



**NOTICE OF A REGULAR MEETING  
BRENHAM PLANNING AND ZONING COMMISSION  
MONDAY, APRIL 22, 2019 AT 5:15 P.M.  
SECOND FLOOR CITY HALL  
COUNCIL CHAMBERS  
200 W. VULCAN  
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 discuss and act upon it individually as part of the Regular Agenda.

**4-a. Minutes from the March 25, 2019 Planning and Zoning Commission Meeting**

**REGULAR AGENDA**

- 5. Discussion and Possible Action on Case No. P-19-008: Preliminary Plat of the Snyder Subdivision, being 4.577 acres of land out of the John Long Survey, Abstract-156 in Brenham, Washington County, Texas.**
- 6. Discussion and Possible Action on Case No. P-19-009: Final Plat of the Snyder Subdivision, being 4.577 acres of land out of the John Long Survey, Abstract-156 in Brenham, Washington County, Texas.**
- 7. Discussion and Possible Action on Case No. P-19-010: Preliminary Plat of the L. Bilski Subdivision, being 1.520 acres of land out of the James Walker Survey, Abstract-106 in Brenham, Washington County, Texas.**
- 8. Discussion and Possible Action on Case No. P-19-011: Final Plat of the L. Bilski Subdivision, being 1.520 acres of land out of the James Walker Survey, Abstract-106 in Brenham, Washington County, Texas.**

9. **Discussion and Possible Action on Case No. P-19-012: Preliminary Plat of the Pahmiyer Subdivision, being 17.68 acres of land out of the Phillip Coe Survey, Abstract-31 in Brenham, Washington County, Texas.**
10. **Discussion and Possible Action on Case No. P-19-013: Final Plat of the Pahmiyer Subdivision, being 17.68 acres of land out of the Phillip Coe Survey, Abstract-31 in Brenham, Washington County, Texas.**
11. **Adjourn**

*CERTIFICATION*

I certify that a copy of the April 22, 2019, agenda of items to be considered by the Planning & Zoning Commission was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on April 18, 2019, at 3:25 pm.

*Kim Hodde*

\_\_\_\_\_  
Kim L. 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 twenty-four (24) 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 \_\_\_\_\_, 2019 at \_\_\_\_\_ am/pm.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

**CITY OF BRENHAM  
PLANNING AND ZONING COMMISSION MINUTES  
March 25, 2019**

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

A regular meeting of the Brenham Planning and Zoning Commission was held on March 25, 2019 at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Keith Behrens, Chairman  
Deanna Alfred, Vice Chair  
Calvin Kossie  
Nancy Low  
Lynnette Sheffield  
Marcus Wamble

Commissioners absent:

Leroy Jefferson - ill

Staff present:

Lori Sanguedolce, City Engineer/Director of Development Services  
Stephanie Doland, Assistant Director of Development Services  
Lowell Ogle, ACM – Public Utilities/Development  
Kim Hodde, Planning Technician

Citizens present:

Mark Feldhake, Blinn College  
Wayne Winkelmann

**1. Call Meeting to Order**

Chairman Behrens called the meeting to order at 5:17 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.

**CONSENT AGENDA**

**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 the February 25, 2019 Planning and Zoning Commission Meeting**
- 4-b. Minutes from the March 18, 2019 Special Planning and Zoning Commission Meeting**

Chairman Behrens asked for any corrections or additions to the minutes as presented.

A motion was made by Commissioner Sheffield and seconded by Commissioner Alfred to approve the minutes from the February 25, 2019 Planning and Zoning Commission meeting. The motion carried unanimously.

A motion was made by Commissioner Kossie and seconded by Commissioner Alfred to approve the minutes from the March 18, 2019 Special Planning and Zoning Commission meeting. The motion carried unanimously.

## REGULAR MEETING

### 5. **Public Hearing, Discussion and Possible Action on Case No. P-19-007: A request by Blinn College for a Specific Use Permit to allow and Educational Institution (Colleges and Universities) in a B-1 Local Business/Residential Mixed Use Zoning District on approximately 43.387 acres at 405 S. Saeger Street, described as Block 1, Lot 1, Blinn College Saeger Street Subdivision, in Brenham, Washington County, Texas.**

Stephanie Doland presented the staff report for Case No. P-19-007 (on file in the Development Services Department). She stated that a college and university is allowed with a specific use permit in the B-1 Zoning District. The northern portion of the property is developed with student housing apartments. Blinn College desires to expand the use of this property by having an agriculture building on the property.

Staff received one phone call requesting additional information but no comment for or against the request was stated.

In response to questions from Commissioners, Ms. Doland stated that

- This property has been platted as part of the Blinn College Saeger Street Subdivision and recent changes to the Saeger Street alignment are south of the subject tract. The Comprehensive and Thoroughfare Plan consultants are evaluating all proposed roads on the existing thoroughfare plan, including the Saeger Street extension adjacent to the subject property.

Chairman Behrens opened the Public Hearing at 5:26 pm and asked for any comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:27 pm and re-opened the Regular Session.

A motion was made by Commissioner Low and seconded by Commissioner Wamble to a request by Blinn College for a Specific Use Permit to allow and Educational Institution (Colleges and Universities) in a B-1 Local Business/Residential Mixed Use Zoning District on approximately 43.387 acres at 405 S. Saeger Street. The motion carried unanimously.

### 6. **Discussion and Update on the Proposed Sign Ordinance Revisions.**

Stephanie Doland stated that staff is still finalizing the second draft of the proposed sign ordinance. She stated that initial draft feedback received included the following:

- Open/closed signs
- Construction or real estate signs on larger property
- Larger size allotment for electronic signs
- Window sign allotment Downtown
- Sandwich boards on street corners Downtown
- Larger height and size allotment for freestanding commercial signs
- Request to increase allotment of residential entry monuments
- Revisions to clarify certain definitions
- Request to tighten application of Downtown Signage section
- Clarification on temporary signs
- "Spirit flags"

Draft two changes include:

- Definition revisions; added portable sign and sign copy, revised window sign, clarified "sidewalk sign"
- Added window sign exemption for restaurant menus, "open", etc.
- Existing CEVMS shall be brought into compliance within 120 days
- Fuel/gas price sign clarifications
- Off-premise directional sign placement clarification
- Increased residential entry monument signage allotment (up to two (2) sign faces with cumulative allotment of 120 square feet in sign area)
- Sidewalk signs
  - Pilot program – placement of City-owned directional sidewalk signs at major street corners. May take up to nine (9) months to evaluate effectiveness.
  - One (1) per business adjacent to building occupancy frontage (12 square feet cumulatively with 2 sign faces)
- Clarified maintenance of existing signs

Ms. Doland stated that after public input, the draft will be presented to the Main Street Board and the Planning and Zoning Commission then the City Council.

Ms. Doland was thanked for her work on this sign ordinance and it was noted that the pilot program is a good compromise.

**7. Adjourn**

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to adjourn the meeting at 5:45 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>April 22, 2019</u>
Planning and Zoning Commission	Chairman	Meeting Date
_____	<u>Kim Hodde</u>	<u>April 22, 2019</u>
Attest	Staff Secretary	Meeting Date



**CASE P-19-008**  
**PRELIMINARY PLAT: SNYDER SUBDIVISION**

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**PLAT TITLE:** Snyder Subdivision **CITY/ETJ:** CITY LIMITS

**PLAT TYPE:** Preliminary Plat

**OWNER/APPLICANT:** Jerry Snyder / Virginia Benitez & Carlos Garcia

**ADDRESS/LOCATION:** Located generally southwest of the intersection of S. Market Street and S. Chappell Hill Street and addressed as 2284 S. Market Street

**LEGAL DESCRIPTION:** Proposed Lots 1 and 2 in the Snyder Subdivision in Brenham, Washington County, Texas

**LOT AREA:** 4.577 acres

**ZONING DISTRICT/  
USE:** B-2 – Commercial Research & Technology / vacant land

**COMP PLAN  
FUTURE LAND USE:** Combination of designations, including Single-family residential and Retail /Commercial

**REQUEST:**

The subject 4.577 acres of land is owned by Jerry Snyder. The property owner and applicants desire to divide this tract into two (2) lots. Proposed Lot 1 contains 2.000 acres and proposed Lot 2 contains 2.577 acres.

**STAFF ANALYSIS AND RECOMMENDATION:**

The proposed preliminary plat includes the location of easements and building setback lines in relation to property lines and the M&M high pressure gas line. Development Services have reviewed this preliminary plat for compliance with applicable City of Brenham regulations and ordinances of the City of Brenham, Texas and **recommends approval** of this plat as presented.

**EXHIBITS:**

A. Proposed Preliminary Plat

# Preliminary Plat

## Snyder Subdivision

Consisting of 2 Lots  
containing 4.577 Acres.

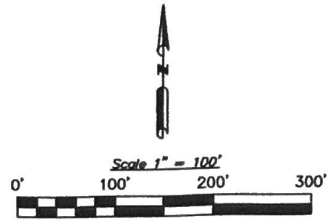
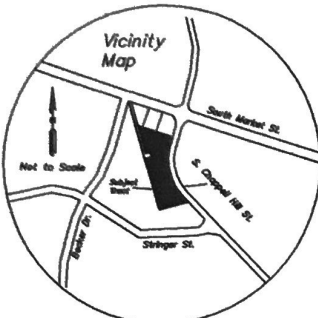
John Long Survey, Abstract No. 156

Washington County, Texas

March 2019

### Survey Map

Showing a survey of 4.577 acres of land, situated in Washington County, Texas, being out of the John Long Survey, A-156, in the City of Brenham, Texas, being a portion of a called 4.01 acre tract described in that deed dated July 30, 2008, from Alberta H. Schulz to Jerry Lance Snyder, recorded in Volume 1317, Page 619 of the Official Records of Washington County, Texas, and being all or a portion of a called 0.695 acre tract described in that deed dated March 3, 2015, from Thielmann Development Company, LP to Jerry Lance Snyder, recorded in Volume 1497, Page 0792 of the Official Records of Washington County, Texas.



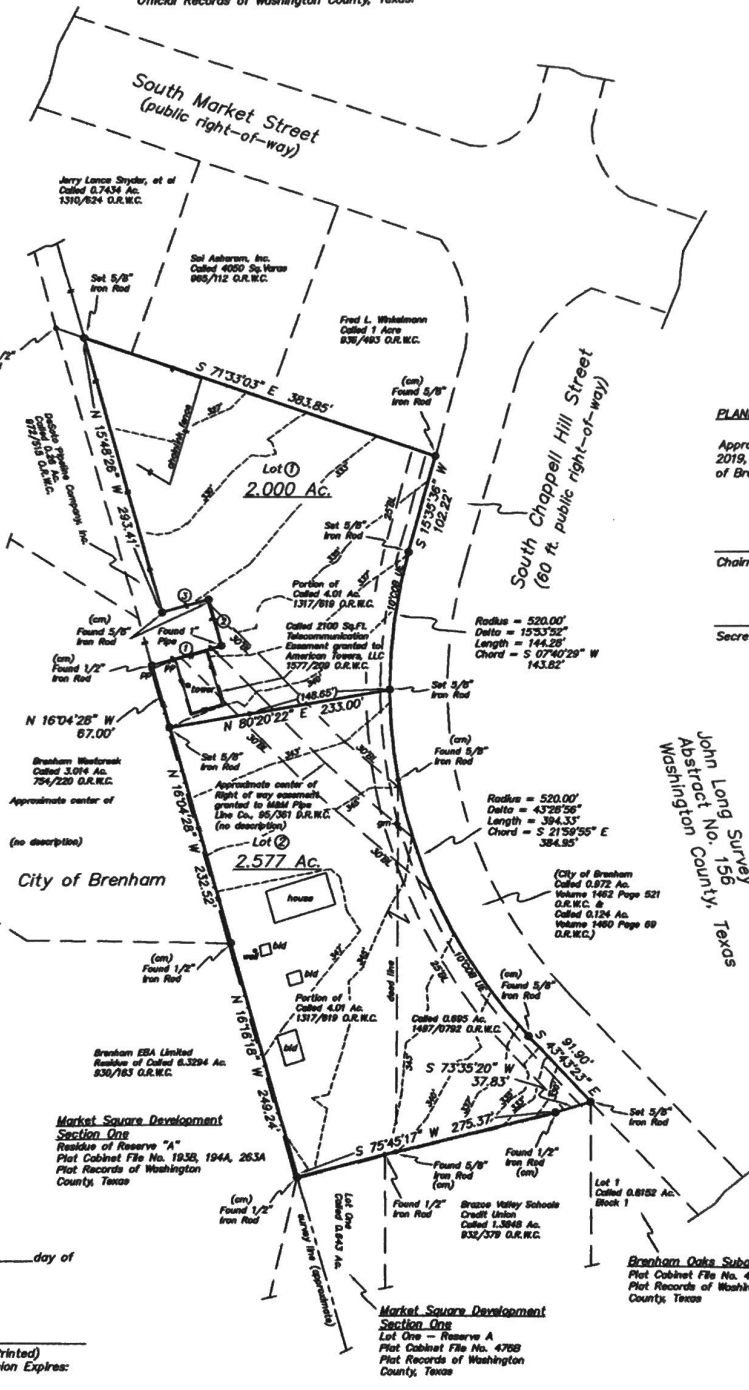
cm = control monument  
pp = power (utility) pole  
OHC = overhead electric line  
gm = gas meter  
m = wood board fence  
bl = building  
O.R.E.C. = Official Records of Washington County, Texas  
D.R.E.C. = Deed Records of Washington County, Texas  
BL = building setback line  
CDE UE = City of Brenham Utility Easement

- Notes:**
- 1) All oil/gas pipelines or pipeline easements with ownership through subdivision have been shown.
  - 2) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
  - 3) No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 (fifteen) feet off centerline of low pressure gas lines, and 30 (thirty) feet off centerline of high pressure gas lines.
  - 4) This plat does not attempt to amend or remove any valid covenants or restrictions.
  - 5) 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.

The subject tracts/lots shown hereon do not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0295C, effective date August 16, 2011.

The approximate center of the right of way granted to M&M Pipe Line Co., recorded in Volume 95, Page 361 of the Deed Records of Washington County, Texas, is shown hereon as located and marked by the City of Brenham Gas Department, on Friday, March 22, 2019.

Elevations are shown hereon based upon USGS Datum.



Boundary Calls	
1	N 74°14'22" E 75.01'
2	N 15°25'11" W 49.64'
3	S 74°31'44" W 50.07'

### PLANNING AND ZONING COMMISSION APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the Planning and Zoning Commission of The City of Brenham, Texas.

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_

John Long Survey  
Abstract No. 156  
Washington County, Texas

**OWNER'S ACKNOWLEDGEMENT**

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

Jerry Lance Snyder

**NOTARY PUBLIC ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
COUNTY OF WASHINGTON

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by Jerry Lance Snyder.

Notary Public  
State of Texas

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

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

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on January 30, 2019, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.

**COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT**

I, Beth Rothermel, Clerk of the County Court of Washington County, Texas, do hereby certify that the within instrument was filed with my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock, \_\_\_\_\_ m., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ o'clock, \_\_\_\_\_ m., in cabinet \_\_\_\_\_ sheet \_\_\_\_\_ of the \_\_\_\_\_ records of said county.

Beth Rothermel  
Clerk of the County Court of Washington County, Texas.

Michael J. Blakey  
Registered Professional Land Surveyor No. 5935

**Blakey Land Surveying**

RPLS 4652 RPLS 6935

4659 Wilbourn Lane  
Brenham, Texas 77805 (797) 280-8800



**CASE P-19-009**  
**FINAL PLAT: SNYDER SUBDIVISION**

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**PLAT TITLE:** Snyder Subdivision **CITY/ETJ:** CITY LIMITS

**PLAT TYPE:** Final Plat

**OWNER/APPLICANT:** Jerry Snyder / Virginia Benitez & Carlos Garcia

**ADDRESS/LOCATION:** Located generally southwest of the intersection of S. Market Street and S. Chappell Hill Street and addressed as 2284 S. Market Street

**LEGAL DESCRIPTION:** Proposed Lots 1 and 2 in the Snyder Subdivision in Brenham, Washington County, Texas

**LOT AREA:** 4.577 acres

**ZONING DISTRICT/  
USE:** B-2 – Commercial Research & Technology / vacant land

**COMP PLAN  
FUTURE LAND USE:** Combination of designations, including Single-family residential and Retail /Commercial

**REQUEST:**

The subject 4.577 acres of land is owned by Jerry Snyder. The property owner and applicants desire to divide this tract into two (2) lots. Proposed Lot 1 contains 2.000 acres and proposed Lot 2 contains 2.577 acres.

**STAFF ANALYSIS AND RECOMMENDATION:**

The proposed Final Plat includes the location of easements and building setback lines in relation to property lines and the M&M high pressure gas line.

Development Services have reviewed this final plat for compliance with applicable City of Brenham regulations and ordinances of the City of Brenham, Texas and **recommends approval** of this plat as presented.

**EXHIBITS:**

- A. Proposed Final Plat



Final Plat

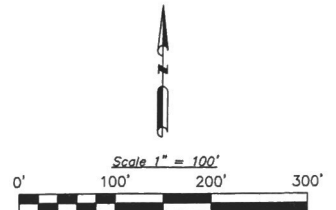
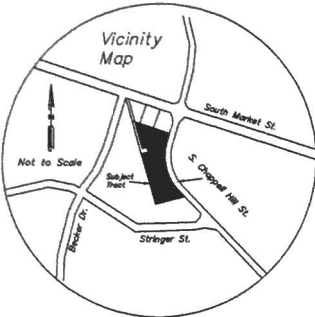
Snyder Subdivision

Consisting of 2 Lots containing 4.577 Acres.

John Long Survey, Abstract No. 156 Washington County, Texas April 2019

Survey Map

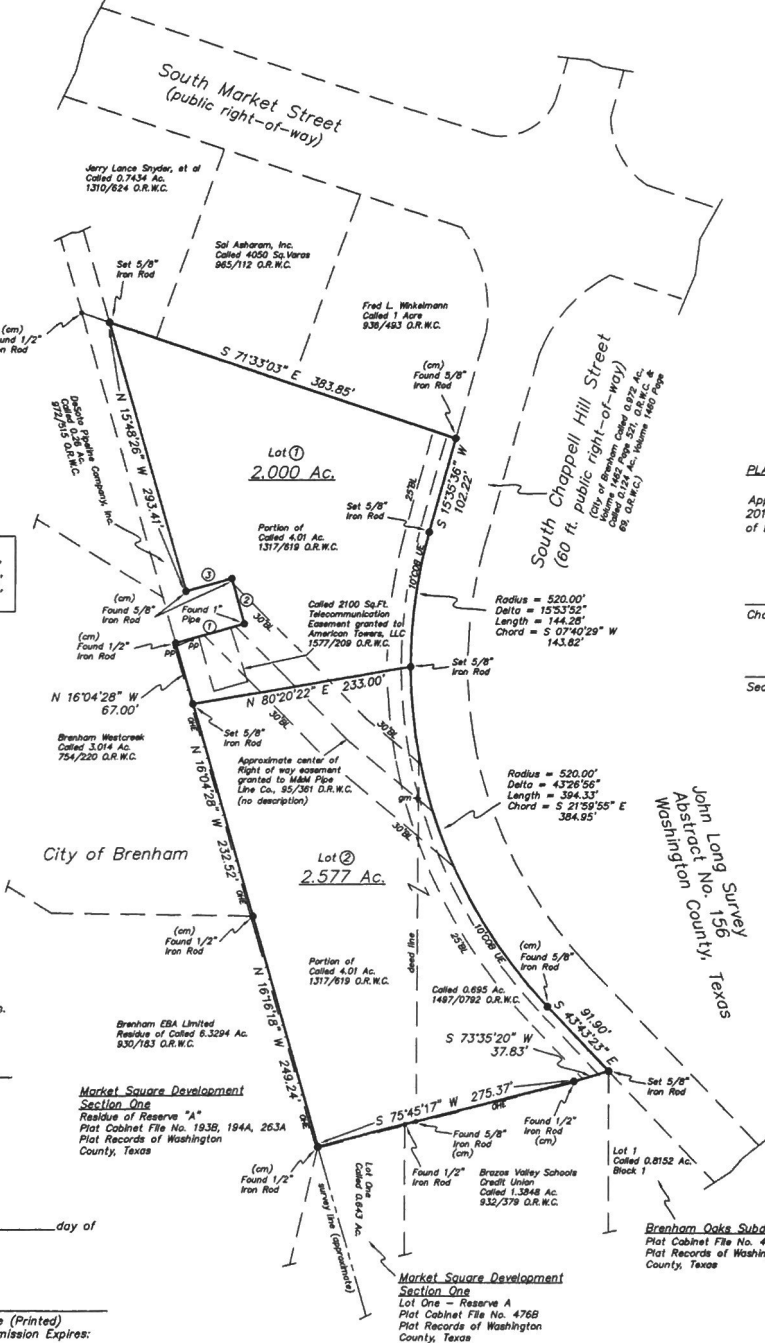
Showing a survey of 4.577 acres of land, situated in Washington County, Texas, being out of the John Long Survey, A-156, in the City of Brenham, being a portion of a called 4.01 acre tract described in that deed dated July 30, 2009, from Alberta H. Schulz to Jerry Lance Snyder, recorded in Volume 1317, Page 619 of the Official Records of Washington County, Texas, and being all or a portion of a called 0.695 acre tract described in that deed dated March 3, 2015, from Thielmann Development Company, LP to Jerry Lance Snyder, recorded in Volume 1497, Page 0792 of the Official Records of Washington County, Texas.



cm = control monument  
pp = power (utility) pole  
OE = overhead electric line  
gm = gas meter  
D.R.W.C. = Official Records of Washington County, Texas  
O.R.W.C. = Official Records of Washington County, Texas  
BL = building setback line  
COB UE = City of Brenham Utility Easement

- Notes: 1) All oil/gas pipelines or pipeline easements with ownership through subdivision have been shown. 2) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown. 3) No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 (fifteen) feet off centerline of low pressure gas lines, and 30 (thirty) feet off centerline of high pressure gas lines. 4) This plat does not attempt to amend or remove any valid covenants or restrictions. 5) 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.

The subject tracts/lots shown hereon do not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0295C, effective date August 16, 2011.



Boundary Calls table with 3 rows of bearings and distances.

PLANNING AND ZONING COMMISSION APPROVAL

Approved this \_\_\_ day of \_\_\_, 2019, by the Planning and Zoning Commission of the City of Brenham, Texas.

Chairman  
Secretary

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

Jerry Lance Snyder

NOTARY PUBLIC ACKNOWLEDGEMENT  
THE STATE OF TEXAS  
COUNTY OF WASHINGTON

This instrument was acknowledged before me on this \_\_\_ day of \_\_\_, 2019 by Jerry Lance Snyder.

Notary Public  
State of Texas  
Notary's Name (Printed)  
Notary's Commission Expires:

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

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on January 30, 2019, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

I, Beth Rothermel, Clerk of the County Court of Washington County, Texas, do hereby certify that the within instrument was filed with my office on the \_\_\_ day of \_\_\_, 2019, at \_\_\_ o'clock, \_\_\_ m., and duly recorded on the \_\_\_ day of \_\_\_, \_\_\_ o'clock, \_\_\_ m., in cabinet \_\_\_ records of said county.

Beth Rothermel  
Clerk of the County Court of Washington County, Texas.

Michael J. Blakey  
Registered Professional Land Surveyor No. 5935

Blakey Land Surveying  
RPLS 4052 RPLS 6936  
4659 Wilhelm Lane  
Burton, Texas 77836 (979) 288-8900



**CASE P-19-010**  
**PRELIMINARY PLAT: L. BILSKI SUBDIVISION**

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**PLAT TITLE:** L. Bilski Subdivision **CITY/ETJ:** CITY LIMITS

**PLAT TYPE:** Preliminary Plat

**OWNER/APPLICANT:** Leonard J. Bilski/Lampe Surveying, Inc. – Donald W. Lampe

**ADDRESS/LOCATION:** Located generally northeast of the intersection of Alois Lane and Old Chappell Hill Road, and currently addressed as 50 Alois Lane

**LEGAL DESCRIPTION:** Proposed Lots 1 and 2 in the L. Bilski Subdivision in Brenham, Washington County, Texas

**LOT AREA:** 1.520 acres

**ZONING DISTRICT/  
USE:** R-3 – Manufactured Home Residential / Residential and vacant land

**COMP PLAN  
FUTURE LAND USE:** Single-Family Residential

**REQUEST:**

The subject 4.577 acres of land is owned by Leonard J. Bilski. The property owner and applicant desire to divide this tract into two (2) lots. Proposed Lot 1 contains 0.500 acres and proposed Lot 2 contains 1.020 acres.

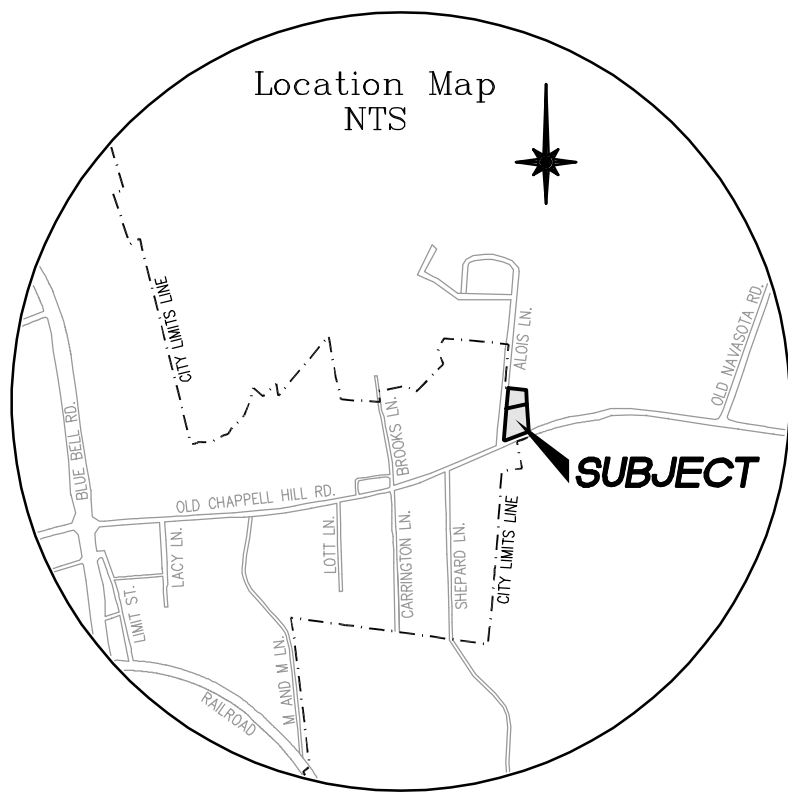
**STAFF ANALYSIS AND RECOMMENDATION:**

The proposed preliminary plat includes the location of a 20-foot Public Utility Easement along Old Chappell Hill Road and building setback lines in relation to established property lines. The proposed plat includes a 15-foot right-of-way dedication along Old Chappell Hill Road, which is classified as a Minor Arterial on the City of Brenham’s Thoroughfare Plan and is currently measured at 50 feet in width (typical 80’). Following the approval of the proposed plat, the right-of-way for Old Chappell Hill Road will measure at 65 feet wide. The remaining 15 feet needed to be in accordance with right-of-way standards will be acquired when the property across Old Chappell Hill Road from the subject property is platted.

Development Services have reviewed this preliminary plat for compliance with applicable City of Brenham regulations and ordinances of the City of Brenham, Texas and **recommends approval** of this plat as presented.

**EXHIBITS:**

A. Proposed Preliminary Plat



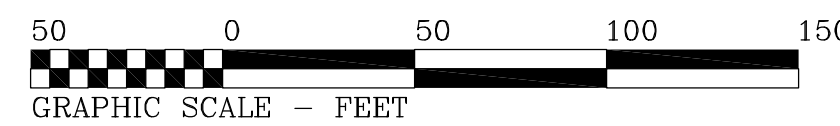
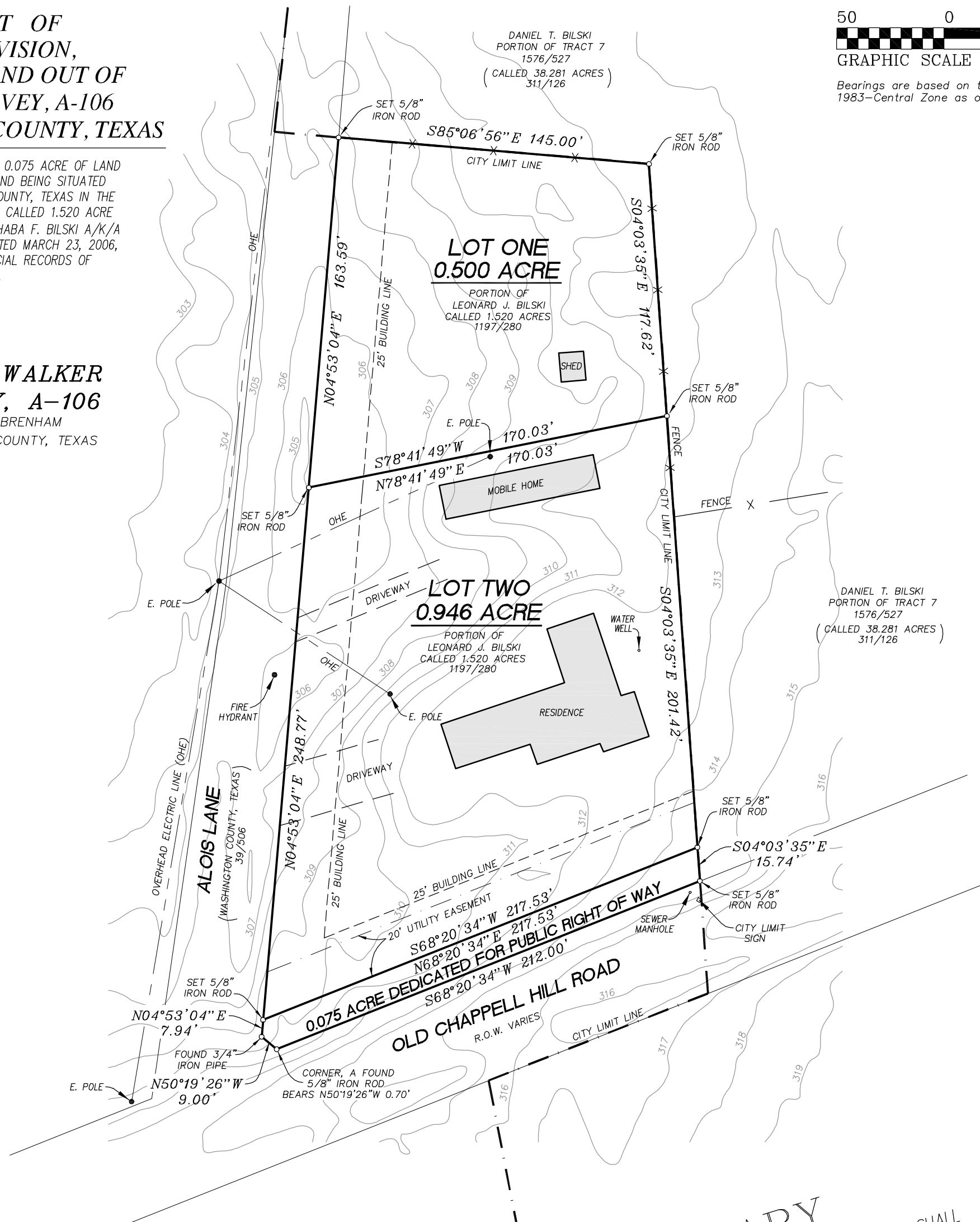
**PRELIMINARY PLAT OF  
THE L. BILSKI SUBDIVISION,  
BEING 1.521 ACRES OF LAND OUT OF  
THE JAMES WALKER SURVEY, A-106  
IN BRENHAM, WASHINGTON COUNTY, TEXAS**

LOT ONE—0.500 ACRE, LOT TWO—0.946 ACRE AND 0.075 ACRE OF LAND DEDICATED FOR PUBLIC RIGHT OF WAY, LYING AND BEING SITUATED WITHIN THE CITY OF BRENHAM, IN WASHINGTON COUNTY, TEXAS IN THE JAMES WALKER SURVEY, A-106, BEING ALL OF A CALLED 1.520 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM BASHABA F. BILSKI A/K/A LEAH BASHABA BILSKI TO LEONARD J. BILSKI, DATED MARCH 23, 2006, RECORDED IN VOLUME 1197, PAGE 280, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

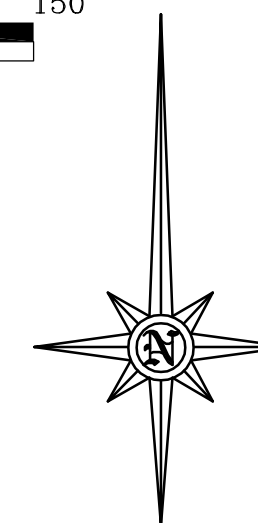
**JAMES WALKER  
SURVEY, A-106**  
CITY OF BRENHAM  
WASHINGTON COUNTY, TEXAS

Developers  
Leonard J. Bilski  
50 Alois Lane  
Brenham, Texas 77833  
TEL: (979) 421-0357

Plat Prepared By  
Lampe Surveying, Inc  
1408 West Main Street  
Brenham, Texas 77833  
TEL: (979) 836-6677



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



COUNTY CLERK CERTIFICATE

THE STATE OF TEXAS  
COUNTY OF WASHINGTON

I, Beth Rothermel, County Clerk in and for said County, hereby certify that the foregoing instrument with its Certificate of Authentication was filed in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2019, A.D. at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., and duly recorded the \_\_\_\_\_ day of \_\_\_\_\_, 2019, A.D. at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., in Plat Cabinet File No. \_\_\_\_\_.

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

By: \_\_\_\_\_ Beth Rothermel  
Deputy County Clerk  
Washington County, Texas

PLANNING COMMISSION APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by the City Planning Commission of the City of Brenham, Texas.

Chairman

Secretary

OWNER ACKNOWLEDGMENT

Leonard J. Bilski, owner of the land described hereon, whose names are subscribed hereto, do hereby offer, adopt and acknowledge the subdivision of said property in accordance with the plat shown hereon.

Leonard J. Bilski

THE STATE OF TEXAS  
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019 by Leonard J. Bilski.

Notary Public  
State of Texas

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

**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  
4/15/2019

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

I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the State of Texas, do hereby certify that this plat represents the results of an on the ground survey made under my direction and supervision, that all corners are marked as shown, and that this plat is true and correct to the best of my knowledge and belief.

Dated this the 15th day of April, 2019.

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

NOTES:

- 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.
- According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0315C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.
- 5/8" Iron rods set are fitted with plastic cap stamped Lampe Surveying Inc.

**LAMPE SURVEYING, INC**  
PROFESSIONAL LAND SURVEYORS  
1408 WEST MAIN STREET  
P. O. BOX 2037  
BRENHAM, TEXAS 77834-2037  
(979) 836-6677 \* FAX (979) 836-1177  
TEXAS LICENSED SURVEYING FIRM NO. 10040700  
WO# 3375 3375PRELIM.DWG 3375BILSKI.CCG



**CASE P-19-011**  
**FINAL PLAT: L. BILSKI SUBDIVISION**

---

**PLAT TITLE:** L. Bilski Subdivision **CITY/ETJ:** CITY LIMITS

**PLAT TYPE:** Final Plat

**OWNER/APPLICANT:** Leonard J. Bilski/Lampe Surveying, Inc. – Donald W. Lampe

**ADDRESS/LOCATION:** Located generally northeast of the intersection of Alois Lane and Old Chappell Hill Road, and currently addressed as 50 Alois Lane

**LEGAL DESCRIPTION:** Proposed Lots 1 and 2 in the L. Bilski Subdivision in Brenham, Washington County, Texas

**LOT AREA:** 1.520 acres

**ZONING DISTRICT/  
USE:** R-3 – Manufactured Home Residential / Residential and vacant land

**COMP PLAN  
FUTURE LAND USE:** Single-Family Residential

**REQUEST:**

The subject 4.577 acres of land is owned by Leonard J. Bilski. The property owner and applicant desire to divide this tract into two (2) lots. Proposed Lot 1 contains 0.500 acres and proposed Lot 2 contains 1.020 acres.

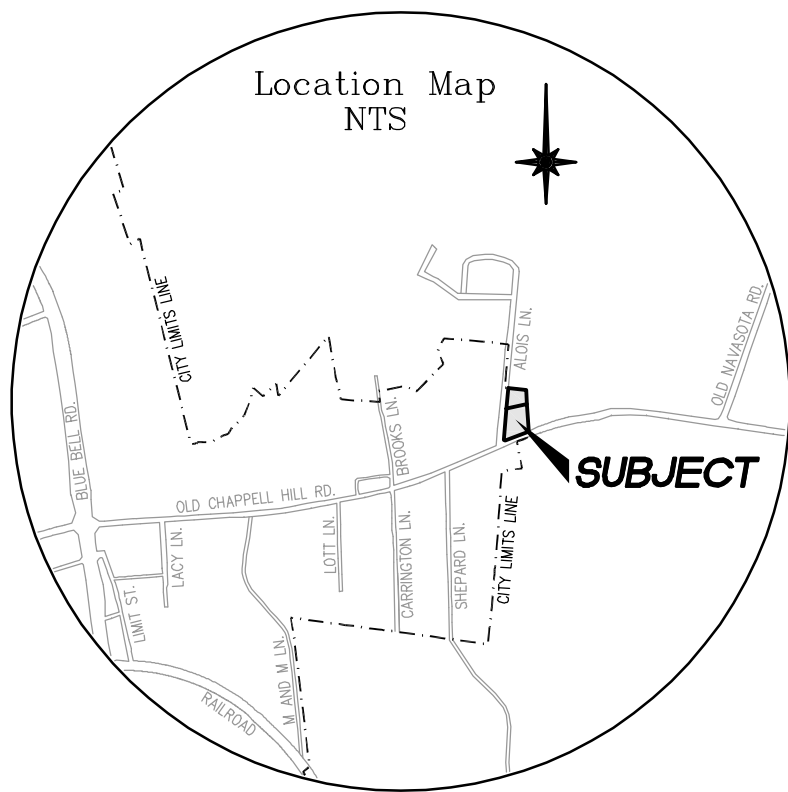
**STAFF ANALYSIS AND RECOMMENDATION:**

The proposed final plat includes the location of a 20-foot Public Utility Easement along Old Chappell Hill Road and building setback lines in relation to established property lines. The proposed plat includes a 15-foot right-of-way dedication along Old Chappell Hill Road, which is classified as a Minor Arterial on the City of Brenham’s Thoroughfare Plan and is currently measured at 50 feet in width (typical 80’). Following the approval of the proposed plat, the right-of-way for Old Chappell Hill Road will measure at 65 feet wide. The remaining 15 feet needed to be in accordance with right-of-way standards will be acquired when the property across Old Chappell Hill Road from the subject property is platted.

Development Services have reviewed this final plat for compliance with applicable City of Brenham regulations and ordinances of the City of Brenham, Texas and **recommends approval** of this plat as presented.

**EXHIBITS:**

A. Proposed Final Plat



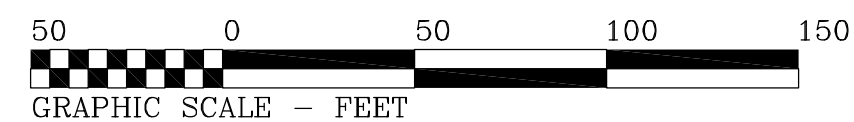
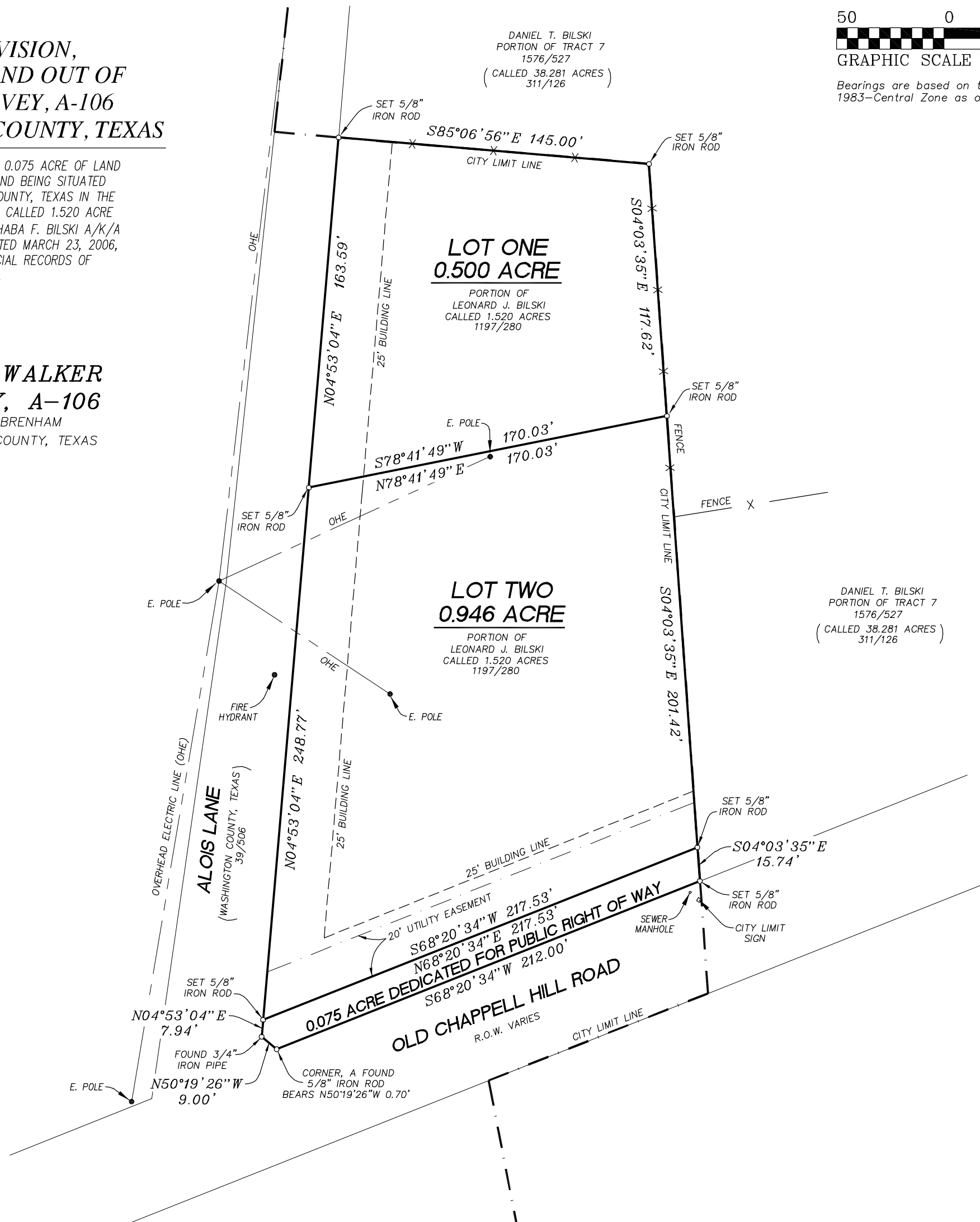
**PLAT OF  
THE L. BILSKI SUBDIVISION,  
BEING 1.521 ACRES OF LAND OUT OF  
THE JAMES WALKER SURVEY, A-106  
IN BRENHAM, WASHINGTON COUNTY, TEXAS**

LOT ONE—0.500 ACRE, LOT TWO—0.946 ACRE AND 0.075 ACRE OF LAND DEDICATED FOR PUBLIC RIGHT OF WAY, LYING AND BEING SITUATED WITHIN THE CITY OF BRENHAM, IN WASHINGTON COUNTY, TEXAS IN THE JAMES WALKER SURVEY, A-106, BEING ALL OF A CALLED 1.520 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM BASHABA F. BILSKI A/K/A LEAH BASHABA BILSKI TO LEONARD J. BILSKI, DATED MARCH 23, 2006, RECORDED IN VOLUME 1197, PAGE 280, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

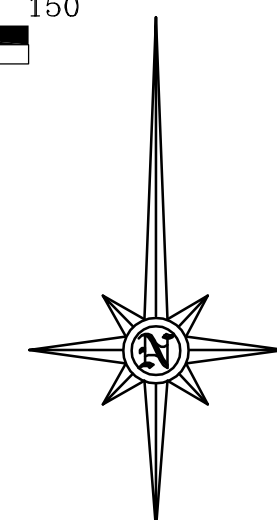
**JAMES WALKER  
SURVEY, A-106**  
CITY OF BRENHAM  
WASHINGTON COUNTY, TEXAS

Developers  
Leonard J. Bilski  
50 Alois Lane  
Brenham, Texas 77833  
TEL: (979) 421-0357

Plat Prepared By  
Lampe Surveying, Inc  
1408 West Main Street  
Brenham, Texas 77833  
TEL: (979) 836-6677



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



COUNTY CLERK CERTIFICATE

THE STATE OF TEXAS  
COUNTY OF WASHINGTON

I, Beth Rothermel, County Clerk in and for said County, hereby certify that the foregoing instrument with its Certificate of Authentication was filed in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2019, A.D. at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., and duly recorded the \_\_\_\_\_ day of \_\_\_\_\_, 2019, A.D. at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., in Plat Cabinet File No. \_\_\_\_\_.

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

By: \_\_\_\_\_ Deputy  
Beth Rothermel  
County Clerk  
Washington County, Texas

PLANNING COMMISSION APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by the City Planning Commission of the City of Brenham, Texas.

Chairman

Secretary

OWNER ACKNOWLEDGMENT

Leonard J. Bilski, owner of the land described hereon, whose names are subscribed hereto, do hereby offer, adopt and acknowledge the subdivision of said property in accordance with the plat shown hereon.

Leonard J. Bilski

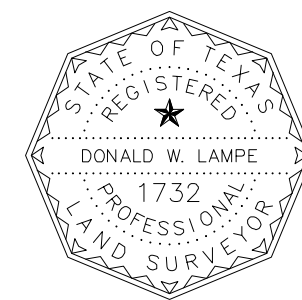
SURVEYOR CERTIFICATION

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

I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the State of Texas, do hereby certify that this plat represents the results of an on the ground survey made under my direction and supervision, that all corners are marked as shown, and that this plat is true and correct to the best of my knowledge and belief.

Dated this the 15th day of April, 2019.

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



NOTES:

- 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.
- According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0315C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.
- 5/8" Iron rods set are fitted with plastic cap stamped Lampe Surveying Inc.

**LAMPE SURVEYING, INC**  
PROFESSIONAL LAND SURVEYORS  
1408 WEST MAIN STREET  
P. O. BOX 2037  
BRENHAM, TEXAS 77834-2037  
(979) 836-6677 \* FAX (979) 836-1177  
TEXAS LICENSED SURVEYING FIRM NO. 10040700  
W0# 3375 3375FINAL.DWG 3375BILSKI.CGC



**CASE P-19-012**  
**PRELIMINARY PLAT: PAHMIYER SUBDIVISION**

---

**PLAT TITLE:** Pahmiyer Subdivision **CITY/ETJ:** CITY LIMITS

**PLAT TYPE:** Preliminary Plat

**OWNER/APPLICANT:** Janet Pahmiyer Barnett

**ADDRESS/LOCATION:** Located generally north and northwest of Shepard Street, and currently addressed as 1300 Shepard Street

**LEGAL DESCRIPTION:** Proposed Lot 1 and Lot 2 in the Pahmiyer Subdivision, in Brenham, Washington County, Texas

**LOT AREA:** 17.68 acres

**ZONING DISTRICT/  
USE:** R-1 – Single Family Residential / Residential and vacant land

**COMP PLAN  
FUTURE LAND USE:** Single-Family Residential

**REQUEST:**

The subject 17.68 acres of land is owned by Janet Pahmiyer Barnett. The property owner/applicant desire to divide this tract into two (2) lots. Proposed Lot 1 contains 1.23 acres and proposed Lot 2 contains 16.45 acres.

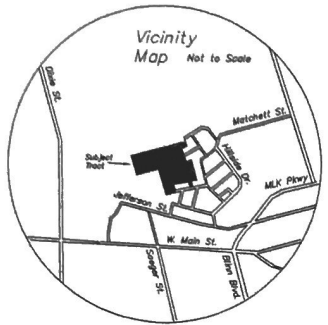
**STAFF ANALYSIS AND RECOMMENDATION:**

The proposed preliminary plat includes the dedication of an access easement and depicts building setback lines in relation to established property lines.

Development Services have reviewed this preliminary plat for compliance with applicable City of Brenham regulations and ordinances of the City of Brenham, Texas and **recommends approval** of this plat as presented.

**EXHIBITS:**

- A. Proposed Preliminary Plat



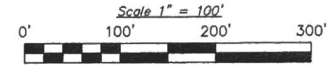
# Preliminary Plat Pahmeyer Subdivision

Consisting of 2 Lots  
containing 17.68 Acres.

Phillip Coe Survey, Abstract No. 31  
Washington County, Texas  
April 2019

## Survey Map

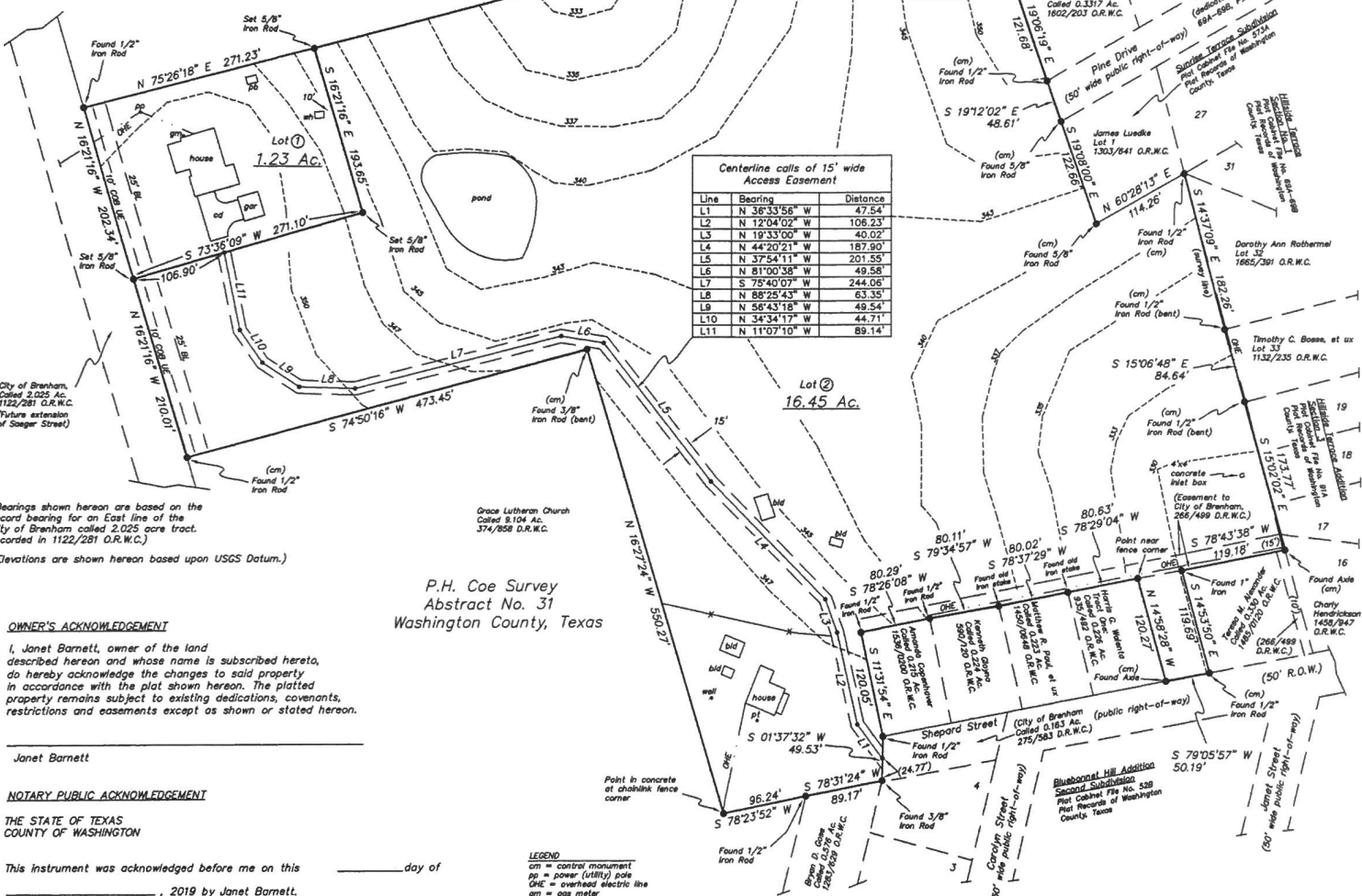
Showing a survey of 17.68 acres of land, situated in Washington County, Texas, being out of the Phillip Coe Survey, A-31, in the City of Brenham, being a portion of a called 20.05 acre tract described in that deed dated April 26, 1993, from August W. Pahmeyer to Janet Pahmeyer Barnett, recorded in Volume 696, Page 582 of the Official Records of Washington County, Texas.



### PLANNING AND ZONING COMMISSION APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the Planning and Zoning Commission of the City of Brenham, Texas.

Chairman \_\_\_\_\_  
Secretary \_\_\_\_\_



(Bearings shown hereon are based on the record bearing for an East line of the City of Brenham called 2.025 acre tract, recorded in 1122/281 O.R.W.C.)  
(Elevations are shown hereon based upon USGS Datum.)

### OWNER'S ACKNOWLEDGEMENT

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

Janet Barnett

### NOTARY PUBLIC ACKNOWLEDGEMENT

THE STATE OF TEXAS  
COUNTY OF WASHINGTON

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by Janet Barnett.

Notary Public \_\_\_\_\_  
State of Texas \_\_\_\_\_  
Notary's Name (Printed) \_\_\_\_\_  
Notary's Commission Expires: \_\_\_\_\_

### OWNER'S ACKNOWLEDGEMENT

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

Paul H. Barnett, Jr.

### NOTARY PUBLIC ACKNOWLEDGEMENT

THE STATE OF TEXAS  
COUNTY OF WASHINGTON

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by Paul H. Barnett, Jr.

Notary Public \_\_\_\_\_  
State of Texas \_\_\_\_\_  
Notary's Name (Printed) \_\_\_\_\_  
Notary's Commission Expires: \_\_\_\_\_

**LEGEND**  
cm = control monument  
pp = power (utility) pole  
OHE = overhead electric line  
gm = gas meter  
wh = well house  
bid = building  
D.R.W.C. = Official Records of Washington County, Texas  
D.R.W.C. = Dead Records of Washington County, Texas  
BL = building setback line  
pb = portable building  
cd = concrete drive  
pt = propane tank  
gar = garage  
COB UE = City of Brenham Utility Easement

### COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

I, Beth Rothermel, Clerk of the County Court of Washington County, Texas, do hereby certify that the within instrument was filed with my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock, \_\_\_\_\_ m., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ o'clock, \_\_\_\_\_ m., in cabinet \_\_\_\_\_ sheet \_\_\_\_\_ of the \_\_\_\_\_ records of said county.

Beth Rothermel  
Clerk of the County Court of Washington County, Texas.

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

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

Michael J. Blakey  
Registered Professional Land Surveyor No. 50627  
April 1, 2019



- Notes:
- 1) This plat does not attempt to amend or remove any valid covenants or restrictions.
  - 2) The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building lines required by the City of Brenham Code of Ordinances at the time of the development of the property.
  - 3) The subject tracts/lots shown hereon do not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 484770295C, effective date August 16, 2011.
  - 4) All tract/lot corners shown hereon are marked with Set 5/8" Iron Rods, unless otherwise noted.
  - 5) All oil/gas pipelines or pipeline easements with ownership through subdivision have been shown.
  - 6) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
  - 7) No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 (fifteen) feet off centerline of low pressure gas lines, and 30 (thirty) feet off centerline of high pressure gas lines.

### Blakey Land Surveying

RPLS 4052 RPLS 5985

4660 W. Dublin Lane  
Brenham, Texas 77836

(979) 283-3900



**CASE P-19-013**  
**FINAL PLAT: PAHMIYER SUBDIVISION**

---

**PLAT TITLE:** Pahmiyer Subdivision **CITY/ETJ:** CITY LIMITS

**PLAT TYPE:** Final Plat

**OWNER/APPLICANT:** Janet Pahmiyer Barnett

**ADDRESS/LOCATION:** Located generally north and northwest of Shepard Street, and currently addressed as 1300 Shepard Street

**LEGAL DESCRIPTION:** Proposed Lot 1 and Lot 2 in the Pahmiyer Subdivision, in Brenham, Washington County, Texas

**LOT AREA:** 17.68 acres

**ZONING DISTRICT/  
USE:** R-1 – Single Family Residential / Residential and vacant land

**COMP PLAN  
FUTURE LAND USE:** Single-Family Residential

**REQUEST:**

The subject 17.68 acres of land is owned by Janet Pahmiyer Barnett. The property owner/applicant desire to divide this tract into two (2) lots. Proposed Lot 1 contains 1.23 acres and proposed Lot 2 contains 16.45 acres.

**STAFF ANALYSIS AND RECOMMENDATION:**

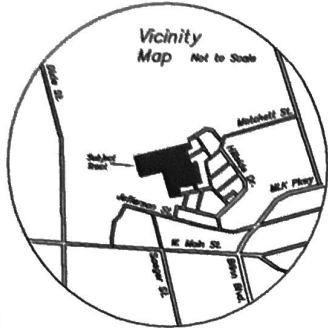
The proposed final plat includes the location of easements and building setback lines in relation to established property lines.

Development Services have reviewed this final plat for compliance with applicable City of Brenham regulations and ordinances of the City of Brenham, Texas and **recommends approval** of this plat as presented.

**EXHIBITS:**

- A. Proposed Final Plat





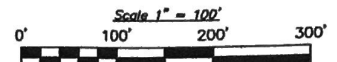
# Final Plat Pahmeyer Subdivision

Consisting of 2 Lots  
containing 17.68 Acres.

Phillip Coe Survey, Abstract No. 31  
Washington County, Texas  
April 2019

## Survey Map

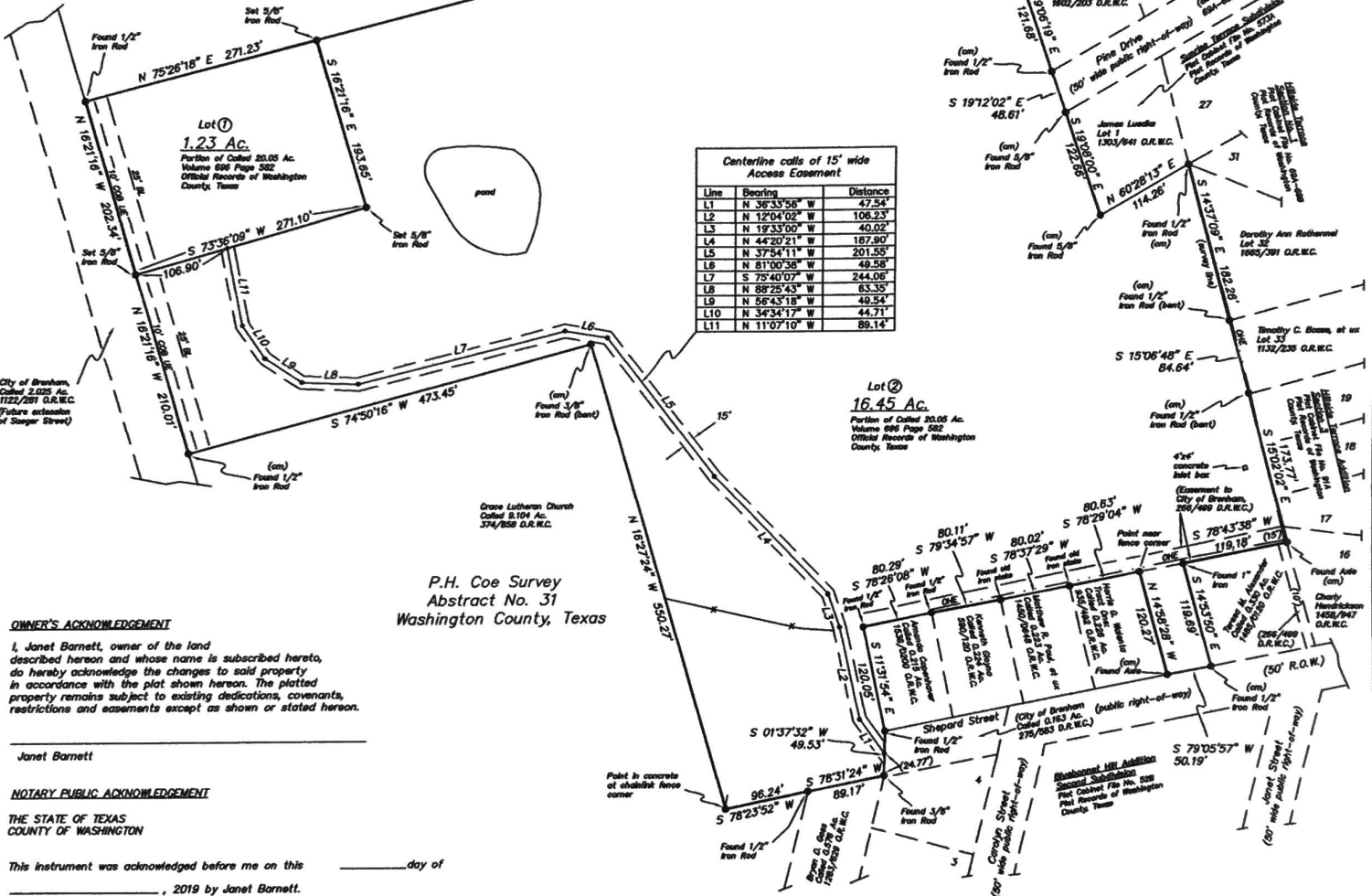
Showing a survey of 17.68 acres of land, situated in Washington County, Texas, being out of the Phillip Coe Survey, A-31, in the City of Branham, being a portion of a called 20.05 acre tract described in that deed dated April 26, 1993, from August W. Pahmeyer to Janet Pahmeyer Barnett, recorded in Volume 696, Page 562 of the Official Records of Washington County, Texas.



### PLANNING AND ZONING COMMISSION APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the Planning and Zoning Commission of The City of Branham, Texas.

Chairman \_\_\_\_\_  
Secretary \_\_\_\_\_



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

Janet Barnett

**NOTARY PUBLIC ACKNOWLEDGEMENT**  
THE STATE OF TEXAS  
COUNTY OF WASHINGTON  
This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by Janet Barnett.

Notary Public \_\_\_\_\_  
State of Texas \_\_\_\_\_  
Notary's Name (Printed) \_\_\_\_\_  
Notary's Commission Expires: \_\_\_\_\_

**OWNER'S ACKNOWLEDGEMENT**  
I, Paul H. Barnett, Jr., owner of the land described hereon and whose name is subscribed hereto, do hereby acknowledge the changes to said property in accordance with the plat shown hereon. The platted property remains subject to existing dedications, covenants, restrictions and easements except as shown or stated hereon.

Paul H. Barnett, Jr.

**NOTARY PUBLIC ACKNOWLEDGEMENT**  
THE STATE OF TEXAS  
COUNTY OF WASHINGTON  
This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by Paul H. Barnett, Jr.

Notary Public \_\_\_\_\_  
State of Texas \_\_\_\_\_  
Notary's Name (Printed) \_\_\_\_\_  
Notary's Commission Expires: \_\_\_\_\_

**LEGEND**  
cm = central monument  
OE = overhead electric line  
SE = building setback line  
O.R.E.C. = Official Records of Washington County, Texas  
O.R.W.C. = Official Records of Washington County, Texas  
C.O.B.U.E. = City of Branham Utility Easement

**COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT**  
I, Beth Rothermel, Clerk of the County Court of Washington County, Texas, do hereby certify that the within instrument was filed with my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock, \_\_\_\_\_ m., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ o'clock, \_\_\_\_\_ m., in cabinet \_\_\_\_\_ sheet \_\_\_\_\_ of the \_\_\_\_\_ records of said county.

Beth Rothermel  
Clerk of the County Court of Washington County, Texas.

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

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

Michael J. Blakey  
Registered Professional Land Surveyor No. 5833  
April 1, 2019

- Notes:**
- 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 Branham Code of Ordinances at the time of the development of the property.
  - The subject tracts/lots shown hereon do not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0295C, effective date August 16, 2011.
  - All tract/lot corners shown hereon are marked with Set 5/8" Iron Rods, unless otherwise noted.
  - All oil/gas pipelines or pipeline easements with ownership through subdivision have been shown.
  - All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
  - No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 (fifteen) feet off centerline of low pressure gas lines, and 30 (thirty) feet off centerline of high pressure gas lines.

**Blakey Land Surveying**  
RPLS 4052 RPLS 5936  
4059 Wilshire Lane  
Branham, Texas 77826  
(770) 888-8800