



**NOTICE OF A REGULAR MEETING  
BRENHAM PLANNING AND ZONING COMMISSION  
MONDAY, JANUARY 27, 2025, AT 5:15 PM  
SECOND FLOOR CITY HALL BUILDING  
COUNCIL CHAMBERS  
200 W. VULCAN STREET  
BRENHAM, TEXAS**

**1. Call Meeting to Order**

**2. Public Comments**

*[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]*

**3. Reports and Announcements**

**CONSENT AGENDA**

**4. Statutory Consent Agenda**

The Statutory Consent Agenda includes non-controversial and routine items that the Commission may act on with one single vote. A Commissioner may pull any item from the Consent Agenda in order that the Commission discuss and act upon it individually as part of the Regular Agenda.

**4-a. Minutes from December 16, 2024, Planning and Zoning Commission Meeting.**

**4-b. Case Number LOTLINE-24-0021: A request by Danny and Penny Dahlquist, for approval of a Replat (Commercial) of the Boecker East Subdivision, Lot 3 to create Lot 3-A (0.737-acres) and Lot 3-B (0.580-acres), being a total of 1.317-acres, currently addressed as 1304 State Highway 105 and further described as part of the Arrabella Harrington Survey, A-55, in Brenham, Washington County, Texas.**

**REGULAR AGENDA**

**5. Election of a Chair, Vice Chair, and Secretary for the Planning and Zoning Commission for 2025.**

**6. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-25-0001: A request by Ted and Rosa Dean for approval of a Replat of Lot 1A and Lot 2 of the Dean Subdivision to create Lot 1AR containing 5.353-acres, Lot 2A containing 0.267-acres and Lot 4 containing 0.591-acres, being a total of 6.211-acres currently addressed as 164 and 174 Lounge Road, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

7. **Public Hearing, Discussion and Possible Action on Case REZONE-25-0001: A city-initiated request for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Single-Family Residential Use District (R-1) to a Local Business/Residential Mixed-Use District (B-1) for all or a portion of the following tracts of land as described by the Washington County Appraisal District property identification numbers in Brenham, Washington County, Texas:**

- a. **WCAD Property ID 46489, 2111 S. Blue Bell Road, Tract 309, James Walker Survey, A0106, 44.879-acres [Redeemer Church Brenham]**
- b. **WCAD Property ID 39005, 2201 E. Stone Street, Tract 20, James Walker Survey, A0106, 30.3998-acres [Krause Elementary School]**

8. **Adjourn**

**CERTIFICATION**

I certify that a copy of the January 27, 2024, agenda of items to be considered by the Planning & Zoning Commission was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on January 24, 2025, at 8:30 am.

*Kim Hodde*

\_\_\_\_\_  
Kim Hodde, Planning Technician

**Disability Access Statement:** This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested twenty-four (24) hours before the meeting) by calling (979) 337-7567 for assistance.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the \_\_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

**CITY OF BRENHAM  
PLANNING AND ZONING COMMISSION MINUTES  
DECEMBER 16, 2024**

*The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

A regular meeting of the Brenham Planning and Zoning Commission was held on December 16, 2024, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chair  
Deanna Alfred, Vice Chair  
Chris Cangelosi  
Darren Heine  
Calvin Kossie  
Cayte Neil  
Cyndee Smith

Commissioners absent:

None

Staff present:

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

Citizens/Media present:

Tam Le  
Lindi Braddock  
Jake Carlile  
Chad Bolcerek

**1. Call Meeting to Order**

Chairman Behrens called the meeting to order at 5:16 pm with a quorum of seven (7) Commissioners present.

**2. Public Comments**

There were no public comments.

**3. Reports and Announcements**

Stephanie Doland wished all the Board members a Merry Christmas from the City of Brenham staff.

**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 November 25, 2024, Planning and Zoning Commission Meeting.**

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

**REGULAR SESSION**

**5. Public Hearing, Discussion and Possible Action on Case Number P-24-044: A request by the Estate of Jeannette O. Parry / Russell Noe, Executor, for approval of a Replat of the West Main Street Addition, Lot 5A1A to create Lot 5A1A-1 (0.2578-acres) and Lot 5A1A-2 (0.1660-acres), being a total of 0.4238-acres, currently addressed as 407 West Main Street and further described as part of the Arrabella Harrington Survey, A-55, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-24-044. Ms. Laauwe stated that the property owner and applicant is the Estate of Jeannette O. Parry / Russell Noe, Executor, and the applicant/surveyor is Donald Ray Hunter / HLB Services, LLC. The subject property, identified as Lot 5A1A of the West Main Street Addition is a 0.4238-acres lot addressed as 407 West Main Street, is a through and corner lot generally located on the southeast corner of W. Main Street and Seward Street with also having frontage along West Alamo Street to the south. The subject property is zoned R-2, Mixed Residential Zoning and consists of a single-family home and a detached garage with a large portion of vacant land that fronts onto W. Alamo Street. The owner wishes to subdivide the existing lot into two lots for future sale and residential development. The plat creates proposed Lot 5A1A-1 and 5A1A-2, with proposed Lot 5A1A-1 (0.2578-acres) consisting of the existing single-family residence and proposed Lot 5A1A-2 (0.1660-acres) to be sold for residential development. On December 9, 2024, the Board of Adjustments granted a variance to allow proposed Lot 5A1A-1 and Lot 5A1A-2 to have a reduced lot depth of 90 feet and 91 feet, respectively. This plat also dedicates 15-foot public utility easements along the property lines abutting W. Main Street, Seward Street and W. Alamo Street.

A Public Hearing Notice was published in the Banner Press and notices were mailed to property owners within 200-feet of the subject properties on November 27, 2024. Two written citizen comments were received in support of this replat request: Craig & Theresa Norman of 413 W. Main Street and Sean Phillips of 410 W. Alamo Street, who just asked what street the new lot would be addressed off.

Chairman Behrens closed the regular session and opened the public hearing at 5:21 pm. Lindi Braddock who is the realtor for this property stated that the property is for sale and a buyer is under contract for the southern portion of the property. There were no other comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:23 pm.

A motion was made by Commissioner Heine and seconded by Commissioner Kossie to approve the request by the Estate of Jeannette O. Parry / Russell Noe, Executor, for approval of a Replat of the West Main Street Addition, Lot 5A1A to create Lot 5A1A-1 (0.2578-acres) and Lot 5A1A-2 (0.1660-acres), being a total of 0.4238-acres, currently addressed as 407 West Main Street, as presented. The motion carried unanimously.

**6. Public Hearing, Discussion and Possible Action on Case Number P-24-045: A request by Jake Carlile / Arete Property Group for approval of a Replat of the Washington Terrace Addition, Block 16, being Portions of Lots 2, 4, and 6 (0.314-acres) Lot 8, and the south half of Lot 10 (0.2888-acres) to create Lot 2A, being a total of 0.602-acres, currently addressed as 1301 and 1307 N. Park Street and further described as part of the Arrabella Harrington Survey, A-55, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-24-045. Ms. Laauwe stated that the property owner and applicant is Jake Carlile / Arete Property Group, and the applicant/surveyor is Reid Ullrich / Kerr Surveying. The subject properties, identified as Washington Terrace Addition, Block 16, being Portions of Lots 2, 4, and 6 (0.314-acres) Lot 8, and the south half of Lot 10 (0.2888-acres), encompass a 0.602-acre parcel currently addressed as 1301 and 1307 N. Park, and are generally located west of N. Park Street, north of Sayles Street, east of Ewing Street and south of McNeese Street. The subject property consists of a single-family home that will be demolished and vacant land. The property owner / applicant would like to combine these two tracts for future development of proposed Lot 2A for a townhome development. Since the combined property is less than 1-acre (0.602-acres), there is no detention required. There are buffer yard requirements that will have to be met on the north side of the property. This plat also dedicates a 20-foot public utility easement along the eastern property line (N. Park Street) and dedicates a 15-foot public utility easement along the southern property line (Sayles Street).

A Public Hearing Notice was published in the Banner Press and notices were mailed to property owners within 200-feet of the subject properties on November 27, 2024. No written citizen comments were received regarding this replat request.

Engineering and Development Services staff have reviewed the proposed replat for compliance with the City of Brenham's applicable regulations and ordinances and recommend **approval**.

Chairman Behrens closed the regular session and opened the public hearing at 5:26 pm. In response to Commissioner questions, Jake Carlile stated the following:

- Homes will be rental units with the "townhome" feel.
- Two buildings proposed with 5-6 units per building.
- Proposed drives off N. Park Street and Sayles Street for two points of ingress and egress.
- The layout has not been finalized but they are looking at a mix of 2-bedroom, 2-bathroom, 1-bedroom, 1-bathroom, studio units, and possibly a few ADA accessible units and/or 55+ units.
- Due to the bufferyard and setback requirements, most units will be 2-story with a garage. There may be some single-story units for ADA or 55+.
- The garage entry is not finalized but the proposal is for front facing garages.
- Commissioner Heine urged Mr. Carlile to contact TxDOT regarding approval of the N. Park Street drive before the plans are finalized.

There were no other comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:37 pm.

A motion was made by Commissioner Smith and seconded by Commissioner Cangelosi to approve the request by Jake Carlile / Arete Property Group for approval of a Replat of the Washington Terrace Addition, Block 16, being Portions of Lots 2, 4, and 6 (0.314-acres) Lot 8, and the south half of Lot 10 (0.2888-acres) to create Lot 2A, being a total of 0.602-acres, currently addressed as 1301 and 1307 N. Park Street, as presented. The motion carried unanimously.

**7. Adjourn.**

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to adjourn the meeting at 5:38 pm. The motion carried unanimously.

*The City of Brenham appreciates the participation of our citizens, and the role of the Planning and Zoning Commissioners in this decision-making process.*

*Certification of Meeting Minutes:*

\_\_\_\_\_  
Planning and Zoning Commission

M. Keith Behrens  
Chair

January 27, 2025  
Meeting Date

\_\_\_\_\_  
Attest

Kim Hodde  
Staff Secretary

January 27, 2025  
Meeting Date



**CASE: LOTLINE-24-0021**  
**REPLAT: LOT 3 OF THE BOECKER EAST SUBDIVISION,**  
**TO CREATE LOT 3-A AND LOT 3-B**

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**PLAT TITLE:** Replat of Lot 3 of the Boecker East Subdivision to create Lot 3-A and Lot 3-B **CITY/ETJ:** City Limits

**PLAT TYPE:** Commercial Replat

**STAFF CONTACT:** Shauna Laauwe ACIP, City Planner

**OWNER:** Danny and Penny Dahlquist

**APPLICANT/AGENT:** Owners / Blakey Land Surveying, LLC. (Michael Blakey)

**LOT AREA /LOCATION:** 1.317-acres / 1304 State Highway 105

**PROPOSED LEGAL DESCRIPTION:** Lot 3-A and Lot 3-B of the Boecker East Subdivision in Brenham, Washington County, Texas

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

**EXISTING USE:** Commercial – Office Use

**COMP PLAN** Commercial

**FUTURE LAND USE:**

**REQUEST:** A request by Danny and Penny Dahlquist for approval of a commercial Replat of Lot 3 of the Boecker East Subdivision to create Lot 3-A, being 0.737-acres, and Lot 3-B, being 0.580-acres, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

**BACKGROUND:**

The subject property, identified as Lot 3 of the Boecker East Subdivision, is owned by Danny and Penny Dahlquist. Lot 3 is currently developed with an office building that is addressed as 1304 State Highway 105 and the remainder of the property is vacant land. The subject property is generally located on the south side of State Highway 105 and south of Mount Olive Street and north of Lauraine Street. The property owners would like to replat this one tract into two tracts for future development. Lot 3-A is proposed to contain 0.737-acres of land and Lot 3-B is proposed to contain 0.580-acres of land. The proposed replat includes the building setback lines in relation to established property lines, and dedicates a 15-foot public utility easement along State Highway 105.

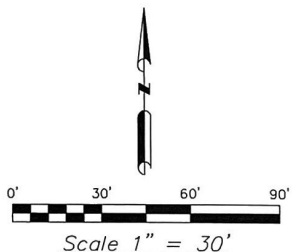
**STAFF RECOMMENDATION:**

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

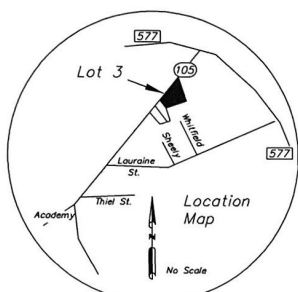
**EXHIBITS:**

- A. Proposed Commercial Replat



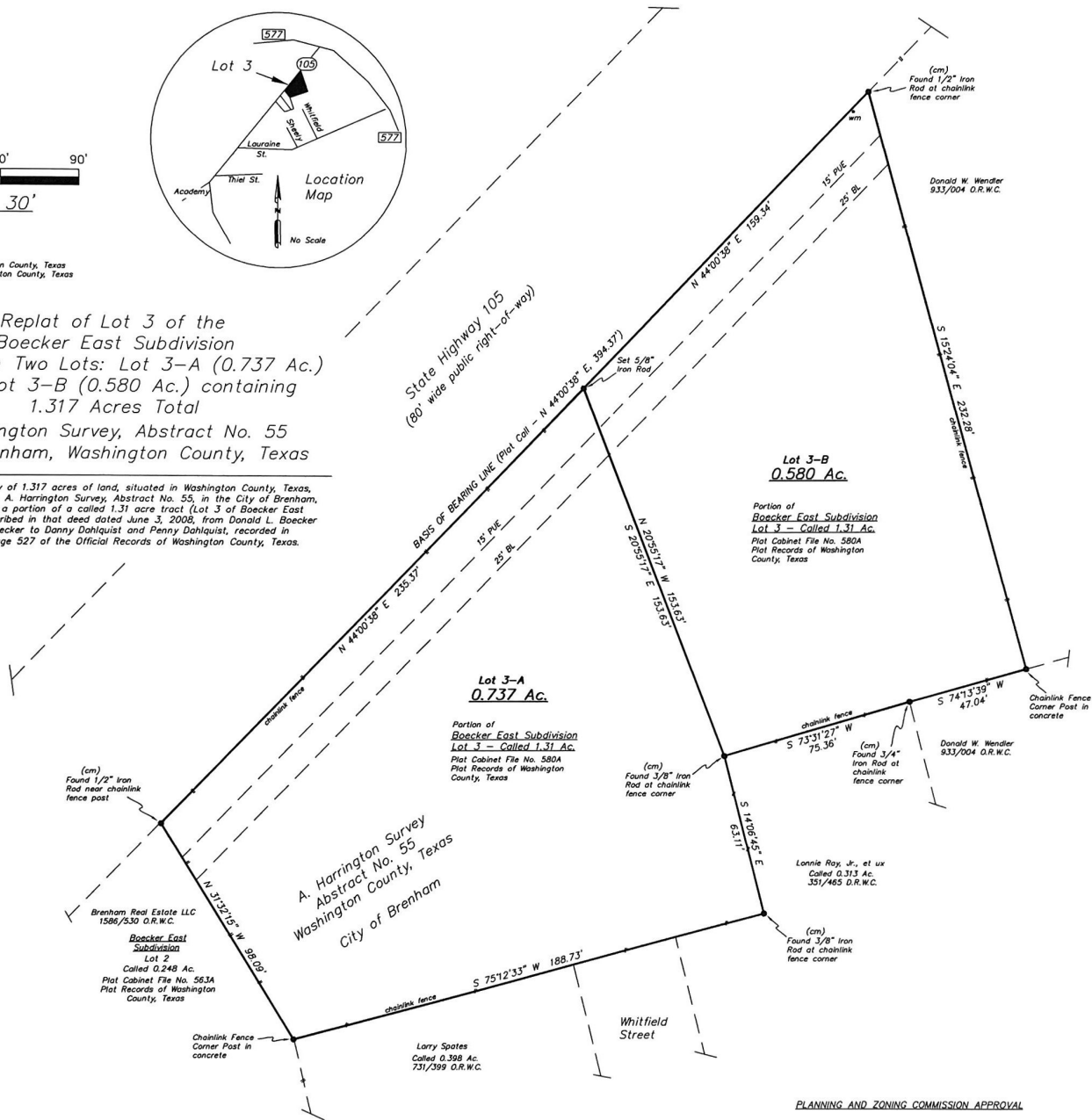


cm = control monument  
 BL = building line  
 PUE = public utility easement  
 D.R.W.C. = Deed Records of Washington County, Texas  
 O.R.W.C. = Official Records of Washington County, Texas



Replat of Lot 3 of the  
 Boecker East Subdivision  
 To Form Two Lots: Lot 3-A (0.737 Ac.)  
 and Lot 3-B (0.580 Ac.) containing  
 1.317 Acres Total  
 A. Harrington Survey, Abstract No. 55  
 City of Brenham, Washington County, Texas

Showing a survey of 1.317 acres of land, situated in Washington County, Texas, being out of the A. Harrington Survey, Abstract No. 55, in the City of Brenham, and being all or a portion of a called 1.31 acre tract (Lot 3 of Boecker East Subdivision) described in that deed dated June 3, 2008, from Donald L. Boecker and Nancy J. Boecker to Danny Dahlquist and Penny Dahlquist, recorded in Volume 1280, Page 527 of the Official Records of Washington County, Texas.



**OWNER'S ACKNOWLEDGEMENT**  
 We, Danny Dahlquist and Penny Dahlquist, owners of the land described hereon and whose name is subscribed hereto, do hereby acknowledge the changes to said property in accordance with the plat shown hereon. The platted property remains subject to existing dedications, covenants, restrictions and easements except as shown or stated hereon.

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

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

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

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

**COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT**  
 I, Beth Rothermel, Clerk of the County Court of Washington County, Texas, do hereby certify that the within instrument was filed with my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock, \_\_\_\_\_ m., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ o'clock, \_\_\_\_\_ m., in cabinet \_\_\_\_\_ sheet \_\_\_\_\_ of the \_\_\_\_\_ records of said county.

Beth Rothermel  
 Clerk of the County Court of Washington County, Texas.  
 By: \_\_\_\_\_

- NOTE:**
- 1) This plat does not attempt to amend or remove any valid covenants or restrictions.
  - 2) Subject to building setback lines and yard requirements according to zone and use as set forth by the City of Brenham Zoning Ordinance.
  - 3) The subject tracts/plots shown hereon do not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0295C, effective date August 16, 2011.
  - 4) All oil/gas pipelines or pipeline easements with ownership through subdivision have been shown.
  - 5) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
  - 6) No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 (fifteen) feet off centerline of low pressure gas lines, and 30 (thirty) feet off centerline of high pressure gas lines.

**PLANNING AND ZONING COMMISSION APPROVAL**  
 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by the Planning and Zoning Commission of the City of Brenham, Texas.  
 \_\_\_\_\_  
 Chairman  
 \_\_\_\_\_  
 Secretary

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

Michael J. Blakey  
 Registered Professional Land Surveyor No. 20152  
 August 29, 2024



W.O. #2024-3518

**Blakey Surveying, LLC**  
 RPLS 4052 RPLS 5935  
 TEXAS FIRM REGISTRATION NO. 10085000  
 4650 Wilhelm Lane  
 Burton, Texas 77835 (878) 277-8649



**CASE LOTLINE-25-0001**  
**REPLAT: LOT 1A AND LOT 2 OF THE DEAN SUBDIVISION**  
**TO CREATE LOT 1AR, LOT 2A AND LOT 4**

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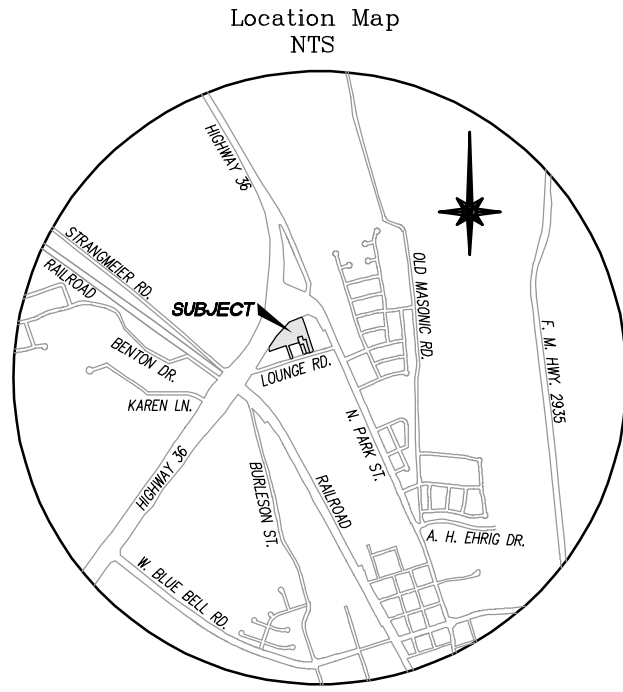
<b>PLAT TITLE:</b>	Replat of Lot 1A and Lot 2 of the Dean Subdivision to create Lot 1AR, Lot 2A and Lot 4	<b>CITY/ETJ:</b> City Limits
<b>PLAT TYPE:</b>	Residential Replat	
<b>OWNERS:</b>	Ted and Rosa Dean	
<b>APPLICANT/AGENT:</b>	Owners / Lampe Surveying, Inc. (Donald W. Lampe)	
<b>LOT AREA /LOCATION:</b>	6.211-acres located at 164 & 174 Lounge Road	
<b>PROPOSED LEGAL DESCRIPTION:</b>	Lot 1AR, Lot 2A and Lot 4 of the Dean Subdivision in Brenham, Washington County, Texas	
<b>ZONING DISTRICT:</b>	B-1, Local Business Mixed Residential Use	
<b>EXISTING USE:</b>	Single-family residences /vacant land	
<b>COMP PLAN</b>	Commercial	
<b>FUTURE LAND USE:</b>		

**REQUEST:** A request by Ted and Rosa Dean for approval of a Replat of Lot 1A and Lot 2 of the Dean Subdivision to create Lot 1AR containing 5.353-acres, Lot 2A containing 0.267-acres and Lot 4 containing 0.591-acres, being a total of 6.211-acres currently addressed as 164 and 174 Lounge Road, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

**BACKGROUND:**  
The subject property, currently identified as Lot 1A and Lot 2 of the Dean Subdivision, is owned by Ted and Rosa Dean. The subject property is approximately 6.211-acres total and generally located on the north side of Lounge Road with Hohlt Park directly to the south across Lounge Road. The properties are currently developed with an existing single-family residence on Lots 1A and Lot 2, with the remainder of the property being vacant land. The property owners would like to replat the two existing properties into three lots with proposed Lot 1AR being 5.353-acres, proposed Lot 2A being 0.267-acres, and proposed Lot 4 being 0.591-acres for the future development of an additional single-family residence.

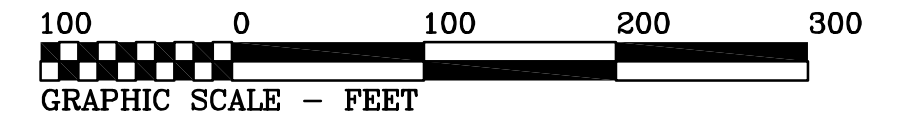
**STAFF RECOMMENDATION:**  
Development Services staff and Engineering have reviewed the proposed residential Replat for compliance with the City of Brenham’s regulations and ordinances and **recommends approval** of the proposed residential Replat as presented.

**EXHIBITS:**  
A. Proposed residential Replat



## FINAL PLAT REPLAT OF LOT 1A AND LOT 2, DEAN SUBDIVISION TO CREATE LOT 1AR, LOT 2A AND LOT 4, DEAN SUBDIVISION

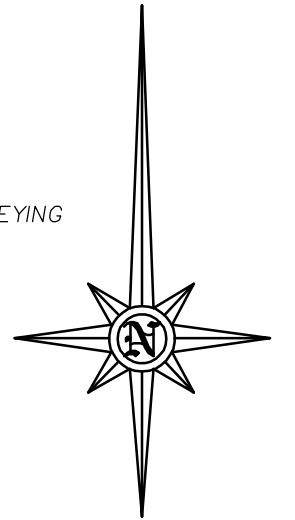
CONSISTING OF  
 LOT 1AR: 5.353 ACRES  
 LOT 2A: 0.267 ACRE  
 LOT 4: 0.591 ACRE  
 FOR 6.211 ACRES TOTAL  
 A. HARRINGTON SURVEY, A-55  
 CITY OF BRENHAM  
 WASHINGTON COUNTY, TEXAS



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
- = SET 5/8" IRON ROD WITH LAMPE SURVEYING CAP, UNLESS OTHERWISE NOTED



**Property Owners**  
 Ted Dean and Rosa Maria Dean  
 164 Lounge Road  
 Brenham, Texas 77833  
 (979) 277-4634

**Plat Prepared by**  
 Lampe Surveying, Inc  
 P.O. Box 2037  
 1408 West Main Street  
 Brenham, Texas 77834

**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.

**PLANNING & ZONING COMMISSION APPROVAL**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by the City Planning & Zoning Commission of the City of Brenham, Texas.

Chairman \_\_\_\_\_  
 Secretary \_\_\_\_\_

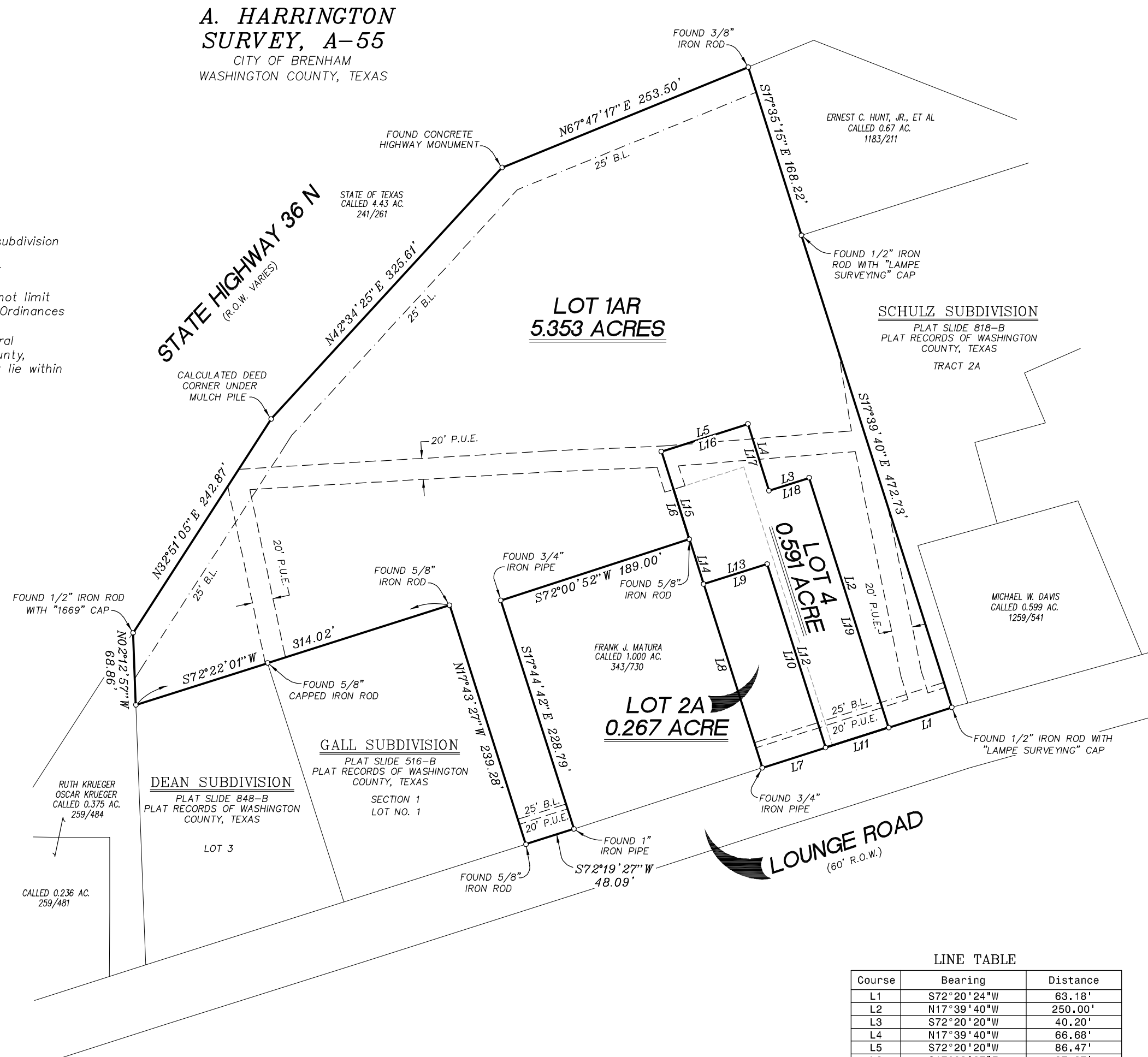
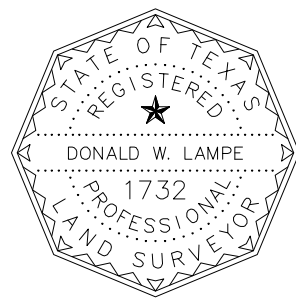
**COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT**

THE STATE OF TEXAS  
 COUNTY OF WASHINGTON  
 I, Beth Rothermel, Clerk of the County Court of Washington County, Texas do hereby certify that the within instrument with its Certificate of Authentication was filed for registration in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, A.D. at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, A.D. at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in Plat Cabinet File No. \_\_\_\_\_.

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

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 during the months of November, 2023 and January, 2025.

Dated this the 21st day of January, 2025.  
 Donald W. Lampe  
 R.P.L.S. No. 1732  
 Lampe Surveying, Inc



Course	Bearing	Distance
L1	S72°20'24"W	63.18'
L2	N17°39'40"W	250.00'
L3	S72°20'20"W	40.20'
L4	N17°39'40"W	66.68'
L5	S72°20'20"W	86.47'
L6	S17°38'27"E	87.87'
L7	S72°20'24"W	63.18'
L8	N17°44'44"W	183.90'
L9	N72°20'24"E	63.45'
L10	S17°39'40"E	183.90'
L11	S72°20'24"W	63.18'
L12	N17°39'40"W	183.90'
L13	S72°20'24"W	63.45'
L14	N17°44'44"W	44.91'
L15	N17°38'27"W	87.87'
L16	N72°20'20"E	86.47'
L17	S17°39'40"E	66.68'
L18	N72°20'20"E	40.20'
L19	S17°39'40"E	250.00'

**OWNER DEDICATION**

Ted Dean and Rosa Maria Dean, owners of the property subdivided in the foregoing map of Replat of Lot 1A and Lot 2, Dean Subdivision to create Lot 1AR, Lot 2A and Lot 4, Dean Subdivision, to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, lots, building lines, and easements thereon shown and designate said subdivision as Replat of Lot 1A and Lot 2, Dean Subdivision to create Lot 1AR, Lot 2A and Lot 4, Dean Subdivision to the City of Brenham, Texas, located in the City of Brenham, Washington County, Texas, and I do hereby dedicate to public use, as such the easements shown thereon forever and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the easements so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

\_\_\_\_\_  
 Ted Dean

\_\_\_\_\_  
 Rosa Maria Dean

THE STATE OF TEXAS  
 COUNTY OF WASHINGTON

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 by Ted Dean.

\_\_\_\_\_  
 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 \_\_\_\_\_, 2025 by Rosa Maria Dean.

\_\_\_\_\_  
 Notary Public  
 State of Texas

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

**LAMPE SURVEYING, INC**  
**PROFESSIONAL LAND SURVEYORS**

1408 WEST MAIN STREET  
 P. O. BOX 2037  
 BRENHAM, TEXAS 77834  
 (979) 836-6677  
 TBPELS FIRM NO. 10040700  
 W.O. 4017 401752 (FINAL).DWG 3955VELOCITY.CCG

City of Brenham  
Development Services Department



**PUBLIC COMMENT FORM**

All submitted forms will become a part of the public record.

Please return to:

City of Brenham  
Attn: Development Services Dept., Case LOTLINE-25-0001  
P.O. Box 1059  
Brenham, Texas 77834-1059

Name:  
(please print)  
Address:

Frankie J. Matura  
234 Lounge Road  
Brenham, Texas 77833

Signature:

Frankie J. Matura

Date:

01/14/2025



I am FOR the requested REPLAT as explained on the attached public notice for P&Z Case LOTLINE-25-0001.  
(Please state reasons below)

I am AGAINST the requested REPLAT as explained on the attached public notice for P&Z Case LOTLINE-25-0001. (Please state reasons below)

Date, Location, & Time of **Planning and Zoning Commission** meeting:

**Monday, January 27, 2025, 5:15 PM**  
City Council Chambers, 2<sup>nd</sup> Floor, City of Brenham City Hall  
200 West Vulcan Street, Brenham, Texas 77833

COMMENTS/REASONS:

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You may also submit comments via email to [khodde@cityofbrenham.org](mailto:khodde@cityofbrenham.org). Please reference the case number in the subject line.  
For questions regarding this proposal, please call the Development Services Department at (979) 337-7220.

**CASE NUMBER REZONE-25-0001**  
**ZONE CHANGE REQUEST – R-1 to B-1**

**STAFF CONTACT:** Shauna Laauwe, AICP, City Planner

**APPLICANT:** City of Brenham

**LEGAL DESCRIPTION:** Two tracts of land identified as follows:

- a. WCAD Property ID 46489, 2111 S. Blue Bell Road, Tract 309, James Walker Survey, A0106, 44.879-acres [Redeemer Church Brenham]
- b. WCAD Property ID 39005, 2201 E. Stone Street, Tract 20, James Walker Survey, A0106, 30.3998-acres [Krause Elementary School]

**LOT AREA:** Approximately 75.278 acres

**ZONING DISTRICT/USE:** R-1, Single Family Residential / Institutional (Church and School) uses (Exhibit B)

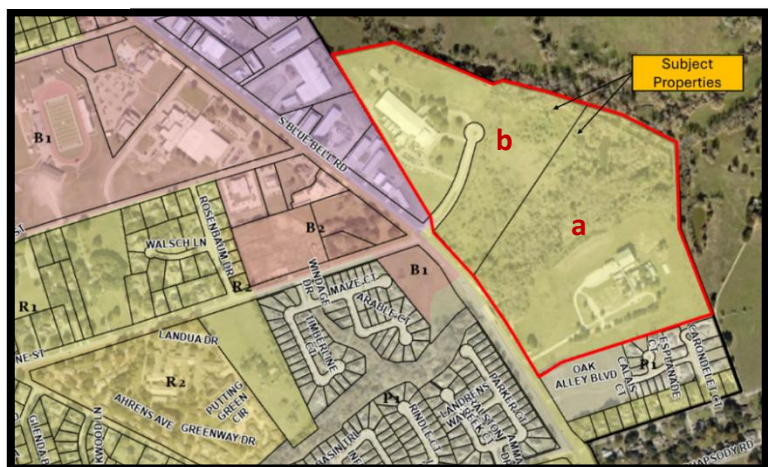
**FUTURE LAND USE:** (a) WCAD Property ID 46489: Single-Family Residential; and  
(b) WCAD Property ID 39005: Local Public Facilities

**REQUEST:** A request to change the zoning classification from Single-Family Residential Use District (R-1) to Local Business Mixed Residential District (B-1). (Exhibit C)

**BACKGROUND:**

This rezoning is requested by the City of Brenham and consists of two properties that total approximately 75.278 acres and are generally located on the east side of South Blue Bell Road, north of Oak Alley Boulevard and east of the Ralston Creek Subdivision. The subject properties are on the edge of the City Limits, with the adjacent property to the east being the Washington County jurisdiction. As shown in Figure 1, the subject properties are within a R-1, Single-Family Residential district and addressed as **(a)** 2111 S. Blue Bell Road that is 44.876 acres and developed as Redeemer Church and the Citadel Christian School; and **(b)** 2201 E. Stone Street that is 30.3998 acres and developed as Krause Elementary School. Recently, City Staff met with representatives of Redeemer Church regarding proposed updates and alterations to the site and structure. The immediate needs for the Church are nonstructural

**Figure 1**



interior remodel items (no permit required), resurface the existing parking lot, and to add a covered porch at the entrance of the gym and main church building. Institutions such as churches, schools, and philanthropic uses are designated as specific uses in the R-1 district, thus any major construction or increase in the use is required to seek a specific use permit that is recommended by the Planning and Zoning Commission and approved by ordinance by the City Council. While the scope of the proposed remodeling would not trigger the need to update a specific use permit for the site, City Staff could not find record that Redeemer Church or the two previous churches that owned the property, Brenham Community Bible Church established in 1995, or the Brenham Christian Academy established in 2002, had received specific use permits. Thus, according to Washington County Appraisal District records, the subject property located at 2111 S. Blue Bell Road has been utilized as church since at least 1995. During the discussion with Redeemer Church representatives, City Staff also noted that the adjacent property to the north, the 30.3998 acre tract developed as Krause Elementary School – subject property (b), was also zoned R-1 and had not received a specific use permit. Krause Elementary School was constructed in 1986 and expanded in 1994.

The Future Land Use Map envisions the area within the proposed rezoning area as Single-Family Residential for the Redeemer Church (a) property and as Local Public Facilities for the Krause Elementary School (b) property. As the subject properties have been utilized as a church for approximately 30 years and as a public school for 39 years and are unlikely to be developed as single-family neighborhoods, Staff has prepared a City initiated rezoning of the area from R-1 to B-1, Local Business Mixed Residential District. As churches and educational institutions schools are permitted uses in the B-1 District, the rezoning would not cause any of the existing land uses within the proposed 75.278-acres to become nonconforming. The proposed rezoning to B-1 would also be a step towards the envisioned non-residential use of the future land use plan.

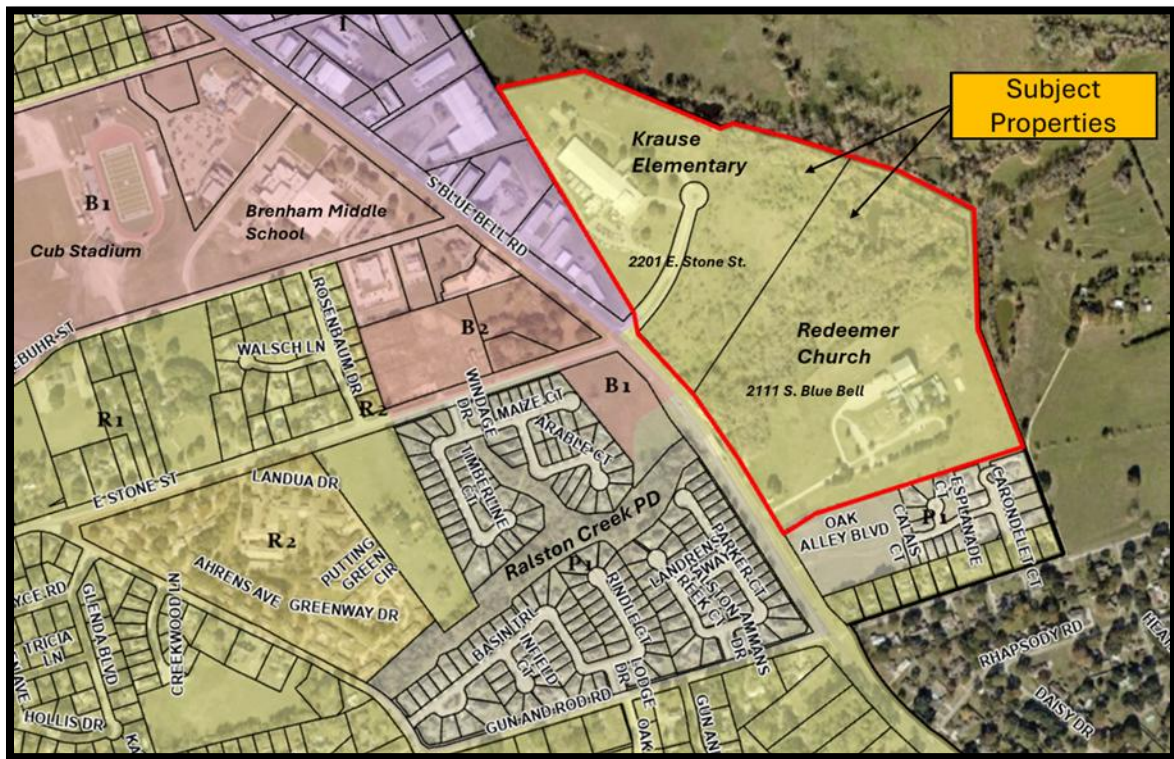
#### **ANALYSIS OF CITY OF BRENHAM ZONING POLICIES:**

The purpose of zoning policies is to provide guidelines for considering future amendments to the zoning ordinance (Part 1, Section 4 of Appendix A – “Zoning” of the Brenham Code of Ordinances). They are as follows:

- (1) The city's zoning should recognize and seek to preserve the small-town attributes that make Brenham a special place for its citizens to live, work and play. *Please refer to Figure 2 for a visual of the current zoning described herein.*

**The subject rezoning area is characterized by a mixture of residential, industrial, commercial, and institutional uses adjacent to and within the vicinity. The proposed rezoning area encompasses approximately 75.278 acres on only two (2) separate lots. To the south, the adjacent property to the Redeemer Church subject property, is zoned PD, Planned Development and developed as the Oak Alley Subdivision that is comprised of single-family homes. Additional residential properties are located to the west, across S. Blue Bell Road. These residential properties include the Planned Development Ralston Creek neighborhood, and mixed residential uses along E. Stone Street. Adjacent and north of the subject Krause Elementary property is zoned I, Industrial that is comprised mostly of commercial and light industrial uses. To the west, across S. Blue Bell Road are commercial uses such as Strand Engineering on Niebuhr Street and the institutional uses of Brenham Middle School and Brenham Junior High School. Further to the northwest along E. Tom**

Figure 2



Green Street are the public and institutional uses of the Brenham Aquatic Center, VFW Post, and the National Guard Armory. Additionally, single-family homes and the Washington County Senior Center are also located on the north side of E. Tom Green Street.

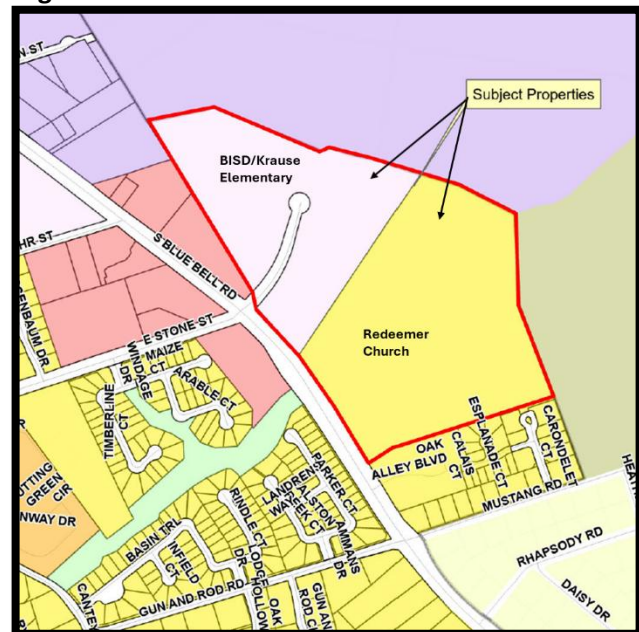
The City is currently pursuing the rezoning to B-1 to establish the existing specific uses and educational/institutional uses as permitted uses and to align the zoning with the envisioned future land use plan approved as part of the Comprehensive Plan: Historic Past, Bold Future: Plan 2040 approved in September 2019. The existing subject Redeemer Church property and the BISD/Krause Elementary property are unlikely to be converted to residential uses in the future. The purpose of the B-1, Local Business/Residential Mixed-Use District is to serve as a transition between higher retail and commercial uses and by establishing a medium density, mixed use district that provides convenient locations for neighborhood shopping and for residential uses to include affordable moderate density multifamily housing with easy access to transportation routes and neighborhood shopping. The B-1 District also allows residential uses to include single-family, two-family, townhomes, and multifamily developments on two acres or more. The existing uses located within the proposed rezoning area are permitted within the B-1 District.

As evidenced, the subject area is a long-standing mixture of land uses to include residential, commercial, industrial and institutional. Approval of the proposed rezoning request would allow for the existing educational and institutional uses to make improvements within the B-1 specifications that include bufferyard and landscaping requirements without the need for a specific use permit.

- (2) The city's zoning should be guided by the future land use plan and other applicable guidelines found in the Comprehensive Plan.

As shown in Figure 3, the future land use map portion of the Historic Past, Bold Future: Plan 2040 Comprehensive Plan suggests the subject Krause Elementary property is appropriate for local public facility uses, such as the current educational use, while the subject Redeemer Church property may be appropriate for single-family residential uses. In the future land use map, the light pink color represents local public facility use that is for properties envisioned to be public/government, educational, and institutional uses, the reddish areas represent commercial, the yellow represents single-family residential, orange for multifamily residential, and the purple represents areas appropriate for industrial uses. The proposed B-1 zoning district allows for a mixture of land uses, including educational institutions, churches, single-family, two-family and multifamily residential, and neighborhood commercial uses. While the future land use plan does indicate single-family for the subject property that is developed as Redeemer Church and is currently zoned R-1 district, the proposed B-1 district does allow single-family residential uses and churches among the permitted uses.

Figure 3



The proposed B-1 zoning is in line with the Future Land Use Map vision of local public facility and single-family residential uses, in addition to representing a step between the surrounding residential and the more intense commercial and industrial uses along S. Blue Bell Road. The Comprehensive Plan encourages neighborhood-focused businesses and uses such as those found in the B-1 District and cater to serving a smaller area. Such neighborhood-focused businesses would be an asset to both the surrounding residential and institutional uses. Staff finds that the proposed request meets the Future Land Use Plan and is a step towards the goals and land use policies established in the Comprehensive Plan.

- (3) The city's zoning should be designed to facilitate the more efficient use of existing and future city services and utility systems in accordance with the Comprehensive Plan.

The proposed rezoning area mostly consists of undeveloped land with existing utility services located along S. Blue Bell Road and E. Stone Street. Existing utilities are extended from the roadways to the Redeemer Church site and the Krause Elementary site. Due to neither subject property currently being platted, any future development to include new structures, would require the developing property to be preliminary and final platted. During the platting process public utility easements would be dedicated. It is likely that new habitable structures on each property would require the extension of utilities by the prospective developer. As public utilities already exist along the right-of-way of S. Blue Bell Road and E. Stone Street, it is not expected that the proposed B-1 rezoning would affect the efficiency of future city services and utility systems in accordance with the Comprehensive Plan.



- (4) The city's zoning should be organized and as straight forward as possible to minimize use problems and enforcement problems.

**The proposed zone change, if approved, will be reflected on the City of Brenham zoning map available for citizen viewing on the City of Brenham homepage.**

- (5) The city's zoning process should be fair and equitable, giving all citizens adequate information and opportunity to be heard prior to adoption of zoning amendments.

**Property owners within 200 feet of the project site were mailed notifications of this request on January 15, 2025. The Notice of Public Hearing was published in the *Brenham Banner* on January 16, 2025. Any public comments submitted to staff will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.**

- (6) The city's zoning should ensure that adequate open space is preserved as residential and commercial development and redevelopment occur.

**If approved, the properties will be required to adhere to minimum building setbacks and maximum impervious coverage requirements for property zoned B-1. The B-1 zoning district establishes a maximum impervious coverage limit of 80% and minimum building setbacks. Furthermore, development of new nonresidential uses adjacent to an existing residential use will require additional buffer yard requirements along the property lines of the residential use. Staff finds that the adopted zoning ordinance and building codes will ensure that adequate open spaces are preserved on the subject lots.**

- (7) The city's zoning should ensure Brenham's attractiveness for the future location of business and housing by preserving an attractive and safe community environment in order to enhance the quality of life for all of its residents.

**The requested zoning and associated land uses are appropriate for this location given adjacent zoning designations, existing development within and in the vicinity, as well as conformance with the City's adopted future land use map.**

- (8) The city's zoning ordinance should preserve neighborhood culture by retaining and promoting land uses consistent with the community's plan for the development and/or redevelopment of its neighborhoods.

**Rezoning the subject area to B-1 will allow the existing church and educational uses that comprise the two subject properties to be legally conforming permitted uses. The adjacent properties to the subject area are zoned R-1 to the south and southwest, Industrial to the northwest, and commercial to the west across S. Blue Bell Road. The proposed B-1 District is an appropriate transition between the single-family use to the south and the industrial uses to the north, as well as the nearby commercial and institutional uses as the B-1 District allows residential, institutional, and neighborhood commercial uses.**

**Rezoning the area from a residential use to a mixed commercial and residential use would allow the existing residential properties to benefit from buffer yard and screening requirements that are established to preserve existing neighborhoods and ensure adjacent commercial property develops in a manner compatible to nearby land uses. Any new commercial development next to an existing residential use, would be required to have a 20-foot buffer yard in addition to the standard setbacks. In addition, twenty percent (20%) of the buffer yard is required to be landscaped and a**

screening hedge or fence is mandated. Staff finds that the proposed zoning would preserve the existing neighborhood culture and is consistent with the community's plan for the development and/or redevelopment of its neighborhoods.

- (9) The city's zoning should protect existing and future residential neighborhoods from encroachment by incompatible uses.

**Staff finds that rezoning the properties will protect and not adversely affect adjacent existing and future residential neighborhoods due to the City's adopted development standards including requirements related to buffer yards, screening, setbacks, drainage, and landscaping.**

- (10) The city's zoning should assist in stabilizing property values by limiting or prohibiting the development of incompatible land uses or uses of land or structures that negatively impact adjoining properties.

**Staff is unable to determine any destabilizing effects on the neighboring properties should this rezoning request be approved. The proposed B-1 zoning for the subject properties is aligned with the surrounding areas to the west and provides an adequate step-up in zoning from the single-family neighborhood to the south and industrial and commercial uses to the north along S. Blue Bell Road.**

- (11) The city's zoning should make adequate provisions for a range of commercial uses in existing and future locations that are best suited to serve neighborhood, community, and regional markets.

**As the subject properties are along S. Blue Bell Road, a TXDOT minor arterial, the general area is comprised of a multitude of uses. The existing uses include single-family residential adjacent to the south, industrial uses adjacent to and northwest of Krause Elementary, and commercial, residential and institutional uses to the west, across Blue Bell Road. Staff finds that the proposed zoning change, if approved, will allow for orderly commercial development along a portion of E. Stone Street and S. Blue Bell Road that will serve the properties in the general vicinity and the community. Similarly, there are additional properties in the vicinity that could be utilized for residential use.**

- (12) The city's zoning should give reasonable accommodation to legally existing incompatible uses, but it should be fashioned in such a way that over time, problem areas will experience orderly change through redevelopment that gradually replaces the nonconforming uses.

**The proposed properties to be rezoned are institutional uses that require specific use permits to expand or make significant changes to the existing sites. The proposed B-1 district allows institutional uses, to include churches and schools, as permitted uses without the need to be granted a specific use permit to expand the existing uses. Staff is unaware of existing uses on the lots that the B-1 rezoning would result in being considered legally nonconforming (grandfathered) uses.**

- (13) The city's zoning should provide for orderly growth and development throughout the city.

**Staff finds that the proposed rezoning change will allow for the orderly growth and development in the general vicinity and throughout the city. Furthermore, the proposed rezoning is in accordance with the City's adopted Future Land Use Map and Comprehensive Plan.**

**STAFF RECOMMENDATION:**

Based on the evidence and findings above, Staff recommends **approving** the proposed rezoning from R-1, Single Family Residential zoning to B-1, Local Business Mixed Use zoning for the properties identified as:

- a. WCAD Property ID 46489, 2111 S. Blue Bell Road, Tract 309, James Walker Survey, A0106, 44.879-acres [Redeemer Church Brenham]
- b. WCAD Property ID 39005, 2201 E. Stone Street, Tract 20, James Walker Survey, A0106, 30.3998-acres [Krause Elementary School]

As of the date of this report, Staff has not received any comments, phone calls, or letters of concern and from surrounding property owners or the general public.

**EXHIBITS:**

- A. Aerial Map
- B. Zoning Map
- C. Future Land Use Map
- D. Site photos

EXHIBIT "A"  
AERIAL MAP



Location Map  
2201 E Stone St and 2111 S Blue Bell Rd  
Rezone Request R-1 to B-1

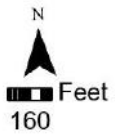
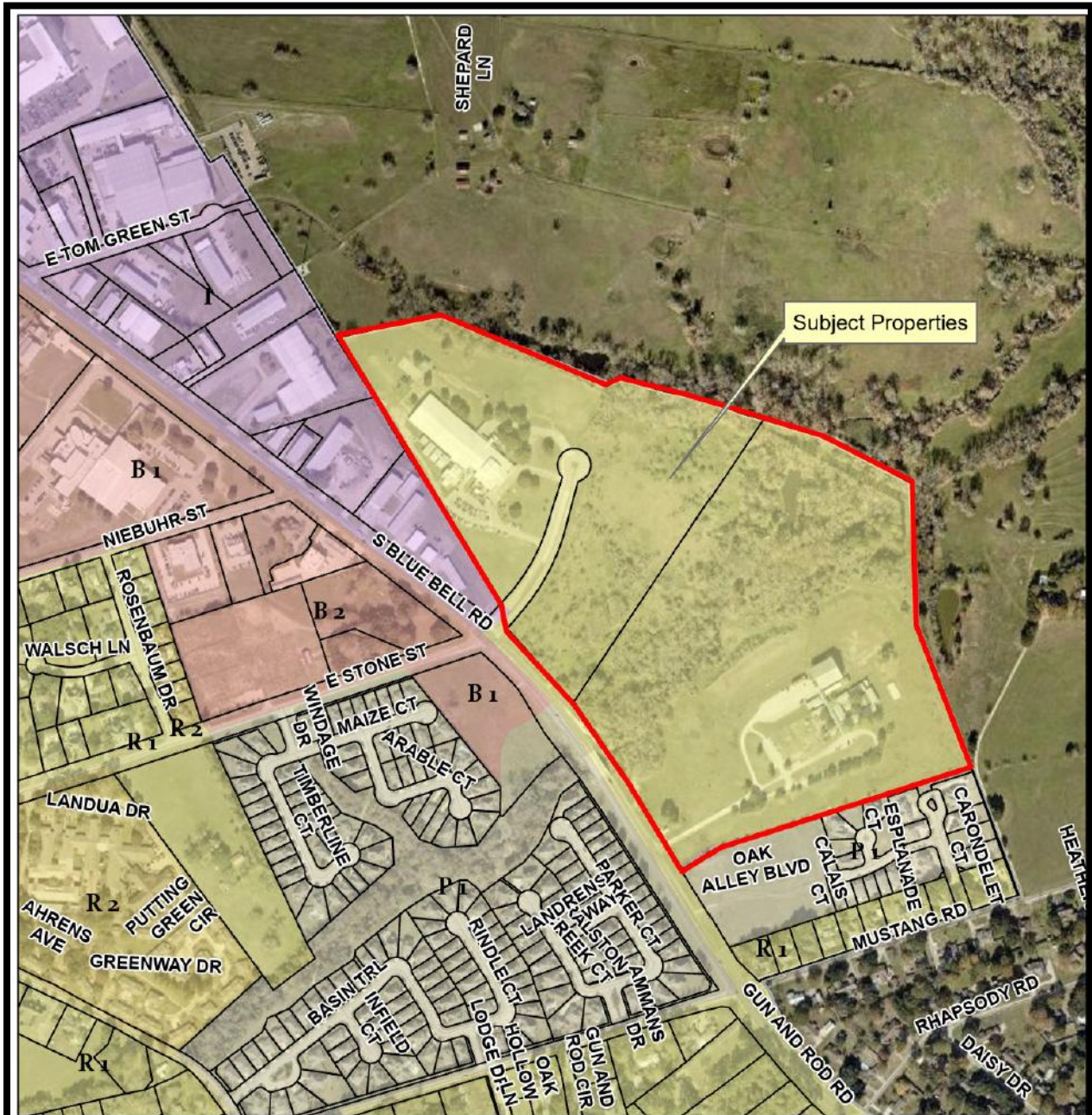


EXHIBIT "B"  
ZONING MAP



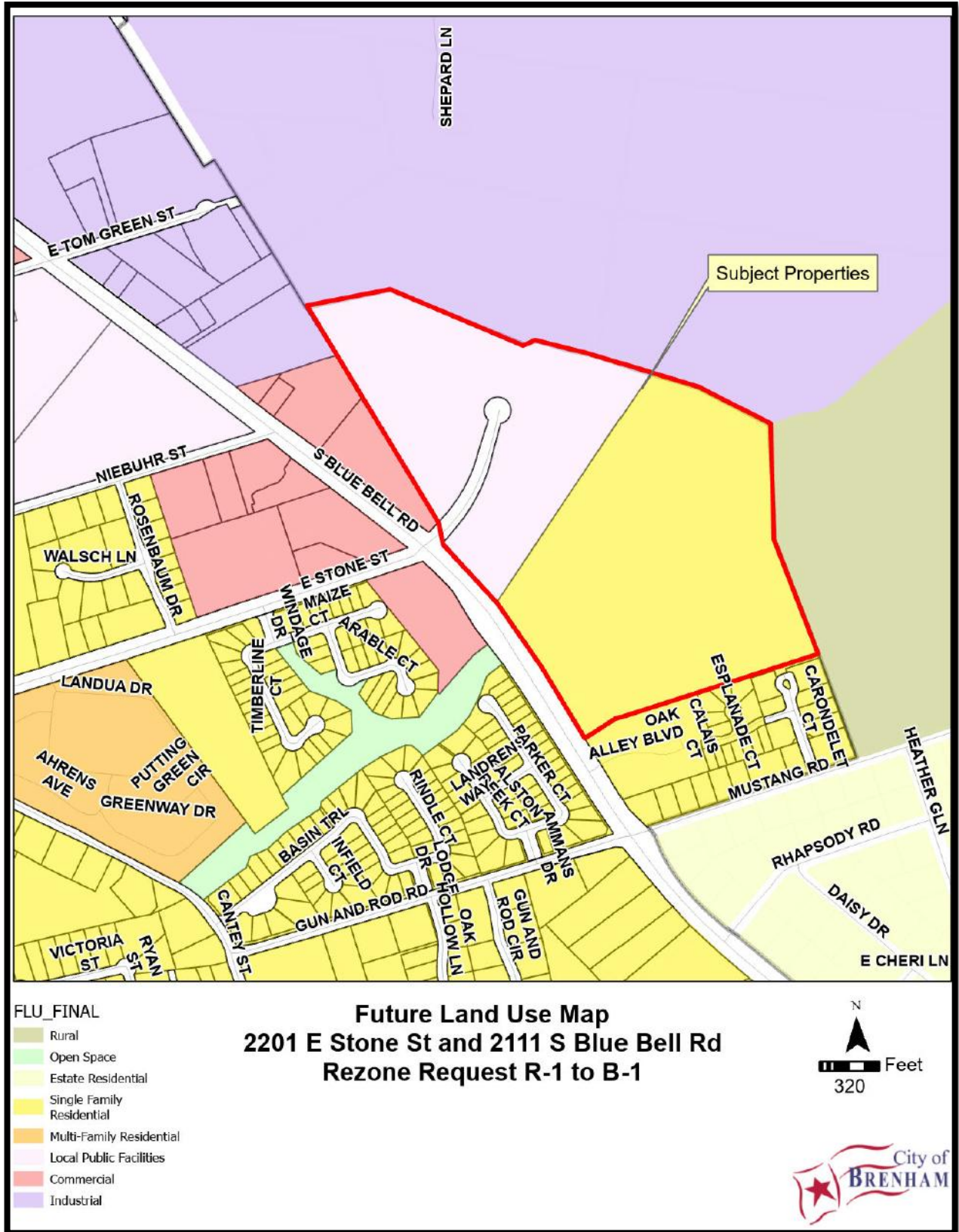
Zoning

- B1 Local Business Mixed
- B2 Commercial Research and Technology
- I Industrial
- P1 Planned Development
- R1 Residential Single Family
- R2 Mixed Residential

**Zoning Map**  
**2201 E Stone St and 2111 S Blue Bell Rd**  
**Rezone Request R-1 to B-1**



**EXHIBIT "C"**  
**FUTURE LAND USE MAP**



**EXHIBIT "D"**  
**Letter from Redeemer Church Brenham**

16 December 2024



Marcus Lawhon  
Redeemer Church Brenham  
2305 South Day St #211  
Brenham, Texas 77833

Development Services Department  
Attn: Stephanie Doland, Development Services Director  
200 West Vulcan  
Brenham, Texas 77833

Re: Rezoning

Development Services Department:

After our meeting and discussion conducted December 3, 2024 of Redeemer Church's plans for facilities improvement, we were informed that currently the Redeemer Church, Citadel Christian School and the nearby BISD property (Krause Elementary School) were zoned as R-1, residential uses, and should be rezoned as C-1.

This letter is to inform the Development Services Department and the City of Brenham that Redeemer Church Brenham will support such an effort.

Sincerely,

Handwritten signature of Marcus Lawhon.

Marcus Lawhon  
Pastor

**EXHIBIT "E"**  
**SITE PHOTOS**



2111 S. Blue Bell Road – Redeemer Church – driveway entrance



2111 S. Blue Bell Road – Redeemer Church: Looking north on S. Blue Bell Rd. Ralston Creek neighborhood to the west





Galaxy S21 Ultra 5G

2111 S. Blue Bell Road – Citadel Sign and south portion of property  
Oak Alley neighborhood to the south



Galaxy S21 Ultra 5G

2111 S. Blue Bell Road – Redeemer Church



2201 E. Stone Street – Krause Elementary



2201 E. Stone Street- Storage Units and other adjacent buildings to the west.