



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, JULY 27, 2026, AT 5:15 PM
SECOND FLOOR CITY HALL BUILDING
COUNCIL CHAMBERS
200 W. VULCAN STREET
BRENHAM, TEXAS**

1. Call Meeting to Order

2. Public Comments

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

3. Reports and Announcements

CONSENT AGENDA

4. Statutory Consent Agenda

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

4-a. Minutes from June 25, 2026, Planning and Zoning Commission Meeting.

REGULAR AGENDA

5. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-26-0007: A request by Stephen & Jannis Lee / Jake Carlile (Kerr Surveying - Surveyor) for approval of a Replat of Lot 12A of the Boundary Line Adjustment Plat of Post Oak Grove Addition to create Lot 12A-1, containing 0.089-acres, and Lot 12A-2, containing 0.089-acres, for a total of 0.178-acres, currently addressed as 1314 Williams Street, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

6. Public Hearing, Discussion and Possible Action on Case Number SPCUSE-26-0008: A request by Lachesha and Reginald Phillips for a Specific Use Permit to allow an Accessory Dwelling Unit (ADU) in an R-1 Single-Family Residential Use Zoning District on property addressed as 1309 Hidden Creek Lane, and described as Lot 3B, Block 1, Sycamore Hill Subdivision, in Brenham, Washington County, Texas.

7. Adjourn

CERTIFICATION

I certify that a copy of July 27, 2026, agenda of items to be considered by the Planning & Zoning Commission, was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on July 21, 2026, at 11:30 a.m.

Kim Hodde

Kim Hodde, Planning Technician

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

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

Signature

Title

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
June 25, 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 June 25, 2026, at 4:00 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Deanna Alfred, Vice Chair
Chris Cangelosi
Darren Heine
Calvin Kossie
Cayte Neil
Cyndee Smith

Commissioners absent:

M. Keith Behrens, Chair

Staff present:

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

Citizens/Media present:

Rick Oldenettel
Jake Carlile
Joshua Blaschke, KWHI
Jason May, Brenham Banner

1. Call Meeting to Order

Vice Chair Alfred called the meeting to order at 4:00 pm with a quorum of six (6) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

There were no reports or announcements.

4. Statutory Consent Agenda

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

4-a. Minutes from May 26, 2026, Planning and Zoning Commission Meeting.

4-b. Case Number LOTLINE-26-0006: A request by Brenham Market Square, L.P. for approval of a Commercial Replat of Reserve "A6" of the Market Square Brenham Subdivision to create Lot 13A (5.259-acres), and Reserve "A7" (5.078-acres) for a total of 10.337-acres, and further described as part of the John Long Survey, A-156, in Brenham, Washington County, Texas.

Vice Chair Alfred called for a motion for the statutory consent agenda. It was noted that the description on agenda item 4-b stated Lot 13A; however, the correct lot description is Lot 13. A motion was made by Commissioner Smith and seconded by Commissioner Kossie to approve the Statutory Consent Agenda (Items 4-a and 4-b), as corrected. The motion carried unanimously (6-0).

WORK SESSION

5. Discussion and Possible Direction to Staff on Miscellaneous Text Amendments Including Proposed Amendments to the Code of Ordinances, Appendix A - Zoning of the Code Ordinances including:

- **Multifamily density requirements in the R-2, Mixed Residential District and in the Downtown Business/Residential Overlay District**
- **Bufferyards/Landscaping requirements**

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

Shauna Laauwe, City Planner, stated that these proposed text amendments are the same ones that were discussed in February. There were a lot of questions at that time, so the item is being rediscussed and clarified prior to City Council review.

- Clarifying the minimum area lot requirements for multifamily developments in the R-2, Mixed Family Residential District and the Downtown Business/Residential Overlay District.
- Amending the Landscape/Bufferyard regulations.

Ms. Laauwe explained each of the proposed amendments as follows:

Multifamily Developments

Within the R-2, Mixed Residential District regulations found in the Code of Ordinances Appendix A- Zoning, Division 2, Part 2, Section 2.01, lot regulations for several types of housing are specified to include, single-family detached units, single-family attached units (townhomes), dwelling two-family (duplex), twin homes, zero lot line (patio homes), and multifamily units (apartments). In 2025, the Board of Adjustments (BOA) heard a case regarding an R-2 property on S. Park Street where the owner of an irregular 6,142 SF lot, wished to convert an existing nonconforming structure into a four-unit multifamily use. The case required the BOA to consider several special exceptions and variances, but one that was nearly overlooked due to ambiguity in the regulations was the minimum lot area requirement for multifamily units. The regulations currently state "The minimum site for multifamily development shall be six thousand (6,000) square feet." With this section alone, it appears that the desired four (4) units would be permitted. However, in Section 2.06(c)(i) Size of lots: Lot area, it states "There shall be a minimum of two thousand (2,000) square feet of lot area per multifamily dwelling unit." Thus, four units require 8,000 square feet

and the 6,142 square foot lot would not meet the regulations and would either require another variance request or reduce the number of desired units to three (3). Since there is this discrepancy, staff proposes to amend the following sections for clarification.

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

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

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

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

Board members suggested that language be added to clarify the following:

- Dwelling unit = 1 unit and not the entire development
- Definition of Site area versus lot area

Bufferyard Standards

Bufferyard standards were adopted to help mitigate the impacts of dissimilar uses and incompatible land uses permitted to develop adjacent to one another. In the past few years, the Board of Adjustment has been presented with three various bufferyard variance requests:

- Grocery Supply Company, 602 W. First Street – Industrial adjacent to single-family use
- Arete Property Group – 1307 N. Park Street – 2-story multifamily/townhome development adjacent to single-family (B-1 District)
- Single-Family to Multifamily renovation, 601 S Park Street – proposed Triplex adjacent to single-family (R-2 District)

Recent new developments have included car washes, townhomes, and medium-sized retail centers (5,000 SF) constructed adjacent to single-family residential uses. With these new developments, staff have found that the current bufferyard standards may not properly mitigate noise, odor or light between the above-described uses and single-family homes. As a result, City Staff began researching bufferyard standards of other municipalities to determine how Brenham standards compare. It was found that each municipality provides their own unique standards with bufferyard distances ranging across the jurisdictions. However, staff did note that in other municipalities, landscaping within bufferyards is more clearly defined as providing a vegetative buffer in addition to physical separation. In Brenham, Section 12 of the Zoning Regulations regulates landscaping requirements for nonresidential and multifamily uses, parking lots, and bufferyards, with bufferyard landscaping regulations found in Section 12.04.

At the previous workshop in February, Staff presented revisions to both some of the language in Section 12.04 and Table 3 that outlines the required buffer between dissimilar uses. During the workshop, Commissioners questioned several of the Table 3 use categories—such as “Office 4–6 stories,” which is uncommon in Brenham—and suggested revising certain nonresidential uses by splitting them into two categories based on whether they are under or over one acre. Furthermore, Commissioners had questions regarding the calculation of the current and proposed vegetation buffer amount. Given the previous

feedback, Staff has made additional modifications to Table 3 and is proposing revising key portions of the current bufferyard standards, to include the amount of landscaping required within the bufferyard area.

Table 3 lists new use categories (for new incompatible uses being developed or established) and the bufferyard requirements to adjacent existing uses. Table 3 currently lists seven (7) categories that include: Single-Family (SF), Multifamily (MF), Mobile Home Pk. (MHP), Retail sales & service/Office/Institutions (3 stories or less), Office 4-6 stories (O), Light Industry (LI), and Heavy Industry (HI). Staff proposes to amend Section 12.4, Table 3 to include a total of eight (8) use categories as follows:

- Single-Family (SF)
- Multifamily (MF) & Townhomes (TH) ≤ 2 stories / Manufactured Home Park (MHP)
- Multifamily (MF) & Townhomes (TH) > 2 stories
- Nonresidential Use Small Lot < 5 acres
- Nonresidential Use Large Lot > 5 acres
- Automobile related service
- Light Industrial (LI)
- Heavy Industrial (HI)

The changes to the use categories include designating bufferyards for Townhome developments based on the number of stories/height, rather than acreage. Vintage Farms has existing single-story townhomes and two-story townhomes are common, but Staff finds that three-story townhomes would have more of a visual and negative impact to a single-family use and warranted an increased bufferyard. Another modification to the February table is that nonresidential use lot size designations increased from less than or greater than 5-acres. Staff found that 5-acres or more was sufficient to encompass large nonresidential developments that would have greater adverse impacts, where office and general neighborhood uses would likely fall into the less than 5-acre use category. The Automobile related services category is a text amendment to the existing Table 3 but is unchanged from the February workshop and is defined to include car washes, convenience store with fuel sales, drive-thru food establishments, and auto-lube facilities. Auto-related establishments typically generate additional noise, odor, and lighting, so enhanced bufferyard standards help reduce their impact on nearby residential properties when these dissimilar uses are located next to one another. Another amendment to the bufferyard standards included in the modified table is a minimum landscaped bufferyard of 15-feet between dissimilar uses. At the bottom of the table it states "Minimum bufferyards for dissimilar uses not listed in Table 3 is 15-feet. This minimum 15-foot landscaped bufferyard will require the standard irrigated ground cover and trees. *(Proposed Table 3 on next page)*

Proposed Table 3

Table 3: Bufferyard requirements ¹								
New use category	Adjacent existing use category							
	SF	MF/TH/MHP ≤ 2 Stories	MF/ TH > 2 Stories	Nonresidential Small Lot < 5 acres	Nonresidential Large Lot > 5 acres	Auto-related services	LI	HI
Single-Family (SF)	none	30	40	30	80	50	75	150
Multifamily (MF)/ Townhomes (TH) ≤ 2 stories / Manufactured Home Park (MHP)	30	none	30	30	40	50	50	135
MF/Townhomes (TH) > 2 stories	40	30	none	30	30	30	40	125
Nonresidential Use Small Lot < 5 acre	35	30	30	none	none	none	30	50
Nonresidential Use Large Lot > 5 acre	80	30	30	none	none	none	30	50
Automobile related services	50	50	30	none	none	none	30	30
Light Industry (LI)	75	50	40	30	30	30	none	none
Heavy Industry (HI)	150	135	125	50	50	30	none	none
Minimum bufferyards for dissimilar uses not listed on Table 3 is 15-feet. If a public right-of-way is the only land use between a proposed new use and an existing use in a different use category, then the right-of-way width shall be credited to the required bufferyard. Required screening of the bufferyard shall be located on the property containing the new use. Where bufferyard requirements are not applicable, then standard yard requirements must be maintained as provided for the district in which the proposed use is located.								

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

The existing bufferyard standards include an additional “setback” between whichever use develops second. The bufferyard calculation includes the standard setback, plus required bufferyard amount (as shown in Table 3), then 20% of said bufferyard to be landscaped to include either a 6-foot screening fence or vegetation. Section 12.04 currently states: “To further minimize potential noise, drainage, glare or other potential incompatibilities between the different uses, at least twenty (20) percent of any bufferyard shall be landscaped, pervious surface, said twenty (20) percent to be located at the outermost edge or perimeter of the bufferyard. The remaining land constituting a bufferyard may be used for onsite parking provided it meets all applicable performance standards.”

- For example, if a car wash were to develop next (to the rear) of an existing single-family home, then the car wash would be responsible for providing a buffer between the single-family residential use and the car wash development. In the B-2 District, the car wash would have a standard rear yard setback of 10-feet, and a bufferyard amount of 20-feet for a total rear yard setback for structures of 30-feet. Current standards allow for the bufferyard to include 80% of the bufferyard as pavement for parking or driveways, thus only 20%, or 4-feet along the adjacent property line is required to have undeveloped greenspace.

In the current Table 3, the majority of bufferyards are 20 feet and with 20 percent landscaping, only four (4) feet of landscaping along the perimeter is required. Thus, allowing the remainder sixteen (16) feet to be impervious surface for parking or driving aisles. As written, the bufferyards lack in the intent to minimize the potential noise, drainage and glare of incompatible uses and are more of a separation standard than a true buffer. Therefore, staff proposes to increase the bufferyard landscaping requirement from at least twenty (20) percent to at least fifty (50) percent pervious surface, with said fifty (50) percent to be located at the outermost edge or perimeter of the bufferyard. As shown in the proposed Table 3, the minimum bufferyard shown is 30 feet, which would require at least 15-feet to be landscaped. Additionally, staff proposes a tree requirement within the landscaped perimeter area. Staff proposes to amend Section 12.04 to state:

- ❖ (Section 12.04) **Landscaping of bufferyards.** To further minimize potential noise, drainage, glare or other potential incompatibilities between the different uses, at least **fifty (50)** percent of any bufferyard shall be landscaped, pervious surface, said **fifty (50)** percent to be located at the outermost edge or perimeter of the bufferyard. The remaining land constituting a bufferyard may be used for on-site parking provided it meets all applicable performance standards. **A minimum of one (1) two (2) inch caliper tree with a minimum height of fifteen (15) feet or greater at maturity, shall be planted per fifteen (15) linear feet of landscape bufferyard. For dissimilar uses not listed within Table 3, a minimum 15-foot landscaped bufferyard to include irrigated ground cover and trees shall be required.**

To remove ambiguity and have a more concise bufferyard setback, Staff also proposes to remove adding the standard setback to the bufferyard requirement. As can be compared in the current and proposed Table 3, the bufferyard amounts have increased for each of the uses. The proposed Table 3 bufferyard setback amounts account for the setback requirements in the typical zoning district of said uses and the mitigation of adverse effects.

Lastly, Staff proposes the following standards for the minimum required landscaped area within the bufferyard setback and welcomes additional discussion:

1. Newly planted areas shall include a mix of deciduous and evergreen plantings to provide year-round aesthetic value.
2. Where landscaping is intended to provide a visual screen, the species, quantity, maturity (size), and spacing of the initial plantings shall be sufficient to provide a functional screen within a single growing season.
3. Vegetative matter shall cover seventy-five (75) percent of any landscape area.
4. Where utility or drainage easements or other similar situations exist in the required bufferyard, the bufferyard may be reduced by the width of the easement; however, an additional five (5) feet may be required beyond the width of the easement in these situations to allow for the required plantings and fence. All new plantings and irrigation shall be located outside of the easement. The Zoning Administrator has the discretion to allow a required fence within the easement.

Ms. Laauwe stated that the proposed requirements are based on a variety of City's requirements including College Station, Navasota, Bryan, Lakeview, Marble Falls, Seguin, and Frisco.

Stephanie Doland stated that it was difficult to get a clear set of regulations from some cities since some are going to form based building codes and then the scale, location, façade articulation, and building materials are all called out in the codes thus eliminating the need for bufferyards.

Ms. Laauwe stated that the bufferyards provide a visual barrier as well as noise and light mitigation. She further explained that vegetative matter means something alive and growing, not rocks.

Staff requested feedback from the Planning and Zoning Commission regarding the proposed text amendments. The above outlined ordinance amendments may require additional research and discussion and can be evaluated as a single group of amendments or can be considered for adoption in a phased approach depending on the direction received.

Comments and questions from Board members include the following:

- Have Staff looked at how these changes may have impacted recent developments and if the developments would have been able to be completed under these new requirements? Staff responded that the developments would have been impacted.
- We don't want to stifle development or redevelopment in areas where the existing lots are "what they are" and impose regulations that would prohibit development from occurring.
- We need to try to balance growth but also protect the neighborhoods.
- Sometimes, reducing the developable area may make the project not economically feasible.
- Proposed numbers may have to be adjusted for smaller lots.
- Moving the building farther away from the property line may help with buffering.
- Need to consider how residential home values will be affected with the various uses adjacent to the residential uses.
- Consider contacting a landscape specialist to see if the proposed 10-feet or 15-feet is sufficient to plant and establish growth for a tree.

As this was a work session item, no formal action was taken; however, Staff was advised to proceed with the Text amendment process for the amendments discussed above.

6. Adjourn.

A motion was made by Commissioner Kossie and seconded by Commissioner Cangelosi to adjourn the meeting at 5:00 pm. The motion carried unanimously.

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

Certification of Meeting Minutes:

_____ Planning and Zoning Commission	<u>M. Keith Behrens</u> Chair	<u>July 27, 2026</u> Meeting Date
_____ Attest	<u>Kim Hodde</u> Staff Secretary	<u>July 27, 2026</u> Meeting Date



CASE LOTLINE-26-0007
REPLAT: LOT 12A OF THE BOUNDARY LINE ADJUSTMENT PLAT
OF POST OAK GROVE ADDITION
TO CREATE LOTS 12A-1 & 12A-2, OF THE POST OAK GROVE ADDITION

PLAT TITLE: Replat of Lot 12A of the Boundary Line Adjustment Plat of Post Oak Grove Addition to create Lots 12A-1 & 12A-2, of the Post Oak Grove Addition **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: Stephen & Jannis Lee/ Jake Carlile

APPLICANT/AGENT: Owners / Kerr Surveying

LOT AREA /LOCATION: 0.178-acres addressed 1314 Williams Street

PROPOSED LEGAL DESCRIPTION: Lots 12A-1 and 12A-2 of the Post Oak Grove Addition in Brenham, Washington County, Texas

ZONING DISTRICT: R-2, Mixed Residential

EXISTING USE: Vacant Land

COMP PLAN

FUTURE LAND USE: Single Family Residential

REQUEST: A request by Stephen & Jannis Lee / Jake Carlile (Kerr Surveying - Surveyor) for approval of a Replat of Lot 12A of the Boundary Line Adjustment Plat of Post Oak Grove Addition to create Lot 12A-1, containing 0.089-acres (3,877 square feet), and Lot 12A-2, containing 0.089-acres, for a total of 0.178-acres (3,877 square feet), currently addressed as 1314 Williams Street, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:

The subject property, currently identified as Lot 12A of the Boundary Line Adjustment Plat of Post Oak Grove Addition, is owned by Stephen and Jannis Lee. The subject property is a rectangular lot addressed as 1314 Williams Street and is generally located on the south side of Williams Street, east of its intersection with Booker Street and is currently vacant/not developed. The property owner wishes to replat the property into two lots for a twin home development. Twin homes are defined as a single-family dwelling of two units on separate adjacent lots that share a common interior wall and property line. Each twin home unit is platted on a separate lot, whereas duplexes are two units on one lot that have the same ownership.

Per the City of Brenham Zoning Ordinance, Twin Homes (single-family attached units on individual lots) have the following requirements:

- a. Minimum site area of 6,000 square feet
- b. Minimum lot area of 3,000 square feet
- c. Minimum lot width of 30 feet
- d. Minimum lot depth of 100 feet
- e. Front yard setback of 25 feet
- f. Side yard setback of 10 feet between the exterior building line and the side lot line.
- g. Rear yard setback of 20 feet
- h. Maximum 60% impervious lot coverage

The proposed replat shows that both Lot 12A-1 and Lot 12A-2 will have the following:

- a. A lot area of 0.089 acres (3,877 square feet)
- b. A lot width of 39.07 feet
- c. A lot depth of 100.12 feet

There is an existing 10-foot utility easement located along the north property line adjacent to Williams Street that was dedicated per Plat Slide 310B.

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

GENERAL NOTES

- THIS TRACT LIES WITHIN FLOOD ZONE 'X' (UNSHADED) AND DOES NOT 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. 48041C0295C, EFFECTIVE DATE: 8-16-2011, REFERENCED ON 05-13-2026. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, OR 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.
- BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00002654669097 (CALCULATED USING GEOID12B).
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- TITLE COMMITMENT NOTES
THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY BLUEBONNET ABSTRACT AND TITLE, LLC, OF NO. 26-451-WASH, EFFECTIVE DATE: APRIL 17TH, 2026. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - ITEM 10i: 10' WIDE UTILITY EASEMENT AS SHOWN ON THE PLAT RECORDED IN PLAT CABINET FILE NO. 310B, PRWCT, AFFECTS AS SHOWN.
 - ITEM 10k: 10' BUILDING LINE AS SHOWN ON THE PLAT RECORDED IN PLAT CABINET FILE NO. 310B, PRWCT, AFFECTS AS SHOWN.
 - ITEM 10l: 25' BUILDING LINE AS SHOWN ON THE PLAT RECORDED IN PLAT CABINET FILE NO. 310B, PRWCT, AFFECTS AS SHOWN.
 - ITEM 10m: AN UNOBSTRUCTED AERIAL EASEMENT 5' FROM A PLANE 20' ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO THE 10' WIDE UTILITY EASEMENT AS INDICATED ON THE PLAT RECORDED IN PLAT CABINET FILE NO. 310B, PRWCT, DOES APPLY, NOT SHOWN HEREON.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
- 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.
- ALL LOTS ARE HEREBY DESIGNATED AS TWINHOMES, SINGLE FAMILY ATTACHED UNITS ON INDIVIDUAL LOTS.

OWNER ACKNOWLEDGEMENT

WE, STEPHEN LEE AND JANNIS LEE, OWNERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND CONVEYED TO US IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS IN VOLUME 923, PAGE 259 (ORWCT), AND WHOSE NAMES ARE 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.

DATE: _____
STEPHEN LEE
902 CHURCH STREET
BRENNHAM, TX 77833

DATE: _____
JANNIS LEE
902 CHURCH STREET
BRENNHAM, TX 77833

NOTARY PUBLIC ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED STEPHEN LEE AND JANNIS LEE, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES ARE 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 CITY PLANNING COMMISSION

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

CHAIRMAN

SECRETARY

COUNTY CLERK FILING ACKNOWLEDGEMENT

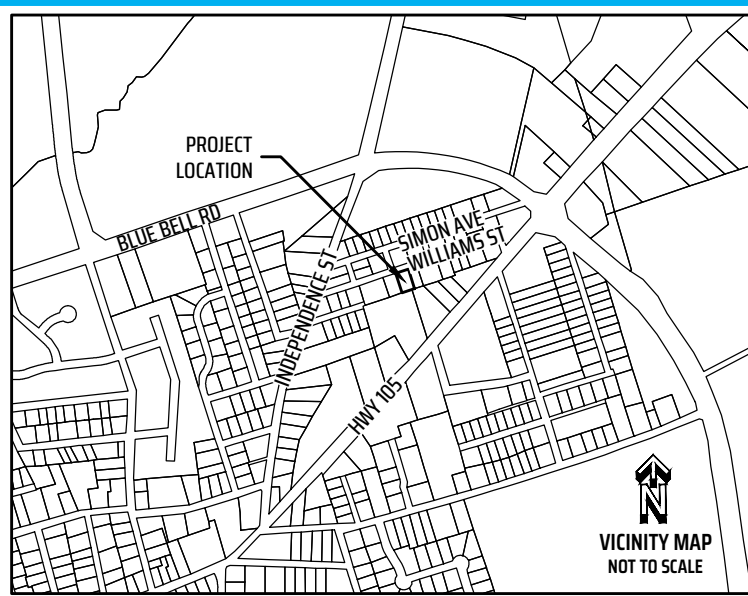
STATE OF TEXAS
COUNTY OF WASHINGTON

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

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

NICHOLAS PRENZLER
CLERK OF THE COUNTY COURT
WASHINGTON COUNTY, TEXAS

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



LEGEND:

DRWCT = DEED RECORDS OF WASHINGTON COUNTY, TEXAS

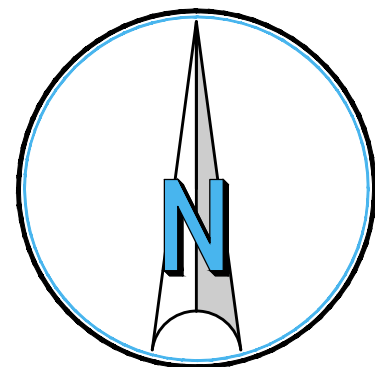
ORWCT = OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS

PRWCT = PLAT RECORDS OF WASHINGTON COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION



SCALE: 1" = 10'



SURVEYOR'S CERTIFICATE

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

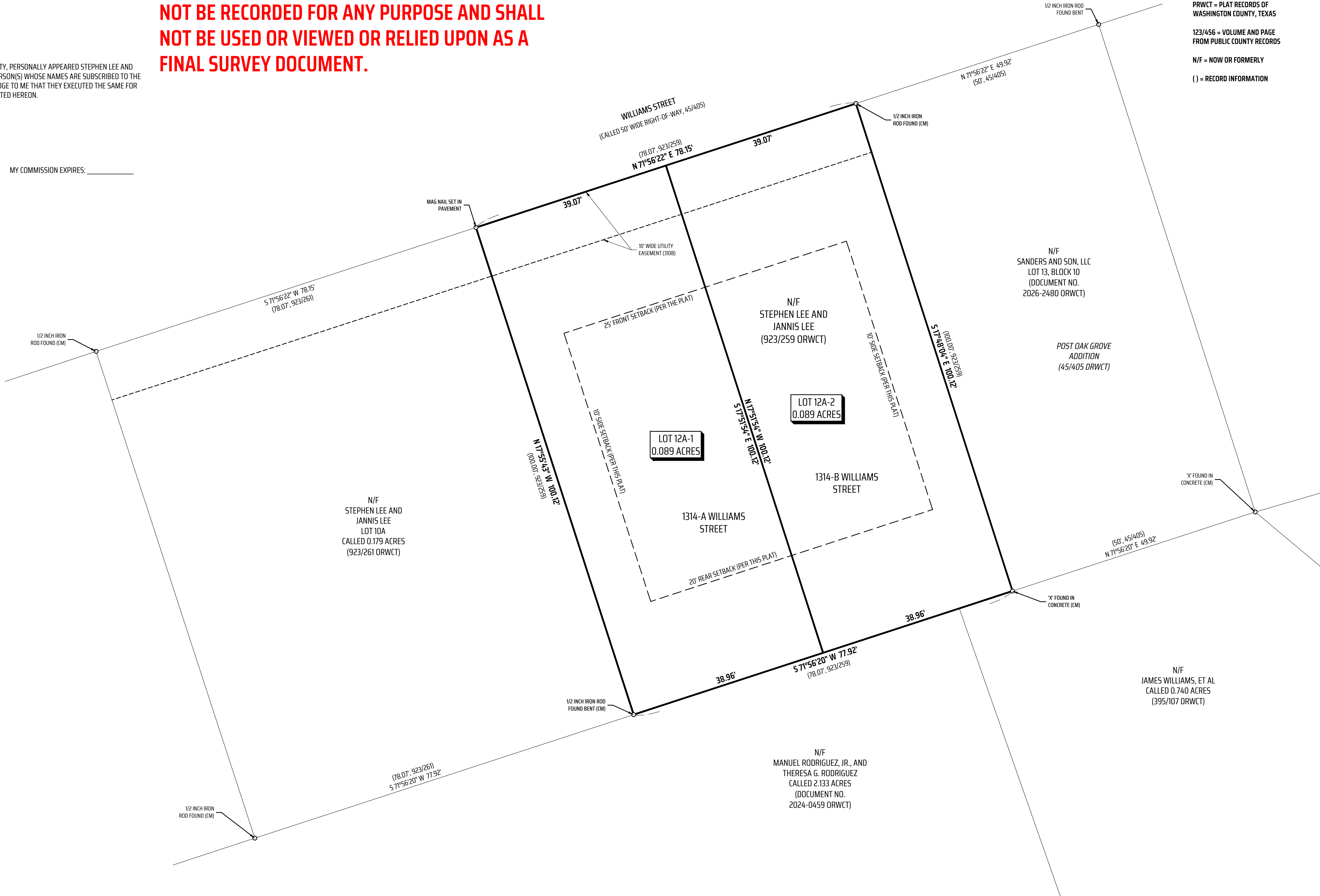
DAVID POWELL BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6537

REPLAT
OF LOT 12A OF THE
BOUNDARY LINE ADJUSTMENT PLAT OF
POST OAK GROVE ADDITION
PLAT CABINET FILE NO. 310B PRWCT
TO CREATE
LOTS 12A-1 (0.089 ACRES) 12A-2 (0.089 ACRES)
CONTAINING 0.179 ACRES TOTAL
ARRABELLA HARRINGTON LEAGUE SURVEY, ABSTRACT 55
BRENNHAM, WASHINGTON COUNTY, TEXAS



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

SCALE: 1 INCH = 10 FEET
FIELD SURVEY DATE: 06-22-2026 | PLAT DATE: 07-02-2026
JOB NUMBER: 26-0839 | CAD NAME: 26-0839-PLAT
POINT FILE: 26-0611 & 26-0839
DRAWN BY: RCU CHECKED BY: DPB
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM



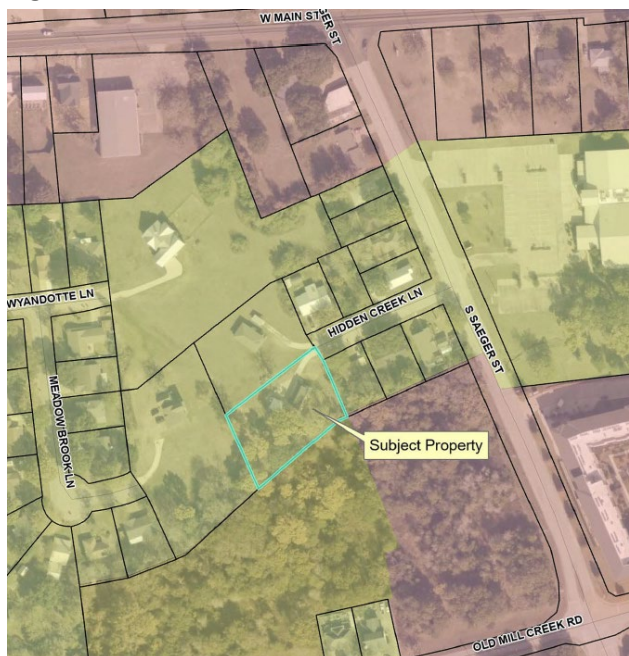
CASE NUMBER SPCUSE-26-0008
1309 HIDDEN CREEK LANE
SPECIFIC USE PERMIT REQUEST – ACCESSORY DWELLING UNIT

STAFF CONTACT:	Shauna Laauwe AICP, City Planner
APPLICANT/OWNER:	Lachesha and Reginal Phillips
ADDRESS/LOCATION:	1309 Hidden Creek Lane
LEGAL DESCRIPTION:	Lot 3B, Block 1, Sycamore Hill Subdivision
LOT AREA:	29,490 square feet, approximately 0.68-acres
ZONING DISTRICT/USE:	R-1 Single-Family Residential District (Exhibit B)
FUTURE LAND USE:	Single-Family Residential District (Exhibit C)
REQUEST:	A request for a Specific Use Permit to allow a proposed Accessory Dwelling Unit (ADU) in a R-1 Single-Family Residential Zoning District (Exhibit B).

BACKGROUND:

The subject property is addressed as 1309 Hidden Creek Lane, that is at the southwest terminus of Hidden Creek Lane. In general, Hidden Creek Lane is located on the west side of South Saeger Street, south of West Main Street and north of Old Mill Creek Road. The subject property is a 29,490 square foot (0.68-acre) lot owned by Lachesha and Reginal Phillips. The subject property is developed with a 1,125 square foot single-family dwelling, accessory carport, and patio area that was constructed in 2024. As shown in Figure 1, the subject and adjacent properties are currently zoned R-1, Single-Family Residential District and developed with single-family dwelling units. The subject property and existing principal structure conforms to the R-1 regulations and meets or exceeds the required front, rear, and side yard setbacks for a single-family home. As shown in Figure 1 and the site plan in Figure 2, the existing principal home is positioned

Figure 1



near the east property line and at an angle towards Hidden Creek Lane. The applicants would like to build an accessory dwelling unit (ADU) on their property.

The applicants propose to construct an 18-foot by 30-foot (540 SF) ADU structure on the northeast side of the subject property. The proposed ADU would be approximately 75-feet to the southwest from the principal structure, 10-feet from the north side property line and nearest adjacent neighbor, approximately 170-feet from the east (front) property line at the closest point, and 35-feet from the existing carport. The applicant states that the ADU will be of similar construction of the principal structure, with a pier and beam foundation, an exterior building material consisting of hardy siding, composite roof shingles, and a pitched roof with a maximum building height of approximately 15-feet 11-inches (See Figure 4). The proposed floor plan, as shown in Figure 3, would comprise two bedrooms, one bathroom, and an open living and kitchen area. The subject property currently has an elongated one-lane driveway off Hidden Creek Lane and 2-car carport that accommodates approximately six (6) total vehicles. As shown on the site plan, the applicants have provided a separate 10'x20' parking space as required for the proposed ADU.

The R-1 District allows accessory dwelling units (ADUs) with prior approval of a Specific Use Permit (SUP). Thus, the applicant and property owner are seeking a SUP for construction of a 540 square foot accessory dwelling unit on this 0.68-acre tract of land in a R-1, Single-Family Residential Use District.

Figure 2

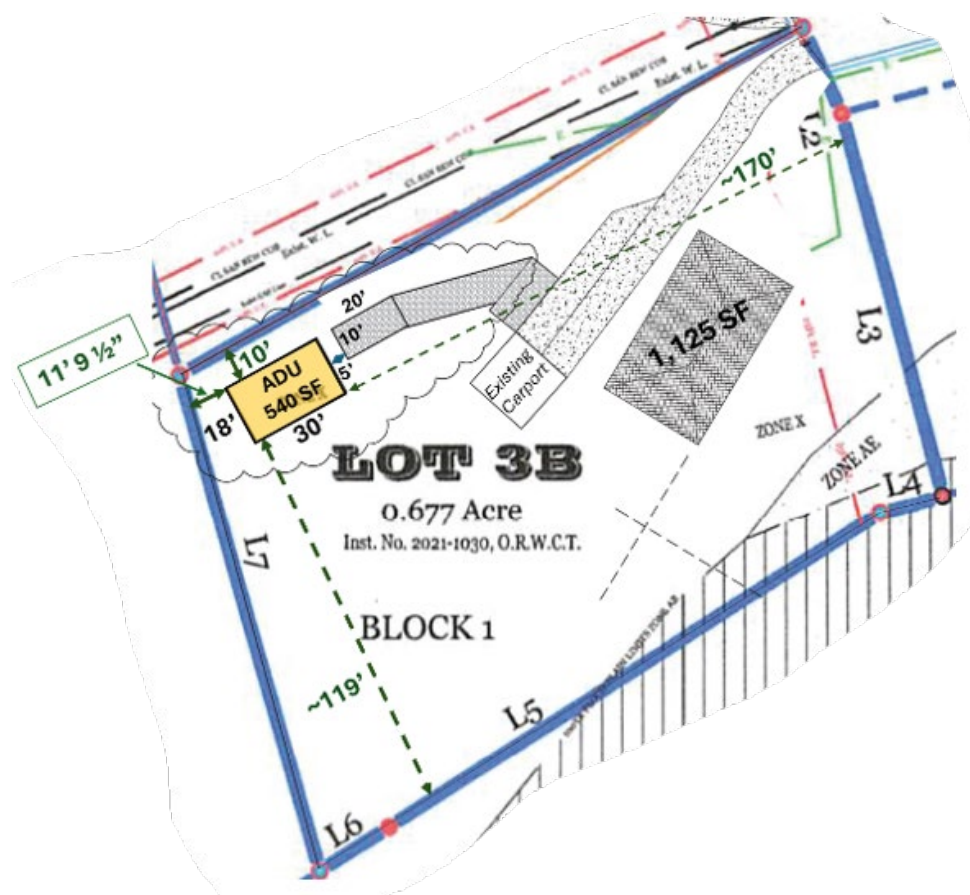


Figure 3

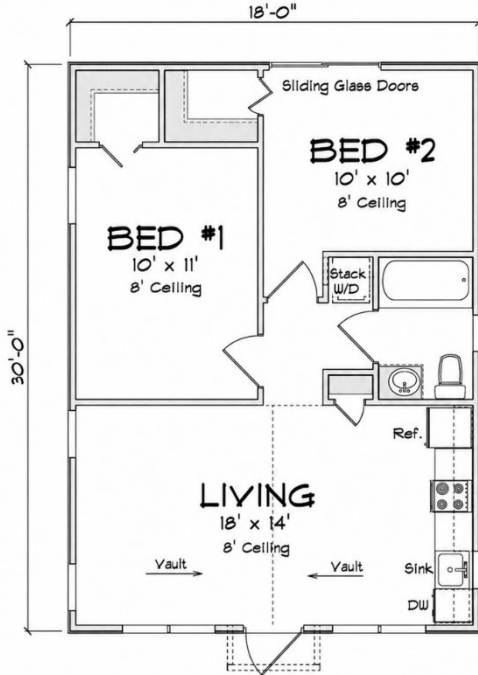


Figure 4



ANALYSIS OF CITY OF BRENHAM ZONING POLICIES:

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

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

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

The applicant is requesting a SUP to allow for the construction of a 30' x 18' (540 square feet), one-story detached accessory structure near the northeast property line of the subject lot. The allowance and standards for ADUs were adopted within the Zoning Regulations with Ordinance No. O-19-012 that was approved on March 7, 2019. The adopted regulations allow any homeowner

living in the R-1 District to build an ADU with prior approval of a Specific Use Permit and a building permit. Any homeowner or business owner located in an R-2 or B-1 zoning district may build an ADU with a building permit. Section 10.02(4) of the Zoning Regulations lists additional development standards that pertain to ADUs:

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

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

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

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

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

The proposed ADU meets or exceeds the rear and side yard setback requirements with a rear yard setback of 11'- 9 ½ ", a north side yard setback of 10-feet and an south side yard setback of approximately 119-feet.

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

The subject property is required to have two (2) parking spaces for the principal home and one (1) dedicated parking space for the ADU. The subject site has a two-car carport and an elongated 10-foot x 102-foot driveway that combined, accommodates approximately 6 vehicles. The applicant has also provided an additional 10-foot x 20-foot dedicated parking space for the ADU that is located east of the ADU and west of the principal home.

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

The principal structure is 1,125 square feet in area and the proposed ADU is 540 square feet, less than ½ of the habitable area of the principal structure.

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

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

The SUP process allows staff to identify additional land uses, which may be appropriate in special circumstances. The proposed ADU is to be used as either guest quarters or for rental income. The subject property is a large 0.68-acre lot, that allows for the proposed ADU to have ample setbacks from adjacent properties. The site plan provided by the applicant indicates that the ADU will be approximately 170-feet from Hidden Creek Lane, 10-feet from the north property line shared with the nearest adjacent neighbor at 1307 Hidden Creek Lane, and 11'- 9 ½ " from the rear yard property line of the rear yard of the adjacent neighbor at 209 Meadow Brook. The proposed development complies with the development standards for accessory dwelling units, and the SUP request promotes the initiatives of the housing task force.

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

in the Comprehensive Plan.

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

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

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

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

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

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

Property owners within 200 feet of the project site were mailed notifications of this request on July 16, 2026, and the Notice of Public Hearing was published in the Brenham Banner on July 16, 2026. As of July 21, 2026, Staff have received no written citizen comment forms regarding the proposed ADU. Any public comments submitted to staff will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

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

If approved, the property will be required to adhere to the regulations of the R-1 District to include the accessory dwelling unit development standards, minimum building setbacks and maximum impervious coverage requirements. The applicant has submitted a site plan (Exhibit D) which shows the proposed location of the ADU. As noted previously, both the principal home and the ADU meet or exceed all R-1 setback requirements. The subject property has a lot size of 29,490 square feet and is larger in area than the single-family residential lots located within the Meadow Brook Subdivision to the east along Hidden Creek Lane. The subject property is one of four large residential lots of the Sycamore Hill Subdivision that is located between Meadow Brook Lane to the west and Hidden Creek Lane to the east that are part of the Meadow Brook Subdivision. It is unknown why the connection between the two sides of the neighborhood were not completed as the Meadow Brook Subdivision plats were completed in 1988, while the Sycamore Hill Subdivision was platted in 2021. The existing principal structure is 1,125 square feet and the proposed ADU is

540 square feet, for a total living space of 1,665 square feet on the subject property. While not including the driveways and covered porches, the impervious cover of the subject property is far less than the maximum lot coverage of 55 percent allowed within the R-1 District. Staff finds that the site development requirements will ensure that adequate open space is preserved on the subject property.

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

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

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

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

The surrounding single-family properties on Hidden Creek Lane consist of different home types to include hardy plank craftsman homes and brick ranch style homes built from the 1940-1980s. There is an existing ADU located at 1307 Hidden Creek Lane, adjacent to this property. Staff finds that the proposed ADU is consistent with the land use policies established in the Comprehensive Plan and the existing neighborhood culture.

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

Staff finds that approval of the proposed SUP to allow for further development of the property with an ADU will promote the orderly development of the community. This request, to allow a proposed 18' x 30' (540 square foot) detached accessory structure to be located on the northwest portion of the 29,490 square foot lot, will not adversely affect health, safety, morals, or general welfare of properties in the general vicinity or the community in general.

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

Staff finds that the proposed development will not have an adverse effect on the surrounding area and will be compatible with anticipated uses surrounding this property. The proposed ADU will meet the architectural character of the existing home and the adjoining properties. The proposed

structure meets the development standards set forth in the zoning ordinance and is proposed to be in character with both the principal structure and nearby residential properties. If approved, the applicant is required to submit a building permit for the ADU showing that it meets all applicable building and fire code requirements.

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

If approved, the proposed SUP will allow for the construction of a two-bedroom, 540 square foot ADU that will be utilized as guest quarters or rental income. Commercial districts are located to the north along W. Main Street, and to the south along Old Mill Creek Road. While W. Main Street is mostly developed, vacant commercial property is available for future development. Staff finds that the proposed SUP, if approved, will not negatively affect vacant land classified for commercial uses.

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

The property is currently developed as a single-family home within an R-1, Single-Family Residential District. The existing principal structure was built in 2024 and according to documents provided, appears to be in conformance with all the of the zoning requirements in terms of lot size, setbacks and uses.

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

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

STAFF RECOMMENDATION:

Staff recommends ***approval*** of a Specific Use Permit to allow a detached accessory dwelling unit to be located within a R-1 Mixed Residential Use Zoning District for the subject 0.68-acre tract of land that is located at 1309 Hidden Creek Lane and legally described as Lot 3B, Block 1 of the Sycamore Hill Subdivision.

EXHIBITS:

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

EXHIBIT "A"
LOCATION MAP



Location Map
Specific Use Permit - ADU in R-1 District
1309 Hidden Creek Lane



EXHIBIT "B"
ZONING MAP



Zoning Map
Specific Use Permit - ADU in R-1 District
1309 Hidden Creek Lane

Legend

Zoning

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

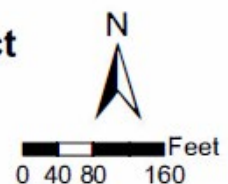
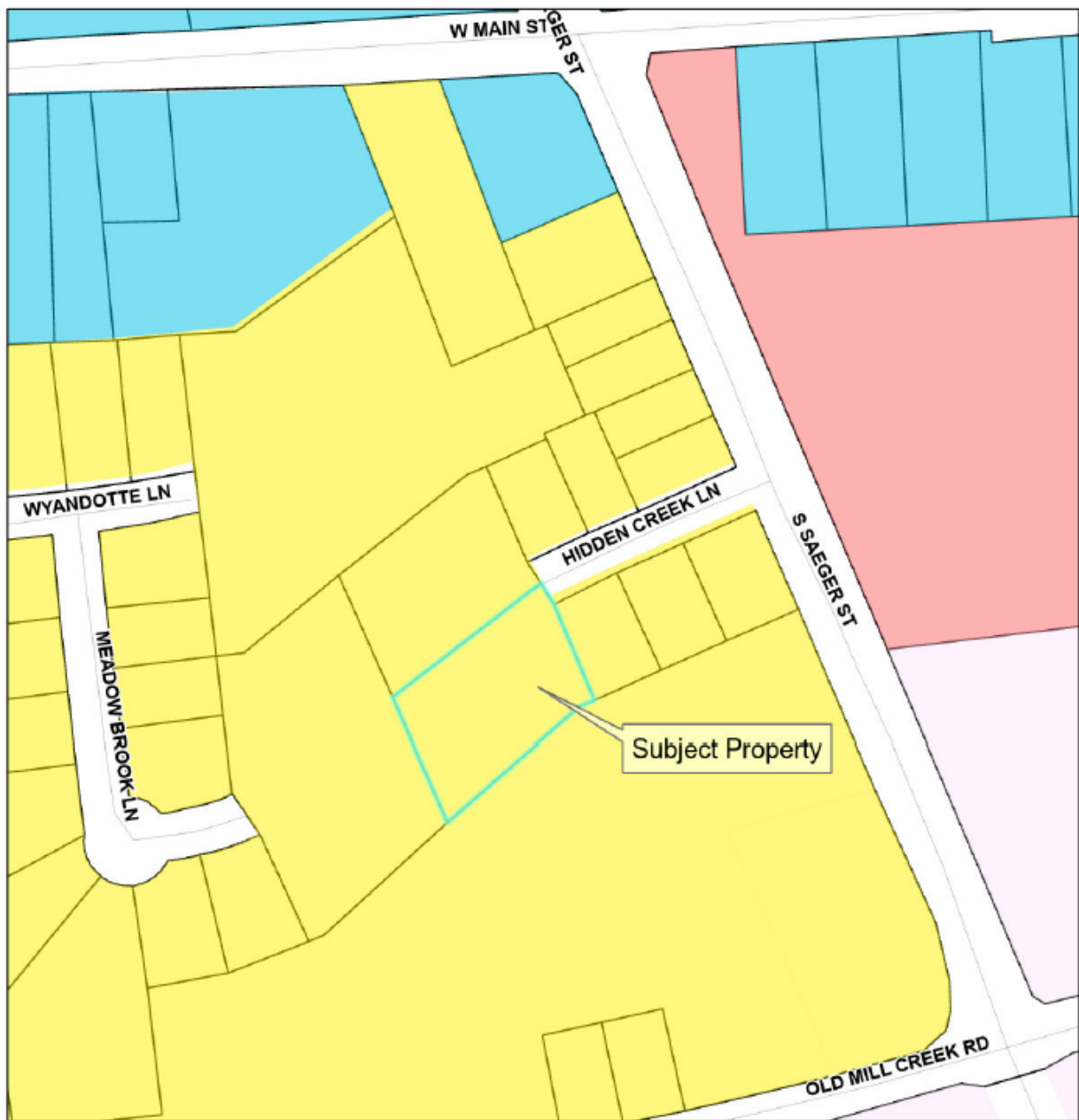
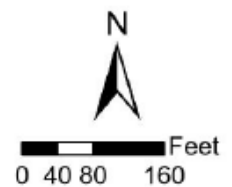


EXHIBIT "C"
FUTURE LAND USE MAP



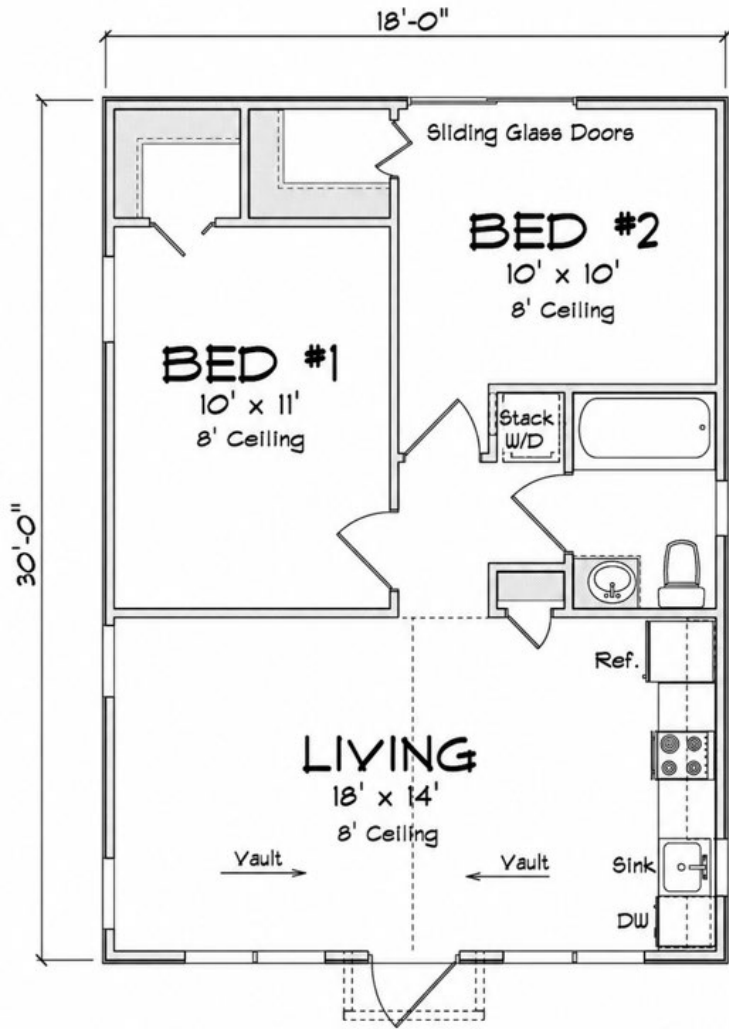
Future Land Use Map
Specific Use Permit - ADU in R-1 District
1309 Hidden Creek Lane

Future Land Use
Plan
FLU_FINAL
Single Family
Residential
Corridor Mixed Use
Local Public Facilities
Commercial



[illegible]

EXHIBIT "E"
FLOOR PLAN AND ELEVATIONS



FLOOR PLAN 540 SF
Square Feet



EXHIBIT "E"
FLOOR PLAN & ELEVATIONS



Exterior Front Elevation of Proposed ADU

EXHIBIT "F"
SITE PHOTOS



Subject Property- 1309 Hidden Valley Lane



North property line- Proposed ADU to the rear near tree line.



Northwest property line and proximity to adjacent neighbors at 209 Meadowbrook



1307 Hidden Valley Lane: Adjacent to the north, ADU approved in February 2026.



**Hidden Valley Lane looking east towards S Saeger Street.
Single-Family homes. Grace Community Church directly across S. Saeger Street.**