



**NOTICE OF A REGULAR MEETING  
BRENHAM PLANNING AND ZONING COMMISSION  
THURSDAY, OCTOBER 28, 2019 AT 5:15 P.M.  
SECOND FLOOR CITY HALL BUILDING  
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 August 29, 2019 Planning and Zoning Commission Meeting**

**REGULAR AGENDA**

- 5. Discussion and Possible Action on Case No. P-19-032: Preliminary Plat of the Southwest Industrial Park (SWIP), Section IV, Lot 1, being 6.00 acres of land out of the Phillip Coe Survey, Abstract-31 in Brenham, Washington County, Texas.**
- 6. Discussion and Possible Action on Case No. P-19-033: Final Plat of the Southwest Industrial Park (SWIP), Section IV, Lot 1, being 6.00 acres of land out of the Phillip Coe Survey, Abstract-31 in Brenham, Washington County, Texas.**
- 7. Discussion and Possible Action on Case No. P-19-035: Preliminary Plat of the Scheel Division No. 1, Lots 1-3, being 3.721 acres of land and 0.106 acres dedicated for public right-of-way, out of the A. Harrington Survey, Abstract-55 in Brenham, Washington County, Texas.**
- 8. Discussion and Possible Action on Case No. P-19-036: Final Plat of the Scheel Division No. 1, Lots 1-3, being 3.721 acres of land and 0.106 acres dedicated for public right-of-way, out of the A. Harrington Survey, Abstract-55 in Brenham, Washington County, Texas.**
- 9. Discussion and Possible Action on Case No. P-19-037: Preliminary Plat of the Anton Subdivision, Lots 1 and 2, being 20.873 acres of land out of the James Schrier Survey, Abstract-98 in Washington County, Texas.**

10. Discussion and Possible Action on Case No. P-19-038: Final Plat of the of the Anton Subdivision, Lots 1 and 2, being 20.873 acres of land out of the James Schrier Survey, Abstract-98 in Washington County, Texas.
11. Discussion and Possible Action on Case No. P-19-039: Preliminary Plat of the Zippy J – Brenham Subdivision, Tracts 1 and 2, being 2.062 acres of land and 0.074 acres dedicated for public right-of-way, out of the A. Harrington Survey, Abstract-55 and the James Walker Survey, Abstract-106 in Brenham, Washington County, Texas.
12. Discussion and Possible Action on Case No. P-19-040: Final Plat of the Zippy J – Brenham Subdivision, Tracts 1 and 2, being 2.062 acres of land and 0.074 acres dedicated for public right-of-way, out of the A. Harrington Survey, Abstract-55 and the James Walker Survey, Abstract-106 in Brenham, Washington County, Texas.
13. Discussion on Case No. P-19-034: Workshop Discussion regarding Recreational Vehicle (RV) Parks in the City of Brenham.
14. Adjourn

**CERTIFICATION**

I certify that a copy of the October 28, 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 October 25, 2019, at 4:00 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 \_\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

**CITY OF BRENHAM**  
**PLANNING AND ZONING COMMISSION MINUTES**  
**August 29, 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 August 29, 2019 at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Leroy Jefferson  
Calvin Kossie  
Nancy Low  
Lynnette Sheffield  
Marcus Wamble

Commissioners absent:

M. Keith Behrens, Chair (excused)  
Deanna Alfred, Vice Chair (excused)

Staff present:

Lowell Ogle, Assistant City Manager  
Stephanie Doland, Development Services Director  
Kim Hodde, Planning Technician  
Caz Muske  
Jennifer Eckermann

Citizens present:

Meredith Dang, KKC	Shirley Harris Jackson
Roslyn Bradford	Seleste Esparza
Susan Gilbert	Teddy Boehm
Mary Thornhill	Cordelia Cummings
Pat & Mike Kilpatrick	DeeAnna Marek
Perry Thomas	Elizabeth Price
Geraldine Johnson	Jo Ann Wolf
Lu Hollander	Arthur Hahn, Brenham Banner Press
Melinda Faubion	Joshua Blaschke, KWHI

**1. Call Meeting to Order**

In the absence of the Chairman and Vice Chairman, Kim Hodde called the meeting to order at 5:16 pm with a quorum of five (5) Commissioners present. A motion was made by Commissioner Kossie and seconded by Commissioner Sheffield to appoint Commissioner Low as Acting Chairman for this meeting. The motion carried unanimously.

**2. Public Comments**

There were no public comments.

**3. Reports and Announcements**

Stephanie Doland informed the Board that Shauna Laauwe has been hired as a Project Planner and will be starting her employment on September 9, 2019. She will be introduced to the Board at the September P & Z meeting.

## 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 July 22, 2019 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 Wamble to approve the minutes from the July 22, 2019 meeting, as corrected. The motion carried unanimously.

## REGULAR MEETING

### 5. Public Hearing, Discussion and Possible Action on Case Number P-19-030: Preliminary Plat of the BK Stringer Development Subdivision, Lot 1 and Lot 2, being 49.083 acres of land out of the Hiram Lee Survey, Abstract-76, the Moses Combs Survey, Abstract-124, and the John Long Survey, Abstract-156 in Brenham, Washington County, Texas.

Kim Hodde presented the staff report for Case No. P-19-026 (on file in the Development Services Department). Ms. Hodde stated that this property is owned by BK Stringer, LTD and that the applicant desires to divide this tract into two (2) lots to begin development of the land. Proposed Lot 1 will contain 38.8013-acres and proposed Lot 2 will contain 9.1887-acres of land. Engineering and Development Services have reviewed this preliminary plat for compliance with applicable City of Brenham regulations and ordinance and recommends approved of this preliminary plat as presented.

A motion was made by Commissioner Kossie and seconded by Commissioner Wamble to approve the Preliminary Plat of the BK Stringer Development Subdivision, as presented. The motion carried unanimously.

### 6. Public Hearing, Discussion and Possible Action on Case Number P-19-031: Final Plat of the BK Stringer Development Subdivision, Lot 1 and Lot 2, being 49.083 acres of land out of the Hiram Lee Survey, Abstract-76, the Moses Combs Survey, Abstract-124, and the John Long Survey, Abstract-156 in Brenham, Washington County, Texas.

Kim Hodde presented the staff report for Case No. P-19-031 (on file in the Development Services Department). Ms. Hodde stated that this final plat is the companion document to the preliminary that was discussed and approved in the preceding item. Engineering and Development Services have reviewed this final plat for compliance with applicable City of Brenham regulations and ordinance and recommends approved of this final plat as presented.

A motion was made by Commissioner Kossie and seconded by Commissioner Sheffield to approve the Final Plat of the BK Stringer Development Subdivision, as presented. The motion carried unanimously.

### 7. Public Hearing, Discussion and Possible Action on Case Number P-19-029: A City initiated request to approve an Ordinance of the City of Brenham, Texas Adopting the 2019 Comprehensive Plan, entitled "Historic Past, Bold Future: Plan 2040," as the City's Comprehensive Plan and repealing all ordinances or parts of ordinances in conflict herewith and providing for an effective day.

Stephanie Doland presented the staff report for Case No. P-19-029 (on file in the Development Services Department). Ms. Doland stated that this Comprehensive Plan process has been a yearlong process. She thanked the Planning and Zoning Commission, the Board of Adjustment and the Comprehensive Plan Action Committee (CPAC), and City Council members for all their hard work and input. Ms. Doland introduced Meredith Dang from Kendig Keast Collaborative and stated that the City of Brenham has been very lucky to have Ms. Dang and Gary

Mitchell guiding the City through this process. She also stated that Meredith was just recently promoted to Practice Leader of Community Planning, so congratulations are given.

Ms. Dang opened by stating that the Comprehensive Plans is a guidance document for the City. The Comprehensive Plan does not automatically trigger any changes and that City Council approval is required. Ms. Dang stated that the plan is divided into two sections: Brenham Today, which is the existing City Report, and Historic Past, Bold Future Plan 2040, which is the future City report. Each aspect of the plan focuses on five (5) key areas: Land Use and Development, Transportation, Growth Capacity, Economic Opportunity, and Parks & Recreation. Public input is a vital aspect in preparation of this document. Various methods were used to gather data including Surveys, Town Hall meetings, Open Houses, Listening Sessions, and Advisory Committee meetings. Ms. Dang reviewed the Plan's strategic action priorities and their implementation including capital investments, programs and initiatives, regulations and standards, partnerships and coordination and additional studies.

Ms. Dang stated that that Future Land Use Map does not necessarily match up with what is on the ground today but reflects projected growth. The Future Land Use map may influence future development but it is not a zoning map. Ms. Dang also discussed the top priority action agenda for the City to focus on within the next 1-3 years. She stated that Appendix A shows all of the strategic action initiatives as well as what entity/department is involved as well as a possible timeline for implementation. Ms. Dang closed by saying that through annual progress reports and minor updates, this plan is intended to be a living document and not sit on the shelf for ten years.

Public notice for the public hearing was published in the Banner Press on August 16, 2019.

Acting Chairman Low opened the Public Hearing at 5:39 pm and asked for any comments. Perry Thomas, 150 Kuehn Lane, asked if the plan discusses the Family Park on the south side of town. Meredith replied that the plan does recognize it, but it doesn't have specifics for the development.

Acting Chairman Low stated that a very good response was received from the community regarding Brenham's future. She thanked Ms. Dang and KKC for their work and professionalism during this process.

Acting Chairman Low closed the Public Hearing at 5:40 pm and re-opened the Regular Session.

A motion was made by Commissioner Kossie and seconded by Commissioner Wamble to recommend approval to the Brenham City Council of an Ordinance Adopting the 2019 Comprehensive Plan, entitled "Historic Past, Bold Future: Plan 2040," as the City's Comprehensive Plan and repealing all ordinances or parts of ordinances in conflict herewith and providing for an effective, as presented. The motion carried unanimously.

**8. Public Hearing, Discussion and Possible Action on Case No. 19-028: A City initiated request to amend the City of Brenham's Code of Ordinances to repeal Ordinance Number O-19-017 and to remove Appendix A: Zoning, Part II, Division 1, Section 18 – Exterior Construction Materials for Selected Districts.**

Stephanie Doland presented the staff report for Case No. P-19-028 (on file in the Development Services Department). Ms. Doland stated that earlier this year staff received a citizen request for an ordinance regulating metal facades. The P & Z amended the ordinance that was presented by staff then recommended approval to City Council. The ordinance prohibiting the use of metal façade on residential property was approved by City Council on May 2, 2019. Subsequently, HB2439 was passed by the Legislature and takes effect on September 1, 2019 stating that a City may not adopt or enforce a regulation that limits the use of a building material allowed by a National Model Code. This item is to repeal the ordinance that was approved in May and remove the restriction on the exterior construction materials.

Public notice for the public hearing was published in the Banner Press on August 16, 2019

Acting Chairman Low opened the Public Hearing at 5:47 pm and asked for any comments. There were no citizen comments.

Acting Chairman Low closed the Public Hearing at 5:47 pm and re-opened the Regular Session.

A motion was made by Commissioner Sheffield and seconded by Commissioner Kossie to recommend approval to the Brenham City Council to amend the City of Brenham’s Code of Ordinances to repeal Ordinance Number O-19-017 and to remove Appendix A: Zoning, Part II, Division 1, Section 18 – Exterior Construction Materials for Selected Districts, as presented. The motion carried unanimously.

**9. Discussion and Possible Direction to Staff regarding a Historic Preservation Ordinance**

Stephanie Doland stated that this a workshop item and the Board could give staff direction as to how they want to proceed forward; however, no formal action will be taken. Ms. Doland then introduced Mary Thornhill who stated that she lives on E. Main Street near S. Market Street. Ms. Thornhill stated that she began researching historic preservation ordinances when an historic home nearby her residence was recently alleged to be considered for demolition. She said the owner of the home, which was built in 1862, was frustrated because the home had experienced a break-in/burglary and the owner commented that he should just tear it down and build a parking lot. Ms. Thornhill researched and found that Brenham does not have a Historic Preservation Ordinance. She then began researching historic preservation ordinances from surrounding cities. Ms. Thornhill stated that historic ordinances are not meant to restrict what can be done to a historic building but rather a guideline to help preserve the historic look and feel of existing buildings. Property values and quality of life increase with a viable downtown. Everyone loses if Brenham’s landmarks are not preserved. She stated that you cannot plan for the unforeseen actions that someone will take. The goal is not to make Brenham a museum but to preserve our landmarks.

In response to Commissioner’s questions, Ms. Doland stated that:

- HB 2439 has exceptions for historic preservation ordinances
- This video and information will be presented to the Main Street Board at their upcoming September meeting. Many different community stakeholders will have the opportunity to be involved, i.e. Main Street, Downtown, P & Z, etc.

The consensus of the Board was to have staff move forward with setting up a workshop where additional information can be provided.

**10. Adjourn**

A motion was made by Commissioner Sheffield and seconded by Commissioner Wamble to adjourn the meeting at 6:18 pm. The motion carried unanimously.

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

Certification of Meeting Minutes:

\_\_\_\_\_  
Planning and Zoning Commission

M. Keith Behrens  
Chairman

October 28, 2019  
Meeting Date

\_\_\_\_\_  
Attest

Kim Hodde  
Staff Secretary

October 28, 2019  
Meeting Date



**CASE P-19-032**

**PRELIMINARY PLAT: SOUTHWEST INDUSTRIAL PARK (SWIP), SECTION IV**

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**PLAT TITLE:** Southwest Industrial Park (SWIP), Section IV, Lot 1      **CITY/ETJ:** City

**PLAT TYPE:** Preliminary Plat

**OWNER/APPLICANT:** Brenham Community Development Corporation / Hodde & Hodde Land Surveying, Inc. – Jon E. Hodde

**ADDRESS/LOCATION:** Longwood Drive, located near the intersection of Longwood Drive and Industrial Boulevard

**LEGAL DESCRIPTION:** Proposed Lot 1 of the Southwest Industrial Park, Section IV, in Brenham, Washington County, Texas

**LOT AREA:** 6.00 acres

**ZONING DISTRICT/  
USE:** I - Industrial / undeveloped vacant land

**COMP PLAN  
FUTURE LAND USE:** Industrial

**REQUEST:**

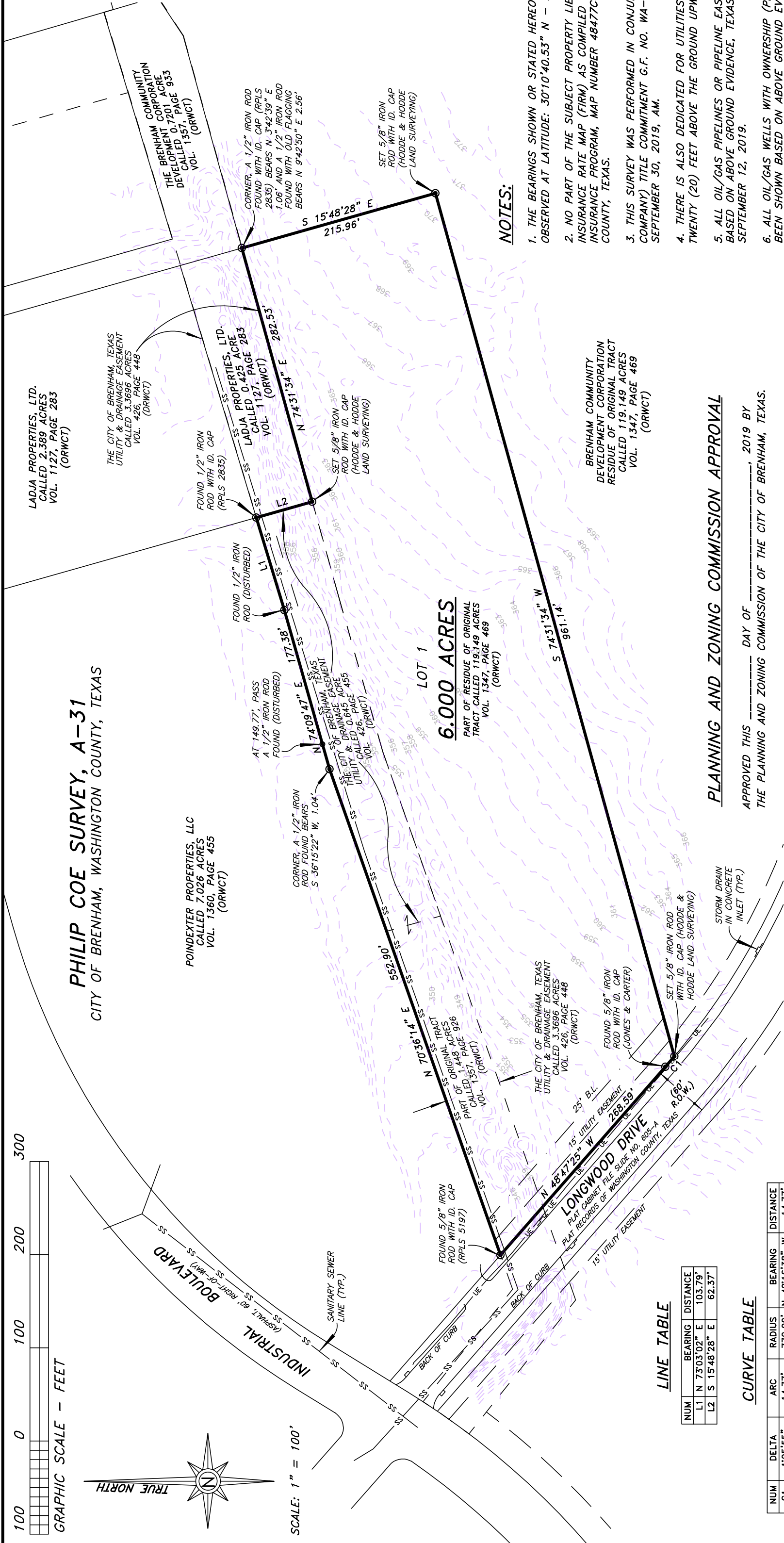
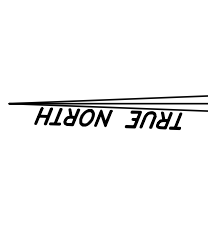
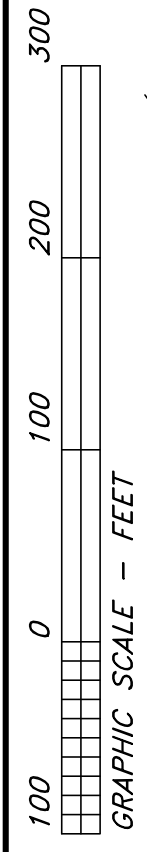
The subject 6.000 acres of land is owned by the Brenham Community Development Corporation (BCDC). The owner desires to plat this tract for development of this tract of land. There is an existing 60' wide utility and drainage easement across the northern line of this tract.

**STAFF ANALYSIS AND RECOMMENDATION:**

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



**LINE TABLE**

NUM	BEARING	DISTANCE
L1	N 73°03'02" E	103.79'
L2	S 15°48'28" E	62.37'

**CURVE TABLE**

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	1°05'55"	14.77'	770.00'	N 49°16'38" W	14.77'

**SURVEY MAP**

SHOWING A SURVEY OF A SUBDIVISION OF 6.000 ACRES OF LAND, CONSISTING OF ONE LOT, LING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS. PART OF THE ACRES OF THE DEED FROM SANDRA B. WELGE, DONNA JEAN WELGE, LORNA DEE SOMMERFELD, JOANNE BY MY HUSBAND, RUSSELL LOESCH, DONNA JEAN WELGE, LORNA DEE SOMMERFELD, JOANNE BY MY HUSBAND, JIMMIE SOMMERFELD, AND ESTATE OF WILTON D. WELGE TO BRENHAM COMMUNITY DEVELOPMENT CORPORATION, DATED AUGUST 6, 2010, AS RECORDED IN VOLUME 1347, PAGE 469, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND BEING PART OF THE SAME LAND DESCRIBED AS 1.448 ACRES IN THE DEED FROM ECONOMIC FOUNDATION OF BRENHAM, INC. FORMERLY KNOWN AS THE BRENHAM INDUSTRIAL FOUNDATION, INC. TO THE BRENHAM COMMUNITY DEVELOPMENT CORPORATION, DATED NOVEMBER 30, 2010, AS RECORDED IN VOLUME 1357, PAGE 926, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

**CERTIFICATION**

THE STATE OF TEXAS  
 COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY AND SUBDIVISION OF 6.000 ACRES OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS 8TH DAY OF OCTOBER, 2019, A.D.

**(PRELIMINARY)**  
 JON E. HODDE, RPLS NO. 5197  
 DATE: OCTOBER 8, 2019  
 THE PURPOSE OF THIS DOCUMENT IS FOR PRELIMINARY REVIEW ONLY.  
 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

**Hodde & Hodde Land Surveying, Inc.**  
 Professional Land Surveying  
 613 E. Blue Bell Road · Brenham, Texas 77833  
 979-836-5681 · 979-836-5683 (fax)  
 www.hoddesurveying.com

**(PRELIMINARY)**  
 JON E. HODDE, RPLS NO. 5197  
 DATE: OCTOBER 8, 2019  
 THE PURPOSE OF THIS DOCUMENT IS FOR PRELIMINARY REVIEW ONLY.  
 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

**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 ACKNOWLEDGMENT**

WE, BRENHAM COMMUNITY DEVELOPMENT CORPORATION, THE OWNERS OF THE LAND DESCRIBED HEREON AND WHOSE NAMES ARE SUBSCRIBED HERETO, DO HEREBY ACKNOWLEDGE THE CHANGES TO SAID PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HEREON, HEREBY PERMITTING SAID CHANGES TO EXISTING EASEMENTS, COVENANTS, RESTRICTIONS AND EASEMENTS EXCEPT AS SHOWN OR STATED HEREON.

BY: \_\_\_\_\_  
 (SIGNATURE)

\_\_\_\_\_  
 (PRINTED NAME & TITLE)

**NOTARY PUBLIC ACKNOWLEDGMENT**

THE STATE OF TEXAS  
 COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BY \_\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

**COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT**

THE STATE OF TEXAS §  
 COUNTY OF WASHINGTON §

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

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

\_\_\_\_\_  
 CLERK OF THE COUNTY COURT  
 WASHINGTON COUNTY, TEXAS

**NOTES:**

1. THE BEARINGS SHOWN OR STATED HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°10'40.53" N - LONGITUDE: 96°23'38.86" W (WGS-84).
2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0295C, EFFECTIVE DATE AUGUST 16, 2011, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS.
3. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH BOTTS TITLE COMPANY (WESTGOR LAND TITLE INSURANCE COMPANY) TITLE COMMITMENT G.F. NO. WA-19-284, EFFECTIVE DATE SEPTEMBER 12, 2019, 8:00 AM, ISSUED SEPTEMBER 30, 2019, AM.
4. THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO THE EASEMENTS SHOWN HEREON.
5. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND A TITLE REPORT DATED EFFECTIVE SEPTEMBER 12, 2019.
6. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND A TITLE REPORT DATED EFFECTIVE SEPTEMBER 12, 2019.
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 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
8. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
9. 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.
10. CONTOURS SHOWN HEREON WERE DERIVED FROM LIDAR DATA AND PROVIDED BY OTHERS.
11. (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS.  
 (ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.  
 B.L. DENOTES BUILDING LINE  
 U.E. DENOTES UTILITY EASEMENT

**PRELIMINARY PLAT OF  
 SOUTHWEST INDUSTRIAL PARK  
 SECTION IV  
 CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS**  
 CONSISTING OF 1 LOT CONTAINING 6.000 ACRES  
 DATE: OCTOBER 2019

**OWNER/DEVELOPER**  
 BRENHAM COMMUNITY  
 DEVELOPMENT CORPORATION  
 200 W. VULCAN STREET  
 BRENHAM, TEXAS 77833  
 PHN. 979-337-7200





**CASE P-19-033**

**FINAL PLAT: SOUTHWEST INDUSTRIAL PARK (SWIP), SECTION IV**

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**PLAT TITLE:** Southwest Industrial Park (SWIP), Section IV, Lot 1      **CITY/ETJ:** City

**PLAT TYPE:** Final Plat

**OWNER/APPLICANT:** Brenham Community Development Corporation / Hodde & Hodde Land Surveying, Inc. – Jon E. Hodde

**ADDRESS/LOCATION:** Longwood Drive, located near the intersection of Longwood Drive and Industrial Boulevard

**LEGAL DESCRIPTION:** Proposed Lot 1 of the Southwest Industrial Park, Section IV, in Brenham, Washington County, Texas

**LOT AREA:** 6.00 acres

**ZONING DISTRICT/  
USE:** I - Industrial / undeveloped vacant land

**COMP PLAN  
FUTURE LAND USE:** Industrial

**REQUEST:**

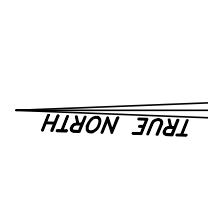
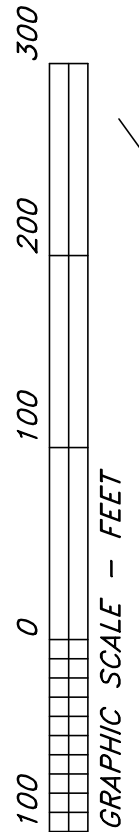
The subject 6.000 acres of land is owned by the Brenham Community Development Corporation (BCDC). The owner desires to plat this tract for development of this tract of land. There is an existing 60' wide utility and drainage easement across the northern line of this tract.

**STAFF ANALYSIS AND RECOMMENDATION:**

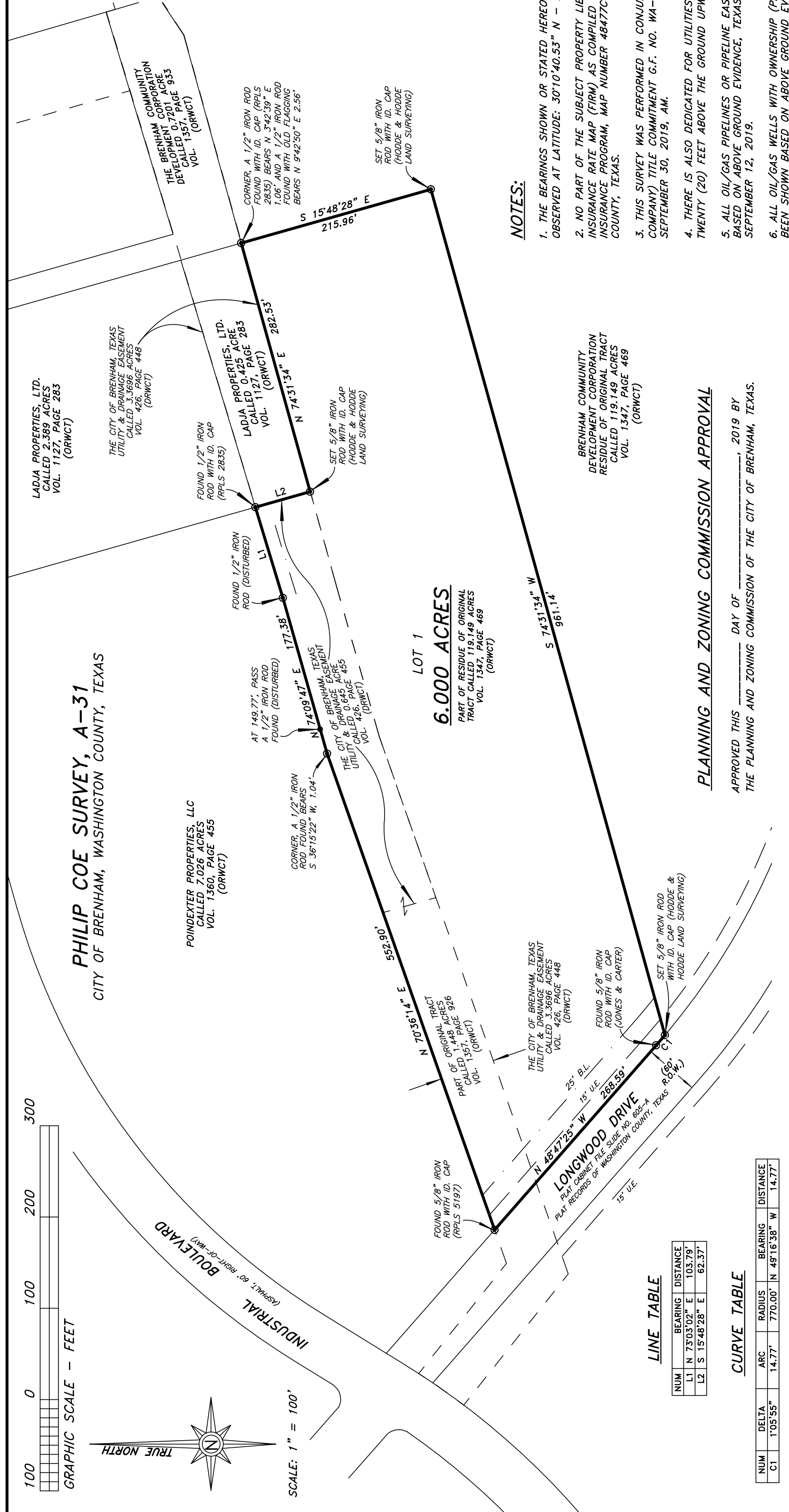
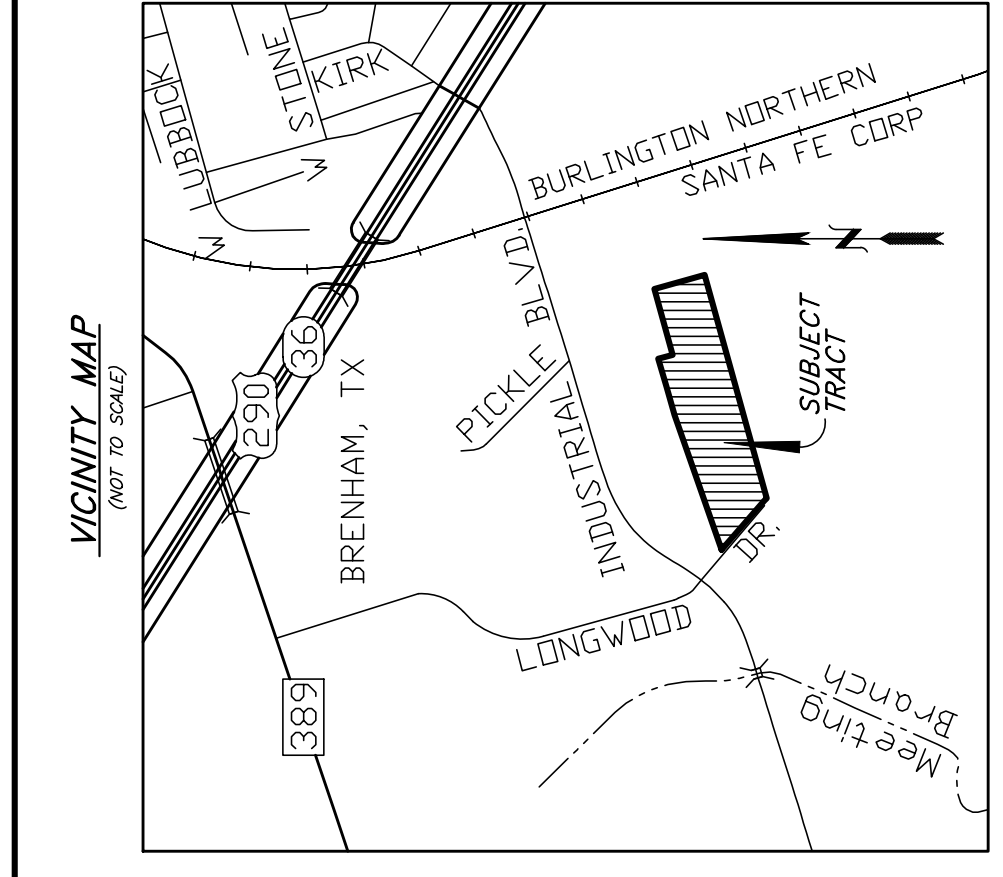
Development Services have reviewed this final plat for compliance with applicable City of Brenham regulations and ordinances of the City of Brenham, Texas and **recommends approval** of this plat as presented.

**EXHIBITS:**

- A. Proposed Final Plat



SCALE: 1" = 100'



**LINE TABLE**

NUM	BEARING	DISTANCE
L1	N 70°30'02\"/>	

**CURVE TABLE**

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	1°05'55\"/>				

**SURVEY MAP**

SHOWING A SURVEY OF A SUBDIVISION OF 6.000 ACRES OF LAND, CONSISTING OF ONE LOT, LING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS. PART OF THE PLAT BEING THE DEED FROM SANDRA R. WELGE, MYRNA DEWES, DESCH, BY MY HUSBAND, RUSSEL LOESCH, DONNA JEAN WELGE, LORNA DEE SOMMERFIELD, JOINED PRO FORMA BY MY HUSBAND, JAMIE SOMMERFIELD, AND ESTATE OF WILTON D. WELGE TO BRENHAM COMMUNITY DEVELOPMENT CORPORATION, DATED AUGUST 6, 2010, AS RECORDED IN VOLUME 1347, PAGE 469, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND BEING PART OF OF THE SAME LAND DESCRIBED AS 1.448 ACRES IN THE DEED FROM ECONOMIC FOUNDATION OF BRENHAM, INC. FORMERLY KNOWN AS THE BRENHAM INDUSTRIAL FOUNDATION, INC. TO THE BRENHAM COMMUNITY DEVELOPMENT CORPORATION, DATED NOVEMBER 30, 2010, AS RECORDED IN VOLUME 1357, PAGE 926, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

**CERTIFICATION**

THE STATE OF TEXAS  
 COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY AND SUBDIVISION OF 6.000 ACRES OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS 8TH DAY OF OCTOBER 2019, A.D.

JON E. HODDE  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5197  
 HODDE & HODDE LAND SURVEYING, INC.  
 613 EAST BLUE BELL ROAD  
 BRENHAM, TEXAS 77833  
 (979) 836-5681  
 TEXAS FIRM REGISTRATION NO. 10018800

**NOTES:**

1. THE BEARINGS SHOWN OR STATED HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°10'40.55" N - LONGITUDE: 96°23'58.86" W (WGS-84).
2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 4847700295C, EFFECTIVE DATE AUGUST 16, 2011, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS.
3. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH BOTTS TITLE COMPANY (WESTCOR LAND TITLE INSURANCE COMPANY) TITLE COMMITMENT G.F. NO. WA-19-284, EFFECTIVE DATE SEPTEMBER 12, 2019, 8:00 AM, ISSUED SEPTEMBER 30, 2019, AM.
4. THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO THE EASEMENTS SHOWN HEREON.
5. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND A TITLE REPORT DATED EFFECTIVE SEPTEMBER 12, 2019.
6. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND A TITLE REPORT DATED EFFECTIVE SEPTEMBER 12, 2019.
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 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
8. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
9. 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.
10. (ORWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS.  
 B.L. DENOTES BUILDING LINE  
 U.E. DENOTES UTILITY EASEMENT

**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 ACKNOWLEDGMENT**

WE, BRENHAM COMMUNITY DEVELOPMENT CORPORATION, THE OWNERS OF THE LAND DESCRIBED HEREON AND WHOSE NAMES ARE SUBSCRIBED HERETO, DO HEREBY ACKNOWLEDGE THE CHANGES TO SAID PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HEREON. WE HEREBY REMAIN SUBJECT TO EXISTING EASEMENTS, COVENANTS, RESTRICTIONS AND EASEMENTS EXCEPT AS SHOWN OR STATED HEREON.

BY: \_\_\_\_\_  
 (SIGNATURE)

\_\_\_\_\_  
 (PRINTED NAME & TITLE)

**NOTARY PUBLIC ACKNOWLEDGMENT**

THE STATE OF TEXAS  
 COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BY \_\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

**COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT**

THE STATE OF TEXAS §  
 COUNTY OF WASHINGTON §

I, \_\_\_\_\_, CLERK OF THE COUNTY COURT OF WASHINGTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. IN CABINET \_\_\_\_\_ SHEET \_\_\_\_\_ OF RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

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

\_\_\_\_\_  
 CLERK OF THE COUNTY COURT  
 WASHINGTON COUNTY, TEXAS

W.G. NO. 7581 (POND/ET/ER/642.DWG/W/REV). REF: POND/ET/ER/6104.SURVEY

**Hodde & Hodde Land Surveying, Inc.**  
 Professional Land Surveying  
 613 E. Blue Bell Road · Brenham, Texas 77833  
 979-836-5681 · 979-836-5683 (fax)  
 www.hoddesurveying.com

**FINAL PLAT OF  
 SOUTHWEST INDUSTRIAL PARK  
 SECTION IV  
 CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS**  
 CONSISTING OF 1 LOT CONTAINING 6.000 ACRES  
 DATE: OCTOBER 2019

**OWNER/DEVELOPER**  
 BRENHAM COMMUNITY  
 DEVELOPMENT CORPORATION  
 200 W. VULCAN STREET  
 BRENHAM, TEXAS 77833  
 PHN. 979-337-7200



**CASE P-19-035**  
**PRELIMINARY PLAT: SCHEEL SUBDIVISION**

---

**PLAT TITLE:** Scheel Subdivision, Lots 1-3 **CITY/ETJ:** City

**PLAT TYPE:** Preliminary Plat

**OWNER/APPLICANT:** Robert and Jeanette Scheel / Lampe Surveying – Donald W. Lampe

**ADDRESS/LOCATION:** 1825 Burleson Street, located along the west side of Burleson Street

**LEGAL DESCRIPTION:** Proposed Tracts 1-3 in the Scheel Subdivision, in Brenham, Washington County, Texas

**LOT AREA:** 3.721 acres plus 0.106 acres of dedicated right-of-way

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

**COMP PLAN  
FUTURE LAND USE:** Single family residential

**REQUEST:**

The subject 3.721 acres of land is owned by Robert and Jeanette Scheel who desire to divide this tract into three (3) tracts. Proposed Tract 1 will contain 1.487 acres of land, proposed Tract 2 will contain 1.117 acres of land and proposed Tract 3 will contain 1.117 acres of land. Included in the proposed plat is a 0.106-acre dedication for public right-of-way along Burleson Street.

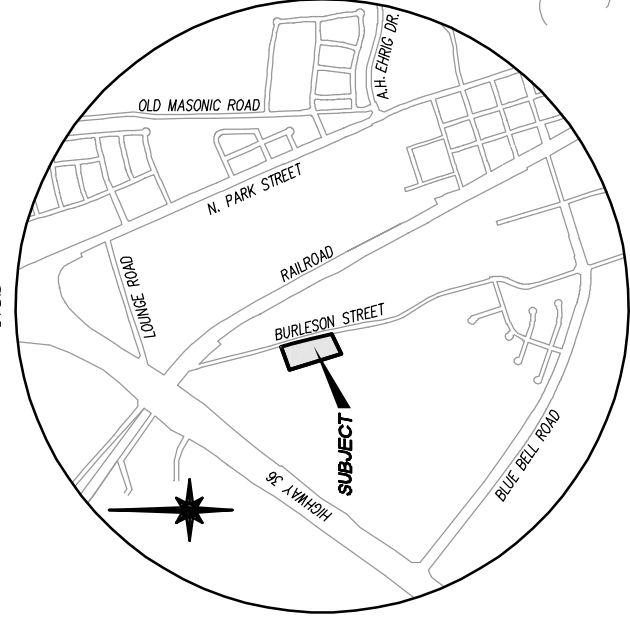
**STAFF ANALYSIS AND RECOMMENDATION:**

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:**

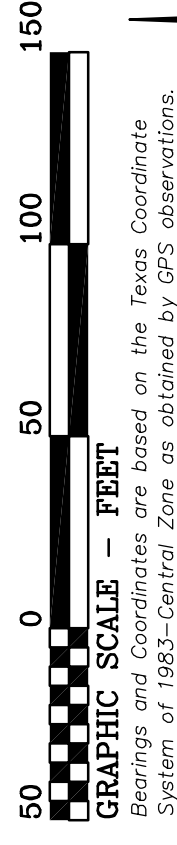
- A. Proposed Preliminary Plat

Location Map  
NTS



**PRELIMINARY PLAT OF SCHEEL DIVISION NO. 1**

CONSISTING OF 3 TRACTS  
TRACT 1: 1.487 ACRES  
TRACT 2: 1.117 ACRES  
TRACT 3: 1.117 ACRES  
FOR 3.721 ACRES TOTAL  
AND 0.106 ACRE DEDICATED  
FOR PUBLIC RIGHT OF WAY,  
A. HARRINGTON SURVEY, A-55  
CITY OF BRENHAM  
WASHINGTON COUNTY, TEXAS  
TRACTS 1-3, BEING PART OF THE SAME LAND  
DESCRIBED AS 3.824 ACRES IN A DEED FROM  
HENRY LEHRMANN, JR. TO ROBERT ALLEN SCHEEL  
AND WIFE, JEANETTE SCHEEL, DATED FEBRUARY 18,  
1980, RECORDED IN VOLUME 388, PAGE 877, DEED  
RECORDS OF WASHINGTON COUNTY, TEXAS.



**LEGEND:**  
U.E. = UTILITY EASEMENT  
B.L. = BUILDING LINE  
OHE = OVERHEAD ELECTRIC LINE  
o = 5/8" IRON ROD SET, UNLESS OTHERWISE NOTED

**NOTE:** IRON RODS SET ARE CAPPED "L" LAMPE SURVEYING"

**Property Owner**  
Robert A. Scheel  
and Jeanette Scheel  
1825 Burlleson Street  
Brenham, Texas 77833  
(979) 277-2632

**Plat Prepared by**  
Lampe Surveying, Inc  
P.O. Box 2037  
1408 West Main Street  
Brenham, Texas 77834  
(979) 836-6677

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

**0.106 ACRE DEDICATED  
FOR PUBLIC RIGHT OF WAY**

Course	Bearing	Distance
L1	N69°12'45"E	7.51'
L2	S18°40'15"E	30.20'
L3	S14°16'15"E	585.55'
L4	S65°52'54"W	7.61'
L5	N14°16'15"W	586.57'
L6	N18°40'15"W	29.63'

**COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT**

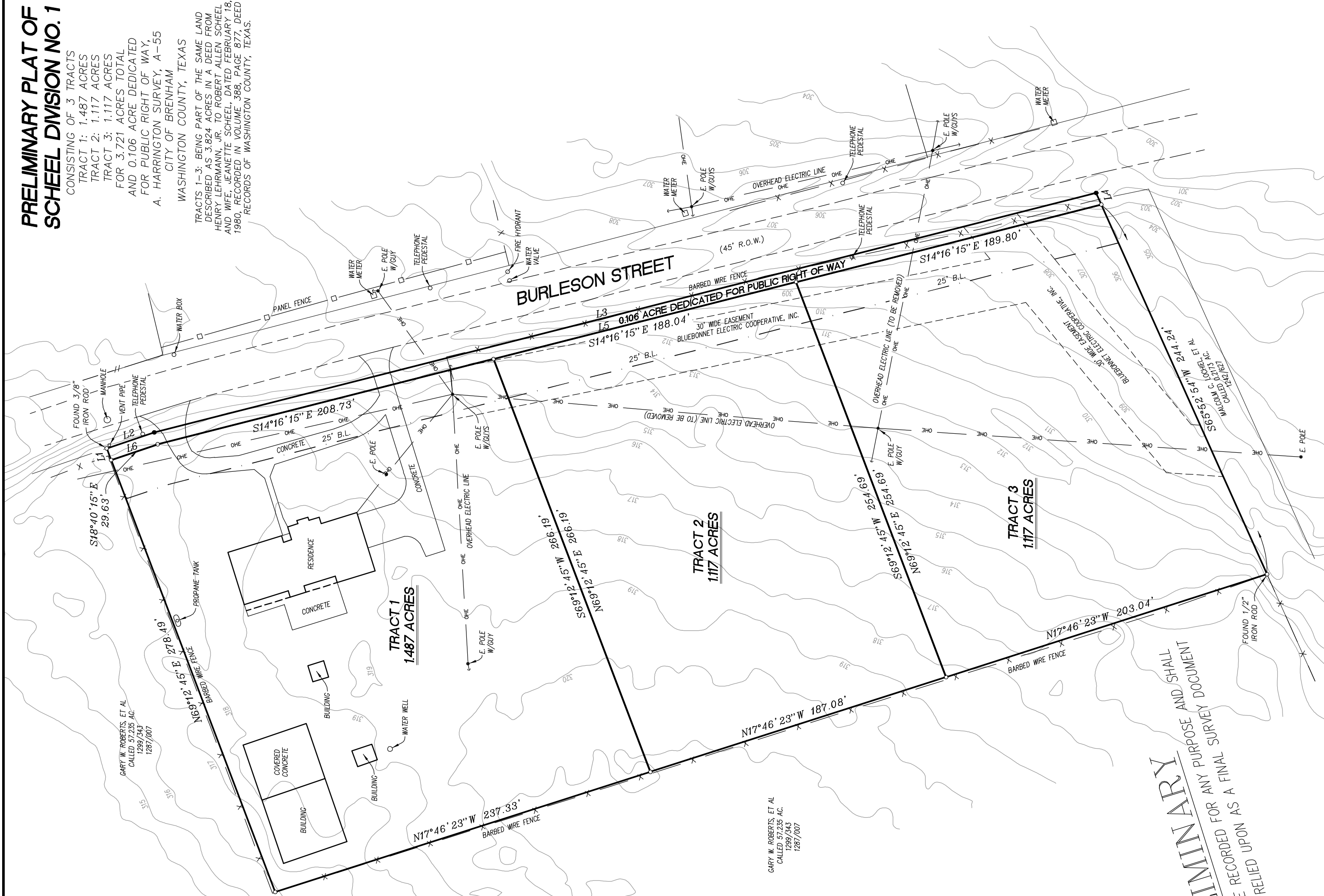
THE STATE OF TEXAS  
COUNTY OF WASHINGTON

I, Beth Rothemel, 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 \_\_\_\_\_, 201\_\_\_\_, A.D. at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, 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 Rothemel  
County Clerk  
Washington County, Texas

I, Donald W. Lampe, Registered Professional Land Surveyor No. 1181 of the State of Texas, do hereby certify that this plat accurately represents the results of an on the ground survey made under my direction. THIS DOCUMENT OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT  
Dated this 11th day of October, 2019. **PRELIMINARY**  
NOT RECORDED  
Donald W. Lampe  
Professional Land Surveyor  
1408 West Main Street  
Brenham, Texas 77834  
(979) 836-6677  
W.C. 3443 3443S1.DWG 3443S04EEL.CCG



**NOTES:**  
- Owner retains all of the oil, gas and other minerals on, in and under the 0.106 acre tract hereby dedicated for public right of way.  
- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.  
- This plat does not attempt to amend or remove any valid covenants or restrictions.  
- The building lines 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 (FIRM), compiled by the Federal Emergency Management Agency, Map No. 48477C0295C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.

**OWNER DEDICATION**

Robert A. Scheel and Jeanette Scheel, owners of the property subdivided in the foregoing map of Scheel Division No. 1, to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, lots, building lines, and easements thereon shown and designate said subdivision as Scheel Division No. 1, to the City of Brenham, Texas, located in the City of Brenham, Washington County, Texas, and we do hereby dedicate to public use, as such the easements shown thereon forever and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the easements so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

Robert A. Scheel

Jeanette Scheel

THE STATE OF TEXAS  
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019 by Robert A. Scheel and Jeanette Scheel.

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

**PLANNING COMMISSION APPROVAL**

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

Chairman

Secretary

**LAMPE SURVEYING, INC  
PROFESSIONAL LAND SURVEYORS**

1408 WEST MAIN STREET  
P. O. BOX 2037  
BREHMAN, TEXAS 77834  
(979) 836-6677  
TEXAS LICENSED SURVEYOR NO. 10940700  
W.C. 3443 3443S1.DWG 3443S04EEL.CCG



**CASE P-19-036**  
**FINAL PLAT: SCHEEL SUBDIVISION**

---

**PLAT TITLE:** Scheel Subdivision, Lots 1-3 **CITY/ETJ:** City

**PLAT TYPE:** Final Plat

**OWNER/APPLICANT:** Robert and Jeanette Scheel / Lampe Surveying – Donald W. Lampe

**ADDRESS/LOCATION:** 1825 Burleson Street, located along the west side of Burleson Street

**LEGAL DESCRIPTION:** Proposed Tracts 1-3 in the Scheel Subdivision, in Brenham, Washington County, Texas

**LOT AREA:** 3.721 acres plus 0.106 acres of dedicated right-of-way

**ZONING DISTRICT/  
USE:** R-1 Single Family Residential District / residential / vacant land

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

**REQUEST:**

The subject 3.721 acres of land is owned by Robert and Jeanette Scheel who desire to divide this tract into three (3) tracts. Proposed Tract 1 will contain 1.487 acres of land, proposed Tract 2 will contain 1.117 acres of land and proposed Tract 3 will contain 1.117 acres of land. Included in the proposed plat is a 0.106-acre dedication for public right-of-way along Burleson Street.

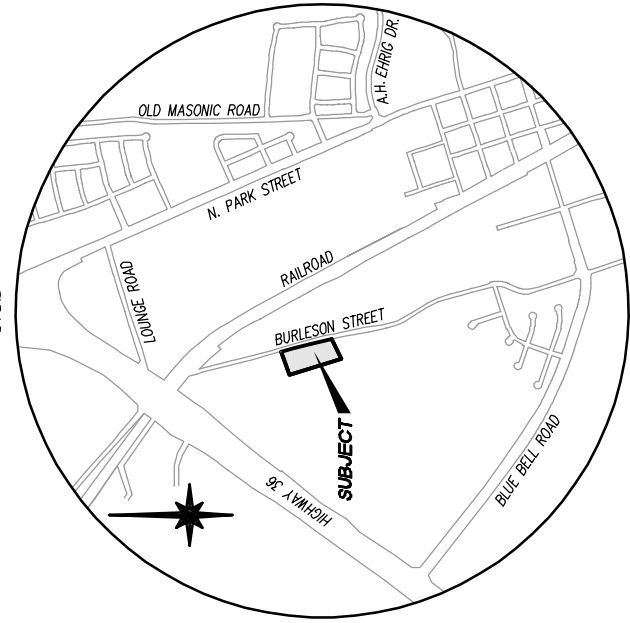
**STAFF ANALYSIS AND RECOMMENDATION:**

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

Location Map  
NTS



**FINAL PLAT OF SCHEEL DIVISION NO. 1**

CONSISTING OF 3 TRACTS  
TRACT 1: 1,487 ACRES  
TRACT 2: 1,117 ACRES  
TRACT 3: 1,117 ACRES  
FOR 3,721 ACRES TOTAL  
AND 0.106 ACRE DEDICATED  
FOR PUBLIC RIGHT OF WAY,  
A. HARRINGTON SURVEY, A-55  
CITY OF BRENHAM  
WASHINGTON COUNTY, TEXAS

TRACTS 1-3, BEING PART OF THE SAME LAND DESCRIBED AS 3.824 ACRES IN A DEED FROM HENRY LEHRMANN, JR. TO ROBERT ALLEN SCHEEL AND WIFE, JEANETTE SCHEEL, DATED FEBRUARY 18, 1980, RECORDED IN VOLUME 388, PAGE 877, DEED RECORDS OF WASHINGTON COUNTY, TEXAS.

GARY W. ROBERTS, ET AL  
CALLED 1289/243  
1287/007

GARY W. ROBERTS, ET AL  
CALLED 1289/243  
1287/007

**Property Owner**  
Robert A. Scheel  
and Jeanette Scheel  
1825 Burlison Street  
Brenham, Texas 77833  
(979) 277-2632

**Plat Prepared by**  
Lampe Surveying, Inc  
P.O. Box 2037  
1408 West Main Street  
Brenham, Texas 77834  
(979) 836-6677

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

**0.106 ACRE DEDICATED FOR PUBLIC RIGHT OF WAY**

Course	Bearing	Distance
L1	N69°12'45"E	7.51'
L2	S18°40'15"E	30.20'
L3	S14°16'15"E	585.55'
L4	S65°52'54"W	7.61'
L5	M14°16'15"W	586.57'
L6	N18°40'15"W	29.63'

**COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT**

THE STATE OF TEXAS  
COUNTY OF WASHINGTON

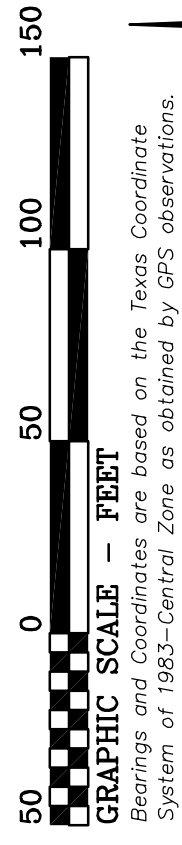
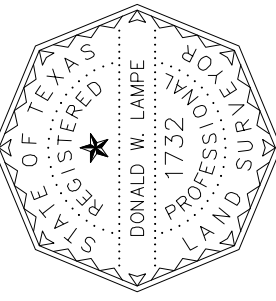
I, Beth Rothemel, Clerk of the County Court of Washington County, Texas do hereby certify that the within instrument with its Certificate of Authentication was filed for registration in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, A.D. at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, 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 Rothemel  
County Clerk  
Washington County, Texas

I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the State of Texas, do hereby certify that this plat accurately represents the results of an on the ground survey made under my direction.

Dated this 11th day of October, 2019.  
Donald W. Lampe  
R.P.L.S. No. 1732  
Lampe Surveying, Inc



**LEGEND:**  
U.E. = UTILITY EASEMENT  
B.L. = BUILDING LINE  
OHE = OVERHEAD ELECTRIC LINE  
o = 5/8" IRON ROD SET, UNLESS OTHERWISE NOTED

NOTE: IRON RODS SET ARE CAPPED "L" LAMPE SURVEYING"

**NOTES:**  
- Owner retains all of the oil, gas and other minerals on, in and under the 0.106 acre tract hereby dedicated for public right of way.  
- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.  
- This plat does not attempt to amend or remove any valid covenants or restrictions.  
- The building lines 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. 4847700295C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.

**OWNER DEDICATION**  
Robert A. Scheel and Jeanette Scheel, owners of the property subdivided in the foregoing map of Scheel Division No. 1, to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, lots, building lines, and easements thereon shown and designate said subdivision as Scheel Division No. 1, to the City of Brenham, Texas, located in the City of Brenham, Washington County, Texas, and we do hereby dedicate to public use, as such the easements shown thereon forever and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the easements so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon. We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

Robert A. Scheel  
Jeanette Scheel

THE STATE OF TEXAS  
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019 by Robert A. Scheel and Jeanette Scheel.

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

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

Chairman  
Secretary

**LAMPE SURVEYING, INC**  
PROFESSIONAL LAND SURVEYORS  
1408 WEST MAIN STREET  
P. O. BOX 2037  
BREHMAN, TEXAS 77834  
(979) 836-6677  
TEXAS LICENSED SURVEYOR #1732  
W.O. 3443- FINAL.DWG - 3443SCHEEL.DOC



**CASE P-19-037**  
**PRELIMINARY PLAT: ANTON SUBDIVISION (ETJ)**

---

**PLAT TITLE:** Anton Subdivision, Lots 1-2 **CITY/ETJ:** ETJ

**PLAT TYPE:** Preliminary Plat

**OWNER/APPLICANT:** Kenneth and Kelcie Anton / ATM Surveying – Adam Wallace

**ADDRESS/LOCATION:** 3347 Tigerpoint Road, located near the intersection of FM 332 and Tigerpoint Road

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

**LOT AREA:** 20.873 acres

**ZONING DISTRICT/  
USE:** Not applicable / residential and agricultural

**COMP PLAN  
FUTURE LAND USE:** Rural

**REQUEST:**

The subject 20.8763 acres of land is owned by Kenneth and Kelcie Anton who desire to divide this tract into two lots. Proposed Lot 1 will contain 16.55 acres of land and proposed Lot 2 will contain 4.327 acres of land.

**STAFF ANALYSIS AND RECOMMENDATION:**

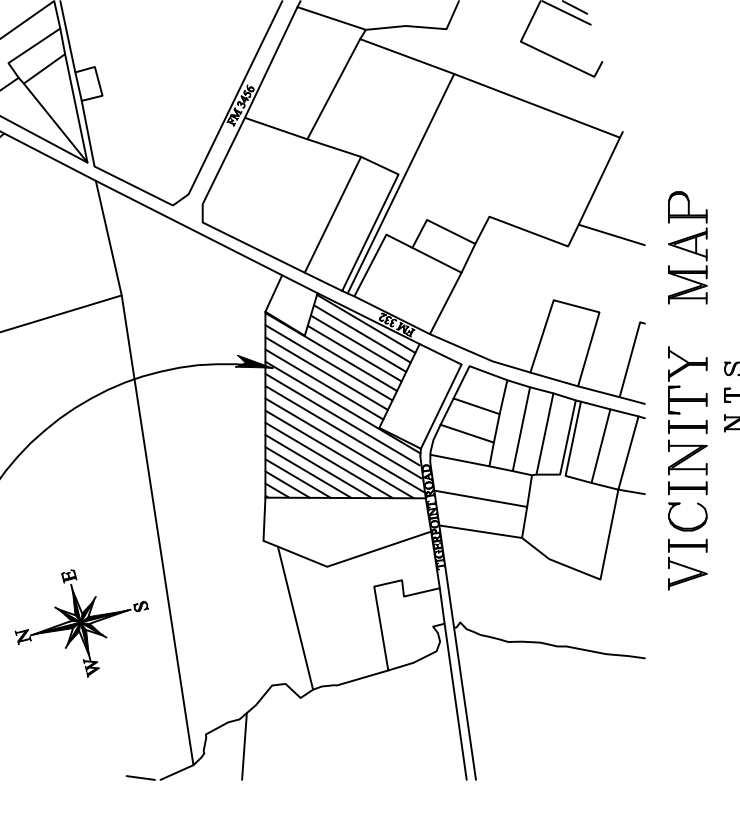
Development Services have reviewed this preliminary plat for compliance with applicable City of Brenham regulations and ordinances of the City of Brenham, Texas and **recommends approval** of this plat **with the condition that the following revisions be submitted:**

1. Utilize a darker heavy line to indicate the boundary of the land to be subdivided.
2. Add 2-foot interval contour lines (10' currently shown).
3. Differentiate the line for the proposed lot line from the 50' building line. Suggest utilizing a dashed line for the Building Line.
4. Add the width of Tigerpoint road.
5. Correct the Notary Acknowledgement blocks to remove Hollie Brent Hairston and Kristina Ann Hairston and replace with Kenneth J. Anton and Kelcie Anton.
6. Please show the locations of all easements and right-of-ways and identify easements as underground or overhead.
7. Please show the locations of existing and proposed (if any) water wells.

**EXHIBITS:**

- A. Proposed Preliminary Plat

**PROJECT LOCATION**



**METES AND BOUNDS DESCRIPTION**  
 Being a tract of land containing 20.88 acres, in James Schrier Survey, A-98, Washington County, Texas, being the same tract, as described in Vol. 1539, Page 37, of the Washington County Official Records (W.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, and the bearings of this survey are true bearings. The survey was conducted and asurveyed on the ground on September 24th, of 2019. This description is also referred to the plat prepared by ATM Surveying, Project No. 2019-0353, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with orange plastic cap marked "LAMPE SURVEYING" found for the west corner of this tract, also being a point in the northeast right-of-way line of Tigerpoint Road (60' R.O.W.), also being the south corner of the 12 Armadillos LLC called 7.0 acre tract, as recorded in Vol. 1566, Page 525 of the W.C.O.R.;

**THENCE** North 14°11'18" East, a distance of 956.79 feet along the common line between this tract and said 7.0 acre tract to a 1/2" iron rod with orange plastic cap marked "LAMPE SURVEYING" found for the north corner of this tract, also being a point in the Calvin Wehmeier called 50.54 acre tract, as recorded in Vol. 356, Page 491 of the W.C.O.R.;

**THENCE** South 75°37'02" East, a distance of 1107.53 feet along the common line between this tract and said 50.54 acre tract to a 3/8" iron rod found for an east corner of this tract, also being the north corner of the Arnold Wehmeier called 1.45 acre tract, as recorded in Vol. 221, Page 543 of the W.C.O.R.;

**THENCE** along the common line between this tract and said 1.45 acre tract, for the following call:

South 45°33'18" West, a distance of 275.30 feet to a 3/8" iron rod found for a bond in this tract;

South 59°01'27" East, a distance of 264.75 feet to a 3/8" iron rod found for an east corner of this tract, also being a point in the northeast right-of-way line of FM 332 (80' R.O.W.), also being a point in the northeast right-of-way line of the Arnold Wehmeier called 50.54 acre tract, as recorded in Vol. 356, Page 491 of the W.C.O.R.;

**THENCE** South 49°55'42" West, a distance of 680.27 feet along the common line between this tract and said FM 332 to a 3/8" iron rod found for a south corner of this tract, also being a point in the northeast right-of-way line of the Arnold Wehmeier called 50.54 acre tract, as recorded in Vol. 234, Page 427 of the W.C.O.R.;

**THENCE** along the common line between this tract and said Huddle tract, for the following call:

North 49°55'48" West, a distance of 554.06 feet to an 8" concrete fence post found for a bend in this tract;

South 49°59'52" West, a distance of 276.80 feet to a 3/8" iron rod found for a south corner of this tract, also being a point in the northeast right-of-way line of Tigerpoint Road;

**THENCE** along the common line between this tract and said Tigerpoint Road, for the following call:

North 71°28'19" West, a distance of 445.04 feet to a 3/8" iron rod found for a point in the southwest line of this tract;

North 82°38'17" West, a distance of 148.48 feet to a 1/2" iron rod with orange plastic cap marked "LAMPE SURVEYING" found for a point in the southwest line of this tract;

North 83°36'06" West, a distance of 105.64 feet to the **PLACE OF BEGINNING** containing 20.88 acres.

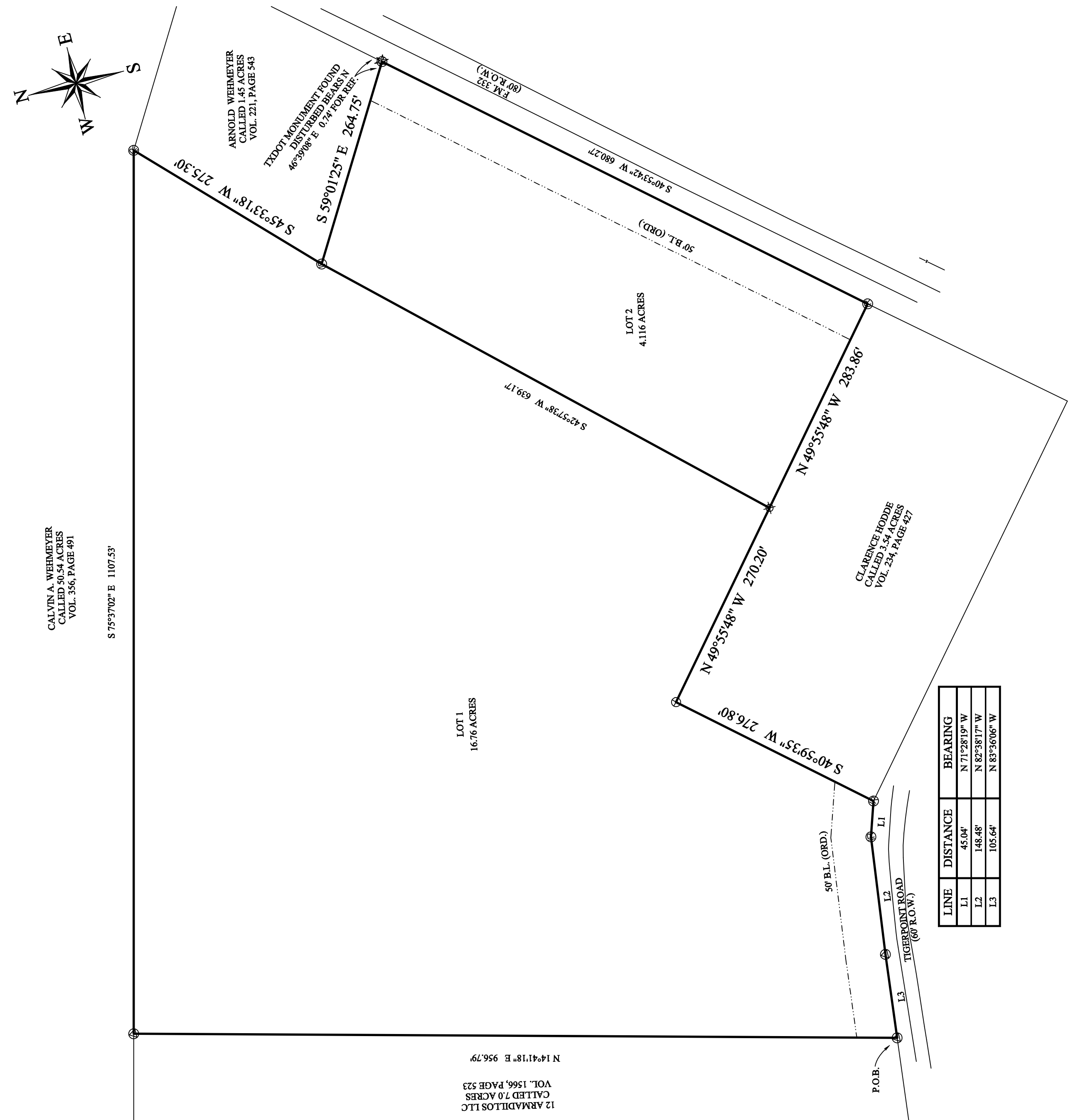
**FINAL PLAT OF**

**Anton Subdivision into  
 Lot 1 called 16.76 acres and  
 Lot 2 called 4.116 acres  
 being a PLAT  
 of a total of 20.873 acres in the  
 James Schrier Survey, A-98,  
 recorded in Vol. 1539, Page 37 of the  
 Washington County Official Records  
 Washington County, Texas**

SCALE: 1" = 100'  
 OWNER/DEVELOPER:  
 KENNETH J. ANTON AND  
 KELCE L. ANTON  
 3347 TIGERPOINT  
 BRENHAM, TX 77833  
 (512) 767-8773

SURVEYOR:  
 Adam Wallace, RPLS 6132  
 ATM Surveying  
 1403 Lamon Tree  
 College Station, TX 77840  
 (979) 209-9291

SEPTEMBER, 2019



**FINAL PLAT**

**STATE OF TEXAS**  
**CERTIFICATE OF SURVEYOR**

I, Adam Wallace, County Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner locations are correct and that the boundaries are true and correct in accordance with the Subdivision Regulations of the City of Brenham, Texas.

**APPROVAL OF COUNTY COMMISSIONERS COURT**

I, \_\_\_\_\_, County Commissioner of the County of Washington, do hereby certify that this plat is in compliance with the appropriate codes 2015 set out in the Constitution of the State of Texas and the laws of the State of Texas.

County Commissioner of Washington

**APPROVAL OF THE COUNTY CLERK**

I, \_\_\_\_\_, County Clerk of the County of Washington, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the County of Washington, Texas.

County Clerk, Washington County

**APPROVAL OF THE CITY PLANNING COMMISSION**

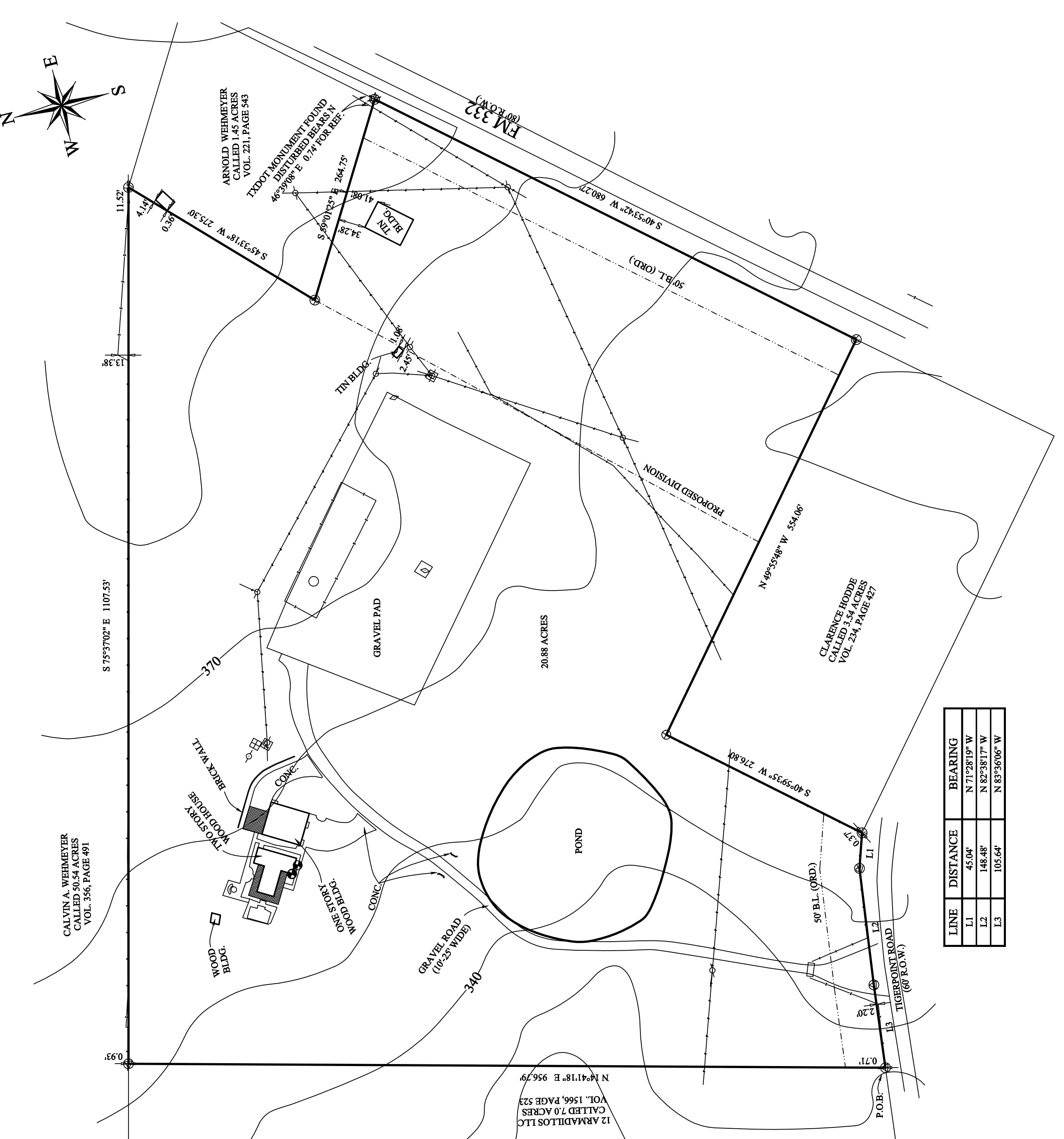
I, \_\_\_\_\_, by the City Planning Commission of the City of Brenham, Texas.

City of Brenham

**ATTEST**

I, \_\_\_\_\_, Secretary of the County of Washington, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the County of Washington, Texas.

Secretary



**PRELIMINARY PLAT**

**STATE OF TEXAS**  
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We, Kenneth J. Anton and Kelce L. Anton, owners and developers of the land shown on this plat, and designated herein as 20.88 acres, of the James Schrier Survey, A-98, in Washington County, Texas, and whose name is subscribed herein, hereby dedicate to the use of the public forever all such dedication shall be in fee simple unless expressly provided otherwise.

**APPROVAL OF COUNTY COMMISSIONERS COURT**

I, \_\_\_\_\_, County Commissioner of the County of Washington, do hereby certify that this plat is in compliance with the appropriate codes 2015 set out in the Constitution of the State of Texas and the laws of the State of Texas.

County Commissioner of Washington

**APPROVAL OF THE COUNTY CLERK**

I, \_\_\_\_\_, County Clerk of the County of Washington, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the County of Washington, Texas.

County Clerk, Washington County

**APPROVAL OF THE CITY PLANNING COMMISSION**

I, \_\_\_\_\_, by the City Planning Commission of the City of Brenham, Texas.

City of Brenham

**ATTEST**

I, \_\_\_\_\_, Secretary of the County of Washington, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the County of Washington, Texas.

Secretary





**CASE P-19-038**  
**FINAL PLAT: ANTON SUBDIVISION (ETJ)**

---

**PLAT TITLE:** Anton Subdivision, Lots 1-2 **CITY/ETJ:** ETJ

**PLAT TYPE:** Final Plat

**OWNER/APPLICANT:** Kenneth and Kelcie Anton / ATM Surveying – Adam Wallace

**ADDRESS/LOCATION:** 3347 Tigerpoint Road, located near the intersection of FM 332 and Tigerpoint Road

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

**LOT AREA:** 20.873 acres

**ZONING DISTRICT/  
USE:** Not applicable / residential and agricultural

**COMP PLAN  
FUTURE LAND USE:** Rural

**REQUEST:**

The subject 20.8763 acres of land is owned by Kenneth and Kelcie Anton who desire to divide this tract into two lots. Proposed Lot 1 will contain 16.55 acres of land and proposed Lot 2 will contain 4.327 acres of land.

**STAFF ANALYSIS AND RECOMMENDATION:**

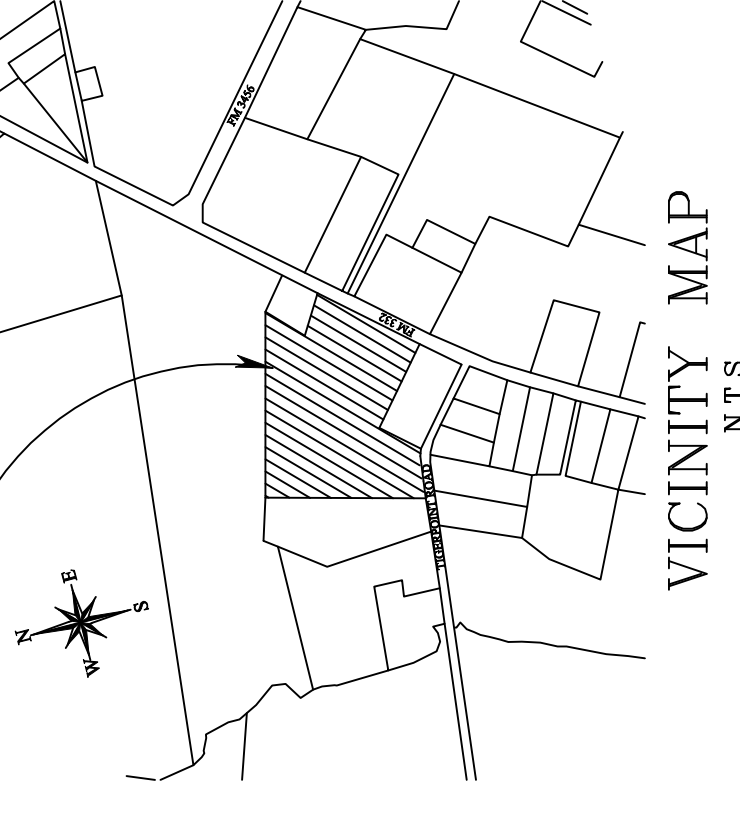
Development Services have reviewed this final plat for compliance with applicable City of Brenham regulations and ordinances of the City of Brenham, Texas and **recommends approval** of this plat **with the condition that the following revisions be submitted:**

1. Please utilize a darker heavy line to indicate the boundary of the land to be subdivided.
2. Dimension Tigerpoint Road.
3. Please show the locations of all easements and right-of-ways and identify easements as underground or overhead.
4. Correct the Notary Acknowledgement blocks to remove Hollie Brent Hairston and Kristina Ann Hairston and replace with Kenneth J. Anton and Kelcie Anton.
5. Please show the locations of all easements and right-of-ways and identify easements as underground or overhead.
6. Please show the locations of existing and proposed (if any) water wells.

**EXHIBITS:**

- A. Proposed Final Plat

**PROJECT LOCATION**



**METES AND BOUNDS DESCRIPTION**  
 Being a tract of land containing 20.88 acres, in James Schrier Survey, A-98, Washington County, Texas, being the same tract, as described in Vol. 1539, Page 37, of the Washington County Official Records (W.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, and the bearings of the survey are as shown on the plat. The survey was prepared by ATM Surveying, Project No. 2019-0353, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with orange plastic cap marked "LAMPE SURVEYING" found for the west corner of this tract, also being a point in the northeast right-of-way line of Tigerpoint Road (60' R.O.W.), also being the south corner of the 12 Armadillos LLC called 7.0 acre tract, as recorded in Vol. 1566, Page 525 of the W.C.O.R.;

**THENCE** North 14°11'18" East, a distance of 956.79 feet along the common line between this tract and said 7.0 acre tract to a 1/2" iron rod with orange plastic cap marked "LAMPE SURVEYING" found for the north corner of this tract, also being a point in the Calvin Wehmeier called 50.54 acre tract, as recorded in Vol. 356, Page 491 of the W.C.O.R.;

**THENCE** South 75°37'02" East, a distance of 1107.53 feet along the common line between this tract and said 50.54 acre tract to a 3/8" iron rod found for an east corner of this tract, also being the north corner of the Arnold Wehmeier called 1.45 acre tract, as recorded in Vol. 221, Page 543 of the W.C.O.R.;

**THENCE** along the common line between this tract and said 1.45 acre tract, for the following call:

South 45°33'18" West, a distance of 275.30 feet to a 3/8" iron rod found for a bond in this tract;

South 59°01'27" East, a distance of 264.75 feet to a 3/8" iron rod found for an east corner of this tract, also being a point in the northeast right-of-way line of FM 332 (80' R.O.W.), also being a point in the northeast right-of-way line of the Arnold Wehmeier called 50.54 acre tract, as recorded in Vol. 356, Page 491 of the W.C.O.R.;

**THENCE** South 40°55'42" West, a distance of 680.27 feet along the common line between this tract and said FM 332 to a 3/8" iron rod found for a south corner of this tract, also being a point in the northeast right-of-way line of the Arnold Wehmeier called 50.54 acre tract, as recorded in Vol. 234, Page 427 of the W.C.O.R.;

**THENCE** along the common line between this tract and said Hivode tract, for the following call:

North 40°55'48" West, a distance of 554.06 feet to an 8" concrete fence post found for a bond in this tract;

South 40°59'52" West, a distance of 276.80 feet to a 3/8" iron rod found for a south corner of this tract, also being a point in the northeast right-of-way line of Tigerpoint Road;

**THENCE** along the common line between this tract and said Tigerpoint Road, for the following call:

North 71°28'19" West, a distance of 445.04 feet to a 3/8" iron rod found for a point in the southwest line of this tract;

North 82°38'17" West, a distance of 148.48 feet to a 1/2" iron rod with orange plastic cap marked "LAMPE SURVEYING" found for a point in the southwest line of this tract;

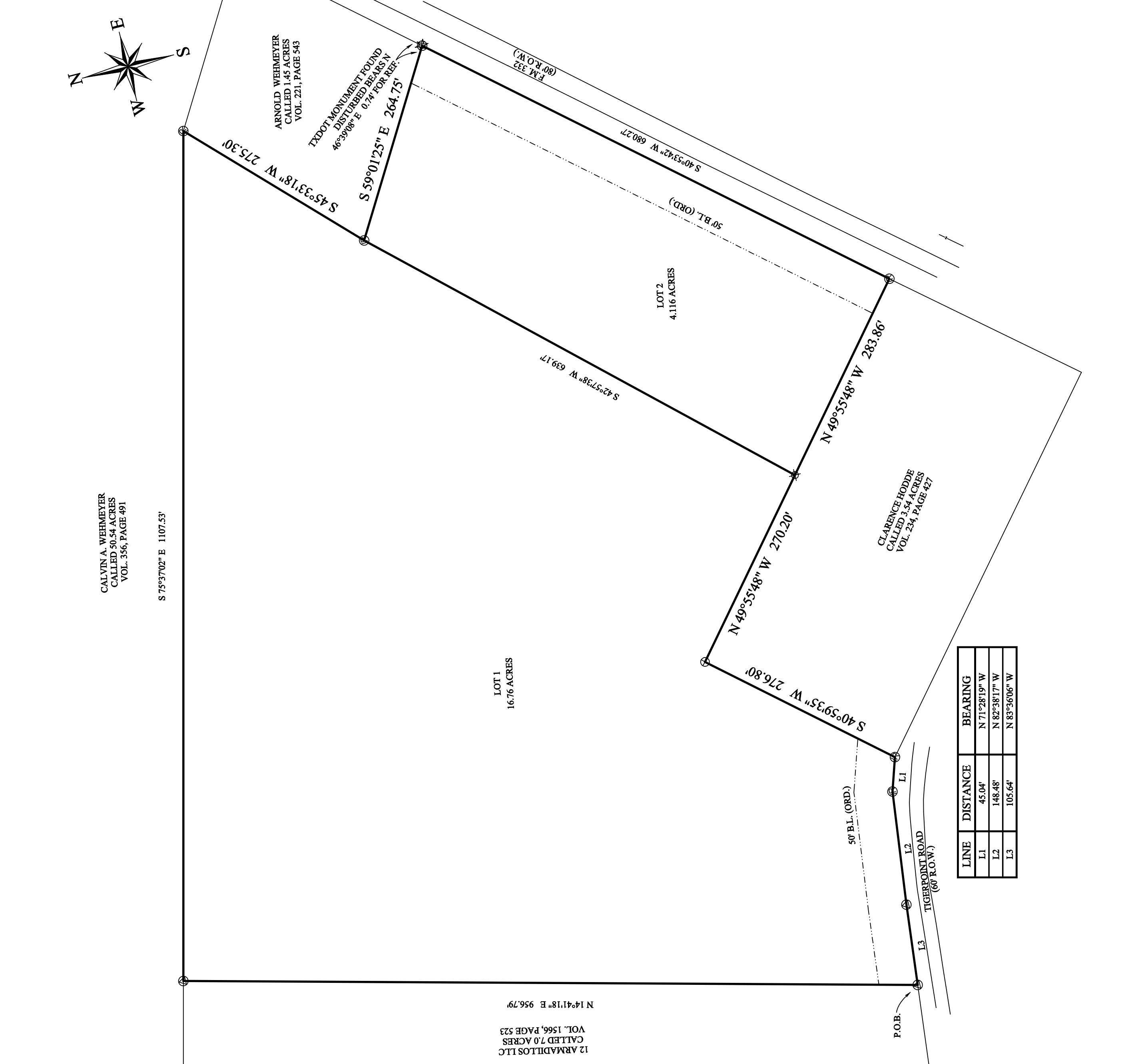
North 83°36'06" West, a distance of 105.64 feet to the **PLACE OF BEGINNING** containing 20.88 acres.

**Notes:**

- All utility easements with ownership through the subdivision have been shown.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- The 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 development of the property.

**FINAL PLAT**  
**OF**  
**Anton Subdivision into**  
**Lot 1 called 16.76 acres and**  
**Lot 2 called 4.116 acres**  
**being a PLAT**  
**of a total of 20.873 acres in the**  
**James Schrier Survey, A-98,**  
**recorded in Vol. 1539, Page 37 of the**  
**Washington County Official Records**  
**Washington County, Texas**

SCALE: 1" = 100'  
 SEPTEMBER, 2019  
**SURVEYOR:**  
 Adam Wallace, RPLS 6132  
**OWNER/DEVELOPER:**  
 KENNETH J. ANTON AND  
 KELCE L. ANTON  
 1403 Lamon Tree  
 College Station, TX 77840  
 3347 TIGERPOINT  
 BRENHAM, TX 77833  
 (979) 209-9291

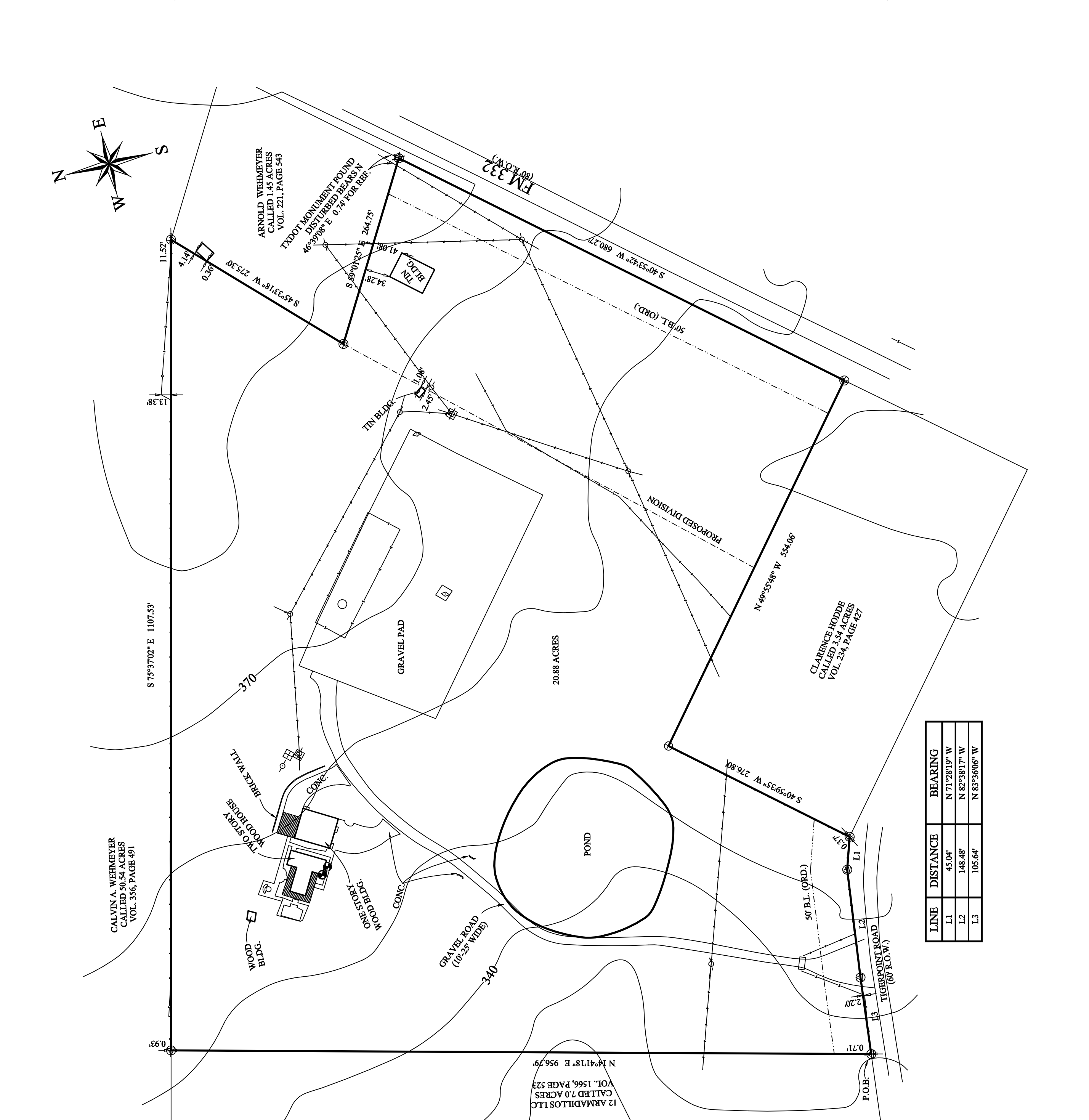


**FINAL PLAT**

**STATE OF TEXAS**  
**CITY OF BRENHAM**  
 I, Adam Wallace, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner locations are as shown on this plat in accordance with the Subdivision Regulations of the City of Brenham, Texas.

**APPROVAL OF COUNTY COMMISSIONERS COURT**  
 I, \_\_\_\_\_, County Commissioner of the City of Brenham, Texas, do hereby approve this plat on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**APPROVAL OF THE COUNTY CLERK**  
 I, \_\_\_\_\_, County Clerk of the City of Brenham, Texas, do hereby approve this plat on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.



**PRELIMINARY PLAT**

**STATE OF TEXAS**  
**CITY OF BRENHAM**  
 I, Adam Wallace, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner locations are as shown on this plat in accordance with the Subdivision Regulations of the City of Brenham, Texas.

**APPROVAL OF COUNTY COMMISSIONERS COURT**  
 I, \_\_\_\_\_, County Commissioner of the City of Brenham, Texas, do hereby approve this plat on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**APPROVAL OF THE COUNTY CLERK**  
 I, \_\_\_\_\_, County Clerk of the City of Brenham, Texas, do hereby approve this plat on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**ATM Surveying**  
 P.O. Box 1019, College Station, TX 77840  
 www.ATMsurveying.com - FIRM #10194-40

**ATM Surveying**  
 P.O. Box 1019, College Station, TX 77840  
 www.ATMsurveying.com - FIRM #10194-40



**CASE P-19-039**

**PRELIMINARY PLAT: ZIPPY J – BRENHAM SUBDIVISION**

---

**PLAT TITLE:** Zippy J – Brenham Subdivision **CITY/ETJ:** City

**PLAT TYPE:** Preliminary Plat

**OWNER/APPLICANT:** Zippy J’s Brenham Holdings, LLC / Carmen and Martha Cruz / Lampe Surveying – Donald W. Lampe

**ADDRESS/LOCATION:** 203 S. Blue Bell Road, located at the southeast corner of the intersection of S. Blue Bell Road and Old Chappell Hill Road (Tract 1) / 1807 Harrell Road (Tract 2)

**LEGAL DESCRIPTION:** Proposed Tracts 1 and 2 in the Zippy J – Brenham Subdivision, in Brenham, Washington County, Texas

**LOT AREA:** 2.062 acres plus 0.074 acres of dedicated right-of-way

**ZONING DISTRICT/** I Industrial / undeveloped vacant land (Tract 1)  
**USE:** R-3 Manufactured Home Residential / residential (Tract 2)

**COMP PLAN** Industrial  
**FUTURE LAND USE:**

**REQUEST:**

The proposed Tract 1, containing 1.944 acres of land is owned by Zippy J’s Brenham Holdings, LLC and the proposed Tract 2, containing 0.118 acres of land, is owned by Carmen and Martha Cruz. Included in the proposed plat is a 0.074-acre dedication for public right-of-way along Chappell Hill Road as well as a public utility easement (PUE) for relocation of an existing sanitary sewer line.

On July 8, 2019, the Board of Adjustments granted a variance to allow for the existing 43-foot lot width and 5,160 square foot lot size for Tract 2.

**STAFF ANALYSIS AND RECOMMENDATION:**

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.

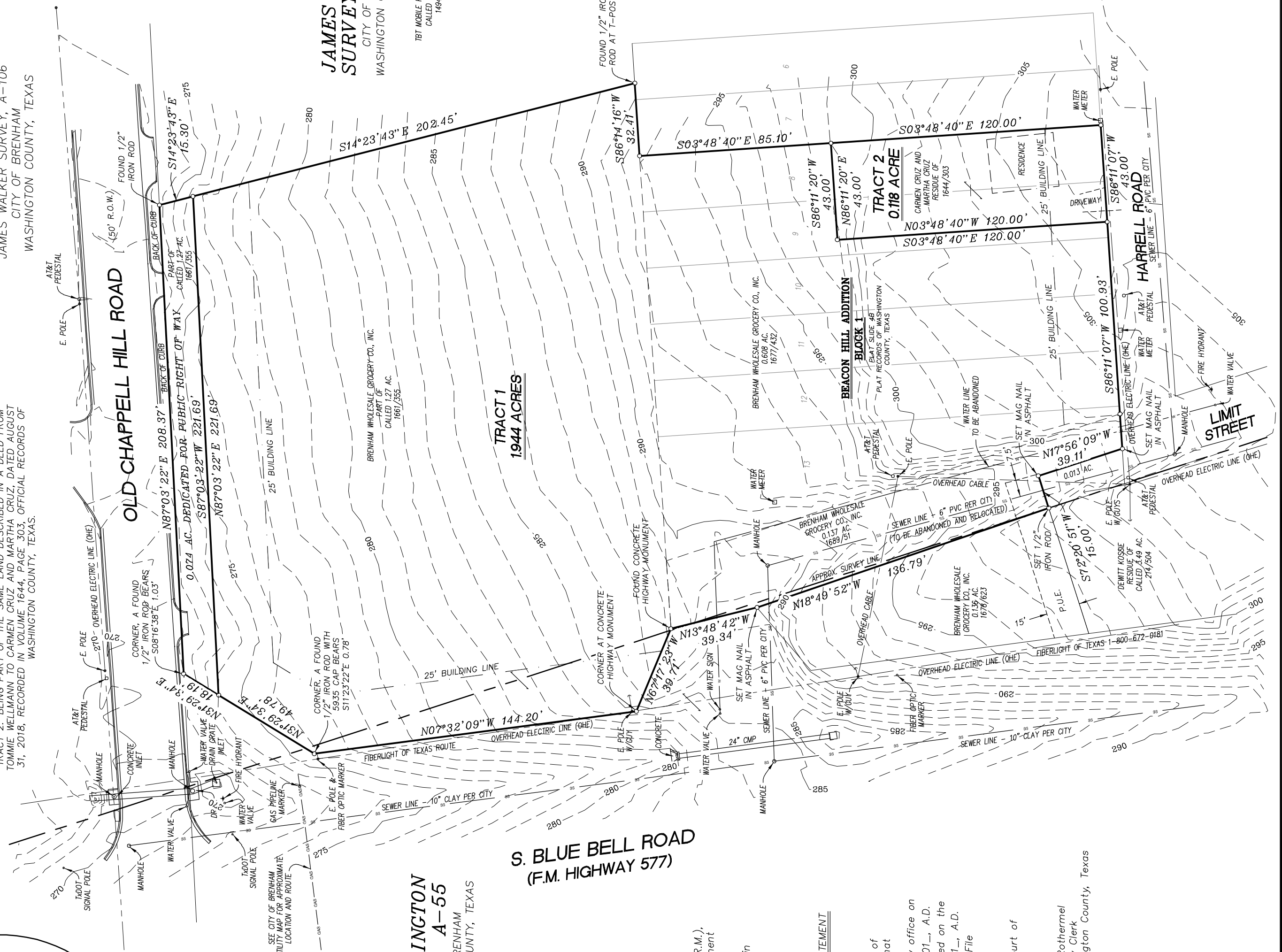
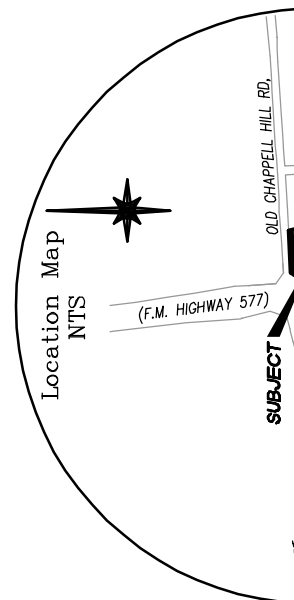
**EXHIBITS:**

- A. Proposed Preliminary Plat

# PRELIMINARY PLAT OF ZIPPY J - BRENHAM SUBDIVISION

TRACT 1: BEING PART OF THE SAME LAND DESCRIBED AS 1.27 ACRE IN A DEED FROM CONAROE MAJEWSKI ENTERPRISES, INC. TO BRENHAM WHOLESALERE CO., INC., DATED JANUARY 11, 2019, RECORDED IN VOLUME 1644, PAGE 303, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS. BEING ALL OF THE SAME 0.606 ACRES OF LAND DESCRIBED IN A DEED FROM CARMEN CRUZ AND MARTHA CRUZ TO BRENHAM WHOLESALERE CO., INC., DATED MAY 17, 2019, RECORDED IN VOLUME 1677, PAGE 432, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS; AND BEING ALL OF THE SAME 0.137 ACRE OF LAND DESCRIBED IN A DEED FROM THE CITY OF BRENHAM TO BRENHAM WHOLESALERE GROCERY CO., INC., DATED AUGUST 20, 2019, RECORDED IN VOLUME 1689, PAGE 51, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

TRACT 2: BEING PART OF THE SAME LAND DESCRIBED IN A DEED FROM TOMMIE WELLMANN TO CARMEN CRUZ AND MARTHA CRUZ, DATED AUGUST 31, 2018, RECORDED IN VOLUME 1644, PAGE 303, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.



**Property Owner**  
 Brenham Wholesale Grocery Co., Inc.  
 602 West First Street  
 Brenham, Texas 77833  
 (979) 836-7925

**Property Owner**  
 Carmen Cruz and Martha Cruz  
 3322 Reagan Beth Lane  
 Brenham, Texas 77833

**Plat Prepared by**  
 Lampe Surveying, Inc  
 P.O. Box 2037  
 1408 West Main Street  
 Brenham, Texas 77834  
 (979) 836-6677

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

**S. BLUE BELL ROAD (F.M. HIGHWAY 577)**

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

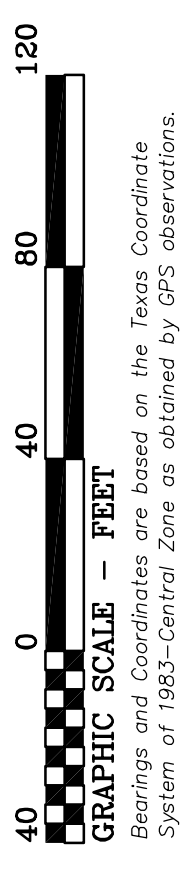
**BEACON HILL ADDITION BLOCK 1**

**TRACT 1 1944 ACRES**

**TRACT 2 0.118 ACRE**

**HARRELL ROAD**

**LIMIT STREET**



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

**LEGEND:**  
 U.E. = UTILITY EASEMENT  
 B.L. = BUILDING LINE  
 O.H.E. = OVERHEAD ELECTRIC LINE  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 ○ = 5/8" IRON ROD SET, UNLESS OTHERWISE NOTED  
 ⊙ = CHISELED HOLE IN CONCRETE  
 \* = "LAMPE SURVEYING"

**NOTES:**  
 - Owner retains all of the oil, gas and other minerals on, in and under the 0.074 acre tract hereby dedicated for public right of way.  
 - All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.  
 - This plat does not attempt to amend or remove any valid covenants or restrictions.  
 - The building lines 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.

**OWNER DEDICATION**  
 Brenham Wholesale Grocery Co., Inc., owner of Tract 1 and the 0.074 acre of land dedicated for Public Right of Way, and Carmen Cruz and Martha Cruz, owner of Tract 2 in the foregoing map of Zippy J - Brenham Subdivision, to the City of Brenham, Texas, do hereby offer, adopt and acknowledge the platting of said property in accordance with the plat shown hereon, and we do hereby dedicate to public use, as such the easements shown thereon and forever and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the easements so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

Adam Griffin, Vice President of Brenham Wholesale Grocery Co., Inc.

Carmen Cruz

Martha Cruz

THE STATE OF TEXAS  
 COUNTY OF WASHINGTON

This instrument was acknowledged before me on the day of \_\_\_\_\_, 2019 by Adam Griffin, as Vice President of Brenham Wholesale Grocery Co., Inc.

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

THE STATE OF TEXAS  
 COUNTY OF WASHINGTON

This instrument was acknowledged before me on the day of \_\_\_\_\_, 2019 by Carmen Cruz and Martha Cruz.

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

**PLANNING COMMISSION APPROVAL**

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

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_

I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732, do hereby certify that this plat accurately represents the results of an on the ground survey made under my direction. **PRELIMINARY**  
 Dated this the 16th day of October, 2019.  
 This document shall not be relied upon as a final survey document unless it is recorded in the Public Records of the State of Texas.  
 Donald W. Lampe  
 R.P.L.S. No. 1732  
 Lampe Surveying, Inc.



**CASE P-19-040**

**FINAL PLAT: ZIPPY J – BRENHAM SUBDIVISION**

---

<b>PLAT TITLE:</b>	Zippy J – Brenham Subdivision	<b>CITY/ETJ:</b> City
<b>PLAT TYPE:</b>	Final Plat	
<b>OWNER/APPLICANT:</b>	Zippy J’s Brenham Holdings, LLC / Carmen and Martha Cruz / Lampe Surveying – Donald W. Lampe	
<b>ADDRESS/LOCATION:</b>	203 S. Blue Bell Road, located at the southeast corner of the intersection of S. Blue Bell Road and Old Chappell Hill Road (Tract 1) / 1807 Harrell Road (Tract 2)	
<b>LEGAL DESCRIPTION:</b>	Proposed Tracts 1 and 2 in the Zippy J – Brenham Subdivision, in Brenham, Washington County, Texas	
<b>LOT AREA:</b>	2.062 acres plus 0.074 acres of dedicated right-of-way	
<b>ZONING DISTRICT/</b>	I Industrial / undeveloped vacant land (Tract 1) R-3 Manufactured Home Residential / residential (Tract 2)	
<b>USE:</b>		
<b>COMP PLAN</b>	Industrial	
<b>FUTURE LAND USE:</b>		

**REQUEST:**

The proposed Tract 1, containing 1.944 acres of land is owned by Zippy J’s Brenham Holdings, LLC and the proposed Tract 2, containing 0.118 acres of land, is owned by Carmen and Martha Cruz. Included in the proposed plat is a 0.074-acre dedication for public right-of-way along Chappell Hill Road as well as a public utility easement (PUE) for relocation of an existing sanitary sewer line.

On July 8, 2019, the Board of Adjustments granted a variance to allow for the existing 43-foot lot width and 5,160 square foot lot size for Tract 2.

**STAFF ANALYSIS AND RECOMMENDATION:**

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 OF ZIPPY J - BRENHAM SUBDIVISION

TRACT 1: BEING ALL OF THE SAME LAND DESCRIBED AS TRACT ONE, TRACT TWO AND TRACT THREE IN A DEED FROM BRENHAM WHOLESALERE GROCERY CO., INC. TO ZIPPY J'S BRENHAM HOLDINGS, LLC, DATED SEPTEMBER 3, 2019, RECORDED IN VOLUME 1690, PAGE 724, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

TRACT 2: BEING PART OF THE SAME LAND DESCRIBED IN A DEED FROM TOMMIE WELLMANN TO CARMEN CRUZ AND MARTHA CRUZ DATED AUGUST 31, 2018, RECORDED IN VOLUME 1644, PAGE 303, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.



**LEGEND:**  
 U.E. = UTILITY EASEMENT  
 B.L. = BUILDING LINE  
 O.H.E. = OVERHEAD ELECTRIC LINE  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 o = 5/8" IRON ROD SET, UNLESS OTHERWISE NOTED  
 ⊙ = CHISELED HOLE IN CONCRETE

NOTE: IRON RODS SET ARE CAPPED "LAMPE SURVEYING"

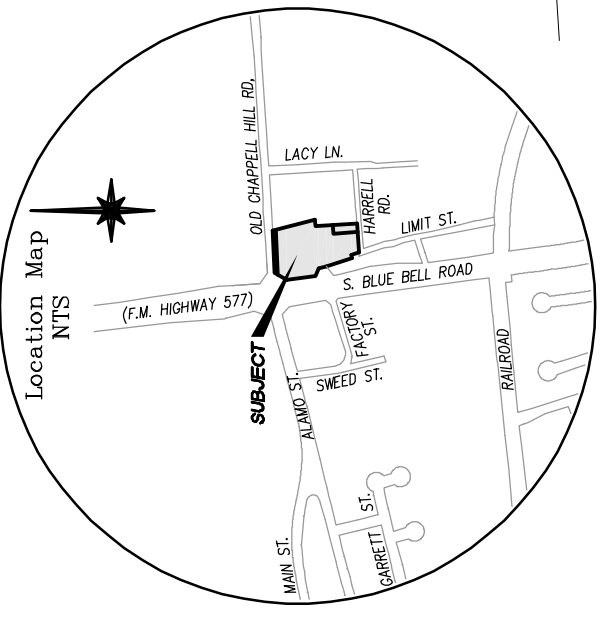
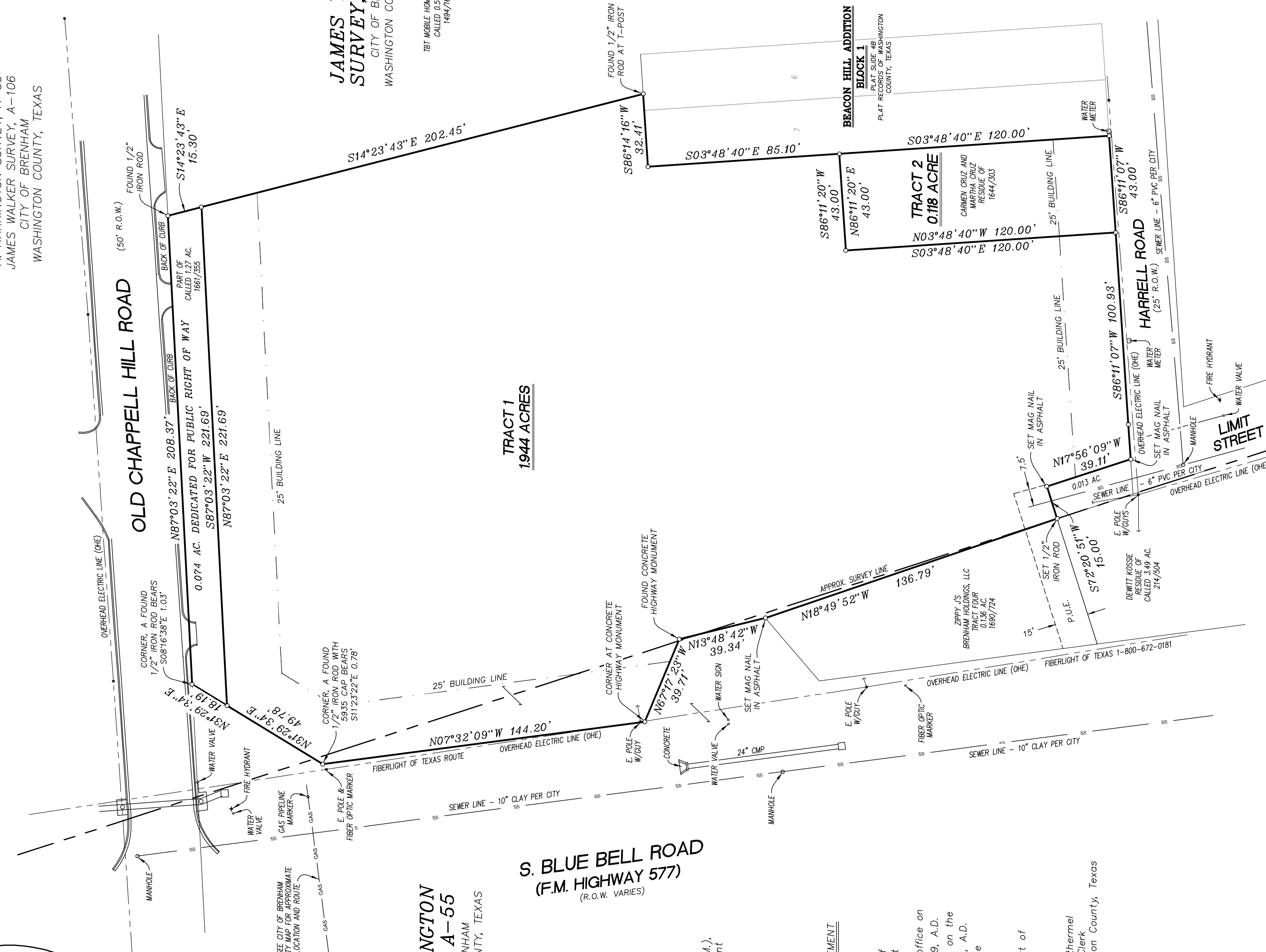
**NOTES:**  
 - Owner retains all of the oil, gas and other minerals on, in and under the 0.074 acre tract hereby dedicated for public right of way.  
 - All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.  
 - This plat does not attempt to amend or remove any valid covenants or restrictions.  
 - The building lines 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.

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

**TRACT 1**  
 1944 ACRES

**TRACT 2**  
 0.118 ACRE

**BEACON HILL ADDITION BLOCK 1**



**Property Owner**  
 Zippy J's Brenham Holdings, LLC  
 602 West First Street  
 Brenham, Texas 77833  
 (979) 836-7925

**Property Owner**  
 Carmen Cruz and Martha Cruz  
 3322 Reagan Beth Lane  
 Brenham, Texas 77833

**Plat Prepared by**  
 Lampe Surveying, Inc  
 P.O. Box 2037  
 1408 West Main Street  
 Brenham, Texas 77834  
 (979) 836-6677

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

**S. BLUE BELL ROAD (F.M. HIGHWAY 577)**  
 (R.O.W. VARIES)

According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0295C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.

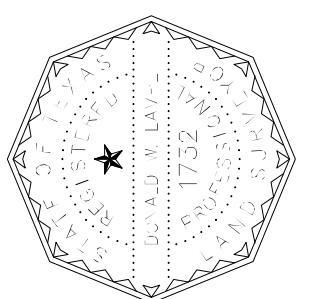
**COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT**

THE STATE OF TEXAS  
 COUNTY OF WASHINGTON  
 I, Beth Rothemel, 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 \_\_\_\_\_, 2019, A.D. at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on 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 Rothemel  
 County Clerk  
 Washington County, Texas

**LAMPE SURVEYING, INC**  
 PROFESSIONAL LAND SURVEYORS  
 1408 WEST MAIN STREET  
 BRENHAM, TEXAS 77834  
 (979) 836-6677  
 TEXAS LICENSED SURVEYING FIRM NO. 00049700  
 U.S. 3402 -34255.DWG -34255.MXC



I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the State of Texas, do hereby certify that this plat accurately represents the results of an on the ground survey made under my direction.  
 Dated this the 16th day of October, 2019.  
 Donald W. Lampe  
 R.P.L.S. No. 1732  
 Lampe Surveying, Inc

**OWNER DEDICATION**  
 Zippy J's Brenham Holdings, LLC, owner of Tract 1 and the 0.074 acre of land dedicated for Public Right of Way, and Martha Cruz, owner of Tract 2 in the foregoing map of Zippy J - Brenham Subdivision, to the City of Brenham, Texas, do hereby offer, adopt and acknowledge the platting of said property in accordance with the plat shown hereon, and we do hereby dedicate to public use, as such the easements shown thereon forever and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the easements so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

Adam Griffin, Secretary and Treasurer of Zippy J's Brenham Holdings, LLC  
 Carmen Cruz  
 Martha Cruz

THE STATE OF TEXAS  
 COUNTY OF WASHINGTON

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019 by Adam Griffin on behalf of Zippy J's Brenham Holdings, LLC.

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

THE STATE OF TEXAS  
 COUNTY OF WASHINGTON

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019 by Carmen Cruz and Martha Cruz.

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

**PLANNING COMMISSION APPROVAL**

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

Chairman

Secretary



## Development Services Department

200 W. Vulcan St.  
Brenham, Texas 77833

979-337-7215

[slaauwe@cityofbrenham.org](mailto:slaauwe@cityofbrenham.org)

## Memorandum

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Date            October 20, 2019

To               Chair Keith Behrens and Planning and Zoning Commission

From            Shauna Laauwe, Project Planner

Subject         P-19-034 Workshop - Text Amendment to allow Recreational Vehicle (RV) Parks

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Distribution   James Fisher, City Manager

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The Development Services Department was recently asked to consider an amendment to the Code of Ordinances, Appendix A – Zoning, to allow recreational vehicle (RV) parks to be developed and operated in the R-3 and B-1, Zoning Districts with prior approval of a Specific Use Permit.

A prospective developer approached the City of Brenham to develop a RV park within the city limits. However, the current code of ordinances does not specifically mention recreational vehicle parks, and thus they are prohibited within the city limits. A text amendment for the allowance of RV parks may benefit the City of Brenham by providing the growing sector of recreational vehicle vacationers a place to stay within the city limits and, in doing so, broadening both the City's tourism appeal whilst increasing sales and property tax opportunities.

In researching RV Park development standards, city staff compared the requirements of 15 cities throughout Texas. Please refer to the attached table "Recreational Vehicle Park Standards" that summarizes the explicit standards regarding the development of RV parks in the researched cities. Most of the RV park standards varied slightly, however, one commonality was the requirement that proposed RV parks were platted and subject to minimum site layout requirements verified via a site plan review. In general, each municipality has minimum RV Park development standards regarding: minimum total park size, density of pad sites per acre, internal street layout and driveway widths, required facilities, landscape requirements, utility hookups, parking, and setbacks. Similar minimum development standards, in addition to the Specific Use Permit process, would ensure the objectives of the City of Brenham Zoning Ordinance were met by: requiring aesthetics through landscaping and recreational features, the protection of the integrity of developments contiguous to any RV parks, and to provide for an orderly, safe and nuisance-free development.

Some research details to note included that the minimum total park development size varies from as little as one (1) acre in Pecos City and an allowance of a maximum of 20 pad sites per acre to a five (5) acre minimum in Port Arthur with a density limitation of 15 pad sites per acre. The density

of 15 or 20 pad sites were the most prevalent, with only Kyle, Texas differing with a maximum of 17 pad sites per acre. Minimum pad site area requirements range from 1,750 square feet to 2,500 square feet, with site dimensions varying from 25 to 40 feet in width and as little as 19 feet to as much as 65 feet in depth. Some cities such as Bastrop, Belton, and Smithville went further and detailed how each pad site would be laid out to require a 30 ft x 65 ft pad site that would have 1/3 of the space (10 ft x 65) on the driver's side be planted with grass and other landscaping, the middle 1/3 portion to be paved with cement or asphalt and dedicated to the placement of the recreational vehicle, and finally the 1/3 passenger side area could be paved with cement, asphalt, crushed rock and used as a parking or patio area. As for internal circulation, most municipalities required 20 to 24-foot two-way streets with no dead-ends and a wider than normal, 32-foot driveway entrance from the public street. In addition, required facilities included an office for the RV park manager, 1 toilet and 1 lavatory for each gender for every 15 to 20 RV sites, showers, and some required laundry facilities as well.

After reviewing the aforementioned research and considering the needs and opportunities within the City of Brenham, City Staff narrowed down RV Park development recommendations for the Planning and Zoning Commission and City Council to consider.

**Staff recommends:**

- Minimum 3 acres for development with up to 20 pad sites per acre and similar setbacks as required for manufactured home parks;
- Setbacks:
  - 25 foot front yard setback
  - 10 foot rear yard setback, and
  - Side yard setbacks of 10 feet from adjacent property, 15 feet if adjacent to a collector/local street, or a 25 foot side yard setback if adjacent to an arterial street.
- Bufferyards:
  - Same standards as manufactured home parks:
    - 20 feet between single-family uses,
    - 25 feet between office and light industry uses; and
    - 125 feet from heavy industrial uses.
- Pad site be a minimum of 1,950 square feet-- 30 feet in width by 65 feet (30'x65') in depth and have similar stipulations as Bastrop, Belton, and Smithville with 1/3 of the space (10 ft x 65) on the driver's side be planted with grass and other landscaping, the middle 1/3 portion to be paved with cement or asphalt for the parking of the recreational vehicle, and finally the 1/3 passenger side area could be paved with cement, asphalt, crushed rock and used as a parking or patio area.
- Traffic management to require internal private driveway circulation with access to a public street that would undergo site plan review by the Plan Review Committee.
  - Internal streets would be required to be two-way roads that are 24 feet in width or one-way roads that are 15 feet in width that provides 60-foot radii turn-around for emergency access.
- Minimum parking space standards: One parking space in addition to the recreational vehicle, be included at each pad site and that one parking space per employee at maximum shift be located at site manager office.



Another aspect detailed were landscaping requirements. Landscaping requirements help provide for the orderly, attractive and healthful development of property and promote the general welfare of the community. The use of landscape features can contribute to air purification, water absorption, and mitigate against noise, light, and heat hindrances. Staff proposes the recently passed landscaping standards be applied in full and for RV Parks to follow the requirements for nonresidential and multi-family uses. In addition, Staff proposes that a minimum of eight percent (8%) of the gross site area be dedicated to recreational use areas. This requirement was a commonality between several of the researched municipalities. These recreational use areas include required bathrooms, showers, and manager office spaces and other amenities such as adult recreation areas (basketball court, sand volleyball, etc.), playgrounds, pool, and dog parks.

Based on the research and request, **staff recommends the Planning and Zoning Commission and City Council consider a text amendment to allow recreational vehicle parks** to be considered as a Specific Use with the explicit development standards and criteria detailed above in the R-3, B-1, and B-2 zoning districts. The R-3, Manufactured Home Residential District, would be considered compatible with a RV Park due to manufactured home parks having similarities in site layout design with pad sites and internal roadways. The B-1, Local Business/Residential Mixed Use District is established as a medium density, mixed use district and one that could be considered as compatible with RV Parks. However, to discourage development in B-1 areas in the center of the City, Staff recommends a minimum RV Park development area of 3 acres with a maximum density of 20 pad sites per acre. While the request did not include the B-2, Commercial, Research and Technology District, staff feels that RV Parks may also be found to be compatible within the district as a specific use with explicit development standards. Among other uses, the B-2 district permits multifamily, retirement villages with a site area of two (2) or more acres, and permitted uses in the B-1.

In conclusion, Staff is looking for feedback regarding the proposed text amendment from P&Z and with their approval, will plan to bring the item back for consideration in November. Please provide any feedback, thoughts, or comments on the proposed amendments to Shauna Laauwe at 979-337-7215 or [slaauwe@cityofbrenham.org](mailto:slaauwe@cityofbrenham.org).

Recreational Vehicle Park Standards

City Name	Full Site Plan Provided Up Front?	Density Requirements	Permanent Residency?	Street Requirements	Required Facilities	Landscape Requirements	Utilities	Parking	Setbacks	Link to Website
1 Pop: 8,000 sqmi = 9.11	Yes	20 pull thru sites per acre (one RV per site)	No (6 month limit)	No dead end streets. Each site has 30 ft wide private driveway. Internal streets have width of 24 ft (15 ft if designated as a one-way street). Turning area/radii of 60 feet for emergency vehicles.	Office for RV park manager. Bathroom/shower/laundry facilities.	Left 1/3 (drivers side) of RV site (10x65) must be planted w/ grass/other landscaping. Other 2/3 must be concrete for RV parking and patio/smaller vehicle parking. Minimum of 8% of the park is to be devoted to recreational areas.	Each RV site will be connected to city water supply, connection for wastewater, electrical connection. Water meter and reduced pressure principle backflow preventer are both required for water supply.	Right 1/3 of RV site (10x65 ft) is designated for parking personal vehicles. Entrance to roadway from RV site will have a width of 24 ft.	RV parks shall be located at least 200 ft from any single-family residential, single-family attached residential, two-family residential, or multifamily one or multifamily two zoning district. A fence at least 8 ft in height must be placed on the property line adjoining any residence to block view of the RV park.	<a href="https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE">https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE</a>
2 Pop: 20,500 sqmi = 19.9	Yes	20 sites per acre (one RV per site)	No (90 day limit)	Minimum Pavement Widths: Class 1 - Private streets which provide direct access to five or more RV sites - 20 feet. Class 2 - Private streets which provide direct access to less than 5 RV sites - 18 feet	1 toilet and 1 laundry per each gender for every 20 RV sites. 1 shower per each gender for every 30 RV sites.	Left 1/3 (drivers side) of RV site (10x65) must be planted w/ grass/other landscaping. Other 2/3 must be concrete for RV parking and patio/smaller vehicle parking. Minimum of 8% of the park is to be devoted to recreational areas.	Parking, streets, walkways, and service buildings properly lit at night. Fire hydrants located no more than 300 ft from RV sites. 60 gallon refuse containers for every 10 RV sites, located no farther than 300 ft from RV sites.	Minimum 1.2 parking spots per RV site. All parking must have direct access to private streets. Parking material, and concrete block, or other permanent material, having a solid area with no openings and being maintained is required by the planning and zoning commission along all RV park boundary lines.	<a href="https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE">https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE</a>	
3 Pop: 53,818 sqmi: 76.9	Yes (to planning and zoning director of planning)	15 sites per acre (one RV per site)	No (3 month limit) or 180 days if no permanent residence is damaged by act of God.	Minimum Pavement Widths: Class 1 - private streets which provide direct access to five or more RV sites - 20 feet. Class 2 - private streets which provide direct access to less than five RV sites - 14 feet.	Office for RV park manager. Utility connections to each site. 2 showers, commodes, toilets for 25 sites. 2 additional of each for every 15 added sites after 25. Storm drainage facilities/ site drainage plan required.	Minimum of 5 acres (in total size of the park). Minimum of 8% of the park is to be devoted to recreational areas. Control of weed and grass growth is required.	1 sanitary waste station per 100 sites, hooked up to city sewerage. Fire hydrants located no more than 300 ft from each site. Parking, street, and service areas must be properly lit at night.	Each site will have a minimum size of 2,500 sq. ft. and have a minimum of 5 parking spots per RV site. 1.2 parking spots per RV site.	No one can construct, add to, improve, alter, repair, or demolish any part/accessory to an RV park without obtaining a building permit from the superintendent of inspectors.	<a href="https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE">https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE</a>
4 Pop: 28,016 sqmi: 59.3	Yes (must also be approved for license to operate park)	17 sites per acre (2500 sq ft. per RV site)	No (12 month limit)	36 ft. wide (driveways (at minimum), 44 ft. wide walkways from RV sites to park facilities (recreational, lavatories, etc.)	Office for RV park manager. Minimum of 2 men's and 2 women's restrooms/showers.	N/A	Water, sewer and electrical system must be provided to each lot or pad site in accordance with city specifications. Bottled gas can be used at RV sites unless connected with copper or other suitable tubing.	N/A	N/A	<a href="https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE">https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE</a>
5 Pop: 54,111 sqmi: 5.5	Yes	20 sites per acre (one RV per site)	N/A	20 ft. wide minimum street width. Dead end streets can have max length of 1,000 ft. and provide 80 ft. diameter turning circle for U turns.	Office for RV park manager. Minimum of 2 men's and 2 women's restrooms/showers.	Minimum of 5 acres (in total size of the park). Minimum of 8% of the park is to be devoted to recreational areas. Control of weed and grass growth is required.	Sewer, water, electrical connections at each RV site. Facilities for storage, collection, and disposal of refuse are also required.	Minimum of 2 hard surface, all-weather parking spots % 39 ft. per RV site.	RV's cannot be parked closer than 10 ft to property line or permanent park structure. Must have 25 ft clearance between RV and travel trailer. Minimum 2,500 sq ft for each site, at least 35 ft wide. Must be well lit at night.	<a href="https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE">https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE</a>
6 Pop: 23,800 sqmi: 7.7	N/A	N/A	No (180 day limit)	N/A	N/A	N/A	N/A	N/A	N/A	<a href="https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE">https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE</a>
7 Pop: 6,500 sqmi: 12.1	Yes	N/A	No	All RV parks shall take access from an arterial or collector street with a driveway width of at least 32 feet.	Storage buildings, sanitary facilities, and a management office.	Common area/recreational amenities are required based on the number of RV sites allowed per the site development plan.	Centralized solid waste collection facility. All RV sites shall have connections to potable water, sanitary sewer, and electrical power.	Permanent marker identifying RV site number required to be visible day/night for emergency vehicles. RV site must be 10 ft wide and 24 ft in depth, built from concrete/asphalt.	N/A	<a href="https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE">https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE</a>
8 Pop: 18,000 sqmi: 23.93	N/A	N/A	No (72 hour limit)	N/A	N/A	N/A	N/A	N/A	N/A	<a href="https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE">https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE</a>
9 Pop: 74,000 sqmi: 44.9	N/A	20 pull thru sites per acre (one RV per site)	No (180 day limit)	N/A	N/A	N/A	N/A	N/A	N/A	<a href="https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE">https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE</a>
10 Pop: 22,682 sqmi: 23.4	Yes	N/A	No (90 day limit)	Roads are a minimum of 24 ft in width.	Facilities must be a minimum 55 ft away from the nearest RV site.	N/A. Minimum of 8% of the total park is to be devoted to recreational use.	Underground electricity hookup at every site. Minimum 1 inch sewer per 20 RV sites. Minimum one solid waste collection facility. No gas utility hook-ups allowed.	30 ft width, 2400 sq ft per RV site.	N/A	<a href="https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE">https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE</a>
11 Pop: 13,200 sqmi: 8.1	Yes (license issued by city manager. All other permits also required)	20 sites per acre (one RV per site)	No (90 day limit)	One-way, no parking - 11 ft wide (only if park has less than 25 spaces). One-way, parking on one side - 18 ft wide (only if park has less than 50 spaces). Two-way, no parking - 24 ft wide. Two-way, parking on one side - 27 ft wide. Two-way, parking on both sides - 34 ft wide.	Service building (laundry and sanitation facilities) required. Must provide 1 flush toilet per gender, one laundry per gender, one shower per gender, one slop sink (min 34x14 in deep) and one cloth dryer.	Minimum of 8% of the total park is to be devoted to recreational use/service buildings.	Wastewater/dump station facilities shall drain into public sewers system. Minimum one dump station required per RV park. Minimum one solid waste collection facility. disposal utilities will be available at each RV site.	Minimum space for 5 RV parking spots at park office.	N/A	<a href="https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE">https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE</a>
12 Pop: 8,780 sqmi: 7.3	Yes	20 sites per acre (one RV per site)	Yes	Office for RV park manager.	Office for RV park manager.	Minimum total park size of 1 acre. Max total park size of 20 acres.	N/A	6 ft on-site fence must be placed on one/side property lines adjacent to property zoned residential (R-1, R-2, R-3), commercial (C-1), and industrial.	N/A	<a href="https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE">https://library.municode.com/bz/baton Rouge/Code of Ordinances/Ordinance/CH3000_ART3_1909VE</a>

Recreational Vehicle Park Standards

<p>13</p> <p>Pop: 136,636 sqmi: 95.5</p>	<p>Waco</p>	<p>Yes (must apply to all sites) 20 sites per acre (one RV per site) complete plan to build in any zoning area)</p>	<p>No</p>	<p>Dimensions in feet: One-way, no parking - 11 (Acceptable only if park provides less than 25 spaces) One-way, parking on one side only - 18 (Acceptable only if park provides less than 50 spaces) Two-way, no parking - 24 Two-way, parking on one side only - 27 Two-way, parking on either side - 34</p>	<p>Office for RV park manager, Underground electric utilities and one dump station which feeds to city sewage per RV site. One toilet, one shower, one dressing room per each sex for 12 or less RV sites. For every 10 additional RV sites, one of each will be added. One washing machine and one-die machine will be provided for 12 or less sites. One of each will be added for every 11 additional sites.</p>	<p>Minimum of 20% of the total park is to be reserved for use as a playground. Minimum of 2500 sq ft. Walkways at least 3ft wide are required to give access from RV sites to recreational/sanitary facilities.</p>	<p>Each RV site will have electrical connection (from underground). Minimum of one dump station which discharges waste into city sewage.</p>	<p>Parking for 5 RV's required at main office. Minimum of 40 ft. in width. Utility bookings should be set as a 10 ft. clearance between RV's is required. Sufficient maneuvering/loading area is required for RV parking spot. Up to city's discretion.</p>	<p>All late-built structures located within the park shall be constructed and/or placed in compliance with the technical codes of the city.</p>	<p><a href="https://library.municode.com/tx/waco/codes/code_of_ordinances?nodeId=PTICOR_CH35MAHOREVEPA_ARTICLE_DIV3RVEPA">https://library.municode.com/tx/waco/codes/code_of_ordinances?nodeId=PTICOR_CH35MAHOREVEPA_ARTICLE_DIV3RVEPA</a></p>
<p>14</p> <p>Pop: 5,997 sqmi: 10.2</p>	<p>Burnet</p>	<p>Yes</p>	<p>No (12 month limit)</p>	<p>All lots will abut on a minimum 36 ft wide driveway.</p>	<p>Office for RV park manager, 2 bathroom facilities, with minimum of 2 showers, 2 lavatories, and 2 commodes required for 25 or less RV sites. One additional facility for 26-40 RV sites. Two additional facilities for 41-60 RV sites, and three additional facilities for 61-75 RV sites.</p>	<p>Minimum 44 inch wide walkways from RV sites to service buildings.</p>	<p>Each RV site will have electrical, sewer, and water connections.</p>	<p>2,500 minimum square feet for each lot, at least 35 feet wide.</p>	<p>Each boundary of the park must have a solid barrier wall at least 6 ft high. No lot/boundary line of any space or lot within the park will be within 25 ft of barrier wall.</p>	<p><a href="https://library.municode.com/tx/burnet/codes/code_of_ordinances?nodeId=PTICOR_CH35RVEPA">https://library.municode.com/tx/burnet/codes/code_of_ordinances?nodeId=PTICOR_CH35RVEPA</a></p>
<p>15</p> <p>Pop: 4,256 sqmi: 3.69</p>	<p>Smithville</p>	<p>Yes, RCZ Approval yearly, 15 sites per acre license &amp; inspections</p>	<p>No</p>	<p>Internal private roadway w/access to public street. Emergency 24/7 Oneway - 15'. Emergency access lane unobstructed width of 24 feet for two-way and 15 feet for one-way w/a turning area &amp; radii of 60'. No dead end streets permitted.</p>	<p>Bathroom/shower/laundry facilities. At least one (1) recreation area- minimum 6% of gross area. Community building, community use facilities such as restaurant/shower, adult recreation, playgrounds, swimming pools. Exposed ground surfaces shall be paved, covered with stone, rock or other similar solid material, or protected with vegetative cover.</p>	<p>Beside minimum of 8% recreational space and a 1/3 portion of pad sites to be grass/landscaping, no specific requirements listed.</p>	<p>Each RV site will have electrical, sewer, wastewater, and water connections.</p>	<p>1,950 minimum sq.ft. for each lot. Min 30 ft x 65 feet in depth. Stall be designed as pull-through, except exterior pad sites can be designed as back-in. Planting with trees &amp; other landscape, middle (10'x65') paved with cement, asphalt, crushed rock or similar material for parking of the RV. Remaining 1/3 or passenger site may be paved with cement, asphalt, crushed rock and used as a parking or patio area.</p>	<p>20 feet from any single-family, two-family or multifamily zoning district (not within the 100-yr floodplain). RVs cannot be placed closer than 20 feet to the property line separating the park from adjoining property.</p>	