



NOTICE OF A REGULAR MEETING  
BRENHAM PLANNING AND ZONING COMMISSION  
MONDAY, JANUARY 26, 2026, AT 5:15 PM  
SECOND FLOOR CITY HALL BUILDING  
COUNCIL CHAMBERS  
200 W. VULCAN STREET  
BRENHAM, TEXAS

**1. Call Meeting to Order**

**2. Public Comments**

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

**3. Reports and Announcements**

**CONSENT AGENDA**

**4. Statutory Consent Agenda**

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

- 4-a. Minutes from November 24, 2025, Planning and Zoning Commission Meeting.**
- 4-b. Case Number LOTLINE-25-0014: A request by Prairie Lea Investments, LLC and Prairie Lea Vista, LLC for approval of a commercial Replat of Lot 4 of the Louis Kiecke Estate and a portion of Lot 2 of the Continental Ribbon and Carbon Company Subdivision to create Lot 4R of the Louis Kiecke Estate, being 3.272-acres, and Lot 2R of the Continental Ribbon and Carbon Company Subdivision, being 4.237-acres, and further described as part of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.**
- 4-c. Case Number SUBPRE-26-0001: A request from David Doranta Pineda for approval of a Preliminary Plat of the Pineda Subdivision creating Lot 1, Block 1, containing 0.673-acres, being further described as part of the A. Harrington, A-55 in Brenham, Washington County, Texas.**
- 4-d. Case Number SUBFIN-25-0003: A request from David Doranta Pineda for approval of a Final Plat of the Pineda Subdivision creating Lot 1, Block 1, containing 0.673-acres, being further described as part of the A. Harrington, A-55 in Brenham, Washington County, Texas.**

## REGULAR AGENDA

5. **Election of a Chair, Vice Chair, and Secretary for the Planning and Zoning Commission for 2026.**
6. **Public Hearing, Discussion and Possible Action on Case Number LOTLINE-25-0013: A request by James and Harriet Sue Jenkins (Blakey Surveying, LLC.) for approval of a Replat of Lot 8 of the Little Sandy Subdivision to create Lot 8A of the Little Sandy Subdivision containing 0.366-acres, currently addressed as 1804 Westbrooke Cove, and further described as part of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas. [This replat amends the rear building setback line and rear public utility easements].**
7. **Public Hearing, Discussion and Possible Action on Case Number LOTLINE-25-0015: A request by Eigentum Capital, LLC / Sam Seidel (McClure & Browne Engineering/Surveying, Inc.) for approval of a Replat of Reserve "A" of the Oak Alley Subdivision, Phase 2 to create Oak Alley Subdivision, Phase 3 containing 5.281-acres, being Lots 11-21 in Block 2 and Lots 2-9 in Block 4, and further described as part of the James Walker Survey, A-106, in Brenham, Washington County, Texas.**
8. **Public Hearing, Discussion and Possible Action on Case Number SPCUSE-25-0006: A request by Dara Childs / Scott Bailey for a Specific Use Permit to allow an Accessory Dwelling Unit (ADU) in an R-1 Single-Family Residential Use Zoning District on property addressed as 1307 Hidden Creek Lane, and described as Lot 3A, Block 1, Sycamore Hill Subdivision, in Brenham, Washington County, Texas.**
9. **Adjourn**

### ***CERTIFICATION***

I certify that a copy of January 26, 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 January 20, 2026, at 11:00 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  
November 24, 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 November 24, 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

**Commissioners absent:**

Cyndee Smith

**Staff present:**

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

**Citizens/Media present:**

Reid Ullrich, Kerr Surveying  
Don & Molly Glentzer  
Donald W. Lampe  
Penny Spreen  
Willie Kmiec  
Jason May, Brenham Banner

**1. Call Meeting to Order**

Chairman Behrens called the meeting to order at 5:15 pm with a quorum of six (6) Commissioners present.

**2. Public Comments**

There were no public comments.

**3. Reports and Announcements**

Stephanie Doland, Director of Development Services, informed the Board that the board reappointments would be considered by City Council on December 4<sup>th</sup>.

Ms. Doland also stated that the Development Services Department of the City of Brenham received the Planning Excellence Award from the TX Chapter of the American Planning Association. This award is given to fifty (50) cities in Texas based on multiple factors including short- and long-term planning, training and expertise of the boards and commissions, and training and expertise of staff. Ms. Doland thanked the Planning and Zoning Commission as well as Shauna Laauwe and Kim Hodde.

#### **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 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.**

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

#### **REGULAR SESSION**

- 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.**

Shauna Laauwe, City Planner, presented the staff report for Case No. LOTLINE-25-0008. Ms. Laauwe stated that the property owners and applicants are Kishore and Anuradha Gawande and the Surveyor is Kerry Surveying LLC. The subject property, currently identified as Lot 1R and Common Area, Block 1 of the Parkview Addition (715 Pleasantview Avenue). The subject property is 3.950-acres 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 for a proposed duplex development with private easements in the center of the lot. The current property owners would like to construct a single-family residence; therefore, they are requesting to replat the property to remove the private easements and to combine Lot 1R and the Common Area into one lot. 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. Proposed Lot 1R will be 3.950-acres.

A Public Hearing Notice was published in the Banner Press and notices were mailed to property owners within 200 feet of the subject properties on November 5, 2025. Two citizen comments were received in favor of the request from Paula Page of 604 Hillside Drive (hoping for single family) and David Smith of 707 Pleasantview Ave (if he can continue to use the driveway access that has been there for 60 years). One citizen comment was received against the request from Cullen Kubeczka citing that the property is

not big enough for additional mixed residential housing, it is a busy and loud area, and he is against any development on this property.

The requested replat meets all city ordinances and regulations; therefore, Staff recommends approval of the replat as presented.

In response to Commissioner comments/questions, staff clarified the following:

- Shared driveway access between the two lots would be a civil issue between the two parties but Mr. Smith does have direct and immediate access to Pleasantview Avenue for ingress and egress.
- A dedicated drainage easement is added as part of this plat and that will allow the City of Brenham to require an unobstructed pathway for drainage so as not to affect neighboring properties (i.e. not fencing in the floodway).

Chairman Behrens closed the regular session and opened the public hearing at 5:26 pm. Reid Ullrich with Kerr Surveying reiterated that this plat combines the two lots into one lot, removes some of the easements and changes some of the easements from public easements to private easements. There were no other citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:28 pm.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Kossie to approve the 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, as presented. The motion carried unanimously.

**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.**

Shauna Laauwe, City Planner, presented the staff report for Case No. LOTLINE-25-0010. She stated that 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 506 W. Alamo Street. The owner desires to replat the two properties into a single lot. 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 since the property is considered a non-conforming, grandfathered structure since the property was developed long before zoning and subdivision regulations were adopted in 1968. The replat does include an existing 15-foot public utility easement along West Alamo Street.

A Public Hearing Notice was published in the Banner Press and notices were mailed to property owners within 200 feet of the subject properties on November 5, 2025. No citizen comments were received in support of or against this request.

The requested replat meets all city ordinances and regulations; therefore, Staff recommends approval of the replat as presented.

Chairman Behrens closed the regular session and opened the public hearing at 5:30 pm. There were no public comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:30 pm.

A motion was made by Commissioner Neil and seconded by Commissioner Alfred to approve the 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, as presented. The motion carried unanimously.

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.**

Shauna Laauwe, City Planner, presented the staff report for Case No. LOTLINE-25-0011. Ms. Laauwe stated that 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 with the main structure being built in 1925. This property has been in this configuration with two homes for at least 30 years. 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. 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 square feet for proposed Lot 25B. The proposed replat includes existing 15-foot public utility easements along North Park Street and Emile Street right-of-way. This area has a mix of uses with Kenjura Tile located to the north, a storage facility to the east, residential to the west and a church to the south.

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 July 10, 2025. One written comment was received in support of the request from Loretta Lyons and Constance Maples. Staff received a phone call from a neighbor across the street against the request citing traffic concerns.

The requested replat meets all city ordinances and regulations; therefore, Staff recommends approval of the replat as presented.

Commissioner Cangelosi asked if the property currently receives one tax bill or two. Mr. Kmiec replied that he receives one tax bill. Ms. Laauwe stated that the Washington County Appraisal District lists the Emilie Street structure as an accessory dwelling unit (ADU); however, it would not conform to the current ADU standards since it is more than 1,000 square feet.

Chairman Behrens closed the regular session and opened the public hearing at 5:37 pm. Willie Kmiec, Applicant, stated that he has owned the property for 17 years. He brought both homes up to code and his mother lived in the smaller home until just recently. Mr. Kmiec stated that he has had the property on the market for sale several times with very little or no interest since it has two homes on one property. He said that the homes have two separate addresses and separate utility accounts. Mr. Kmiec would like to divide the property into two lots to sell both properties separately. There were no other comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:40 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Cangelosi to approve the 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, as presented. The motion carried unanimously.

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.**

Shauna Laauwe, City Planner, presented the staff report for Case No. LOTLINE-25-0012. Ms. Laauwe stated that 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 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.

A Public Hearing Notice was published in the Banner Press and notices were mailed to property owners within 200 feet of the subject properties on November 5, 2025. Two written comments were received in support of this request from Phyllis Danna of 102 E. Tom Green Street and Kristen Meaders of 104 E. Tom Green Street.

The requested replat meets all city ordinances and regulations; therefore, Staff recommends approval of the replat as presented.

Chairman Behrens closed the regular session and opened the public hearing at 5:46 pm. Molly Glentzer stated that she was available to answer any questions. There were no citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:47 pm.

A motion was made by Commissioner Neil and seconded by Commissioner Kossie to approve the 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, as presented. The motion carried unanimously.

**9. Adjourn.**

A motion was made by Commissioner Cangelosi and seconded by Commissioner Alfred to adjourn the meeting at 5:49 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:*

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Planning and Zoning Commission

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Attest

M. Keith Behrens  
Vice Chair

Kim Hodde  
Staff Secretary

January 26, 2026  
Meeting Date

January 26, 2026  
Meeting Date

**CASE: LOTLINE-25-0014**

**REPLAT: LOT 4 OF THE LOUIS KIECKE ESTATE AND A PORTION OF LOT 2 OF THE  
CONTINENTAL RIBBON AND CARBON COMPANY SUBDIVISION,  
TO CREATE LOT 4R, LOUIS KIECKE ESTATE AND LOT 2R, CONTINENTAL RIBBON  
AND CARBON COMPANY SUBDIVISION**

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**PLAT TITLE:** Replat of Lot 4, Louis Kiecke Estate and a  
Portion of Lot 2, Continental Ribbon and Carbon  
Company Subdivision to create Lot 4R and Lot 2R      **CITY/ETJ:** City Limits

**PLAT TYPE:** Commercial Replat

**OWNER:** Prairie Lea Investments, LLC / Prairie Lea Vista, LLC

**APPLICANT/AGENT:** Owners / Rabon Metcalf (RME Consulting Engineers)

**LOT AREA /LOCATION:** 3.272-acres / 1119 & 1121 Prairie Lea Street  
4.237-acres / 1207 & 1301 Prairie Lea Street

**PROPOSED LEGAL  
DESCRIPTION:** Lot 2R of the Louis Kiecke Estate and Lot 4R of the Continental Ribbon and Carbon  
Company 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 Prairie Lea Investments, LLC and Prairie Lea Vista, LLC for approval of a  
commercial Replat of Lot 4 of the Louis Kiecke Estate and a portion of Lot 2 of the  
Continental Ribbon and Carbon Company Subdivision to create Lot 4R of the Louis Kiecke  
Estate, being 3.272-acres, and Lot 2R of the Continental Ribbon and Carbon Company  
Subdivision, being 4.237-acres, and further described as part of the Phillip Coe Survey, A-  
31, in Brenham, Washington County, Texas.

**BACKGROUND:**

The subject properties, identified as Lot 1, Block 1, of the Buddy Johnson Subdivision, are owned by Prairie  
Lea Investments, LLC and Prairie Lea Vista, LLC, respectively. The subject properties are generally located  
on the east side of Prairie Lea Street, north of US Highway 290 W, and are addressed as 1119/1121 Prairie  
Lea Street and 1207/1301 Prairie Lea Street, respectively. The subject property addressed as 1119/1121  
Prairie Lea Street is developed with an assisted living/memory care facility (Silver Sage Assisted Living).

The subject property addressed as 1207/1301 Prairie Lea Street is currently vacant, undeveloped land and staff is currently reviewing plans for medical offices on the property.

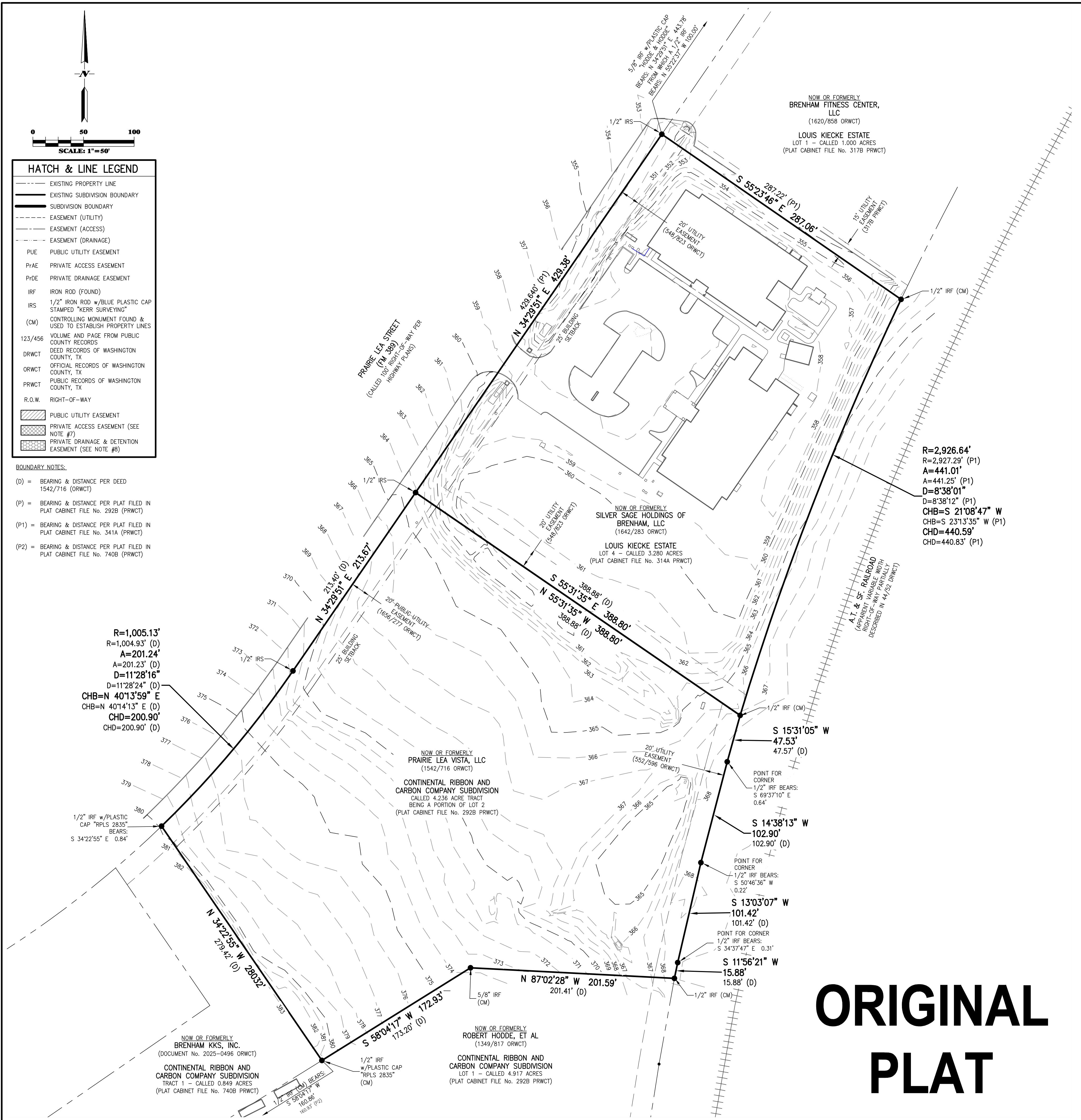
At some point in the past, Lot 2 was subdivided by metes and bounds but was not properly replatted. The purpose of the replat is to properly reflect the boundaries of the subject tract proposed as Lot 2R as well as dedication of public utility easements for proposed Lot 4R. Lot 4R is proposed to contain 3.272-acres of land and Lot 2R is proposed to contain 4.237-acres of land. The proposed replat includes the front building setback line in relation to the established property lines and the dedication of various public utility and drainage easements on both proposed lots.

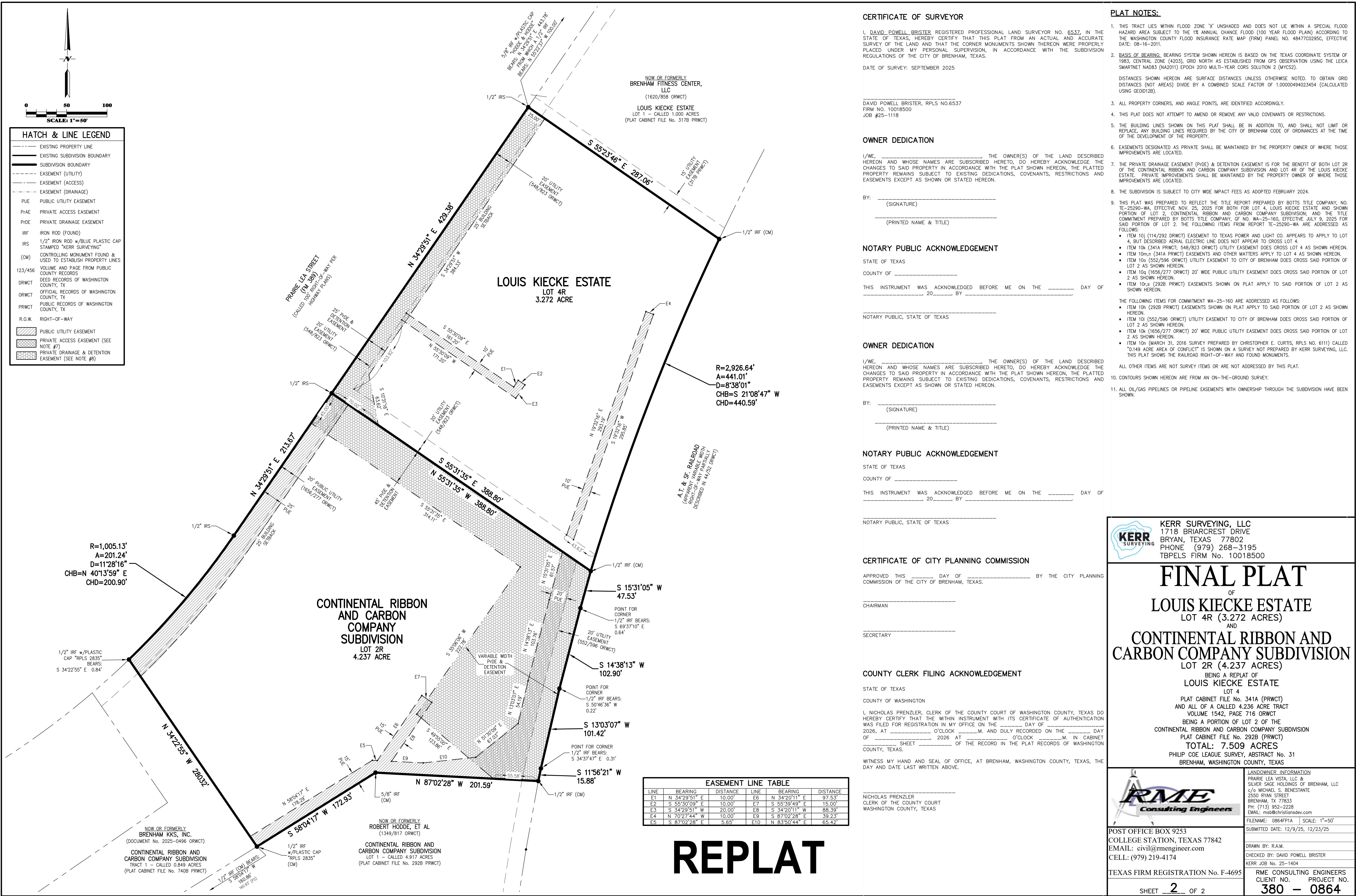
**STAFF RECOMMENDATION:**

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

**EXHIBITS:**

A. Proposed Commercial Replat





**CASE SUBPRE-26-0001**  
**PRELIMINARY PLAT: PINEDA SUBDIVISION**

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<b>STAFF CONTACT</b>	Shauna Laauwe, AICP, City Planner	
<b>PLAT TITLE:</b>	Pineda Subdivision	<b>CITY/ETJ:</b> City & ETJ
<b>PLAT TYPE:</b>	Preliminary Plat	
<b>OWNER/APPLICANT:</b>	David Doranta Pineda / Joe Cortez, TND Geomatics	
<b>ADDRESS/LOCATION:</b>	1874 Burleson Street	
<b>LEGAL DESCRIPTION:</b>	An approximately 0.673-acre tract of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas (Proposed Lot 1, Block 1 of the Pineda Subdivision)	
<b>LOT AREA:</b>	Approximately 0.673 acres	
<b>ZONING DISTRICT:</b>	R-1, Single Family Residential District	
<b>EXISTING USE:</b>	Residential / vacant land	
<b>FUTURE LAND USE:</b>	Single-Family Residential	
<b>REQUEST:</b>	A request from David Pineda for approval of a Preliminary Plat of the Pineda Subdivision creating Lot 1, Block 1, containing 0.673-acres, being further described as part of the A. Harrington, A-55 in Brenham, Washington County, Texas.	

**BACKGROUND:**

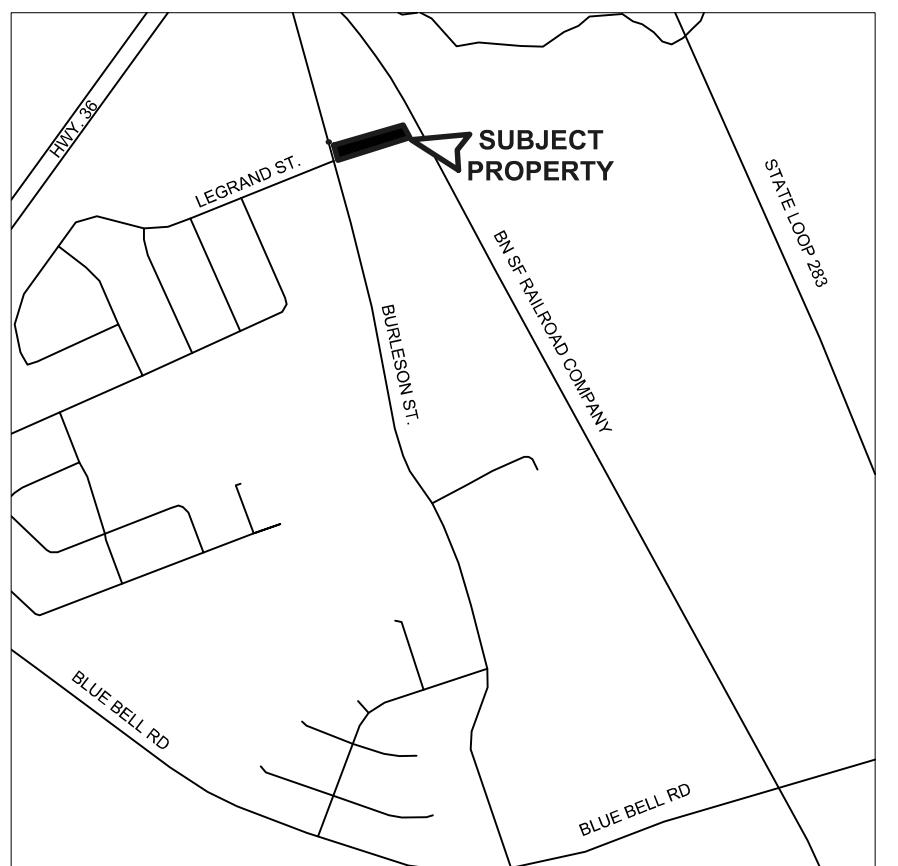
The subject property is a 0.673-acre tract of land owned by David Doranta Pineda that is addressed as 1874 Burleson Street. The property is generally located on the east side of Burleson Street, east of LeGrand Street, and west of the railroad tracks adjacent to Hohlt Park. The property is zoned R-1, Single Family Residential. The property is vacant, undeveloped land. Since the property is currently unplatted, a preliminary and final plat are required. This plat includes the dedication of a 15-foot public utility easement along the west property line adjacent to Burleson Street.

**STAFF ANALYSIS AND RECOMMENDATION:**

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

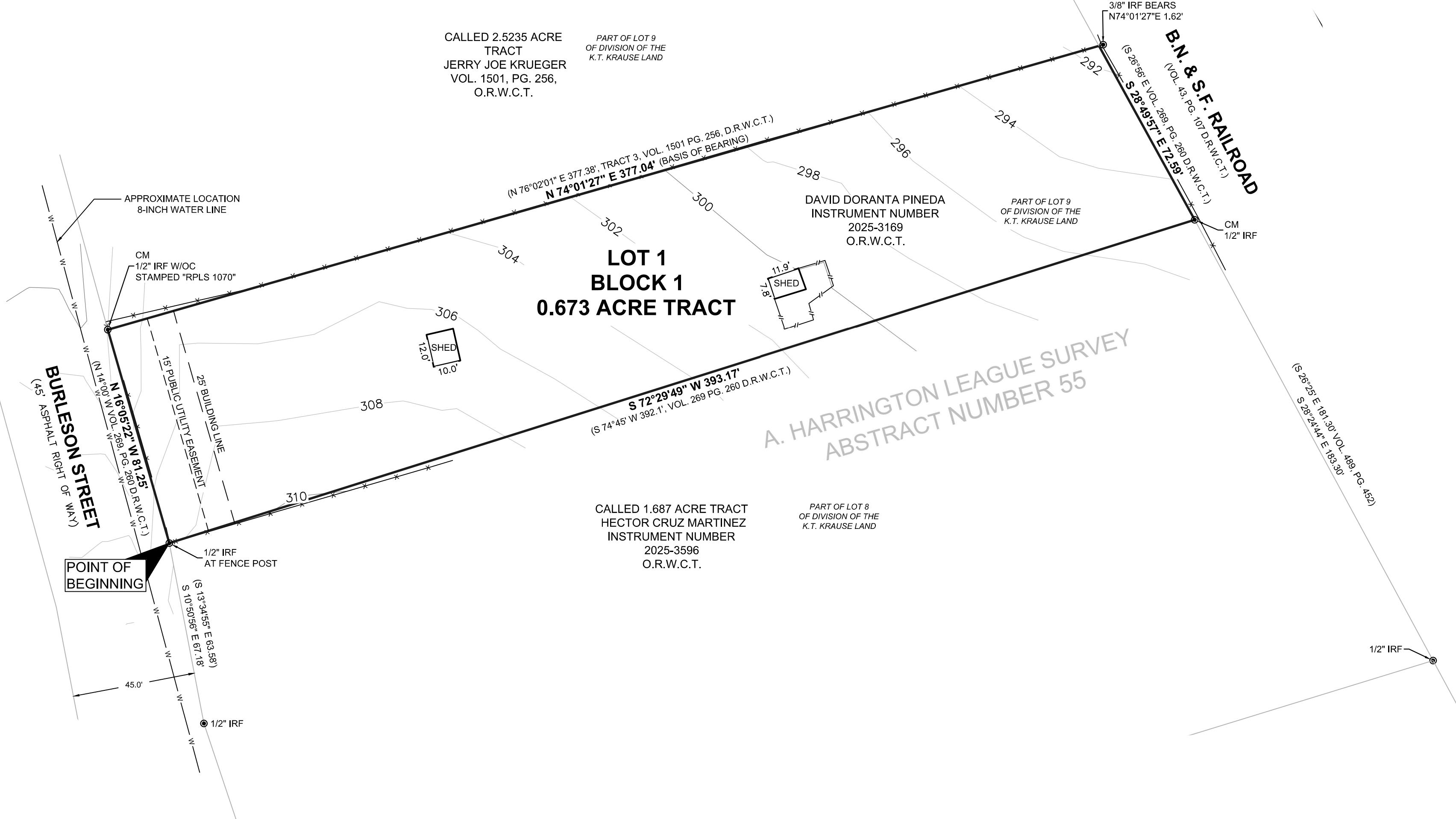
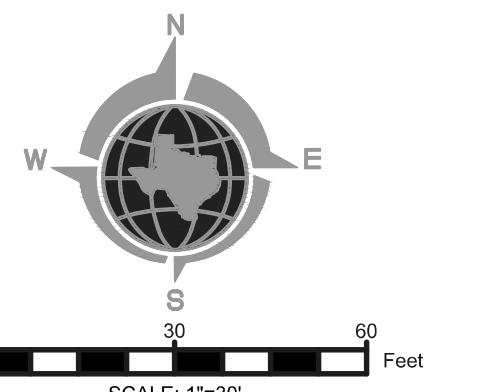
**EXHIBITS:**

A. Proposed Preliminary Plat



# VICINITY MAP

1":1000'



## NOTES

Not all public utilities are provided or available by the City of Brenham as of the date of this plat.

Bearings, coordinates and distances are based on United States, North American Datum of 1983 (NAD83 (EPOCH 2011), Texas North Central Zone (4203).

Elevations are based on the North American Vertical Datum 1988 (NAVD88) Orthometric Heights.

The purpose of this plat is to create a new subdivision containing 1 Lot (0.673 acre), 1 Block.

Note: The lot shown hereon is subject to front, side and rear building line requirements as noted in the City of Brenham Zoning Ordinance.

The residence shown hereon is not within the 100 year flood plain area according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel

NO. 48477C0295C Present Effective Date of Map August 16, 2011, herein  
property situated within Zone X (unshaded).

This plat does not attempt to amend or remove any valid covenants or restrictions  
imposed by the original platted or platting documents with the exception that the restrictions  
have been shown.

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.

8-inch water line shown at approximate location. Contractor to field verify exact

horizontal and vertical location prior to excavation/construction.

#### PLANNING COMMISSION APPROVAL

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Approved this 20th day of January, 2023 by the Planning Commission of the City of Rockport, T

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**COUNTY CLERK CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF WASHINGTON §

, Nicholas Prenzler, County Clerk in and for said County, hereby certify that the foregoing instrument with its Certificate of Authentication was filed in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2026, A.D.  
at \_\_\_\_\_ o'clock .M. and duly recorded the \_\_\_\_\_

day of \_\_\_\_\_, 2026, A.D. at \_\_\_\_\_ o'clock \_\_.M., in the Plat Records in Slide No. \_\_\_\_\_

**PRELIMINARY PLAT SHOWING  
LOT 1, BLOCK 1  
BUNTER SUBDIVISION**

**PINEDA SUBDIVISION**  
ING A 0.673 ACRE TRACT OF LAND OUT OF A. HARRINGTON  
VEY ABSTRACT 55, IN THE CITY OF BRENHAM, WASHINGTON  
UNTY, TEXAS, ACCORDING TO THE DEED RECORDED UNDER  
RUMENT NUMBER 2025-3169, DEED RECORDS, WASHINGTON  
COUNTY, TEXAS  
PREPARED DECEMBER 2025

**CASE SUBFIN-25-0003**  
**FINAL PLAT: PINEDA SUBDIVISION**

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<b>STAFF CONTACT</b>	Shauna Laauwe, AICP, City Planner	
<b>PLAT TITLE:</b>	Pineda Subdivision	<b>CITY/ETJ:</b> City & ETJ
<b>PLAT TYPE:</b>	Final Plat	
<b>OWNER/APPLICANT:</b>	David Doranta Pineda / Joe Cortez, TND Geomatics	
<b>ADDRESS/LOCATION:</b>	1874 Burleson Street	
<b>LEGAL DESCRIPTION:</b>	An approximately 0.673-acre tract of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas (Proposed Lot 1, Block 1 of the Pineda Subdivision)	
<b>LOT AREA:</b>	Approximately 0.673 acres	
<b>ZONING DISTRICT:</b>	R-1, Single Family Residential District	
<b>EXISTING USE:</b>	Residential / vacant land	
<b>FUTURE LAND USE:</b>	Single-Family Residential	
<b>REQUEST:</b>	A request from David Pineda for approval of a Final Plat of the Pineda Subdivision creating Lot 1, Block 1, containing 0.673-acres, being further described as part of the A. Harrington, A-55 in Brenham, Washington County, Texas.	

**BACKGROUND:**

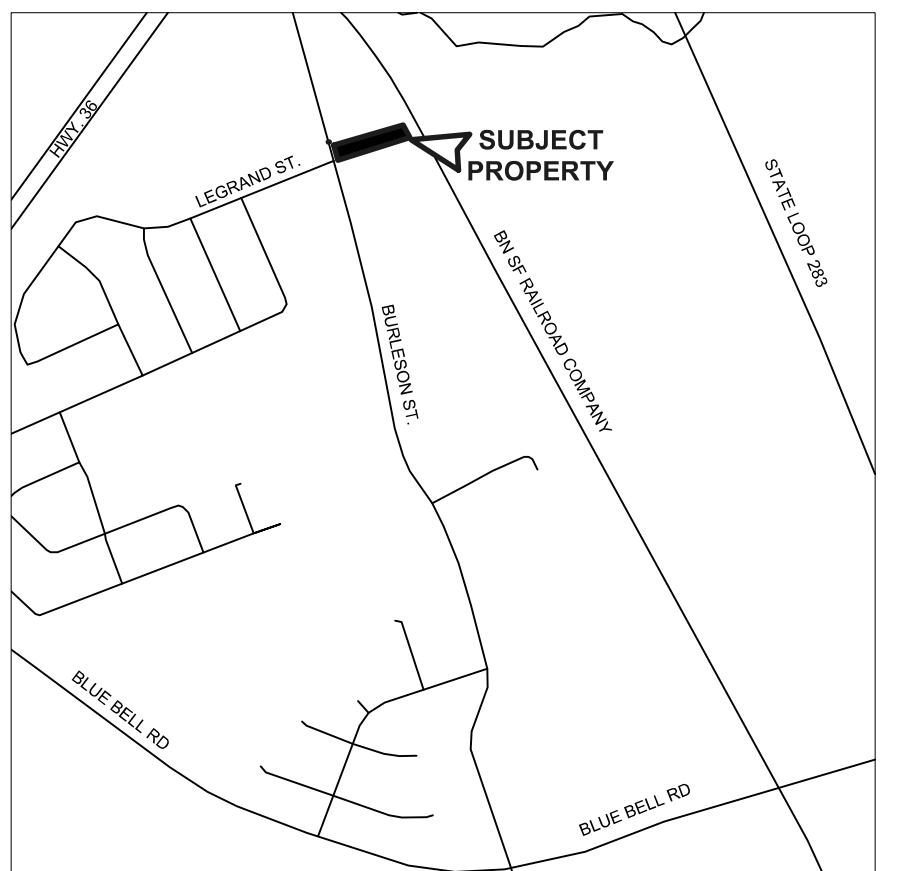
The subject property is a 0.673-acre tract of land owned by David Doranta Pineda that is addressed as 1874 Burleson Street. The property is generally located on the east side of Burleson Street, east of LeGrand Street, and west of the railroad tracks adjacent to Hohlt Park. The property is zoned R-1, Single Family Residential. The property is vacant, undeveloped land. Since the property is currently unplatted, a preliminary and final plat are required. This plat includes the dedication of a 15-foot public utility easement along the west property line adjacent to Burleson Street.

**STAFF ANALYSIS AND RECOMMENDATION:**

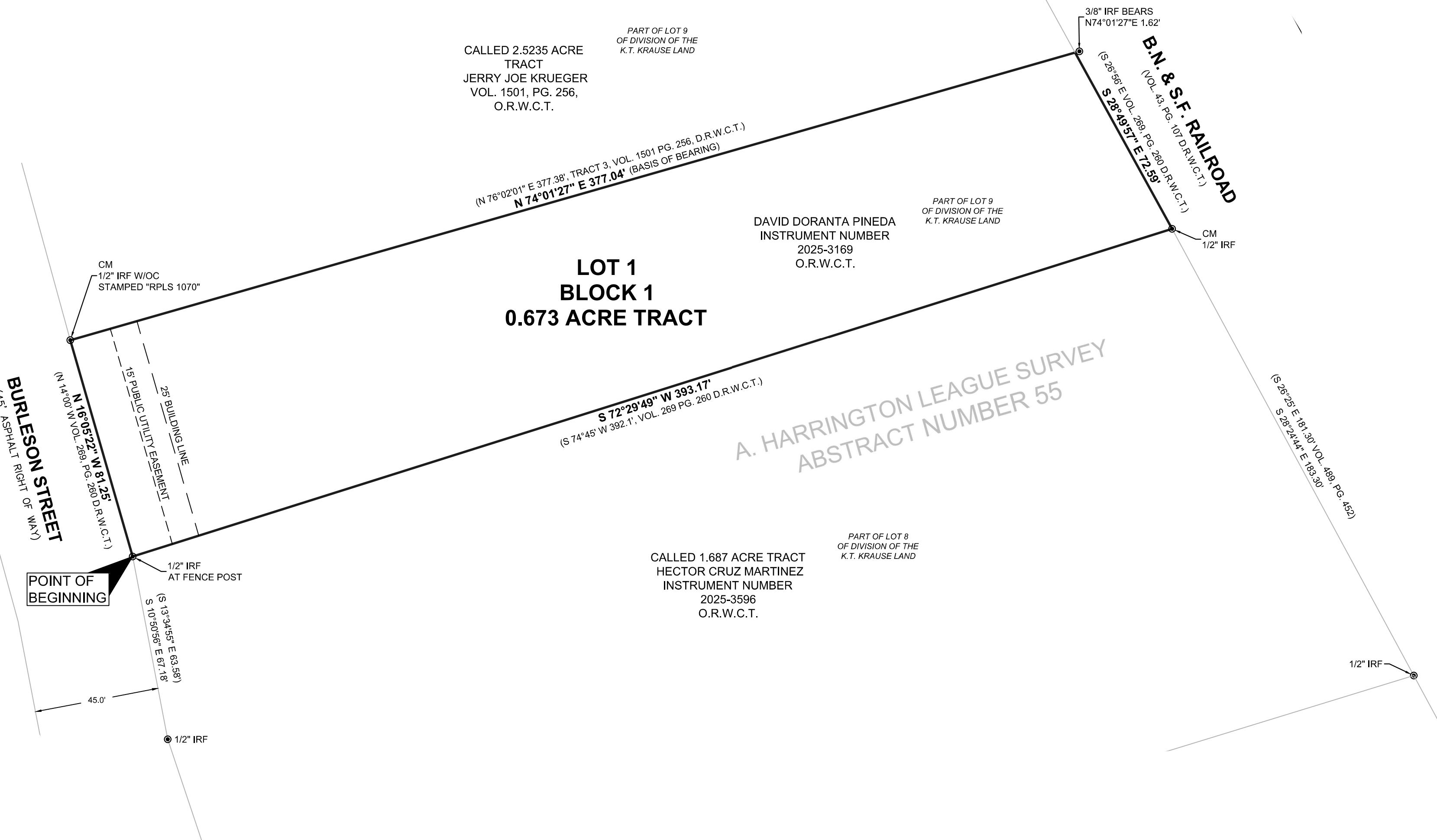
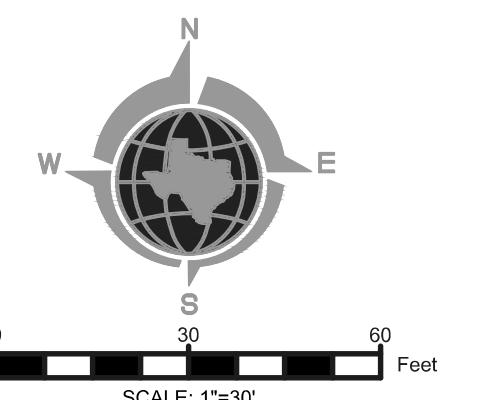
Development Services and Strand Engineering have reviewed this Final Plat for compliance with applicable City of Brenham regulations and ordinances and recommend **approval** of this plat as presented.

**EXHIBITS:**

A. Proposed Final Plat



VICINITY MAP  
1":1000'



NOTES

Not all public utilities are provided or available by the City of Brenham as of the date of this plat.

Bearings, coordinates and distances are based on United States, North American Datum of 1983 (NAD83) (EPOCH 2011), Texas Central Zone (4203).

Elevations are based on the North American Vertical Datum 1988 (NAVD88) Orthometric Heights.

The purpose of this plat is to create a new subdivision containing 1 Lot (0.673 acre), 1 Block.

Note: The lot shown hereon is subject to front, side and rear building line requirements as noted in the City of Brenham Zoning Ordinance.

The residence shown hereon is not within the 100 year flood plain area according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48477C0295C Present Effective Date of Map August 16, 2011, herein property situated within Zone X (unshaded).

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.

PRELIMINARY ONLY

Texas Registration No. 5517 SIGN DATE

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**CASE LOTLINE-25-0013**  
**REPLAT: LOT 8 OF THE LITTLE SANDY SUBDIVISION**  
**TO CREATE LOT 8A OF THE LITTLE SANDY SUBDIVISION**

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**PLAT TITLE:** Replat of Lot 8 of the Little Sandy Subdivision to create Lot 8A of the Little Sandy Subdivision **CITY/ETJ:** City Limits

**PLAT TYPE:** Residential Replat

**OWNERS:** James and Harriet Sue Jenkins

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

**LOT AREA /LOCATION:** 0.366-acres addressed 1804 Westbrooke Cove

**PROPOSED LEGAL**

**DESCRIPTION:** Lot 8 of the Little Sandy Subdivision 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 James and Harriet Sue Jenkins (Blakey Surveying, LLC) for approval of a Replat of Lot 8 of the Little Sandy Subdivision to create Lot 8A of the Little Sandy Subdivision containing 0.366-acres addressed as 1804 Westbrook Cove, and further described as part of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.

**BACKGROUND:**

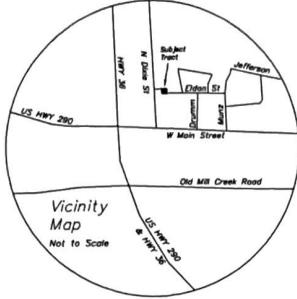
The subject property, currently identified as Lot 8 of the Little Sandy Subdivision, is owned by James and Harriet Sue Jenkins and was recently purchased from Nicholas and Kendall Prenzler. The subject property is addressed 1804 Westbrooke Cove and is generally located on the southeast side of Westbrooke Cove and northwest of the existing Eldon Street right-of-way that dead-ends at an undeveloped platted cul-de-sac. The property is currently developed with a single-family residence. The existing back porch encroaches slightly into the existing 15-foot building line and public utility easement; therefore, the new owners are requesting a replat to decrease the public utility easement and the rear building line to 10-feet along the existing property line adjacent to the right-of-way for the undeveloped cul-de-sac. Staff researched the street and the unimproved right-of-way was dedicated at the time the subdivision developed around 2006. The Public Works Department intends to develop the cul-de-sac at a later date. Additionally, at the request of the Public Utilities Department, the plat also increases the existing 15-foot public utility easement along the south property line from 15 feet to 30 feet.

**STAFF RECOMMENDATION:**

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

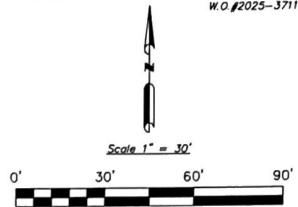
**EXHIBITS:**

- A. Proposed residential Replat



# FINAL PLAT

## Replat of Lot 8 To Create Lot 8A of the LITTLE SANDY SUBDIVISION



### Consisting of Lot 8A Containing 0.366 Acres Total

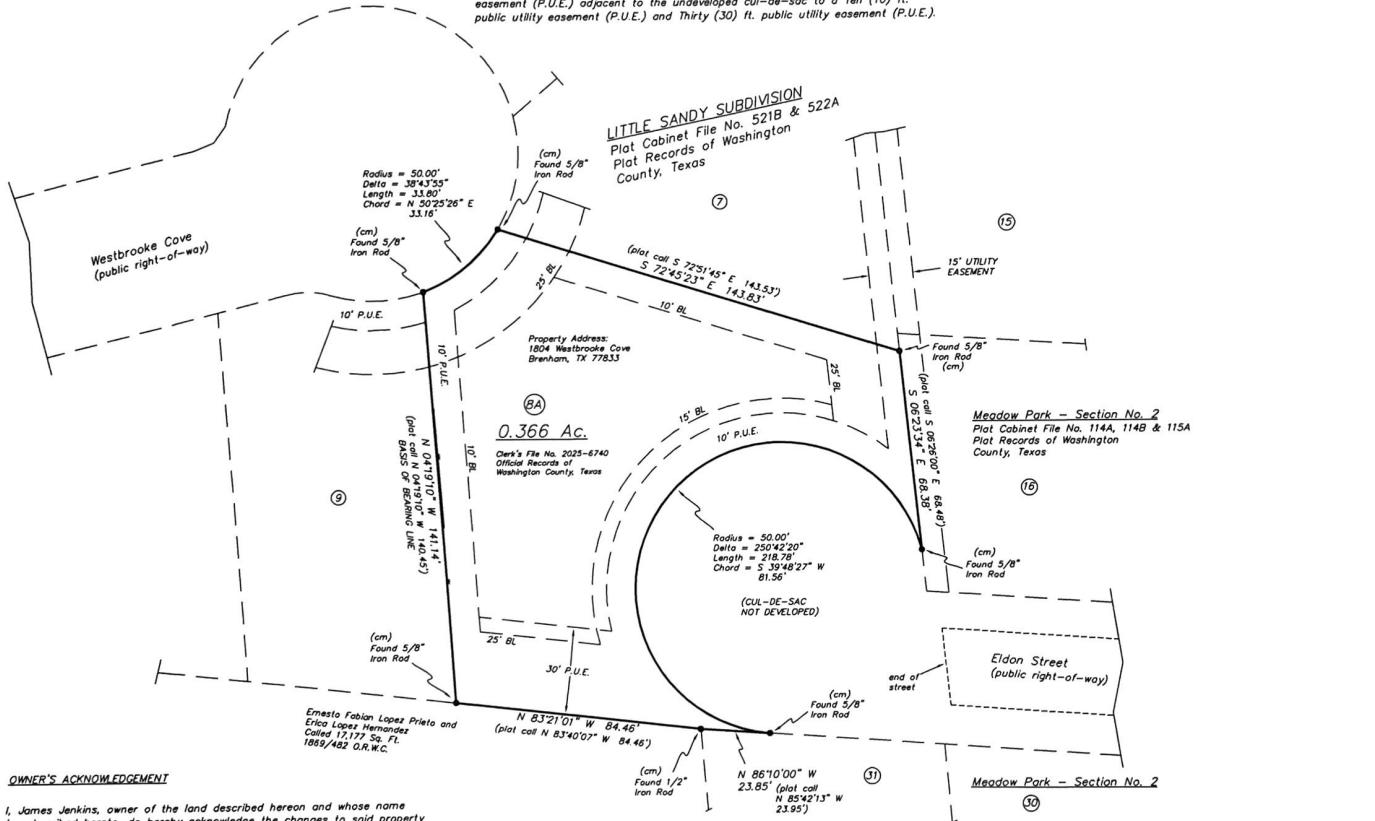
Phillip Coe Survey, Abstract No. 31  
City of Brenham, Washington County, Texas

cm = control monument  
D.R.W.C. = Deed Records of Washington County, Texas  
O.R.W.C. = Official Records of Washington County, Texas  
P.C.C. = Plat Cabinet File No. 521B & 522A  
P.U.E. = City of Brenham Public Utility Easement  
BL = building setback line

Bearings shown herein are based on the record bearing for the West line of Lot 8 of Little Sandy Subdivision, plat recorded in Plat Cabinet File No. 521B & 522A, P.C.C.

Showing a survey of a 0.366 acre tract, situated in Washington County, Texas, being part of the Phillip Coe Survey, Abstract No. 31, being all or a portion of Lot 8 of Little Sandy Subdivision (plat recorded in Plat Cabinet File No. 521B & 522A of the Plat Records of Washington County, Texas), and being the same property described in that deed dated December 5, 2025, from Kendall L. Smith n/k/a Kendall Smith Prenzler and Nicholas Prenzler to James Jenkins and Harriet Sue Jenkins, recorded in Clerk's File No. 2025-6740 of the Official Records of Washington County, Texas.

The purpose of this plat is to amend the Fifteen (15) ft. wide public utility easement (P.U.E.) adjacent to the undeveloped cul-de-sac to a Ten (10) ft. public utility easement (P.U.E.) and Thirty (30) ft. public utility easement (P.U.E.).



#### OWNER'S ACKNOWLEDGEMENT

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

James Jenkins

#### NOTARY PUBLIC ACKNOWLEDGEMENT

THE STATE OF TEXAS  
COUNTY OF WASHINGTON

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public  
State of Texas

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

#### OWNER'S ACKNOWLEDGEMENT

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

Harriet Sue Jenkins

#### NOTARY PUBLIC ACKNOWLEDGEMENT

THE STATE OF TEXAS  
COUNTY OF WASHINGTON

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public  
State of Texas

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

#### PLANNING AND ZONING COMMISSION APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the Planning and Zoning Commission of the City of Brenham, Texas.

Chairman

Secretary

#### 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 \_\_\_\_\_, 2026, at \_\_\_\_\_ o'clock, \_\_\_\_\_ m., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ o'clock, \_\_\_\_\_ m., in cabinet \_\_\_\_\_ sheet \_\_\_\_\_ of the \_\_\_\_\_ records of said county.

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

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

#### NOTE:

- 1) This plat does not attempt to amend or remove any valid covenants or restrictions.
- 2) 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.
- 3) The subject tract, as hereon, does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0295C, effective date August 16, 2011.
- 4) All oil/gas pipelines or pipeline easements with ownership through subdivision have been shown. All oil/gas wells with ownership (plugged, abandoned, and/or inactive) through the subdivision have been shown.
- 5) Any building structures shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 (fifteen) feet off centerline of low pressure gas lines, and 30 (thirty) feet off centerline of high pressure gas lines.

Blakey Surveying, LLC

RPLS 4052 RPLS 5935

TEXAS FIRM REGISTRATION NO. 10085000

(877) 877-8549

Michael J. Blakey  
Registered Professional Land Surveyor No. 5935  
November 19, 2025

4669 Filikim Lane  
Bryan, Texas 77835

**CASE LOTLINE-25-0015**  
**REPLAT: RESERVE "A" OF OAK ALLEY SUBDIVISION, PHASE 2**  
**TO CREATE OAK ALLEY SUBDIVISION, PHASE 3**

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**PLAT TITLE:** Replat of Reserve "A" Oak Alley Subdivision  
Phase 2 to create Oak Alley Subdivision, Phase 3 **CITY/ETJ:** City Limits

**PLAT TYPE:** Residential Replat

**OWNERS:** Eigentum Capital, LLC / Sam Seidel

**APPLICANT/AGENT:** Owners / McClure & Browne Engineering/Surveying, Inc.

**LOT AREA /LOCATION:** 5.281-acres

**PROPOSED LEGAL**

**DESCRIPTION:** Lots 11-21 in Block 2 and Lots 2-9 in Block 4, Oak Alley Subdivision, Phase 3 in Brenham, Washington County, Texas

**ZONING DISTRICT:** Planned Development District

**EXISTING USE:** Single Family Residential

**COMP PLAN**

**FUTURE LAND USE:** Single Family Residential

**REQUEST:** A request by Eigentum Capital, LLC / Sam Seidel (McClure & Browne Engineering/Surveying, Inc.) for approval of a Replat of Reserve "A" of the Oak Alley Subdivision, Phase 2 to create Oak Alley Subdivision, Phase 3 containing 5.281-acres, being Lots 11-21 in Block 2 and Lots 2-9 in Block 4, and further described as part of the James Walker Survey, A-106, in Brenham, Washington County, Texas.

**BACKGROUND:**

The subject property, currently identified as Reserve "A" of the Oak Alley Subdivision, Phase 2, is owned by Eigentum Capital, LLC / Sam Seidel. The subject property is generally located on the east side of South Blue Bell Road and on the west end of Oak Alley Blvd. The subject 5.281 acres was previously platted as Unrestricted Reserve "A" in Oak Alley Phase 2 and is part of the Oak Alley Planned Development approved by Ordinance O-18-002 and O-13-020. The owner would now like to develop Oak Alley Phase 3; therefore, a replat is required. The property is currently undeveloped, vacant land. This plat consists of Lots 11-21 in Block 2 and Lots 2-9 in Block 4, with Lots 2-6 including setbacks delineated for patio homes. In addition to the existing public utility easements, the plat includes the dedication of a 10-foot public utility easement along the front property line of all lots, alternating 12.5-foot and 7.5-foot public utility easements along joining property lines for Lots 14 and 15 and Lots 18 and 19 (20-feet combined), as well

as a 20-foot public utility easement along South Blue Bell Road along the rear property lines of the lots in Block 4. Lastly, the plat includes an 8,925 square foot common area and detention pond adjacent to Lots 20 and 21, along South Blue Bell Road, to be maintained by the Homeowners Association.

**STAFF RECOMMENDATION:**

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

**EXHIBITS:**

- A. Proposed residential Replat



**CASE NUMBER SPCUSE-25-0014**  
**1307 HIDDEN CREEK LANE**  
**SPECIFIC USE PERMIT REQUEST – ACCESSORY DWELLING UNIT**

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<b>STAFF CONTACT:</b>	Shauna Laauwe AICP, City Planner
<b>APPLICANT/OWNER:</b>	Dara Childs / Scott Bailey
<b>ADDRESS/LOCATION:</b>	1307 Hidden Creek Lane
<b>LEGAL DESCRIPTION:</b>	Lot 3A, Block 1, Sycamore Hill Subdivision
<b>LOT AREA:</b>	29,490 square feet, approximately 0.68-acres
<b>ZONING DISTRICT/USE:</b>	R-1 Single-Family Residential District (Exhibit B)
<b>FUTURE LAND USE:</b>	Single-Family Residential District (Exhibit C)
<b>REQUEST:</b>	A request for a Specific Use Permit to allow a proposed Accessory Dwelling Unit (ADU) in a R-1 Single-Family Residential Zoning District (Exhibit B).

**BACKGROUND:**

The subject property is addressed as 1307 Hidden Creek Lane, that is at the northwest terminus of Hidden Creek Lane. In general, Hidden Creek Lane is located on the west side of South Saeger Street, south of West Main Street and north of Old Mill Creek Road. The subject property is a 29,490 square foot (0.68-acre) lot owned by Scott Bailey. The subject property is developed with a 1,260 square foot single-family dwelling, accessory carport, and patio area that was constructed in 2021. As shown in Figure 1, the subject and adjacent properties are currently zoned R-1, Single-Family Residential District and developed with single-family dwelling units. The subject property and existing principal structure conforms to the R-1 regulations and meets or exceeds the required front, rear, and side yard setbacks for a single-family home. As shown in Figure 1 and the site plan in Figure 2, the existing principal home is positioned near the north property

**Figure 1**

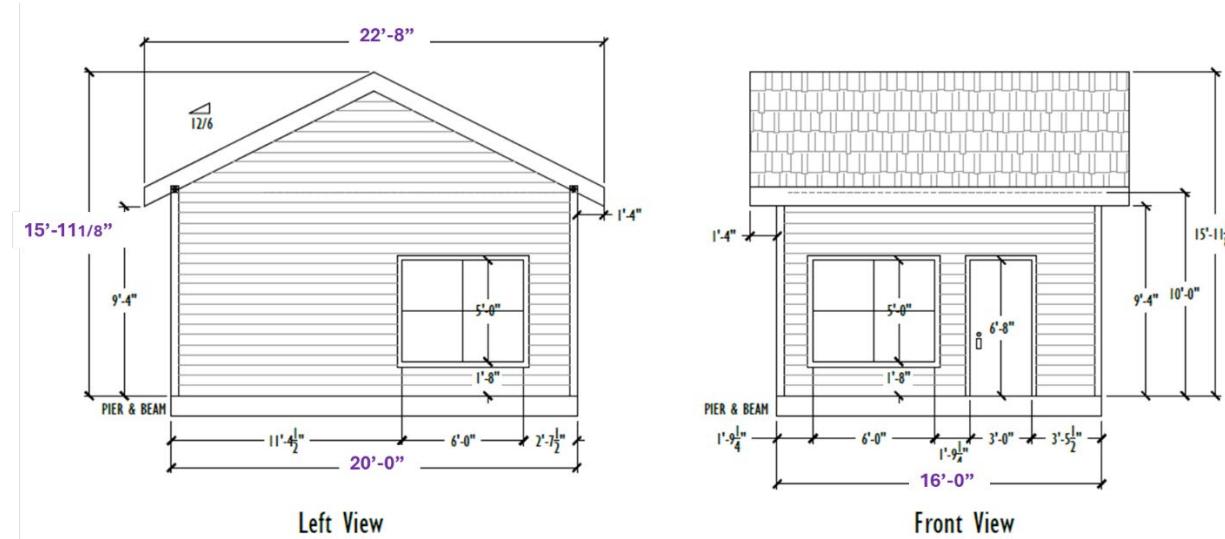


line and at an angle towards Hidden Creek Lane. The applicant would like to build an accessory dwelling unit (ADU) on his property.

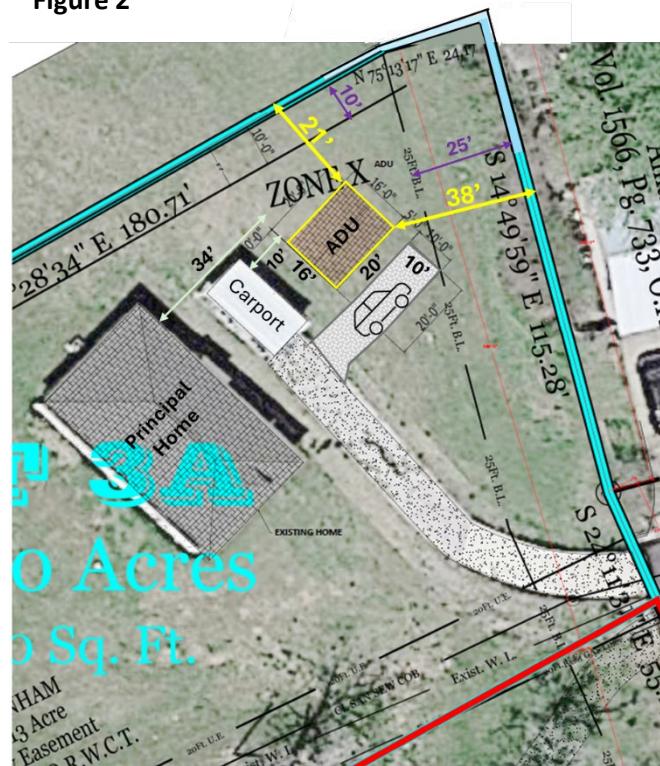
The applicant proposes to construct a 16-foot by 20-foot (320 SF) ADU structure on the northeast side of the subject property. The proposed ADU would be approximately 34-feet to the east from the principal structure, 38-feet from the east front property line and nearest adjacent neighbor, 21-feet from the north side property line at the closest point, and 10-feet from the existing carport. The applicant states that the ADU will be of similar construction of the principal structure, with a pier and beam foundation, an exterior building material consisting of hardy siding, composite roof shingles, and a pitched roof with a maximum building height of approximately 15-feet 11-inches (See Figure 3). The proposed floor plan, as shown in Exhibit E, would comprise one bedroom, one bathroom, and an open living and kitchen area. The subject property currently has an elongated one-lane driveway off Hidden Creek Lane that accommodates approximately four (4) vehicles. As shown on the site plan, the applicant has provided a separate 10'x20' parking space as required for the proposed ADU.

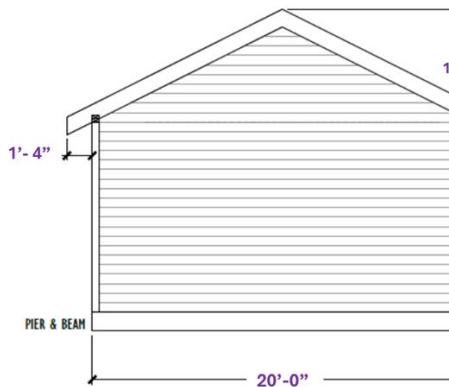
The R-1 District allows accessory dwelling units (ADUs) with prior approval of a Specific Use Permit (SUP). Thus, the applicant and property owner are seeking a SUP for construction of a 320 square foot accessory dwelling unit on this 0.68-acre tract of land in a R-1, Single-Family Residential Use District.

**Figure 3: Elevations**

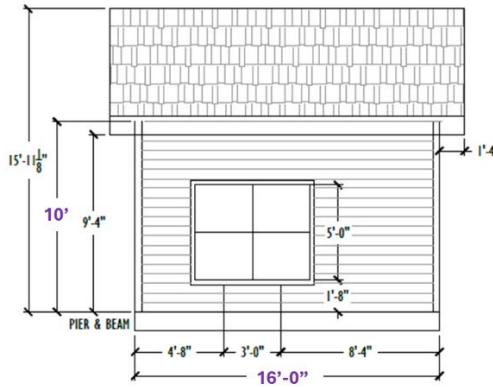


**Figure 2**





Right View



Back View

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

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

- (1) The city's zoning should recognize and seek to preserve the small-town attributes that make Brenham a special place for its citizens to live, work and play.

**The subject property is a 29,490 square foot (0.68-acre) lot that is located on the northwest terminus of Hidden Creek Lane. In general, Hidden Creek Lane is located on the west side of South Saeger Street, south of West Main Street and north of Old Mill Creek Road. As shown in Figure 1, the subject property, and all adjacent properties are located within an R-1, Single-Family Residential District. The subject property and adjacent properties to the east and west are developed as single-family homes within the Meadowbrook Subdivision that were predominately built in the 1980s. Further to the south, on the northwest corner of S. Saeger Street and Old Mill Creek is a large undeveloped vacant tract that is zoned R-2, Mixed Residential District and B-1, Local Business, Mixed Residential District. Blinn College is located to the southeast of the subject property, across S. Saeger Street and south of Old Mill Creek Road. Lastly, to the north along W. Main Street, is zoned B-1, Local Business Mixed Residential District and developed primarily as business and residential homes.**

The applicant is requesting a SUP to allow for the construction of a 16' x 20' (320 square feet), one-story detached accessory structure near the northeast property line of the subject lot. The allowance and standards for ADUs were adopted within the Zoning Regulations with Ordinance No. O-19-012 that was approved on March 7, 2019. The adopted regulations allow any homeowner living in the R-1 District to build an ADU with prior approval of a Specific Use Permit and a building permit. Any homeowner or business owner located in an R-2 or B-1 zoning district may build an ADU with a building permit. Section 10.02(4) of the Zoning Regulations lists additional development standards that pertain to ADUs:

- a) Should the primary use be a single-family dwelling, the property owner's primary residence shall be the single-family dwelling or ADU.

***The property owner plans to reside in the principal home and proposes to utilize the ADU as either a guest house or rental income.***

- b) An ADU must be designed and constructed in keeping with the general architecture and building material of the principal structure.

***The proposed addition will be in the same general architecture style and building material of the principal structure.***

- c) An attached ADU shall be subject to the regulations affecting the principal structure. A detached ADU shall have side yards of not less than the required side yard for the principal structure and rear yards of not less than ten (10) feet.

***The proposed ADU exceeds the rear and side yard setback requirements with a rear yard setback of 146-feet, a north side yard setback of 21-feet and an east side yard setback of 29-feet.***

- d) One (1) on-site parking space, located to the side or rear of the primary structure, shall be provided for the ADU in addition to the required parking for the principal structure.

***The subject property is required to have two (2) parking spaces for the principal home and one (1) dedicated parking space for the ADU. The subject site has a one-car carport and an elongated 10-foot x 102-foot driveway that combined, accommodates approximately 4 vehicles. The applicant has also provided an additional 10-foot x 20-foot dedicated parking space for the ADU that is located south of ADU and east of the principal home.***

- e) The maximum habitable area of an ADU is limited to either one-half (1/2) of the habitable area of the principal structure, or one thousand (1,000) square feet, whichever is smaller.

***The principal structure is 1,260 square feet in area and the proposed ADU is 320 square feet, less than ½ of the habitable area of the principal structure.***

- f) ADUs shall not be HUD-code manufactured home or mobile home.

***The proposed ADU will not be a HUD-code manufactured home or mobile home.***

The SUP process allows staff to identify additional land uses, which may be appropriate in special circumstances. The proposed ADU is to be used as either guest quarters or for rental income. The subject property is a large 0.68-acre lot, that allows for the proposed ADU to have ample setbacks from adjacent properties. The site plan provided by the applicant indicates that the ADU will be approximately 97-feet from Hidden Creek Lane, 38-feet from the east property line shared with the nearest adjacent neighbor (1306 Hidden Creek), and 21-feet from the north side yard property line. The proposed development complies with the development standards for accessory dwelling units, and the SUP request promotes the initiatives of the housing task force.

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

The future land use map portion of the Historic Past, Bold Future 2040 Comprehensive Plan suggests the subject property and the area to the north and south of Hidden Creek Lane, west of S. Saeger Street to Old Mill Creek Road is envisioned as single-family use (Exhibit "C"). Properties further north, along W. Main Street are envisioned as Corridor Mixed-Use, while properties to the east, across S. Saeger Street, are envisioned as commercial and institutional (Blinn College). The subject property and the surrounding properties are developed as single-family homes with the area transitioning to mixed commercial and residential uses to the south along W. Main Street. The requested SUP would not deter from the envisioned use. Staff finds that the proposed request aligns with the goals and land use policies established in the Comprehensive Plan.

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

**The subject property has existing utilities available along Hidden Creek Lane, as well as water, gas, and sewer lines within a 10-foot easement along the south property line. ADUs are an opportunity to increase density in a compatible manner within a residential area as they do not require additional infrastructure to be built to accommodate the new dwelling unit.**

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

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

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

**Property owners within 200 feet of the project site were mailed notifications of this request on January 7, 2026, and the Notice of Public Hearing was published in the Brenham Banner on January 7, 2025. As of January 20, 2026, Staff have received no written citizen comment forms regarding the proposed ADU. Any public comments submitted to staff will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.**

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

**If approved, the property will be required to adhere to the regulations of the R-1 District to include the accessory dwelling unit development standards, minimum building setbacks and maximum impervious coverage requirements. The applicant has submitted a site plan (Exhibit D) which shows the proposed location of the ADU. As noted previously, both the principal home and the ADU meet or exceed all R-1 setback requirements. The subject property has a lot size of 29,490 square feet and is larger in area than the single-family residential lots located within the Meadow Brook Subdivision to the east along Hidden Creek Lane. The subject property is one of four large residential lots of the Sycamore Hill Subdivision that is located between Meadow Brook Lane to the west and Hidden Creek Lane to the east that are part of the Meadow Brook Subdivision. It is unknown why the connection between the two sides of the neighborhood were not completed as the Meadow Brook Subdivision plats were completed in 1988, while the Sycamore Hill Subdivision was platted in 2021. The existing principal structure is 1,260 square feet and the proposed ADU is 320 square foot ADU, for a total living space of 1,580 square feet on the subject property. While not including the driveways and covered porches, the impervious cover of the subject property is far less than the maximum lot coverage of 55 percent allowed within the R-1 District. Staff finds that the site development requirements will ensure that adequate open space is preserved on the subject property.**

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

**Staff finds that the requested land use is appropriate in this location given the existing development in the vicinity and conformance with the City's adopted Comprehensive Plan and Future Land Use Plan.**

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

**The subject property and all surrounding properties are located within an R-1 District. The Future Land Use Map, as part of the Comprehensive Plan adopted in September 2019, envisions the subject property as single-family residential. The subject property, adjacent properties, and surrounding area to the west and east are currently developed as single-family uses. To the north, along W. Main Street and to the south of Old Mill Creek Road is zoned B-1, Local Business Mixed Residential district. The properties along W. Main Street are primarily neighborhood commercial with single-family residences, while the property on the northeast and south intersections of S. Saeger and Old Mill Creek are primarily developed as Blinn College.**

**The surrounding single-family properties on Hidden Creek Lane consist of different home types to include hardy plank craftsman homes and brick ranch style homes built from the 1940-1980s. While no other ADUs are currently within the immediate area, Staff finds that the proposed ADU is consistent with the land use policies established in the Comprehensive Plan and the existing neighborhood culture.**

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

**Staff finds that approval of the proposed SUP to allow for further development of the property with an ADU will promote the orderly development of the community. This request, to allow a proposed 16' x 20' (320 square foot) detached accessory structure to be located on the northeast portion of the 29,490 square foot lot, will not adversely affect health, safety, morals, or general welfare of properties in the general vicinity or the community in general.**

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

**Staff finds that the proposed development will not have an adverse effect on the surrounding area and will be compatible with anticipated uses surrounding this property. The proposed ADU will meet the architectural character of the existing home and the adjoining properties. The proposed structure meets the development standards set forth in the zoning ordinance and is proposed to be in character with both the principal structure and nearby residential properties. If approved, the applicant is required to submit a building permit for the ADU showing that it meets all applicable building and fire code requirements.**

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

**If approved, the proposed SUP will allow for the construction of a one-bedroom, 320 square foot ADU that will be utilized as guest quarters or rental income. Commercial districts are located to the north along W. Main Street, and to the south along Old Mill Creek Road. While W. Main Street is mostly developed, vacant commercial property is available for future development. Staff finds that the proposed SUP, if approved, will not negatively affect vacant land classified for commercial uses.**

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

**The property is currently developed as a single-family home within an R-1, Single-Family Residential District. The existing principal structure was built in 2021 and according to documents provided, appears to be in conformance with all the of the zoning requirements in terms of lot size, setbacks and uses.**

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

**Staff finds that approval of the proposed SUP will allow for orderly growth and development in the general vicinity and throughout the city.**

**STAFF RECOMMENDATION:**

Staff recommends *approval* of a Specific Use Permit to allow a detached accessory dwelling unit to be located within a R-1 Mixed Residential Use Zoning District for the subject 0.24-acre tract of land that is located at 1307 Hidden Creek Lane and legally described as Lot 3A, Block 1 of the Sycamore Hill Subdivision.

**EXHIBITS:**

- A. Aerial Map
- B. Zoning Map
- C. Future Land Use Map
- D. Site Plan
- E. Floor Plan & Elevations
- F. Site photos

EXHIBIT "A"  
AERIAL MAP

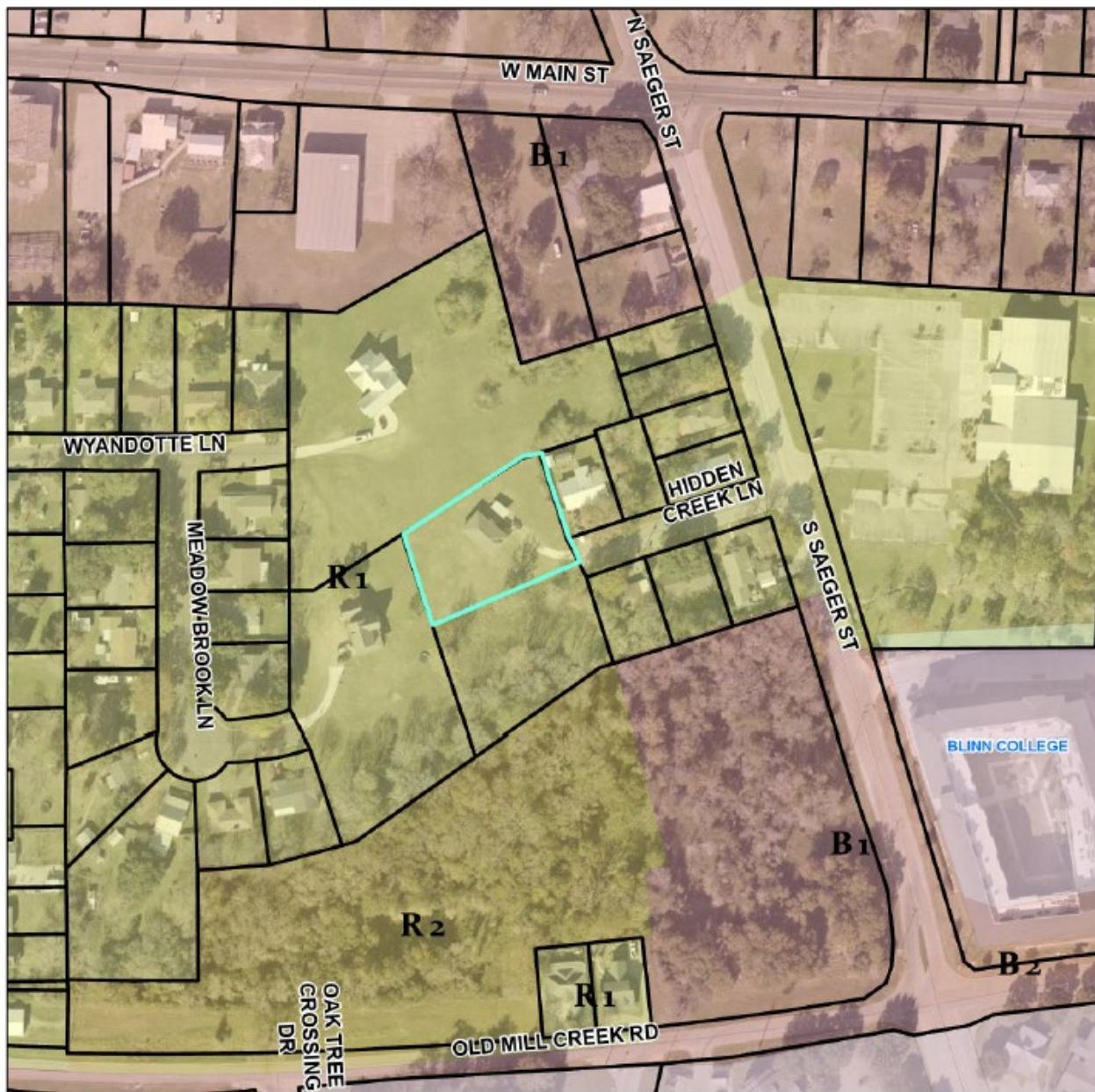


**Location Map  
Specific Use Permit for ADU  
1307 Hidden Creek Street**



0 40 80 160 Feet

EXHIBIT "B"  
ZONING MAP



**Zoning Map**  
**Specific Use Permit for ADU**  
**1307 Hidden Creek Street**

**Legend**

Zoning
B1 Local Business Mixed
B2 Commercial Research and Technology
R1 Residential Single Family
R2 Mixed Residential

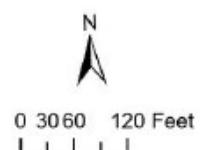
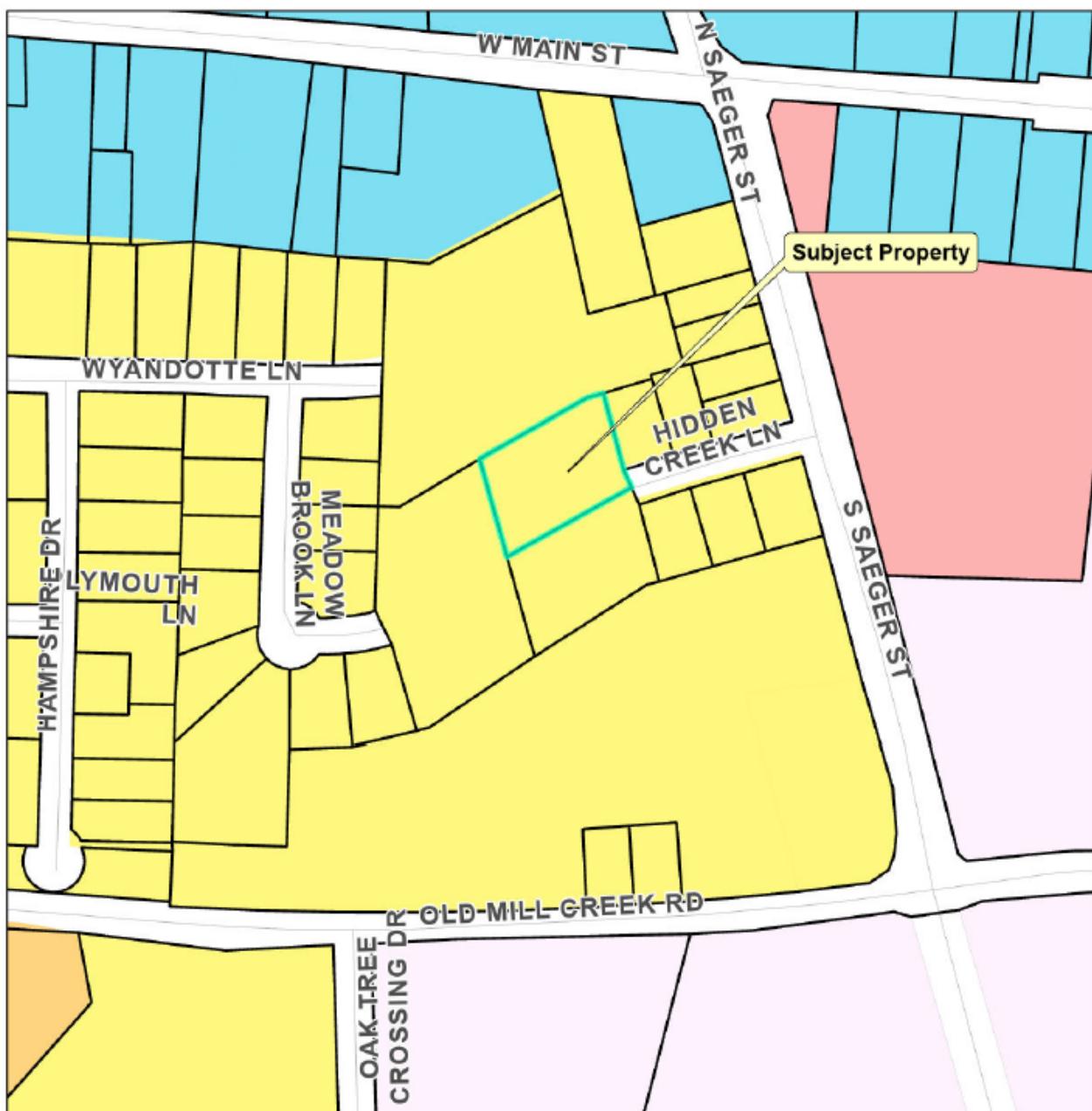


EXHIBIT "C"  
FUTURE LAND USE MAP

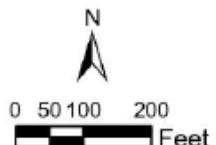


**Zoning Map**  
**Specific Use Permit - ADU in R-1 District**  
**1307 Hidden Creek Lane**

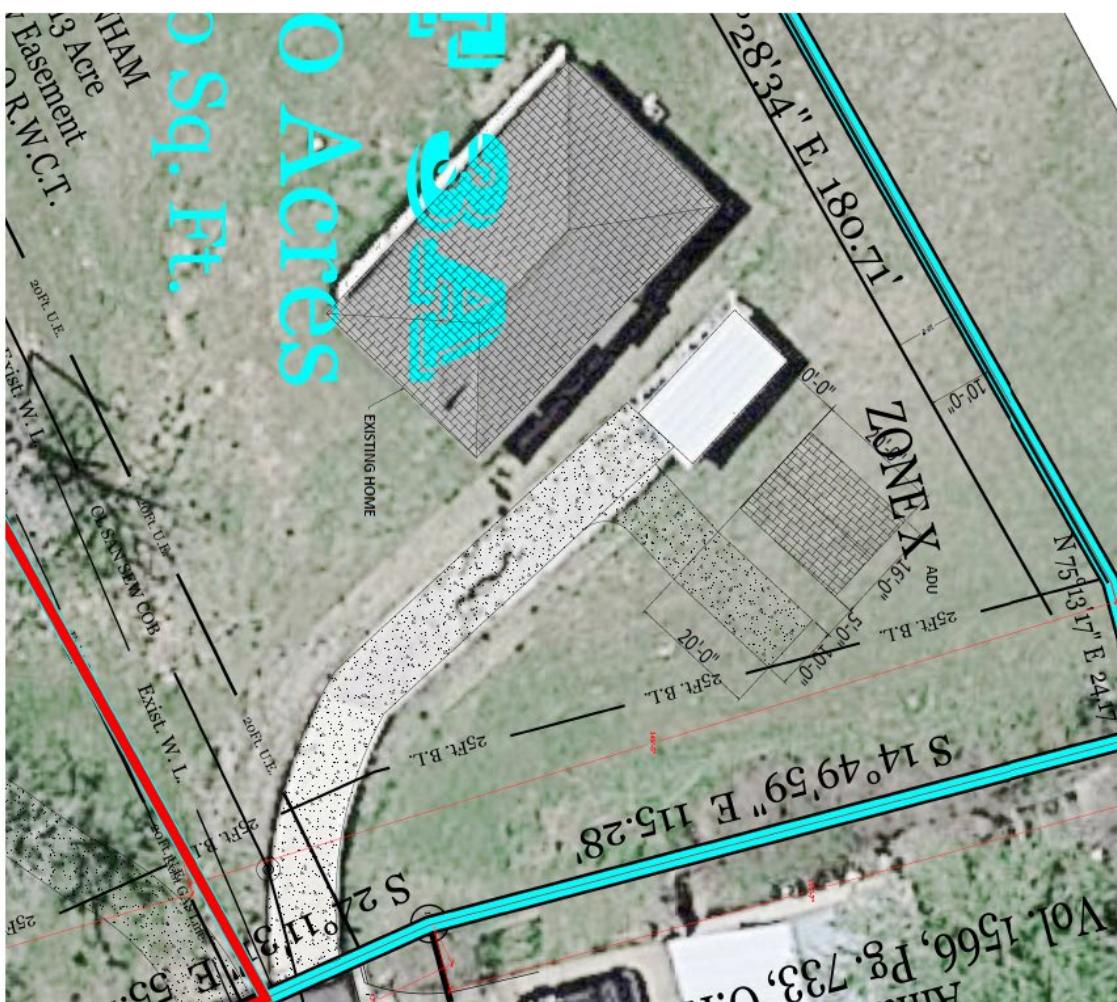
Future Land Use  
Plan

FLU\_FINAL

- Yellow: Single Family Residential
- Orange: Mult-Family Residential
- Cyan: Corridor Mixed Use
- Pink: Local Public Facilities
- Red: Commercial



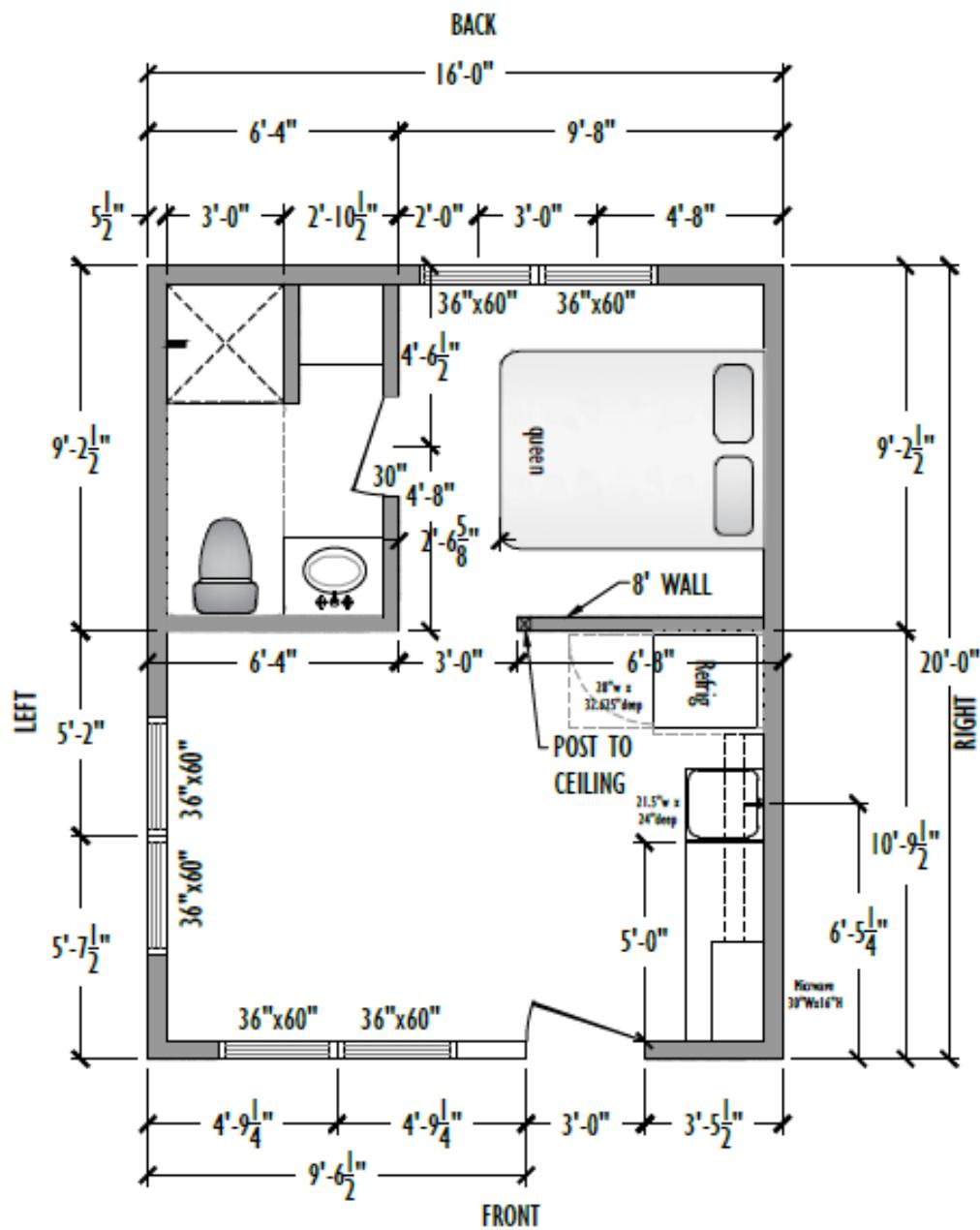
**EXHIBIT "D"**  
**PROPOSED SITE PLAN**

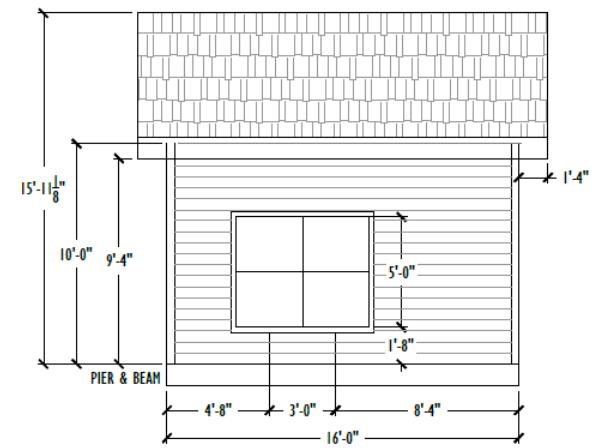
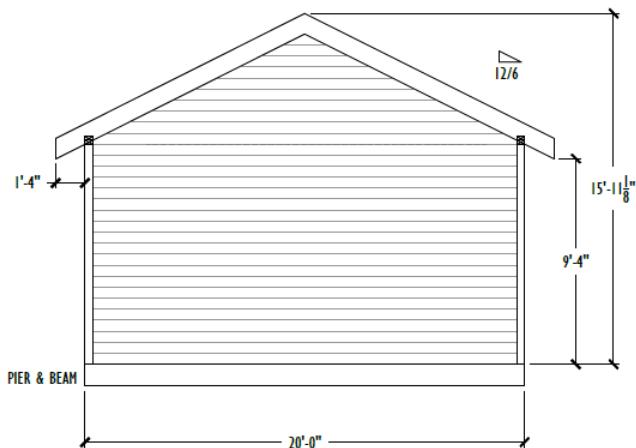
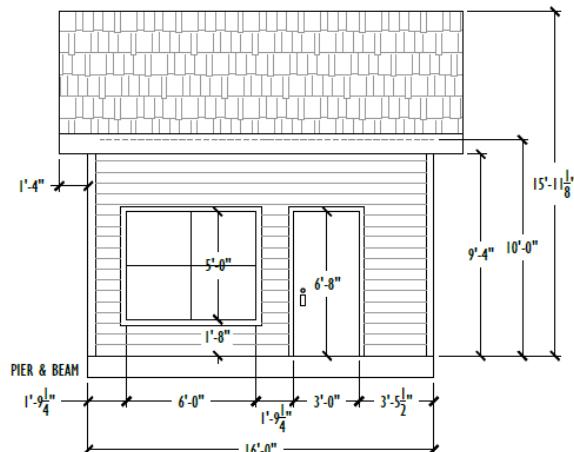
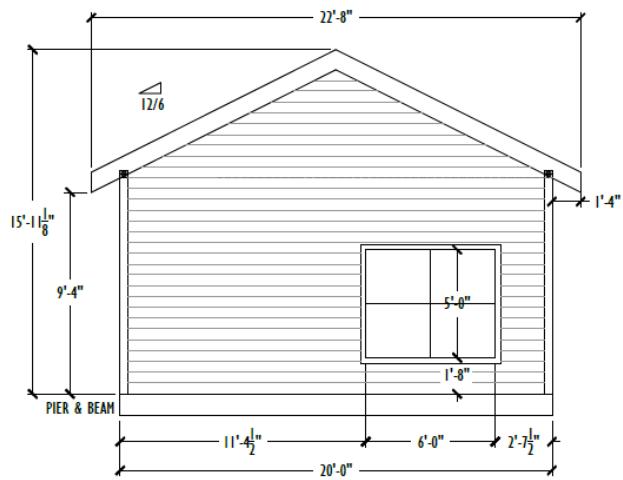


Square Foot:  
House: 1260 sq.ft.  
ADU: 16'x20' = 320 Sq.Ft.



**EXHIBIT "F"**  
**FLOOR PLAN & ELEVATIONS**





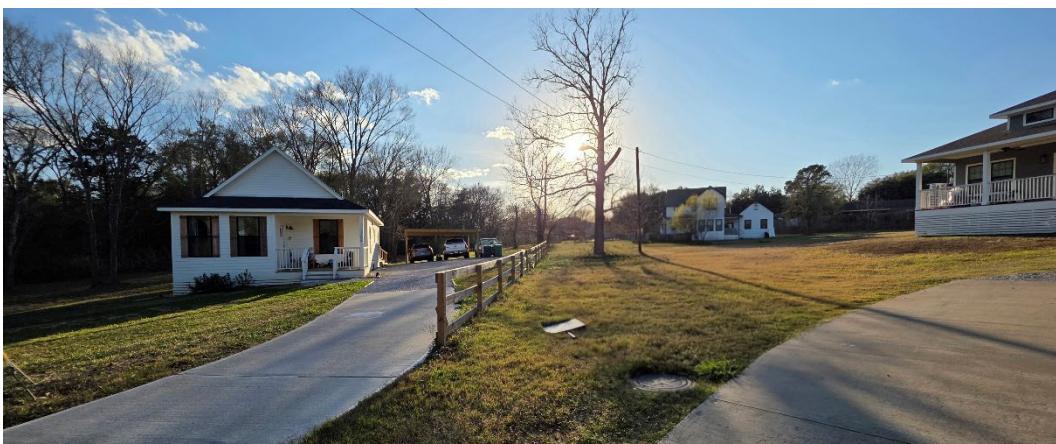
**EXHIBIT "G"**  
**SITE PHOTOS**



**Subject Property – 1307 Hidden Creek Ln.  
1400 Wyandotte Ln. in background.**



**Proposed Location of ADU to the right of the carport.**



**1309 Hidden Creek to the left, 209 Meadowbrook Lane in background/center,  
Subject Property to the right.**



**Meadowbrook Lane looking east.**



**Grace Community Fellowship Church – east of Hidden Creek Lane on S. Saeger Street.**