LIEN HOLDER ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

Austin County State Bank, owner and holder of a lien(s) against the property in the plat shown hereon, said lien(s) being evidenced by instrument of record in Volume 1725, Page 91, of the Official Records of Washington County, Texas, do hereby in all things subordinate to said plat said lien(s), and we hereby confirm that we are the present owner of said lien(s), and have not assigned the same nor any part thereof.

Austin County State Bank

By: _____

Printed Name: _____ Title: _____

THE STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2026 by _____ of
Austin County State Bank.

Notary Public
State of Texas

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

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Nicholas Prenzler, 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 _____, 2026, A.D.
at _____ o'clock ____ .M., and duly recorded on the
_____ day of _____, 2026, 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
Nicholas Prenzler
County Clerk
Washington County, Texas

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS

1408 WEST MAIN STREET
P.O. BOX 2037
BRENHAM, TEXAS 77834
(979) 836-6677
TBPELS FORM NO. 10040700
W.O. 4415 441551(PRELIM).DWG 4415 SANCHEZ.CRD



CASE NUMBER: TEXT AMEND-26-0002
TEXT AMENDMENTS TO CODE OF ORDINANCES APPENDIX A - ZONING

The City of Brenham initiated this request to amend the City of Brenham’s Code of Ordinances, Appendix A - Zoning, as follows:

- Amending Appendix A: Zoning, Part II, Division 2, R-2, Mixed Residential District, Section 2.05(6), and Downtown Business/Residential Overlay District, Section 9.03(3), amending the minimum site area for multifamily development per dwelling unit; and
- Amending Appendix A: Zoning, Part II, Division 1, Section 12, amending the landscaping and buffering standards and defining additional landscaping requirements between dissimilar uses.

BACKGROUND:

During the February 23, 2026, and June 25, 2026, Planning and Zoning Commission meetings, workshop sessions were held to gather feedback on proposed text amendments to the Brenham Code of Ordinances. At the first workshop in February, the proposed amendments included clarifying minimum lot size requirements for multifamily development, revising bufferyard standards, adding new standards for car washes, and adopting a definition and related standards for data centers. The proposed text amendments relating to car washes and data centers received overall favorable support to move forward with a formal text amendment request from both Commissioners and Councilmembers. Subsequently, on May 21, 2026, the City Council adopted amendments to the Plumbing Code in the Code of Ordinances to enact water saving regulations for car washes; and, to add and define “Data Center” as a use within the Zoning Definitions, as well as list the use as a Specific Use in the Industrial Zoning District.

At the second workshop in June, Staff brought back the two remaining text amendments regarding clarifying minimum lot size requirements for multifamily developments and amending the landscaping and bufferyard standards.

For both the February and June workshops, feedback received was favorable for the proposed amendments clarifying the minimum area lot requirements for multifamily development in both the R-2, Mixed Residential District and the DBROD, Downtown Business/Residential Overlay District. However, initial feedback for the bufferyard revisions were mixed. At the February workshop, Staff presented revisions to Section 12.04 and Table 3 that outlines the required buffer between dissimilar uses. During the February workshop, Commissioners questioned several of the Table 3 use categories—such as “Office 4–6 stories,” and suggested revising certain nonresidential uses. Given this feedback, in June, Staff presented new use categories for Table 3, and a requirement that half of the bufferyard area be required landscape space with minimal tree requirements. At the June workshop, Commissioners questioned the calculation of the current and proposed setback and vegetation buffer amount. Commissioners also

voiced concerns that proposed wider bufferyards, combined with required setbacks, negatively reduce developable area for both nonresidential and multifamily uses.

Given the previous feedback, Staff has changed direction to a performative bufferyard standard that focuses on dense landscaping within a minimal bufferyard setback rather than an enlarged setback with minimal landscaping.

Analysis: Multifamily Lot Area

Within the R-2, Mixed Residential District regulations found in the Code of Ordinances Appendix A- Zoning, Division 2, Part 2, Section 2.01, lot regulations for several types of housing are specified to include, single-family detached units, single-family attached units (townhomes), dwelling two-family (duplex), twin homes, zero lot line (patio homes), and multifamily units (apartments). In 2025, the Board of Adjustments (BOA) heard a case regarding an R-2 property on S. Park Street where the property owner of an irregular 6,142 SF lot, wished to convert an existing nonconforming structure into a four-unit multifamily use. The case required the BOA to consider several special exceptions and variances, but one that was nearly overlooked due to ambiguity in the regulations was the minimum lot area requirement for multifamily units. The regulations currently state “The minimum site for multifamily development shall be six thousand (6,000) square feet.” With this section alone, it appears that the desired four (4) units is permitted. However, in Section 2.06(c)(i) Size of lots: Lot area, it states, “There shall be a minimum of two thousand (2,000) square feet of lot area per multifamily dwelling unit.” Thus, four units requires 8,000 square feet and the 6,142 square foot lot would not meet the regulations and would either require another variance request or reduce the number of desired units to three (3).

Current Zoning Ordinance Excerpt:

(6) Multifamily units (apartments):

- (a) Minimum site area. The minimum site for multifamily development shall be six thousand (6,000) square feet.
- (b) Size of yards:
 - (i) Front yard. There shall be a front yard having a depth of not less than twenty-five (25) feet.
 - (ii) Side yard. There shall be a side yard of not less than fifteen (15) feet, including, but not limited to, side yards adjacent to public streets.
 - (iii) Rear yard. A rear yard of fifteen (15) feet shall be maintained. There shall be a rear yard of not less than twenty-five (25) feet adjacent to all major streets.
- (c) Size of lots:
 - (i) Lot area. There shall be a minimum of two thousand (2,000) square feet of lot area per multifamily dwelling unit.

In addition, Staff proposes to amend Section 9, Downtown Business/Residential Overlay District (Sec. 9.03) Area regulations, to amend a similar statement clarifying the developable lot area requirements based on the number of multifamily units.

PROPOSED AMENDMENTS

Section 2.05(6)(a): R2, Mixed Residential Use District

Section 9.03(3)(a): DBROD, Downtown Business/Residential Overlay District

Section 2.05: Area regulations.

(6) Multifamily units (apartments):

- (a) Minimum site area. The minimum site for multifamily development shall be six thousand (6,000) square feet, **or two thousand (2,000) square feet of lot area per multifamily dwelling unit, whichever is greater.**
- (b) Size of yards:
 - (i) Front yard. There shall be a front yard having a depth of not less than twenty-five (25) feet.
 - (ii) Side yard. There shall be a side yard of not less than fifteen (15) feet, including, but not limited to, side yards adjacent to public streets.
 - (iii) Rear yard. A rear yard of fifteen (15) feet shall be maintained. There shall be a rear yard of not less than twenty-five (25) feet adjacent to all major streets.
- (c) Size of lots:
 - (i) Lot area. There shall be a minimum of two thousand (2,000) square feet of lot area per multifamily dwelling unit.

Section 9.03: Area regulations.

(3) Multifamily units (apartments):

- (a) Minimum site area. The minimum site area for duplexes shall be five thousand (5,000) square feet and the minimum area for multifamily development shall **be a minimum** of six thousand (6,000) square feet, **or one thousand (1,000) square feet of lot area per multifamily dwelling unit, whichever is greater.**

Analysis: Bufferyards

Bufferyard standards are adopted to help mitigate the impacts of dissimilar uses and incompatible land uses permitted to develop adjacent to one another. In Brenham, Section 12 of the Zoning Regulations regulates landscaping requirements for nonresidential and multifamily uses, parking lots, and bufferyards, with bufferyard landscaping regulations found in Section 12.04. The City of Brenham first adopted landscape and bufferyard requirements in November 1995, with landscape standards for nonresidential and multifamily off-street parking adopted in August 2019. The current bufferyard standards that were adopted in 1995, provide for a bufferyard setback requirement based on the intensity of a dissimilar use in addition to the required zoning setback. Such as, a retail use being developed in the B-1, Local Businesses/Residential Mixed-Use District, with the rear property line adjacent to a single-family use currently has a 20-foot bufferyard setback in addition to a 10-foot rear yard setback, for a total building setback of 30-feet. The current regulations require 20 percent of the bufferyard to be landscaped (4-feet), with the remaining 26-feet allowed to be utilized for parking and drive aisles. The existing bufferyards utilize distance between uses as the main dissimilar use mitigation, with landscaping as secondary.

The past two-three years has seen an increase in the development of car washes, townhomes, and medium-sized retail centers (5,000 square feet) constructed adjacent to single-family residential uses. With these new developments, staff have found that the current bufferyard standards may not properly

mitigate noise, odor or light between the above-described uses and single-family homes. As a result, City Staff began researching bufferyard standards of other municipalities to determine how Brenham standards compare. It was found that each municipality provides their own unique standards with bufferyard distances ranging across the jurisdictions. However, staff did note that in other municipalities, landscaping within bufferyards is more clearly defined as providing a vegetative buffer in addition to physical separation.

At the June workshop, Staff presented new use categories for Table 3, additional bufferyard setback amounts, and a requirement that half of the bufferyard be landscaped with a tree allotment of one tree every 15-foot along the shared property line. The proposed revisions were based on feedback received from the February workshop, as well as from local industry to include Glasco Landscaping, and residential developers Arete and Stylecraft Builders. Commissioners were generally positive regarding increased landscaping within the bufferyard, however questioned the calculation of the proposed vegetation buffer amount. Commissioners also voiced concerns that proposed wider bufferyards, combined with required setbacks, negatively reduced developable area for both nonresidential and multifamily uses.

Given the previous feedback, Staff has changed direction to a performative bufferyard standard that focuses on dense landscaping within a minimal bufferyard setback to provide screening and protection from the adverse effects of noise, air, litter and light from adjacent dissimilar uses. Staff researched several communities in Texas that utilize a form of performative landscaping standards to include the Cities of Dickinson, Castroville, Fulshear, Early, College Station and Bryan. Each community provided insight into a variety of bufferyard spacing and landscape planting requirements based on a variety of uses. Most of the communities had three bufferyard distinctions that differed in the width of the bufferyard as well as the number/density of plantings to include shrubs, canopy trees, and ornamental trees. All cities researched had provisions for a structural bufferyard that included a 6-foot masonry wall or fence along the property line for screening as well as plant materials. Some communities, such as Dickinson, Texas, also allowed for a natural bufferyard with a 3-foot berm and a higher density of plant materials to achieve the required level of buffering and screening. **While each community differed in their bufferyard standards, the performative landscape approach was found to be less subjective than distanced based bufferyards, with many commonalities in the spacing and plantings required.**

Based on research findings and previous workshop discussions, three (3) performative bufferyard categories, that include a 6-foot screening fence or masonry wall, are proposed. The bufferyard categories are based on use intensity, from minimal ("Type A"/"Infill"), to moderate ("Type B"), to maximum ("Type C"). Due to feedback regarding the effects of increased bufferyard spacing standards for infill development, those uses that meet the infill or redevelopment criteria will have a standard "Type A/Infill" requirement. As described in the proposed revised Section 12.03(1), Infill and redevelopment uses shall meet the Small Lot criteria of being less than or equal to 5 acres (a), and meet one or more of the following five (5) conditions listed in (b-f) below:

- (1) Infill / Redevelopment: New and existing multifamily residential and commercial development may provide an Infill bufferyard as prescribed in Table 4 when developing or redeveloping on a vacant lot adjacent to an existing single-family detached or attached residential use or district if:
 - a. The total lot area is less than or equal to 5 acres; and
 - b. The lot width(s) of the new development is(are) less than 80 percent of the lot widths of the nearest existing lot(s); or

- c. The building height(s) of the new development is(are) more than eight (8) feet taller than the building height(s) of the nearest existing lot(s); or
- d. The housing type(s) located on the lots abutting the existing development is(are) denser than the existing development; or
- e. Where the proposed development is located within the B-1, Local Business Mixed Use District and is transitioning from a vacant infill lot or a single-family residential use into a denser residential use or a non-residential use; or
- f. Where the existing structure is undergoing a change of use, change of ownership, change of tenant, voluntary site improvement, structural alteration, relocation, or enlargement.

One example from the June workshop that concerned Commissioners regarding the previous proposed bufferyard standards that required additional setback and that $\frac{1}{2}$ the bufferyard be landscaped was the small shopping center located at 1504 S. Day Street with the Pizza Hut and other retail tenants. The existing shopping center with current bufferyard standards has a 10-foot rear yard setback and a 20-foot bufferyard, for a total rear yard setback for structures of 30-foot. Of the 20-foot bufferyard area, 20 percent, or 4-feet along the perimeter of the adjacent single-family use is required to be landscaped. The remainder 26-foot bufferyard may be utilized for parking and drive aisles, but not structures. In June, it was proposed that all small lot (less than 5 acres) nonresidential uses have a 35-foot total bufferyard and setback, with $\frac{1}{2}$ of the bufferyard required to be landscaped with canopy trees placed every 15-feet along the perimeter of the adjacent lesser use. In the **proposed text amendments** presented in this Staff Report, the lot would be considered to be an Infill use under criteria (d) and as set forth in Table 4, would be required to have a fence and a standard 10-foot in width landscaped bufferyard with 4 canopy trees and 2 ornamental trees per 100 linear feet. In this case, the existing 10-foot rear yard setback would be required to be landscaped with no reduction in the developed area. The required tall, landscaped plantings will serve to reduce the adverse effects of the commercial use adjacent to a single-family residence. See the 3 different scenarios described below in Figure 1:

Figure 1



The bufferyards are assigned to the general land use categories as discussed in the June workshop, and set forth in a revised Table 3, Adjacent Land Use Bufferyard Designation. The minimum requirements for each type of bufferyard, to include minimum width, landscape planting standards, and screening, are set forth in Table 4, Required Bufferyard Standards. The proposed text amendments to Section 12, Landscaping and buffering, include an addition to require a landscape plan, the criteria for Infill development, revisions to Section 12.05 that include the revised Table 3, and the requirements of the bufferyard landscaped plantings designated in the newly developed Table 4, and the renumeration of section paragraphs as needed. In addition, a preferred plantings list for canopy, ornamental trees and shrubbery has been drafted based on local landscaper suggestions as well as from the Texas Forestry Services list.

PROPOSED AMENDMENTS

Section 12 Landscaping and Buffering. All text amendments to the current Section 12 are shown in red.

Sec. 12. Landscaping and buffering

(Sec. 12.01) Purpose. Landscaping and bufferyards shall be required to protect and preserve the appearance and character of the City; to improve the compatibility of abutting uses; to protect the health and quality of life of the residents through the preservation of protected trees on property within the City, and to minimize the adverse effects on the surrounding environment due to noise, dust, debris, artificial light intrusions, odor, and other impacts of an adjoining or nearby use. All nonresidential and multi-family developments shall submit a Landscape Plan as part of the building permit process.

(Sec. 12.02) Applicability: The bufferyard standards shall only apply along the property lines (front, side, and rear) where conflicting/dissimilar uses meet. Existing mature vegetation shall be credited toward the requirements.

(Sec. 12.03) Responsibility for bufferyards. When a permitted use is to develop adjacent to a legally existing use that is a different category of permitted use than the new use, or when an industrial use is to develop at any perimeter of an industrial district that is adjacent to a residential district or a legally existing residential use, then it shall be the responsibility of the developer of the new use to add the additional land and screening necessary to provide the required bufferyard in accordance with Table 3 and to the standard further described in Table 4.

(1) Infill development: New residential and commercial development is required to provide an Infill bufferyard as prescribed in Table 4 when developing or redeveloping on a vacant lot adjacent to an existing single-family detached or attached residential use or district if:

- a. The lot width(s) of the new development is(are) less than 80 percent of the lot widths of the nearest existing lot(s); or
- b. The building height(s) of the new development is(are) more than eight (8) feet taller than the building height(s) of the nearest existing lot(s); or
- c. The housing type(s) located on the lots abutting the existing development is(are) denser than the existing development.
- d. Where the proposed development is located within the B-1 Local Business Mixed Use District and is transitioning from a vacant infill lot or a single-family residential use into a denser residential use or a non-residential use.

- e. Where the proposed development is located within the B-1, Local Business Mixed Use District and is transitioning from a vacant infill lot or a single-family residential use to a denser residential use or a non-residential use; or
- f. Where the existing structure is undergoing a change of use, change of ownership, change of tenant(s), voluntary site improvement, structural alteration, relocation, or enlargement.

(Sec. 12.04) Screening of bufferyards. A screen consisting of a minimum six (6) foot high solid fence or wall shall be located between the bufferyard and the different use for which it is required as follows:

- (1) **Screening device.** A screening device shall consist of a barrier of stone, brick, pierced brick or block, uniformly colored wood, or other permanent material of equal character, density, and acceptable design, at least six (6) feet in height, where the solid area equals at least sixty-five (65) percent of the wall surface, including where applicable an entrance gate or gates. (Such screening devices shall be continuously maintained.)

(Sec. 12.05) Landscaping of bufferyards. Required bufferyards are based on the amount of buffering and screening they provide. Three types of bufferyards are described below, with a bufferyard assigned to general land use categories as set forth in the Adjacent Land Use Bufferyard Designation table, Table 3. The minimum requirements for each type of bufferyard, to include minimum width, landscape planting standards, and screening, are set forth in Table 4. Bufferyards are classified in terms of intensity from minimal ("Type A" / "Infill") to moderate ("Type B"), to maximum ("Type C").

Table 3: Adjacent Land Use Bufferyard Designation ¹								
New use category	Adjacent existing use category							
	SF	MF/TH/MHP ≤ 2 Stories	MF/ TH > 2 Stories	Nonresidential Small Lot < 5 acres	Nonresidential Large Lot > 5 acres	Auto-related services	LI	HI
Single-Family (SF) ¹	-	A	B	B	C	C	C	C
Multifamily (MF)/ ¹ Townhomes (TH) ≤ 2 stories / Manufactured Home Park (MHP)	A	-	-	B	B	B	C	C
MF/Townhomes (TH) ¹ > 2 stories	B	-	-	B	B	B	C	C
Nonresidential Use Small Lot < 5 acre	B	A	A	-	-	-	B	C
Nonresidential Use Large Lot > 5 acre	C	B	B	-	-	-	B	B
Automobile related services	C	C	C	-	-	-	B	B
Light Industry (LI)	C	C	C	B	B	B	-	-
Heavy Industry (HI)	C	C	C	C	B	B	-	-
Infill Development: Criteria defined in Sec. 12.03(1)								
Minimum bufferyards for dissimilar uses not listed on Table 3 is 15-feet. If a public right-of-way is the only land use between a proposed new use and an existing use in a different use category, then the right-of-way width shall be credited to the required bufferyard. Required screening of the bufferyard shall be located on the property containing the new use. Where bufferyard requirements are not applicable, then standard yard requirements must be maintained as provided for the district in which the proposed use is located.								

Automobile related services: Automobile centric uses to include car washes, convenience store with fuel sales, drive-thru food establishment, and auto-lube facilities.

(1) Bufferyard Landscaped Plantings designated in Table 4:

- a. Trees shall measure a minimum of two and half inches (2 ½) inches in caliper when measured six (6) inches above grade. Plant materials shall show a variety of texture, color shape and other characteristics. Ornamental trees may be substituted with a dense row shrubbery having year-around foliage and 5' in height at time of planting. If shrubbery is provided in lieu of ornamental trees, shrubbery shall be provided at a ratio of 3 shrubs per 1 ornamental tree and is intended to provide a vegetative buffer that will grow in excess of the required screening fence.
- b. When the required landscaping is placed in proximity to utility services, consideration shall be given to the estimated mature height of required plant materials. Ornamental trees which have an estimated mature height less than that of the overhead utility service may be substituted on a 2:1 ratio for canopy trees.
- c. Shrubs and vegetative groundcovers may be grouped or clustered to present a more nature appearance. However, groups or clusters shall be distributed throughout the landscaped bufferyard strip. Spacing between plants shall be based on the plant spread at maturity.
- d. Landscaped bioretention areas are encouraged for natural drainage channels to reduce runoff and increase infiltration of water into the soil.
- e. All landscaping must be irrigated by an automatic underground irrigation system.

(2) Modification of Landscape Requirements. The Development Services Director or designee may approve minor variations in the location of required landscape materials due to unusual topographic constraints, site restrictions, site requirements, preservation of existing stands of native trees, or similar conditions. These minor changes may vary the location of the required plantings but may not reduce the amount of landscaped area or required number of landscaped materials. A revised Landscape Plan shall be submitted specifying and justifying the requested modifications.

Table 4: Required Bufferyard Standards

Bufferyard Type	Minimum Width	Landscaped Buffer Strip Standards – <i>per one hundred (100) linear feet</i>	Fence or Wall Standards
A / Infill	10'	<u>Minimum plantings:</u> • Four (4) canopy trees or Evergreen trees • Two (2) ornamental trees • For shrub options see Note 3. • Tree location: 3'-10' from property line. 	6'
B	15'	<u>Minimum plantings:</u> • Three (4) canopy trees. • Three (3) ornamental trees. • For shrub options, see Note 3. • Tree location: 5'-15' from property line. 	6'
C	25'	<u>Minimum plantings:</u> • Four (5) canopy trees or Evergreen trees • Three (3) ornamental trees • For shrub options, see Note 3. • Tree location: 5'-25' from property line. 	6'
1. Trees and shrubs shall be arranged in an irregular pattern within the bufferyard. 2. Trees shall be prorated and rounded up to the nearest whole number for every foot over the initial 100 feet of contiguous boundary with the conflicting use or zoning district. 3. Ornamental plantings may be substituted with a dense row shrubbery having year-around foliage and 5' in height at time of planting. If shrubbery is provided in lieu of ornamental trees, shrubbery shall be provided at a ratio of 3 shrubs per 1 ornamental tree and is intended to provide a vegetative buffer that will grow in excess of the required screening fence. 4. Groundcover and/or grass plantings on the remainder of the landscaped buffer strip of which no more than 50% may have bark, mulch, or permeable hardscape materials in lieu of groundcover or grass. 5. A preferred tree and shrub list is available upon request.			

(Sec. 12.06) Minimum landscaping requirements for nonresidential and multiple-family uses.

(Sec. 12.07) Parking lot minimum landscaping requirements.

(Sec. 12.08) Installation and maintenance. The owner, tenant and agent, if any, shall be jointly and severally responsible for installing and maintaining all landscaping in a healthy, neat and orderly condition. Landscaping shall be sufficiently fertilized and watered as necessary to maintain the plant material in a healthy condition. Landscape areas shall be maintained so as to present a healthy, neat, and orderly appearance at all times and shall be kept free of refuse and debris. Dead trees or plants shall be replaced no later than the earlier of:

- (1) Within one hundred twenty (120) days of notification by the zoning administrator; or
- (2) By the beginning of the next planting season.

PUBLIC COMMENTS:

The Notice of Public Hearing for the proposed Text Amendments was published in the Brenham Banner on September 17, 2026. Any public comments submitted to staff will be provided prior to the Planning and Zoning Commission and City Council prior to their decision on the matter.

STAFF RECOMMENDATION:

Staff recommends **approval** to amend the Brenham Code of Ordinances as follows:

- Amending Appendix A: Zoning, Part II, Division 2, R-2, Mixed Residential District, Section 2.05(6), and Downtown Business/Residential Overlay District, Section 9.03(a), amending the minimum site area for multifamily development per dwelling unit; and
- Amending Appendix A: Zoning, Part II, Division 1, Section 12, amending the landscaping and buffering standards and defining additional landscaping requirements between dissimilar uses.

Enclosures:

1. Exhibit A: Proposed Section 2.05(6)(a) and Section 9.03(3)(a)
2. Exhibit B: Current Section 12.04, Table 3
3. Exhibit C: Proposed Section 12.04-12.08, including Table 3 and Table 4
4. Exhibit D: Preferred Tree & Shrubs List

EXHIBIT "A"
PROPOSED SECTION 2.05(6)(a) AND SECTION 9.03(3)(a)

Section 2. R-2 Mixed Residential District

(Section 2.05) **Area regulations.**

(6) Multifamily units (apartments):

- (a) Minimum site area.** The minimum site for multifamily development shall be six thousand (6,000) square feet, **or two thousand (2,000) square feet of lot area per multifamily dwelling unit, whichever is greater.**
- (b) Size of yards:**
 - (i) Front yard.** There shall be a front yard having a depth of not less than twenty-five (25) feet.
 - (ii) Side yard.** There shall be a side yard of not less than fifteen (15) feet, including, but not limited to, side yards adjacent to public streets.
 - (iii) Rear yard.** A rear yard of fifteen (15) feet shall be maintained. There shall be a rear yard of not less than twenty-five (25) feet adjacent to all major streets.
- (c) Size of lots:**
 - (i) Lot area.** There shall be a minimum of two thousand (2,000) square feet of lot area per multifamily dwelling unit.

Section 9. Downtown Business/Residential Overlay District

Section 9.03: **Area regulations.**

(3) Multifamily units (apartments):

- (a) Minimum site area.** The minimum site area for duplexes shall be five thousand (5,000) square feet and the minimum area for multifamily development shall **be a minimum of six thousand (6,000) square feet, or one thousand (1,000) square feet of lot area per multifamily dwelling unit, whichever is greater.**

EXHIBIT "B"
CURRENT SECTION 12.04, TABLE 3

Table 3: Bufferyard requirements¹

New use category	Adjacent existing use category						
	SF	MF	MHP	R/O	O	LI	HI
Single-Family (SF)	none	20	20	20	50	75	125
Multifamily (MF)	20	none	none	15	25	25	125
Mobile Home Pk. (MHP)	20	none	none	15	25	25	125
Retail sales & service/Office/Institutions (3 stories or less) (R/O)	20	15	15	none	none	25	50
Office 4-6 stories (O)	50	25	25	none	none	none	50
Light Industry (LI)	75	25	25	25	none	none	none
Heavy Industry (HI)	125	125	125	50	50	none	none

¹Applicable bufferyard requirements shall be added to the standard yard requirements for the district in which the new use is located. If a public right-of-way is the only land use between a proposed new use and an existing use in a different use category, then the right-of-way width shall be credited to the required bufferyard. Required screening of the bufferyard shall be located on the property containing the new use. Where bufferyard requirements are not applicable, then standard yard requirements must be maintained as provided for the district in which the proposed use is located.

EXHIBIT “C”
PROPOSED SECTION 12.04-12.08, INCLUDING TABLE 3 AND TABLE 4

Sec. 12. Landscaping and buffering

(Sec. 12.01) Purpose. Landscaping and bufferyards shall be required to protect and preserve the appearance and character of the City; to improve the compatibility of abutting uses; to protect the health and quality of life of the residents through the preservation of protected trees on property within the City, and to minimize the adverse effects on the surrounding environment due to noise, dust, debris, artificial light intrusions, odor, and other impacts of an adjoining or nearby use. **All nonresidential and multi-family developments shall submit a Landscape Plan as part of the building permit process.**

(Sec. 12.02) Applicability: The bufferyard standards shall only apply along the property lines (front, side, and rear) where conflicting/dissimilar uses meet. Existing mature vegetation shall be credited toward the requirements.

(Sec. 12.03) Responsibility for bufferyards. When a permitted use is to develop adjacent to a legally existing use that is a different category of permitted use than the new use, or when an industrial use is to develop at any perimeter of an industrial district that is adjacent to a residential district or a legally existing residential use, then it shall be the responsibility of the developer of the new use to add the additional land and screening necessary to provide the required bufferyard in accordance with Table 3 **and to the standard further described in Table 4.**

(2) Infill development: New residential and commercial development is required to provide an Infill bufferyard as prescribed in Table 4 when developing or redeveloping on a vacant lot adjacent to an existing single-family detached or attached residential use or district if:

- a. The lot width(s) of the new development is(are) less than 80 percent of the lot widths of the nearest existing lot(s); or
- b. The building height(s) of the new development is(are) more than eight (8) feet taller than the building height(s) of the nearest existing lot(s); or
- c. The housing type(s) located on the lots abutting the existing development is(are) denser than the existing development.
- d. Where the proposed development is located within the B-1 Local Business Mixed Use District and is transitioning from a vacant infill lot or a single-family residential use into a denser residential use or a non-residential use.
- e. Where the proposed development is located within the B-1, Local Business Mixed Use District and is transitioning from a vacant infill lot or a single-family residential use to a denser residential use or a non-residential use; or
- f. Where the existing structure is undergoing a change of use, change of ownership, change of tenant(s), voluntary site improvement, structural alteration, relocation, or enlargement.

(Sec. 12.04) Screening of bufferyards. A screen consisting of a minimum six (6) foot high solid fence or wall shall be located between the bufferyard and the different use for which it is required as follows:

- (2) Screening device. A screening device shall consist of a barrier of stone, brick, pierced brick or block, uniformly colored wood, or other permanent material of equal character, density, and acceptable design, at least six (6) feet in height, where the solid area equals at least sixty-five (65) percent of the wall surface, including where applicable an entrance gate or gates. (Such screening devices shall be continuously maintained.)

(Sec. 12.05) Landscaping of bufferyards. Required bufferyards are based on the amount of buffering and screening they provide. Three types of bufferyards are described below, with a bufferyard assigned to general land use categories as set forth in the Adjacent Land Use Bufferyard Designation table, Table 3. The minimum requirements for each type of bufferyard, to include minimum width, landscape planting standards, and screening, are set forth in Table 4. Bufferyards are classified in terms of intensity from minimal (“Type A” / “Infill”) to moderate (“Type B”), to maximum (“Type C”).

Table 3: Adjacent Land Use Bufferyard Designation ¹								
New use category	Adjacent existing use category							
	SF	MF/TH/MHP ≤ 2 Stories	MF/ TH > 2 Stories	Nonresidential Small Lot < 5 acres	Nonresidential Large Lot > 5 acres	Auto-related services	LI	HI
Single-Family (SF) ¹	-	A	B	B	C	C	C	C
Multifamily (MF)/ ¹ Townhomes (TH) ≤ 2 stories / Manufactured Home Park (MHP)	A	-	-	B	B	B	C	C
MF/Townhomes (TH) ¹ > 2 stories	B	-	-	B	B	B	C	C
Nonresidential Use Small Lot < 5 acre	B	A	A	-	-	-	B	C
Nonresidential Use Large Lot > 5 acre	C	B	B	-	-	-	B	B
Automobile related services	C	C	C	-	-	-	B	B
Light Industry (LI)	C	C	C	B	B	B	-	-
Heavy Industry (HI)	C	C	C	C	B	B	-	-
Infill Development: Criteria defined in Sec. 12.03(1)								
Minimum bufferyards for dissimilar uses not listed on Table 3 is 15-feet. If a public right-of-way is the only land use between a proposed new use and an existing use in a different use category, then the right-of-way width shall be credited to the required bufferyard. Required screening of the bufferyard shall be located on the property containing the new use. Where bufferyard requirements are not applicable, then standard yard requirements must be maintained as provided for the district in which the proposed use is located.								

Automobile related services: Automobile centric uses to include car washes, convenience store with fuel sales, drive-thru food establishment, and auto-lube facilities.

(1) Bufferyard Landscaped Plantings designated in Table 4:

- a. Trees shall measure a minimum of two and half inches (2 ½) inches in caliper when measured six (6) inches above grade. Plant materials shall show a variety of texture, color shape and other characteristics. Ornamental trees may

be substituted with a dense row shrubbery having year-around foliage and 5' in height at time of planting. If shrubbery is provided in lieu of ornamental trees, shrubbery shall be provided at a ratio of 3 shrubs per 1 ornamental tree and is intended to provide a vegetative buffer that will grow in excess of the required screening fence.

- b. When the required landscaping is placed in proximity to utility services, consideration shall be given to the estimated mature height of required plant materials. Ornamental trees which have an estimated mature height less than that of the overhead utility service may be substituted on a 2:1 ratio for canopy trees.
- c. Shrubs and vegetative groundcovers may be grouped or clustered to present a more nature appearance. However, groups or clusters shall be distributed throughout the landscaped bufferyard strip. Spacing between plants shall be based on the plant spread at maturity.
- d. Landscaped bioretention areas are encouraged for natural drainage channels to reduce runoff and increase infiltration of water into the soil.
- e. All landscaping must be irrigated by an automatic underground irrigation system.

- (2) Modification of Landscape Requirements. The Development Services Director or designee may approve minor variations in the location of required landscape materials due to unusual topographic constraints, site restrictions, site requirements, preservation of existing stands of native trees, or similar conditions. These minor changes may vary the location of the required plantings but may not reduce the amount of landscaped area or required number of landscaped materials. A revised Landscape Plan shall be submitted specifying and justifying the requested modifications.

Table 4: Required Bufferyard Standards

Bufferyard Type	Minimum Width	Landscaped Buffer Strip Standards – <i>per one hundred (100) linear feet</i>	Fence or Wall Standards
A / Infill	10'	<u>Minimum plantings:</u> • Four (4) canopy trees or Evergreen trees • Two (2) ornamental trees • For shrub options see Note 3. • Tree location: 3'-10' from property line. 	6'
B	15'	<u>Minimum plantings:</u> • Three (4) canopy trees. • Three (3) ornamental trees. • For shrub options, see Note 3. • Tree location: 5'-15' from property line. 	6'
C	25'	<u>Minimum plantings:</u> • Four (5) canopy trees or Evergreen trees • Three (3) ornamental trees • For shrub options, see Note 3. • Tree location: 5'-25' from property line. 	6'
1. Trees and shrubs shall be arranged in an irregular pattern within the bufferyard. 2. Trees shall be prorated and rounded up to the nearest whole number for every foot over the initial 100 feet of contiguous boundary with the conflicting use or zoning district. 3. Ornamental plantings may be substituted with a dense row shrubbery having year-around foliage and 5' in height at time of planting. If shrubbery is provided in lieu of ornamental trees, shrubbery shall be provided at a ratio of 3 shrubs per 1 ornamental tree and is intended to provide a vegetative buffer that will grow in excess of the required screening fence. 4. Groundcover and/or grass plantings on the remainder of the landscaped buffer strip of which no more than 50% may have bark, mulch, or permeable hardscape materials in lieu of groundcover or grass. 5. A preferred tree and shrub list is available upon request.			

EXHIBIT "D"
PREFERRED TREE & SHRUBS LIST



Preferred Tree & Shrubs List

Canopy Trees:

- ❖ Bald Cypress: Does well surrounded by concrete in tight space, 20'+ tall
- ❖ Dwarf Magnolia: Stays fairly columnar, tall
- ❖ Holly: Lots of options: columnar, tree form, shrub
 - Nellie R. Stevens Holly: 10-20' in height.
 - Possumhaw Holly: recommended for central TX- shrub/small tree height 7-15'
 - Yaupon Holly: 10-20' in height
- ❖ Juniper: Narrow versions (Taylor Juniper) to wider versions (Blue Point, etc.)
- ❖ Southern Live Oak
- ❖ Pine Trees

Ornamental Trees & Shrubs:

- ❖ Agarita (mahonia trifoliata): Evergreen, drought tolerant, security hedge. 3'-6' tall/wide can reach 8'.
- ❖ American Beautyberry: 3-6' tall/wide can reach 8-9'
- ❖ Arborvitae: Old school plant that gets tall and wide, 12+ feet in height
- ❖ Buttonbush: Deciduous shrub/small tree 6-12' tall and 4-8' wide
- ❖ Cenizo Sage: 4-8' tall/wide and dense
- ❖ Desert Willow: 15-30' tall and 10-25' wide. Grows 1-2' per year. *Ornamental tree*.
- ❖ Esperanza: 3-6', can grow taller
- ❖ Evergreen sumac: 8-12' tall and wide (perfect for privacy hedges, natural screens, single trunk trees) – *Ornamental tree*
- ❖ Red Tip Photina: 10-15' in height, fast-growing, adding 2-3' per year under good conditions.
- ❖ Texas Honeysuckle: 4-8' tall and 3-5' wide
- ❖ Texas Mountain Laurel: 8-15' tall and 6-10' wide *Ornamental tree*
- ❖ Texas Sage: some varieties 8'+ in height
- ❖ Vitex: Tree and shrub varieties. Tend to get tall and wide.

**Other tree and shrub varieties may be considered