



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, FEBRUARY 23, 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 January 26, 2026, Planning and Zoning Commission Meeting.

4-b. Minutes from February 5, 2026, Planning and Zoning Commission Meeting.

4-c. Case Number LOTLINE-26-0001: A request by PK's 4 Way Properties, LLC / Prasad Koneru for approval of a commercial Replat of Robbie's Four Way and an 11,421 square foot tract of land to create Robbie's Four Way Lot 1A, being 1.675-acres and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

REGULAR AGENDA

5. 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.

6. **Public Hearing, Discussion and Possible Action on Case Number REZONE-26-0001: A city-initiated request for an Amendment to the City of Brenham’s Official Zoning Map of the Code of Ordinances to change the zoning from a Local Business/Residential Mixed-Use District (B-1) to a Single-Family Residential Use District (R-1) for the properties identified as Lots 1A-8, Block 1 and Lots 1-16, Block 2 of the Timber Oaks Subdivision, Section III, and Lots 1-5 of the Timber Oaks Subdivision, Section IV, in Brenham, Washington County, Texas.**

WORKSHOP AGENDA

7. **Discussion and Possible Direction to Staff on Miscellaneous Text Amendments Including Proposed Amendments to the Code of Ordinances, Chapter 6 – Buildings and Structures, and Appendix A - Zoning of the Code Ordinances including:**
- **Amendments to the Plumbing Code regarding new Car Washes**
 - **Multifamily density requirements in the R-2, Mixed Residential District and in the Downtown Business/Residential Overlay District**
 - **Bufferyards/Landscaping requirements**
 - **Definition and zoning districts for Data Centers**

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

8. **Adjourn**

CERTIFICATION

I certify that a copy of February 23, 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 February 17, 2026, at 4:15 p.m.

Kim Hodde

Kim Hodde, Planning Technician

Disability Access Statement: This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested seventy-two (72) hours before the meeting) by calling (979) 337-7567 for assistance.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the _____ day of _____, 2026 at _____.

Signature

Title

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
January 26, 2026**

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

A regular meeting of the Brenham Planning and Zoning Commission was held on January 26, 2026, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

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

Commissioners absent:

None

Staff present:

Stephanie Doland, Development Services Director
Shauna Laauwe, City Planner
Megan Mainer, Assistant City Manager
Kim Hodde, Planning Technician

Citizens/Media present:

Dara Childs

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

Stephanie Doland, Director of Development Services, informed the Board that staff are currently working on some text amendments to clean up several sections of the code of ordinances. The proposed amendments will be brought before the Planning and Zoning Commission as a work session item in February then presented to City Council as a work session before formal consideration by the Planning and Zoning Commission and the City Council. The text amendments are related to various items such as multi-family uses, water uses and lighting standards.

Ms. Doland also informed the Board that a Board appreciation dinner will be held in June or July with additional information forthcoming as available.

4. Statutory Consent Agenda

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

- 4-a. Minutes from November 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.**

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 to 4-d), as presented. The motion carried unanimously.

REGULAR SESSION

5. Election of a Chair, Vice Chair, and Secretary for the Planning and Zoning Commission for 2026.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Smith to reappoint Keith Behrens as Chair, Dr. Deanna Alfred as Vice Chair, and Calvin Kossie as Secretary for the Planning and Zoning Commission for 2026. The motion carried unanimously.

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].*

Shauna Laauwe, City Planner, presented the staff report for Case No. LOTLINE-25-0013. Ms. Laauwe stated that the property owners and applicants are James and Harriett Sue Jenkins and the Surveyor is Blakey Surveying, LLC. The subject property, currently identified as Lot 8 of the Little Sandy Subdivision,

was recently purchased from Nicholas and Kendall Prenzler. The subject property is addressed as 1804 Westbrooke Cove and is approximately 0.366-acres 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 porch encroaches slightly into the existing 15-foot building line and utility easement; therefore, the new owners are requesting a replat to decrease the public utility easement and the rear building line to 10-foot 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 later. Upon review by the Public Utilities Department, the reduction to the rear public utility easement was acceptable; however, due to existing water and sewer lines along the south portion of the property, Public Utilities requested that the existing public utility easement be increased from 15-feet to 30-feet along the south property line.

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 January 8, 2026. Staff received several phone calls and questions regarding this request, but no written comments were received.

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

Chairman Behrens closed the regular session and opened the public hearing at 5:25 pm. There were no citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:25 pm.

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

- 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.**

Chair Keith Behrens announced that at the request of the applicant, Item number 7 has been pulled from this agenda and will be postponed until the next P & Z meeting on February 23, 2026. Therefore, no discussion or action was taken on this item.

- 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.**

Shauna Laauwe, City Planner, presented the staff report for Case No. SPCUSE-25-0014. Kim Hodde noted that the correct case number is SPCUSE-25-0014 instead of SPCUSE-25-0006 that was inadvertently put on the agenda. Ms. Laauwe stated that the subject property is addressed 1307 Hidden Creek Lane and is

located on the west side of S. Saeger Street, south of West Main Street and north of Old Mill Creek Road. The property owner is Korbin Scott, and the applicant is Dara Childs. The current land use is Single-Family Residential, and the future land use designation is Single-Family Residential. The current zoning is R-1, Single-Family Residential Use District. The request is for approval of Specific Use Permit to allow for a proposed detached Accessory Dwelling Unit (ADU) to be located within an R-1, Single-Family Residential Zoning District. The subject property is surrounded by a mix of zoning districts such as R-1, R-2, B-1 and B-2. The subject property is a 29,490 square foot (.68-acre) lot that is developed with a 1,260 square foot single-family dwelling, accessory carport, and patio area that was constructed in 2021. The subject property and existing principal structure conforms to the R-1 regulations and meets or exceeds the required front, rear, and side set street setbacks for a single-family home. 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 will 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 shingles roof, and a pitched roof with a maximum height of approximately 15-feet, 11-inches. The proposed floor plan would comprise one bedroom, one bathroom, and an open living and kitchen area. The subject property has a carport and an elongated one-lane driveway off Hidden Creek Lane that accommodates approximately four (4) vehicles. The applicant proposes to provide 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 Specific Use Permit for construction of a 320 square foot accessory dwelling unit on a 0.68-acre tract of land in a R-1, Single-Family Residential Use District.

The R-1 Zoning District allows ADU's with an approved Specific Use Permit and additional development standards.

The proposed ADU meets these requirements as follows:

- a) The property owner is to reside in either the principal structure or the ADU. [Mr. Bailey will reside in the principal structure at 1307 Hidden Creek Lane].
- b) The addition will be the same general architectural style and building material.
- c) The proposed ADU exceeds the 10-foot side yard and rear yard requirements.
- d) One additional off-street parking space is being provided.
- e) The proposed 320 SF ADU is less than one-half of the habitable area of the principal structure (1,260 SF).
- f) The ADU is not a HUD-code manufactured home.

STAFF ANALYSIS

- The proposed ADU is to be utilized for guest accommodations or rental income.
- Approval of the SUP would allow compatible increased density and meets the character of the neighborhood.
- The proposed ADU is appropriate given the zoning, existing development in the vicinity, and the conformance with the Comprehensive Plan.
- The proposed ADU is subject to applicable R-1 development and ADU building standards.

A Public Hearing Notice was published in the Banner Press on January 15, 2026, and notices were mailed to property owners within 200-feet of the subject properties. No phone calls or written comments were received.

Development Services staff have reviewed this Specific Use request for compliance with the City of Brenham’s applicable regulations and ordinances and based on these findings and recommends approval of the request.

Chairman Behrens closed the regular session and opened the public hearing at 5:37 pm. There were no citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:38 pm.

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

9. Adjourn.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Kossie to adjourn the meeting at 5:40 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

February 23, 2026
Meeting Date

Attest

Kim Hodde
Staff Secretary

February 23, 2026
Meeting Date

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION
SPECIAL MEETING (TRAINING) MINUTES**

February 5, 2026

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

A special joint meeting (Training) with the Brenham Planning and Zoning Commission, Brenham Community Development Corporation, and the City of Brenham City Council was held on February 5, 2026, in Morriss Hall at the Barnhill Center, located at 106 S. Douglas Street, Brenham, Texas.

P & Z Commissioners present:

Keith Behrens, Chair (entered at 3:12 pm)
Deanna Alfred, Vice Chair (entered at 3:10 pm)
Darren Heine
Calvin Kossie
Cyndee Smith

P & Z Commissioners absent:

Chris Cangelosi
Cayte Neil

City Councilmembers present:

Mayor Atwood C. Kenjura
Mayor Pro Tem Clint Kolby
Councilmember Steve Soman
Councilmember Leah Cook
Councilmember Dr. Paul F. LaRoche, III
Councilmember Albert Wright

City Councilmembers absent:

Councilmember Adonna Saunders

BCDC Members present:

John Hasskarl
Darrell Blum
Ken Miller
Charles Moser
Gary Crocker
Wade Seidel
Jim Kolkhorst

BCDC Board Members absent:

None

Staff present:

Carolyn D. Miller, City Manager
Megan Mainer, Assistant City Manager
Stephanie Doland, Development Services Director
Shauna Laauwe, City Planner
Jeana Bellinger, City Secretary
Gabriela Trejo, Deputy City Secretary
William Bisette, General Manager of Public Utilities
Julie Flagg, Chief Financial Officer
Teresa Rosales, Economic Development Director

Speakers and Citizens present:

David Hawes, Hawes Hill & Associates, LLC
Naina Magon, Hawes Hill & Associates, LLC
Scott Bean, Hawes Hill & Associates, LLC
Jared Engelke, Strand Associates
Mary K. Maxwell, Citizen
Jason May, Banner Press
Joshua Blaschke, KWHI

1. Call Meeting to Order

Atwood Kenjura, Mayor, called the Brenham City Council meeting to order at 3:03 pm with a quorum of six (6) members present.

Charles Moser, Chair, called the Brenham Community Development Corporation meeting to order at 3:03 pm with a quorum of seven (7) members present.

Keith Behrens, Chair, called the Brenham Planning and Zoning Commission meeting to order at 3:12 pm with a quorum of five (5) members present.

WORKSHOP AGENDA

2. Discussion and Presentation on Special Utility Districts, Including Public Utility Districts and Municipal Utility Districts.

Stephanie Doland, Director of Development Services, explained that during the development review process, staff has received inquiries about the availability of special utility districts (SUD's) within the city. At this time, no SUD's exist within either the City or Washington County. Ms. Doland stated that special utility districts such as public improvement districts (PIDs) and municipal utility districts (MUDs) are increasingly common as financing mechanisms for development. These districts are regulated by the Texas Commission on Environmental Quality (TCEQ) and the Texas Water Code, and they may be used to finance public improvements such as water, sewer, drainage, streets, and parks.

Ms. Doland introduced the speakers: David Hawes, Naina Magon, and Scott Bean of Hawes Hill & Associates, which is a consulting firm with experience in creating development financing tools, to provide information on special districts. Mr. Hawes, Ms. Magon, and Mr. Bean co-presented the training session on Special Districts as tools for growth, infrastructure, and Economic Development that included topics such as:

Special Districts

- Tax Increment Reinvestment Zone (TIRZ)
- Municipal Management District (MMD)
- Public Improvement District (PID)
- Municipal Utility District (MUD)
- Special Utility District (SUD)
- Purpose and Use of Special Districts

Tax Investment Reinvestment Zones

- Explanation of a TIRZ
- Benefits of a TIRZ
- How a TIRZ works
- Eligible Items Funded by A TIRZ
- Important Things to Know
- Procedure for TIRZ creation

Municipal Management Districts

- Purpose / Use
- Eligibility Criteria
- Powers and Duties
- Services and Projects
- Revenue
- Creation Process

Public Improvement Districts

- Purpose
- PID Creation Process
- Revenue
- Eligible Projects
- Services and Assessment Plan
- Administration
- Development and Financing Agreements
- PID Benefits to the City
- PID Benefits to the Developer
- PID Benefits to the Property Owner
- PID Assessments
- Special Assessment Bonds – Credit Mechanics vs Land Secured
- Associated Risks and Mitigation
- Flow of Bond Proceeds
- Flow of PID Assessment

Municipal Utility Districts

- Explanation of a MUD / purpose / use
- Legislative Authority
- Creation Process
- TCEQ evaluation
- District Board
- Benefits to the Developer
- Considerations for the City

Special Utility Districts

- Key Characteristics
- Legislative Authority
- Creation Process

Layering of Tools

- Tax Increment Financing
- Municipal Management District
- Public Improvement District
- Municipal Utility District
- Other Economic Development Tools - Chapter 380 Agreements

Choosing the Right Tools

- The right tools depend on:
 - Scale of development/project
 - Greenfield vs Developed
 - Infrastructure needs
 - Financial Needs
 - Market strength
 - Political appetite
 - Local Policy & Capacity (issuance of bonds)
 - Ease of creation
 - Administrative capacity
- Ensure Benefit to the City
 - Development Agreement
 - Policy

A copy of the presentation is on file in the Development Services Department and will be emailed to all participants.

3. Adjourn

Mayor Kenjura adjourned the Brenham City Council meeting at 4:44 pm.

Chairman Moser adjourned the Brenham Community Development meeting at 4:44 pm.

Chairman Behrens adjourned the Planning and Zoning Commission meeting at 4:44 pm.

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

Certification of Meeting Minutes:

	<u>M. Keith Behrens</u>	<u>February 23, 2026</u>
Planning and Zoning Commission	Chairman	Meeting Date
	<u>Kim Hodde</u>	<u>February 23, 2026</u>
Attest	Staff Secretary	Meeting Date



CASE: LOTLINE-26-0001

**REPLAT: ROBBIE’S FOUR WAY AND AN 11,421 SQUARE FOOT TRACT OF LAND
TO CREATE ROBBIE’S FOUR WAY LOT 1A**

PLAT TITLE: Replat of Robbie’s Four Way and an 11,421 square foot tract of land to create Robbie’s Four Way Lot 1A **CITY/ETJ:** City Limits

PLAT TYPE: Commercial Replat

OWNER: PK’s 4 Way Properties, LLC / Prasad Koneru

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

LOT AREA /LOCATION: 1.675-acres / 1701 & 1711 State Highway 105

PROPOSED LEGAL Lot 1A of Robbie’s Four Way in Brenham, Washington County Texas

ZONING DISTRICT: B-2, Commercial Research and Technology District

EXISTING USE: Retail, Convenience Store with Fuel Sales

COMP PLAN Commercial

FUTURE LAND USE:

REQUEST: A request by PK’s 4 Way Properties, LLC / Prasad Koneru for approval of a commercial Replat of Robbie’s Four Way and an 11,421 square foot tract of land to create Robbie’s Four Way Lot 1A, being 1.675-acres, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:

The subject properties, identified as Robbie’s Four Way and an 11,421 square foot tract of land, are owned by PK’s 4 Way Properties, LLC / Prasad Koneru. The subject properties are generally located northeast of the intersection of E. Blue Bell Road and State Highway 105 and are currently addressed as 1701 and 1711 State Highway 105. The property at 1701 State Highway 105 is an existing Exxon Gas Station and Convenience Store with a Subway quick serve restaurant, while 1711 State Highway 105 was a former self-serve car wash that was recently demolished on the portion described as an 11,421 square foot tract of land. The owner plans to redevelop the property and to incorporate the former car wash site, thus a replat is necessary to combine both tracts into one lot.

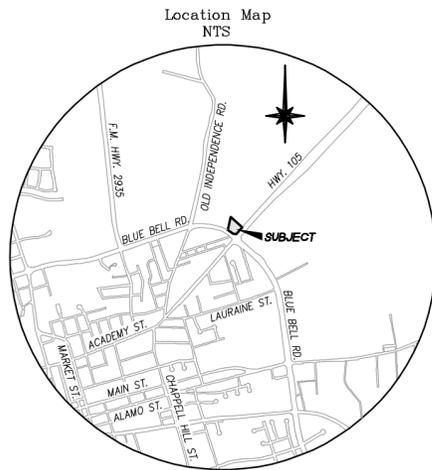
The proposed replat includes the front-building setback line in relation to the established property lines and the dedication of a 20-foot public utility easement along the E. Blue Bell and State Highway 105 property lines.

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.

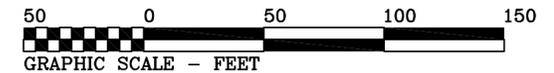
EXHIBITS:

- A. Proposed Commercial Replat



**REPLAT OF
ROBBIE'S FOUR WAY AND
AN 11,421 SQ. FT. TRACT OF LAND
TO CREATE
ROBBIE'S FOUR WAY LOT 1A
1.675 ACRES**

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



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

LEGEND:

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



NOTES:

1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. This plat does not attempt to amend or remove any valid covenants or restrictions.
3. 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.
4. 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.
5. Iron rods set are fitted with plastic cap stamped "Lampe Surveying".

Property Owner(s)
PK's 4 Way Properties, LLC
3410 Antoine Drive
Houston, Texas 77092
(713) 628-7188

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

CURVE TABLE

Curve	Radius	Length	Chord	Chord Bearing
C1	868.51'	148.69'	148.51'	N53°27'46"W

OWNER DEDICATION

PK's 4 Way Properties, LLC, owner of the property in the foregoing map of Replat of Robbie's Four Way and an 11,421 Sq. Ft. tract of land to create Robbie's Four Way Lot 1A, 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 Robbie's Four Way and an 11,421 Sq. Ft. tract of land to create Robbie's Four Way Lot 1A, 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.

Prasad Koneru
Managing Member of PK's 4 Way Properties, LLC

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2026 by Prasad Koneru.

Notary Public
State of Texas

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

PLANNING & ZONING COMMISSION APPROVAL

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

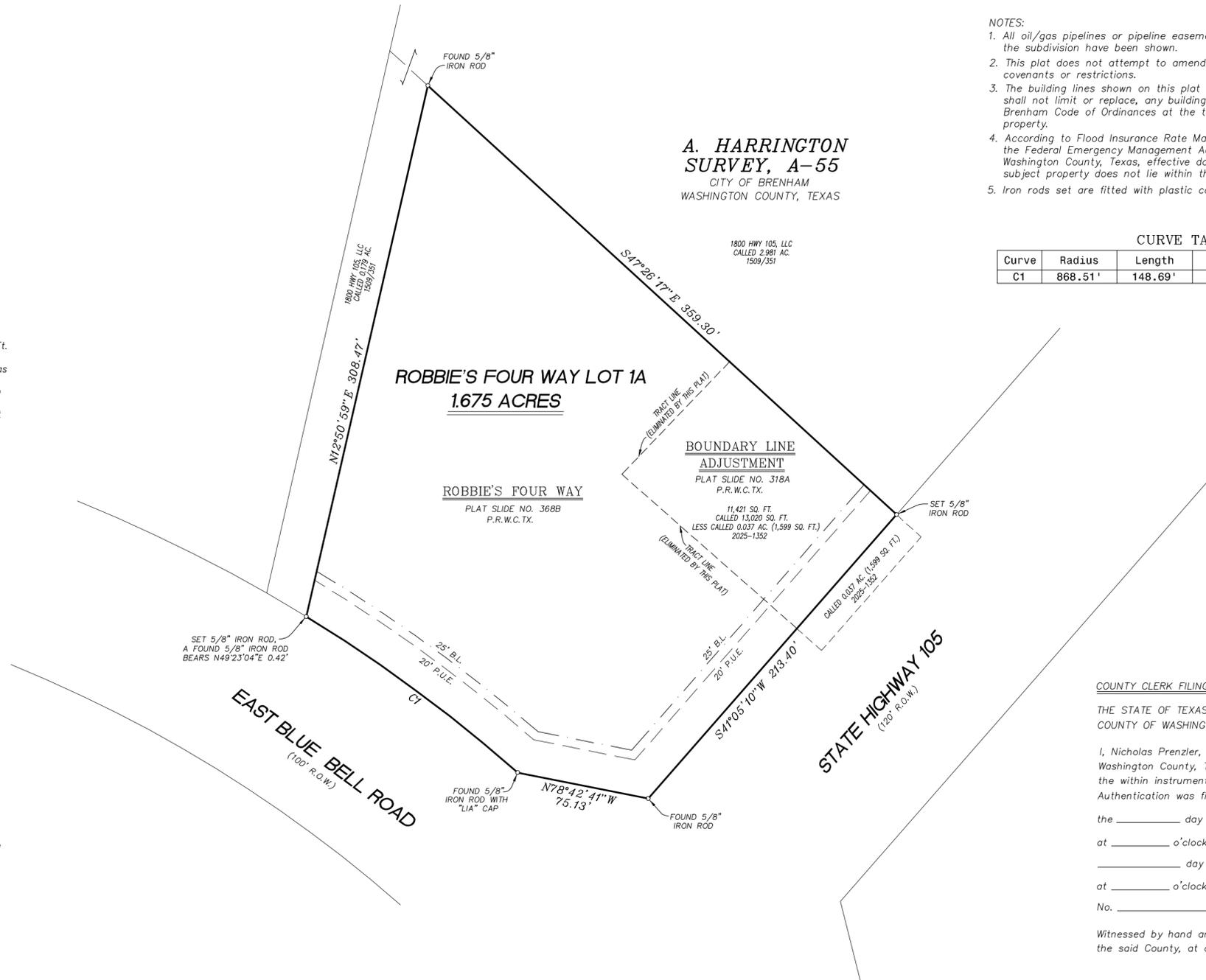
Chairman

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 14th day of January, 2026.

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



COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Nicholas Prenzler, Clerk of the County Court of Washington County, Texas do hereby certify that the within instrument with its Certificate of Authentication was filed for registration in my office on the _____ day of _____, 2026, A.D. at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 2026, A.D. at _____ o'clock _____ M., in Plat Cabinet File No. _____.

Witnessed by hand and seal of the County Court of the said County, at office in Brenham, Texas.

By: _____ Deputy Nicholas Prenzler
County Clerk
Washington County, Texas

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
1408 WEST MAIN STREET
P. O. BOX 2037
BRENHAM, TEXAS 77834
(979) 836-6677
TBPELS FIRM NO. 10040700
W.O. 4285 4285S1 (FINAL).DWG 4285PK 4 WAY.CCG



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

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:

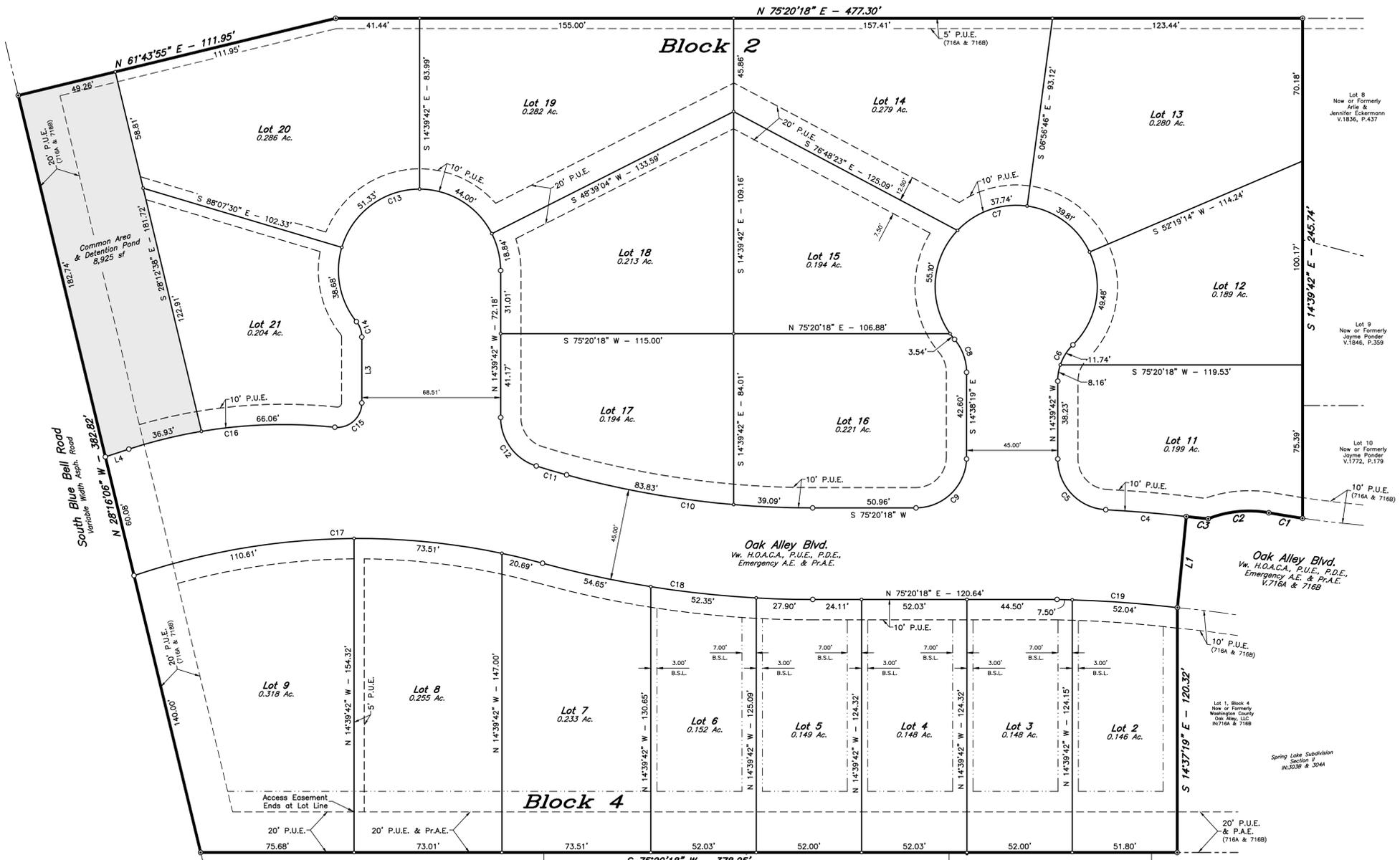
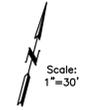
Development Services staff and Engineering have reviewed the proposed residential Replat for compliance with the City of Brenham's regulations and ordinances and **recommends approval** of the proposed residential Replat as presented.

EXHIBITS:

- A. Proposed residential Replat

Called 44.876 Acres
Now or Formerly
Redeemer Church
Brenham
V.1579, P.265

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 9°03'21" E	45.00'
L3	S 14°39'42" E	32.45'
L4	S 57°17'52" W	12.21'



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	1°56'15"	498.00'	16.84'	8.42'	S 84°33'55" W	16.84'
C2	31°43'39"	55.00'	30.46'	15.63'	S 69°40'13" W	30.07'
C3	1°03'49"	587.81'	10.91'	5.46'	S 81°14'54" W	10.91'
C4	3°43'06"	614.41'	39.87'	19.94'	S 80°07'08" W	39.87'
C5	87°04'43"	25.00'	38.00'	23.76'	S 58°12'03" E	34.44'
C6	45°36'54"	25.00'	19.90'	10.51'	N 8°08'45" E	19.38'
C7	265°58'07"	40.00'	185.68'	-42.92'	S 77°58'08" W	58.52'
C8	40°21'13"	25.00'	17.61'	9.19'	S 34°50'19" E	17.25'
C9	87°53'00"	25.00'	38.35'	24.09'	N 31°23'48" E	34.70'
C10	15°15'45"	461.41'	122.91'	61.82'	S 82°57'25" W	122.55'
C11	1°50'52"	482.64'	15.57'	7.78'	N 88°25'58" W	15.56'
C12	72°50'50"	25.00'	31.79'	18.45'	N 51°05'07" W	29.69'
C13	73°30'13"	40.01'	51.33'	29.88'	S 38°36'18" W	47.89'
C14	38°49'42"	12.01'	8.14'	4.23'	S 34°06'39" E	7.98'
C15	95°35'37"	12.08'	20.15'	13.32'	S 33°31'14" W	17.89'
C16	24°01'11"	245.69'	103.00'	52.27'	S 69°18'27" W	102.25'
C17	33°57'24"	345.59'	204.82'	105.51'	N 73°36'35" E	201.83'
C18	15°15'45"	506.41'	134.90'	67.85'	N 82°57'25" E	134.50'
C19	5°49'34"	585.48'	59.54'	29.79'	N 79°11'28" E	59.51'



VICINITY MAP

OWNER ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF WASHINGTON

We, Eigentum Capital LLC, owner of the property subdivided in the foregoing map of Oak Alley, Phase 1 to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown and designate said subdivision as Oak Alley, Phase 2 to the City of Brenham, Texas, located in Brenham, Washington County, Texas, and we do hereby dedicate to public use, as such the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated or occasioned by the alteration of the surface of any portion of streets and alleys to conform to said grades, and do hereby bind ourselves, our heirs, executors, and administration to warrant and forever defend the title to the land so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon. We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

Witness my hand and at _____ County, Texas on this the _____ day of _____, 20____.

Sam Seidel

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT
THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Nicholas Prenzier, 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 _____ at _____ o'clock, _____ m., and duly recorded on _____, 20____ at _____ o'clock _____ m. in cabinet _____ sheet _____ of record of _____ for said county.

Witness my hand and seal of office, at Brenham, Washington County, Texas, the day and date last above written.

CLERK, COUNTY COURT
WASHINGTON COUNTY, TEXAS

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____ by _____

NOTARY PUBLIC, STATE OF TEXAS

NOTARYS NAME (PRINTED): _____

NOTARYS COMMISSION EXPIRES: _____

LEINHOLDERS ACKNOWLEDGMENT
Bank, owner and holder of a lien against the property described in the plot shown hereon, said lien being evidenced by instrument of record in Volume 1240, Page 508 of the Official Records of Washington County, Texas, does hereby in all things subordinate to said plot said lien, and hereby confirms they are the present owner of said lien and has not assigned the same nor any part thereof.

NAME: _____
TITLE: _____

PLANNING AND ZONING COMMISSION APPROVAL
Approved this _____ day of _____, 20____ by the Planning and Zoning Commission of the City of Brenham, Texas.

CHAIRMAN: _____
SECRETARY: _____

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Cody Karisch, R.P.L.S. No. 7004

- ORIGIN OF BEARING SYSTEM: Monuments found marking the north line (N 75°20'18" E) of the 11,905 acre tract described in Volume 1064, Page 245, Official Records, Washington County, Texas.
- According to the Flood Insurance Rate Maps for Washington County, Texas and the City of Brenham, Community Panel No. 4847700315C effective date of August 16, 2011, no portion of the subject property lies within the 100 year Flood Hazard Area.
- Building Setback Lines are 7.5' from every property line unless shown otherwise.
- This property is zoned Planned Development (PD) and shall comply with Ordinance No. 0-18-002 & 0-13-020.
- All distances shown along curves are arc lengths.
- All Right-of-ways dedicated to the public.
- Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.
- Direct access from lots or common areas will not be permitted to collector or arterial streets.
- Unless otherwise noted all corners are marked with 1/2" Iron Rods
⊙ - 1/2" Iron Rod Found
○ - 1/2" Iron Rod Set
- Abbreviations:
A.E. - Access Easement
H.O.A.C.A. - Homeowners Association Common Area
P.U.E. - Public Utility Easement
P.D.E. - Public Drainage Easement
P.A.E. - Private Access Easement
B.S.L. - Building Setback Line

FINAL PLAT

OAK ALLEY

PHASE 3

LOTS 11-21, BLOCK 2 AND
LOTS 2-9, BLOCK 4
5.281 ACRES

JAMES WALKER SURVEY, A-106
BRENHAM, WASHINGTON COUNTY, TEXAS
AUGUST, 2024
SCALE: 1" = 30'

Owner:
Eigentum Capital, LLC
1901 Houston Ave
Houston, TX 77007

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300

From: [Bob Rankin](#)
To: [Kim Hodde](#)
Subject: P&Z Hearing 1-26-26
Date: Tuesday, January 20, 2026 7:28:25 PM

My wife Margaret and I are FOR the requested replat for Oak Alley Subdivision Phase 3.
Is there a more detailed plat available on line. If not, how can we see one?
Bob & Margaret Rankin
2606 Oak Alley Blvd, Brenham
Sent from my iPhone

City of Brenham
Development Services Department



PUBLIC COMMENT FORM

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

Please return to:

City of Brenham
Attn: Development Services Dept., Case LOTLINE-25-0015
P.O. Box 1059
Brenham, Texas 77834-1059

Name:
(please print)
Address:

Sally Justus/Dan Grooman
2604 Oak Alley Blvd
Brenham Tx 77833

Signature:

Sally Justus Dan Grooman

Date:

1/15/26

I am FOR the requested REPLAT as explained on the attached public notice for P&Z Case LOTLINE-25-0015.
(Please state reasons below)

I am AGAINST the requested REPLAT as explained on the attached public notice for P&Z Case LOTLINE-25-0015. (Please state reasons below)

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

Monday, January 26, 2026, 5:15 PM
City Council Chambers, 2nd Floor, City of Brenham City Hall
200 West Vulcan Street, Brenham, Texas 77833

COMMENTS/REASONS:

I'm sad Brenham is developing so fast
but would love to have more of
something retail and/or funky
Pls NO TRUCKS on Oak Alley Blvd

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

City of Brenham
Development Services Department



PUBLIC COMMENT FORM

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

Please return to:

City of Brenham
Attn: Development Services Dept., Case LOTLINE-25-0015
P.O. Box 1059
Brenham, Texas 77834-1059

Name: Elton Ray Robinson / Cynthia G. Robinson
(please print)

Address: 2502 Oak Alley Blvd
Brenham, Texas 77833

Signature: *Elton Ray Robinson / Cynthia G. Robinson*

Date: 02/09/2026

I am FOR the requested REPLAT as explained on the attached public notice for P&Z Case LOTLINE-25-0015. (Please state reasons below)

I am AGAINST the requested REPLAT as explained on the attached public notice for P&Z Case LOTLINE-25-0015. (Please state reasons below)

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

Monday, February 23, 2026, 5:15 PM
City Council Chambers, 2nd Floor, City of Brenham City Hall
200 West Vulcan Street, Brenham, Texas 77833

COMMENTS/REASONS:

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

City of Brenham
Development Services Department



PUBLIC COMMENT FORM

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

Please return to:

City of Brenham
Attn: Development Services Dept., Case LOTLINE-25-0015
P.O. Box 1059
Brenham, Texas 77834-1059

Name: Lynnette Shefffield
(please print)
Address: 1506 South Chappell Hill St.
Brenham, TX 77833
Signature:
Date: 2-10-26

I am FOR the requested REPLAT as explained on the attached public notice for P&Z Case LOTLINE-25-0015. (Please state reasons below)

I am AGAINST the requested REPLAT as explained on the attached public notice for P&Z Case LOTLINE-25-0015. (Please state reasons below)

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

Monday, February 23, 2026, 5:15 PM
City Council Chambers, 2nd Floor, City of Brenham City Hall
200 West Vulcan Street, Brenham, Texas 77833

COMMENTS/REASONS:

The Garden home entrance on Phase 1 & 2
were intended for the use only for residences
in Phase 1 & 2. I am current owner/declarant
of these phases and did not convey to new
developer of phase 3.

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



CASE NUMBER REZONE-26-0001
ZONE CHANGE REQUEST – B-1 to R-1

STAFF CONTACT:	Stephanie Doland, AICP, Director of Development Services
APPLICANT:	City of Brenham / Property Owners of Timber Oaks Subdivision, Sections III and IV
LEGAL DESCRIPTION:	Lots 1A-8, Block 1 and Lots 1-16, Block 2 of the Timber Oaks Subdivision, Section III, and Lots 1-5 of the Timber Oaks Subdivision, Section IV
LOT AREA:	Approximately 11.4 acres
ZONING DISTRICT/USE:	B-1 Local Business Mixed, Single Family Residential uses (Exhibit A-B)
FUTURE LAND USE:	Single-Family Residential (Exhibit C)
REQUEST:	A city-initiated request for an Amendment to the City of Brenham’s Official Zoning Map of the Code of Ordinances to change the zoning from a Local Business/Residential Mixed-Use District (B-1) to a Single-Family Residential Use District (R-1) for the properties identified as Lots 1A-8, Block 1 and Lots 1-16, Block 2 of the Timber Oaks Subdivision, Section III, and Lots 1-5 of the Timber Oaks Subdivision, Section IV, in Brenham, Washington County, Texas (Exhibit C)

BACKGROUND:

This rezoning is requested by the City of Brenham and the Property Owners of Timber Oaks Subdivision, Sections III and IV and consists of Lots 1A-8, Block 1 and Lots 1-16, Block 2 of the Timber Oaks Subdivision, Section III, and Lots 1-5 of the Timber Oaks Subdivision, Section IV that total approximately 11.4 acres and are generally located west of Oak Tree Crossing Drive along Timber Oaks Drive, Oak Crest Lane and Twin Oaks. The subject properties are currently zoned B-1, Local Business Mixed Used and the adjacent properties to the immediate north, east, and south are also zoned B-1. The properties to the west are zoned B-2, Commercial Research and Technology and the properties to the north across Old Mill Creek Road are zoned as R-1, Single Family Residential and R-2, Mixed Residential. There are a variety of uses in the area including Abiding Word Church to the east, retail and car dealerships to the west and, and Blinn College to east and south of the residential neighborhood.

The Timber Oaks Subdivision began in 2011 with the platting and construction of Oak Tree Crossing Drive. Then in 2015, Timber Oaks Section III was subdivided to include 24 additional single-family home lots for construction. Since 2015 a majority of the lots have been developed with single-family homes and four lots remain vacant out of the originally platted 24-lots. At the time of the initial platting of the residential streets for the neighborhood, a future development plan included the extension of additional residential lots to the south. However, the remaining acreage owned by the Developer was purchased by Blinn College and in 2025 an additional cul-de-sac was platted creating an additional 5-lots within the neighborhood. Of the additional 5-lots recently subdivided, one home is currently under construction.

The neighborhood includes an active Homeowners Association and recently the HOA president and members of the HOA met with City staff to discuss the proposed sports complex planned by Blinn College on the vacant property to the south of the neighborhood. It was during discussions about the sports complex that discussions about the neighborhood zoning arose. The B-1, Local Business Mixed District allows a variety of uses by-right, including single-family residential, neighborhood retail uses, offices, restaurants etc. Being that the zoning allowed for the residential neighborhood, it is likely that a rezoning to residential either was not discussed with the developer or not desired by the developer because the planned neighborhood was allowed as currently zoned. However, the intended current and future plans for the neighborhood remain a single-family residential neighborhood and as such the HOA understood the advantages of rezoning the property from B-1 to R-1, Single-Family Residential.

While the neighborhood does have adopted deed restrictions allowing single-family uses only, the City of Brenham cannot enforce said deed restrictions. As such, the property owners have requested rezoning of the approximately 11-acre neighborhood to R-1 instead of the current B-1 zoning in order to further protect the residential use of the neighborhood. A letter in support of the neighborhood rezoning, and a petition with 17 property owner signatures accompanies the rezoning request application in support of the request. Staff attended a Timber Oaks HOA meeting on January 22nd, sent notifications to all property owners, as well as contacted the remaining residents via phone and has received positive feedback from residents for the proposed rezoning.

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 request involves rezoning the approximately 11-acre Timber Oaks neighborhood from a district that currently allows both residential and non-residential uses to one that permits only single-family residential uses by right. The proposed rezoning aligns with the neighborhood's existing residential character and is consistent with the adopted Future Land Use Plan, which recommends residential zoning for this area. If approved, the rezoning will better reflect the current use of the property, support the goals of the City of Brenham Comprehensive Plan, and more effectively preserve the integrity and residential nature of the neighborhood than retaining the existing B-1 Local Business/Mixed District designation.

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

As shown in Exhibit C, the Future Land Use Map in the *Historic Past, Bold Future: Plan 2040 Comprehensive Plan* recommends that the Timber Oaks Neighborhood be zoned R-1, Single-Family Residential. The current B-1 zoning allows uses such as office space, retail, and restaurants by right. While unlikely, it is possible for a building permit to be submitted for a non-residential use on a vacant lot in the neighborhood, and if all development standards were met, that permit could be approved.

Therefore, both the Future Land Use Map and Staff recommend rezoning the neighborhood from a Business district to a Residential district. If approved, the rezoning will align with the Future Land Use Map, the Comprehensive Plan, and the existing land use.

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

The proposed rezoning will not negatively impact the utility systems within the Timber Oaks neighborhood. In accordance with the City of Brenham subdivision standards, all required utilities were constructed in compliance with the Public Infrastructure Design Manual and were accepted by the Brenham City Council by resolution prior to the recording of the subdivision plat. All utilities needed to serve the neighborhood and its vacant lots—including water, sewer, gas, electric, and fiber—are located adjacent to or within the street rights-of-way.

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

The proposed zone change, if approved, will be reflected on the City of Brenham zoning map available for citizen viewing on the City of Brenham homepage. The proposed rezoning was requested by the Timber Oaks Neighborhood Association as a tool to protect the long-term use of the property as a single-family residential neighborhood. Were the rezoning request denied, uses that are not compatible within the single-family neighborhood would remain allowed and could create incompatibilities in the future. Rezoning the neighborhood to R-1 will be a straight forward and organized application of the Zoning Ordinance.

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

Property owners within 200 feet of the project site were mailed notifications of this request on February 11, 2026. The Notice of Public Hearing was published in the *Brenham Banner Press* on February 12, 2026. Any public comments submitted to staff will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

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

If approved, the properties will be required to adhere to minimum building setbacks and maximum impervious coverage requirements for property zoned R-1. The R-1 zoning district establishes a maximum impervious coverage limit of 55% and minimum building setbacks. The current zoning, B-1 allows for impervious coverage limit of 80% and therefore the rezoning request furthers the preservation of open space for the residential neighborhood. Staff finds that the adopted zoning ordinance and building codes will ensure that adequate open spaces are preserved.

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

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

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

The current zoning of the Timber Oaks neighborhood is B-1 which allows for non-residential uses by right such as office, retail and restaurant uses. Applicable ordinances and development standards include setbacks and bufferyard requirements which are established to mitigate dissimilar uses. The lots within the Timber Oaks Subdivision are approximately 10,000 square feet. Bufferyards between a single-family use and a retail or non-residential uses is 20-feet. While it is unlikely that a retail or business use would propose to locate on one of the vacant lots in the neighborhood, it is possible for the required bufferyard to be achieved and if the B-1 zoning were to continue on the subject properties then an incompatible use could be developed in this neighborhood.

Therefore, rezoning the subject Timber Oaks neighborhood from B-1 to R-1 will further preserve the neighborhood by allowing only single-family uses to be developed on the property as originally intended and as called out in the deed restrictions of the subdivision. Staff finds that the proposed zoning would preserve the existing neighborhood culture and is consistent with the community's plan for the development of this neighborhood.

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

The purpose of the proposed rezoning is to protect the existing single-family neighborhood from encroachment of non-residential uses or incompatible uses. With the proposed rezoning, the allowed by-right uses within the single-family neighborhood will be more restricted to residential uses versus the current zoning district which allows for dissimilar uses like office, retail and restaurant uses. Staff finds that the proposed rezoning will be an added protection to preserve the integrity and character of the neighborhood.

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

Staff is unable to determine any destabilizing effects on the neighboring properties should this rezoning request be approved. The Timber Oaks subdivision is in the general vicinity of estate residential uses, a Church, car dealerships and Blinn College. Development Standards like bufferyards are based on land use and are not limited to the zoning of the property. Therefore, staff is unable to identify any negative impacts on adjoining property should the proposed zoning be approved.

- (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.

The Timber Oaks neighborhood is located in an area with a variety of land uses as well as vacant land. Should the proposed rezoning be approved, vacant land currently zoned commercial is available for development to the north, south and west of the neighborhood. Additional vacant land zoned for residential is located across Old Mill Creek and also available for additional development. Staff finds that the proposed zoning change, if approved, will allow for orderly development.

- (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 approximately 11-acre area proposed to be rezoned includes either vacant lots, or lots developed with single-family residential homes. Staff is unable to identify any legally existing incompatible uses within the neighborhood.

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

Staff finds that the proposed rezoning change will allow for the preservation of the existing single-family Timber Oaks neighborhood. Additionally, staff is unable to identify any negative impacts created by the proposed rezoning on the subject property or for the orderly growth and development in the general vicinity. The proposed rezoning is in accordance with the City's adopted Future Land Use Map and Comprehensive Plan.

STAFF RECOMMENDATION:

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

- Lots 1A-8, Block 1 and Lots 1-16, Block 2 of the Timber Oaks Subdivision, Section III; and
- Lots 1-5 of the Timber Oaks Subdivision, Section IV, and
- The right-of-way adjacent to the aforementioned properties.

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

EXHIBITS:

- A. Aerial Map
- B. Zoning Map
- C. Future Land Use Map
- D. Letter from Cathy Hamm, HOA Board President
- E. Property Owner Petition for Rezoning
- F. Photos

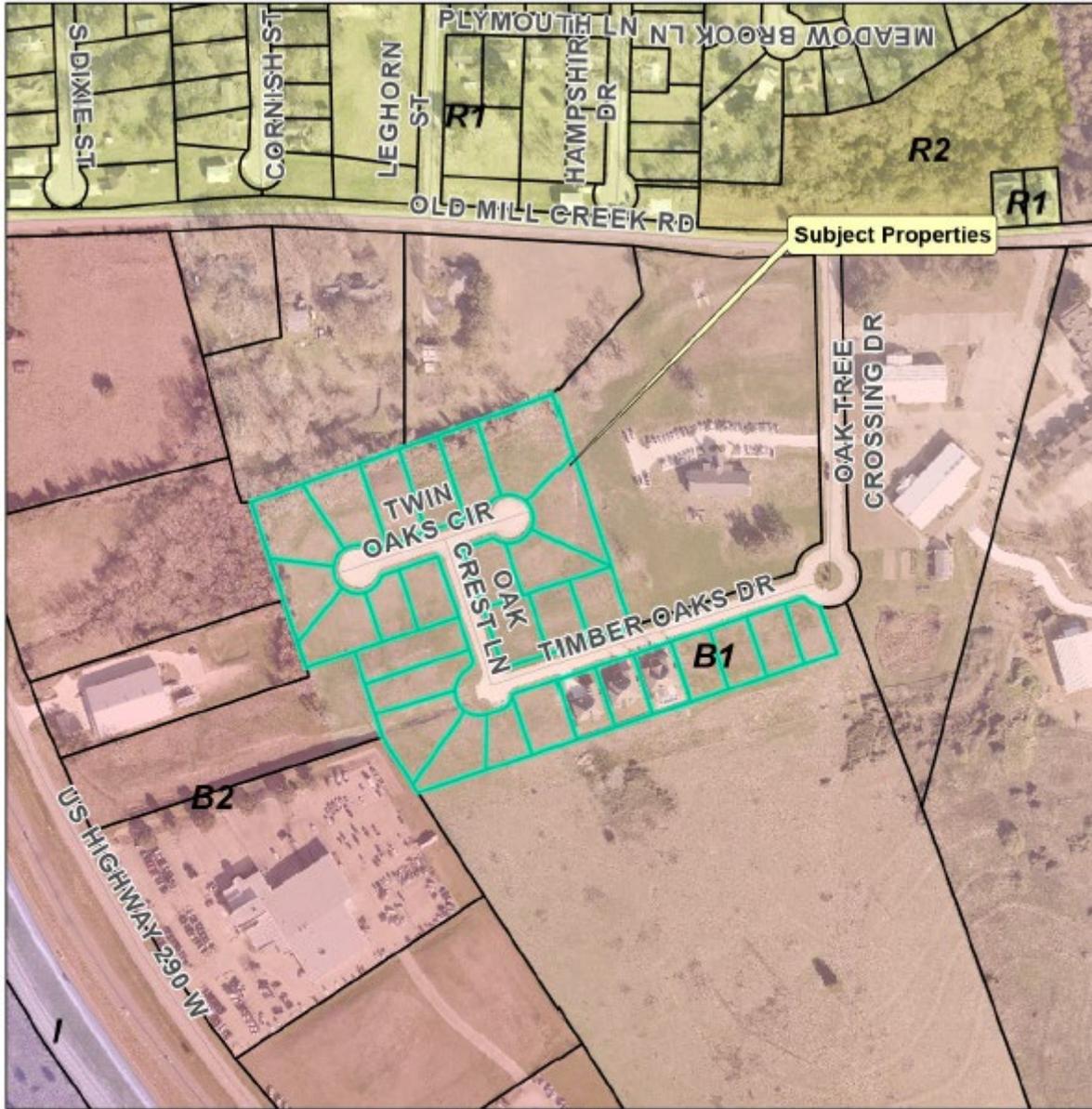
EXHIBIT "A"
AERIAL MAP



Location Map
City Initiated Rezoning B-1 to R-1
Timber Oaks Section IV



EXHIBIT "B"
ZONING MAP



Zoning Map
City Initiated Rezoning B-1 to R-1
Timber Oaks Section IV

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

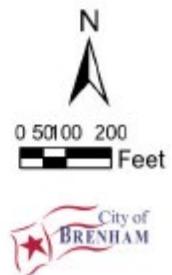
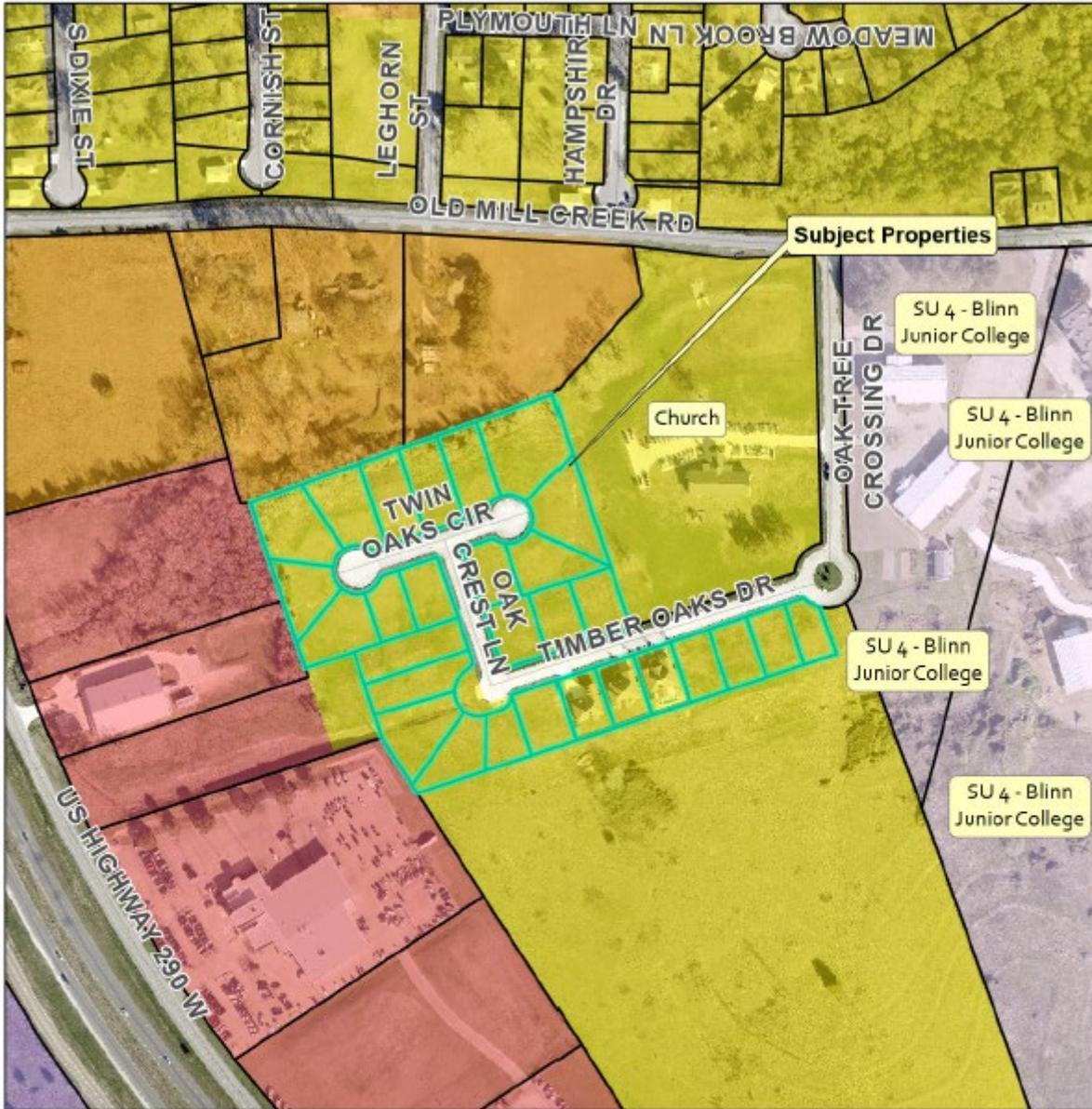


EXHIBIT "C"
FUTURE LAND USE MAP



Future Land Use Map
City Initiated Rezoning B-1 to R-1
Timber Oaks Section IV

- Future Land Use Plan
FLU_FINAL
- Single Family Residential
 - Multi-Family Residential
 - Local Public Facilities
 - Commercial
 - Industrial



EXHIBIT "D"
REQUEST LETTER

Cathy Hamm
Brenham Timber Oaks HOA President
1403 Timber Oaks Drive
Brenham, Texas 77833
January 29, 2026

Subject: Request for rezoning the Brenham Timber Oaks Neighborhood

To the Planning and Rezoning Commission,

Our request for rezoning will support the integrity and values of our quaint subdivision. Warren Schaff, HOA Board Treasurer, and myself went door to door in January 2026 to share with our neighbors how rezoning will enhance and protect the values of our neighborhood which is consistent with our neighbors previously expressed desires for our neighborhood. Many of our neighbors have expressed repeatedly at our board meetings that they moved to the Brenham Timber Oaks neighborhood because of the quaintness, no outlet street and the quiet atmosphere.

The rezoning request also was researched by a few neighbors when in February 2025, we learned of Blinn College's plan to build a Sports Complex directly behind our Brenham Timber Oaks neighborhood. This proposal by Blinn created many concerns for our neighbors such as noise, traffic and safety. The topic of rezoning was presented at our HOA Board meetings. We are hopeful by rezoning our neighborhood, this will give us added protection from these concerns.

To also support the rezoning, the City of Brenham in 2019 adopted a Comprehensive Plan. This Plan includes a parcel specific map called the [Future Land Use Map](#) and suggests what property zoning would be appropriate. The purpose of the Map is to identify property that may be zoned differently than it is currently, due to the primary, existing land use. This is applicable to the Timber Oaks Subdivision. The Map calls out the Timber Oaks Subdivision as a recommended R-1, Single Family Zoning District.

I also spoke with Abiding Word Church member, Mr. McKesta, about our rezoning request and that to my knowledge our request would not impact the church, which is currently zoned B1. I explained if the church had questions, they should reach out to Stephanie Doland in the Development Services Department.

To reiterate our rezoning request, the majority of the neighbors of Brenham Timber Oaks Neighborhood support rezoning from B1 to R1. We appreciate the Planning and Zoning Commission's time and look forward to hearing from you. If the Commission has any questions, please feel free to reach out to me.

Sincerely,

Cathy Hamm
BTOHOA Board President

EXHIBIT "E"
PROPERTY OWNER PETITION

PETITION TO REZONE BRENHAM TIMBER OAKS NEIGHBORHOOD

We, the homeowners of Brenham Timber Oaks neighborhood approve rezoning our subdivision from B-1 to R-1.

We, the undersigned, have been informed of the City of Brenham recommendation and the added preservation protection the Zoned category of R-1 has to offer to our neighborhood.

DATE: _____
COLLECTOR: Cathy Hamm

PRINTED NAME	STREET ADDRESS	ZIP CODE	EMAIL	SIGNATURE
Crystal Baca	1401 Timber Oaks Dr.	77833	cj04f5735@gmail.com	Crystal Baca
Danielle Smith	1501 Timber Oaks Dr.	77833	danielle.ambriz@yahoo.com	Danielle Smith
Shannon Juro	1805 Timber Oaks Dr	77833	shannonjuro@hotmail.com	Shannon Juro
Ken Williams	1802 Timber Oaks Dr	77833	Kwilliams59@gmail.com	Ken Williams
Richard Catlin	1500 Twin Oak Cir	77833	Richard.CATLIN	Richard Catlin
Littlefield, David	1706 Twin Oaks	77833	coleebiller@aol.com	David Littlefield
Savage, Blaine	1704 Twin Oaks Cir	77833	savage0404@stgoe.net	Blaine Savage
Tiffany Thibodeaux	1705 Twin Oaks Cir	77833	tiffanycthibo@gmail.com	Tiffany Thibodeaux
John W Powell	1700 Timber Oaks Dr	77833	john.w.Powell@gmail.com	John Powell
SAHIL N BHIMANI	1702 TIMBER OAKS DR	77833	sahil-bhimani@yahoo.com	Sahil Bhimani
Paula Hawk	1703 Timber Oak	77833	phawk@evetx.com	Paula Hawk
John Vogel	1601 Timber Oaks Dr	77833	jo vogel483@gmail	John Vogel
Cathy Hamm	1403 Timber Oaks Dr	77833	c_hamm004@yahoo.com	Cathy Hamm
Jonathan Grimm	1701 Timber Oaks Dr	77833	christics78@yahoo.com	Jonathan Grimm
John Joswiak	1603 Timber Oaks Dr	77833	joswiak6@gmail.com	John Joswiak

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DATE: _____
COLLECTOR: _____

PRINTED NAME	STREET ADDRESS	ZIP CODE	EMAIL	SIGNATURE
Jerry Hayslip	1803 Twin Oaks		staci.hayslip@gmail.com	Jerry Hayslip
Warren Schaff	1703 Twin Oaks		TWIN-O-A-MUSTANG@hotmail.com	Warren Schaff

EXHIBIT "F"
SITE PHOTOS



Round-about at the intersection of Oak Tree Crossing and Timber Oaks Drive



Looking south on Oak Crest Lane



Intersection of Twin Oaks Circle and Oak Crest Lane



Looking west on Twin Oaks Circle



Looking east on Timber Oaks Drive at intersection of Oak Crest Lane

City of Brenham
Development Services Department



PUBLIC COMMENT FORM

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

Please return to:

City of Brenham
Attn: Development Services Dept., Case REZONE-26-0001
P.O. Box 1059
Brenham, Texas 77834-1059

Name:
(please print)
Address:

Shannon Juno
1805 Twin Oaks Circle
Brenham TX 77833

Signature:

Date:

2-16-26

I am FOR the requested REZONING REQUEST as explained on the attached public notice for P&Z Case REZONE-26-0001. (Please state reasons below)

I am AGAINST the requested REZONING REQUEST as explained on the attached public notice for P&Z Case REZONE-26-0001. (Please state reasons below)

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

Monday, February 23, 2026, 5:15 PM
City Council Chambers, 2nd Floor, City of Brenham City Hall
200 West Vulcan Street, Brenham, Texas 77833

Date, Location, & Time of **City Council** meeting:

Thursday, March 5, 2026, 1:00 PM
City Council Chambers, 2nd Floor, City of Brenham City Hall
200 West Vulcan Street, Brenham, Texas 77833

COMMENTS/REASONS:

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



Development Services Department

Memorandum

Date February 23, 2026

To Planning and Zoning Commission

Cc Stephanie Doland, Development Services Director

From Shauna Laauwe, City Planner

Subject Discussion and Possible Direction to Staff on Miscellaneous Text Amendments Including Proposed Amendments to the Code of Ordinances, Chapter 6 – Buildings and Structures, and Appendix A – Zoning of the Code of Ordinances

The Development Services Department is seeking discussion and direction on possible amendments to the Code of Ordinances to be considered by the Planning and Zoning Commission and City Council. Items vary from typical amendments to refine unclear or outdated text within the Ordinances, while others are new regulations and definitions to address new uses or concerns. During the Work Session, Staff will outline each of the subject areas for direction from P&Z for future ordinance amendments. The proposed text amendments to be discussed include:

- Clarifying the minimum area lot requirements for multifamily developments in the R-2, Mixed Family Residential District and the Downtown Business/Residential Overlay District.
- Amending the Landscape/Bufferyard regulations.
- Car Washes: Propose a local amendment to the Plumbing Code in the Code of Ordinances to enact water saving regulations for car washes.
- Data Centers: Define “Data Center” in the Definitions section of the Zoning Ordinance and list as a Specific Use in the Industrial Zoning District.

Multifamily Developments

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

Current Zoning Ordinance Excerpt:

(6) Multifamily units (apartments):

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

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

Staff proposes to amend Section 2.06(a) to state “ (a) Minimum site area. The minimum site for multifamily development shall be six thousand (6,000) square feet, *or two thousand (2,000) square feet of lot area per multifamily dwelling unit, whichever is greater.*”

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

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

Bufferyard Standards

Bufferyard standards are adopted to help mitigate the impacts of dissimilar uses and incompatible land uses permitted to develop adjacent to one another. Bufferyard standards include an additional “setback” between whichever use develops second. For example, if a car wash were to develop next to an existing single-family home, then the car wash would be responsible for providing a buffer between the single-family residential and the car wash development. Current standards allow for the bufferyard to include 80% of the bufferyard as pavement for parking or driveway and therefore only 20% is required to have undeveloped greenspace.

Recent new developments have included car washes, townhomes, and medium-sized retail centers (5,000 SF) constructed adjacent to single-family residential uses. With these new developments, staff is finding that the bufferyard standards may not properly mitigate noise, odor or light between the above-described uses and single-family homes. As a result, City Staff began researching bufferyard standards of other municipalities to determine how Brenham standards compare. It was found that each municipality provides their own unique standards with bufferyard distances ranging across the jurisdictions. However, staff did note that landscaping within bufferyards is more clearly defined to provide a vegetative buffer in addition to a physical separation. In the adopted Brenham ordinance Section 12 in Appendix A – Zoning Regulations, is the Landscaping Chapter that regulates landscaping requirements for nonresidential and multifamily uses, parking lots, and bufferyards. The bufferyard landscaping regulations are found in Section 12.04. This section designates the amount of bufferyard required between incompatible uses and the percentage of the bufferyard area to be landscaped. Section 12.04 includes Table 3 that lists New Use categories (for new incompatible uses being developed or established) and the bufferyard requirements to adjacent

existing uses. Staff proposes to amend Section 12.04 by adding and clarifying use categories to Table 3 and to modify the amount of landscaping required within the bufferyard area.

Table 3 currently lists seven (7) use categories that include: Single-Family (SF), Multifamily (MF), Mobile Home Pk. (MHP), Retail sales & service/Office/Institutions (3 stories or less), Office 4-6 stories (O), Light Industry (LI), and Heavy Industry (HI). Staff proposes to add the following uses:

- Townhome Development > 2 acres
- Office use (2 stories or less)
- Nonresidential Use < 1 acre
- Nonresidential Use > 1 acre
- Automobile related service

Section 12.04 currently states: "To further minimize potential noise, drainage, glare or other potential incompatibilities between the different uses, at least twenty (20) percent of any bufferyard shall be landscaped, pervious surface, said twenty (20) percent to be located at the outermost edge or perimeter of the bufferyard. The remaining land constituting a bufferyard may be used for onsite parking provided it meets all applicable performance standards." In the current Table 3, a majority of the bufferyards are 20 feet and with 20 percent landscaping, only four (4) feet of landscaping along the perimeter is required. Thus, allowing the remainder sixteen (16) feet to be impervious surface for parking or driving aisles. As written, the bufferyards lack in the intent to minimize the potential noise, drainage and glare of incompatible uses and are more of a separation standard than a true buffer. Therefore, staff proposes to increase the bufferyard landscaping requirement from at least twenty (20) percent to at least fifty (50) percent pervious surface, with said fifty (50) percent to be located at the outermost edge or perimeter of the bufferyard. Staff proposes to amend Section 12.04 to state:

(Section 12.04) **Landscaping of bufferyards.** To further minimize potential noise, drainage, glare or other potential incompatibilities between the different uses, at least **fifty (50)** percent of any bufferyard shall be landscaped, pervious surface, said **fifty (50)** percent to be located at the outermost edge or perimeter of the bufferyard. The remaining land constituting a bufferyard may be used for on-site parking provided it meets all applicable performance standards. **A minimum of one (1) two (2) inch caliper tree with a minimum height of fifteen (15) feet or greater at maturity, shall be planted per twenty (20) linear feet of landscape bufferyard.**

In addition, Staff proposes to amend Table 3 to increase the bufferyard spacing for Nonresidential Uses < 1 acre, Nonresidential Uses > 1 acre; to create bufferyard requirements for Townhome Developments greater than 2 acres and Automobile related services; and, to reduce the bufferyard requirement for Office Uses 2 stories or less. Please see the draft amended Table 3 to include the new use categories and bufferyard spacing on the next page.

Table 3: Bufferyard requirements ¹							
New use category	Adjacent existing use category						
	SF	MF	MHP	R/O	O	LI	HI
Single-Family (SF)	none	20	20	20	50	75	125
Townhome Development > 2 acres	15	none	none	15	25	50	125
Multifamily (MF)	20	none	none	15	25	25	125
Residential: 3 stories or greater	30	none	none	15	25	25	125
Manufactured Home Pk. (MHP)	20	none	none	15	25	25	125
(R/O)							
Office use (2 stories or less)	10	10	10	none	none	25	50
Nonresidential Use < 1 acre	25	15	15	none	none	25	50
Nonresidential Uses > 1 acre	50	25	25	none	none	none	50
Automobile related services	50	50	30	none	none	none	none
Light Industry (LI)	75	25	25	25	none	none	none
Heavy Industry (HI)	125	125	125	50	50	none	none

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

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

Car Washes

The City of Brenham Public Utility Department monitors the number of water taps the City is using, as well as the amount of potable water that is consumed. In the past 4 years, 3 new car washes have been constructed in the City of Brenham, which has increased the amount of potable water being consumed. To preserve water supply and encourage environmental sustainability and efficiencies, reclamation system requirements for future car washes are recommended. City Staff proposes to add a local amendment to the Plumbing Code in the Code of Ordinances to adopt water saving regulations for car washes.

In an article on CarXplorer Blog written and published by Jordan Matthews on October 31, 2025, titled “Do Car Washes Recycle Water? The Truth 2025,” Matthews stated, “. . .the vast majority of modern commercial car washes recycle a significant portion of their water as a cost-saving and environmentally responsible measure, using sophisticated filtration and treatment systems.” The article also noted the following benefits, challenges and considerations:

Major Benefits of Recycling Car Wash Water

- Dramatic water conservation
 - Some eco-friendly car washes use as little as 24 gallons of freshwater per vehicle, reclaiming up to 70% of the water.
- Cost savings
 - Car wash operators can significantly reduce their water and wastewater bills by having a recycling system.
 - These savings help with cost recovery of the recycling system.

- Environmental stewardship
 - The enclosed recycling system loop prevents untreated wastewater full of detergents, oils, and grime from entering a city's drainage and wastewater system.
- Regulatory compliance and improved image
 - Many cities require water recycling systems for a car wash to even get a building permit.
 - An "eco-friendly" or "green" business has a lot of advertising appeal.

Challenges and Considerations

- High initial investment – The systems are expensive but can be offset by long-term savings on water and sewer bills.
- Regular maintenance – The systems require upkeep.
- Water quality management – Chemical balance/purity is a challenge which if not properly controlled can lead to poor wash quality or even damage to a vehicle.
- Odor control – If the water isn't treated properly, it can develop a foul odor.

City Staff is only aware of IQ Car Wash, located at 1404 N. Park Street, as having a water reclamation system, though the use of reclamation systems and water wells have been encouraged when reviewing plans of recently built car washes. It will likely be unfeasible to require car washes already operational to put in such systems, unless upgrades or improvements to current systems are being done. The proposed amendments to the Plumbing Standards within Chapter 6-61.1 Plumbing Code Local Amendments is drafted as follows:

Section 6-61.1: Plumbing Code Local Amendments

(12) Car Washes

- a) New conveyer and in-bay automatic car washes must be equipped with a water recycling system as approved by the General Manager of Public Utilities.
- b) New in-bay automatic car washes must use water recycling systems, ultra-low-flow spray nozzles or alternative means to achieve fresh water usage of no more than fifty-five (55) gallons per vehicle.
- c) New and existing self-service and mobile car washes must utilize positive shutoff device spray wands with a flow rate of no more than three (3) gallons per minute.
- d) Required water recycling systems shall be used at all times.
- e) Existing car washes which request a permit for renovation greater than 50 percent of the existing value of the facility, request to enlarge the water connection size, or replace more than 50 percent of the gross floor area of the car wash, shall install a water recycling system as required by this Ordinance.

Data Centers

Data Centers are a rapidly growing industry throughout the state and country and are a use that are relatively new in terms of zoning standards. The City of Brenham Zoning Ordinance was first adopted in 1968 and then rewritten in 1995. To ensure said businesses are operated with reasonable safeguards in place for the community, development standards defining data centers and setting parameters for future locations is recommended.

A Specific Use Permit is an approval granted by the City Council following a recommendation of the Planning and Zoning Commission and authorizes the operation of a use at a specific location within a zoning district on a case specific basis. Currently the use of a Data Center is allowed by right in Industrial Districts, setting a Specific Use Permit requirement for Data Centers in an Industrial District would allow a property specific analysis of a proposed Data Center and two public hearings, before the use would be granted.

Additionally, property owners within 200-feet of a property being considered for a Specific Use Permit would receive a notice in the mail of the public hearing on the matter.

In addition to defining the use and allowing data centers only by Specific Use Permit, revisions which outline the type and utility usage of data centers are also recommended. Draft language is included below which outlines data centers permitted which do not use a water cooled, evaporation system as their primary cooling agent.

- Defining data centers
 - Data Center: Shall mean an establishment engaged in the storage, management, processing, and/or transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations.

- District restrictions:
 - To be placed in Section 7.2 Specific Use Permits
 - (2) Data centers:
 - a) Shall be allowed as a specific use in I Industrial Districts, in accordance with the specific use permit approval process and chapter 16, Brenham Code of Ordinances regulating occupational licenses and business regulations.
 - b) The use of any water-based evaporative process/technology to cool a Data Center and associated equipment is prohibited. Unless the water source is approved by the General Manager of Public Utilities and is not City of Brenham potable water, all water-based evaporative cooling tower or other evaporative chiller system which primarily relies on the evaporation of water to achieve its cooling function, either directly, or indirectly such as by cooling the contents of a closed loop chilled water system which serves such Data Center are prohibited.

Staff is seeking feedback from the Planning and Zoning Commission regarding the proposed text amendments. The above outlined ordinance amendments will require additional research and discussion and can be evaluated as a single group of amendments or can be considered for adoption in a phased approach depending on direction received. Following review by the Planning and Zoning Commission staff will present the text amendments to Council for their review and direction during their March 5th Council Meeting.