



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, NOVEMBER 24, 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 discusses and act upon it individually as part of the Regular Agenda.

4-a. Minutes from October 27, 2025, Planning and Zoning Commission Meeting.

4-b. Case Number LOTLINE-25-0009: A request by Floresville Land Enterprises, Inc. / Glen (Pat) Johnson for approval of a commercial Replat of Lot 1, Block 1 of the Buddy Johnson Subdivision to create Lot 1A, Block 1 being 2.07-acres, and further described as part of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.

REGULAR AGENDA

5. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-25-0008: A request by Kishore Gawande and Anuradha Gawande (Kerr Surveying) for approval of a Replat of Lot 1R and Common Area, Block 1 of the Parkview Addition, Section II (to remove 15' wide private utility easements) to create Lot 1R-R, Block 1 of the Parkview Addition, Section II containing 3.950-acres, currently addressed as 715 Pleasantview Avenue, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

6. **Public Hearing, Discussion and Possible Action on Case Number LOTLINE-25-0010: A request by Colby Crouse and Katherine Cooper (Lampe Surveying, Inc.) for approval of a Replat of Lots 8A3 and 9A1 of the West Main Addition to create Lot 8A4 of the West Main Addition containing 0.432-acres, currently addressed as 500 and 506 W. Alamo Street, 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 Number LOTLINE-25-0011: A request by William Kmiec (Lampe Surveying, Inc.) for approval of a Replat of Lot 25 of the WM. Schomburg Subdivision to create Lot 25A and Lot 25B of the WM. Schomburg Subdivision containing 0.248-acres (10,790 SF) and 0.128-acres (5,569 SF), respectively, currently addressed as 1000 N. Park Street and 103 Emile Street, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**
8. **Public Hearing, Discussion and Possible Action on Case Number LOTLINE-25-0012: A request by Donald and Maureen Glentzer and Heritage Investors Real Estate, LLC (Lampe Surveying, Inc.) for approval of a Replat of Lot 6, Part of Lots 8 and 10, and a portion of an abandoned alley, Block E, of the Washington Park Addition, to create Lot 6A and Lot 8A, Block E, Washington Park Addition, containing 0.277-acres and 0.167-acres, respectively, and currently addressed as 1404 S. Park Street and 100 W. Val Verde Street, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**
9. **Adjourn**

CERTIFICATION

I certify that a copy of November 24, 2025, 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 November 18, 2025, at 8:15 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 _____, 2025 at _____.

Signature

Title

CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
August 25, 2025

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

A regular meeting of the Brenham Planning and Zoning Commission was held on August 25, 2025, 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, Assistant City Manager
Kim Hodde, Planning Technician

Citizens/Media present:

Clint Kolby, City Councilmember
Bruce & Donna McCaskill
Stephen Grove
Theresa Byers
Billie Ogg
Diane Pieper
Tricia Turner
Deborah Tobinski
Chuck Bosworth
Debi Roberson

Gary McCasland
Dwayne McGee
Lu Gourley
Birdie Sommerfield
Isabel Clark
Char & Randy Wilson
Dan Mason
Jeff Robertson
Sarah Forsythe, Brenham Banner
Joshua Blaschke, KWHI

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:17 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 July 28, 2025, 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.

REGULAR SESSION

- 5. Public Hearing, Discussion and Possible Action on Case Number REZONE-25-0002: A request by Rainer & Son Development Company 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 169.42 acres of land located west of Dixie Road and north of Sunset Road, being further described as part of the called 219.28 acre tract one and the called 52.458 acre tract two recorded in volume 373, page 476 and the called 90.00 acre tract recorded in volume 375, Page 333 of the Official Records of Washington County, Texas, and approximately 0.778 acre of land, located south and west of Dixie Road, being further described as part of the called 12.866 acre tract recorded in volume 1765, page 518 of the Official Records of Washington County, Texas, out of the Phillip Coe Survey, A-31, in Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. REZONE-25-0002. Ms. Laauwe stated that the property owners are James Brown, Melanie Breneman, Dwayne Ray McGee & LuAnn Gourley and the applicant is Rainer & Son Development Company / Stephen Grove (Stylecraft Builders). The subject properties are currently in the City of Brenham's Extraterritorial Jurisdiction (ETJ) and the property owners/applicants have requested voluntary annexation into the city limits; therefore, the property is currently vacant and not assigned a zoning designation.

The subject properties are generally located south and west of Dixie Road and north of Sunset Road. The properties are currently vacant land and not assigned a zoning designation because they are located within the City of Brenham's Extraterritorial Jurisdiction (ETJ). The subject property includes 168 acres currently owned by the Dr. James Brown family and a narrow 0.77-acre cattle path currently owned by Dwayne Ray McGee and LuAnn Gourley along Dixie Road that is required for direct access to Dixie Road. The applicant, Stephen Grove of Stylecraft Builders on behalf of Rainer & Son Development Company is requesting the subject 169.42 acres be annexed into the City of Brenham and assigned Planned Development District zoning for the development of a residential subdivision. The proposed residential subdivision will predominately consist of single-family homes, but will feature townhomes and a possible multifamily area as well. The subject tract is west of the existing Vintage Farms Subdivision, of which Phase 5 is currently under construction of homes, while Phases 6, 7, and 8 are under civil construction by Stylecraft Builders. Stylecraft intends to connect the existing subdivision to the subject tract and identify the additional development as an extension of the Vintage Farms Subdivision. The Future Land Use Plan identified this property as single-family residential even though it is in the ETJ. The Rolling Ridge

Subdivision located southwest of the subject property was identified as Estate Residential. The proposal is for 5 Phases with an anticipated completion time of 12-15 years.

PROPOSED PLANNED DEVELOPMENT (PD) DISTRICT

The applicants are requesting zoning of the property to a Planned Development District (PDD) upon annexation into the City of Brenham so that alternative standards to the City's typical zoning and subdivision development standards may be established. The proposed PD establishes the underlying base zoning district as the Residential (R-1) district for the construction of single-family dwellings and as Mixed Residential District (R-2) for construction of three separate small sections of Patio Homes, Townhomes, and a Multifamily development. The applicants are proposing the following development standards:

Subdivision Features and Characteristics:

- Construction of Westwood Lane by the developer, a designated collector road on the Thoroughfare Plan, at an 80-foot wide publicly dedicated right-of-way with 41-foot-wide pavement, measured back-of-curb to back-of-curb.
- Westwood Lane will be developed with a roundabout, and common areas along both sides that are landscaped with canopy trees and grass to be maintained by the HOA.
- Minimum of 20,826 linear feet (3.94 miles) of five foot (5') wide concrete sidewalks and concrete trails within the residential area, and a minimum of 11,637 linear feet (2.20 miles) of eight foot (8') wide concrete sidewalks constructed in the greenspace/common areas and along Westwood Lane. A minimum of seven (7) pedestrian access points connecting the greenspace trails to the neighborhood sidewalk system shall be provided.
- Perimeter fencing and landscaping to be installed along Dixie Road, Vintage Farm Way and Westwood Lane, and along the residential collectors which connect to Westwood Lane within the community. Perimeter fencing will be a stained, capped, and trimmed wooden privacy fence with steel posts to match the existing perimeter fence in the existing Vintage Farms community. This fencing will be maintained by the HOA.
- One (1) canopy tree proposed in the front yard of all single-family residential lots
- Community trees planted at a ratio of one-half (1/2) the number of lots in each phase reflected on the subdivision plat.
- Credit for trees preserved during development
- Minimum of eight (8) exercise stations in the common areas along the trail system throughout the proposed Vintage Farms community.
- Right-of-Way Dedication - Developer shall purchase the additional .778-acre strip of land (Exhibit E) in order to connect Westwood Lane to Dixie Road at the north end of the 169.42-acre tract. At the time of a platting the developer shall dedicate additional right-of-way for Dixie Road widening and general road improvements in accordance with the City's adopted Major Thoroughfare Plan.

Subdivision of Land:

- **Planning Area 1 Single-Family Residential Detached Homes – 55-foot-wide lots**
 - Planning Area 1: 100% masonry on front façade and side elevations
 - 100% of the lots shall be a minimum of 6,000 square feet
 - 30% of the lots shall be a minimum of 6,600 square feet
 - Minimum lot width shall be 55-feet, except for radial lots which shall be a minimum 45-feet measured at the front setback.
 - Minimum lot depth shall be 120 feet except for radial lots which shall have an average minimum lot depth of 110 feet.
 - 25-foot front setback
 - 20-foot rear setback
 - 5-foot side setback
 - 15-foot side street setback

- **Planning Area 2- Single-Family Residential Detached Homes – 50-foot and 55-foot-wide lots**
 - Planning Area 2: 25% on front facade
 - 100% of the lots shall be a minimum of 6,000 square feet
 - 30% of the lots shall be a minimum of 6,600 square feet
 - Minimum lot width shall be 50 [88 proposed] and 55-feet [104 proposed], except for radial lots which shall be a minimum 45-feet measured at the front setback.
 - Minimum lot depth shall be 120 feet except for radial lots which shall have an average minimum lot depth of 110 feet.
 - 25-foot front setback
 - 20-foot rear setback
 - 5-foot side setback
 - 15-foot side street setback

- **Planning Area 3 - Single-Family Residential Detached Homes – 40-foot-wide lots**
 - 20% masonry front façade
 - 100% of lots shall be a minimum of 4,800 square feet
 - Minimum lot width shall be 40 feet
 - Minimum lot depth shall be 120 feet except for radial lots which shall have an average minimum lot depth of 110 feet.
 - 20-foot front setback
 - 15-foot rear setback
 - 15-foot side street setback
 - 5-foot setback adjacent to common areas.
 - Minimum 10-foot separation between adjacent patio homes.

- **Planning Area 4 – Townhomes – 25- and 30-foot-wide lots**
 - 100% of the lots shall be a minimum of 2,500 square feet, except exterior end lots which shall be a minimum of 3,000 square feet.
 - Minimum lot width for interior lots shall be 25 feet, and minimum lot width for exterior lots shall be 30 feet.
 - Minimum lot depth shall be 100 feet
 - 25-foot front setback for lots adjacent to Westwood Lane.
 - 15-rear setback
 - Side yards: The following instances require side yards:
 - 15-feet adjacent to a side street.
 - 10-feet between townhome buildings.
 - 5-feet for lots adjacent to common areas.

- **Planning Area 5 – Multi-Family Units**
 - Shall meet the requirements set forth in the Zoning Regulations, R-2 District listed in Section 2.05(6)(a-d).
 - Multifamily dwellings on sites less than two (2) acres shall be a permitted use.
 - Multifamily development that meets the standard density requirements for the R-2 District and is proposed for a development site of two (2) acres or more shall be a permitted use.
 - Maximum height.
 - No building shall exceed two (2) stories in height within a 100-foot bufferyard from the property line of Vintage Farms, Phase IV (Single-Family Residential). No building shall exceed a maximum of forty-five (45) feet or three (3) stories in height.

- Multi-family structures greater than two (2) stories in height shall have a minimum 35-foot bufferyard from adjacent property lines to lots of Vintage Farms Townhomes.
- Bufferyards. 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.
- Only Multifamily and Townhomes permitted. All other R-2 uses will be prohibited. The following shall not be permitted within the R-2 Mixed Residential area within the Planned Development District:
 - Single Family Detached Units;
 - Cluster housing in accordance with cluster housing development provisions of the Subdivision Ordinance of the City of Brenham;
 - Group residential uses as provided by state law, such as “family homes,” “community homes,” or “group homes;”
 - Accessory Dwelling Units;
 - Two-family dwellings or duplexes;
 - Twin homes;
 - Mobile homes or manufactured homes;
 - Zero lot line housing development, in accordance with zero lot line development provisions of the Subdivision Ordinance of the City of Brenham; or
 - Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business.

Green space and Trail Features:

- | | |
|--|--------------------|
| • Existing Common Area: | 21.74 acres |
| • Proposed Common Area: | 27.77 acres |
| • Community Total = | 49.51 acres |
| | |
| • Existing Sidewalks: | 3.14 miles |
| • Proposed Sidewalks: | 6.15 miles |
| • Community Total = | 9.29 miles |
| | |
| • Connection to existing VF Phases. | |
| • Linear trail along western edge. | |
| • All sidewalks will be concrete. | |

RELATION TO THE BRENHAM COMPREHENSIVE PLAN, PLAN 2040: HISTORIC PAST, BOLD FUTURE

Plan 2040 was adopted as the City of Brenham Comprehensive Plan on September 19, 2019 and serves as the City’s guiding document in determining zoning and land uses decisions. Adopted with the Comprehensive Plan is the Future Land Use Plan and the establishment of use-specific land use policies, general city-wide land use policies, and standards which produce a quality neighborhood design. Staff finds the following excerpt from Plan 2040 (page 37-38) is relevant for consideration of this request: Typical features of a quality neighborhood design include:

- Some focal point, whether a park or central green, school, community center, place of worship, or small-scale commercial activity, enlivens the neighborhood and provides a gathering place.
- Equal importance of pedestrian and vehicular circulation. Street design accommodates, but also calms, necessary automobile traffic. Sidewalks along or away from streets, and/or a network of off-street trails, provide for pedestrian and bicycle circulation (especially for school children) and promote interconnectivity of adjacent neighborhoods.
- A variety of compatible dwelling types to address a range of needs among potential residents (based on age, income level, household size, etc.). *[Development provides different price points in one neighborhood. Multifamily, patio homes, townhomes, different lot sizes, varying masonry amounts, etc.]*
- An effective street layout that provides multiple paths to external destinations (and critical access for emergency vehicles) while also discouraging non-local or cut-through traffic. *[Roundabout is a street calming mechanism that also discourages cut-through traffic]*
- Appealing streetscapes, whether achieved through street trees or other design elements, which “soften” an otherwise intensive atmosphere and draw residents to enjoy common areas of their neighborhood. This should include landscape designs consistent with local climate and vegetation. *[Live Oak trees are proposed to be planted along Westwood lane common areas in addition to each residential lot having one canopy tree]*
- Evident definition of the neighborhood “unit” through recognizable identity and edges, without going so far (through walls and other physical barriers) as to establish “fortress” neighborhoods. *[Continuation of a stained and capped fence with masonry columns is proposed]*
- 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. *[There is a linear trail planned for the western area in the floodplain. This trail will also have 8 stations with various exercise equipment and 8 benches along the sidewalk trail]*
- Use of local streets for parking to reduce the lot area that must be devoted to driveways and garages, and for the traffic calming benefits of on-street parking.

Roadway Capital Improvement Project:

Stephanie Doland, Director of Development Services, stated that the City requested that the applicant have a traffic impact analysis done and provide the findings to the City of Brenham. A traffic impact analysis looks at the project and studies the intersections and number of vehicular trips generated due to the development. The TIA included the existing Vintage Farms Subdivision as well as the proposed phases. The key aspects are listed below.

Traffic Impact Analysis key findings

- 8,029 trips per day generated from development.
- Dixie Road impact: increase in current volume (45% increase outbound, 20% increase inbound).
- After the TxDOT Clover Leaf Project, the intersection of Westwood Lane and US Highway 290 is shown to be a signalized intersection under US Highway 290. The TIA shows that most of the vehicular traffic will be flowing to this signalized intersection instead of going to Dixie Road.
- Level of service considers intersection, no consideration for existing roadway conditions.

Westwood Lane

- High emphasis / major focus for this project.
- Shown on Thoroughfare Plan as a Collector Street.
- To be constructed by the Developer within the 170-acre development.
- 80-foot right-of-way, 41-foot-wide pavement (back of curb to back of curb).
- Developed with roundabout and landscaped common areas.
- 8-foot side walking trail (sidewalk) along one side.
- The developer to purchase additional .778-acre strip to connect Westwood Lane to Dixie Road then donate it to the City of Brenham for Dixie Road right-of-way.

Collector and Arterial Roadway Needs

- Developer's Responsibility
 - Westwood Lane within the development (\$3.5M)
 - Round-about at Westwood Lane and Vintage Farms Way
 - Extension of Vintage Farms Way (at local street standard)
 - All local streets within the development
- City's Responsibility
 - Westwood Lane with the current City Limits (Sunset to US 290) (\$1.5M + land acquisition)
 - Dixie Road from (future) Westwood Lane to SH 36 (\$4.5M)

Water Utilities

- The City of Brenham currently has a maximum number of water connections available in the current system:

❖ Maximum connections in current system –	12,125
❖ Remaining connections available -	1,719
❖ In progress - obligation to serve -	499
❖ Unobligated remaining connections -	1,220
❖ Brown Tract -	817
❖ Remaining connections -	403
- The City of Brenham has several capital improvement projects underway to address a secondary water source as well as additional connections. The following improvements for approximately 4,303 additional water connections are underway:
 - Upgrades to the water treatment plan which should add approximately 1,966 connections
 - Catahoula Well (Loesch Street) – 1,168 connections
 - Jasper Well (Loesch Street) – 1,169 connections
- A Municipal Services Agreement is required at the time of annexation. The MSA highlights the City's responsibilities as well as the Developer's responsibilities. The MSA has yearly caps associated with the development to ensure water connections and infrastructure capability.
- A hydraulic study was required for this development. The study evaluates the pressure plane to determine capacity to serve. With the Clover Leaf project, the City anticipates that the subdivision's pressure plane will be changing and some improvements will be done to accommodate the additional growth.
- This property is not currently in City of Brenham water service territory; however, a CCN Boundary Adjustment has been discussed in order for the City of Brenham to serve this property. The rural water provider is not opposed to the City of Brenham serving water to this development.

Wastewater Utilities

- A hydraulic study was performed.
- Two lift stations were put in for the original Vintage Farms Development; however, they will not accommodate the new development. An additional lift station will be required for this development as well as some off-site improvements including the force main along Dixie Road being upsized. Since this was necessitated by this proposed development, the Developer will be responsible for this expense.

Annexation

- Annexation to include the 168-acre Dr. Brown Tract, the 0.778-acre McGee cattle path, and 1,651 linear feet of adjacent Dixie Road right of way.
- Annexation request to provide city water, sanitary sewer, and emergency services.
- No city gas proposed for this development but the Developer will be extending gas along Dixie Road to serve other citizens in the vicinity.
- Electric to be provided by Bluebonnet Electric Cooperative.
- Zoning request consideration by P & Z – August 25, 2025
- Annexation and Zoning request consideration by City Council – September 4, 2025 (First Reading of Ordinance)
- Annexation and Zoning request consideration by City Council – September 18, 2025 (2nd and Final Reading)

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 August 13, 2025. Two written comments were received prior to the meeting. Mike Hopkins was in support of the request but voiced concerns about flooding at the hard corner near the City's substation and safety concerns for sight visibility if a fence were erected at that same corner near Hidden Valley Lane since it is a pretty tight turn as it is. Michaelyn Davis, who lives at 2032 Winepress Rd., is against the request due to the proposed multi-family aspect citing that many neighborhoods in Houston saw crime increase and property values decrease when apartments were built adjacent to nice neighborhoods.

Staff Analysis:

- The Comprehensive Plan and the Future Land Use map envision the subject area as residential.
- Several Quality Neighborhood Design Elements are included.
- Proposal meets the Thoroughfare Plan and Westwood Lane to be construction by the developer.
- Drainage and all detention facilities to be designed by a Professional Engineer and reviewed by the City of Brenham's consulting engineering firm, Strand Associates.

Staff recommends **approval** of the requested zoning to a Planned Development District (PDD) for the subject 169.42-acre tract to be known as the Vintage Farms Phases 9-16 Planned Development.

In response to questions from the Planning and Zoning Commissioners, the following was stated or clarified:

- Stop signs and traffic signage will be considered during the Civil Plan review.
- There are 3 points of access off State Highway 36 proposed as well as multiple points along Dixie for ingress/egress.
- Collector streets are designed and built to handle increased traffic.
- The TIA didn't recommend any intersection improvements.
- Terms of the proposed planned development district are very similar to the term of the existing Vintage Farms Planned Development District.
- Commissioners in favor of additional trees and reducing the sidewalk to 6 feet to accommodate additional trees.

- Dixie Road is currently on the City of Brenham Capital Improvement Plan. City Council will decide when the project will be funded and constructed.
- Developer will pay impact fees estimated at \$3.2 million for this development.
- Bluebonnet Electric has the capacity and the willingness to serve this development.
- Price point will be similar to the existing Vintage Farms development. 40-foot lots will have a lower price point than the larger lots.
- A very large detention pond is being proposed. The pond will comply with City of Brenham and Engineering drainage requirements. This should help alleviate the flooding in the low spot next to the lift station for Phases 5, 6, 7, & 8.
- Since there are no homes in Vintage Farms, Phase 5, 6, & 7, the water currently sheet flows. Silt fencing and erosion control helps to keep the mud off the roadways.

Chairman Behrens closed the regular session and opened the public hearing at 6:12 pm.

Gary McCasland, who lives at 2030 Winepress, was told that the area behind them would stay as vacant land/open field permanently. He has concerns about the proposed multifamily and people being able to look down onto his property as well as the increase in traffic. Apartments can create noise, gunshots, crime and this is very concerning.

Chuck Bosworth, 1501 N. Berlin (near intersection with Dixie Road), stated that these proposed changes are very concerning. Mr. Bosworth and Kirk Hanath came to City Council back in 2019 with concerns about the proposed changes to the traffic flow on Highway 36 to accommodate the Vintage Farms Development. Currently, Mr. Bosworth and his neighbors have to go through the subdivision to access their properties since access to Dixie Road off Highway 36 has been eliminated. Ms. Bosworth stated that the proposed traffic light/turn-around is ridiculous and is a waste of gas. Traffic in Brenham has increased drastically over the past twenty years. On the weekends, approximately 160-200 cars come down N. Berlin to Dixie to miss the traffic. Once Westwood is constructed, this will escalate. He is very concerned about Dixie Road right now due to the rain and construction, the road covers in mud. Since the lake was removed any amount of rain now floods Dixie Road. Mr. Bosworth is dealing with the County on this matter but is concerned with what the City of Brenham is planning to do for Dixie Road.

Dan Mason, who lives at 2600 Hwy 290 West, stated that he is here on behalf of his mother. Their property is south of the existing Sunset Road and west of Westwood. It is a tear drop shaped lot immediately south of the Brown Tract. He is concerned about what will happen to Sunset and Westwood Roads? They are basically country roads that are approximately 1 ½ car widths wide. He has concerns about when these roads are widened, and where is the additional property going to come from. He is also concerned about TxDOT's traffic flow designs as well.

Tricia Turner, who lives 2060 Muscadine Trail, stated that she moved here from Katy and that roundabouts do not work. She complimented Stylecraft on their additional measures to alleviate flooding. She said that every time it rains and floods, Stylecraft is out there and is continuing to make improvements. They have done a good job and it seems that they have it under control.

Theresa Byers, who lives at 300 Tanglewood in Scenic Estates, stated that water is a huge concern. She asked if the wells will be completed before all these new homes are put in. She also asked why the water rates keep going up with more and more homes being built. Stephanie Doland stated that the necessary capital improvements to the water plant, water wells, wastewater plant are funded in various ways. The improvements are split 50/50 between the impact fees and the existing rate payers. Prior to 2024 and the adoption of Impact Fees, the responsibility for these expenses was 100% on the existing rate payers and the taxpayers. The proposed development is anticipated to be a 12-year project. The water wells and water plant upgrades are anticipated to be completed well before that time.

Debi Roberson, who lives at 509 Charles Lewis Street in the city, stated that she is concerned about development changing the feel of Brenham. She stated that she came from Tomball and they had a Municipal Utility District (MUD). She asked if developers could put in their own water source (MUD) instead of having city services. Chairman Behrens replied that a MUD can be done but then the houses usually end up being more costly. Stephen Grove replied that there are over 300 MUDs in Houston and they are another taxing authority. He stated that a 200–300-acre development would be needed in order for it to be financially feasible due to the upfront costs.

Diane Pieper, who lives at 805 Atlow Drive, stated that while the water and wastewater issues have been discussed, the safety issues with police and fire have not. She asked if the response times and need for additional police and fire personnel have been considered. Ms. Doland responded that this project has been discussed with all departments and the potential impacts.

Deborah Tobinski, who lives at 2058 Muscadine Trail, stated that she is concerned about how the proposed multifamily development will affect property values. She further stated that roundabouts are a nightmare to those who use them and she asked that this be reconsidered. Ms. Tobinski asked if this would be an all-electric development and if Brenham could get another grocery store. Stephen Grove responded that it would be an all-electric development. He further stated that rooftops drive grocery stores and retail.

Billie Ogg, who lives at 2424 Dillon Street, stated that she is concerned about multifamily being infused with single family. She spent many years in Richardson Texas and saw multifamily built among single family developments. Over time, the apartments became the ghetto and you can renovate a single-family home but it is nearly impossible to renovate an entire apartment complex. She further stated that the existing schools cannot handle more students. She is in support of the single family but opposes the multifamily within the development.

Birdie Sommerfield, who lives at 4305 Old Gay Hill Road but owns property on Sunset Road, stated that she is concerned about the runoff on Dixie Road as there is now a steep drop-off on the side of the road. She is also concerned with the multifamily aspect of the development.

Chuck Bosworth stated that he is also concerned with the line of sight for the “S” curve on Dixie, where the drainage issue is. If a fence is installed, it will “kill” the line of sight since the road is already very narrow.

Based on the objections to the multifamily, Commissioner Smith asked whether Stylecraft would reconsider the multifamily. Stephen Grove responded that they are looking to provide a variety of housing options and with larger tracts, you have to have the density to make the project work. Especially when you consider the costs of the Westwood Lane extension and the extension of the gas line. Commissioner Heine asked about possibly a buffer area of patio homes or a lesser use between the multifamily and the single family uses. Staff stated that the recommendation is that no building shall exceed 2-stories within a 100-foot bufferyard from the property line of Vintage Farms, Phase IV (single family residential). Anything less than 2-stories would fall into the standard bufferyard requirements. The bufferyard between single family residential would be a larger bufferyard than the bufferyard between the townhomes.

Char Wilson, who lives at 2039 Winepress Road, stated that it is very upsetting to hear about the multifamily aspect of this project across from her home. She would not have bought her lot and home if she had known that multifamily might be across the street from her. She doesn’t want to live next to

multifamily citing concerns of decreased property value and increased traffic. She requested that Stylecraft consider moving the multifamily to another area of development.

Bruce McCaskill, who lives at 1200 Allison Street, stated that when they bought their house the property across S. Market Street was not developed. Now it has an apartment complex and additional commercial uses coming. He stated that putting the apartments in the middle of the development may render the remaining property hard to sell as nobody wants to live next to an apartment complex. He further stated that it appears that putting the apartment complex at the entrance to the subdivision puts a large concentration of people in this entrance area. With this being Phase 2 of the project, it seems that a lot of demand would be put on the infrastructure quickly.

Dwayne McGee, who lives at 1362 N. Berlin Road, stated that he has been working with Stylecraft with regards to sale of the “cattle path” along Dixie Road. He stated that Stylecraft has worked to keep some of the trees; although, some of the largest trees will have to be removed. The floodplain goes through Mr. McGee’s property. He stated that the “S” curve floods now when it used to not flood. He further stated that the proposed large detention pond backs up to his property and that should help. Mr. McGee has a wildlife exemption on this property and he is concerned about the effect of the road and lighting pollution.

There were no other public comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 7:01 pm.

Commissioner Neil asked if her understanding is correct that the Annexation petition will be heard before the City Council and the Planning and Zoning Commission is tasked with providing a recommendation to City Council on zoning of the property if annexed into the City limits. If no zoning recommendation is made, property that is annexed into the City of Brenham receives a standard zoning classification of R-1, Single Family Residential. This would mean that the roadway extensions and gas line extension would not be done by the developer and would be solely at the City’s expense. Stephanie Doland stated that this is a multifaceted process and outlined the process. The Planning and Zoning Commission is tasked with making a recommendation on the request for zoning of this property as a Planned Development District as presented. The applicant has requested the zoning as a Planned Development District. City Council will consider the P & Z’s recommendation which can be to uphold staff’s recommendation, revise staff’s recommendation, or denial of staff’s recommendation. City Council will first consider the Municipal Service Agreement, then consideration of the annexation, then finally consideration of the zoning request. City Council can uphold the P & Z recommendation, deny or modify the recommendation.

Commissioner Heine stated that staff’s recommendation and what was presented is what staff has determined to be the best zoning option. He then asked if the Developer would go through with the project with a straight R-1 zoning. Stephen Grove replied that the project would not proceed with straight R-1 zoning. Commissioner Smith stated that it appears that multifamily is the primary concern and asked Mr. Grove if they would go back and look at the multifamily. Mr. Grove responded that the plans will be reviewed and possibly revised based on the comments and votes from the Planning and Zoning Commission and City Council.

Commissioner Behrens recapped the notes/suggestions for the development:

- ❖ More trees
- ❖ Less sidewalk width to accommodate the additional trees/landscaping
- ❖ Preservation of trees is included in the PDD as a credit
- ❖ Multifamily appears to be the main issue with the citizens who made comments

Commissioner Alfred thanked Stylecraft and the City of Brenham for all the work that has been done thus far to get to this point including negotiations for the roadway and gas line extensions.

Staff reminded everyone in attendance that an additional public hearing will be held on Thursday, September 4th at 1:00 pm during the City Council meeting.

Commissioner Heine reiterated that without a planned development district, a development or use could come into this property without anyone having any control over it. Staff stated that it is a requirement for this entire development to be under a Homeowner's Association. Mr. Heine stated that the reason for this effort is for the betterment of the community.

After a lengthy deliberation, a motion was made by Commissioner Alfred and seconded by Commissioner Kossie for approval of a recommendation to City Council to accept staff's recommendation for approval of the planned development district zoning classification as presented with the exception that there be a 100-foot buffer between the single-family residential in Vintage Farms, Phase IV, and the proposed multi-family with the first 20% (20-feet) of the buffer yard being screening, trees and landscaping. Parking would be allowed in the remainder of the buffer yard. The motion carried unanimously.

6. Adjourn.

A motion was made by Commissioner Neil and seconded by Commissioner Kossie to adjourn the meeting at 7:32 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
Vice Chair

October 27, 2025
Meeting Date

Attest

Kim Hodde
Staff Secretary

October 27, 2025
Meeting Date



CASE: LOTLINE-25-0009
REPLAT: LOT 1, BLOCK 1 OF THE BUDDY JOHNSON SUBDIVISION,
TO CREATE LOT 1A, BLOCK 1

PLAT TITLE:	Replat of Lot 1, Block 1, of the Buddy Johnson Subdivision to create Lot 1A, Block 1	CITY/ETJ: City Limits
PLAT TYPE:	Commercial Replat	
OWNER:	Floresville Land Enterprises, Inc. / Glen (Pat) Johnson	
APPLICANT/AGENT:	Owner / Mike Blakey (Blakey Land Surveying)	
LOT AREA /LOCATION:	2.07-acres / 1900 US Highway 290 W	
PROPOSED LEGAL DESCRIPTION:	Lot 1A, Block 1 of the Buddy Johnson Subdivision in Brenham, Washington County, Texas	
ZONING DISTRICT:	B-2, Commercial Research and Technology District	
EXISTING USE:	Retail	
COMP PLAN	Commercial	
FUTURE LAND USE:		
REQUEST:	A request by Floresville Land Enterprises, Inc. / Glen (Pat) Johnson for approval of a commercial Replat of Lot 1, Block 1 of the Buddy Johnson Subdivision to create Lot 1A, Block 1 being 2.07-acres, and further described as part of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.	

BACKGROUND:

The subject property, identified as Lot 1, Block 1, of the Buddy Johnson Subdivision, is owned by Floresville Land Enterprises, Inc. The subject property is generally located on the east side of US Highway 290 W, south of Old Mill Creek Road, and is addressed as 1900 US Highway 290 W. The subject property is developed with a retail building (Select Furnishings). A 0.2530-acre portion of this tract was recently deeded to the State of Texas for the TxDOT Cloverleaf project. The property that was deeded to TxDOT affects the parking for the retail store; therefore, Floresville Land Enterprises, Inc. has acquired additional property from the adjacent neighbor to the north to meet their parking requirements.

The purpose of the replat is to properly reflect the new boundaries of the subject tract detailing the portion deeded to TxDOT, the newly acquired land to the north, and for the dedication of a public utility easement. Lot 1A is proposed to contain 2.07-acres of land. The proposed replat includes the front

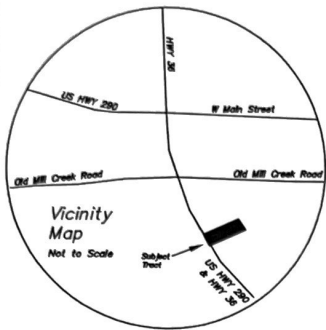
building setback line in relation to the established property lines and the dedication of a 20-foot public utility easement along the western property line that abuts U.S. Highway 290 West.

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 **recommend approval** of the proposed commercial Replat as presented.

EXHIBITS:

A. Proposed Commercial Replat



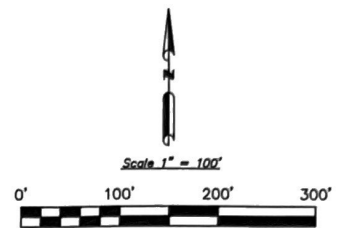
cm = control monument
 O.R.E.C. = Official Records of Washington County, Texas
 P.R.E.C. = Plat Records of Washington County, Texas
 P.U.E. = City of Brenham Public Utility Easement
 BL = building setback line

Boundaries shown hereon are based on the record bearing for the Southeast line of the Floresville Land Enterprises, Inc., called 2.10 acre tract, recorded in 1512/O308 O.R.E.C.

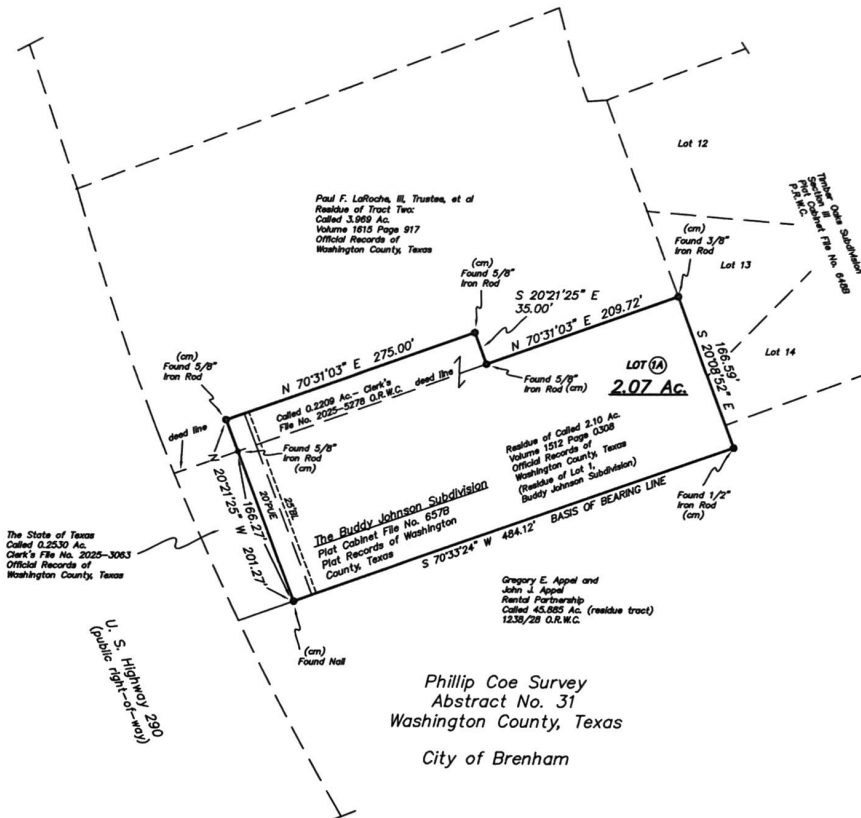
FINAL PLAT

Replat of Lot 1, Block 1 To Create Lot 1A, Block 1 of THE BUDDY JOHNSON SUBDIVISION

Consisting of Lot 1A
Containing 2.07 Acres Total
Phillip Coe Survey, Abstract No. 31
City of Brenham, Washington County, Texas



Showing a survey of a 2.07 acre tract, situated in Washington County, Texas, being out of the Phillip Coe Survey, Abstract No. 31, being all or a portion of a called 0.2209 acre tract described in that deed dated September 12, 2025, from Larry Tegeler, et al to Floresville Land Enterprises, Inc., recorded in Clerk's File No. 2025-5278 of the Official Records of Washington County, Texas, and being a portion of a called 2.10 acre tract described in that deed dated July 17, 2015, from Roy Hegfeld, et al to Floresville Land Enterprises, Inc., recorded in Volume 1512, Page 0308 of the Official Records of Washington County, now known as Lot 1, Block 1 of the Buddy Johnson Subdivision (plat recorded in Plat Cabinet File No. 657B of the Plat Records of Washington County, Texas. The purpose of this plat is to combine the called 0.2209 acre tract and the called 2.10 acre residue tract into one lot or tract containing 2.07 Acres TOTAL.



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

PLANNING AND ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2025, by the Planning and Zoning Commission of the City of Brenham, Texas.

Chairman

Secretary

OWNER'S ACKNOWLEDGEMENT

I, Pat Johnson, owner of the land described hereon and whose name is subscribed hereto, do hereby acknowledge the changes to said property in accordance with the plat shown hereon. The plotted property remains subject to existing dedications, covenants, restrictions and easements except as shown or stated hereon.

Pat Johnson
Floresville Land Enterprises, Inc.

NOTARY PUBLIC ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on this _____ day of _____, 2025.

Notary Public
State of Texas

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

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

I, Nicholas Prenzler, 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 _____, 2025, at _____ o'clock, _____ m., and duly recorded on the _____ day of _____, _____ o'clock, _____ m., in cabinet _____ of the _____ records of said county.

Nicholas Prenzler
Clerk of the County Court of Washington County, Texas.

By: _____

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

NOTE:

- 1) This plat does not attempt to amend or remove any valid covenants or restrictions.
- 2) Subject to building setback lines and yard requirements according to zone and use as set forth by The City of Brenham Zoning Ordinance.
- 3) The subject tract shown hereon does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0295C, effective date August 18, 2011.
- 4) All oil/gas pipelines or pipeline easements with ownership through subdivision have been shown.
- 5) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- 6) No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 (fifteen) feet off centerline of low pressure gas lines, and 30 (thirty) feet off centerline of high pressure gas lines.

Blakey Surveying, LLC

RPLS 4062 RPLS 6936

TEXAS FIRM REGISTRATION NO. 10085000

4000 Fulshear Lane
Bryan, Texas 77805

(979) 277-8548

Michael J. Blakey
Registered Professional Land Surveyor No. 5935

August 21, 2025



CASE LOTLINE-25-0008
REPLAT: LOT 1R, BLOCK 1 OF THE PARKVIEW ADDITION
TO CREATE LOT 1R-R, BLOCK 1 OF THE PARKVIEW ADDITION

PLAT TITLE: Replat of Lot 1R, Block 1 of the Parkview Addition
to create Lot 1R-R, Block 1 of the Parkview Addition **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: Kishore Gawande and Anuradha Gawande

APPLICANT/AGENT: Owners / Kerr Surveying (T.J. Frank)

LOT AREA /LOCATION: 3.950-acres located at 715 Pleasantview Avenue

PROPOSED LEGAL DESCRIPTION: Lot 1R-R, Block 1 of the Parkview Addition in Brenham, Washington County, Texas

ZONING DISTRICT: R-2, Mixed Residential

EXISTING USE: Vacant land

COMP PLAN

FUTURE LAND USE: Multi-Family Residential

REQUEST: A request by Kishore Gawande and Anuradha Gawande (Kerr Surveying) for approval of a Replat of Lot 1R and Common Area, Block 1 of the Parkview Addition, Section II (to remove 15' wide private utility easements) to create Lot 1R-R, Block 1 of the Parkview Addition, Section II containing 3.950-acres, currently addressed as 715 Pleasantview Avenue, 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 1R and Common Area, Block 1, of the Parkview Addition and addressed as 715 Pleasantview Avenue, is owned by Kishore Gawande and Anuradha Gawande. The subject property is 3.950-acres and is generally located on the south side of Pleasantview Avenue, west of Burleson Street, north of Martin Luther King Jr. Parkway and east of Hillside Drive. The property is currently vacant land. The previous owner platted the property with an elongated private easement in the center of the lot to serve a proposed duplex development. The current property owners are replatting to remove the private easements and to combine Lot 1R and the Common Area into one lot so that a single-family residential structure can be constructed on the property. The proposed plat, to be called Lot 1R-R, Block 1 of the Parkview Addition, Section II, also includes the dedication of a public utility easement along Pleasantview Avenue and a drainage easement along the improved concrete drainage channel.

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 **recommend approval** of the proposed residential Replat as presented.

EXHIBITS:

A. Proposed residential Replat

GENERAL NOTES
PORTIONS OF THIS LOT LIE WITHIN FLOOD ZONES 'X' UNSHADED AND 'X' SHADED AND 'AE' AND 'AE FLOODWAY' AND DO LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE WASHINGTON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48477C0295C, EFFECTIVE DATE: 08-16-2011.

BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00002333536522 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

1/2 INCH IRON RODS FOUND (CM) WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" AT ALL PROPERTY CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY SOUTH LAND TITLE, LLC, OF NO. WCA2501908, EFFECTIVE DATE AUGUST 29, 2025. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10b/c: ON A PORTION OF THIS LOT A GRAVEL DRIVE WHICH DOES PROTRUDE ONTO THIS LOT AND IS NOT SHOWN HEREON WHICH APPEARS TO CONNECT TO ADJOINING "RESERVE" OF CALLED 0.282 ACRES DOES NOT APPEAR TO HAVE A FILED EASEMENT ASSOCIATED. UNKNOWN AT THIS TIME WHETHER THIS DRIVE HAS ANY PRESCRIPTIVE OR FILED EASEMENT.
- ITEM 10d: (164/526; 288/467 DRWCT) 10" WIDE SANITARY SEWER EASEMENT DOES CROSS THIS LOT AS SHOWN HEREON.
- ITEM 10i-p: (78A, 78B, 84A, 84B, AND 780B PRWCT) BUILDING LINES AND EASEMENTS AND AERIAL EASEMENTS ON PLATS DO AFFECT THIS LOT AS SHOWN HEREON.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

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

THIS SURVEY REFLECTS THE BOUNDARY OF THE PROPERTY ONLY. ADDITIONAL IMPROVEMENTS EXIST AND ARE NOT SHOWN HEREON.

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.

ALL KNOWN AND APPARENT OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.

BEARINGS AND DISTANCES ARE PLAT CALLED AND MEASURED (780B PRWCT).

LEGEND:

DRWCT = DEED RECORDS OF WASHINGTON COUNTY, TEXAS

PRWCT = PLAT RECORDS OF WASHINGTON COUNTY, TEXAS

OPRWCT = OFFICIAL PUBLIC RECORDS OF WASHINGTON COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

FLOOD PLAIN ZONE 'AE'

FLOODWAY

PDE = PUBLIC DRAINAGE EASEMENT

PARKVIEW ADDITION
REVISED SECTION I
FILE NO. 84A AND 84B
(PRWCT)

N/F
CAL GENESIS ENTERPRISES, LLC
1129/499 DRWCT

3/8 INCH IRON ROD FOUND (CM)
IN CONCRETE
CALLED 6.134 AC.
PART OF SECTION I

5/8 INCH IRON ROD FOUND (CM)
WITH PLASTIC CAP STAMPED
"HODDE AND HODDE"

10" PUBLIC UTILITY
EASEMENT
(724B PRWCT)

15' PRIVATE UTILITY
EASEMENT
(780B PRWCT)
REMOVED BY THIS REPLAT

10" PUBLIC UTILITY
EASEMENT
(724B PRWCT)

15' PRIVATE UTILITY
EASEMENT
(780B PRWCT)
REMOVED BY THIS REPLAT

10" PUBLIC UTILITY
EASEMENT
(724B PRWCT)

15' PRIVATE UTILITY
EASEMENT
(780B PRWCT)
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15' PRIVATE UTILITY
EASEMENT
(780B PRWCT)
REMOVED BY THIS REPLAT

10" PUBLIC UTILITY
EASEMENT
(724B PRWCT)

15' PRIVATE UTILITY
EASEMENT
(780B PRWCT)
REMOVED BY THIS REPLAT

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID POWELL BRISTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6537, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BRENHAM, TEXAS.

DAVID POWELL BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6537

OWNER ACKNOWLEDGEMENT

I, _____, OWNERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACTS OF LAND CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF WASHINGTON COUNTY, TEXAS IN INSTRUMENT NO. 2024-5394 AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED. 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.

DATE: _____

DATE: _____

NOTARY PUBLIC ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING DOCUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS STATED HEREON.

DATE: _____

DATE: _____

NOTARY PUBLIC ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING DOCUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS STATED HEREON.

DATE: _____

DATE: _____

CERTIFICATE OF CITY PLANNING COMMISSION

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

CHAIRMAN _____

SECRETARY _____

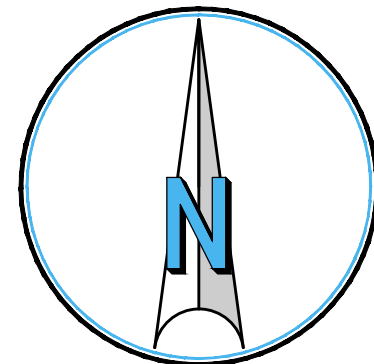
COUNTY CLERK FILING ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF WASHINGTON

I, NICHOLAS PRENZLER, CLERK OF THE COUNTY COURT OF WASHINGTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M. AND DULY RECORDED IN CABINET FILE NO. _____ OF THE RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

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

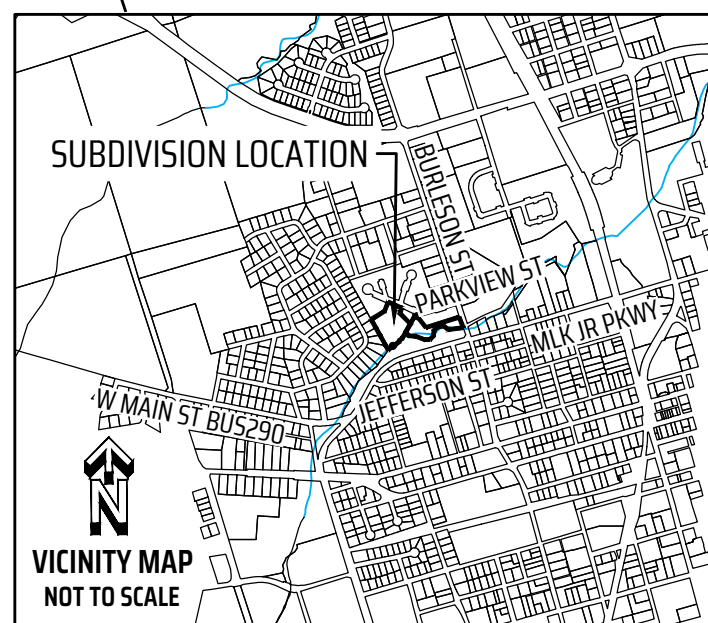
NICHOLAS PRENZLER
CLERK OF THE COUNTY COURT
WASHINGTON COUNTY, TEXAS

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



SCALE: 1" = 40'

0 40 80 120 Feet



REPLAT
OF
LOT 1R AND COMMON AREA "A", BLOCK ONE, PARKVIEW ADDITION, SECTION II
(TOTAL ACREAGE: 3.950 ACRES)
IN PLAT CABINET FILE NO. 780B, PRWCT
TO CREATE
LOT 1R-R, BLOCK ONE, PARKVIEW ADDITION, SECTION II
(TOTAL ACREAGE: 3.950 ACRES)
ARRABELLA HARRINGTON LEAGUE SURVEY, ABSTRACT 55
BREHMAN, WASHINGTON COUNTY, TEXAS



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

SCALE: 1 INCH = 40 FEET
SURVEY DATE: 10-28-2025 | PLAT DATE: 11-18-2025
JOB NUMBER: 25-0879 | CAD NAME: 25-0879-5 RP+CA
POINT FILE: 21-565 (cont); 25-0879 (job)
DRAWN BY: TIF CHECKED BY: DPB
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM



CASE LOTLINE-25-0010
REPLAT: LOTS 8A3 AND 9A1 OF THE WEST MAIN ADDITION
TO CREATE LOT 8A4 OF THE WEST MAIN ADDITION

PLAT TITLE: Replat of Lots 8A3 and 9A1 of the West Main Addition to create Lot 8A4 of the West Main Addition **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: Colby Crouse and Katherine Cooper

APPLICANT/AGENT: Owners / Lampe Surveying, Inc. (Donald Lampe)

LOT AREA /LOCATION: 0.432-acres addressed as 500 and 506 W. Alamo Street

PROPOSED LEGAL DESCRIPTION: Lot 8A4 of the West Main Addition in Brenham, Washington County, Texas

ZONING DISTRICT: R-2, Mixed Residential

EXISTING USE: Single Family Residential / vacant land

COMP PLAN

FUTURE LAND USE: Mixed Use Downtown Adjacent

REQUEST: A request by Colby Crouse and Katherine Cooper (Lampe Surveying, Inc.) for approval of a Replat of Lots 8A3 and 9A1 of the West Main Addition to create Lot 8A4 of the West Main Addition containing 0.432-acres, currently addressed as 500 and 506 W. Alamo Street, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:

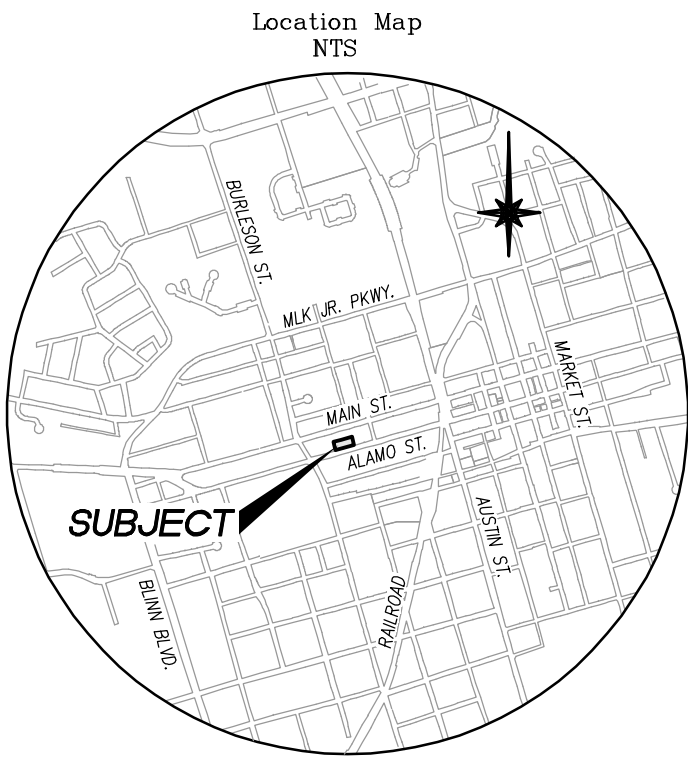
The subject properties, currently identified as Lot 8A3 and Lot 9A1 of the West Main Addition are owned by Colby Crouse and Katherine Cooper. The subject properties addressed as 500 and 506 W. Alamo Street are generally located on the north side of W. Alamo Street, south of W. Main Street, east of S. Jackson Street and west of Seward Street. The property owners recently demolished the residential structure on the tract addressed as 506 W. Alamo Street. The owner desires to replat the two properties into a single lot. The replat does include an existing 15-foot public utility easement along West Alamo Street. On November 10, 2025, the Board of Adjustment granted a variance to allow an average lot depth of 91-feet for the proposed Lot 8A4.

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 **recommend approval** of the proposed residential Replat as presented.

EXHIBITS:

A. Proposed residential Replat



Property Owner(s)
Katherine Cooper and
Colby Crouse
500 West Alamo Street
Brenham, Texas 77833
(214) 578-5143

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

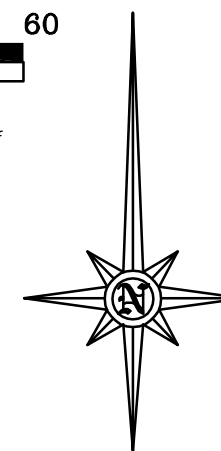
**A. HARRINGTON
SURVEY, A-55**
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS

**FINAL PLAT
REPLAT OF
LOTS 8A3 AND 9A1 OF WEST MAIN STREET ADDITION
TO CREATE
LOT 8A4 OF WEST MAIN STREET ADDITION**

LOT 8A4: 0.432 ACRE
A. HARRINGTON SURVEY, A-55
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS

20 0 20 40 60
GRAPHIC SCALE - FEET

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



LEGEND:

B.L. = BUILDING LINE
P.U.E. = PUBLIC UTILITY EASEMENT
OHE = OVERHEAD ELECTRIC LINE
P.R.W.C.TX. = PLAT RECORDS OF
WASHINGTON COUNTY, TEXAS

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.

OWNER DEDICATION

Katherine Cooper and Colby Crouse, owners of the property in the foregoing map of Replat of Lots 8A3 and 9A1 of West Main Street Addition to create Lot 8A4 of West Main Street Addition, to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, lots, building lines, and easements thereon shown and designate said subdivision as Replat of Lots 8A3 and 9A1 of West Main Street Addition to create Lot 8A4 of West Main Street Addition, to the City of Brenham, Texas, located in the City of Brenham, Washington County, Texas, and I do hereby dedicate to public use, as such the easements shown thereon forever and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the easements so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

Katherine Cooper

Colby Crouse

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____
day of _____, 2025 by Katherine Cooper.

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 Colby Crouse.

Notary Public
State of Texas

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

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Nicholas Prenzler, Clerk of the County Court of
Washington County, Texas do hereby certify that
the within instrument with its Certificate of
Authentication was filed for registration in my office on
the _____ day of _____, 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: _____ Nicholas Prenzler
Deputy County Clerk
Washington County, Texas

PLANNING & ZONING COMMISSION APPROVAL

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

Chairman

Secretary

I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the
State of Texas, do hereby certify that this plat accurately represents the
results of an on the ground survey made under my direction.

Dated this the 16th day of September, 2025.

Donald W. Lampe
R.P.L.S. No. 1732
Lampe Surveying, Inc

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS

1408 WEST MAIN STREET
P. O. BOX 2037
BRENNHAM, TEXAS 77834
(979) 836-6677
TBPELS FIRM NO. 10040700
W.O. 4212 4212S2(FINAL).DWG 3935COOPER.CGC



CASE LOTLINE-25-0011
REPLAT: LOT 25 OF THE WM SCHOMBURG SUBDIVISION
TO CREATE LOT 25A AND LOT 25B OF THE WM. SCHOMBURG SUBDIVISION

PLAT TITLE: Replat of Lot 25, of the WM Schomburg Subdivision to create Lot 25A and Lot 25B, Block E, of the WM Schomburg Subdivision **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: William Kmiec

APPLICANT/AGENT: Owners / Lampe Surveying, Inc. (Donald Lampe)

LOT AREA /LOCATION: 0.376-acres addresses as 1000 N. Park Street and 103 Emile Street

PROPOSED LEGAL DESCRIPTION: Lot 25A and Lot 25B of the WM Schomburg Subdivision in Brenham, Washington County, Texas

ZONING DISTRICT: B-1, Local Business Mixed

EXISTING USE: Single Family Residential

COMP PLAN

FUTURE LAND USE: Single Family Residential

REQUEST: A request by William Kmiec (Lampe Surveying, Inc.) for approval of a Replat of Lot 25 of the WM. Schomburg Subdivision to create Lot 25A and Lot 25B of the WM. Schomburg Subdivision containing 0.248-acres (10,790 SF) and 0.128-acres (5,569 SF), respectively, currently addressed as 1000 N. Park Street and 103 Emile Street, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:

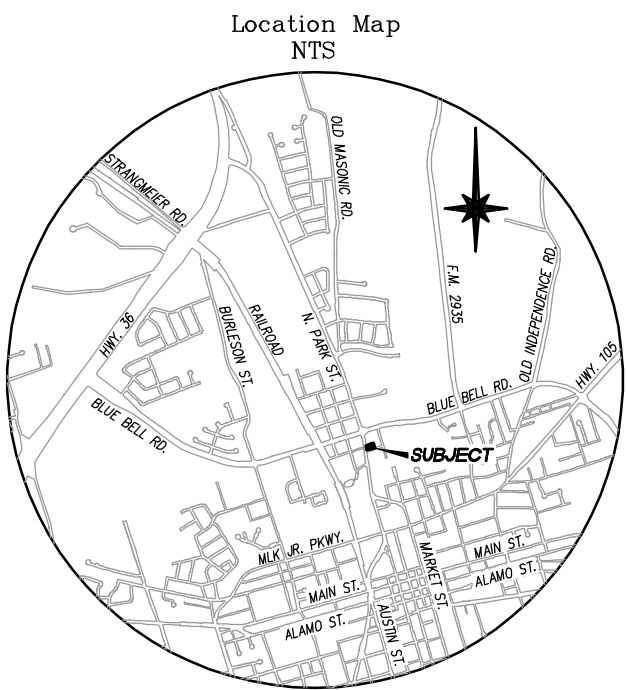
The subject property, currently identified as Lot 25 of the WM Schomburg Subdivision, is owned by William Kmiec. The subject property is addressed as 1000 N. Park Street and 103 Emile Street and is generally located on the east side of N. Park Street, north of Emile Street. The property is currently developed with two single family homes. The owner desires to replat this property into two lots (proposed Lot 25A and Lot 25B) so that each house is on its own lot. The proposed replat includes existing 15-foot public utility easements along the North Park Street and Emile Street right-of-way. On November 10, 2025, the Board of Adjustment granted variances to allow an average lot depth of 92-feet and a lot area of 5,569 for proposed Lot 25B.

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 **recommend approval** of the proposed residential Replat as presented.

EXHIBITS:

- A. Proposed residential Replat



Property Owner(s)
William Kmiec
1000 N. Park St.
Brenham, Texas 77833
(979) 830-7976

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

FINAL PLAT REPLAT OF LOT 25 OF WM. SCHOMBURG SUBDIVISION TO CREATE LOT 25A AND LOT 25B OF WM. SCHOMBURG SUBDIVISION

LOT 25A: 10,790 SQUARE FEET
LOT 25B: 5,569 SQUARE FEET
SAID LOT 25 BEING THE SAME LAND IN A DEED
FROM MINDY HULING TO WILLIAM KMIEC,
RECORDED IN VOLUME 1283, PAGE 706, O.R.W.C., TX.

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

WM. SCHOMBURG SUBDIVISION
PLAT SLIDE NO. 36B
P.R.W.C. TX.

LORETTA JANE LYONS, ET AL
1333/690
(TRACT NO. 1
CALLED 0.306 ACRE
316/191)

(24)
LORETTA JANE LYONS, ET AL
1333/690
(TRACT NO. 2
CALLED 0.544 ACRE
316/191)

CORNER NOT ACCESSIBLE,
A FOUND 1/2" PIPE AT
FENCE CORNER BEARS
N72°50'40"E 163.73'

LOT 25B
5,569 SQ. FEET

LOT 25A
10,790 SQ. FEET

JEFFRIES STREET

NORTH PARK STREET
(BUSINESS HIGHWAY 36)
(R.O.W. VARIES)

EMILE STREET
(40' R.O.W.)

LIEN HOLDER ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

Bank of Brenham, N.A., owner and holder of a lien(s) against the property in the plat shown hereon, said lien(s) being evidenced by instrument of record in Instrument Number 2025-4910, of the Official Records of Washington County, Texas, do hereby in all things subordinate to said plat said lien(s), and we hereby confirm that we are the present owner of said lien(s), and have not assigned the same nor any part thereof.

Bank of Brenham, N.A.

By: _____

Printed Name: _____ Title: _____

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____
day of _____, 2025 by _____ of
Bank of Brenham, N.A.

Notary Public
State of Texas

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

PLANNING & ZONING COMMISSION APPROVAL

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

Chairman

Secretary

I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the State of Texas, do hereby certify that this plat accurately represents the results of an on the ground survey made under my direction.

Dated this the 5th day of November, 2025.

Donald W. Lampe
R.P.L.S. No. 1732
Lampe Surveying, Inc

20 0 20 40 60
GRAPHIC SCALE - FEET

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

LEGEND:

B.L. = BUILDING LINE
P.U.E. = PUBLIC UTILITY EASEMENT
OHE = OVERHEAD ELECTRIC LINE
P.R.W.C. TX. = PLAT RECORDS OF
WASHINGTON COUNTY, TEXAS

NOTES:

- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building lines required by the City of Brenham Code of Ordinances at the time of the development of the property.
- According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0295C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.
- Iron rods set are fitted with plastic cap stamped "Lampe Surveying".

OWNER DEDICATION

William Kmiec, owner of the property in the foregoing map of Replat of Lot 25 of Wm. Schomburg Subdivision to create Lot 25A and Lot 25B of Wm. Schomburg 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 25 of Wm. Schomburg Subdivision to create Lot 25A and Lot 25B of Wm. Schomburg 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.

William Kmiec

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____
day of _____, 2025 by William Kmiec.

Notary Public
State of Texas

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

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Nicholas Prenzler, Clerk of the County Court of Washington County, Texas do hereby certify that the within instrument with its Certificate of Authentication was filed for registration in my office on the _____ day of _____, 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 Nicholas Prenzler
County Clerk
Washington County, Texas

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS

1408 WEST MAIN STREET
P. O. BOX 2037
BRENNHAM, TEXAS 77834
(979) 836-6677
TBPELS FIRM NO. 10040700
W.O. 4266 4266S1(FINAL).DWG 4266KMIEC.CRD



CASE LOTLINE-25-0012

**REPLAT: LOT 6, PART OF LOTS 8 & 10, AND A PORTION OF AN ABANDONED
ALLEY, BLOCK E, OF THE WASHINGTON PARK ADDITION
TO CREATE LOT 6A AND LOT 8A, BLOCK E OF THE WASHINGTON PARK ADDITION**

PLAT TITLE: Replat of Lot 6, Part of Lots 8 & 10, and a portion of an abandoned alley, Block E of the Washington Park Addition to create Lot 6A and Lot 8A, Block E of the Washington Park Addition **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: Donald & Maureen Glentzer and Heritage Investors Real Estate, LLC

APPLICANT/AGENT: Owners / Lampe Surveying, Inc. (Donald Lampe)

LOT AREA /LOCATION: 0.277-acres located at 1404 S. Park Street and 0.167-acres located at 100 W. Val Verde Street

PROPOSED LEGAL DESCRIPTION: Lot 6A and Lot 8A, Block E of the Washington Park Addition in Brenham, Washington County, Texas

ZONING DISTRICT: R-1, Single Family Residential

EXISTING USE: Single Family Residential

COMP PLAN

FUTURE LAND USE: Single Family Residential

REQUEST: A request by Donald and Maureen Glentzer and Heritage Investors Real Estate, LLC (Lampe Surveying, Inc.) for approval of a Replat of Lot 6, Part of Lots 8 and 10, and a portion of an abandoned alley, Block E, of the Washington Park Addition, to create Lot 6A and Lot 8A, Block E, Washington Park Addition, containing 0.277-acres and 0.167-acres, respectively, and currently addressed as 1404 S. Park Street and 100 W. Val Verde Street, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:

The subject properties, currently identified as Lot 6, Part of Lots 8 and 10, Block E, of the Washington Park Addition (1404 S. Park Street and 100 W. Val Verde Street) are owned by Donald & Maureen Glentzer and Heritage Investors Real Estate, LLC, respectively. The subject properties addressed as 1404 S. Park Street and 100 W. Val Verde Street are generally located on the west side of S. Park Street, north of W. Val Verde Street. The properties are currently developed with single family homes. The owners of 1404 S. Park Street (Glentzer) desire to have a larger lot; therefore, they have purchased additional property from the

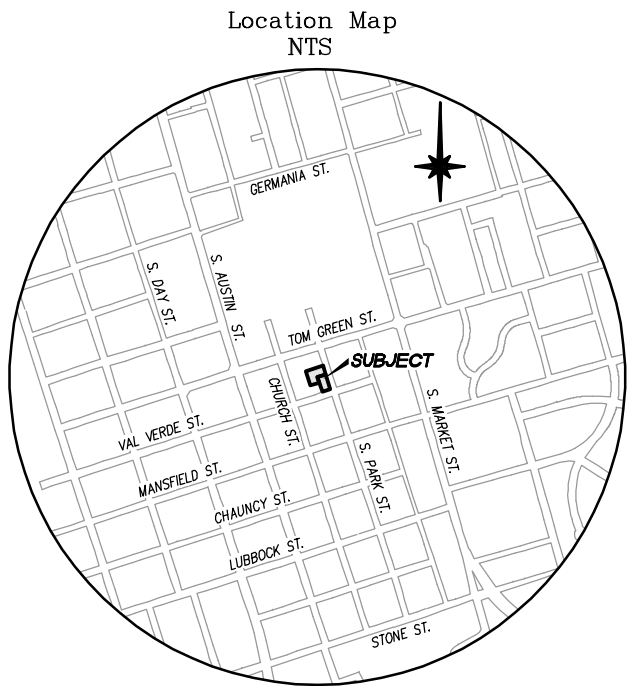
adjoining property owner, Heritage Investors Real Estate, LLC, and need to replat the property to reflect this additional land area. The replat details that proposed Lot 6A will contain 0.277-acres (12,045 square feet) and proposed Lot 8A will contain 0.167-acres (7,256 square feet). The replat also includes the dedication of a 15-foot public utility easement on Lot 6A along S. Park Street, and a 15-foot public utility easement on Lot 8A along Val Verde Street.

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 **recommend approval** of the proposed residential Replat as presented.

EXHIBITS:

A. Proposed residential Replat



Property Owner(s)
Donald W. Glentzer and
Maureen A. Glentzer
1404 S. Park St.
Brenham, Texas 77833
(713) 899-0744

Heritage Investors
Real Estate LLC
958 Victoria Lakes Dr.
Katy, Texas 77493
(832) 829-8000

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

OWNER DEDICATION

Donald W. Glentzer and Maureen A. Glentzer, and Heritage Investors Real Estate LLC, owners of the property in the foregoing map of Replat of Lot 6, and part of Lots 8 and 10, Block E of Washington Park Addition to create Lot 6A and Lot 8A, Block E of Washington Park Addition, to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, lots, building lines, and easements thereon shown and designate said subdivision as Replat of Lot 6, and part of Lots 8 and 10, Block E of Washington Park Addition to create Lot 6A and Lot 8A, Block E of Washington Park Addition, to the City of Brenham, Texas, located in the City of Brenham, Washington County, Texas, and I do hereby dedicate to public use, as such the easements shown thereon forever and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the easements so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

Donald W. Glentzer
Maureen A. Glentzer

Holli Evans, Managing Member of
Heritage Investors Real Estate LLC

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____
day of _____, 2025 by Donald W. Glentzer.

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 Maureen A. Glentzer.

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 Holli Evans.

Notary Public
State of Texas

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

I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the State of Texas, do hereby certify that this plat accurately represents the results of an on the ground survey made under my direction.

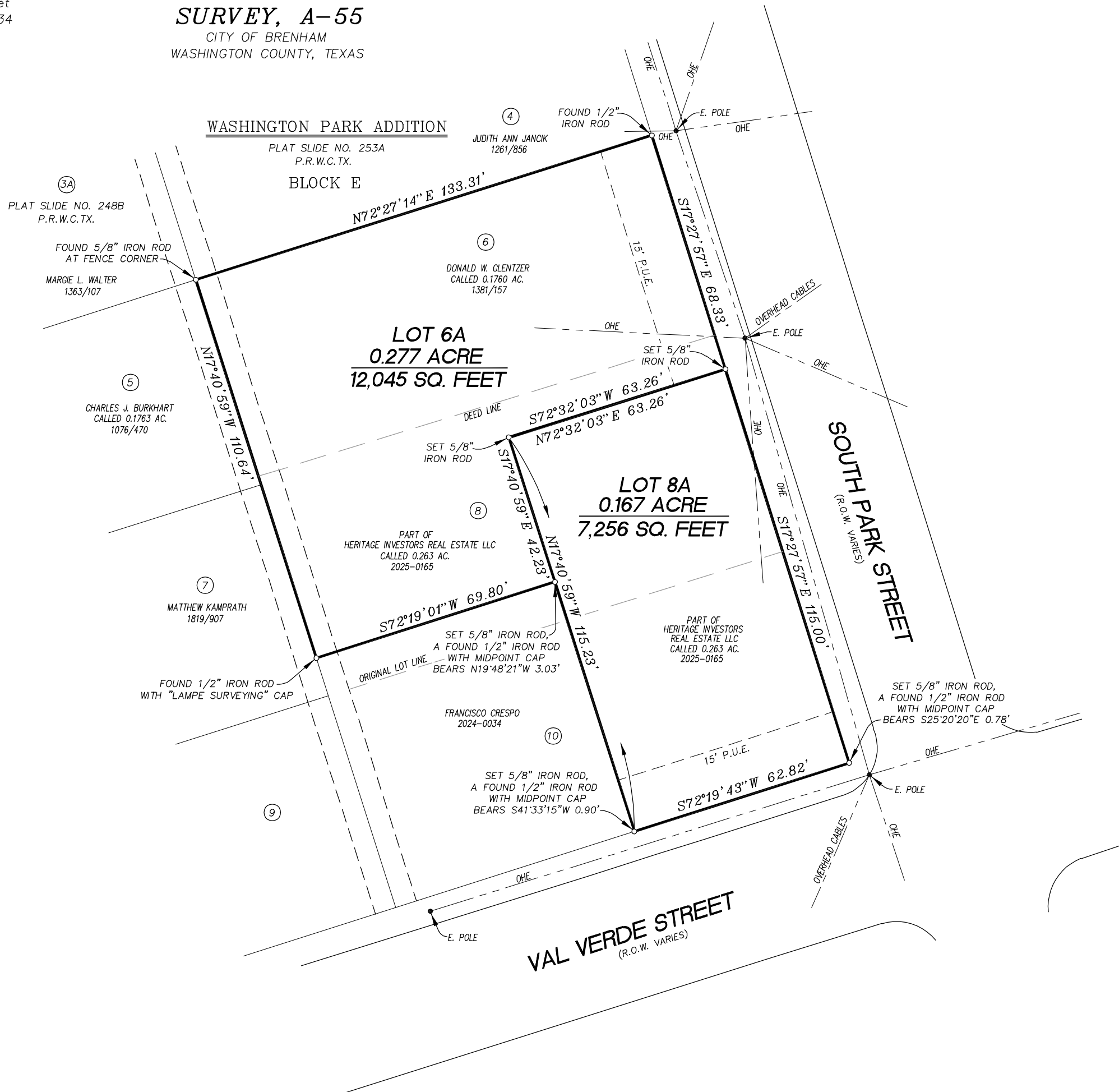
Dated this the 23rd day of October, 2025.

Donald W. Lampe
R.P.L.S. No. 1732
Lampe Surveying, Inc

FINAL PLAT REPLAT OF LOT 6, AND PART OF LOTS 8 AND 10, BLOCK E OF WASHINGTON PARK ADDITION TO CREATE LOT 6A AND LOT 8A, BLOCK E OF WASHINGTON PARK ADDITION

LOT 6A: 0.277 ACRE
LOT 8A: 0.167 ACRE
A. HARRINGTON SURVEY, A-55
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS

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



PLANNING & ZONING COMMISSION APPROVAL

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

Chairman

Secretary

30 0 30 60 90

GRAPHIC SCALE - FEET

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

LEGEND:

B.L. = BUILDING LINE
P.U.E. = PUBLIC UTILITY EASEMENT
OHE = OVERHEAD ELECTRIC LINE
P.R.W.C.TX. = PLAT RECORDS OF
WASHINGTON COUNTY, TEXAS

NOTES:

- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building lines required by the City of Brenham Code of Ordinances at the time of the development of the property.
- According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0295C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.
- Iron rods set are fitted with plastic cap stamped "Lampe Surveying".

LIEN HOLDER ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

WFI Funding, Inc. d/b/a Red Door Funding, owner and holder of a lien(s) against the property in the plat shown hereon, said lien(s) being evidenced by instrument of record in Instrument Number 2025-0166, of the Official Records of Washington County, Texas, do hereby in all things subordinate to said plat said lien(s), and we hereby confirm that we are the present owner of said lien(s), and have not assigned the same nor any part thereof.

WFI Funding, Inc. d/b/a Red Door Funding

By: _____

Printed Name: _____ Title: _____

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____
day of _____, 2025 by _____ of
WFI Funding, Inc. d/b/a Red Door Funding.

Notary Public
State of Texas

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

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Nicholas Prenzler, Clerk of the County Court of Washington County, Texas do hereby certify that the within instrument with its Certificate of Authentication was filed for registration in my office on the _____ day of _____, 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
Nicholas Prenzler
County Clerk
Washington County, Texas

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS

1408 WEST MAIN STREET
P. O. BOX 2037
BRENNHAM, TEXAS 77834
(979) 836-6677
TBP&S FIRM NO. 10040700
W.O. 4284 428451(FINAL).DWG 4284GLENTZER.CRD