



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

1. Call Meeting to Order

2. Public Comments

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

3. Reports and Announcements

CONSENT AGENDA

4. Statutory Consent Agenda

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

4-a. Minutes from April 27, 2026, Planning and Zoning Commission Meeting.

REGULAR AGENDA

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

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

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

8. **Adjourn**

CERTIFICATION

I certify that a copy of May 26, 2026, agenda of items to be considered by the Planning & Zoning Commission, was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on May 19, 2026, at 3:15 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
April 27, 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 April 27, 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
Kim Hodde, Planning Technician

Citizens/Media present:

Hugh Jackson	Chelsea Bowie
Maydelle Jackson	Jeremy Bowie
Weegie & Deana Scheel	Rabon Metcalf
Josh & Lindsey Scheel	Brion Webb
Cyd Dillahunty	Mark Feldhake

1. Call Meeting to Order

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

2. Public Comments

There were no public comments.

3. Reports and Announcements

Stephanie Doland, Director of Development Services, informed the Board of the following:

- 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 being planned for June 25th. Please let Kim Hodde know if you will be attending so an accurate count can be provided for the caterer.

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 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.

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

REGULAR SESSION

5. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-26-0002: 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.

Shauna Laauwe, City Planner, presented the staff report for Case No. LOTLINE-26-0002. Ms. Laauwe stated that the property owner and applicant is the Bevers Family Trust / Bradley and Jessica Bevers, Co-Trustees and the Surveyor is Atwell, LLC. The subject property is an "L" shaped lot containing approximately 0.359-acres, and is addressed as 402 Cottonwood Street and 405 Botts Street, Apt. A and Apt. B. The property 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 and the Botts Street lot being 76.09' in width by 77.78' in depth. 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).

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 April 9, 2026. At the time the packet was printed, staff received two citizen comments **in support** of the request from Paula Page, and David Smith, and one

comment **against** the request from Cullen Kubeczka, who stated he is against any development on this property.

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 5:21 pm. There were no citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:21 pm.

A motion was made by Commissioner Neil and seconded by Commissioner Smith to approve the 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, as presented. The motion carried unanimously (7-0).

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.

Shauna Laauwe, City Planner, presented the staff report for Case No. REZONE-26-003. Ms. Laauwe stated that this rezoning request is for the property addressed as 708 Seelhorst Street that is currently vacant land. The subject property is owned by Jeremy and Chelsea Bowie / Chelsea Build, LLC and their agent is Rabon Metcalf, PE, RME Consulting Engineers. The subject property is generally located on the south side of Seelhorst Street, west of S. Chappell Hill Street and east of Dark Street. The property is adjacent to Thyme Day Spa and Salon to the west, and to the Blue Bell Creameries Plant to the east and to the north across the railroad tracks. Further to the north is StanPac. The subject property and adjacent properties have a split zoning with the subject property and properties to the west being zoned a mix of B-1, Local Business Mixed Use and R-2, Mixed Residential zoning. The adjacent property to the east is zoned a mix of B-2, Commercial Research and Technology and R-2, Mixed Residential zoning. Adjacent properties to the south are zoned R-2, Mixed Residential zoning. There are a variety of uses in the area including Thyme Day Spa and Salon, Woodson Lumber, former Blue Bell Creamery, residential uses, and vacant land. The Future Land Use Map identifies the properties south of the railroad as single-family residential and north of the railroad as commercial; therefore, the proposed rezoning does align with the Future Land Use Map.

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

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

The Cottages Downtown

- 32 single-family dwelling units on individual lots.
- Two access points off of Seelhorst Street. (Cluster subdivisions do not require direct and immediate access to a public right-of-way). Private access drive is 26.5-feet wide.
- Common Areas
- Residential Association (HOA) maintains all common areas and private driveways.
- Open Space – 50% active or passive areas.
- 4 proposed lot and housing types (variety of 2-stories and 1.5 to 2.5 bedrooms and 2 baths).
- Proposed building setbacks
 - Street – 10-feet
 - Front – 4-feet (13-foot building separation)
 - Rear – 4-feet (8-foot building separation)
 - Side - 4-feet (8-foot building separation)
- Parking Ratio – 64 total beds
60 parking spaces proposed = 0.94 spaces / bedroom

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

- Proposed amenities in lieu of deviations to the Code requirements include:
 - Community storage and bicycle racks
 - Pavilion with tables and chairs, BBQ grill, and fire pit area
 - Dog Park and /or Community Garden
 - Central trellis sitting area
 - 5-foot wide community walking path
 - Retention pond with fountain feature

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

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

STAFF ANALYSIS

- The Comprehensive Plan and the Future Land Use Map envision the subject area as residential.
- Several Quality Neighborhood Design Elements have been included.
- Drainage and detention facilities are designed by a Professional Engineer and reviewed by the City's consultant engineering firm, Strand Associates.
- Staff is unable to identify any adverse impact on the public health, safety or welfare of adjacent properties or property in the general vicinity. Furthermore, the proposed amenities within the subdivision will enhance the public health and welfare of the homeowners.

A Public Hearing Notice was published in the Banner Press on April 16, and notices were mailed to property owners within 200-foot of the subject properties. Written comments were received **against** the request from Josh Scheel, Hugh Jackson, and Maydelle Jackson citing the following concerns:

- Increased traffic
- Limited Parking / on-street parking
- Drainage and runoff
- Emergency vehicle access due to the narrow width of Seelhorst Street and potential on-street parking
- Lack of a buffer zone between commercial and residential uses

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

Chairman Behrens closed the regular session and opened the public hearing at 5:39 pm. Co-applicant, Jeremy Bowie, stated that there are a lot of homes built on large lots by national builders but there is a missing middle market for people who want a smaller and more condensed home. This project is perfect for this pocket development and the cottages, and lots will be individually owned. Mr. Bowie stated that the plan is to downsize the building footprint but upscale the living and finishes with a focus on “community”.

In response to Commissioner’s questions, Mr. Bowie stated/clarified the following:

- The ½ bedroom – bunkroom = guest space.
- No TIA or study was required or performed.
- 32-units is the maximum number of lots that will fit on this site while keeping green space and maintaining the heritage trees.
- The price point is still influx, but they are looking at around \$500,000 per cottage.
- Without a planned development district, approximately 20-25 cottages could be built but green space and heritage trees would be lost.
- This design concept encourages a sense of community. If the project were redesigned to meet all the code requirements, the central green space and additional trees would be lost.

Rabon Metcalf, the civil engineer, stated the following:

- Cluster developments are not new to Brenham, but they are unique developments.
- Lots of features were looked at and utilized to get to this proposal.
- The Applicant has worked with Development Services, Public Utilities, and the Fire Marshal since December 2024.
- There are some significant “heritage” trees that the applicants are trying to preserve.
- Detention and parking are additional factors that have been considered.
- Traffic is a valid concern; however, a Traffic Impact Analysis is not required. Most communities require a TIA when the vehicle count reaches 100-150 cars during peak hours. The Institute of Transportation Engineers (ITE) has a coding system for transportation counts. Single-family residential yields the highest counts. Using the ITE coding, 31 traffic movements during peak hours would yield a traffic count of 22, which is way below standard TIA requirements. In the B-1, a 54-bed hotel, general retail office or shopping center of 8,500 square feet would yield comparable traffic during peak hours.
- Soil borings will be done during the design phase.
- All plans will be reviewed by the city and adhere to city standards.

- Four (4) additional parking spaces could be added to equal (2) spaces per unit, which is inline with single-family parking requirements.

Josh Scheel stated that he opposes the development due to the following concerns:

- Traffic - there is already a lot of traffic on Seelhorst Street due to StanPac and Woodson Lumber Company. The road was reconstructed about a year ago and it has already been patched four times.
- Safety due to two railroad crossings.
- Water – there is a creek on the east side, and a 15-foot elevation change from west to east. Flooding is a concern with additional development.

Hugh Jackson, 502 Seelhorst Street, stated that he is opposed to the development for the following reasons:

- The infrastructure was not designed to handle the increased development; therefore, what kind of impact will this have on the infrastructure?
- Increased traffic.
- Increased impervious coverage could lead to flooding.
- The additional homes will put a strain on the water and wastewater infrastructure and capacity.
- Emergency access if Woodson Lumber has trucks parked on the roadway and if this development has additional on-street parking.
- The 2025 property taxes have not been paid yet.
- Development affects the entire community since infrastructure costs are passed on to the taxpayers.

Shauna Laauwe stated that a water and wastewater impact analysis was performed and approved for 32 units. She stated that the applicants will also be dedicating right-of-way along Seelhorst Street during the platting process for future widening of Seelhorst Street.

Mr. Jeremy Bowie stated that there is currently about 4-5 feet between the concrete and the property line but that he is open to installing additional fencing. He stated that they want to be neighborly and will gladly meet and discuss any concerns or options with anyone that would like meet.

Commissioner Neil stated that she loved the concept but just wants to make sure that the location will work. Mr. Josh Scheel stated that his biggest concern is the infrastructure, the quantity of homes, and the soil condition since a prior soil report only identified two locations to build a single-family residence.

Chairman Behrens closed the public hearing and re-opened the regular session at 6:15 pm.

Note: Commissioner Cyndee Smith left the meeting at 6:15 pm.

After much discussion, a motion was made by Commissioner Neil and seconded by Commissioner Alfred to table any action on this item until the May 26th Planning and Zoning Commission meeting and directed the applicant to confer with adjacent property owners to further evaluate the overall density of the development, revise the parking to achieve a ratio of 2-spaces per dwelling unit or greater, and to consider an increased west side bufferyard. The motion carried unanimously (6-0).

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.**

Stephanie Doland, Development Services Director, presented the staff report for Case No. TEXT AMEND-26-0001. Ms. Doland stated that 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 presented the proposed amendments related to car washes and data centers. The 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. Staff was asked to establish additional parameters for data center development, particularly regarding parking and the screening of outdoor equipment.

Car Wash – Staff Analysis:

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 for both businesses utilizing private water wells and businesses that 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.

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. 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.

It was noted by a Commissioner that if a 2-mile separation was adopted for Brenham, it would basically encompass the entire community. Ms. Doland stated that based on her research, a self-service car wash uses approximately 20 gallons of water while a tunnel/drive through car wash uses upwards of 70 gallons. Ms. Doland clarified that the 60% valuation of the facility for renovation would be determined by taking 60% of the appraised value of the land and improvements (per the Washington County Appraisal District) and if the building permit valuation exceeded that number, then the new requirements would apply.

Data Center – Staff Analysis:

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; however, by imposing a Specific Use Permit requirement for Data Centers in an Industrial District this would allow a property specific analysis of a proposed Data Center and two public hearings, before the use could 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. 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 supportive of adopting 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, **without limitation***, artificial intelligence processors, colocation facilities, cloud-computing centers, and cryptocurrency mining operations, but excludes small server rooms accessory to a primary use.

**It was noted that "without limitation" was added after the Planning and Zoning Commission packet was published as recommended by the City Attorney.*

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.

Commissioner Cangelosi asked if these requirements would be retroactive. Ms. Doland responded that they are not retroactive. The current data center has been permitted; however, any site expansion of the center would require a Specific Use Permit.

PUBLIC COMMENTS:

The Notice of Public Hearing for the proposed Text Amendments was published in the Brenham Banner on April 16, 2026. One written comment was received by Alex Little, who is an owner of the IQ Car Wash on North Park Street and is proposing the new IQ Car Wash in the Brenham Market Square Development. He requested that, since the proposed car wash in the BMS development has been in design since early to middle of 2024, this project be grandfathered to the previous standards, if these new standards are adopted. Ms. Doland stated that the property owner is obtaining bids, and the project should be submitted within the next 30-45 days. A water well is being proposed for the project, and it should not create any impact to the City of Brenham since it is drilled at a different depth and utilizes a different aquifer.

There were no written comments received regarding the data center text amendments.

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.

Chairman Behrens closed the regular session and opened the public hearing at 6:54 pm. Brion Webb, co-owner of the IQ Car Wash, stated that they are drilling a water well instead of using city water. He asked if there was a way to have city water as a backup in case the well quit working. In response to a Commissioner's question regarding how deep the well would be, Mr. Webb replied that it would probably be about 1,500 feet but he needed to achieve 165 gallons per minute so whatever depth would achieve that.

Chairman Behrens closed the public hearing and re-opened the regular session at 7:04 pm.

A motion was made by Chairman Behrens and seconded by Commissioner Kossie to uphold the draft amendments for car washes and data centers as presented by staff, with the exception that no car wash separation standards be adopted and instead all car washes be required to obtain a Specific Use Permit in the B-1 and B-2 zoning districts; and to allow the car wash planned to be located across from Chick-Fil-A at the intersection of the US 290 Feeder Road and Ryan Street to be grandfathered. The motion carried unanimously (6-0).

8. Adjourn.

A motion was made by Commissioner Neil and seconded by Commissioner Cangelosi to adjourn the meeting at 7:05 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:

_____	<u>M. Keith Behrens</u>	<u>May 26, 2026</u>
Planning and Zoning Commission	Vice Chair	Meeting Date
_____	<u>Kim Hodde</u>	<u>May 26, 2026</u>
Attest	Staff Secretary	Meeting Date



CASE: LOTLINE-26-0004
REPLAT: RESERVE "B" OF WILKINS VALLEY SUBDIVISION

STAFF CONTACT: Shauna Laauwe, AICP, City Planner

PLAT TITLE: Replat of Reserve B, Wilkins Valley Subdivision **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: Clayton & Kellie Collier, Southern Land of Texas, LLC

AGENT/APPLICANT: Daniel Beamon / Beamon Engineering

LOT AREA /LOCATION: 5.690-acres / 1402 W. Jefferson Street

PROPOSED LEGAL DESCRIPTION: Lots 1-28, Block 4 and Common Area #4, Wilkins Valley Subdivision in Brenham, Washington County, Texas

ZONING DISTRICT: Planned Development District

EXISTING USE: Vacant Land

FUTURE LAND USE: Single-Family Residential Use

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

BACKGROUND:

The subject property, identified as Reserve "B" of the Wilkins Valley Subdivision, is a 5.690-acre lot currently addressed as 1402 W. Jefferson Street that is generally bounded by the unimproved Right-of-Way for Saeger Street to the east, Phase 2 of the Wilkins Valley Subdivision to the immediate south, Phase 1 and W. Jefferson Street further to the south, and a tributary of Little Sandy Creek to the west. Furthermore, the subject tract is north of the Meadowpark Subdivision, Sections I and II, and is west of Grace Luthern Church, and east of N. Dixie Street.

The plat for Phase 1 of this development was approved in July, 2024. The plat for Phase 2 of this development was approved in November 2024 and the subject tract was identified as Reserve B. The applicant is ready to proceed with Phase 3 of the development; therefore, a replat of the Reserve B tract into individual lots is required. This replat creates Lots 1-28 in Block 4 and Common Area #4. The plat also shows the dedication of public utility easements and public right-of-way for an interior local street per Plat Slides 865A & 865B PRWCT.

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:

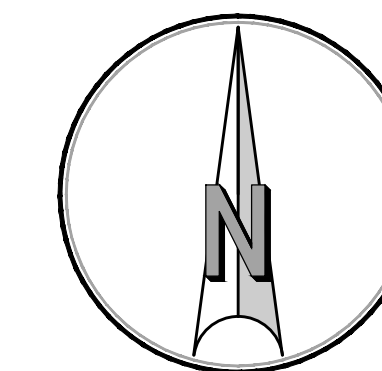
A. Proposed residential Replat.

LINE	BEARING	DISTANCE
L1	N 63°35'55" E	109.78'
L2	N 66°16'37" E	25.15'
L3	S 61°18'50" W	32.66'
L4	N 83°45'04" W	33.39'
L5	S 65°57'44" W	79.14'
L6	S 55°20'46" E	37.45'
L7	S 70°14'28" E	42.23'
L8	S 75°14'53" E	45.00'
L9	S 84°09'20" E	39.46'
L10	N 85°34'57" E	37.75'
L11	N 71°36'48" E	56.67'

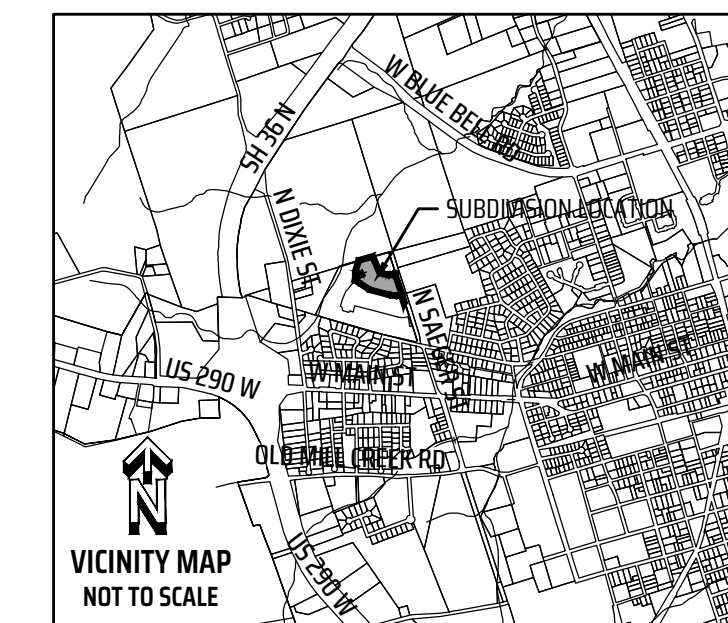
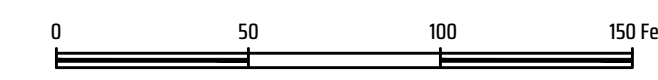
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.00'	9.01'	9°23'10"	N 26°30'41" W	9.00'
C2	327.50'	189.42'	33°08'19"	S 88°10'58" W	186.79'
C3	327.50'	237.28'	41°30'45"	N 54°29'30" W	232.13'
C4	25.00'	19.14'	43°52'30"	N 55°40'23" W	18.68'
C5	55.00'	266.34'	277°27'28"	N 61°07'06" E	72.56'
C6	25.00'	24.28'	55°39'02"	S 07°58'41" E	23.34'
C7	272.50'	187.60'	39°26'41"	S 55°31'32" E	183.92'
C8	272.50'	157.61'	33°08'19"	N 88°10'58" E	155.42'

GENERAL NOTES

- BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAZ011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2. (MYCS2).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.000225160521 (CALCULATED USING GEOID12B).
- (CM) INDICATES A CONTROLLING MONUMENT FOUND AND USED AS THE BASIS FOR ESTABLISHING PROPERTY BOUNDARIES. OTHER MONUMENTS DESCRIBED AS "FOUND" ARE SHOWN AT THEIR LOCATED POSITIONS AND WERE CONSIDERED AS SUPPORTIVE EVIDENCE OF THE BOUNDARY SHOWN HEREON.
- THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.
- ALL KNOWN AND APPARENT OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- THE BUILDING LINES 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.
- DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS, NOT ARC LENGTHS.
- WILKINS VALLEY SUBDIVISION IS A PLANNED DEVELOPMENT DISTRICT PER ZONING ORDINANCE NO. 0-24-007 WITH THE FOLLOWING SETBACKS (BSL): FRONT BSL: 25' | SIDE STREET BSL: 15' | REAR BSL: 25' | SIDE BSL: 5' MINIMUM LOT AREA: 5,400 SQ. FT. | MEETS MINIMUM LOT AREA WITH AVERAGE LOT SIZE: 7,395 SQ. FT. COMMON AREAS SHALL BE PUBLIC AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA) PER ZONING ORDINANCE 0-24-007.
- BEFORE DEVELOPMENT OF A RESERVE TRACT, A PLAT OF THE TRACT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL ACCORDING TO THE DEVELOPMENT CODE OF THE CITY OF BRENHAM.
- ALL COMMON AREAS TO BE MAINTAINED BY HOA AND SHALL BE FOR PUBLIC USE.
- LOTS ARE TO MEET 45' WIDTH AT BUILDING SETBACK PER ZONING ORDINANCE NO. 0-24-007.



SCALE: 1" = 50'



FLOOD PLAIN NOTES:
 THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED, 'X' SHADED AND 'AE' AND DOES PARTIALLY LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE WASHINGTON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48477C0295C, EFFECTIVE DATE: 08-16-2011.
 THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND:

- DRWCT = DEED RECORDS OF WASHINGTON COUNTY, TEXAS
- ORWCT = OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
- PRWCT = PLAT RECORDS OF WASHINGTON COUNTY, TEXAS
- OPRWCT = OFFICIAL PUBLIC RECORDS OF WASHINGTON COUNTY, TEXAS
- BSL = BUILDING SETBACK LINE
- 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
- () = RECORD INFORMATION
- = 1/2 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' UNLESS OTHERWISE NOTED
- ⊙ = 1/2 INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' UNLESS OTHERWISE NOTED
- PRIVATE ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINES (BSL)
- COMMON AREA

COUNTY CLERK FILING ACKNOWLEDGEMENT
 STATE OF TEXAS
 COUNTY OF WASHINGTON

I, NICHOLAS PRENZLER, CLERK OF THE COUNTY COURT OF WASHINGTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. AND DULY RECORDED IN SHEET _____ OF THE RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

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

NICHOLAS PRENZLER
 CLERK OF THE COUNTY COURT
 WASHINGTON COUNTY, TEXAS

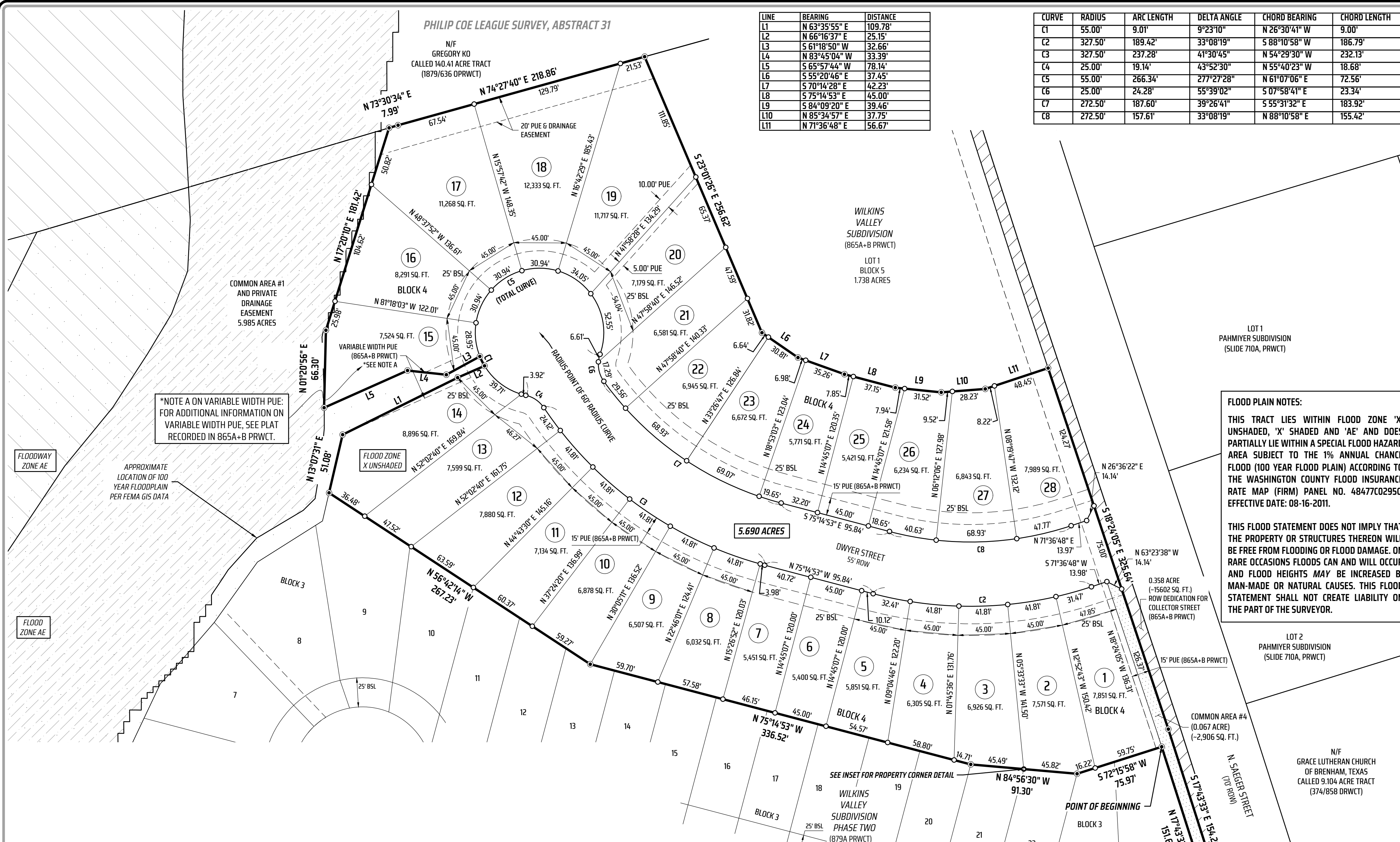
**FINAL PLAT
 OF
 WILKINS VALLEY SUBDIVISION PHASE THREE
 BEING 5.690 ACRES
 ESTABLISHING
 COMMON AREA #4 BEING 0.067 ACRE AND 28 LOTS IN BLOCK 4
 BEING A REPLAT OF ALL OF RESERVE 'B'
 WILKINS VALLEY SUBDIVISION
 SHEET 865A-B PRWCT
 BEING A PORTION OF A TRACT CALLED TO BE 35.31 ACRES IN
 VOLUME 1601, PAGE 386 OPRWCT
 PHILIP COE LEAGUE SURVEY, ABSTRACT 31
 BRENHAM, WASHINGTON COUNTY, TEXAS**

OWNER: SOUTHERN LAND OF TEXAS, LLC
 ENGINEER: BEAMON ENGINEERING | TBPE FIRM NO. F-21588 | 16172 BENCH LANE, BRYAN, TX 77807



SCALE: 1 INCH = 50 FEET
 FIELD SURVEY DATE: 09-05-2025 | PLAT DATE: 04-09-2026
 JOB #: 26-0229 | CAD NAME: 26-0229-5 WilkinsValleySub3
 POINT FILE: 24-054-ALL
 DRAWN BY: TIF & MH CHECKED BY: MK
 PREPARED BY: KERR SURVEYING, LLC
 TBPELS FIRM#10018500
 1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

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



FIELD NOTES DESCRIPTION OF A 5.690 ACRE TRACT PHILIP COE LEAGUE SURVEY, ABSTRACT 31 BRENHAM, WASHINGTON COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 5.690 ACRES IN THE PHILIP COE LEAGUE SURVEY, ABSTRACT 31, IN BRENHAM, WASHINGTON COUNTY, TEXAS, BEING ALL OF RESERVE 'B' OF WILKINS VALLEY SUBDIVISION FILED IN PLAT 865A-B OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS (PRWCT); SAID 5.690 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found (all 1/2 inch iron rods found with blue plastic caps stamped "KERR SURVEYING") marking the north corner of said Lot 24, Block 3, Wilkins Valley Subdivision Phase Two as filed in plat 879A (PRWCT) and an interior corner of said Reserve 'B' of said Wilkins Valley Subdivision;

THENCE, with said Phase 2 for the following four (4) courses and distances:

- S 72° 15' 58" W a distance of 75.97 feet to a 1/2 inch iron rod found;
- N 84° 56' 30" W a distance of 109.78 feet to a 1/2 inch iron rod found;
- N 75° 14' 53" W a distance of 336.52 feet to a 1/2 inch iron rod found;
- N 56° 42' 14" W a distance of 267.23 feet to a 1/2 inch iron rod found on an east line of Common Area #1 (865A-B PRWCT) marking the north corner of Lot 9, Block 3, Phase Two;

THENCE, with said Common Area #1, Wilkins Valley Subdivision and said Reserve 'B' for the following nine (9) courses and distances:

- N 13° 07' 31" E a distance of 51.08 feet to a 1/2 inch iron rod found;
- N 63° 35' 55" E a distance of 109.78 feet to a 1/2 inch iron rod found;
- N 66° 16' 37" E a distance of 25.15 feet to a 1/2 inch iron rod found;
- with a non-tangent curve to the right having a radius of 55.00 feet, an arc length of 9.01 feet, a delta angle of 09° 23' 10", and a chord which bears N 26° 30' 41" W, a chord length of 9.00 feet to a 1/2 inch iron rod found;
- S 61° 18' 50" W a distance of 32.66 feet to a 1/2 inch iron rod found;
- N 83° 45' 04" W a distance of 33.39 feet to a 1/2 inch iron rod found;
- S 65° 57' 44" W a distance of 79.14 feet to a 1/2 inch iron rod found;
- S 55° 20' 46" E a distance of 37.45 feet to a 1/2 inch iron rod found;
- S 70° 14' 28" E a distance of 42.23 feet to a 1/2 inch iron rod found;
- S 75° 14' 53" E a distance of 45.00 feet to a 1/2 inch iron rod found;
- S 84° 09' 20" E a distance of 39.46 feet to a 1/2 inch iron rod found;
- N 85° 34' 57" E a distance of 37.75 feet to a 1/2 inch iron rod found;
- N 71° 36' 48" E a distance of 56.67 feet to a 1/2 inch iron rod found on the west right-of-way of N. Saeger Street (70 foot wide right-of-way, 865A-B PRWCT) marking the east corner of said Lot 1, Block 5 and the northeast corner of said Reserve 'B';

THENCE, with said right-of-way and said Reserve 'B' for the following three (3) courses and distances:

- S 18° 24' 05" E a distance of 325.64 feet to a 1/2 inch iron rod found;
- S 17° 43' 33" E a distance of 154.26 feet to a 1/2 inch iron rod found;
- S 27° 16' 12" W a distance of 14.14 feet to a 1/2 inch iron rod found marking the east corner of Lot 24, Block 3 of said Wilkins Valley Subdivision Phase Two;

THENCE, with said Lot 24, Block 3 and said Reserve 'B', N 17° 43' 33" W a distance of 151.63 feet to the POINT OF BEGINNING hereof and containing 5.690 acres of land, more or less. Surveyed on the ground September 2025 under my supervision.

NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES: _____

OWNER ACKNOWLEDGEMENT

I, _____, AUTHORIZED SIGNER FOR SOUTHERN LAND OF TEXAS, LLC, THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING ALL OF RESERVE 'B', WILKINS VALLEY SUBDIVISION AS RECORDED IN PLAT 865A-B, BEING A PORTION OF THE TRACT OF LAND CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF WASHINGTON COUNTY, TEXAS IN INSTRUMENT 2025-0247, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

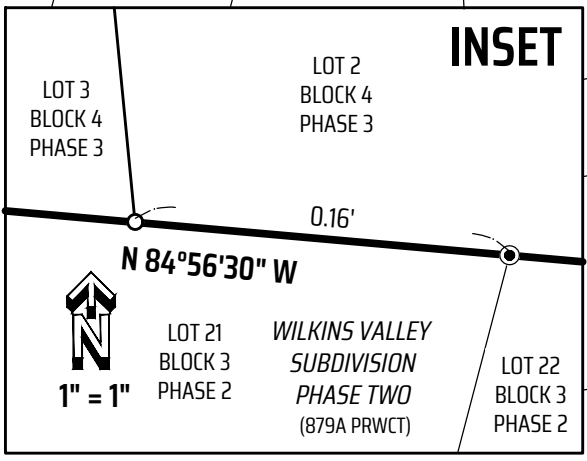
SOUTHERN LAND OF TEXAS, LLC

DATE: _____

NOTARY PUBLIC ACKNOWLEDGEMENT
 STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____ AUTHORIZED SIGNER FOR SOUTHERN LAND OF TEXAS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING DOCUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS STATED HEREON.

NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES: _____



CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

CHAIRMAN

SECRETARY

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, MICHAEL KONETSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BRENHAM, TEXAS.

MICHAEL KONETSKI
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531

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



CASE: LOTLINE-26-0005

REPLAT OF BLINN COLLEGE SAEGER STREET SUBDIVISION, BLOCK I, LOT 1 AND BLOCK II, LOT 2, RESERVE TRACT "A", RESERVE TRACT "B", PART OF A CALLED 7.20 ACRE TRACT, PART OF A CALLED 24.101 ACRE TRACT AND THE SAEGER STREET RIGHT-OF-WAY, FIRST AND SECOND TRACTS TO CREATE BLOCK I, LOT 1R AND BLOCK II, LOT 2R, AND THE OLD MILL CREEK RIGHT-OF-WAY

PLAT TITLE: Replat of Blinn College Saeger Street Subdivision, Block I, Lot 1 and Block II, Lot 2 Lot 2, Reserve Tract "A", Reserve Tract "B", Part of a called 7.20 acre tract, part of a called 24.101 acre tract, and the Saeger Street right-of-way – First and Second tracts **CITY/ETJ:** City Limits

PLAT TYPE: Commercial Replat

OWNER: Blinn College District / Mark Feldhake

APPLICANT/AGENTS: Owner/ Michael Gross (Kimley Horn and Associates), Curtis Strong (DCCM Infrastructure, Inc. - Surveyor)

LOT AREA /LOCATION: 79.568-acres / Old Mill Creek Road and Saeger Street

PROPOSED LEGAL Block I, Lot 1 and Block 2, Lot 2, Blinn Saeger Street Subdivision, in Brenham, Washington County Texas

ZONING DISTRICT: B-1, Local Business Mixed Used District

EXISTING USE: Institutional / Vacant Land

COMP PLAN Local Public Facilities

FUTURE LAND USE:

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

BACKGROUND:

The subject properties, identified above, are owned by Blinn College District. The subject properties are generally located south of Old Mill Creek Road, east of Oak Tree Crossing and north of Robert C. Appel Drive. The property identified as Block II, Lot 2 is developed with student housing and the property identified as Block I, Lot 1 is developed with student housing on the northern portion then vacant land. Also, included in this plat is Reserve Tract "A" (0.5049 acres) , Reserve Tract "B" (0.0182 acres), a portion of a called 7.20-acre tract, a portion of a called 24.101 acre tract, and the Saeger Street right-of-way called First Tract (2.895 acres) and Second Tract (0.502 acres) that has been terminated due to a reversionary clause, to create Block I, Lot 1R (71.277 acres) and Block 2, Lot 2R (8.286 acres), and the Old Mill Creek Right-of-Way (0.16 acre) for a total of 79.568-acres. The applicant wishes to reconfigure these tracts in two tracts, Block I, Lot 1R and Block II, Lot 2R for future development. Blinn has not submitted any additional development plans which correspond to the proposed tract.

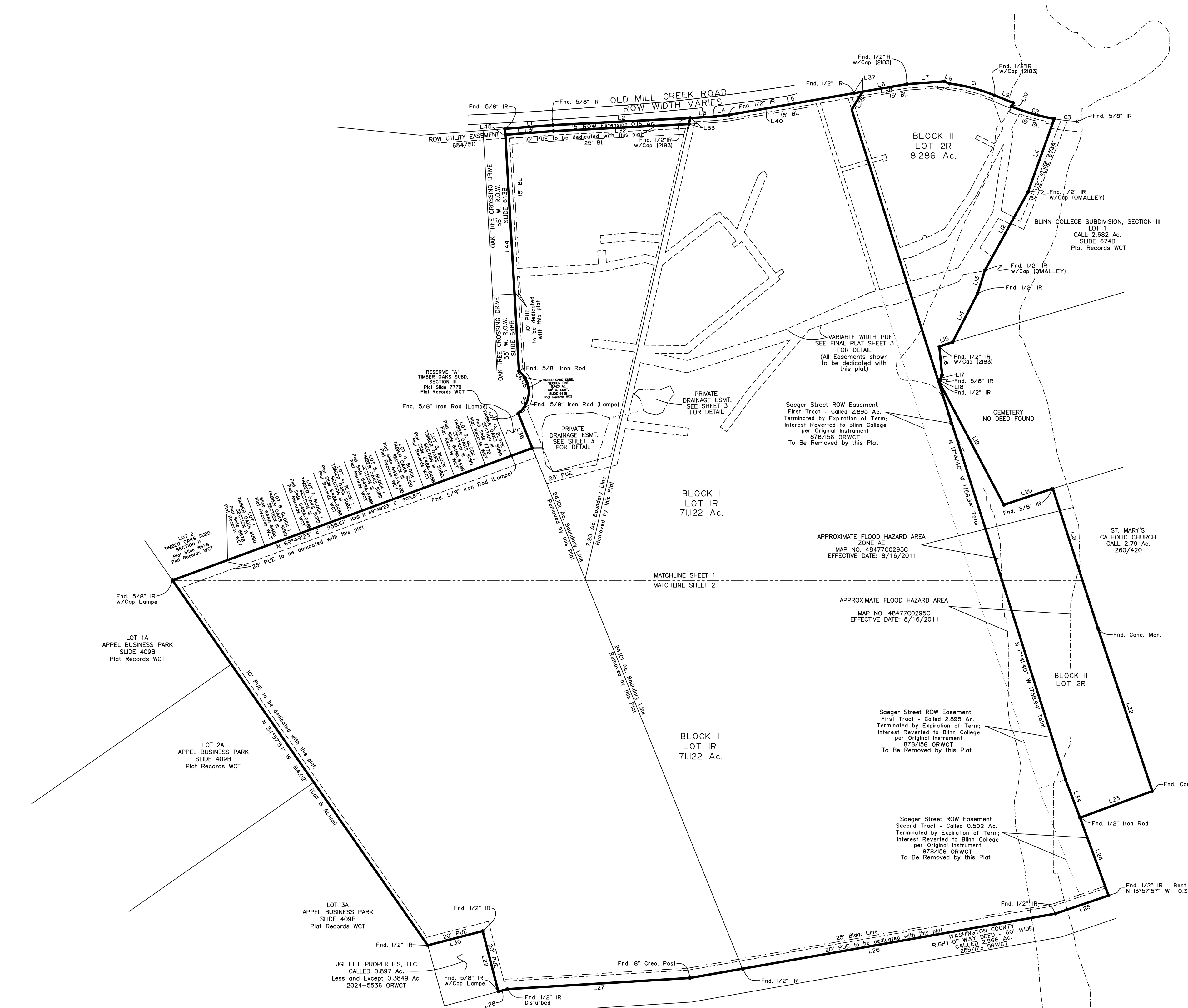
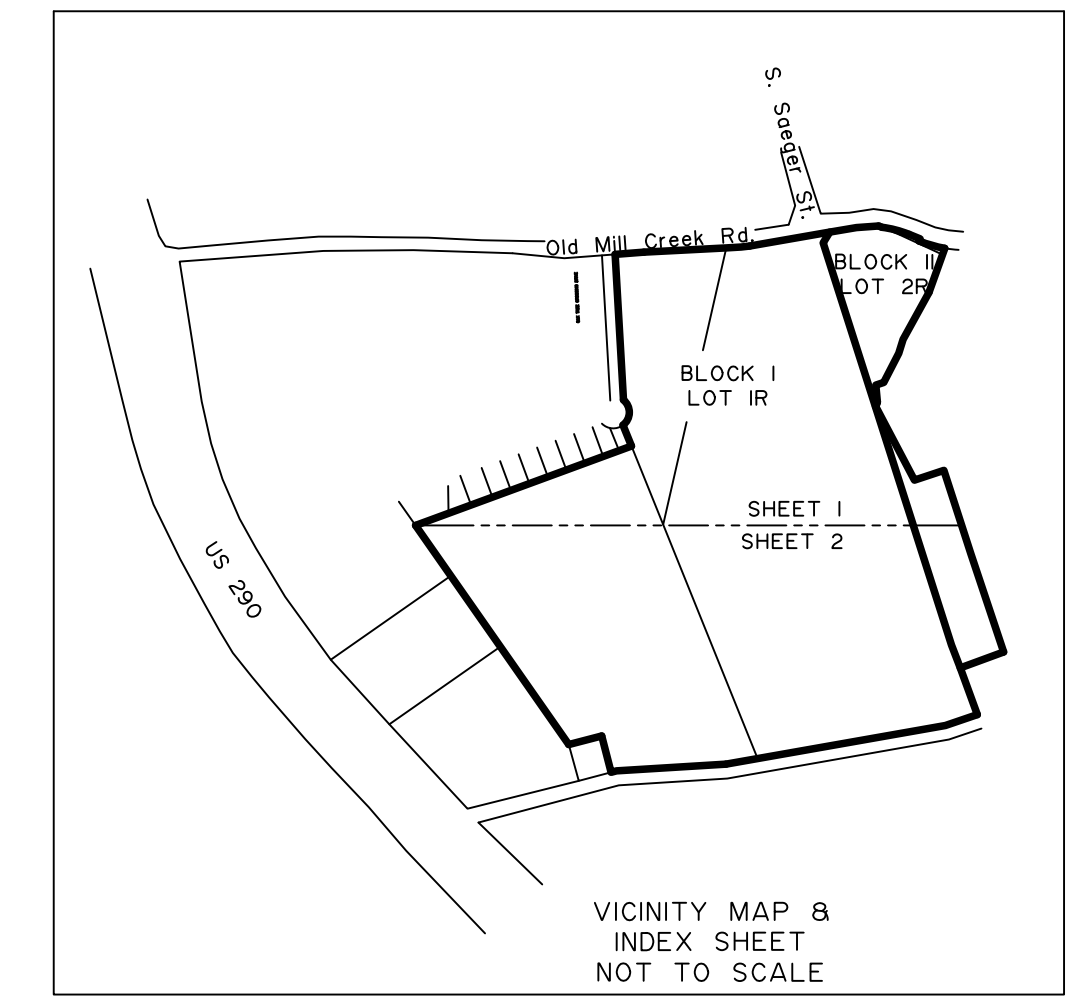
The proposed replat includes the front-building setback line in relation to the established property lines and the dedication of various public utility easements, and a 0.16-acre portion of right-of-way for the future widening of Old Mill Creek Road.

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



COVER SHEET

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

- FINAL PLAT NOTES:
- 1) All oil/gas pipelines or known 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) Drainage easements shall be maintained by the property owner.
 - 5) Any existing improvements located in Proposed Easements or Building Lines shall remain in place.
 - 6) The Blinn College District is a Public Use as defined in Appendix A of the City of Brenham Code of Ordinances.
 - 7) This property partially lies within a 100-year Flood Hazard Area Zone (AE) as depicted on FIRM Map No. 48477C0295C with an Effective date of 8/16/2011.
 - 8) The Soeger Street Right-of-Way Easement as described in First Tract - 2.895 Acres and Second Tract - 0.502 Acres as recorded in Volume 878, Page 156 (ORWCT) terminated by the expiration of term; interest reverted to Blinn College per Original Instrument. This replat removes said easement from depiction.
 - 9) There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) above the ground upward, located adjacent to all easements shown hereon. Any existing improvements located in proposed Easements, building Lines or within an aerial easement shall remain in place.

GENERAL SURVEYING NOTES:

North Orientation is based on rotating the southwest line of Called 24.101 Acre Tract to Grid North, (ICORS 2011), Epoch 2010.00, State Plane Central Zone as per GPS Solutions.

- Represents a 1/2" Iron Rod w/Cap (DCCM) Set for corner.

Any Easements shown on this plat were based on Commitment For Title Insurance Issued by Texas Title Insurance Company GF No. WCA2501973 Effective Date - September 12, 2025.

Not all improvements are shown. Improvements shown are based on a combination of actual field survey and lidar.

Contours are based on lidar.

COVER SHEET

FINAL PLAT
BEING A REPLAT OF THE
BLINN COLLEGE
SAEGER STREET SUBDIVISION
BLOCK I, LOT 1, - 43.387 ACRES, BLOCK II, LOT 2 - 8.191 ACRES
RESERVE TRACT A - 0.5049 ACRES
RESERVE TRACT B - 0.0182 ACRES
SLIDE 451 B (PLAT RECORDS OF WCT)
AND
PART OF THE
BLINN COLLEGE DISTRICT
CALLED 7.20 ACRES
VOLUME 1345, PAGE 667 (ORWCT)
AND
PART OF THE
BLINN COLLEGE DISTRICT
CALLED 24.101 ACRES
VOLUME 1861, PAGE 965 (ORWCT)
AND
SAEGER STREET RIGHT OF WAY EASEMENT
(Terminated by Expiration of Term;
Interest Reverted to Blinn College per Original Instrument)
FIRST TRACT - 2.895 ACRES
SECOND TRACT - 0.502 ACRES
VOLUME 878, PAGE 156 (ORWCT)
TO CREATE THE
BLINN COLLEGE SAEGER ST SUBDIVISION
BLOCK I, LOT 1R - 71.122 ACRES AND
BLOCK II, LOT 2R - 8.286 ACRES
OLD MILL CREEK ROW - 0.16 OF ONE ACRE
TOTAL ACREAGE - 79.568 ACRES
BRENHAM, WASHINGTON COUNTY, TEXAS
SCALE: 1" = 150' APRIL 27, 2026

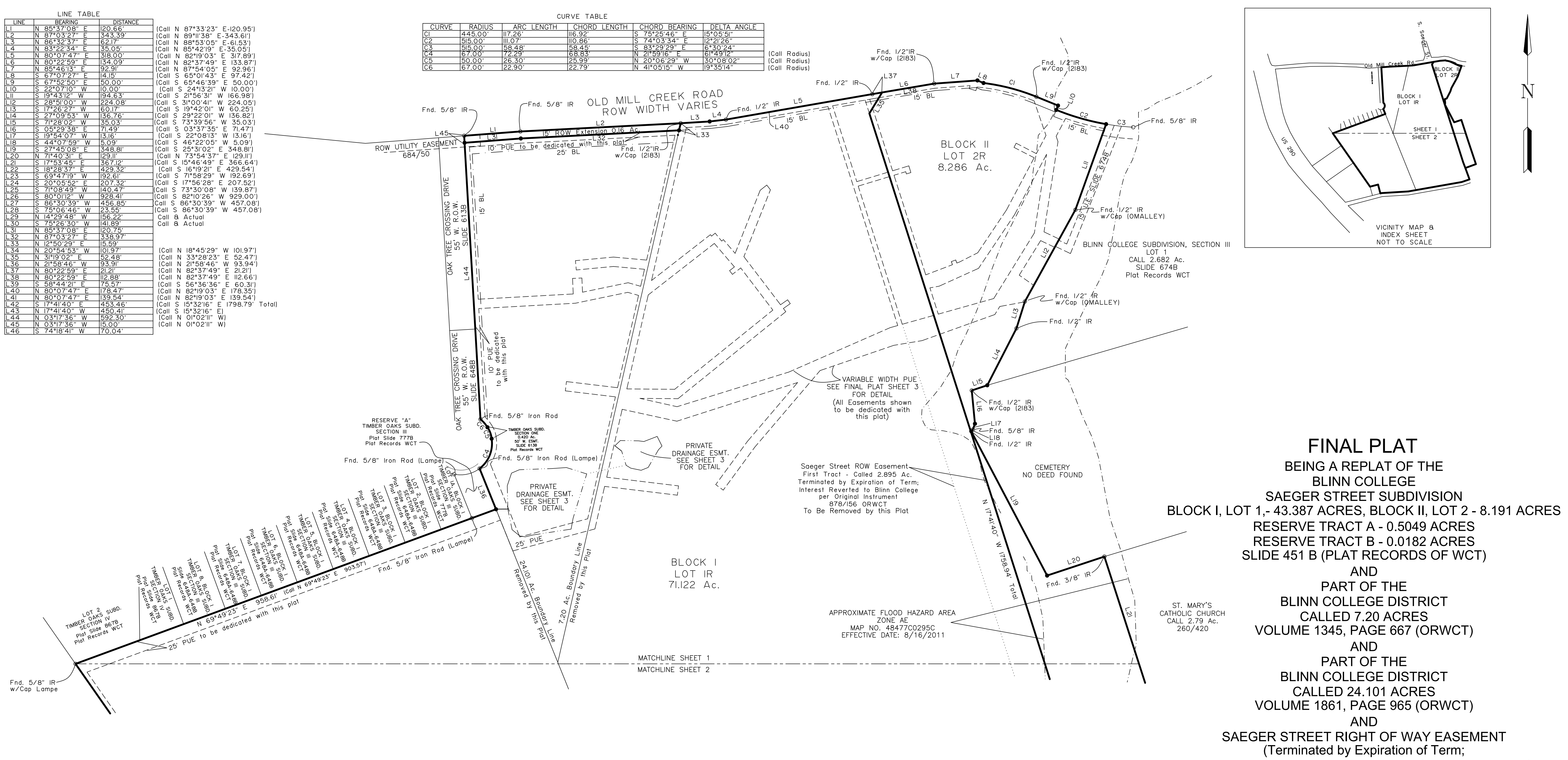
REVISED: MAY 14, 2026

LINE TABLE

LINE	BEARING	DISTANCE	CALL
L1	N 85°37'08" E	120.66'	(Call N 87°33'23" E-120.95')
L2	N 87°03'27" E	343.39'	(Call N 89°11'38" E-343.61')
L3	N 86°32'27" E	62.17'	(Call N 88°53'05" E-61.53')
L4	N 83°22'34" E	35.05'	(Call N 85°42'19" E-35.05')
L5	N 80°07'47" E	318.00'	(Call N 82°19'03" E-317.89')
L6	N 80°22'59" E	134.09'	(Call N 82°37'49" E-133.87')
L7	N 85°46'13" E	92.91'	(Call N 87°54'05" E-92.96')
L8	S 67°07'27" E	14.15'	(Call S 65°01'43" E-97.42')
L9	S 67°52'50" E	50.00'	(Call S 65°46'39" E-50.00')
L10	S 22°07'10" W	10.00'	(Call S 24°13'21" W-10.00')
L11	S 19°43'12" W	194.63'	(Call S 21°56'31" W-166.98')
L12	S 28°51'00" W	224.08'	(Call S 31°00'41" W-224.05')
L13	S 17°26'27" W	60.17'	(Call S 19°42'01" W-60.25')
L14	S 27°09'53" W	136.76'	(Call S 29°22'01" W-136.82')
L15	S 71°28'02" W	35.03'	(Call S 73°39'56" W-35.03')
L16	S 05°29'35" E	71.49'	(Call S 03°37'35" E-71.47')
L17	S 19°54'07" W	13.16'	(Call S 22°08'13" W-13.16')
L18	S 44°07'59" W	5.09'	(Call S 46°22'05" W-5.09')
L19	S 27°45'08" E	348.81'	(Call S 25°31'02" E-348.81')
L20	N 71°40'31" E	129.11'	(Call N 73°54'37" E-129.11')
L21	S 17°53'45" E	367.12'	(Call S 15°46'49" E-366.64')
L22	S 18°28'37" E	429.32'	(Call S 16°19'21" E-429.54')
L23	S 69°47'19" W	192.61'	(Call S 71°58'29" W-192.69')
L24	S 20°05'52" E	207.32'	(Call S 17°56'28" E-207.52')
L25	S 7°08'49" W	140.47'	(Call S 7°30'08" W-139.87')
L26	S 80°10'12" W	928.41'	(Call S 82°10'26" W-929.00')
L27	S 86°30'39" W	456.85'	(Call S 86°30'39" W-457.08')
L28	S 75°06'46" W	23.55'	(Call S 86°30'39" W-457.08')
L29	N 14°29'48" W	156.22'	Call & Actual
L30	S 75°26'30" W	141.89'	Call & Actual
L31	N 85°37'08" E	120.75'	
L32	N 87°03'27" E	338.97'	
L33	N 12°50'29" E	15.59'	
L34	N 20°54'53" W	101.97'	(Call N 18°45'29" W-101.97')
L35	N 31°19'02" E	52.48'	(Call N 33°28'23" E-52.47')
L36	N 21°58'46" W	93.91'	(Call N 21°58'46" W-93.94')
L37	N 80°22'59" E	21.21'	(Call N 82°37'49" E-21.21')
L38	N 80°22'59" E	112.88'	(Call N 82°37'49" E-112.66')
L39	S 58°44'21" E	75.57'	(Call S 56°36'36" E-60.31')
L40	N 80°07'47" E	178.47'	(Call N 82°19'03" E-178.35')
L41	N 80°07'47" E	139.54'	(Call N 82°19'03" E-139.54')
L42	S 17°41'40" E	453.46'	(Call S 15°32'16" E-1798.79' Total)
L43	N 17°41'40" W	450.41'	(Call S 15°32'16" E-1798.79' Total)
L44	N 03°17'36" W	592.30'	(Call N 01°02'11" W)
L45	N 03°17'36" W	15.00'	(Call N 01°02'11" W)
L46	S 74°18'41" W	70.04'	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	445.00'	117.26'	116.92'	S 75°25'46" E	15°05'51"
C2	515.00'	111.07'	110.86'	S 74°03'34" E	12°21'26"
C3	515.00'	58.48'	58.45'	S 83°29'29" E	6°30'24"
C4	67.00'	72.29'	68.83'	N 21°59'16" E	61°29'12"
C5	50.00'	26.30'	25.99'	N 20°06'29" W	30°08'02"
C6	67.00'	22.90'	22.79'	N 41°05'15" W	19°35'14"

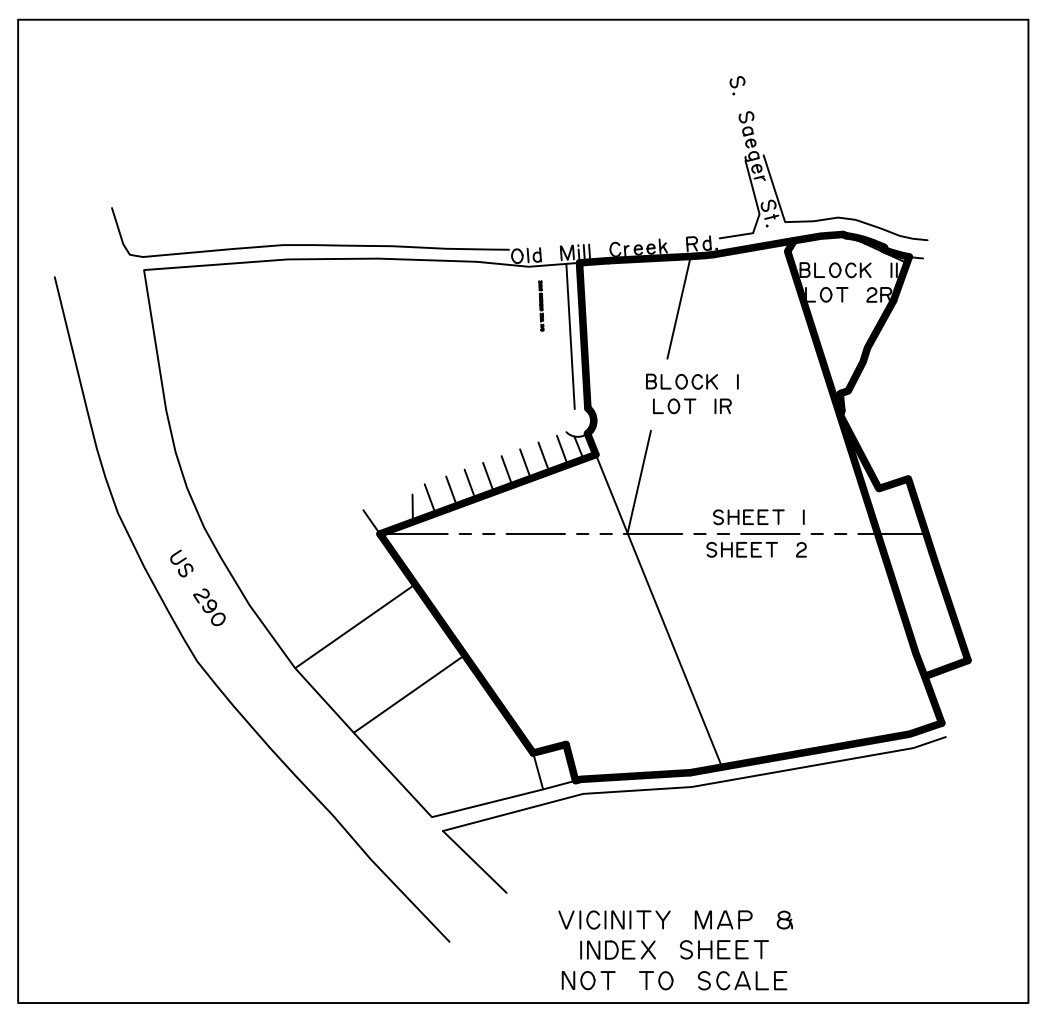
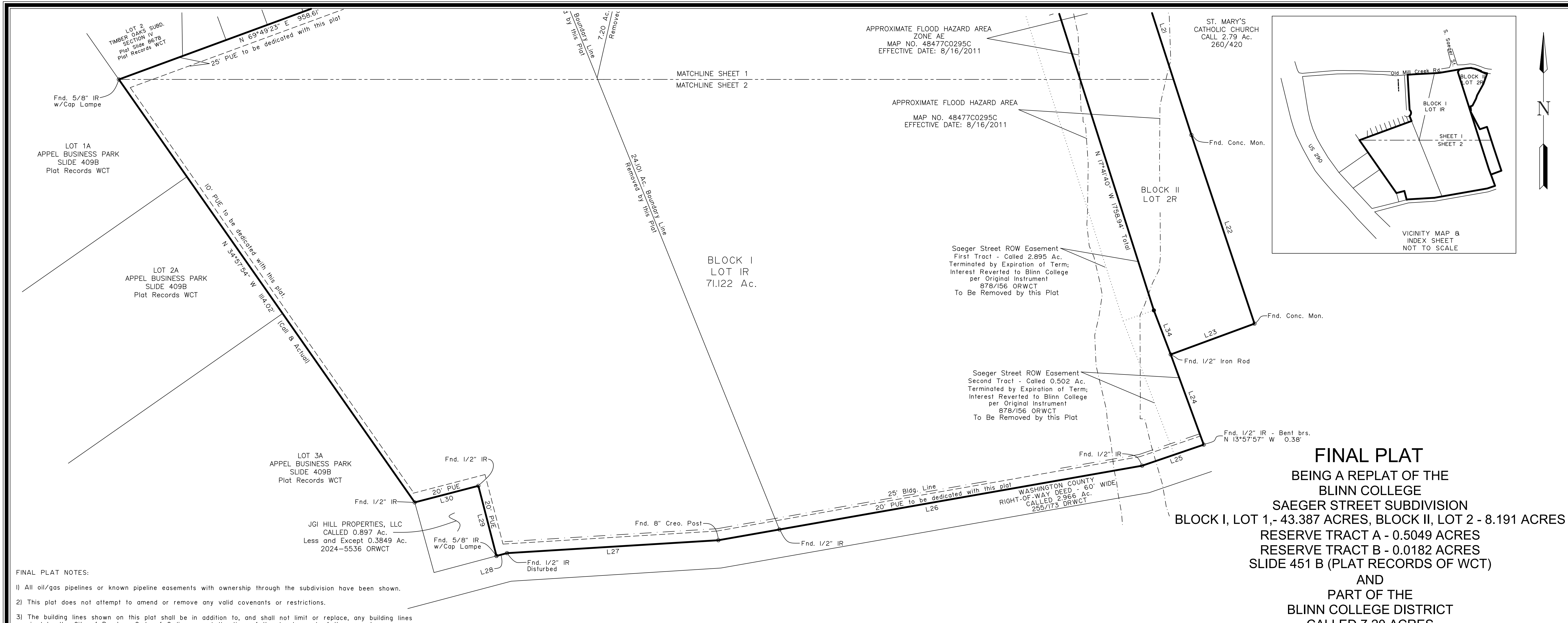


FINAL PLAT
 BEING A REPLAT OF THE
 BLINN COLLEGE
 SAEGER STREET SUBDIVISION
 BLOCK I, LOT 1,- 43.387 ACRES, BLOCK II, LOT 2 - 8.191 ACRES
 RESERVE TRACT A - 0.5049 ACRES
 RESERVE TRACT B - 0.0182 ACRES
 SLIDE 451 B (PLAT RECORDS OF WCT)
 AND
 PART OF THE
 BLINN COLLEGE DISTRICT
 CALLED 7.20 ACRES
 VOLUME 1345, PAGE 667 (ORWCT)
 AND
 PART OF THE
 BLINN COLLEGE DISTRICT
 CALLED 24.101 ACRES
 VOLUME 1861, PAGE 965 (ORWCT)
 AND
 SAEGER STREET RIGHT OF WAY EASEMENT
 (Terminated by Expiration of Term;
 Interest Reverted to Blinn College per Original Instrument)
 FIRST TRACT - 2.895 ACRES
 SECOND TRACT - 0.502 ACRES
 VOLUME 878, PAGE 156 (ORWCT)
TO CREATE THE
BLINN COLLEGE SAEGER ST SUBDIVISION
BLOCK I, LOT 1R - 71.122 ACRES AND
BLOCK II, LOT 2R - 8.286 ACRES
OLD MILL CREEK ROW - 0.16 OF ONE ACRE
TOTAL ACREAGE - 79.568 ACRES
BRENNHAM, WASHINGTON COUNTY, TEXAS
SCALE: 1" = 100' APRIL 27, 2026
SHEET 1 OF 3

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

- FINAL PLAT NOTES:
- All oil/gas pipelines or known pipeline easements with ownership through the subdivision have been shown.
 - This plat does not attempt to amend or remove any valid covenants or restrictions.
 - The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building lines required by the City of Brenham Code of Ordinances at the time of the development of the property.
 - Drainage easements shall be maintained by the property owner.
 - Any existing improvements located in Proposed Easements or Building Lines shall remain in place.
 - The Blinn College District is a Public Use as defined in Appendix A of the City of Brenham Code of Ordinances.
 - This property partially lies within a 100-year Flood Hazard Area Zone (AE) as depicted on FIRM Map No. 48477C0295C with an Effective date of 8/16/2011.
 - The Saeger Street Right-of-Way Easement as described in First Tract - 2.895 Acres and Second Tract - 0.502 Acres as recorded in Volume 878, Page 156 (ORWCT) terminated by the expiration of term; interest reverted to Blinn College per Original Instrument. This replat removes said easement from depiction.
 - There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) above the ground upward, located adjacent to all easements shown hereon. Any existing improvements located in proposed Easements, building Lines or within an aerial easement shall remain in place.

GENERAL SURVEYING NOTES:
 North Orientation is based on rotating the southwest line of Called 24.101 Acre Tract to Grid North, (ICRS 2011), Epoch 2010.00, State Plane Central Zone as per GPS Solutions.
 • Represents a 1/2" Iron Rod w/Cap (DCCM) Set for corner.
 Any Easements shown on this plat were based on Commitment For Title Insurance Issued by Texas Title Insurance Company GF No. WCA2501973 Effective Date - September 12, 2025.
 Not all improvements are shown. Improvements shown are based on a combination of actual field survey and lidar.
 Contours are based on lidar.



FINAL PLAT
 BEING A REPLAT OF THE
 BLINN COLLEGE
 SAEGER STREET SUBDIVISION
 BLOCK I, LOT 1,- 43.387 ACRES, BLOCK II, LOT 2 - 8.191 ACRES
 RESERVE TRACT A - 0.5049 ACRES
 RESERVE TRACT B - 0.0182 ACRES
 SLIDE 451 B (PLAT RECORDS OF WCT)
 AND
 PART OF THE
 BLINN COLLEGE DISTRICT
 CALLED 7.20 ACRES
 VOLUME 1345, PAGE 667 (ORWCT)
 AND
 PART OF THE
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 CALLED 24.101 ACRES
 VOLUME 1861, PAGE 965 (ORWCT)
 AND
 SAEGER STREET RIGHT OF WAY EASEMENT
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 Interest Reverted to Blinn College per Original Instrument)
 FIRST TRACT - 2.895 ACRES
 SECOND TRACT - 0.502 ACRES
 VOLUME 878, PAGE 156 (ORWCT)

**PRELIMINARY DRAWING
 FOR REVIEW PURPOSES ONLY**

LINE	BEARING	DISTANCE	CALLS
L1	N 85°37'08" E	120.66'	(Call N 87°33'23" E 120.95')
L2	N 87°03'27" E	343.39'	(Call N 89°11'38" E 343.61')
L3	N 86°32'37" E	62.17'	(Call N 88°53'05" E 61.53')
L4	N 83°22'34" E	35.05'	(Call N 85°42'19" E 35.05')
L5	N 80°07'47" E	318.00'	(Call N 82°19'03" E 317.89')
L6	N 80°22'59" E	134.09'	(Call N 82°37'49" E 133.87')
L7	N 85°46'13" E	92.91'	(Call N 87°54'05" E 92.96')
L8	S 67°07'27" E	44.15'	(Call S 65°01'43" E 97.42')
L9	S 67°52'50" E	50.00'	(Call S 65°46'39" E 50.00')
L10	S 22°07'10" W	10.00'	(Call S 24°13'21" W 10.00')
L11	S 19°43'12" W	194.63'	(Call S 21°56'31" W 166.98')
L12	S 28°52'00" W	224.08'	(Call S 31°00'41" W 224.05')
L13	S 17°26'27" W	60.17'	(Call S 18°42'01" W 60.25')
L14	S 27°09'53" W	136.76'	(Call S 29°22'01" W 136.82')
L15	S 71°28'02" W	35.03'	(Call S 73°39'56" W 35.03')
L16	S 05°29'38" E	71.49'	(Call S 03°37'35" E 71.47')
L17	S 19°54'07" W	13.16'	(Call S 22°08'18" W 13.16')
L18	S 44°07'59" W	5.09'	(Call S 46°22'05" W 5.09')
L19	S 27°45'08" E	348.81'	(Call S 25°31'02" E 348.81')
L20	N 71°40'31" E	129.11'	(Call N 73°54'37" E 129.11')
L21	S 17°53'45" E	367.12'	(Call S 15°46'49" E 366.64')
L22	S 18°28'37" E	429.52'	(Call S 16°19'21" E 429.54')
L23	S 69°47'19" W	192.61'	(Call S 71°58'29" W 192.69')
L24	S 20°05'52" E	207.32'	(Call S 17°56'28" E 207.52')
L25	S 71°08'49" W	140.47'	(Call S 73°30'08" W 139.87')
L26	S 80°01'12" W	928.41'	(Call S 82°10'26" W 929.00')
L27	S 86°30'39" W	456.85'	(Call S 86°30'39" W 457.08')
L28	S 75°06'46" W	23.55'	(Call S 86°30'39" W 457.08')
L29	N 14°29'48" W	156.22'	(Call S Actual)
L30	S 76°28'30" W	141.89'	(Call S Actual)
L31	N 85°37'08" E	120.75'	(Call S Actual)
L32	N 87°03'27" E	338.97'	(Call S Actual)
L33	N 12°50'29" E	15.59'	(Call N Actual)
L34	N 20°54'53" W	101.97'	(Call N 18°45'29" W 101.97')
L35	N 19°19'02" W	52.48'	(Call N 33°28'23" E 52.47')
L36	N 21°58'46" W	93.91'	(Call N 21°58'46" W 93.94')
L37	N 80°22'59" E	21.21'	(Call N 82°37'49" E 21.21')
L38	N 80°22'59" E	112.88'	(Call N 82°37'49" E 112.66')
L39	S 88°44'21" E	75.57'	(Call S 86°36'36" E 60.31')
L40	N 80°07'47" E	178.47'	(Call N 82°19'03" E 178.35')
L41	N 80°07'47" E	139.54'	(Call N 82°19'03" E 139.54')
L42	S 17°41'40" E	453.46'	(Call S 15°32'16" E 1798.79' Total)
L43	N 17°41'40" W	450.41'	(Call S 15°32'16" E)
L44	N 03°17'36" W	592.30'	(Call N 01°02'11" W)
L45	N 03°17'36" W	15.00'	(Call N 01°02'11" W)
L46	S 74°18'41" W	70.04'	(Call N Actual)

FINAL PLAT NOTES:

- All oil/gas pipelines or known pipeline easements with ownership through the subdivision have been shown.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
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GENERAL SURVEYING NOTES:

North Orientation is based on rotating the southwest line of Called 24.101 Acre Tract to Grid North, (CORS 2011), Epoch 2010.00, State Plane Central Zone as per GPS Solutions.

- Represents a 1/2" Iron Rod w/Cap (DCCM) Set for corner.

Any Easements shown on this plat were based on Commitment For Title Insurance Issued by Texas Title Insurance Company GF No. WCA2501973 Effective Date - September 12, 2025.

Not all improvements are shown. Improvements shown are based on a combination of actual field survey and lidar.

Contours are based on lidar.

STATE OF TEXAS
 COUNTY OF WASHINGTON

I, Mary, Hensley, Ed.D., Chancellor of the Blinn College District/CEO, Junior College District of Washington County, owner of the property subdivided in the foregoing Plat of Blinn Saeger St Subdivision 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 Blinn Saeger St Subdivision 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 such grades, and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the land so dedicated.

Witness my hand at Brenham, Washington County, Texas on this the _____ day of _____, 2026.

Mary, Hensley, Ed.D., Chancellor of the Blinn College District/CEO, Junior College District of Washington County,

STATE OF TEXAS
 COUNTY OF WASHINGTON

Before me the undersigned authority, on this day personally appeared Mary Hensley, known to me to be the person whose name is subscribed to the foregoing instrument consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2026.

H. Curtis Strong, RPLS No. 4961

Notary Public in and for the State of Texas

**TO CREATE THE
 BLINN COLLEGE SAEGER ST SUBDIVISION
 BLOCK I, LOT 1R - 71.122 ACRES AND
 BLOCK II, LOT 2R - 8.286 ACRES
 OLD MILL CREEK ROW - 0.16 OF ONE ACRE
 TOTAL ACREAGE - 79.568 ACRES
 BRENHAM, WASHINGTON COUNTY, TEXAS
 SCALE: 1" = 100' APRIL 27, 2026
 SHEET 2 OF 3**

REVISED: MAY 14, 2026

GENERAL SURVEYING NOTES:

North Orientation is based on rotating the southwest line of Called 24.101 Acre Tract to Grid North, (CORS 2011), Epoch 2010.00, State Plane Central Zone as per GPS Solutions.

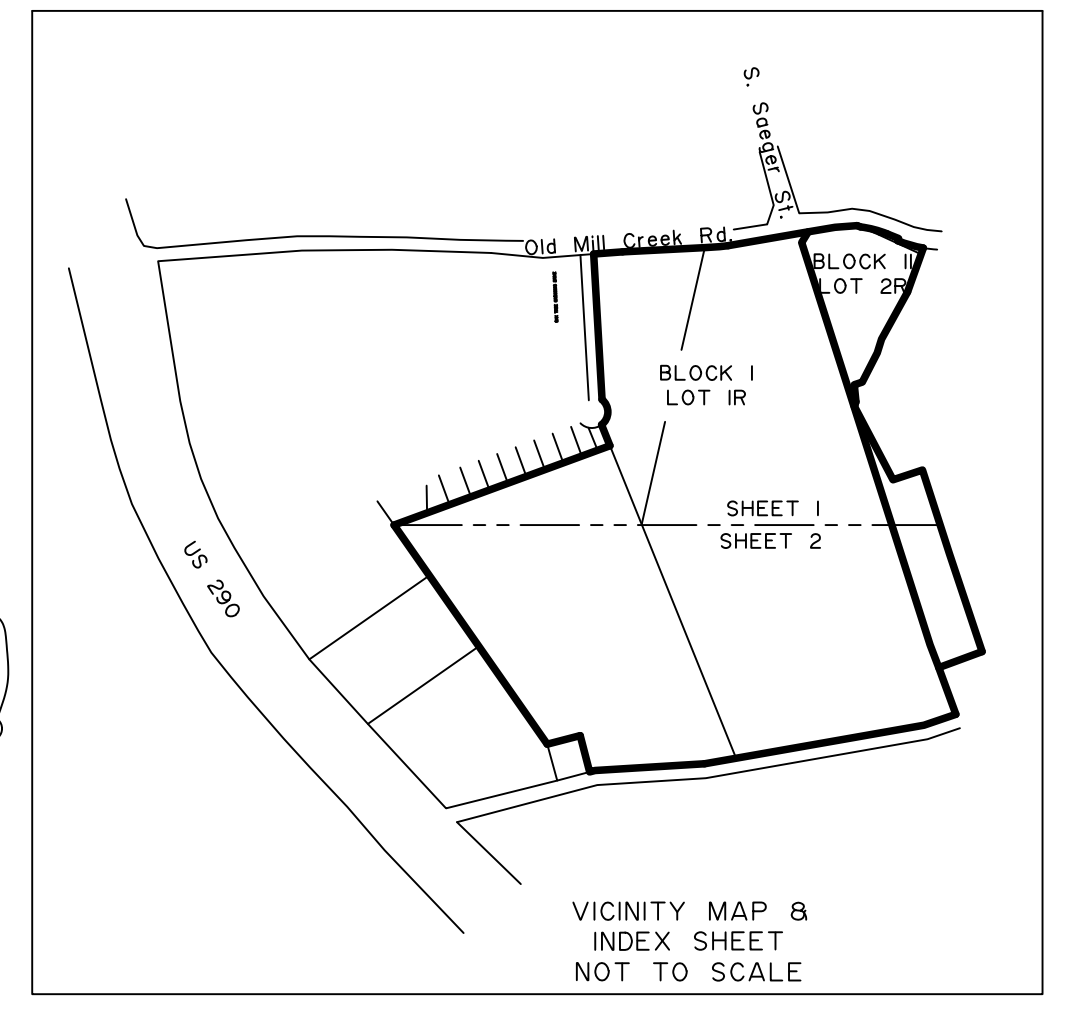
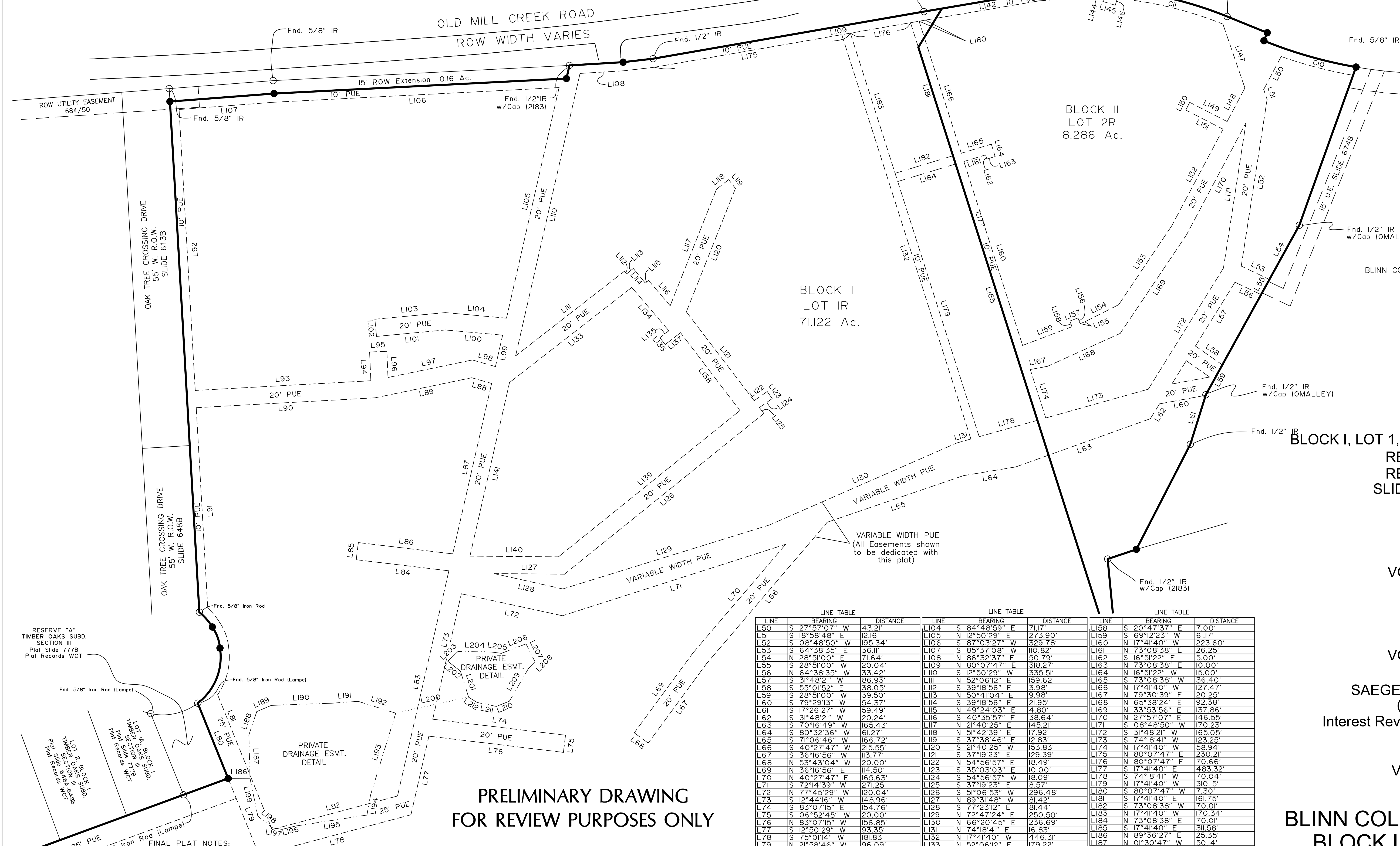
• Represents a 1/2" Iron Rod w/Cap (DCCM) Set for corner.

Any Easements shown on this plat were based on Commitment For Title Insurance issued by Texas Title Insurance Company GF No. WCA2501973 Effective Date - September 12, 2025.

Not all improvements are shown. Improvements shown are based on a combination of actual field survey and lidar.

Contours are based on lidar.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C10	525.00'	86.11'	86.01'	N 75°20'52" W	9°23'51"
C11	435.00'	126.22'	125.78'	S 76°21'33" E	16°37'32"



BLINN COLLEGE SUBDIVISION, SECTION III
 LOT 1
 CALL 2.682 Ac.
 SLIDE 674B
 Plat Records WCT

**PUE EXHIBIT SHEET
 FINAL PLAT**

BEING A REPLAT OF THE
 BLINN COLLEGE
 SAEGER STREET SUBDIVISION
 BLOCK I, LOT 1,- 43.387 ACRES, BLOCK II, LOT 2 - 8.191 ACRES
 RESERVE TRACT A - 0.5049 ACRES
 RESERVE TRACT B - 0.0182 ACRES
 SLIDE 451 B (PLAT RECORDS OF WCT)

AND
 PART OF THE
 BLINN COLLEGE DISTRICT
 CALLED 7.20 ACRES
 VOLUME 1345, PAGE 667 (ORWCT)

AND
 PART OF THE
 BLINN COLLEGE DISTRICT
 CALLED 24.101 ACRES
 VOLUME 1861, PAGE 965 (ORWCT)

AND
 SAEGER STREET RIGHT OF WAY EASEMENT
 (Terminated by Expiration of Term;
 Interest Reverted to Blinn College per Original Instrument)
 FIRST TRACT - 2.895 ACRES
 SECOND TRACT - 0.502 ACRES
 VOLUME 878, PAGE 156 (ORWCT)

**TO CREATE THE
 BLINN COLLEGE SAEGER ST SUBDIVISION
 BLOCK I, LOT 1R - 71.122 ACRES AND
 BLOCK II, LOT 2R - 8.286 ACRES
 OLD MILL CREEK ROW - 0.16 OF ONE ACRE
 TOTAL ACREAGE - 79.568 ACRES
 BRENNHAM, WASHINGTON COUNTY, TEXAS
 SCALE: 1" = 60' APRIL 27, 2026**

SHEET 3 OF 3

**PRELIMINARY DRAWING
 FOR REVIEW PURPOSES ONLY**

LINE TABLE		LINE TABLE		LINE TABLE	
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L50	S 27°57'07" W	43.21'	L104	S 84°48'59" E	711.7'
L51	S 18°58'48" E	12.16'	L105	N 12°50'29" E	273.90'
L52	S 08°48'50" W	195.34'	L106	S 87°03'27" W	329.78'
L53	S 64°38'35" E	36.11'	L107	S 85°37'08" W	110.82'
L54	N 28°51'00" E	71.84'	L108	N 50°32'37" E	150.79'
L55	S 28°51'00" W	20.04'	L109	N 80°07'47" E	318.27'
L56	N 64°38'35" W	33.42'	L110	S 12°50'29" W	335.51'
L57	S 31°48'21" W	86.93'	L111	N 52°06'12" E	159.62'
L58	S 65°01'52" E	38.05'	L112	S 39°18'56" E	3.99'
L59	S 28°51'00" W	39.50'	L113	N 60°41'04" E	9.98'
L60	S 79°29'13" W	54.37'	L114	S 39°18'56" E	21.95'
L61	S 17°26'27" W	59.49'	L115	N 49°24'03" E	4.80'
L62	S 31°48'21" W	20.24'	L116	S 40°35'57" E	38.64'
L63	S 70°16'49" W	165.43'	L117	N 21°40'25" E	145.21'
L64	S 80°32'36" W	61.27'	L118	N 61°42'39" E	17.92'
L65	S 71°06'46" W	166.72'	L119	S 37°38'46" E	12.83'
L66	S 40°27'47" W	215.55'	L120	S 21°40'25" W	53.53'
L67	S 36°16'56" W	115.77'	L121	S 37°19'23" E	123.39'
L68	N 53°43'04" W	20.00'	L122	N 54°56'57" E	18.49'
L69	N 36°16'56" E	114.50'	L123	S 35°03'03" E	10.00'
L70	N 40°27'47" W	166.63'	L124	S 54°56'57" W	18.09'
L71	S 72°14'39" W	127.25'	L125	S 37°19'23" E	8.57'
L72	N 77°45'29" W	120.04'	L126	S 61°06'53" W	296.48'
L73	S 12°44'16" W	148.96'	L127	N 89°31'48" W	81.42'
L74	S 83°07'15" E	154.76'	L128	S 77°23'12" E	81.44'
L75	S 06°17'35" W	20.00'	L129	N 72°47'24" E	250.50'
L76	N 83°07'15" E	156.89'	L130	N 66°20'45" E	236.67'
L77	S 12°50'29" W	93.35'	L131	N 74°18'41" E	16.83'
L78	S 75°01'14" W	81.83'	L132	N 17°41'40" W	446.31'
L79	N 21°58'46" W	96.09'	L133	N 52°06'12" E	179.22'
L80	N 21°58'46" W	93.91'	L134	S 40°35'57" E	65.07'
L81	S 21°58'46" E	168.34'	L135	S 52°16'16" W	13.16'
L82	N 75°01'14" E	150.29'	L136	S 37°43'44" E	10.00'
L83	N 12°50'29" E	267.47'	L137	S 52°16'16" E	22.46'
L84	N 83°10'04" W	107.98'	L138	S 18°58'48" E	78.26'
L85	N 07°01'46" E	20.00'	L139	S 61°06'53" W	269.87'
L86	S 83°10'04" E	110.02'	L140	N 89°31'48" W	102.41'
L87	N 12°50'29" E	202.43'	L141	N 12°50'29" E	206.20'
L88	N 74°18'41" W	23.97'	L142	N 60°27'59" E	135.60'
L89	S 78°15'39" W	114.33'	L143	N 85°46'13" E	75.36'
L90	S 86°50'32" W	207.19'	L144	S 16°51'06" W	6.63'
L91	S 03°17'36" E	232.37'	L145	S 73°08'54" E	14.93'
L92	N 03°17'36" E	263.89'	L146	N 16°51'06" E	8.77'
L93	N 86°50'32" E	203.56'	L147	S 18°58'48" E	78.26'
L94	N 02°29'11" W	33.31'	L148	S 27°57'07" W	43.98'
L95	N 87°30'49" E	20.00'	L149	N 62°47'50" W	48.62'
L96	S 02°29'11" E	30.38'	L150	S 27°12'10" W	10.00'
L97	N 78°15'39" E	99.71'	L151	S 62°47'50" E	48.49'
L98	N 74°18'41" E	27.81'	L152	S 27°57'07" W	126.56'
L99	N 12°50'29" E	37.31'	L153	S 33°53'56" W	110.22'
L100	N 84°48'59" W	66.63'	L154	S 63°10'33" W	43.93'
L101	S 84°37'54" W	79.94'	L155	S 69°12'23" W	5.85'
L102	N 05°22'06" W	20.00'	L156	N 20°47'37" W	74.60'
L103	N 84°37'54" E	81.79'	L157	S 69°12'23" W	10.00'

- FINAL PLAT NOTES:
- All oil/gas pipelines or known pipeline easements with ownership through the subdivision have been shown.
 - This plat does not attempt to amend or remove any valid covenants or restrictions.
 - The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building lines required by the City of Brenham Code of Ordinances at the time of the development of the property.
 - Drainage easements shall be maintained by the property owner.
 - Any existing improvements located in Proposed Easements or Building Lines shall remain in place.
 - The Blinn College District is a Public Use as defined in Appendix A of the City of Brenham Code of Ordinances.
 - This property partially lies within a 100-year Flood Hazard Area Zone (AE) as depicted on FIRM Map No. 48477C0295C with an Effective date of 8/16/2011.
 - The Saeger Street Right-of-Way Easement as described in First Tract - 2.895 Acres and Second Tract - 0.502 Acres as recorded in Volume 878, Page 156 (ORWCT) terminated by the expiration of term; interest reverted to Blinn College per Original Instrument. This replat removes said easement from depiction.
 - 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. Any existing improvements located in proposed Easements, building Lines or within an aerial easement shall remain in place.

REVISED: MAY 14, 2026



Development Services Department

Memorandum

Date May 19, 2026

To Planning and Zoning Commission

Cc Stephanie Doland, Development Services Director

From Shauna Laauwe, AICP City Planner

Subject REZONE-26-0003: Revisions and proposed amendments to PDD Request for 708 Seelhorst Street.

On April 27, 2026, the Planning and Zoning Commission held a public hearing regarding a proposed Planned Development District for a cluster residential subdivision comprised of thirty-two (32) single-family homes and various amenities on a 5.733-acre lot located at 708 Seelhorst Street. During the public hearing, the adjacent neighbor to the west, Mr. Joshua Scheel and other surrounding property owners, expressed several concerns regarding the proposed project. These concerns included increased traffic on Seelhorst Street, providing less than two off-street parking spaces per dwelling unit, the proposed number of dwelling units and their value, and lastly, the lack of fencing or bufferyard between the proposed use and the traditional single-family uses to the west. Following the public hearing and discussion, the Planning and Zoning Commission voted unanimously to Table the item to the scheduled May 26, 2026, meeting to allow the applicants to meet with the surrounding property owners and to consider revisions to the existing site plan and Planned Development District.

Since the meeting, the applicants Jeremy and Chelsea Bowie met with the surrounding property owners and agreed to the following revisions of the proposed PD (See Exhibit A):

- 535 LF of 6' screening fence along west property line, generally from the north property line to 100-year flood plain limit to shield parking and structure area
- 4 additional parking spaces on the east side of the property near dumpster enclosure to bring total parking to 64 off-street parking spaces for 32 units. This will bring the number of parking spaces to 2 per dwelling unit, meeting the minimum requirement for single-family homes.

After further discussions, Staff also recommends an additional modification to the PD and site plan:

- To encourage variety, the exterior facades of houses within each cluster, as separated by sidewalks that encloses the groups of four or five units, shall vary with a variety of building articulations. The same combination of brick, stone, masonry-like materials and paint shall not be used on the other houses within the same cluster group. See Exhibit B for map of cluster groups.

Staff Recommendation:

The previous Staff Report that provides detailed background information on the subject property and the proposed Planned Development District, including the proposed cluster subdivision features and

characteristics, and the Planned Development's features in relation to the Comprehensive Plan and to the City of Brenham zoning policies is attached. Given the cooperation with surrounding property owners and the proposed revisions, **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. Revised Proposed Concept Plan Site Layout
- B. Cluster Group Map.
- C. Staff Report



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**

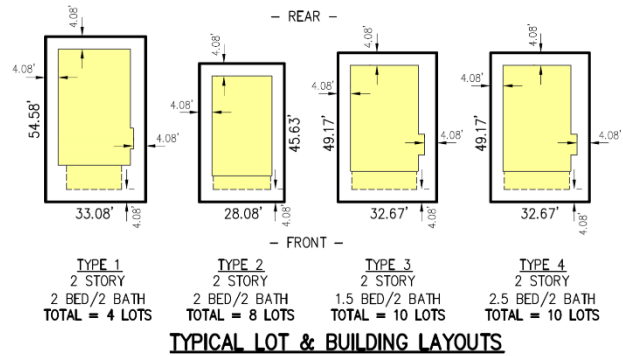
❖ Type 1 – 4 lots

- 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

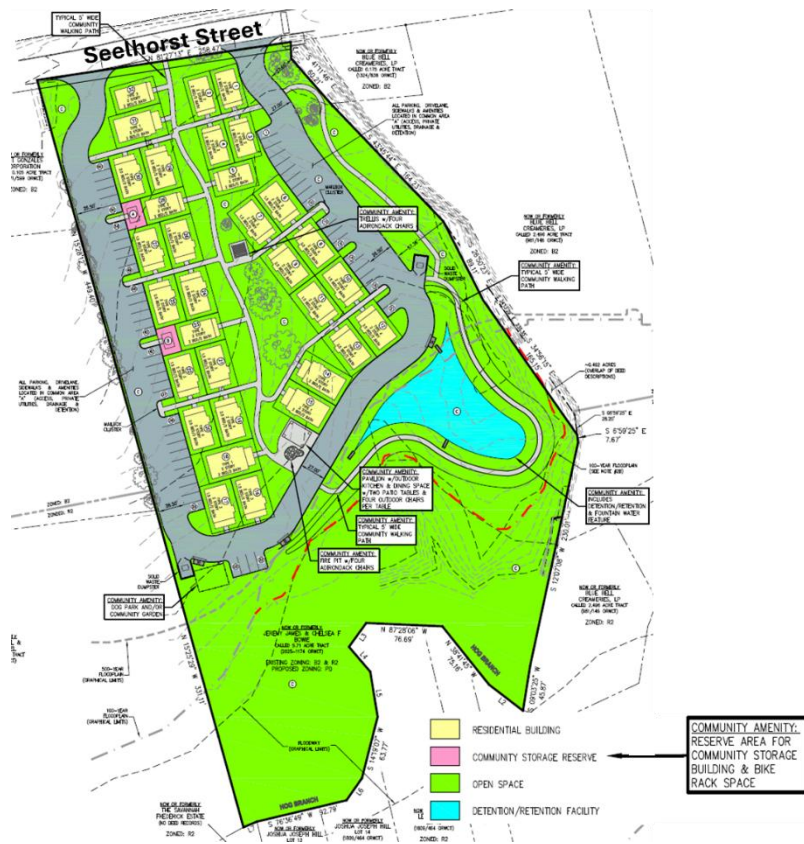


Figure 2

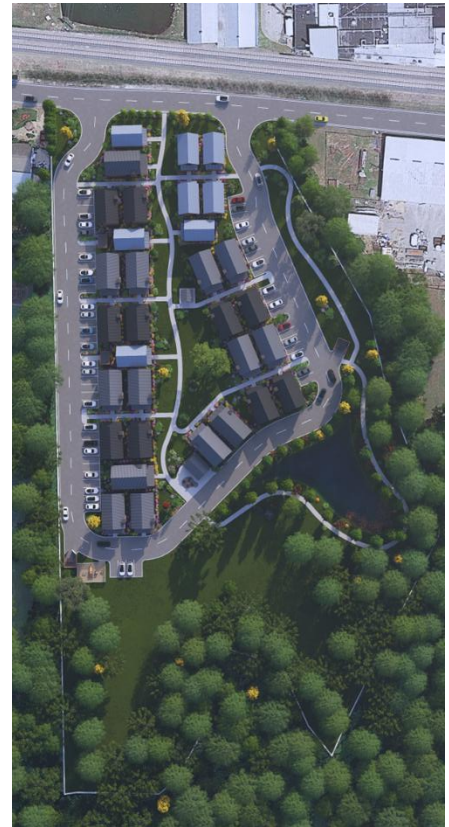


Figure 3



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:

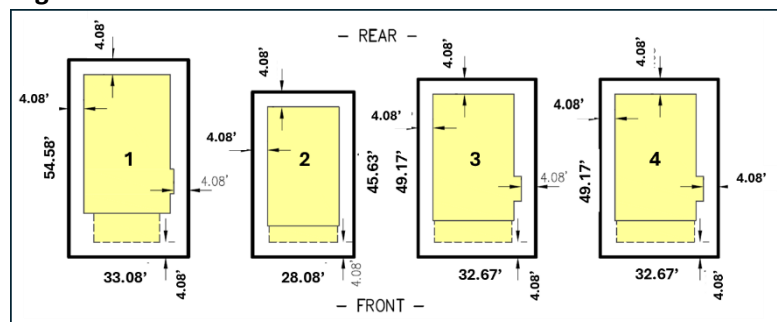
- (1) The city's zoning should recognize and seek to preserve the small-town attributes that make Brenham a special place for its citizens to live, work and play.

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

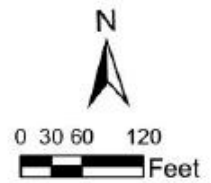
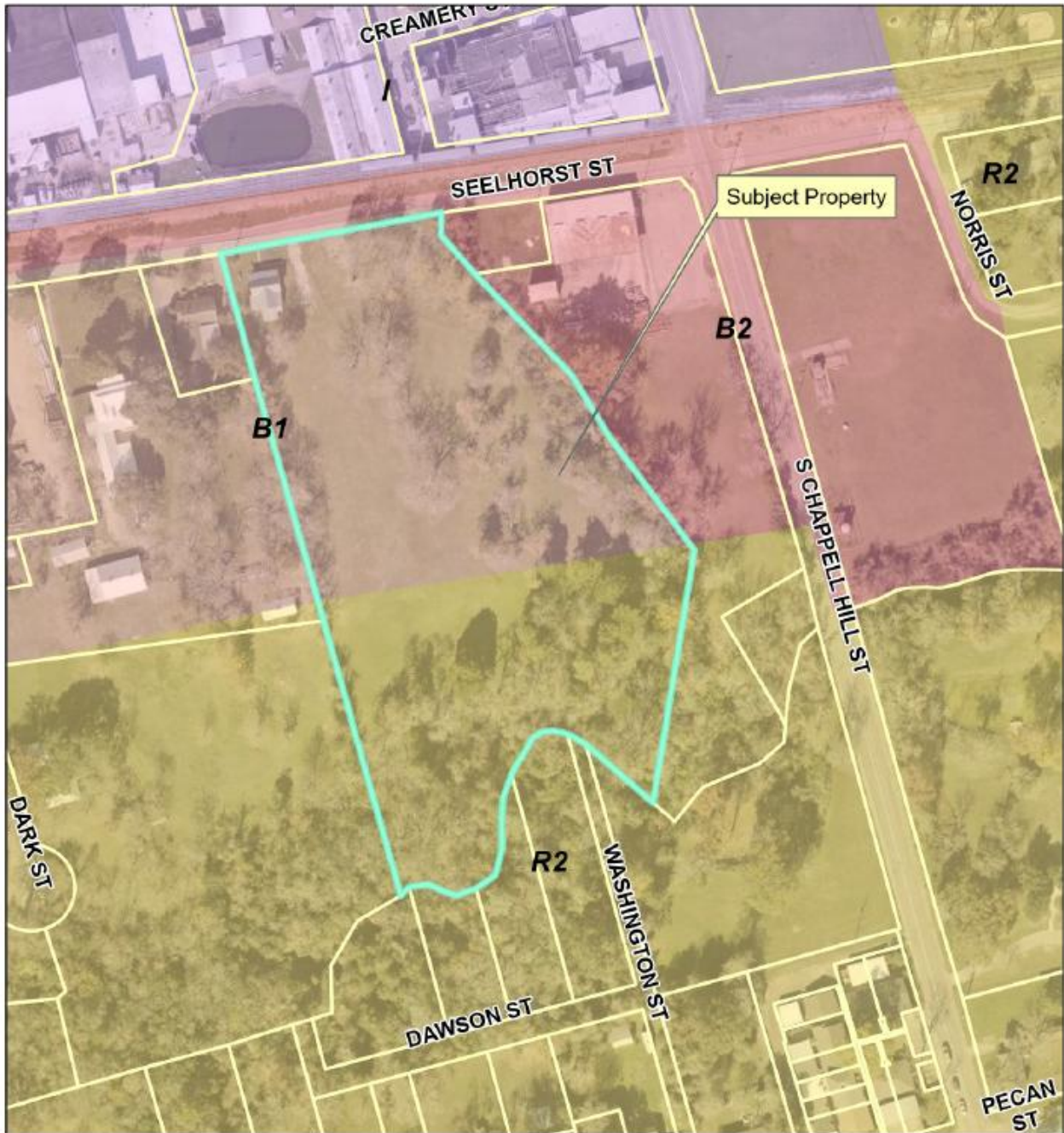



EXHIBIT "B"
ZONING MAP



Zoning

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

Zoning Map
Rezoning B1 & R2 to PDD
708 Seelhorst Street

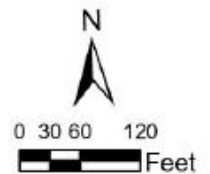


EXHIBIT "C"
FUTURE LAND USE MAP



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**

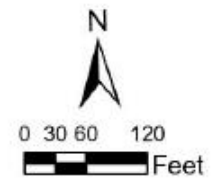


EXHIBIT "G"
SITE RENDERINGS



