



**NOTICE OF A REGULAR MEETING  
BRENHAM PLANNING AND ZONING COMMISSION  
THURSDAY, JUNE 25, 2026, AT 4:00 PM  
SECOND FLOOR CITY HALL BUILDING  
COUNCIL CHAMBERS  
200 W. VULCAN STREET  
BRENHAM, TEXAS**

**1. Call Meeting to Order**

**2. Public Comments**

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

**3. Reports and Announcements**

**CONSENT AGENDA**

**4. Statutory Consent Agenda**

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

**4-a. Minutes from May 26, 2026, Planning and Zoning Commission Meeting.**

**4-b. Case Number LOTLINE-26-0006: A request by Brenham Market Square, L.P. for approval of a Commercial Replat of Reserve "A6" of the Market Square Brenham Subdivision to create Lot 13A (5.259-acres), and Reserve "A7" (5.078-acres) for a total of 10.337-acres, and further described as part of the John Long Survey, A-156, in Brenham, Washington County, Texas.**

**WORKSHOP AGENDA**

**5. Discussion and Possible Direction to Staff on Miscellaneous Text Amendments Including Proposed Amendments to the Code of Ordinances, Appendix A - Zoning of the Code Ordinances including:**

- **Multifamily density requirements in the R-2, Mixed Residential District and in the Downtown Business/Residential Overlay District**
- **Bufferyards/Landscaping requirements**

*[This is a workshop discussion only and no action will be taken]*

**6. Adjourn**

**CERTIFICATION**

I certify that a copy of June 25, 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 June 18, 2026, at 11:30 a.m.

*Kim Hodde*

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

**Disability Access Statement:** This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested 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  
May 26, 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 May 26, 2026, 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  
Megan Mainer, Interim City Manager  
Kim Hodde, Planning Technician

Citizens/Media present:

John Powell	Josh Scheel
Tracie Howell	Lindsay Scheel
Matt Howell	Clen Burton
Hugh Jackson	Jeremy Bowie
Craig Adams	Chelsea Bowie
Joshua Hill	Rabon Metcalf
LaToya Taylor-Hill	Mary K. Maxwell
Ken Williams	Ellen Pelletier
Mark Feldhake	

**1. Call Meeting to Order**

Chairman Behrens called the meeting to order at 5:15 pm with a quorum of seven (7) Commissioners present.

**2. Public Comments**

There were no public comments.

### **3. Reports and Announcements**

There were no reports or announcements.

### **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 April 27, 2026, Planning and Zoning Commission Meeting.**

Chairman Behrens called for a motion for the statutory consent agenda. A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to approve the Statutory Consent Agenda (Item 4-a), as presented. The motion carried unanimously (7-0).

### **REGULAR SESSION**

#### **5. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-26-0004: A request by Clayton & Kellie Collier / Southern Land of Texas, LLC for approval of a Replat of Reserve "B" of the Wilkins Valley Subdivision, to create the Wilkins Valley Subdivision, Phase 3 consisting of Common Area #4 being 0.067-acres and 28 lots in Block 4, being a total of 5.690-acres, currently addressed as 1402 W. Jefferson Street and further described as part of the Philip Coe Survey, A-31, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. LOTLINE-26-0004. Ms. Laauwe stated that the property owner and applicants are Clayton & Kellie Collier / Southern Land of Texas, LLC and the Surveyor is TJ Frank / Kerr Surveying. The subject property, identified as Reserve "B" of the Wilkins Valley Subdivision, is a 5.690-acre lot currently addressed as 1402 W. Jefferson Street that is generally bounded by the unimproved Right-of Way for Saeger Street to the east, Phase 2 of the Wilkins Valley Subdivision to the immediate south, Phase 1 and W. Jefferson Street further to the south, and a tributary of Little Sandy Creek to the west. The subject tract is also north of the Meadowpark Subdivision, Sections I and II, and is west of Grace Lutheran Church, and east of N. Dixie Street.

The plat for Phase 1 of this development was approved in July, 2024. The plat for Phase 2 of this development was approved in November 2024 and the subject tract was identified as Reserve B. The applicant is ready to proceed with Phase 3 of the development; therefore, a replat of the Reserve B tract into individual lots is required. This replat creates Lots 1-28 in Block 4 and Common Area #4. The plat also shows the dedication of public utility easements and public right-of-way for an interior local street. This is the third and final phase for this development although there is one lot identified as Lot 1, Block 5 consisting of 1.738-acres on the north side of the development that is not developed or yet planned.

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 May 8, 2026. No written comments were received regarding this request.

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

Chairman Behrens closed the regular session and opened the public hearing at 5:17 pm. There were no citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:18 pm.

A motion was made by Commissioner Smith and seconded by Commissioner Kossie to approve the request from Clayton & Kellie Collier / Southern Land of Texas, LLC for approval of a Replat of Reserve "B" of the Wilkins Valley Subdivision, to create the Wilkins Valley Subdivision, Phase 3 consisting of Common Area #4 being 0.067-acres and 28 lots in Block 4, being a total of 5.690-acres, currently addressed as 1402 W. Jefferson Street, as presented. The motion carried unanimously (7-0).

**6. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-26-0005: A request by Blinn College District / Mark Feldhake for approval of a commercial Replat of Blinn College Saeger Street Subdivision, Block I, Lot 1 and Block II, Lot 2, Reserve Tract "A", Reserve Tract "B", Part of a called 7.20 acre tract, part of a called 24.101 acre tract, and the Saeger Street right-of-way – First and Second tracts, to create Block I, Lot 1R and Block II, Lot 2R, Blinn College Saeger Street Subdivision, and Old Mill Creek Right-of-Way, being 79.568-acres, and further described as part of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.**

Stephanie Doland, Development Services Director, presented the staff report for Case No. LOTLINE-26-0005. Ms. Doland stated that this is a commercial replat and that the property owner and applicant is Blinn College District / Mark Feldhake and the Surveyor is DCCM Infrastructure, Inc. / Curtis Strong. Ms. Doland stated that typically replats involve a larger tract being subdivided into smaller tracts, this replat involves multiple properties that are owned by Blinn College that are being combined into two tracts. The subject properties are generally located south of Old Mill Creek Road, east of Oak Tree Crossing and north of Robert C. Appel Drive. The property identified as Block II, Lot 2 is developed with student housing and the property identified as Block I, Lot 1 is developed with student housing on the northern portion then vacant land. Also, included in this plat is Reserve Tract "A" (0.5049 acres) , Reserve Tract "B" (0.0182 acres), a portion of a called 7.20-acre tract, a portion of a called 24.101 acre tract, and the Saeger Street right-of-way called First Tract (2.895 acres) and Second Tract (0.502 acres) that has been terminated due to a reversionary clause, to create Block I, Lot 1R (71.277 acres) and Block 2, Lot 2R (8.286 acres), and the Old Mill Creek Right-of-Way (0.16 acre) for a total of 79.568-acres. The applicant wishes to reconfigure these tracts in two tracts, Block I, Lot 1R and Block II, Lot 2R for future development. Blinn has not submitted any additional development plans which correspond to the proposed tract.

The proposed replat includes the front-building setback line in relation to the established property lines and the dedication of various public utility easements, and a 0.16-acre portion of right-of-way for the future widening of Old Mill Creek Road. The replat also removes the Saeger Street right-of-way that was previously dedicated for the extension of Saeger Street since the dedication was terminated due to a reversionary clause.

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

Commissioner Neil asked if the Timber Oaks neighborhood was notified of this proposed replat and/or possible access through their neighborhood. Ms. Doland responded that since this is a commercial replat, the statute does not require public notification or a public hearing; however, the homeowners association requested notification, so Ms. Doland did notify them, but they were already aware.

Mark Feldhake, applicant, stated that the property is currently home to student housing on the north side as well as the Rankin Ag Building, the Livestock building and the Ann Gardner annex. He further stated that the property has full access from Old Mill Creek road, as well as from Appel Drive and Oak Tree Crossing. In response to various questions from the Commissioners, Mr. Feldhake stated the following:

- The Sports Complex is shown in the Master Plan but there is not a building layout available at this time.
- There are various existing utilities on the property that are not in easements; therefore, this replat also dedicates these easements.
- The Saeger Street right-of-way was terminated in 2022.
- Most access is via various private drives.
- The public has not seen the proposed project since this request is just to replat and combine the various tracts that are owned by Blinn College and the request isn't for consideration of any type of development.

John Powell, representative of the Timber Oaks Homeowner's Association, stated that the property owners have serious concerns about the proposed development and access through Oak Tree Crossing. Oak Tree Crossing was designed for the neighborhood traffic and is not adequate for the potential amount of traffic that a sports complex or similar development could bring.

In response to questions, Staff clarified the following:

- The City of Brenham doesn't have a traffic impact analysis policy.
- The traffic impact will be analyzed with submittal of the project.
- The City of Brenham controls the curb cut locations based on the City's adopted codes.

Commissioner Smith urged Blinn to take the concerns of the neighborhood into account when designing the proposed and future projects.

A motion was made by Commissioner Kossie and seconded by Commissioner Cangelosi to approve the request from Blinn College District / Mark Feldhake for approval of a commercial Replat of Blinn College Saeger Street Subdivision, Block I, Lot 1 and Block II, Lot 2, Reserve Tract "A", Reserve Tract "B", Part of a called 7.20 acre tract, part of a called 24.101 acre tract, and the Saeger Street right-of-way – First and Second tracts, to create Block I, Lot 1R and Block II, Lot 2R, Blinn College Saeger Street Subdivision, and Old Mill Creek Right-of-Way, being 79.568-acres, as presented. The motion carried unanimously (7-0).

**7. Public Hearing, Discussion and Possible Action on Case Number REZONE-26-0003: A request by Jeremy and Chelsea Bowie / Chelsea Build, LLC for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to assign a zoning classification of Planned Development District (PDD) on approximately 5.733 acres of land located at 708 Seelhorst Street, being further described as Tract 32 of the Arrabella Harrington Survey, A-55, in Washington County, Texas.**

Since this meeting was tabled at the April 27, 2026 meeting, a motion was made by Commissioner Neil and seconded by Commissioner Kossie to move this item from the table for consideration. The motion carried unanimously.

Shauna Laauwe, City Planner, presented the staff report for Case No. REZONE-26-003. Ms. Laauwe stated that this rezoning request is for the property addressed as 708 Seelhorst Street that is currently vacant land. The subject property is a 5.733-acre vacant tract of land owned by Jeremy and Chelsea Bowie / Chelsea Build, LLC and their agent is Rabon Metcalf, PE, RME Consulting Engineers. The subject property is generally located on the south side of Seelhorst Street, west of S. Chappell Hill Street and east of Dark

Street. The property is adjacent to Thyme Day Spa and Salon to the west, and to the Blue Bell Creameries Plant to the east and to the north across the railroad tracks. Further to the north is StanPac. The subject property and adjacent properties have a split zoning with the subject property and properties to the west being zoned a mix of B-1, Local Business Mixed Use and R-2, Mixed Residential zoning. Approximately 60% of the subject property is zoned B-1 with the remaining 40% being zoned R-2. The adjacent property to the east is zoned a mix of B-2, Commercial Research and Technology and R-2, Mixed Residential zoning. Adjacent properties to the south are zoned R-2, Mixed Residential zoning. There are a variety of uses in the area including Thyme Day Spa and Salon, Woodson Lumber, former Blue Bell Creamery, residential uses, and vacant land. The Future Land Use Map identifies the properties south of the railroad as single-family residential and north of the railroad as commercial; therefore, the proposed rezoning does align with the Future Land Use Map. The applicants are requesting a zoning classification of Planned Development District (PDD) for the development of a single-family cluster housing subdivision.

This development is defined as “Cluster Housing” in the Zoning Ordinance and is a permitted use in the R-2 Zoning District per Section 2.02(2): *“Cluster housing in accordance with cluster housing development provisions of the subdivision ordinance of the City of Brenham”*. All permitted uses in the R-2 district are also permitted in the B-1 Zoning District. Cluster Housing is not a new concept in Brenham but it has not been done in years. There is a townhome cluster housing development on Stonehollow Drive across from the Stone Hollow Apartment Complex and behind Wells Fargo Bank and also a condo-style cluster development located further north off Stone Hollow.

Section 23-24(3) of the Subdivision Ordinance states that cluster housing provisions are provided for the development of areas within the city where flexibility is required due to special features of the land such as topography, drainage, easements, open space or other considerations that are consistent with the Comprehensive Plan and the Zoning requirements of the city.

The proposed development is based on the concept of The Lark Development in Edmond, Oklahoma which offers a community styled neighborhood with different roof pitches and facades, porches, green space that is low maintenance.

#### The Cottages Downtown

- 32 single-family dwelling units on individual lots.
- Two access points off of Seelhorst Street. (Cluster subdivisions do not require direct and immediate access to a public right-of-way). Private access drive is 26.5-feet wide.
- Common Areas
- Residential Association (HOA) maintains all common areas and private driveways.
- Open Space – 50% active or passive areas.
- Exterior facades of houses within each cluster group shall vary with a variety of building articulations. Same combination of brick, stone, masonry-like materials and paint shall not be repeated within the same cluster group. This requirement was added to prevent the development from having an apartment / government housing feel.
- 4 proposed lot and housing types (variety of 2-stories and 1.5 to 2.5 bedrooms and 2 baths).
- Proposed building setbacks
  - Street and interior drive – 10-feet
  - Front – 4-feet (13-foot building separation)
  - Rear – 4-feet (8-foot building separation)
  - Side - 4-feet (8-foot building separation)
- Parking Ratio – 64 total beds  
64 parking spaces proposed = 1 space per bed / 2 spaces per dwelling unit

The units within the proposed development site plan will have 4-foot building setbacks from the lot lines (meeting the 8-foot separation between units); however, not all of the units meet the 30-foot distance requirement between the rear building lines of adjacent units. Therefore, the proposed cluster development may not be permitted by right in its current configuration. Therefore, the applicant has requested a Planned Development District for this development.

- Proposed amenities in lieu of deviations to the Code requirements include:
  - Community storage and bicycle racks
  - Pavilion with tables and chairs, BBQ grill, and fire pit area
  - Dog Park and /or Community Garden
  - Central trellis sitting area
  - 5-foot wide community walking path
  - Retention pond with fountain feature
  - 535 LF of 6' high solid wood screening fencing between this development and the adjacent property to the west. [This was added since the April meeting].

The proposed development meets the intent of the Comprehensive Plan, Plan 2040: Historic Past, Bold Future quality neighborhood design as follows:

- Providing some focal point, whether a park or central green, enlivens the neighborhood and provides a gathering place.
- Equal importance of pedestrian and vehicular circulation. Street design, sidewalks, and/or a network of off-street trails provide for pedestrian and bicycle circulation and promote interconnectivity of adjacent neighborhoods.
- Set-aside of conservation areas, greenbelts or other open space as an amenity, to encourage leisure and healthful living, and to contribute to neighborhood buffering and definition.

#### **STAFF ANALYSIS**

- The Comprehensive Plan and the Future Land Use Map envision the subject area as residential.
- Several Quality Neighborhood Design Elements have been included.
- Drainage and detention facilities are designed by a Professional Engineer and reviewed by the City's consultant engineering firm, Strand Associates.
- Applicants met with adjacent and surrounding property owners since the April Planning and Zoning Commission meeting. Their plan has been revised to include additional parking and installation of a 6-foot screening fence along the west property line.
- Staff is unable to identify any adverse impact on the public health, safety or welfare of adjacent properties or property in the general vicinity. Furthermore, the proposed amenities within the subdivision will enhance the public health and welfare of the homeowners.

A Public Hearing Notice was published in the Banner Press on May 14, 2026, and notices were mailed to property owners within 200-foot of the subject properties. No written comments were received regarding this request, other than the ones received for the April meeting. After the April P & Z meeting, staff met with Hugh Jackson and Craig Adams to discuss their concerns.

Development Services staff have reviewed this rezoning request for compliance with the City of Brenham's applicable regulations and ordinances and based on these findings and recommends approval of the proposed rezoning from a mix of B-1, Local Business Mixed Use zoning and R-2 Mixed Residential Zoning to a Planned Development District (PDD) for the subject 5.733 acres of land located at 708 Seelhorst Street.

Chairman Behrens closed the regular session and opened the public hearing at 5:54 pm.

Hugh Jackson, 502 Seelhorst, stated that since the last meeting, he has researched the Lark development and found that Edmond has a population of approximately 100,000 and most of the units have sold between \$350,000 - \$400,000 with only a few selling for \$500,000. He further stated that he hopes that the Planning and Zoning Commission or City Council takes the opposition/concerns of the neighboring property owners into account. Mr. Jackson stated that the applicants met with some of the neighboring property owners who requested the following:

- 8-foot privacy fence instead of proposed 6-foot fence.
- 100% masonry (compromised with 80%).
- 35-year shingles (compromised with 30-year or better)

Lindsey Scheel, 702 Seelhorst, stated that she previously lived in Oklahoma and is familiar with the Edmond area and that it is very different from Brenham. That area has a very wealthy population, so the comparison is apples to oranges. Ms. Scheel presented the following comments/concerns/questions:

- Two spaces per unit are not enough parking. What about teenage drivers or guests?
- A two-story home is not typical for older people.
- Traffic is a huge concern. Every major event downtown has people parking all along Seelhorst street and walking downtown. Adding 32 units / 4 vehicles will compound this problem.
- The previous owners couldn't find one viable spot to build on the property so how is the applicant finding 32 spaces?
- Is there a flood management plan and drainage plan or geotechnical plan available to the public?
- The HOA received the agreement from the applicant two hours prior to the Planning and Zoning Commission meeting; therefore, not sufficient time to adequately review it.
- Her main concerns are traffic and flooding.

Craig Adams, 401 Clinton Street, stated that this project is cutting edge development. He also stated that he looked at the Stone hollow cluster housing and they are set up as multi-family housing (townhomes) instead of single-family housing, so it is not really a good comparison. He stated that although his money is not invested in this project, he does have money invested in three lots in the area.

Mary K. Maxell, 705 Perkins Lane, moved here from Houston and has the following comments to make:

- This meeting was scheduled for an Election Day, and this has affected the turnout.
- No environmental impacts have been done.
- No study on the water, sewer, or electric has been done.
- No Traffic Impact Analysis (TIA) has been done.
- She lives near Brenham's new water well, so she is aware of Brenham's water shortage.
- Brenham's development is getting way ahead of its infrastructure.
- Liberty Village Subdivision is extremely densely populated with no green space and no trees.
- The Village in Houston had a high-density development next to it and the new development caused sewage issues and was a great impact to the traffic.
- Lastly, Ms. Maxwell asked if any employee or City Councilmember had a vested interest in this project.

Ellen Pelletier, 1804 Niebuhr Street, is an architect with a planning background who stated that this development will impact the infrastructure much greater than a single-family residence. She further stated that tax money needs to be spent on streets to repair potholes, etc.

In response to Commissioner and citizen's questions and comments, Jeremy and Chelsea Bowie, applicants, clarified the following:

- Hydraulic studies on water and wastewater have been completed by the City of Brenham and have shown adequate capacity to serve this development.
- Soil boring has been initiated, and some initial soil reports have been received.
- Traffic will always be an issue.
- Extra parking was added to help offset any on-street parking.
- The floodplain area is not a viable area for additional parking since there is utility infrastructure and trees in the area. The idea is to keep it for community use.
- The number of units remains at 32 since there is an economic impact for that number and the applicant wants to maintain the cluster style environment and community vibes.
- The applicant feels that the target audience for these cottages will be young families, young professionals or others seeking a small home but with upscale amenities.
- The minimum sales price cannot be guaranteed.
- Per the neighbor's request, Applicant has agreed to increasing the fence height to 8-feet, providing 80% masonry or masonry-like exterior, 30-year or better shingles, and heavy landscaping at the entrance to provide privacy and visual appeal.
- Applicants feel that this location is ideal due to its proximity and downtown walkability.
- A landscape architect has not been hired yet, but the plan is to have nice landscaping throughout the development.
- There is some flexibility to reduce interior finishes to lower the sales prices, if needed.

Rabon Metcalf, Civil Engineer for the project, stated that there will have to be some soil removal and replacement done since the soil report shows a lot of "fat clay". In response to a question from Lindsay Scheel about how the soil issue will be handled, Mr. Metcalf responded that there are various options as listed below but which option is chosen remains up to the applicant:

- A smaller footprint foundation can handle the expansion and shrinkage better than a larger footprint foundation.
- Post tension slab.
- Rigid waffle foundation system.
- Piers.

Mr. Metcalf noted that twenty-eight (28) units could be done on this lot without having to pursue the rezoning to a Planned Development District. Commissioner Heine further noted that if this development is done without the rezoning, the fencing, additional landscaping, and other concessions and amenities would not be required.

Commissioner Behrens stated that he appreciated the concessions that the applicant has made thus far, and he noted that the Planning and Zoning Commission is tasked with considering the rezoning request and not the actual development.

Shauna Laauwe stated that several predevelopment meetings have been held with the applicants and various departments including public utilities. Public Utilities required a looped water system and reviewed the placement of water lines and sewer lines. Ms. Laauwe reiterated that hydraulic studies for water and wastewater have been completed and approved. She further stated that even if the City of Brenham had Traffic Impact Analysis or Landscape Architect requirements, they would likely not be required due to the size and impact of this proposed development.

Chairman Behrens closed the public hearing and re-opened the regular session at 6:37 pm.

A motion was made by Commissioner Heine and seconded by Commissioner Cangelosi to approve a recommendation to City Council for approval of the request from Jeremy and Chelsea Bowie / Chelsea Build, LLC for an Amendment to the City of Brenham’s Official Zoning Map of the Code of Ordinances to assign a zoning classification of Planned Development District (PDD) on approximately 5.733 acres of land located at 708 Seelhorst Street, with the following additional requirements:

- The privacy fence shall be increased from 6 to 8 feet in height,
- Each home shall have a minimum of 80% brick, stone, or masonry-like materials,
- Homes shall be constructed with 30-year asphalt shingles or equivalent, and
- Work with the City for relocation of the dumpster at least 30-feet from the property line.

The motion carried (6-1).

**8. Adjourn.**

A motion was made by Commissioner Alfred and seconded by Commissioner Smith to adjourn the meeting at 6:45 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:*

<hr/>	<u>Deanna Alfred</u>	<u>June 22, 2026</u>
Planning and Zoning Commission	Vice Chair	Meeting Date
<hr/>	<u>Kim Hodde</u>	<u>June 22, 2026</u>
Attest	Staff Secretary	Meeting Date



**CASE LOTLINE-26-0006**  
**REPLAT: RESERVE "A6" TO CREATE LOT 13**  
**AND RESERVE "A7" IN THE**  
**MARKET SQUARE BRENHAM SUBDIVISION**

---

<b>PLAT TITLE:</b>	Market Square Brenham Subdivision	<b>CITY/ETJ:</b> City
<b>PLAT TYPE:</b>	Replat	
<b>STAFF CONTACT:</b>	Shauna Laauwe ACIP, City Planner	
<b>OWNER/APPLICANT:</b>	Brenham Market Square LP / Hodde & Hodde Land Surveying, Inc.	
<b>ADDRESS/LOCATION:</b>	Located at the intersection of US Highway 290 E., Cantey Street and South Market Street.	
<b>LEGAL DESCRIPTION:</b>	Replat of Reserve "A6" of the Market Square Brenham Subdivision to create Lot 13 (5.259-acres) and Reserve "A7" (5.078-acres), containing a total of 10.337-acres, out of the John Long Survey, Abstract No. 156 in Brenham, Washington County, Texas.	
<b>LOT AREA:</b>	10.337-acres total	
<b>ZONING DISTRICT:</b>	B-2 Commercial Research and Technology District	
<b>EXISTING USE:</b>	Undeveloped Vacant land	
<b>COMP PLAN</b> <b>FUTURE LAND USE:</b>	Corridor Mixed-Use to the north along S. Market Street/Commercial on the southern portion	

**REQUEST:**

The subject 10.337 acres of land is owned by Brenham Market Square, LP. Paul Leventis, on behalf of Brenham Market Square, LP, desires to replat Reserve "A" of the Market Square Brenham Subdivision to create Lot 13 (5.529-acres) and Reserve "A7" (5.078-acres), containing a total of 10.337-acres, for further development of this property.

**STAFF ANALYSIS AND RECOMMENDATION:**

The proposed replat includes the location of previously dedicated easements and building setback lines in relation to established property lines. This proposed plat creates proposed Lot 13 (5.259-acres) and includes the dedication of a 25-foot access easement on the east side of proposed Lot 13 that connects to the existing access easement along the east side of Lot 12 and the southern property line of Lot 11 and the northern property line for Lot 12. This plat reconfigures the previous Reserve "A6" and creates Lot 13 (5.259-acres), and Reserve "A7" (5.078-acres) for future subdivision and development.

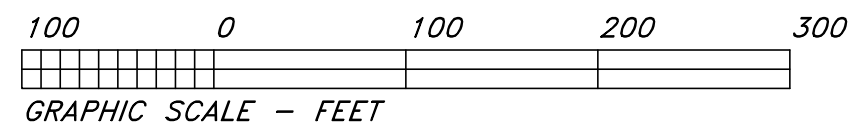
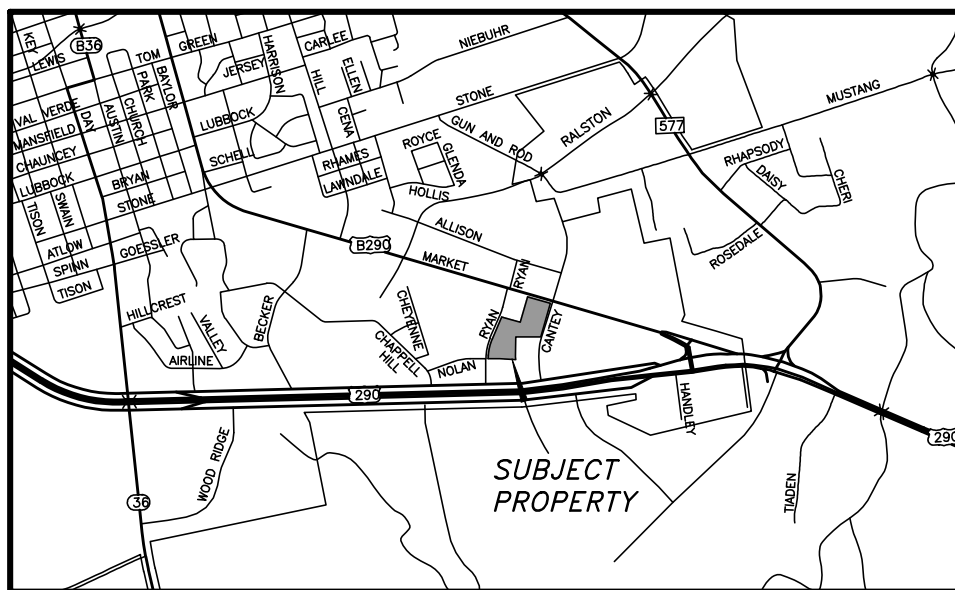
Development Services and Engineering have reviewed this replat for compliance with applicable City of Brenham regulations and ordinances of the City of Brenham, Texas and **recommends approval** of this plat as presented.

**EXHIBITS:**

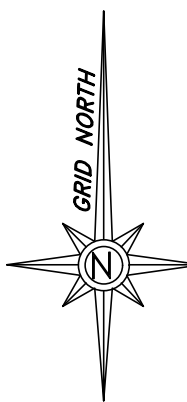
- A. Proposed Replat

VICINITY MAP

SCALE: 1" = 3000'



GRAPHIC SCALE - FEET



SCALE: 1" = 100'

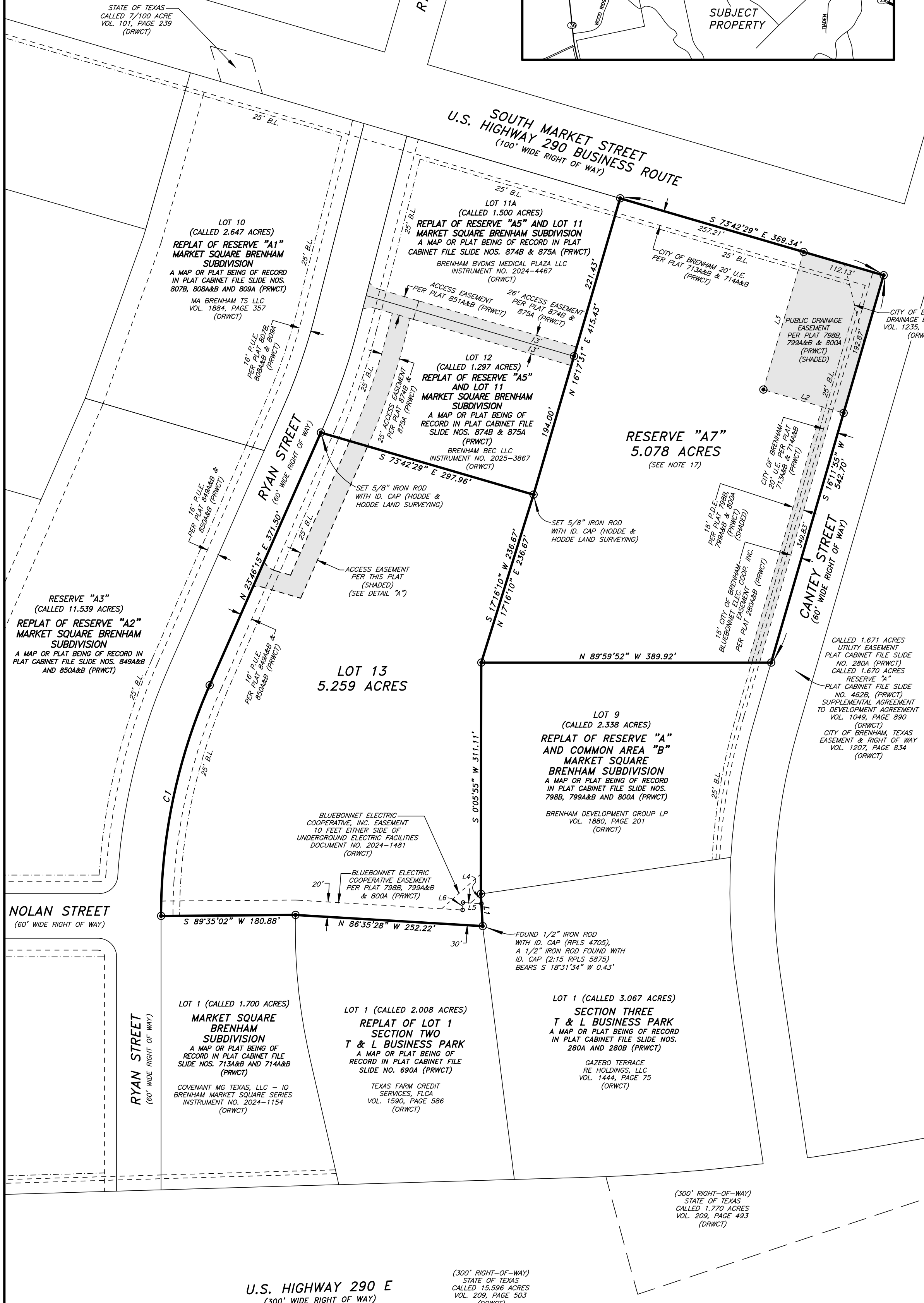
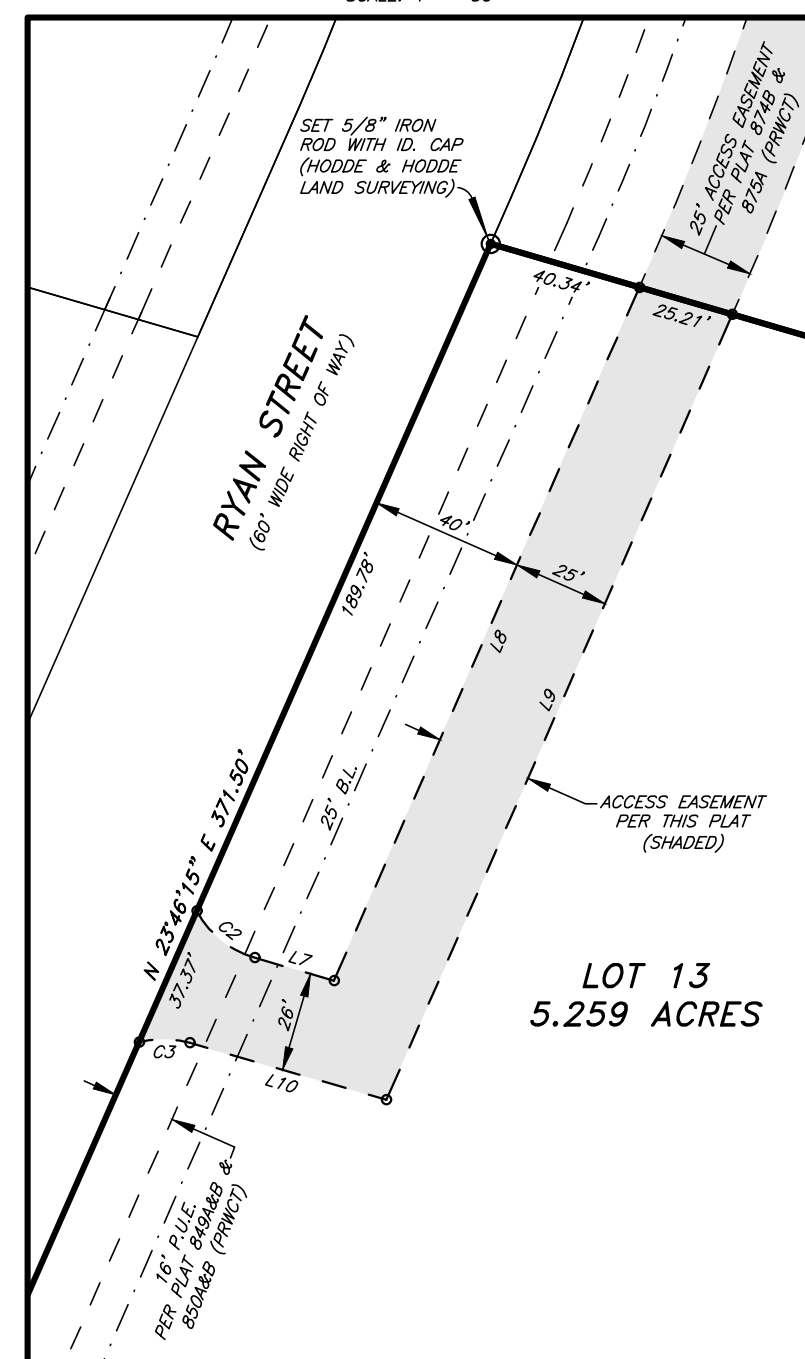
**JOHN LONG SURVEY  
A-156  
CITY OF BRENHAM  
WASHINGTON COUNTY, TEXAS**

**LEGEND**

- FOUND 5/8" IRON ROD WITH ID. CAP (HODDE & HODDE LAND SURVEYING) UNLESS OTHERWISE NOTED
- BOUNDARY LINES
- - - EASEMENT LINES
- - - BUILDING LINES

**DETAIL "A"**

SCALE: 1" = 50'



**LINE TABLE**

NUM	BEARING	DISTANCE
L1	S 3°08'24" E	43.41'
L2	N 73°48'05" W	112.43'
L3	N 16°17'25" E	193.05'
L4	S 3°08'24" E	13.22'
L5	N 86°35'28" W	24.73'
L6	S 3°24'32" W	10.00'
L7	S 73°51'10" E	21.45'
L8	N 23°46'15" E	197.28'
L9	S 23°46'15" W	223.45'
L10	N 73°51'10" W	53.29'

**CURVE TABLE**

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	23°46'16"	319.46'	770.00'	N 11°53'08" E	317.17'
C2	45°42'34"	19.94'	25.00'	S 50°59'53" E	19.42'
C3	30°40'26"	13.38'	25.00'	N 89°11'23" W	13.22'

U.S. HIGHWAY 290 E  
(300' WIDE RIGHT OF WAY)

(300' RIGHT-OF-WAY)  
STATE OF TEXAS  
CALLED 15,596 ACRES  
VOL. 209, PAGE 303  
(DRWCT)

W. O. NO. 8514 (BRENNHAMMARKETSQUARE7826.DWG) REF: MKTSO7826LEICABLEICA

**Hodde & Hodde Land Surveying, Inc.**

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

**(PRELIMINARY)**

JON E. HODDE, RPLS NO. 5197  
DATE: JUNE 9, 2026

THE PURPOSE OF THIS DOCUMENT IS FOR  
PRELIMINARY REVIEW ONLY.  
PRELIMINARY, THIS DOCUMENT SHALL NOT  
BE RECORDED FOR ANY PURPOSE.

**REPLAT OF RESERVE "A6"  
MARKET SQUARE BRENHAM SUBDIVISION  
FORMING LOT 13 (5.259 ACRES) AND  
RESERVE "A7" (5.078 ACRES)  
CONTAINING 10.337 ACRES TOTAL  
JOHN LONG SURVEY, A-156  
CITY OF BRENHAM  
WASHINGTON COUNTY, TEXAS**

**NOTES:**

- 1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 {2011}, CENTRAL ZONE 4203. CONVERGENCE ANGLE AT N: 10037905.626' - E: 3544925.146' IS 2'-02'-04.23", COMBINED SCALE FACTOR IS 0.99998033, U.S. SURVEY FEET, UTILIZING TXDOT CONTROL MONUMENTS FOR U.S. HWY. 290. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- 2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAPS (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBERS 48477C0295C, EFFECTIVE DATE AUGUST 16, 2011 AND 48477C0315D, MAP REVISED MAY 16, 2019, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS.
- 3. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH LAWYERS TITLE COMPANY OF BRAZOS COUNTY (WFG NATIONAL TITLE INSURANCE COMPANY), TITLE COMMITMENT GF NO. S50069, EFFECTIVE DATE FEBRUARY 2, 2026, 8:00 AM, ISSUED FEBRUARY 16, 2026.
- 4. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND BUILDING LINES APPLICABLE TO T&L BUSINESS PARK, AS RECORDED IN PLAT CABINET FILE SLIDE NO. 462B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, POHLMAYER SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NO. 463A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 713A, 713B, 714A & 714B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, REPLAT OF LOT 2, MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 757A, 757B, 758A & 758B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, REPLAT OF LOT 2A, MARKET SQUARE BRENHAM SUBDIVISION AND THE RESIDUE OF RESERVE C - COMMERCIAL, MARKET SQUARE DEVELOPMENT, SECTION 1, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 782A, 782B, 783A & 783B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, REPLAT OF RESERVE "A" AND COMMON AREA "B", MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 798B, 799A, 799B & 800A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, REPLAT OF RESERVE "A1", MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 807B, 808A, 808B & 809A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, REPLAT OF RESERVE "A2", MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 849A, 849B, 850A & 850B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, REPLAT OF RESERVE "A4", MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 851A & 851B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND REPLAT OF RESERVE "AS" AND LOT 11, MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 874B & 875A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
- 5. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND ACCESS RIGHTS OF MARKET SQUARE BRENHAM, AS RECORDED IN VOLUME 1681, PAGE 469, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND ACCESS RIGHTS OF MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN VOLUME 1803, PAGE 694, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND ACCESS RIGHTS OF MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN VOLUME 1867, PAGE 650, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND SUPPLEMENTAL AMENDMENT TO SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND ACCESS RIGHTS OF MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN INSTRUMENT NO. 2024-2431, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
- 6. SUBJECT TO RIGHT OF WAY DEED DATED FEBRUARY 11, 1929, EXECUTED BY WILL KOLWES TO M&M PIPE LINE COMPANY, AS RECORDED IN VOLUME 95, PAGE 6, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS, PARTIAL RELEASE OF RIGHT-OF-WAY AGREEMENT AND RIGHT OF WAY DEED, AS RECORDED IN VOLUME 1894, PAGE 227, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND PARTIAL RELEASE OF RIGHT-OF-WAY AGREEMENT AND RIGHT OF WAY DEED, AS RECORDED IN VOLUME 1894, PAGE 230, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
- 7. SUBJECT TO RIGHT OF WAY GRANT DATED FEBRUARY 23, 1954, EXECUTED BY WILL KOLWES, SR. TO TEXAS SOUTHEASTERN GAS COMPANY, AS RECORDED IN VOLUME 197, PAGE 455, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS, PARTIAL RELEASE OF RIGHT-OF-WAY AGREEMENT AND RIGHT OF WAY DEED, AS RECORDED IN VOLUME 1894, PAGE 227, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND PARTIAL RELEASE OF RIGHT-OF-WAY AGREEMENT AND RIGHT OF WAY DEED, AS RECORDED IN VOLUME 1894, PAGE 230, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
- 8. SUBJECT TO EASEMENT DATED AUGUST 13, 1946, EXECUTED BY WILL KOLWES TO L. HAUSMAN, AS RECORDED IN VOLUME 149, PAGE 222, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS. {NOT PLOTTABLE}
- 9. SUBJECT TO QUITCLAIM DEED DATED DECEMBER 21, 2022, EXECUTED BY CITY OF BRENHAM TO BRENHAM MARKET SQUARE, LP, AS RECORDED IN VOLUME 1872, PAGE 92, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
- 10. SUBJECT TO EASEMENT FROM BRENHAM MARKET SQUARE, L.P. TO BLUEBONNET ELECTRIC COOPERATIVE, INC., DATED APRIL 5, 2023, AS RECORDED IN INSTRUMENT NO. 2024-1481, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
- 11. THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO THE EASEMENTS SHOWN HEREON.
- 12. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA, TITLE COMMITMENT DATED FEBRUARY 2, 2026.
- 13. 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, TITLE COMMITMENT DATED FEBRUARY 2, 2026.
- 14. 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.
- 15. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- 16. 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.
- 17. BEFORE DEVELOPMENT OF RESERVE "A7" (5.078 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.
- 18. (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS.  
(ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.  
(PRWCT) DENOTES PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.  
B.L. DENOTES BUILDING LINE  
U.E. DENOTES UTILITY EASEMENT  
P.U.E. DENOTES PUBLIC UTILITY EASEMENT  
P.D.E. DENOTES PUBLIC DRAINAGE EASEMENT

**SURVEY MAP**

SHOWING A SURVEY AND REPLAT FORMING LOT 13 (5.259 ACRES) AND RESERVE "A7" (5.078 ACRES), LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE JOHN LONG SURVEY, A-156, BEING PART OF RESERVE "A6" (CALLED 10.337 ACRES) OF THE REPLAT OF RESERVE "A5" AND LOT 11, MARKET SQUARE BRENHAM SUBDIVISION, A MAP OR PLAT OF SAID SUBDIVISION BEING OF RECORD IN PLAT CABINET FILE SLIDE NOS. 874B & 875A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS. SAID LOT 13 (5.259 ACRES) AND SAID RESERVE "A7" (5.078 ACRES) BEING PART OF THE SAME LAND DESCRIBED AS 51.119 ACRES IN THE DEED FROM THE FIRST BAPTIST CHURCH OF BRENHAM, TEXAS TO BRENHAM MARKET SQUARE, LP, DATED AUGUST 27, 2018, AS RECORDED IN VOLUME 1644, PAGE 324, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING CORRECTED IN INSTRUMENT DATED AUGUST 31, 2018, AS RECORDED IN VOLUME 1645, PAGE 90, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

**CERTIFICATION**

THE STATE OF TEXAS  
COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY AND REPLAT OF 10.337 ACRES OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.  
DATED THIS THE 9TH DAY OF JUNE, 2026, A.D.

**(PRELIMINARY)**

JON E. HODDE, RPLS NO. 5197  
DATE: JUNE 9, 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

**OWNER ACKNOWLEDGMENT**

WE, BRENHAM MARKET SQUARE, LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH PAUL J. LEVENTIS, AS PRESIDENT OF ITS GENERAL PARTNER, BRENHAM MARKET SQUARE GP LLC, A TEXAS LIMITED LIABILITY COMPANY, THE OWNERS OF THE LAND DESCRIBED HEREON AND WHOSE NAMES ARE SUBSCRIBED HERETO, DO HEREBY ACKNOWLEDGE THE CHANGES TO SAID PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HEREON. THE PLATTED PROPERTY REMAINS SUBJECT TO EXISTING DEDICATIONS, COVENANTS, RESTRICTIONS AND EASEMENTS EXCEPT AS SHOWN OR STATED HEREON.

BREHMAN MARKET SQUARE LP,  
A TEXAS LIMITED PARTNERSHIP

BY: BRENHAM MARKET SQUARE GP LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
ITS: GENERAL PARTNER

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)

**LIENHOLDERS' ACKNOWLEDGMENT AND SUBORDINATION STATEMENT**

WE, EXTRACO BANKS, N.A., THE OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED HEREON, DO HEREBY IN ALL THING SUBORDINATE TO SAID PLAT OF WASHINGTON COUNTY, TEXAS. SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

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 BREHMAN, TEXAS.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
SECRETARY

**COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT**

THE STATE OF TEXAS §  
COUNTY OF WASHINGTON §

I, \_\_\_\_\_, CLERK OF THE COUNTY COURT OF WASHINGTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2\_\_\_\_\_, AT \_\_\_\_\_ O'CLOCK. \_\_\_\_M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2\_\_\_\_\_, AT \_\_\_\_\_ O'CLOCK. \_\_\_\_M. IN PLAT CABINET FILE SLIDE NOS. \_\_\_\_\_ OF RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

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

\_\_\_\_\_  
CLERK OF THE COUNTY COURT  
WASHINGTON COUNTY, TEXAS

**OWNER/DEVELOPER**

BREHMAN MARKET SQUARE, LP  
1722 BROADMOOR DRIVE, SUITE 212  
BRYAN, TEXAS 77802  
PHN. 979-774-2900

**REPLAT OF RESERVE "A6"  
MARKET SQUARE BREHMAN SUBDIVISION**  
FORMING LOT 13 (5.259 ACRES) AND RESERVE "A7" (5.078 ACRES)  
CONTAINING 10.337 ACRES TOTAL  
JOHN LONG SURVEY, A-156  
CITY OF BREHMAN, WASHINGTON COUNTY, TEXAS

**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



## Development Services Department

### Memorandum

---

Date June 25, 2026

To Planning and Zoning Commission

Cc Stephanie Doland, Development Services Director

From Shauna Laauwe, City Planner

Subject Discussion and Possible Direction to Staff on Text Amendments Appendix A – Zoning of the Code of Ordinances: Multifamily Developments and Bufferyard Standards

---

On February 23<sup>rd</sup> of this year, Staff held a workshop seeking discussion and direction on possible amendments to the Code of Ordinances to be considered by the Planning and Zoning Commission and City Council. The items varied from typical amendments to refine unclear or outdated text within the Ordinances, while others are new regulations and definitions to address new uses or concerns. During the Work Session, Staff discussed clarifying the minimum area lot requirements for multifamily developments in the R-2, Mixed Family Residential District and the DBROD, Downtown Business/Residential Overlay District; amending the Landscape/Bufferyard regulations, proposing local amendments to the Plumbing Code in the Code of Ordinances regarding Car Washes, and defining Data Centers in the definitions section of the Zoning Ordinance and listing Data Centers as a Specific Use in the I, Industrial zoning district. After the workshop, Staff held a City Council Workshop focusing on the Car Wash and Data Center text amendments on March 5, 2026. Text amendments to the Plumbing Code in the Code of Ordinances to enact water saving regulations for car washes and to define “Data Center” in the Definitions section of the Zoning Ordinance and list as a Specific Use in the Industrial Zoning District were adopted by the City Council on May 21, 2026.

As some time has passed, Staff is bringing back the following two items to the Planning and Zoning Commission for additional discussion before going forward with an official text amendment ordinance and public hearing:

- Clarifying the minimum area lot requirements for multifamily developments in the R-2, Mixed Family Residential District and the Downtown Business/Residential Overlay District.
- Amending the Landscape/Bufferyard regulations.

#### **Multifamily Developments**

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.

*Proposed Zoning Ordinance Language Shown in red throughout the remainder of the memorandum.*

Staff proposes to amend Section 2.06(a) to state “ (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.**”

In addition, Staff proposes to amend Section 9. Downtown Business/Residential Overlay District (Sec. 9.03) Area regulations, to amend a similar statement as follows:

- (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.**

### **Bufferyard Standards**

Bufferyard standards are adopted to help mitigate the impacts of dissimilar uses and incompatible land uses permitted to develop adjacent to one another. Recent new developments have included car washes, townhomes, and medium-sized retail centers (5,000 SF) 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. 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.

At the previous workshop in February, Staff presented revisions to both some of the language in Section 12.04 and Table 3 that outlines the required buffer between dissimilar uses. During the workshop, Commissioners questioned several of the Table 3 use categories—such as “Office 4–6 stories,” which is uncommon in Brenham—and suggested revising certain nonresidential uses by splitting them into two

categories based on whether they are under or over one acre. Furthermore, Commissioners had questions regarding the calculation of the current and proposed vegetation buffer amount. Given the previous feedback, Staff has made additional modifications to Table 3 and is proposing revising key portions of the current bufferyard standards, to include the amount of landscaping required within the bufferyard area.

Table 3 lists new use categories (for new incompatible uses being developed or established) and the bufferyard requirements to adjacent existing uses. Table 3 currently lists seven (7) use categories that include: Single-Family (SF), Multifamily (MF), Mobile Home Pk. (MHP), Retail sales & service/Office/Institutions (3 stories or less), Office 4-6 stories (O), Light Industry (LI), and Heavy Industry (HI). Staff proposes to amend Section 12.4, Table 3 to include a total of eight (8) use categories as follows:

- Single-Family (SF)
- Multifamily (MF) & Townhomes (TH) ≤ 2 stories / Manufactured Home Park (MHP)
- Multifamily (MF) & Townhomes (TH) > 2 stories
- Nonresidential Use Small Lot < 5 acres
- Nonresidential Use Large Lot > 5 acres
- Automobile related service
- Light Industrial (LI)
- Heavy Industrial (HI)

The changes to the use categories include designating bufferyards for Townhome developments based on the number of stories/height, rather than acreage as in February workshop. Vintage Farms has existing single-story townhomes and two-story townhomes are common, but Staff finds that three-story townhomes would have more of a visual and negative impact to a single-family use and warranted an increased bufferyard. Another modification to the February table is that nonresidential use lot size designations increased from less than or greater than 5-acres. Staff found that 5-acres or more was sufficient to encompass large nonresidential developments that would have greater adverse impacts, where office and general neighborhood uses would likely fall into the less than 5-acre use category. The Automobile related services category is a text amendment to the existing Table 3 but is unchanged from the February workshop and is defined to include car washes, convenience store with fuel sales, drive-thru food establishments, and auto-lube facilities. Auto-related establishments typically generate additional noise, odor, and lighting, so enhanced bufferyard standards help reduce their impact on nearby residential properties when these dissimilar uses are located next to one another. Another amendment to the bufferyard standards included in the modified table is a minimum landscaped bufferyard of 15-feet between dissimilar uses. At the bottom of the table it states "Minimum bufferyards for dissimilar uses not listed in Table 3 is 15-feet. This minimum 15-foot landscaped bufferyard will require the standard irrigated ground cover and trees. (*Proposed Table 3 on next page*)

**Proposed Table 3**

Table 3: Bufferyard requirements <sup>1</sup>								
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)	none	30	40	30	80	50	75	150
Multifamily (MF)/ Townhomes (TH) ≤ 2 stories / Manufactured Home Park (MHP)	30	none	30	30	40	50	50	135
MF/Townhomes (TH) > 2 stories	40	30	none	30	30	30	40	125
Nonresidential Use Small Lot < 5 acre	35	30	30	none	none	none	30	50
Nonresidential Use Large Lot > 5 acre	80	30	30	none	none	none	30	50
Automobile related services	50	50	30	none	none	none	30	30
Light Industry (LI)	75	50	40	30	30	30	none	none
Heavy Industry (HI)	150	135	125	50	50	30	none	none

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.

The existing bufferyard standards include an additional “setback” between whichever use develops second. The bufferyard calculation includes the standard setback, plus required bufferyard amount (as shown in Table 3), then 20% of said bufferyard to be landscaped to include either a 6-foot screening fence or vegetation. Section 12.04 currently states: “To further minimize potential noise, drainage, glare or other potential incompatibilities between the different uses, at least twenty (20) percent of any bufferyard shall be landscaped, pervious surface, said twenty (20) percent to be located at the outermost edge or perimeter of the bufferyard. The remaining land constituting a bufferyard may be used for onsite parking provided it meets all applicable performance standards.”

- For example, if a car wash were to develop next (to the rear) of an existing single-family home, then the car wash would be responsible for providing a buffer between the single-family residential use and the car wash development. In the B-2 District, the car wash would have a standard rear yard setback of 10-feet, and a bufferyard amount of 20-feet for a total rear yard setback for structures of 30-feet. Current standards allow for the bufferyard to include 80% of the bufferyard as pavement for parking or driveways, thus only 20%, or 4-feet along the adjacent property line is required to have undeveloped greenspace.

In the current Table 3, the majority of bufferyards are 20 feet and with 20 percent landscaping, only four (4) feet of landscaping along the perimeter is required. Thus, allowing the remainder sixteen (16) feet to be impervious surface for parking or driving aisles. As written, the bufferyards lack in the intent to minimize the potential noise, drainage and glare of incompatible uses and are more of a separation standard than a true buffer. Therefore, staff proposes to increase the bufferyard landscaping requirement from at least twenty (20) percent to at least fifty (50) percent pervious surface, with said fifty (50) percent to be located at the outermost edge or perimeter of the bufferyard. As shown in the proposed Table 3, the minimum bufferyard shown is 30 feet, which would require at least 15-feet to be landscaped. Additionally, staff proposes a tree requirement within the landscaped perimeter area. Staff proposes to amend Section 12.04 to state:

- ❖ (Section 12.04) **Landscaping of bufferyards.** To further minimize potential noise, drainage, glare or other potential incompatibilities between the different uses, at least **fifty (50)** percent of any bufferyard shall be landscaped, pervious surface, said **fifty (50)** percent to be located at the outermost edge or perimeter of the bufferyard. The remaining land constituting a bufferyard may be used for on-site parking provided it meets all applicable performance standards. **A minimum of one (1) two (2) inch caliper tree with a minimum height of fifteen (15) feet or greater at maturity, shall be planted per fifteen (15) linear feet of landscape bufferyard. For dissimilar uses not listed within Table 3, a minimum 15-foot landscaped bufferyard to include irrigated ground cover and trees shall be required.**

To remove ambiguity and have a more concise bufferyard setback, Staff also proposes to remove adding the standard setback to the bufferyard requirement. As can be compared in Exhibit A & B, of the current and proposed Table 3, the bufferyard amounts have increased for each of the uses. The modified Table 3 bufferyard setback amounts account for the setback requirements in the typical zoning district of said uses and the mitigation of adverse effects.

Lastly, Staff proposes the following standards for the minimum required landscaped area within the bufferyard setback and welcomes additional discussion:

1. Newly planted areas shall include a mix of deciduous and evergreen plantings to provide year-round aesthetic value.
2. Where landscaping is intended to provide a visual screen, the species, quantity, maturity (size), and spacing of the initial plantings shall be sufficient to provide a functional screen within a single growing season.
3. Vegetative matter shall cover seventy-five (75) percent of any landscape area.
4. Where utility or drainage easements or other similar situations exists in the required bufferyard, the bufferyard may be reduced by the width of the easement; however, an additional five (5) feet may be required beyond the width of the easement in these situations to allow for the required plantings and fence. All new plantings and irrigation shall be located outside of the easement. The Zoning Administrator has the discretion to allow a required fence within the easement.

Staff is seeking feedback from the Planning and Zoning Commission regarding the proposed text amendments. The above outlined ordinance amendments will require additional research and discussion and can be evaluated as a single group of amendments or can be considered for adoption in a phased approach depending on direction received.

1. Exhibit A: Current Section 12.04, Table 3
2. Exhibit B: Proposed Section 12.04, Table 3

**EXHIBIT “A”**  
**CURRENT SEC. 12.04 TABLE 3**

**Table 3: Bufferyard requirements<sup>1</sup>**

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

<sup>1</sup>Applicable 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 “B”**  
**PROPOSED SEC 12.04 TABLE 3**

Table 3: Bufferyard requirements <sup>1</sup>								
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)	none	30	40	30	80	50	75	150
Multifamily (MF)/ Townhomes (TH) ≤ 2 stories / Manufactured Home Park (MHP)	30	none	30	30	40	50	50	135
MF/Townhomes (TH) > 2 stories	40	30	none	30	30	30	40	125
Nonresidential Use Small Lot < 5 acre	35	30	30	none	none	none	30	50
Nonresidential Use Large Lot > 5 acre	80	30	30	none	none	none	30	50
Automobile related services	50	50	30	none	none	none	30	30
Light Industry (LI)	75	50	40	30	30	30	none	none
Heavy Industry (HI)	150	135	125	50	50	30	none	none
<p>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.</p>								

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