



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, APRIL 27, 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 March 23, 2026, Planning and Zoning Commission Meeting.

4-b. Case Number LOTLINE-26-0003: A request by Citizens National Bank / Steven Wise for approval of a commercial Replat of Part of Lots 1 and 4, Block 1, Key's First Addition to create Lot 1A, Block 1, being 1.260-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-25-0002: A request by the Bevers Family Trust / Bradley and Jessica Bevers Co-Trustees (Atwell, LLC - Surveyor) for approval of a Replat of a Portion of Lots 8 & 9, and all of Lot 10, Block 1 of the Old McIntyre Homestead Addition to create Lot 8A, containing 0.2212-acres (9,637 square feet), and Lot 10A, containing 0.1377-acres (6,000 square feet), for a total of 0.359-acres, currently addressed as 402 Cottonwood Street and 405 Botts Street, Apt. A and Apt. B, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

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

7. **Public Hearing, Discussion and Possible Action on Case Number TEXT AMEND-26-0001: A City-Initiated request to amend the City of Brenham Code of Ordinances Chapter 6, Building and Structures and Appendix A – Zoning, as follows:**
 - **Amending Chapter 6: Buildings and Structures, Section 6-61:1 Plumbing Code Local Amendments to add section (12) Car Washes; and to define additional requirements and restrictions related to car washes; and**

 - **Amending Appendix A: Zoning, Part I, Section 5.02, adopting a definition for Data Center uses; and**

 - **Amending Appendix A: Zoning, Part II, Division 2, Section 7.02, adding the use of a Data Center to the list of uses allowed with prior approval of a Specific Use Permit within the I, Industrial District and to define additional requirements and restrictions related to Data Centers.**

8. **Adjourn**

CERTIFICATION

I certify that a copy of April 27, 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 April 21, 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
March 23, 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 March 23, 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
Darren Heine
Calvin Kossie
Cayte Neil
Cyndee Smith

Commissioners absent:

Chris Cangelosi

Staff present:

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

Citizens/Media present:

Jeff Robertson
Mark Feldhake

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 of the following:

- When the proposed text amendments for car washes and data centers were taken before City Council for direction and comments, there was not a concise consensus on the direction. Therefore, staff is continuing to research and revise the proposed text amendments and will bring them back before the Planning and Zoning Commission and City Council at a later date.

- The next Capital Improvements Advisory Committee (CIAC) is planned for April 29th at 4:00 pm. The P & Z representative is Cayte Neil, but all are welcome to attend.
- A Board appreciation dinner is tentatively planned for June 25th. Additional information will be forthcoming.

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 February 23, 2026, Planning and Zoning Commission Meeting.

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), as presented. The motion carried unanimously.

REGULAR SESSION

5. **Public Hearing, Discussion and Possible Action on Case Number SUBPRE-25-0002: A request from Stephen Grove / Ranier & Son Development Company, LLC for approval of a Preliminary Plat of the Vintage Farms Subdivision, Phases IX through XVI (9-16), creating approximately 650 Residential lots and Various Common Areas, for a total of 169.42-acres of land that is part of the called 219.28 acre Tract One and the called 52.458-acre Tract Two recorded in Volume 373, Page 476, and the called 90.00-acre Tract recorded in Volume 375, Page 333 of the Official Records of Washington County, Texas and further described as part of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.**

Kim Hodde noted that a public hearing is not required for this preliminary plat; although, there were no citizens in attendance.

Shauna Laauwe, City Planner, presented the staff report for Case No. SUBPRE-25-0002. Ms. Laauwe stated that the property owner and applicant is Ranier and Son Development Company / Stephen Grove and the Surveyor is Jeff Robertson with McClure & Browne Engineering & Surveying, Inc. The subject property is approximately 169.42-acres generally located south and west of Dixie Road and north of Sunset Road that was annexed into the City limits with a Municipal Services Agreement and zoned as a Planned Development District (O-25-017) on September 18, 2025. The concept plan with the lot matrix was part of the PDD. It shows the location of the various lots including 55-foot-wide lots, 50-foot-wide lots, 40-foot-wide lots, the Townhome lots, and the 15-acre dense residential lot. The Plat/Plan includes Phases 9-16 of the Vintage Farms Subdivision and creates 7 blocks, 650 lots, common areas, sidewalks, regional trails, roadways, dedication of utility easements, and dedication of right-of-way for the future widening of Dixie Road and the dedication of Westwood Lane. The proposed phase/lot breakdown is as follows:

- Phase 9 – 84 lots
- Phase 10 – 78 lots
- Phase 11 – 84 lots
- Phase 12 – 131 lots
- Phase 13 – 91 lots
- Phase 14 – 72 lots
- Phase 15 - 109 lots
- Phase 16 – 1 lot (dense residential)

The preliminary plat lays out the residential subdivision in accordance with the adopted ordinances and standards, including the Public Infrastructure Design Manual. Although civil plans are not required with the preliminary plat, the plat shows the location of floodways, water, sewer, gas and electric utilities, streets, sidewalks, drainage infrastructure, and corresponding utility easements and right-of way easements. The plat also shows the lot widths and depths, utility lines, a lift station, sidewalk connections and trails, and contour lines. With each phase, a Final Plat will be required along with review of the civil plat and a more detailed review of the drainage and utility designs.

Engineering and Development Services have reviewed the proposed Preliminary Plat for compliance with the City of Brenham’s applicable regulations and ordinances as well as all applicable standards of the Vintage Farms Planned Development District (Ordinance O-25-017) and recommend approval of the Preliminary Plat of Vintage Farms, Phases 9-16, as presented.

In response to Commissioner’s questions, Staff clarified the following:

- Several staff members made a trip to College Station to see various 40-foot lot developments by several different builders and were pleasantly surprised at the developments. The lots are very similar to the lots in the Wilkins Valley Subdivision.
- A canopy tree analysis based on density was not done; however, in addition to the one tree required for every lot, an additional one tree per every two lots plus additional trees on Westwood Drive were required by the PDD. The trees will be verified and evaluated with the civil plan submittals.

A motion was made by Commissioner Smith and seconded by Commissioner Kossie to approve the request from Stephen Grove / Ranier & Son Development Company, LLC for approval of a Preliminary Plat of the Vintage Farms Subdivision, Phases IX through XVI (9-16), creating approximately 650 Residential lots and Various Common Areas, for a total of 169.42-acres of land, as presented. The motion carried unanimously.

6. Adjourn.

A motion was made by Commissioner Alfred and seconded by Commissioner Heine to adjourn the meeting at 5:37 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

April 27, 2026
Meeting Date

Attest

Kim Hodde
Staff Secretary

April 27, 2026
Meeting Date



CASE: LOTLINE-26-0003
REPLAT: PART OF LOTS 1 AND 4, BLOCK 1 KEY'S FIRST ADDITION
TO CREATE LOT 1A, BLOCK 1

PLAT TITLE: Replat of Part of Lots 1 and 4, Block 1 Key's First Addition to create Lot 1A, Block 1 **CITY/ETJ:** City Limits

PLAT TYPE: Commercial Replat

OWNER: Citizens National Bank / Steven Wise

APPLICANT/AGENT: Owner/ Michael Blakey, (Blakey Land Surveying, LLC)

LOT AREA /LOCATION: 1.260-acres / 400 South Austin Street

PROPOSED LEGAL Lot 1A, Block 1 of the Key's First Addition in Brenham, Washington County Texas

ZONING DISTRICT: B-4, Neighborhood Business District

EXISTING USE: Vacant land

COMP PLAN

FUTURE LAND USE: Downtown

REQUEST: A request by Citizens National Bank / Steven Wise for approval of a commercial Replat of Part of Lots 1 and 4, Block 1, Key's First Addition to create Lot 1A, Block 1, being 1.260-acres, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:

The subject property, identified as part of Lots 1 and 4, Block 1 of Key's First Addition, is owned by Citizens National Bank / Steven Wise. The property is generally located southwest of the intersection of West First Street and South Austin Street and is currently addressed as 400 South Austin Street. The site is presently vacant.

The owner intends to redevelop the property for the construction of a new banking facility. To facilitate this development, a replat is required to combine the two existing tracts into a single lot.

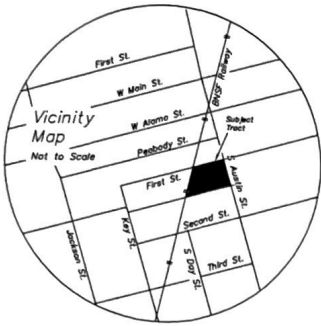
The proposed replat also includes the dedication of 20-foot public utility easements along the West First Street and South Austin Street frontages.

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.

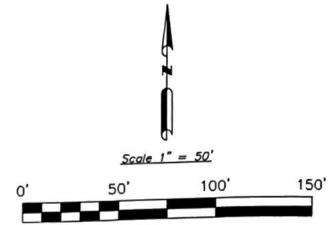
EXHIBITS:

- A. Proposed Commercial Replat



Replat of Part of Lots 1 & 4, Block 1
To Form Lot 1A, Block 1 of the
KEY'S FIRST ADDITION

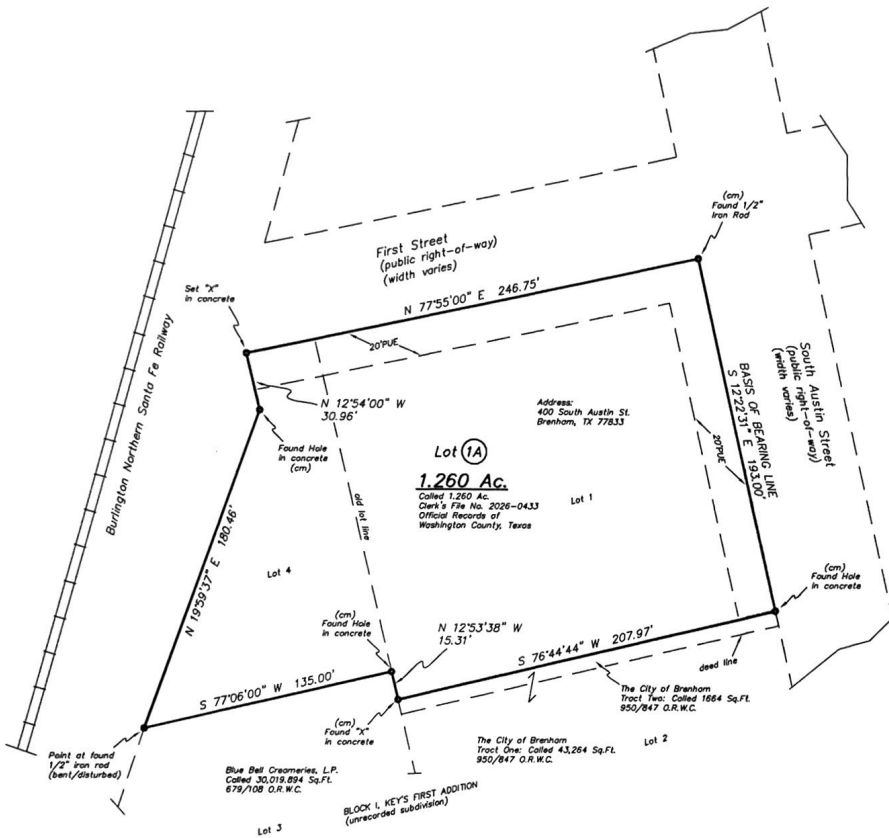
Consisting of Lot 1A
Containing 1.260 Acres Total
A. Harrington Survey, Abstract No. 55
City of Brenham, Washington County, Texas



cm = control monument
D.R.W.C. = Deed Records of Washington County, Texas
O.R.W.C. = Official Records of Washington County, Texas
P.R.W.C. = Plat Records of Washington County, Texas
RUE = City of Brenham Public Utility Easement
BE = building setback line
bcw = AT&T buried cable warning sign
msh = AT&T marshale

Bearings shown hereon are based on the record bearing for the East line of the original called 1.260 acre tract, recorded in Clerk's File No. 2026-0433, O.R.W.C.

Showing a survey of a 1.260 acre tract, situated in Washington County, Texas, being out of the A. Harrington Survey, Abstract No. 55, being all or a portion of a called 1.260 acre tract described in that deed dated January 23, 2026, from JK Anderson, LLC to Citizens National Bank, recorded in Clerk's File No. 2026-0433 of the Official Records of Washington County, Texas, and being a portion of Lots 1 and 4 of Block 1 of the Key's First Addition to the City of Brenham (unrecorded subdivision. The purpose of this plat is to combine a portion of Lots 1 and 4 into one lot or tract containing 1.260 acres TOTAL.



PLANNING AND ZONING COMMISSION APPROVAL

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

Chairman _____
Secretary _____

OWNER'S ACKNOWLEDGEMENT

I, Steven M. Wise, 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.

Steven M. Wise
Citizens National Bank

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) Subject to building setback lines and yard requirements according to zone and use as set forth by The City of Brenham Zoning Ordinance.
- 3) The subject tract shown hereon does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0295C, effective date August 16, 2011.
- 4) All oil/gas pipelines or pipeline easements with ownership through subdivision have been shown.
- 5) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- 6) No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 (fifteen) feet off centerline of low pressure gas lines, and 30 (thirty) feet off centerline of high pressure gas lines.
- 7) The subject tract shown hereon is subject to the reservation of a nonexclusive permanent easement as described in that deed from The Burlington Northern And Santa Fe Railway Company to Ant Properties, LLC, recorded in Volume 984, Page 361, Official Records of Washington County, Texas.

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

Michael J. Blakey
Registered Professional Land Surveyor No. 5935

March 17, 2026

Blakey Surveying, LLC

RPLS 4052 RPLS 6935
TEXAS FIRM REGISTRATION NO. 10085000

4850 Pühelm Lane
Burlington, Texas 77838

(979) 877-8648

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:



CASE LOTLINE-26-0002
REPLAT: PORTION OF LOTS 8 & 9, AND ALL OF LOT 10, BLOCK 1 OF THE OLD
MCINTYRE HOMESTEAD ADDITION
TO CREATE LOTS 8A & 10A, BLOCK 1 OF THE OLD MCINTYRE HOMESTEAD
ADDITION

PLAT TITLE: Replat of a portion of Lots 8 & 9, Block 1 of the Old McIntyre Homestead Addition to create Lots 8A & 10A, Block 1 of the Old McIntyre Homestead Addition **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: The Bevers Family Trust / Bradley and Jessica Bevers, Co-Trustees

APPLICANT/AGENT: Owners / Atwell, LLC - Surveyor

LOT AREA /LOCATION: 0.359-acres addressed 402 Cottonwood Street and 405 Botts Street, Apt. A and Apt. B

PROPOSED LEGAL DESCRIPTION: Lots 8A and 10A of the Old McIntyre Homestead Addition in Brenham, Washington County, Texas

ZONING DISTRICT: R-2, Mixed Residential

EXISTING USE: Single Family Residential and Multi-family (Duplex) residence

COMP PLAN FUTURE LAND USE: Single Family Residential

REQUEST: A request by the Bevers Family Trust / Bradley and Jessica Bevers Co-Trustees (Atwell, LLC - Surveyor) for approval of a Replat of a Portion of Lots 8 & 9, and all of Lot 10, Block 1 of the Old McIntyre Homestead Addition to create Lot 8A, containing 0.2212-acres, and Lot 10A, containing 0.1377-acres, for a total of 0.359-acres, currently addressed as 402 Cottonwood Street, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:
The subject property, currently identified as a portion of Lots 8, & 9, and all of Lot 10, Block 1 of the Old McIntyre Homestead Addition, is owned by The Bevers Family Trust, Bradley and Jessica Bevers, Co-Trustees. The subject property is and “L” shaped lot addressed 402 Cottonwood Street and 405 Botts Street and is generally located on the east side of Cottonwood Street and the north side of Botts Street.

The portion of the subject property that is addressed as 402 Cottonwood Street is currently developed with a 1,978 square foot single-family home that was constructed in 1978 and a garage with an upstairs accessory dwelling unit (ADU) that was constructed in 2001. The existing garage is 418 square feet, while the ADU is 695 square feet. The portion of the subject property that is addressed as 405 Botts is developed with a 1,872 square foot duplex, 936 SF per unit, that was constructed prior to 1982. The property owner wishes to replat the property to create two lots with the Cottonwood Street lot being 64.38' in width by 152.15' in depth (0.2212-acres / 9,637 SF) and the Botts Street lot being 76.09' in width by 77.78' in depth (0.1377-acres / 6,000 SF). A variance to the average lot depth requirement was granted by the Board of Adjustment on August 14, 2023 to allow an average lot depth of 77.78-feet. This plat dedicates a 15-foot public utility easement along the east property line (Cottonwood Street) and also along the south property line (Botts Street).

STAFF RECOMMENDATION:

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

EXHIBITS:

- A. Proposed residential Replat

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF WASHINGTON

"WE, BRADLEY BEVERS AND JESSICA BEVERS, OWNERS OF THE LAND DESCRIBED HEREON AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY ACKNOWLEDGE THE CHANGES TO SAID PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HEREON. THE PLATTED PROPERTY REMAINS SUBJECT TO EXISTING DEDICATIONS, COVENANTS, RESTRICTIONS AND EASEMENTS EXCEPT AS SHOWN OR STATED HEREON.

BRADLEY BEVERS - OWNER

JESSICA BEVERS - OWNER

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRADLEY BEVERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

_____, NOTARY PUBLIC, WASHINGTON COUNTY, TEXAS

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JESSICA BEVERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

_____, NOTARY PUBLIC, WASHINGTON COUNTY, TEXAS

PLANNING & ZONING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2026 BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

CHAIRMAN

SECRETARY

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

STATE OF TEXAS
COUNTY OF WASHINGTON

"I, NICK PRENZLER, COUNTY CLERK OF WASHINGTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE INSTRUMENT WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE _____ DAY OF _____, 2026 A.D. AT _____ O'CLOCK _____, AND DULY RECORDED IN CABINET _____, SHEET _____, OF RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS."

WITNESS BY HAND AND SEAL OF THE COUNTY CLERK OF SAID COUNTY, AT OFFICE IN BRENHAM, TEXAS

By: _____

NICK PRENZLER
COUNTY CLERK
WASHINGTON COUNTY, TEXAS

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF WASHINGTON

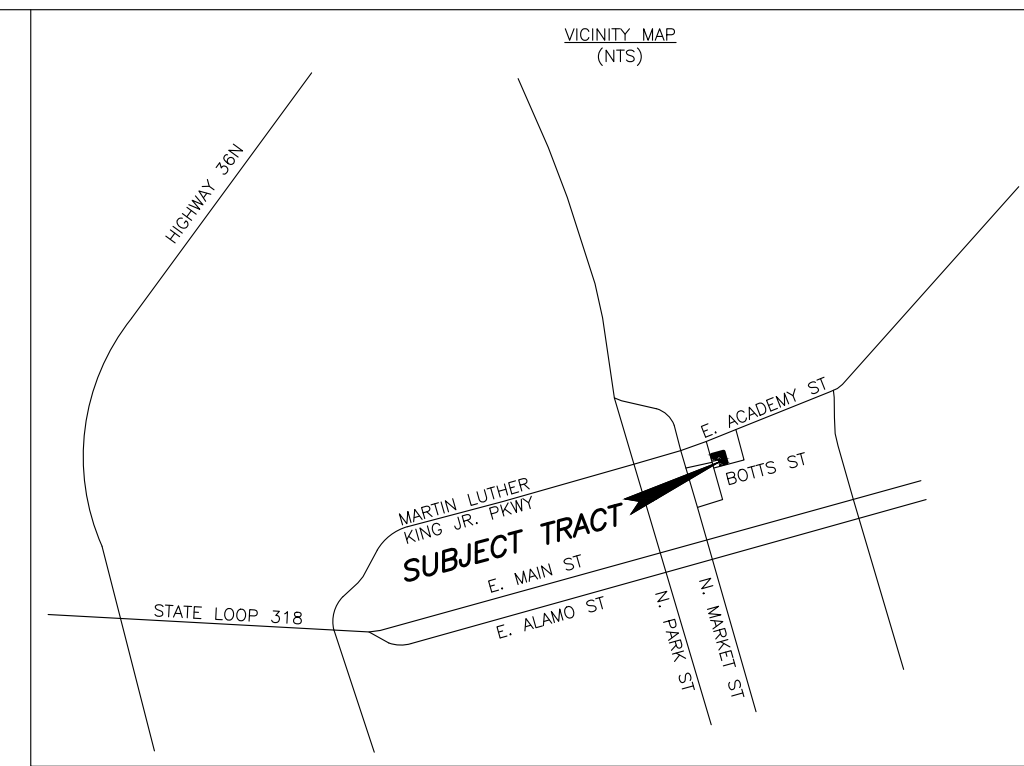
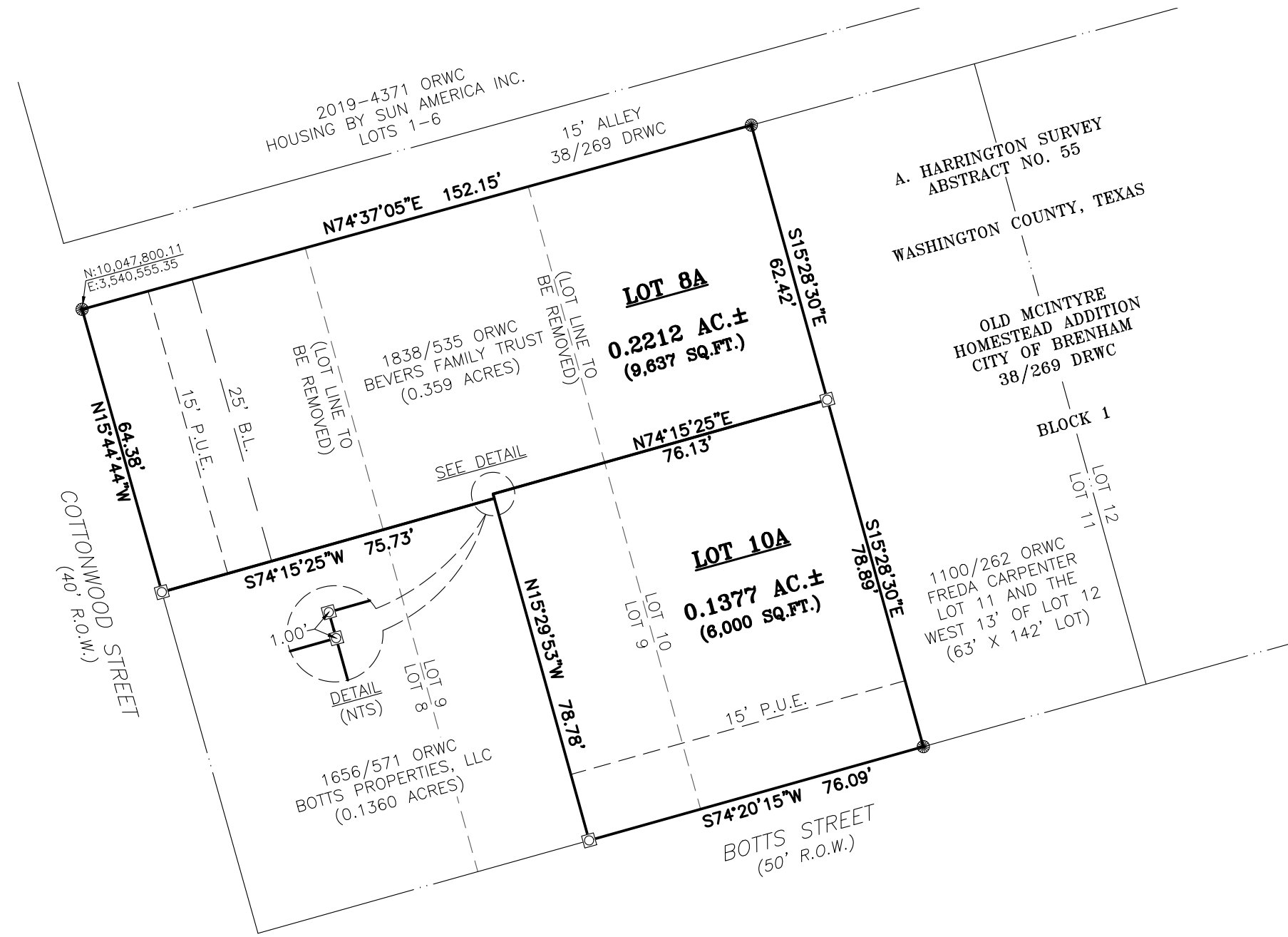
"I, WILLIAM S. ABRAHAM REGISTERED PROFESSIONAL LAND SURVEYOR (RPLS), IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION."

WILLIAM S. ABRAHAM, R.P.L.S. NO. 2052
FIRM NO. 10193726



FINAL PLAT

**A REPLAT OF A PORTION OF LOTS 8, 9 AND ALL OF LOT 10,
BLOCK NO. 1, OF THE OLD MCINTYRE HOMESTEAD ADDITION
CITY OF BRENHAM
TO CREATE 2 LOTS:
LOT 8A, CONTAINING 0.2212± ACRE
AND LOT 10A, CONTAINING 0.1377± ACRE
FOR A TOTAL OF 0.3589± ACRE**

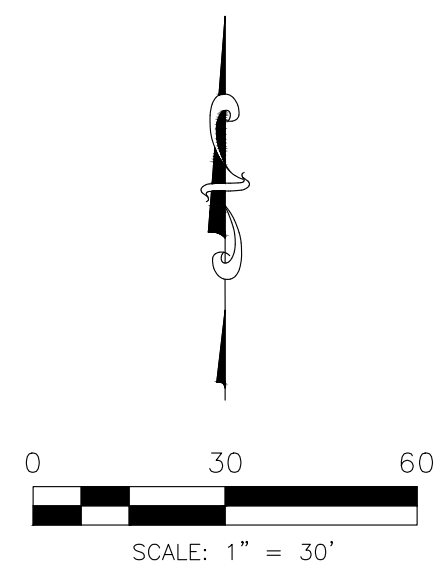


NOTES

- 1. BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), GEOID 2018, CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM CORS NETWORK; COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.00006964.
- 2. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 4847700295C, DATED AUGUST 16, 2011, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
- 3. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. PRE-26-033, DATED 02/06/2026 PROVIDED BY BLUEBONNET ABSTRACT AND TITLE, LLC AND FURTHER MORE THIS SURVEY IS VERIFIED PER THE AVAILABLE DEEDS AND/OR PLAT AS SHOWN, AND STATED HEREON.
- 4. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- 5. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- 6. 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.

LEGEND

- ORWC: OFFICIAL RECORDS OF WASHINGTON COUNTY
- DRWC: DEED RECORDS OF WASHINGTON COUNTY
- : 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊠: 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "ATWELL LLC"
- B.L.: BUILDING LINE
- P.U.E.: PUBLIC UTILITY EASEMENT



PROPERTY OWNERS:
BRADLEY BEVERS AND JESSICA BEVERS
4950 MAIN STREET
CHAPPELL HILL, TX 77833
(936)443-6888

PLAT PREPARED BY:



19 BRIAR HOLLOW LN. #145, HOUSTON, TX 77079
(713) 468-6000



CASE NUMBER: REZONE-25-0003
ZONE CHANGE REQUEST – Establishing a Planned Development District on
5.733 acres of land addressed as 708 Seelhorst Street

STAFF CONTACT: Shauna Laauwe, City Planner

OWNERS: Jeremy and Chelsea Bowie / Chelsea Build, LLC

APPLICANT: RME Consulting Engineers / Rabon Metcalf

ADDRESS/LOCATION: 708 Seelhorst Street/south side of Seelhorst Street between Mills Street and S. Chappell Hill Street (Exhibit A).

LEGAL DESCRIPTION: 5.733 acres of land located at 708 Seelhorst Street, being further described as Tract 32 of the Arrabella Harrington Survey, A-55, in Washington County, Texas.

LOT AREA: Approximately 5.733 acres

ZONING DISTRICT/USE: A mix of B-1, Local Business Mixed and R-2, Mixed Residential / Vacant undeveloped land (Exhibit B)

FUTURE LAND USE: Single-Family Residential

REQUEST: A request to assign a zoning classification of Planned Development District (PD) for the development of a single-family cluster housing subdivision (Exhibit C).

BACKGROUND:

The subject property is owned by Jeremy and Chelsea Bowie / Chelsea Build, LLC, with their agent Rabon Metcalf of RME Consulting Engineers, as the applicant of an approximate 5.733-acre tract that is generally located on the south side of Seelhorst Street, west of S. Chappell Hill Street and east of Dark Street. The property is within two zoning districts, with approximately the northern 60% being in a B-1, Local Business Mixed Residential District and the southern portion being designated as R-2, Mixed Residential District. Hog Branch Creek runs along the south property line, resulting in most, if not all, of the R-2 portion of the property to be located within the 100-year floodplain or designated floodway. The floodway, floodplain and topography of the property has led the property to be difficult to develop. Due to the challenges and unique features of the tract, the property owners have proposed a cluster housing subdivision of single-family homes.

As defined in the zoning regulations, cluster housing is "A residential development on a minimum site of two (2) acres in the R-2 District, containing single-family dwelling units on a limited portion of land which may have varying lot sizes and dimensions that when combined with any remaining land areas consolidated into common open space maintains a density equivalent to the minimum required for the applicable category of residential use as specified in the R-2 District." The zoning regulations, in the R-2 District, and as an underlying residential use in the B-1 District, allows in Section 2.02(2) "cluster housing

in accordance with cluster housing development provisions of the subdivision ordinance of the City of Brenham. The Subdivision Regulations in Section 23-24(3) states that "Cluster housing provisions are provided for the development of areas within the city zoned for cluster home subdivisions where flexibility is required due to special features of the land, such as topography, drainage requirements or easements, open space, or other considerations that are consistent with the comprehensive plan and the zoning requirements of the city." The B-1 and R-2 Districts allow cluster housing as permitted uses by right, and given the floodplain and topography on the subject site, it appears to be a good candidate for such a development. Section 23-24(3), however also includes additional standards for a Cluster Housing development:

1. That the average lot area equivalent does not result in densities that exceed those permitted for the applicable category of residential use for the zoning district in which they are located. **The proposed plan appears to meet this standard.**
2. A preliminary and final plat shall meet all applicable requirements of the Subdivision Chapter except that deviations may be approved by the Planning & Zoning Commission for minimum lot sizes, lot dimensions, and side and rear yard requirements as provided in Section 23-24.
3. Special platting requirements (Section 23-24(3)(b)): Deviation from more conventional platting that is based upon the subdivision of land into individual lots to accommodate one house per lot is permitted for cluster housing subdivisions provided the plat conforms to the following requirements:
 - (i.) Minimum site area: 3 acres – **Exceeds (5.71 acres)**
 - (ii.) Deviation from side and rear yard requirements: No building line of any structure within the cluster housing subdivision shall be closer than 10-feet to any side lot line of a residential lot in an adjacent subdivision with conventional lot standards. No corner lot may have a building line less than 15-feet from the ROW. **Proposed site plan meets this standard.**

Within the interior of the proposed cluster housing subdivision, a minimum distance of eight (8) feet shall be maintained between side building lines of adjacent units and a minimum of thirty (30) feet shall be maintained between rear building lines of adjacent units. ***The units within the proposed development site plan have 4-foot building setbacks from lot lines (meeting the 8-foot separation between units), however not all the units meet the 30-foot distance requirement between rear building lines of adjacent units. Thus, the proposed cluster development may not be permitted in its current configuration by right.***

Therefore, due to the proposed concept plan not meeting the thirty (30) foot rear setback requirement between units, and the restraints of the property that make the required minimum cluster rear setback unfeasible, the applicant is seeking approval of a single-family cluster subdivision development through the Planned Development District rezoning process.

PROPOSED PLANNED DEVELOPMENT (PD) DISTRICT

The applicants are requesting zoning of the property to a PD district so that alternative standards, to the City's typical zoning and cluster subdivision development standards, may be established. The proposed PD establishes the underlying base zoning district as the Residential (R-1) district for the construction of single-family dwellings. The applicants are proposing the following development standards. The complete PD proposal and exhibits are enclosed (Exhibit D).

A. Subdivision Features and Characteristics:

- a) A prominent Common Area "C" that is wholly encumbered by a looped private driveway that provides two access points to Seelhorst Street and 60 parking spaces, drainage, detention, and public utility easements. All private improvements located in Common Area "C" shall be maintained by the Homeowner's Association (HOA). Private utility easements extend into lots for individual services.
- b) Retention pond with water fountain feature.
- c) Five (5) foot wide walking trail throughout the community and around the retention pond to provide connectivity and leisure. Outer loop walking trail shall measure a minimum of 1,200 linear feet.
- d) Site has 50% green/open space.
- e) Fire pit area with four (4) Adirondack chairs.
- f) Community pavilion
 - Outdoor dining with two (2) tables and four (4) chairs per table
 - Outdoor kitchen (BBQ pit)
- g) Central trellis sitting area with four (4) Adirondack chairs.
- h) Community garden and/or dog park
- i) Bike racks - two (2) locations
- j) Community storage buildings (2) equipped with gardening tools, ladder, and providing miscellaneous storage space for HOA use.
- k) Right-of-way dedication – developer to dedicate 2,058 square feet of variable width along Seelhorst Street. (See Exhibit E Lot & Easement Plan)

B. Subdivision of Land:

- a) Thirty-two (32) single-family unit cluster development with platted independent lots in general accordance with Section 23-24(3) of the Subdivision Ordinance.
- b) Two access points to Seelhorst Street provided by a private HOA maintained two-way driveway that is a minimum of 26.50-feet in width. Cluster subdivisions do not require direct and immediate access to a public right-of-way and the site does not feature a public right-of-way within the site.
- c) Common areas- Area "C" on Concept Plan Site Layout
 - 1) Private access driveway – minimum 26.5 feet in width
 - 2) Drainage and retention pond
 - 3) Public Utility Easements shown on the Lot & Easement Layout (Exhibit E)
 - 4) Open common space /area not within the individual single-family home lots
 - 5) Include all private improvements not within the individually platted single-family lots
 - 6) Common Area "C", including all private improvements, shall be maintained by the Homeowners Association.

• **Typical Lot & Building Layouts: Four (4) Lot/Home Types**

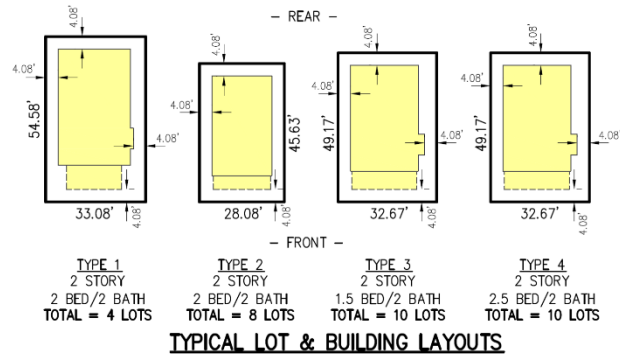
❖ Type 1 – 4 lots

- 1,805.5 SF (54.58' x 33.08')
- 2 stories
- 2 bedrooms / 2 baths
- 4.08-foot setbacks

- ❖ Type 2 – 8 lots
 - 1,281 SF (45.63' x 28.08')
 - 2 stories
 - 2 bedrooms / 2 baths
 - 4.08-foot setbacks

- ❖ Type 3 – 10 lots
 - 1,606 SF (32.67' x 49.17')
 - 2 stories
 - 1.5 bedrooms / 2 baths
 - 4.08-foot setbacks

- ❖ Type 4 – 10 lots
 - 1,606 SF (32.67' x 49.17')
 - 2 stories
 - 2.5 bedrooms / 2 baths
 - 4.08-foot setbacks



- The following shall not be permitted within the Planned Development District:
 - Accessory Dwelling Units;
 - Two-family dwellings or duplexes;
 - Twin homes;
 - Mobile homes or manufactured homes;
 - Zero lot line housing development, in accordance with zero lot line development provisions of the Subdivision Ordinance of the City of Brenham; and
 - Non- residential uses

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

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

Typical features of a quality neighborhood design include:

- Some focal point, whether a park or central green, school, community center, place of worship, or small-scale commercial activity, enlivens the neighborhood and provides a gathering place.
- Equal importance of pedestrian and vehicular circulation. Street design accommodates, but also calms, necessary automobile traffic. Sidewalks along or away from streets, and/or a network of off-street trails, provide for pedestrian and bicycle circulation (especially for school children) and promote interconnectivity of adjacent neighborhoods.
- An effective street layout that provides multiple paths to external destinations (and critical access for emergency vehicles) while also discouraging non-local or cut-through traffic.
- Appealing streetscapes, whether achieved through street trees or other design elements, which “soften” an otherwise intensive atmosphere and draw residents to enjoy common areas of their neighborhood. This should include landscape designs consistent with local climate and vegetation.
- Evident definition of the neighborhood “unit” through recognizable identity and edges, without going so far (through walls and other physical barriers) as to establish “fortress” neighborhoods.

- Set-aside of conservation areas, greenbelts or other open space as an amenity, to encourage leisure and healthful living, and to contribute to neighborhood buffering and definition.

CONCEPT PLAN – SITE LAYOUT & RENDERINGS

Figure 1

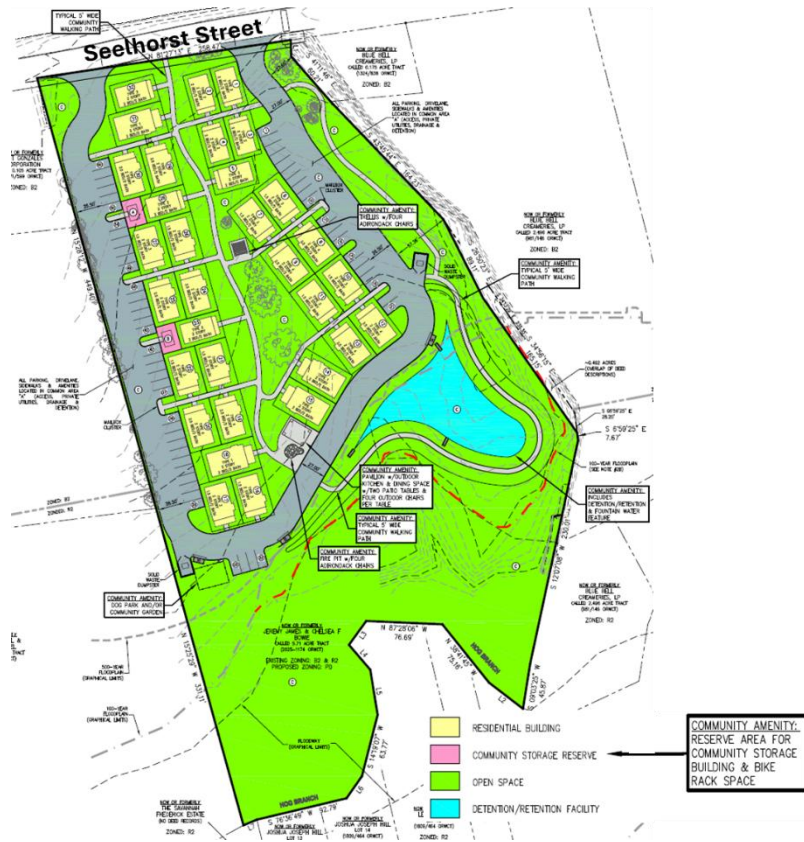


Figure 2

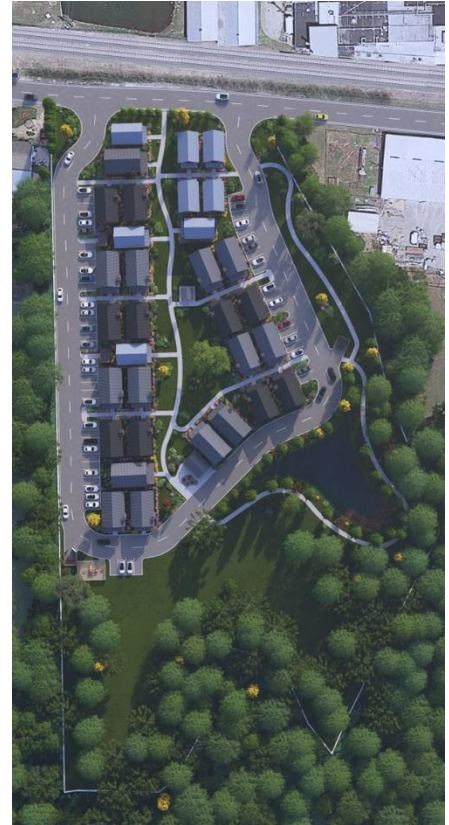


Figure 3



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:

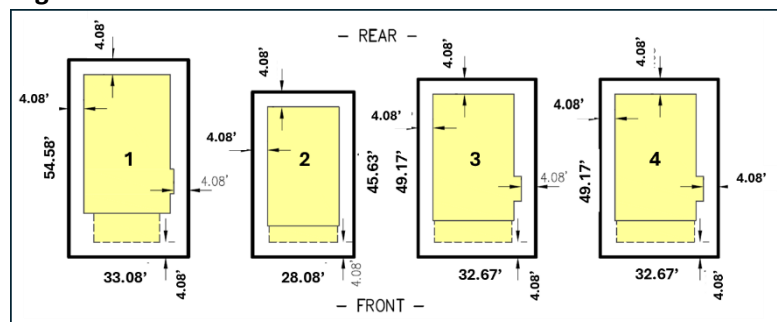
- (1) The city's zoning should recognize and seek to preserve the small-town attributes that make Brenham a special place for its citizens to live, work and play.

The subject property is generally located on the south side of Seelhorst Street, west of S. Chappell Hill Street and east of Dark Street. A large portion of the subject property, and properties to the west are within a B-1, Local Business, Mixed Residential District. The property adjacent to the west is developed as Thyme Day Spa & Salon. This B-1 area is developed primarily as single-family homes along Mills and Dark Streets, while Clinton Street and properties fronting Seelhorst Street are a mixture of residential and commercial uses. The adjacent property to the east is zoned B-2, Commercial Research and Technology and is the site of the former Blue Bell Creamery plant. The building and site is not currently in use. To the north, across Seelhorst Street, the properties are zoned I, Industrial District and developed as industrial uses to include Blue Bell Creamery warehouse and distribution buildings and further north, Stanpac USA, LLC. The southern portion of the subject property and the surrounding area to southeast and southwest are within a R-2, Mixed Residential District. Due to Hog Branch Creek and the floodplain in the area, most of the area is undeveloped, with residential properties developed further to the south along Pecan Street and to the southwest along Clinton Street.

The proposed residential development is unique in that it consists of a cluster subdivision that is regulated primarily by the subdivision ordinance rather than the zoning ordinance. The proposed cluster subdivision consists of individual single-family residential lots that minimally deviate from the City of Brenham's standard subdivision standards for cluster subdivisions as outlined in Section 23-24(3). As described previously, the proposed 5.733-acre subdivision exceeds the minimum cluster development site area of 3-acres and meets the side yard standards that building lines may not be closer than 10-feet from any side lot line in an adjacent subdivision with conventional lot standards and that no corner lot (the northern most lots) are a minimum of 15-feet from the right-of-way of Seelhorst Street. Within the interior of the cluster housing subdivision, Section 23-24(3)(b)(ii) requires a minimum side yard setback between building lines of 8-feet and a minimum of 30-feet to be maintained between rear building lines of adjacent units. As shown in the proposed typical lot and building layouts, the applicant is proposing a minimum setback from all building lines of 4.08-feet. Thus, the minimum side yard building line of 8-feet will be met, however the required minimum 30-feet between rear building lines of adjacent units will only be attained for the 10 of the 32 units.

Conventional R-1, single-family residential lot standards in the City of Brenham consist of a lot area of 7,000 square feet, minimum of width of 60-feet, minimum depth of 115-feet, with 25-foot front and rear yard setbacks and minimum 10-foot side yard setbacks. As shown in

Figure 4



the proposed cluster development has four (4) lot/housing types, with lot sizes ranging from approximately 1,281 square feet to 1,606 square feet. Each home is proposed to be two stories in height and to have a setback of 4.08-feet on all sides. A total of four (4) dwelling units are proposed for Lot Type 1, with each lot being 33.06-feet x 54.56-feet (1,805 SF) and homes consisting of 2 bedrooms and 2 bathrooms. Eight (8) dwelling units are proposed for Lot Type 2, with each lot being 28.08' x 45.63' (1,281 SF), and homes consisting of 2 bedrooms and 2 bathrooms. Ten (10) dwelling units are proposed for Lot

Type 3, that consists of lots that are 32.67-feet x 49.17-feet (1,606 SF), with homes consisting of 1.5 bedrooms and 2 bathrooms. Lastly, ten (10) dwelling units are proposed for Lot Type 4, that consists of the same dimensions as Type 3 with 32.67-feet x 49.17-feet (1,606 SF), with homes having 2.5 bedrooms and 2 bathrooms.

In exchange for the deviations to the City of Brenham subdivision standards, Chelsea Build, LLC. proposes trails and greenspace amenities that are detailed in Exhibit "D." These extensive amenities include five foot (5') wide sidewalks and trails within the residential area, to include connectivity from each home to a loop through the middle of the residential area that circles around the retention pond and along the eastern property line for a continuous trail that measures approximately 1,270 feet (.25 miles) in length. In addition, the detention for the site will be served by a retention pond with a water fountain feature that will be located on the southeast corner of the site. Two different community gathering locations will also be provided. First, a pavilion near the southern end of residential loop that will include two (2) patio tables with four (4) outdoor chairs per table and a fire pit with four (4) Adirondack chairs. The second gathering spot is a centrally located trellis covered area in the common green space that will have seating provided with four (4) Adirondack chairs. The site will also have space designated for either a dog park and/or a community garden. The proposed dwelling units do not have garages; thus two (2) community storage buildings will provide gardening tools, a ladder, and miscellaneous storage space. Lastly, bike racks will be located near each of the community buildings. The City of Brenham Subdivision and Zoning Ordinances seek to establish standards which provide for the orderly, safe and healthy development of the community and protect the morals and general welfare of residents and citizens while protecting small town character as reflected in the Comprehensive Plan. Staff finds that the proposed PD meets the intent of the development standards by providing neighborhood design characteristics and elements which make a subdivision attractive and valuable for the long-term.

- (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 Plan 2040: Historic Past, Bold Future, suggests the subject property may be appropriate for single-family residential uses. If the requested zone change were approved, the subject property would allow for development in keeping with the Future Land Use Plan and policies by allowing a single-family home subdivision.

Furthermore, the proposed PD includes amenities and subdivision design characteristics that exceed the City's standard subdivision and zoning standards as recommended in Plan 2040. Plan 2040 includes an excerpt which highlights what neighborhood attributes contribute to a sustainable and attractive subdivision. The applicants are proposing to meet most of these guidelines by providing features such as sidewalks for interconnectivity within the site and for leisure, a retention pond with a water fountain feature, greenbelt areas with 50 percent open space, and multiple community gathering spaces for a sense of community. Staff finds that the proposed request is aligned 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 access to City of Brenham water, gas and sanitary sewer along Seelhorst

Street. A water and sanitary sewer hydraulic study was performed by Strand Associates at the cost of the Developer to evaluate the planned residential development and its impact to the water and sanitary sewer utility systems. As shown in the Lot & Easement Layout in Exhibit E, a 20-foot public utility easement is proposed to be provided along the outer edge of the units and through the middle of the development to create a looped system as required by the Public Infrastructure Design Manual. A 20-foot sewer line easement will also be provided near the southern portion of the subject property to connect the development to the existing sanitary sewer line located on the property. Each of the 32-units will have individual services from the line extended through the public utility easement. Lastly, impact fees will be assessed at the time of subdivision plat for all units within the development. Staff finds that utilities in the area shall be extended at the cost of the developer to serve the subject property and the proposed development.

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

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

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

Property owners within 200 feet of the project site were mailed notifications of this request on April 16, 2025. The Notice of Public Hearing was published in the Brenham Banner on April 16, 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 subject property will be required to adhere to site development standards established in the proposed PD and all applicable ordinances adopted by the City of Brenham. Furthermore, adherence to adopted building codes, maximum impervious coverage requirements, and drainage standards for property zoned R-2 shall apply to the subject tract. As shown in Exhibit "D," the proposed subdivision includes development of approximately 2.8 acres of open space, and 1,880 linear feet of 5' wide concrete sidewalks, to include a 1,270 linear foot loop that circles a proposed retention pond with a water fountain feature. The development also has sidewalk/trail connectivity throughout to allow for residents to access community amenities. Staff finds that the public green space requirements will ensure that adequate open spaces are maintained throughout the proposed subdivision.

- (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 its residents.

In addition to the proposed amenities offered by the development, the subdivision is also in close vicinity to Downtown Brenham. Being only approximately 1,725 feet or .33 miles to the west, the Downtown shopping district is within walking and biking distance to residents and guests of the neighborhood. One of the amenities offered within the development are two sets of bike racks for

community use. Staff finds that the location and walkability of the proposed development both within the site and to nearby businesses will enhance the quality of life for all its residents.

- (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 applicant proposes a variety of subdivision standards that contribute to quality neighborhood culture and promotes land development consistent with the adopted development standards and the Comprehensive Plan. For example, the City of Brenham subdivision ordinance does not currently require the development of sidewalks or parks within a single-family home subdivision. However, the applicant proposes to provide 1,880 linear feet of 5-foot-wide sidewalks that directly connects the front door of each dwelling unit to a sidewalk pathway that provides interconnectivity to neighbors, to parking, green open areas, community gathering spaces within the common area, the walking loop, and community storage buildings. While the cluster subdivision design is unique and the rear setbacks are reduced, the amenities meet the intent of the ordinance in terms of preserving open spaces within the development. Staff finds that the proposed PD, if approved will allow for the development of a single-family neighborhood in accordance with the adopted development standards and Plan 2040 in terms of promoting land uses consistent with the community's plan.

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

The subject property is adjacent to Thyme Day Spa & Salon to the west and the abandoned Blue Bell Creamery plant to the east, vacant residential land to the south that is mostly characterized as 100-year floodplain, and Seelhorst Street to the north. Staff is unable to determine any incompatible uses or development with the proposed PD.

- (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 is unable to determine any destabilizing effects on the neighboring properties should this rezoning request 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.

If approved, the proposed rezoning will allow for the development of a single-family residential cluster subdivision. While Seelhorst is classified as a local street, the subject property is south of an industrial district and adjacent to B-1 properties to the west and B-2 properties to the east. The nearest land currently available for commercial development is the adjacent property to the east, which could be developed to serve the neighborhood, community and regional markets.

- (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 undeveloped, vacant land. Staff is not aware of any hindrances on the

property created by legally existing incompatible uses. The proposed rezoning will allow for compatible, legally conforming development.

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

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

PLANNED DEVELOPMENT DISTRICT GENERAL GUIDELINES:

In addition to the zoning policies above, Planned Development Districts must also meet the following guidelines:

- (1) A Planned Development District shall conform to applicable regulations and standards established by this ordinance.

The zoning regulations that the new PD deviates from do not undermine the density requirements or intent of the cluster subdivision standards. Furthermore, modifications to setbacks are accommodated by quality neighborhood design standards as specified in the Comprehensive Plan, Plan 2040.

- (2) A Planned Development District should be compatible with existing or permitted uses on abutting sites, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features.

This proposed single-family residential cluster development is compatible with the surrounding land uses, including residential uses to the west and south, and industrial uses to the north. The proposed PD includes the underlying R-2 zoning district standards and does not deviate from building height, drainage, access or impervious coverage requirements. In addition, the reduced minimum standard cluster development rear yard setback is mitigated by the abundance of greenspace and common areas, to include the community pavilions, sidewalks and walking trails, and retention pond amenities.

- (3) A Planned Development District shall not create unfavorable effects or impacts on other existing or permitted uses on abutting sites that cannot be mitigated by the provisions of the planned development.

There are no foreseen unfavorable effects or impacts on the area.

- (4) A Planned Development District shall not adversely affect the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed development and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

A feature of quality neighborhood design listed in Plan 2040 includes placing equal importance on vehicular and pedestrian traffic. The proposed sidewalk trail system is focused on connecting the dwelling units to the common area amenities within the subdivision's interior and east edges, not along the private two-way driveway where vehicles will be present. The development is located adjacent to the Downtown Brenham District and it is likely that with time and additional public investment, sidewalks will extend

from the subject property along Seelhorst and to Downtown Brenham. Overall, Staff finds the proposed PD accounts for the safety and convenience of vehicle and pedestrian traffic generated within the development.

- (5) A Planned Development District must reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.

Detention is planned in the creek/floodplain area on the south side of the development via a retention pond and undeveloped open space. Drainage information will be required at the time of platting and a Homeowners Association will be created with bylaws and governing documents pertaining to the maintenance of the proposed detention/retention area.

- (6) A Planned Development District shall not adversely affect traffic control or adjacent properties by inappropriate location, lighting, or types of signs.

Staff is unable to determine any adverse impacts caused by inappropriate lighting or types of signs. As with all developments, an increase in traffic is expected around the subject property.

- (7) A Planned Development District must protect the public health, safety, or welfare, and shall not be materially injurious to properties or improvements in the vicinity.

This request should not have any adverse impact on the public health, safety or welfare of adjacent property or property in the general vicinity. Furthermore, the proposed amenities within the subdivision will enhance the public health and welfare of the homeowners and City of Brenham residents in general.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed zoning to a Planned Development District (PD) for the subject 5.733 acres of land located at 708 Seelhorst Street, being further described as Tract 32 of the Arrabella Harrington Survey, A-55, in Washington County, Texas.

EXHIBITS:

- A. Aerial Map
- B. Zoning Map
- C. Future Land Use Map
- D. Proposed Concept Plan Site Layout
- E. Lot & Easement Layout
- F. Concept Plan Utility Layout
- G. Site Renderings

EXHIBIT "A"
AERIAL MAP



Location Map
Rezoning B1 & R2 to PDD
708 Seelhorst Street

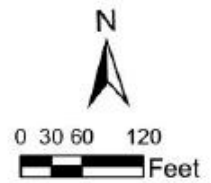
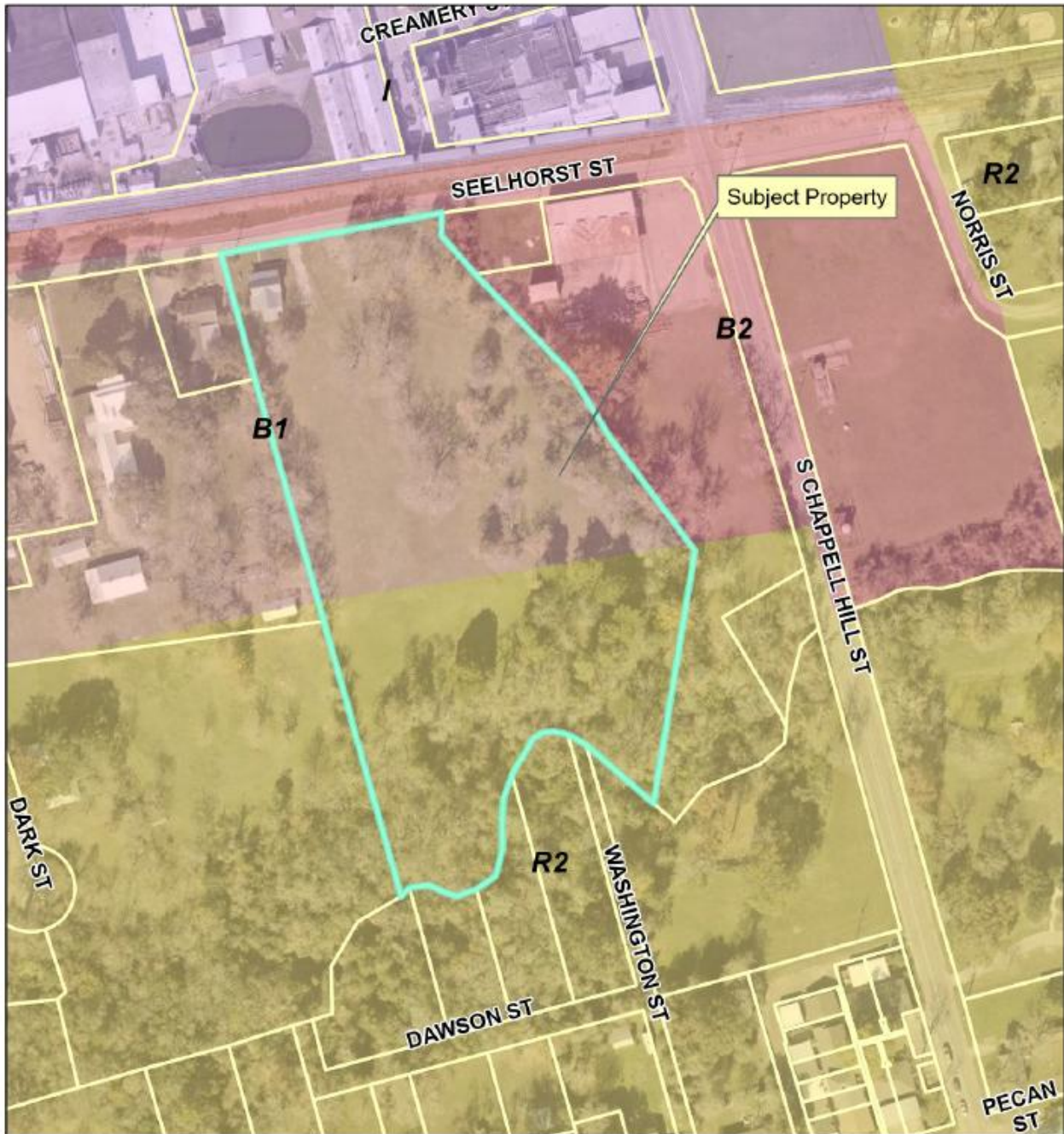




EXHIBIT "B"
ZONING MAP



Zoning

-  B1 Local Business Mixed
-  B2 Commercial
-  I Industrial
-  R1 Residential Single Family
-  R2 Mixed Residential

Zoning Map
Rezoning B1 & R2 to PDD
708 Seelhorst Street

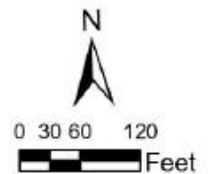


EXHIBIT "C"
FUTURE LAND USE MAP



Legend

-  City Parcels
-  City Roads
- FLU_FINAL**
-  Single Family Residential
-  Commercial
-  City Limits

**Future Land Use Map
Rezoning B1 / R2 to PDD
708 Seelhorst Street**

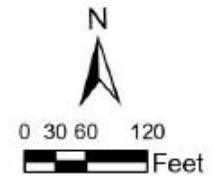


EXHIBIT "G"
SITE RENDERINGS







CASE NUMBER: TEXT AMEND-26-0001
TEXT AMENDMENTS TO CODE OF ORDINANCES CHAPTER 6, BUILDING AND
STRUCTURES AND APPENDIX A - ZONING

The City of Brenham initiated this request to amend the City of Brenham’s Code of Ordinances, Chapter 6, Buildings and Structures and Appendix A - Zoning as follows:

- Amending Chapter 6: Buildings and Structures, Section 6-61:1 Plumbing Code Local Amendments to add section (12) Car Washes; and to define additional requirements and restrictions related to car washes; and
- Amending Appendix A: Zoning, Part I, Section 5.02, adopting a definition for Data Center uses; and
- Amending Appendix A: Zoning, Part II, Division 2, Section 7.02, adding the use of a Data Center to the list of uses allowed with prior approval of a Specific Use Permit within the I, Industrial District and to define additional requirements and restrictions related to Data Centers.

BACKGROUND:

During the February 23, 2026 Planning and Zoning Commission meeting, a workshop session was held to gather feedback on proposed text amendments to the Brenham Code of Ordinances. The proposed amendments included clarifying minimum lot size requirements for multi-family development, revising buffer-yard standards, adding new standards for car washes, and adopting a definition and related standards for data centers.

At the March 5, 2026 Council meeting, staff also presented the proposed amendments related to car washes and data centers. Overall, Commissioners and Councilmembers expressed support for adopting additional standards for car washes and data centers, with a primary focus on protecting the City of Brenham’s water supply, recognizing that both uses can be significant water consumers.

Feedback received included considering limits on additional car washes due to the recent surge in new construction, as well as continuing to evaluate how updated car wash standards may affect existing businesses. Staff also received support for adopting a definition of “data center” and allowing the use only with prior approval of a specific use permit. As part of that process, staff was asked to establish additional parameters for data center development, particularly regarding parking and the screening of outdoor equipment.

Analysis: Car Washes

The City of Brenham Public Utilities Department monitors both the number of active water taps and the amount of potable water consumed citywide. Over the past four years, three new car washes have been built in Brenham, resulting in increased potable water usage. The monthly water consumption for the seven car washes currently in operation in Brenham ranges based on car wash type and varies by month. The monthly single car wash usage ranges from between 9,000 gallons per month to 492,100 gallons per

month. Usage is monitored on businesses utilizing private water wells, as well as businesses which only utilize potable water. To help preserve the city potable water supply and promote environmental sustainability, staff proposes adding a local amendment to the Plumbing Code within the Code of Ordinances to establish water-saving regulations for car washes. This amendment would require new car washes and car washes being significantly renovated to install water-reclamation systems to reduce potable water use per wash.

According to a 2002 report by the International Car Wash Association, average water use per wash is as follows; Self-serve: 12–16 gallons, In-bay: 24–72 gallons, Conveyor: 26–34 gallons and at-home driveway wash: 100 gallon. When a new development applies for a permit through Development Services, a hydraulic study is required to confirm adequate water and sewer capacity. For recently constructed car washes in Brenham, applicants reported average water use of 20 gallons per vehicle, 28 gallons per vehicle, 75 gallons per vehicle and again, 75 gallons per vehicle. In discussions with a prospective car wash operator, staff was told that water use varies by wash level, with the highest-tier wash using approximately 75 gallons per vehicle.

Several Texas cities—including McAllen, Edinburg, Fort Worth, and Mission—have adopted separation requirements between car washes, ranging from 200 feet to 2 miles. Other cities, such as San Marcos, Killeen, and San Antonio, regulate the maximum gallons allowed per wash and limit flow rates for self-service facilities.

Based on public feedback, input from the Commission and Council, and additional staff research, an updated set of standards for car washes is proposed:

PROPOSED AMENDMENTS

Section 6-61.1: Plumbing Code Local Amendments

(12) Car Washes

- a) New self-service and automatic car washes shall install water recycling systems, ultra-low-flow spray nozzles or alternative means to limit potable water usage to no more than fifty-five (55) gallons per vehicle per wash. New self-service and automatic car washes using water solely from private water well systems shall be exempt from the fifty-five (55) gallons per vehicle per wash limitation.
- b) Required water recycling systems shall be used at all times.
- c) Existing car washes which request a permit for renovation greater than sixty percent (60%) of the existing value of the facility, request to enlarge the water connection size, or replace more than sixty percent (60%) of the gross floor area of the car wash, shall install water recycling systems as required by this Section 6-61.1(12).
- d) Car washes shall follow all applicable drought restrictions, as may be amended from time to time.

Car Wash Separation Standards:

Car washes shall not be located within a two-mile radius of another existing car wash. Measurement of distance between car washes shall be measured in a direct line from the nearest property line to nearest property line.

Analysis: Data Centers

Data Centers are a rapidly growing industry throughout the state and country and are a use that is 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 were recommended by staff and presented at workshop sessions held during the February Planning and Zoning Commission meeting and May Council meeting. Feedback included the need for a definition of data center which included uses like cryptocurrency mining, AI processing centers and limiting the use of electric consumption by prospective data centers. Additionally, staff received feedback to include that water-consumptive technology, in addition to water-based evaporative systems shall be prohibited. Lastly, feedback also included the need to screen data centers such that all outdoor chillers and equipment is completely screened from view by adjacent uses and public rights-of-way.

Therefore, the overall feedback was support to adopt more restrictive standards pertaining to data centers. The purpose of this amendment is to ensure that data center development occurs in a manner that protects the City of Brenham's utility infrastructure, maintains system reliability, and prevents adverse impacts on surrounding neighborhoods and businesses. Data centers are high-demand water and electrical users, and the City seeks to ensure that such uses are located and operated in areas with adequate utility capacity. Based on public feedback, input from the Commission and Council, and additional staff research, an updated set of standards for data centers are proposed as outlined below.

Amending Appendix A: Zoning, Part I, Section 5.02, adopting a definition for Data Center uses:

Data Center: Shall mean a facility, building, establishment, or dedicated space used for 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. This definition includes artificial intelligence processors, colocation facilities, cloud-computing centers, and cryptocurrency mining operations, but excludes small server rooms accessory to a primary use.

Amending Appendix A: Zoning, Part II, Division 2, Section 7.02, adding the use of a Data Center to the list of uses allowed with prior approval of a Specific Use Permit within the I, Industrial District and to define additional requirements and restrictions related to Data Centers:

7.03 Specific Uses

- (1) Data center. A data center shall be allowed as a specific use in Industrial Districts, in accordance with the specific use permit approval process and shall meet the following use requirements:
 - a) Water usage: All water-based evaporative or consumptive cooling methods, or other evaporative chiller system which primarily relies on the evaporation or consumption 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.
 - b) Electric usage: Applicants shall submit for consideration of SUP approval, a complete electric-demand report for the proposed Data Center. The report shall include the minimum and maximum projected electric load, identification of any required infrastructure to serve the Data

Center, a peak-demand management plan, verification, type and method of on-site backup generation. For properties outside the City of Brenham electric service territory, the applicant shall provide a written certification from the serving electric utility confirming, available electrical capacity at the proposed site, and the utility's ability and intent to serve the projected load.

- c) Screening: All ground-mounted equipment shall be fully screened on all sides by a wooden or masonry wall. Screening shall be a minimum of six (6) feet tall and shall be at least one (1) foot taller than the height of the ground-mounted equipment, whichever is greater.
- d) Parking: The minimum number of off-street parking spaces required shall be one (1) space for each three hundred (300) square feet of floor area used for office, meeting, training or security personnel uses.
- e) Residential Adjacency: Where industrial is adjacent to residential or a public institutional use, any data center building or ancillary equipment shall be located at least 300 feet from the property line of the residential or public institutional use.

PUBLIC COMMENTS:

The Notice of Public Hearing for the proposed Text Amendments was published in the Brenham Banner on April 16, 2026. Any public comments submitted to staff will be provided prior to the Planning and Zoning Commission and City Council prior to their decision on the matter.

STAFF RECOMMENDATION:

Staff recommends **approval** to amend the Brenham Code of Ordinances as follows:

- Amending Chapter 6: Buildings and Structures, Section 6-61:1 Plumbing Code Local Amendments to add section (12) Car Washes; and to define additional requirements and restrictions related to car washes; and
- Amending Appendix A: Zoning, Part I, Section 5.02, adopting a definition for Data Center uses; and
- Amending Appendix A: Zoning, Part II, Division 2, Section 7.02, adding the use of a Data Center to the list of uses allowed with prior approval of a Specific Use Permit within the I, Industrial District and to define additional requirements and restrictions related to Data Centers.