



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, JANUARY 27, 2020 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 December 16, 2019 Planning and Zoning Commission Meeting

REGULAR AGENDA

- 5. Public Hearing, Discussion and Possible Action on Case No. P-20-001: Replat of Lot 1 and Lot 2 of the Duncan & Roberts Subdivision to create Lots 1A and 2A of the Duncan & Roberts Subdivision, consisting of two lots containing approximately 20.10 acres of land located south of the intersection of State Highway 36 and F.M. 577 (W. Blue Bell Road) in Brenham, Washington County, Texas.**
- 6. Public Hearing, Discussion and Possible Action on Case No. P-20-002: Replat of Lots 2 and 3 of the Pecan Street Subdivision to create Lots 2A, 3A and 3B of the Pecan Street Subdivision, consisting of three residential lots containing approximately 2.17 acres of land located at 503 and 511 Pecan Street in Brenham, Washington County.**
- 7. Public Hearing, Discussion and Possible Action on Case No. P-20-003: Replat of Lot 2, Lot 3 and a portion of Reserve "B" in the Brenham Business Center Subdivision, Phase I and including a portion of a 32.16 acre tract to create Lot 1A in the Brenham Business Center Subdivision, Phase I, being a total of 29.15 acres of land located at 3015 S. Blue Bell Road in Brenham, Washington County.**

8. Discussion on Case No. P-20-004: Workshop Discussion to Consider Amending the Text of the Zoning Ordinance – Appendix A, to Further Define and Give Parameters for Uses Related to Places of Worship, Government Owned Facilities, Schools, Community Centers and Charitable Organizations.
9. Adjourn

CERTIFICATION

I certify that a copy of the January 27, 2020, 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 January 23, 2020, at 3:00 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 _____, 2020 at _____.

Signature

Title

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
December 16, 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 December 16, 2019 at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chair
Dr. Deanna Alfred, Vice Chair
Calvin Kossie
Nancy Low
Marcus Wamble

Commissioners absent:

Leroy Jefferson (excused - ill)
Lynnette Sheffield (excused)

Staff present:

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

Citizens present:

Josh Blaschke (KWHI)	
Gabbi Berry	Jason Gaertner
M. J. Le Bleu	Samantha Medve
Carol Blum	Randy Hodde
Herbert & Diane Faske	Dan Brouillette
Mike Wirtz	Donny Roberts
Justin Tomachefsky	

1. Call Meeting to Order

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

2. Public Comments

There were no public comments.

3. Reports and Announcements

There were no reports.

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 November 25, 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 Alfred and seconded by Commissioner Wamble to approve the minutes from the November 25, 2019 meeting, as presented. The motion carried unanimously.

REGULAR MEETING

5. Public Hearing, Discussion and Possible Action on Case No. P-19-044: Replat of Lot 2 and Lot 3 of the Little Sandy Subdivision to create Lots 2A, 3A, 3B and 3C of the Little Sandy Subdivision, consisting of four residential lots containing approximately 2.787 acres of land located east of North Dixie Street in Brenham, Washington County, Texas.

Shauna Laauwe presented the staff report for Case No. P-19-044 (on file in the Development Services Department). Ms. Laauwe stated that the subject property comprises of a total of 2.787 acres and is located north of West Main Street and the east side of North Dixie Street. The Owner/Applicant requests approval of a Replat of Lots 2 and 3 of the Little Sandy Subdivision for further development of this property. An existing lot (Lot 2) is being reconfigured into a more developable rectangular lot and existing Lot 3 will be split into three lots (Lots 3A, 3B, and 3C). Lots 3A and 3B will be approximately 0.2 acres each and front onto North Dixie Street. The remainder, Lot 3C comprises of 2.193 acres of land that has a large portion within the Approximate Special Flood Hazard Area (Zone AE). There were no citizen comments received prior to the meeting. Engineering and Development Services have reviewed the proposed plat for compliance with the City of Brenham's applicable regulations and ordinances and recommends approval.

Chairman Behrens opened the Public Hearing at 5:20 pm and asked for any public comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:21 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Low to approve the Replat of Lot 2 and Lot 3 of the Little Sandy Subdivision to create Lots 2A, 3A, 3B and 3C of the Little Sandy Subdivision, as presented. The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case No. P-19-045: Replat of Lot 1, Block 1 of the George Henry Subdivision to create Lot 1A and Lot 1B, Block 1 of the George Henry Subdivision, consisting of two residential lots containing approximately 0.396 acres of land located northeast of the intersection of Kerr Street and Pecan Street in Brenham, Washington, Texas.

Shauna Laauwe presented the staff report for Case No. P-19-045 (on file in the Development Services Department). Ms. Laauwe stated that the Owner/Applicant requests approval of a Replat of Lot 1,

Block 1 of the George Henry Subdivision for further development of this property. The Replat divides Lot 1, Block 1 (which is 150' x 115') into two lots designated Lot 1A (88' x 115' – 10,000 square feet) and Lot 1B (62' x 115' – 7,100 square feet) that are 0.232-acres and 0.164-acres, respectfully. No additional easements were required with the replat. One citizen comment was received against the replat due to small lot size. [Note: both proposed lots meet the City of Brenham's minimum lot requirements] Engineering and Development Services have reviewed the proposed replat for compliance with the City of Brenham's applicable regulations and ordinances and recommends approval.

Chairman Behrens opened the Public Hearing at 5:22 pm and asked for any public comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:23 pm.

A motion was made by Commissioner Wamble and seconded by Commissioner Kossie to approve the Replat of Lot 1, Block 1 of the George Henry Subdivision to create Lot 1A and Lot 1B, Block 1 of the George Henry Subdivision, as presented. The motion carried unanimously.

7. Discussion and Possible Action on Case No. P-19-047: Replat of Lot 1 of the Blue Bell Subdivision, Section II, consisting of one lot containing approximately 34.659 acres of land located at 1101 South Blue Bell Road in Brenham, Washington, Texas.

Shauna Laauwe presented the staff report for Case No. P-19-047 (on file in the Development Services Department). Ms. Laauwe stated that the applicant requests approval of a replat of Lot 1 of the Blue Bell Subdivision, Section 2 to include a 1.871-acre parcel of land recently acquired. This plat also vacates a portion of a 20-foot City of Brenham utility easement that ran along the southern property line of the newly acquired parcel in order to redirect it to a new 15-foot utility easement that is adjacent and perpendicular to the vacated easement. Engineering and Development Services have reviewed the proposed replat for compliance with the City of Brenham's applicable regulations and ordinances and recommends approval.

A motion was made by Commissioner Low and seconded by Commissioner Alfred to approve the Replat of Lot 1 of the Blue Bell Subdivision, Section II, as presented. The motion carried unanimously.

8. Discussion and Possible Action on Case No. P-19-048: Preliminary Plat of the Prairie Lea Cemetery, being 29.30 acres of land out of the Phillip H. Coe Survey, A-31 in Brenham, Washington County, Texas.

Shauna Laauwe presented the staff report for Case No. P-19-048 (on file in the Development Services Department). Ms. Laauwe stated that the applicant/owner requests approval of a Preliminary Plat of Prairie Lea Cemetery that comprises of 29.30-acres in order to allow for the expansion of the existing Brenham Cemetery. The subject site has not previously been platted and thus, the Preliminary Plat and subsequent Final Plat is required for future development. Engineering and Development Services have reviewed the proposed preliminary plat for compliance with the City of Brenham's applicable regulations and ordinances and recommends approval.

A motion was made by Commissioner Wamble and seconded by Commissioner Alfred to approve the Preliminary Plat of the Prairie Lea Cemetery, as presented. The motion carried unanimously.

9. Public Hearing, Discussion and Possible Action on Case No. P-19-046: A request by Pierre Roberts, Jr., Charles Duncan, Jr., Donald Roberts, Gary Roberts, and Herbert Faske for an Amendment to the City of Brenham’s Official Zoning Map of the Code of Ordinances to change the zoning from a Commercial Research and Technology Use District (B-2) to a Planned Development District (PD) on an approximately 72.7-acre tract of land out of the Arrabella Harrington Survey located east of the intersection of W. Blue Bell Road (FM-577) and State Highway 36, in Brenham, Washington County, Texas.

Stephanie Doland presented the staff report for Case No. P-19-046 (on file in the Development Services Department). Ms. Doland stated that this is a request for a Planned Development District. The property owners are the Pierre Roberts, Jr., Charles Duncan, Jr., Donald Roberts, Gary Roberts and Herbert Faske. The applicant is Phillip Bargas on behalf of DR Horton. The current use of the land is vacant undeveloped land. The future land use map designation shows this property as a combination of Commercial Retail and Single-Family Residential. The property is currently zoned a combination of B-2 Commercial Research and Technology and R-1 Residential District.

A complete list of parameters for the Planned Development District known as the “Liberty Village PD” is included with the staff report on file in the Development Services Department.

Ms. Doland stated that the applicant began the PD discussion process with the intent to adhere to City Standards as closely as possible. When city standards could not be met, additional amenities were offered in accordance with the “Quality Neighborhood Design” excerpt of the recently adopted Comprehensive Plan: Historic Past, Bold Future: Plan 2040. City staff worked closely with DR Horton to ensure that the proposed neighborhood design and features would result in a well-planned, attractive neighborhood with amenities for both neighborhood residents and Brenham citizens in general. Ms. Doland stated that staff finds that the proposed PD meets the intent of the adopted Comprehensive Plan and Land Use Plan.

No formal citizen comments were received concerning the proposed rezoning, however adjacent residential properties currently adjacent to a private road expressed a request for right-of-way access to the subdivision. An email in support of the proposed rezoning was provided from Dr. Jackson (BISD) and provided to the Commission members.

On behalf of the applicant, Phillip Bargas gave a brief presentation on the project. In response to questions, Mr. Bargas and or Ms. Doland stated that:

- The immediate corner of Blue Bell and State Highway 36 will remain a commercial-zoned property.
- All access will be provided from Blue Bell Road or Burleson Street.
- For security, BISD will lock-down the pedestrian access from the Subdivision during school hours and only allow access to the school during morning drop-off and pick up hours.
- The masonry and house elevation requirements will be enforced by the HOA.
- There will be a 6’ wooden, screening fence between the subdivision and BISD property.
- This will be a 3-phase project.
- All house models are designed to fit on a 55- foot wide residential lot.
- Detention ponds will be located at the southeast and northeast corners.
- The applicant proposes to start construction in April 2020.
- The water, sewer and gas will be served by the City of Brenham.
- The electric will be served by Bluebonnet Electric Coop.
- The Fire Department and Public Works Department were consulted regarding the proposed street sizes.

- The proposed culs-de-sac and hammerhead design will be required to meet the International Fire Code requirements.

Chairman Behrens opened the Public Hearing at 6:06 pm and asked for any public comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 6:07 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Low to recommend approval of the request by Pierre Roberts, Jr., Charles Duncan, Jr., Donald Roberts, Gary Roberts, and Herbert Faske for an Amendment to the City of Brenham’s Official Zoning Map of the Code of Ordinances to change the zoning from a Commercial Research and Technology Use District (B-2) to a Planned Development District (PD) on an approximately 72.7-acre tract of land, as presented. The motion carried unanimously

10. Adjourn.

A motion was made by Commissioner Kossie and seconded by Commissioner Low to adjourn the meeting at 6:10 pm. The motion carried unanimously.

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

Certification of Meeting Minutes:

	<u>M. Keith Behrens</u>	<u>January 27, 2020</u>
Planning and Zoning Commission	Chairman	Meeting Date
	<u>Kim Hodde</u>	<u>January 27, 2020</u>
Attest	Staff Secretary	Meeting Date



CASE P-20-001

**REPLAT: Duncan & Roberts Subdivision, Lot 1 and Lot 2 to create Lot 1A and 2A
of the Duncan & Roberts Subdivision**

PLAT TITLE: Replat of Lot 1 and Lot 2 of the Duncan & Roberts Subdivision to create Lot 1A **CITY/ETJ:** City Limits

PLAT TYPE: Replat

OWNER/APPLICANT: Duncan & Roberts Properties, SSF Investments, LLC

LOT AREA /LOCATION: 20.096 located south of the intersection of State Highway 36 and F.M. 577 (W. Blue Bell Road) in Brenham, Washington County, Texas

PROPOSED LEGAL DESCRIPTION: Lot 1A and 2A of the Duncan & Roberts Subdivision in Brenham, Washington County, Texas

ZONING DISTRICT B-2, Commercial Research and Technology District

EXISTING USE: Vacant land

COMP PLAN

FUTURE LAND USE: Commercial

REQUEST: A request to replat Lot 1 and Lot 2 of the Duncan & Roberts Subdivision to create Lots 1A and 2A of the Duncan & Roberts Subdivision in Brenham, Washington County, Texas.

BACKGROUND:

The Owner/Applicant requests approval of a Replat of Lot 1 and Lot 2 of the Duncan & Roberts Subdivision to create Lots 1A and 2A. The Replat eliminates the original south lot line between Lots 1 & 2 and moves it further south 80 feet for a Lot 1 gain of an additional 39,520 square feet. The repositioning of the property line results in two lots designated Lot 1A and Lot 2A that are 5.16-acres and 14.94-acres, respectfully. In addition, the Replat also establishes two access easements on Lot 1A, Access Easement #1 is a 0.138-acre T-shaped easement located on the southwest corner to give access to State Hwy 36 and Access Easement #2 is a 0.083-acre easement located on the east corner to give access to FM Hwy 577.

STAFF RECOMMENDATION:

Development Services staff has reviewed the proposed Replat for compliance the City of Brenham's regulations and ordinances and recommends approval of the proposed Replat.

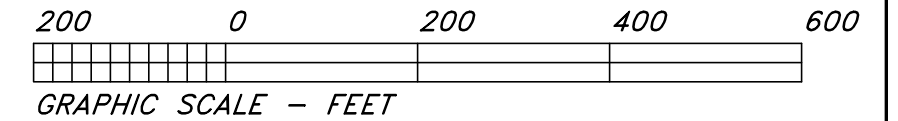
EXHIBITS:

A. Proposed Replat Document

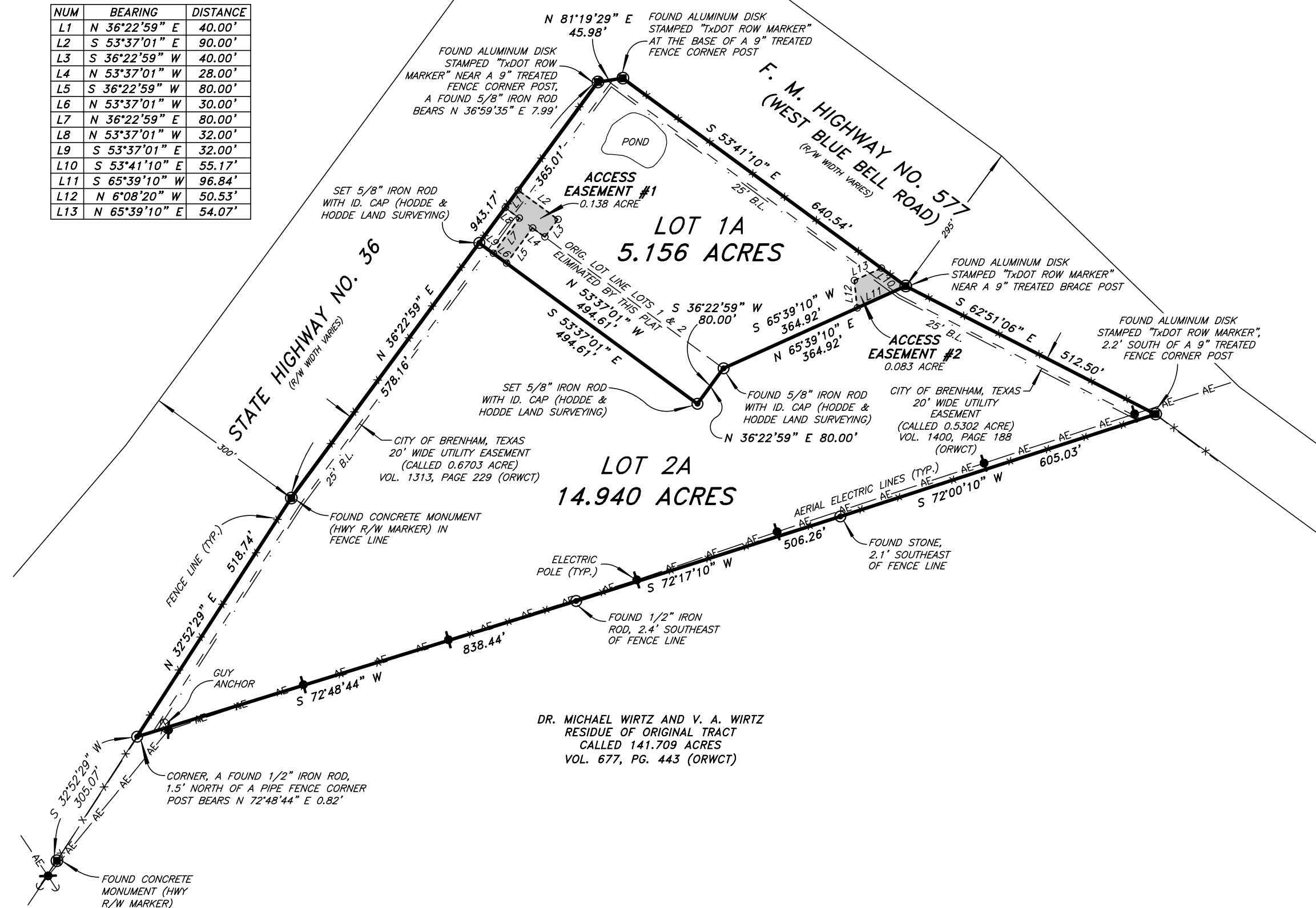
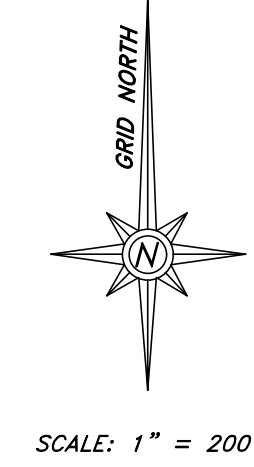
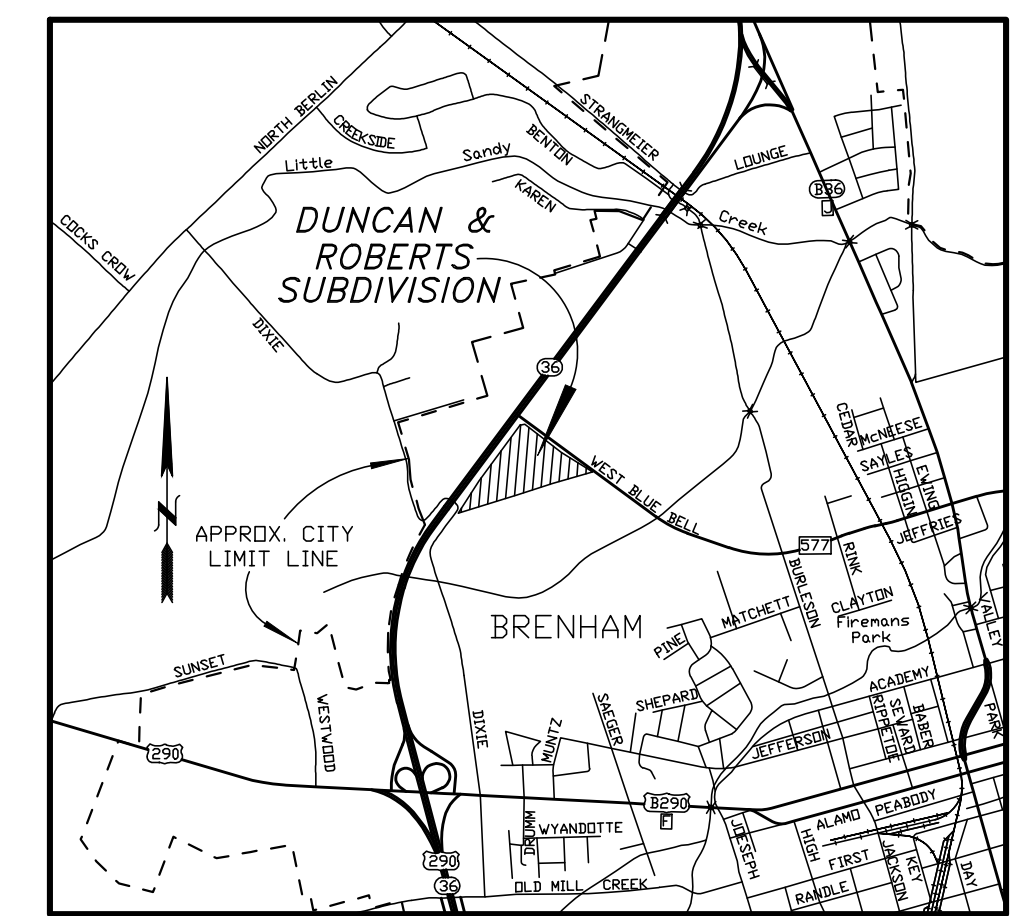
PHILLIP COE SURVEY, A-31
CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS

**EASEMENT
LINE TABLE**

NUM	BEARING	DISTANCE
L1	N 36°22'59" E	40.00'
L2	S 53°37'01" E	90.00'
L3	S 36°22'59" W	40.00'
L4	N 53°37'01" W	28.00'
L5	S 36°22'59" W	80.00'
L6	N 53°37'01" W	80.00'
L7	N 36°22'59" E	80.00'
L8	N 53°37'01" W	32.00'
L9	S 53°37'01" E	32.00'
L10	S 53°41'10" E	55.17'
L11	S 65°39'10" W	96.84'
L12	N 6°08'20" W	50.53'
L13	N 65°39'10" E	54.07'



VICINITY MAP
(NOT TO SCALE)



DR. MICHAEL WIRTZ AND V. A. WIRTZ
RESIDUE OF ORIGINAL TRACT
CALLED 141.709 ACRES
VOL. 677, PG. 443 (ORWCT)

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 REPLAT OF 20.096 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 THE 11TH DAY OF NOVEMBER, 2019, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: DECEMBER 24, 2019

THE PURPOSE OF THIS DOCUMENT IS FOR PRELIMINARY REVIEW ONLY.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

(PRELIMINARY)

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

SURVEY MAP

SHOWING A SURVEY AND REPLAT, FORMING LOT 1A (5.156 ACRES) AND LOT 2A (14.940 ACRES) OUT OF LOT 1 (CALLED 4.248 ACRES) AND LOT 2 (CALLED 15.848 ACRES) OF DUNCAN AND ROBERTS SUBDIVISION, LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE PHILLIP COE SURVEY, A-31, A MAP OR PLAT OF SAID SUBDIVISION BEING OF RECORD IN PLAT CABINET FILE SLIDE NUMBERS 656A AND 656B OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, SAID LOT 1 BEING THE SAME LAND CONVEYED IN THE DEED FROM CHARLES W. DUNCAN, JR. AND WIFE, ANNE S. DUNCAN, DONALD GLENN ROBERTS AND WIFE, MELANIE P. ROBERTS, GARY WILLIAM ROBERTS AND WIFE, SABRINA S. ROBERTS, PIERRE N. ROBERTS, JR. AND WIFE, SARAH H. ROBERTS TO SSF INVESTMENTS, LLC, DATED FEBRUARY 17, 2016, AS RECORDED IN VOLUME 1533, PAGE 901, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND IN CORRECTION INSTRUMENT DATED MARCH 28, 2016, AS RECORDED IN VOLUME 1537, PAGE 565, IN SAID OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID LOT 2 BEING A PART OF THE SAME LAND DESCRIBED AS 43.880 ACRES IN THE DEED FROM IMOGENE CHAPPEL TO DUNCAN AND ROBERTS PROPERTIES, DATED MARCH 28, 1975, AS RECORDED IN VOLUME 334, PAGE 635, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS.

NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83, CENTRAL ZONE 4203, DISTANCES SHOWN ARE GROUND DISTANCES. CONVERGENCE ANGLE AT N: 10,050,474.023 - E: 3,541,046.622 IS 2'-01"-44.10", COMBINED SCALE FACTOR IS 0.99997562. DISTANCES AND COORDINATES SHOWN HEREON ARE U.S. SURVEY FEET.
- 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, WASHINGTON COUNTY, TEXAS.
- THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH BOTTS TITLE COMPANY (FIRST AMERICAN TITLE GUARANTY COMPANY) TITLE COMMITMENT G.F. NO. WA-19-312, EFFECTIVE DATE OCTOBER 3, 2019 AT 8:00 AM, ISSUED OCTOBER 9, 2019, AM.
- 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.
- 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 OCTOBER 3, 2019.
- 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 OCTOBER 3, 2019.
- 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.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- SUBJECT TO BUILDING SETBACK LINES AND YARD REQUIREMENTS ACCORDING TO ZONE AND USE AS SET FORTH IN THE CITY OF BRENHAM ZONING ORDINANCE.
- ACCESS EASEMENT #1 AND ACCESS EASEMENT #2 SHOWN HEREON ARE SHARED ACCESS EASEMENTS AND MAY BE USED BY LOT 1A AND LOT 2A.
- (ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

W. O. NO. 7611 (KHEERANI7611SPC.DWG/MVIEW) REF: JONES6965SPC.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

**REPLAT OF LOT 1 AND LOT 2 DUNCAN & ROBERTS SUBDIVISION
CREATING LOT 1A (5.156 ACRES) AND LOT 2A (14.940 ACRES)
BEING OUT OF THE PHILLIP COE SURVEY, A-31
CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS**

CONSISTING OF 2 COMMERCIAL LOTS (20.096 ACRES TOTAL) DATE: OCTOBER 14, 2019

**SHEET 1
OF 2**

OWNER ACKNOWLEDGMENT

WE, CHARLES W. DUNCAN, JR. AND WIFE, ANNE S. DUNCAN, DONALD GLENN ROBERTS AND WIFE, MELANIE P. ROBERTS, GARY WILLIAM ROBERTS AND WIFE, SABRINA S. ROBERTS, PIERRE N. ROBERTS, JR. AND WIFE, SARAH H. ROBERTS, THE OWNERS OF THE LAND DESCRIBED HEREON AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY ACKNOWLEDGE THE CHANGES TO SAID PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HEREON. THE PLATTED PROPERTY REMAINS SUBJECT TO EXISTING DEDICATIONS, COVENANTS, RESTRICTIONS AND EASEMENTS EXCEPT AS SHOWN OR STATED HEREON.

CHARLES W. DUNCAN, JR.

DONALD GLENN ROBERTS

ANNE S. DUNCAN

MELANIE P. ROBERTS

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____

DAY OF _____, 2020, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____

DAY OF _____, 2020, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

GARY WILLIAM ROBERTS

PIERRE N. ROBERTS, JR.

SABRINA S. ROBERTS

SARAH H. ROBERTS

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____

DAY OF _____, 2020, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____

DAY OF _____, 2020, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

OWNER ACKNOWLEDGMENT

WE, HWY 36 INVESTMENT LLC, 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. THE PLATTED PROPERTY REMAINS SUBJECT TO EXISTING DEDICATIONS, 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 _____, 2020, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2020 BY
THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

CHAIRMAN

SECRETARY

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 _____, 2____, 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

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: DECEMBER 24, 2019

THE PURPOSE OF THIS DOCUMENT IS FOR
PRELIMINARY REVIEW ONLY.
PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE.



CASE P-20-002
REPLAT: LOTS 2 & 3 OF THE PECAN STREET SUBDIVISION
TO CREATE LOTS 2A, 3A AND 3B

PLAT TITLE: Replat of Lots 2 and 3 of the Pecan Street Subdivision to create Lots 2A, 3A and 3B **CITY/ETJ:** City Limits

PLAT TYPE: Replat

OWNER/APPLICANT: Dara Childs / Ann Brunn

LOT AREA /LOCATION: .396 acres of land located at 503 and 511 Pecan Street in Brenham, Washington County, Texas

PROPOSED LEGAL DESCRIPTION: Lots 2A, 3A and 3B of the Pecan Street Subdivision in Brenham, Washington County, Texas

ZONING DISTRICT R-2, Mixed Residential District

EXISTING USE: Residential / vacant land

COMP PLAN FUTURE LAND USE: Single-Family Residential

REQUEST: A request to replat Lots 2 and 3 of the Pecan Street Subdivision in Brenham, Washington County, Texas.

BACKGROUND:

The Owner/Applicant requests approval of a Replat of Lots 2 and 3 of the Pecan Street Subdivision for further development of this property. The Replat further divides Lot 2 and Lot 3 into three lots designated as Lot 2A and Lot 3A and Lot 3B, that are 1.66-acres, 0.165-acres and 0.338-acres, respectfully. A 15-foot utility easement for an existing sanitary sewer line that runs through Lot 2A and Lot 3B was required with this Replat.

STAFF RECOMMENDATION:

Development Services staff has reviewed the proposed Replat for compliance the City of Brenham's regulations and ordinances and **recommends approval** of the proposed Replat.

EXHIBITS:

- A. Proposed Replat Document

OWNER - DEVELOPER

ANN C. BRUNN
503 PECAN ST.
BRENNHAM, TEXAS 77833
1-979-836-9432
onefiveanon@hotmail.com

DARA CHILDS, SR.
8807 SANDSTONE DRIVE
COLLEGE STATION, TEXAS 77845
1-281-914-9416
www.annbrunn.com

OWNER ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, DARA CHILDS, SR., THE OWNER OF THE LAND DESCRIBED HEREON, WHOSE NAMES ARE SUBSCRIBED HERETO, DO HEREBY OFFER, ADOPT AND ACKNOWLEDGE THE SUBDIVISION OF SAID PROPERTY IN ACCORDANCE WITH THE MINOR RE-PLAT SHOWN HEREON.

DARA CHILDS, SR.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY OF _____, 2020, BY DARA CHILDS, SR.

NOTARY PUBLIC STATE OF TEXAS
NOTARY NAME (PRINTED)
NOTARY COMMISSION EXPIRES

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, ANN C. BRUNN, OWNER OF THE LAND DESCRIBED HEREON, WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY OFFER, ADOPT AND ACKNOWLEDGE THE SUBDIVISION OF SAID PROPERTY IN ACCORDANCE WITH THE MINOR RE-PLAT SHOWN HEREON.

ANN C. BRUNN, OWNER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY OF _____, 2020, ANN C. BRUNN.

NOTARY PUBLIC STATE OF TEXAS
NOTARY NAME (PRINTED)
NOTARY COMMISSION EXPIRES

SURVEYOR CERTIFICATION

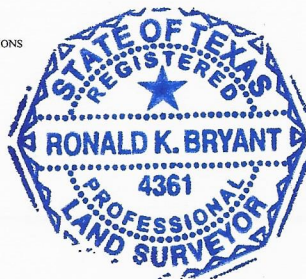
THE STATE OF TEXAS
COUNTY OF WASHINGTON

KNOW ALL MEN BY THESE PRESENTS: THAT I, RONALD K. BRYANT, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY STATE THAT I PREPARED THIS REPLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS AS SHOWN THEREON WERE PROPERLY PLACED OR LOCATED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BRENNHAM, TEXAS.

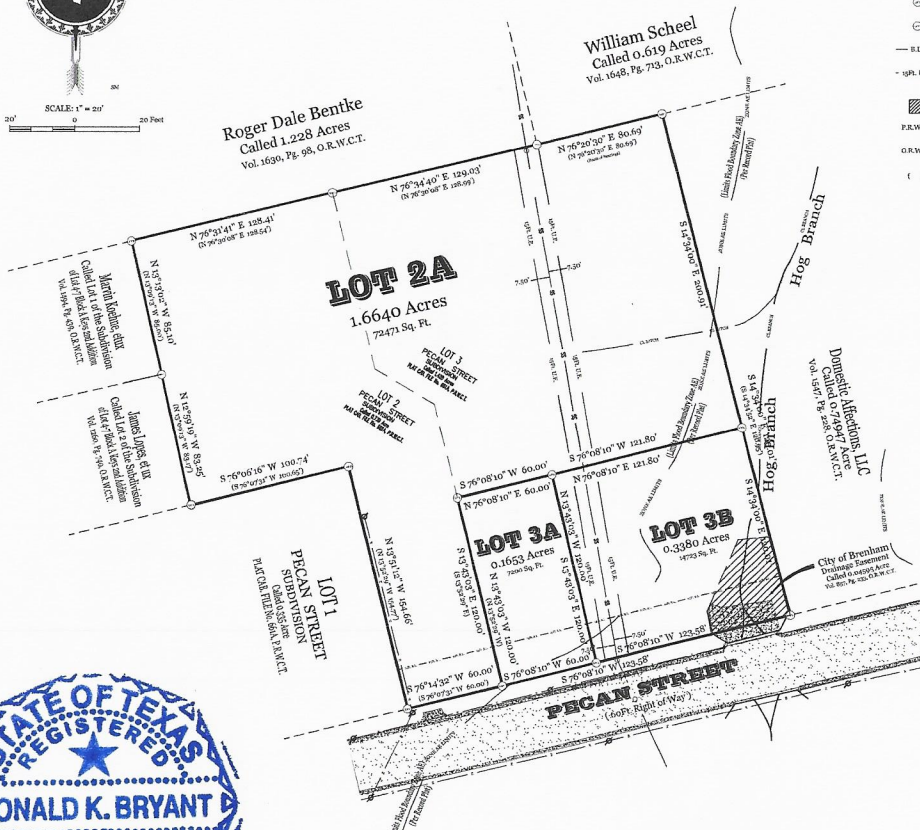
1-22-2020
RONALD K. BRYANT DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4361

FLOOD HAZARD STATEMENT

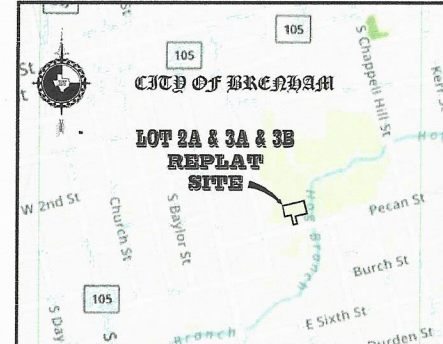
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR WASHINGTON COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY, AND IS IN ZONE "X" AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48477C0295C, EFFECTIVE DATE: AUGUST 16, 2011, WASHINGTON COUNTY, TEXAS.



**PECAN STREET
SUBDIVISION
REPLAT
OF
LOT 2 & LOT 3
PLAT CABINET FILE No. 633B, P.R.W.C.T.
INTO
LOT 2A & LOT 3A & LOT 3B
(1.6640 Acres) (0.1653 Acre) (0.3380 Acre)
PECAN STREET SUBDIVISION REPLAT
CITY OF BRENNHAM
A. HARRINGTON LEAGUE, A-55
WASHINGTON COUNTY, TEXAS**



- LEGEND**
- ⊕ 3/8" IRON ROD SET
 - ⊕ 3/8" IRON ROD FOUND
 - ⊕ 1/2" IRON ROD FOUND
 - ⊕ 5/8" IRON ROD FOUND
 - ⊕ 1 1/2" IRON PIPE FOUND
 - B.L. - BUILDING LINE
 - S.P. U.E. - SANITARY SEWER UTILITY EASEMENT
 - ▨ CITY OF BRENNHAM RECORDED DRAINAGE EASEMENT LIMITS
 - P.R.W.C.T. PLAT RECORDS WASHINGTON COUNTY TEXAS
 - O.R.W.C.T. OFFICIAL RECORDS WASHINGTON COUNTY TEXAS
 - () DEED CALL



KEY MAP
1000 0 1000 Feet

COUNTY CLERK CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, BETH ROTHERMEL, COUNTY CLERK IN AND FOR WASHINGTON COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED IN MY OFFICE THE DAY OF _____, 2020, A.D. AT _____ O'CLOCK AND _____ M., AND DULY RECORDED _____ THE _____ DAY OF _____, 2020 A.D. AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS IN SLIDE NO. _____ WITNESSED BY HAND AND SEAL OF THE COUNTY COURT OF WASHINGTON COUNTY, IN BRENNHAM, TEXAS.

DEPUTY
BETH ROTHERMEL
COUNTY CLERK
WASHINGTON COUNTY,
TEXAS

PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 2020 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENNHAM.

CHAIRMAN
SECRETARY

GENERAL NOTES

1. THE SURVEYOR HAS CONDUCTED A LIMITED ABSTRACT OF THE SUBJECT PROPERTY.
2. THIS MINOR RE-PLAT IS BASED ON A TITLE REPORT ISSUED BY WASHINGTON COUNTY ABSTRACT, UNDER G.F. NO. 180570, ISSUED DECEMBER 13, 2019.
3. SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECTS OR COULD AFFECT THE SUBJECT PARCEL. NO SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY, AND THOSE CERTAIN COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS, BUILDING LINES AND RESTRICTIONS APPLICABLE TO MINOR RE-PLAT OF PECAN STREET SUBDIVISION, AS SHOWN ON PLAT RECORDED IN PLAT CABINET NO. 661A, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
4. SUBJECT TO EASEMENT TO CITY OF BRENNHAM AS RECORDED IN VOLUME 251, PAGE 141, DEED RECORDS WASHINGTON COUNTY, TEXAS.
5. SUBJECT TO THOSE CERTAIN TWENTY-FIVE FT. (25 FT.) BUILDING LINES AS SHOWN ON PLAT RECORDED IN PLAT CABINET NO. 633B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
6. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
7. THIS PLAT DOES NOT ATTEMPT TO REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
8. 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 BRENNHAM CODE OF ORDINANCES AT THE TIME OF THE DEVELOPMENT OF THE PROPERTY.

RE-PLAT PREPARED BY
A-SURVEY, INC.
"THE MASTERS OF MEASUREMENT"
DURING DECEMBER 1-31, 2019 & JANUARY 1-22, 2020
19 NORTH MILLER
BELLVILLE, TEXAS 77418
979-865-8111
1-800-4-A-SURVEY
4ASURVEY.COM
4ASURVEY@GMAIL.COM
T.B.P.L.S. FIRM REG. LIC. No. 10076700
PROJECT No.: 19256A



CASE P-20-003

REPLAT: Brenham Business Center, Phase I, Lots 2 & 3, a portion of Reserve "B", and portion of a 32.16-acre tract to create Lot 1A (29.153 acres) of the Brenham Business Center, Phase I

PLAT TITLE: Replat of Lots 2 and 3 and a portion of Reserve "B", Brenham Business Center, Phase I, including a portion of a 32.16-acre tract to create Lot 1A **CITY/ETJ:** City Limits

PLAT TYPE: Replat

OWNER/APPLICANT: Del Sol Food Co., Inc.

LOT AREA /LOCATION: 29.153 acres located at 3015 S. Blue Bell Road in Brenham, Washington County, Texas

PROPOSED LEGAL DESCRIPTION: Lot 1A of the Brenham Business Center, Phase I in Brenham, Washington County Texas

ZONING DISTRICT I, Industrial

EXISTING USE: Industrial

COMP PLAN FUTURE LAND USE: Industrial

REQUEST: A request to replat Lot 2, Lot 3 and a portion of Reserve "B" of the Brenham Business Center, Phase 1 and including a portion of a 32.16-acre tract to create Lot 1A, in Brenham, Washington County, Texas.

BACKGROUND:

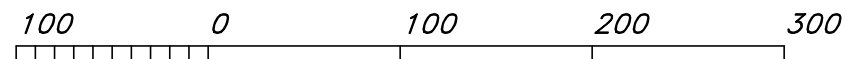
The Owner/Applicant requests approval of a Replat of Lot 2, Lot 3 and a portion of Reserve "B" of the Brenham Business Center, Phase 1 and including a portion of a 32.16-acre tract to create Lot 1A for further development of the property. The Replat would combine Lot 2, Lot 3, a portion of Reserve "B" of the Brenham Business Center, Phase 1 and an 8.092-acre portion of an adjacent 32.16-acre tract to create one lot designated as Lot 1A that is a total of 29.153 acres. No additional easements were required with this Replat.

STAFF RECOMMENDATION:

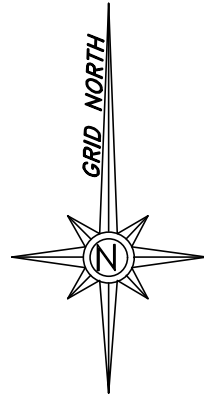
Development Services staff has reviewed the proposed Replat for compliance the City of Brenham's regulations and ordinances and recommends approval of the proposed Replat.

EXHIBITS:

- A. Proposed Replat Document



GRAPHIC SCALE - FEET



SCALE: 1" = 100'

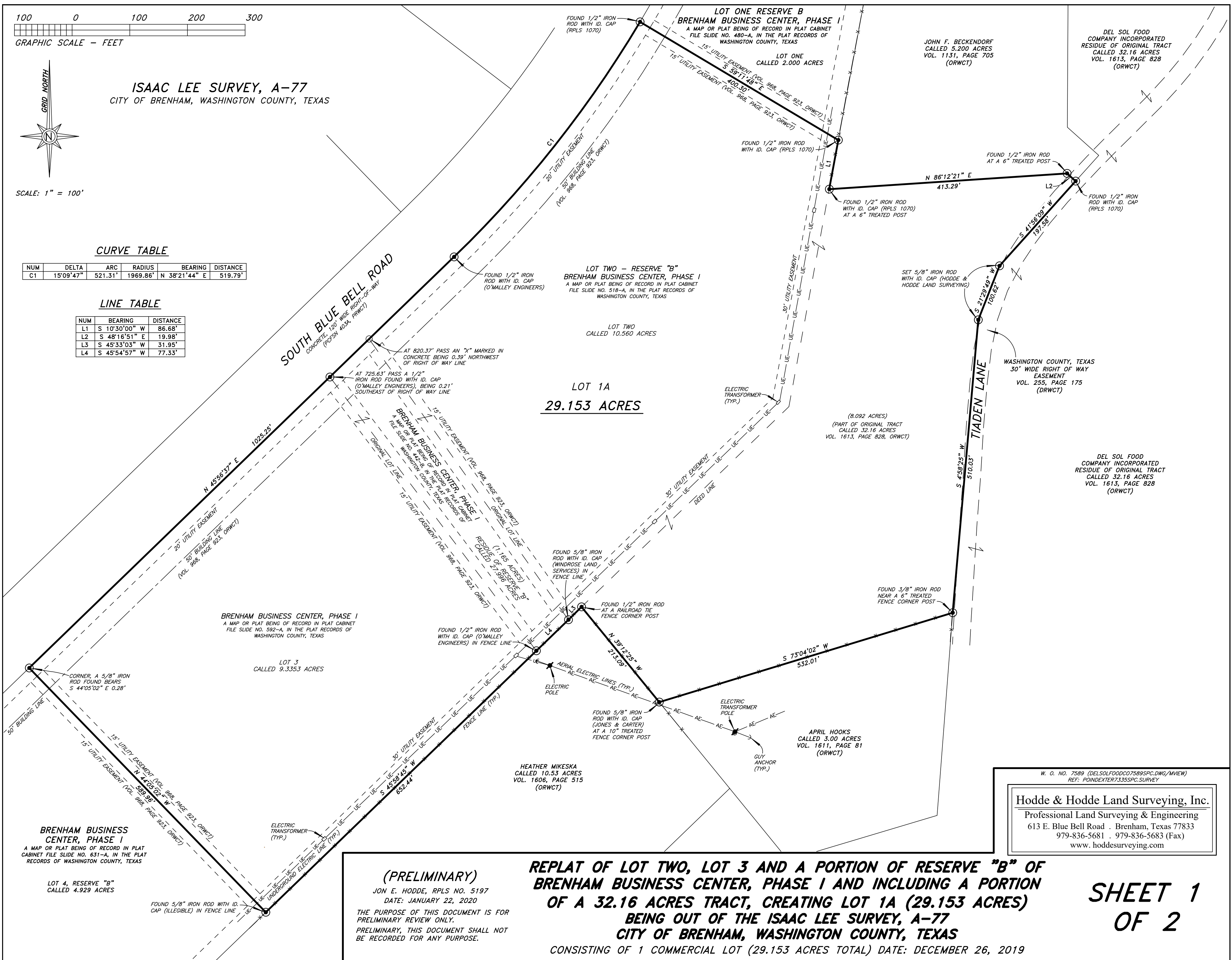
ISAAC LEE SURVEY, A-77
CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	15°09'47"	521.31'	1969.86'	N 38°21'44" E	519.79'

LINE TABLE

NUM	BEARING	DISTANCE
L1	S 10°30'00" W	86.68'
L2	S 48°16'51" E	19.98'
L3	S 45°33'03" W	31.95'
L4	S 45°54'57" W	77.33'



BRENHAM BUSINESS CENTER, PHASE I
A MAP OR PLAT BEING OF RECORD IN PLAT CABINET FILE SLIDE NO. 592-A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS

LOT 3
CALLED 9.3353 ACRES

LOT 1A
29.153 ACRES

LOT TWO - RESERVE "B"
BRENHAM BUSINESS CENTER, PHASE I
A MAP OR PLAT BEING OF RECORD IN PLAT CABINET FILE SLIDE NO. 518-A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS

LOT TWO
CALLED 10.560 ACRES

JOHN F. BECKENDORF
CALLED 5.200 ACRES
VOL. 1131, PAGE 705
(ORWCT)

DEL SOL FOOD
COMPANY INCORPORATED
RESIDUE OF ORIGINAL TRACT
CALLED 32.16 ACRES
VOL. 1613, PAGE 828
(ORWCT)

DEL SOL FOOD
COMPANY INCORPORATED
RESIDUE OF ORIGINAL TRACT
CALLED 32.16 ACRES
VOL. 1613, PAGE 828
(ORWCT)

W. O. NO. 7589 (DELSOLF00DC07589SPC.DWG/MVIEW)
REF. POINDEXTER73355PC.SURVEY

Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying & Engineering
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: JANUARY 22, 2020
THE PURPOSE OF THIS DOCUMENT IS FOR
PRELIMINARY REVIEW ONLY.
PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE.

**REPLAT OF LOT TWO, LOT 3 AND A PORTION OF RESERVE "B" OF
BRENHAM BUSINESS CENTER, PHASE I AND INCLUDING A PORTION
OF A 32.16 ACRES TRACT, CREATING LOT 1A (29.153 ACRES)
BEING OUT OF THE ISAAC LEE SURVEY, A-77
CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS**

CONSISTING OF 1 COMMERCIAL LOT (29.153 ACRES TOTAL) DATE: DECEMBER 26, 2019

**SHEET 1
OF 2**

NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83, CENTRAL ZONE 4203, DISTANCES SHOWN ARE GROUND DISTANCES. CONVERGENCE ANGLE AT N: 10,037,905.626 - E: 3,544,925.146 IS 2'-02"-04.23", COMBINED SCALE FACTOR IS 0.999931. DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET.
- 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 48477C0315D, MAP REVISED MAY 16, 2019, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS.
- THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH BOTTS TITLE COMPANY TITLE EVIDENCE REPORT G.F. NO. OR FILE NO. WA-19-286, EFFECTIVE DATE SEPTEMBER 17, 2019, 8:00 AM, ISSUED OCTOBER 1, 2019, PM (APPLIES TO RESIDUE OF RESERVE "B").
- 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.
- 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 ***** **, 2020.
- 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 ***** **, 2020.
- 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.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- SUBJECT TO BUILDING SETBACK LINES AND YARD REQUIREMENTS ACCORDING TO ZONE AND USE AS SET FORTH IN THE CITY OF BRENHAM ZONING ORDINANCE.
- (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS.
(ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
(PRWCT) DENOTES PLAT RECORDS OF WASHINGTON COUNTY, TEXAS
(PCFSN) DENOTES PLAT CABINET FILE SLIDE NUMBER.

SURVEY MAP

SHOWING A SURVEY AND REPLAT, FORMING LOT 1A (29.153 ACRES), LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE ISAAC LEE SURVEY, A-77, BEING A SURVEY OF A PORTION OF RESERVE "B" CALLED 27.996 ACRES OF BRENHAM BUSINESS CENTER, PHASE I, A MAP OR PLAT BEING OF RECORD IN PLAT CABINET FILE SLIDE NO. 442-B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, BEING A RESURVEY OF LOT TWO (CALLED 10.560 ACRES) OF BRENHAM BUSINESS CENTER, PHASE I, A MAP OR PLAT BEING OF RECORD IN PLAT CABINET FILE SLIDE NO. 518-A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, BEING A RESURVEY OF LOT 3 (CALLED 9.3353 ACRES) OF BRENHAM BUSINESS CENTER, PHASE I, A MAP OR PLAT BEING OF RECORD IN PLAT CABINET FILE SLIDE NO. 592-A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING PART OF THE SAME LAND CALLED 32.16 ACRES, AS DESCRIBED IN THE DEED FROM JOHN BECKENDORF, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF FRITZ W. BECKENDORF, DECEASED, AND AS TRUSTEE OF THE BECKENDORF FAMILY TRUST, DOROTHY ANN TOWNSON, INDIVIDUALLY AND AS INDEPENDENT EXECUTRIX OF THE ESTATE OF NORMAN D. BECKENDORF, DECEASED AND DAVID ARTHUR BECKENDORF AND BARBARA ANN STEVENSON N/K/A BARBARA ANN STEVENSON HAWKINS, BOTH INDIVIDUALLY AND AS CO-TRUSTEES OF THE FRANCIS F. BECKENDORF LIVING TRUST AND BOTH AS INDEPENDENT CO-EXECUTORS OF THE ESTATE OF FRANCIS F. BECKENDORF, DECEASED TO DEL SOL FOOD COMPANY INCORPORATED, DATED DECEMBER 20, 2017, AS RECORDED IN VOLUME 1613, PAGE 828, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID PORTION OF RESERVE "B" CALLED 27.996 ACRES BEING THE SAME LAND CALLED 1.165 ACRES, AS DESCRIBED IN THE DEED FROM BRENHAM COMMUNITY DEVELOPMENT CORPORATION TO DEL SOL FOOD COMPANY, INC., DATED JANUARY 9, 2020, AS RECORDED IN VOLUME 1707, PAGE 112, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID LOT TWO (CALLED 10.560 ACRES) BEING THE SAME LAND CONVEYED IN THE DEED FROM BRENHAM COMMUNITY DEVELOPMENT CORPORATION TO DEL SOL FOOD COMPANY, INCORPORATED, DATED APRIL 26, 2005, AS RECORDED IN VOLUME 1159, PAGE 492, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND SAID LOT 3 (CALLED 9.3353 ACRES) BEING THE SAME LAND CONVEYED IN THE DEED FROM ADVANCED DATA STORAGE, LLC TO SABORMEX USA, LLC, DATED JUNE 26, 2019, AS RECORDED IN VOLUME 1682, PAGE 134, 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 REPLAT OF 29.153 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 THE 26TH DAY OF DECEMBER, 2019, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: JANUARY 22, 2020

THE PURPOSE OF THIS DOCUMENT IS FOR PRELIMINARY REVIEW ONLY.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

(PRELIMINARY)

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
TBPE&LS SURVEY FIRM REG. NO. 10018800

OWNER ACKNOWLEDGMENT

WE, DEL SOL FOOD COMPANY, INCORPORATED, 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. THE PLATTED PROPERTY REMAINS SUBJECT TO EXISTING DEDICATIONS, 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 _____, 2020, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

OWNER ACKNOWLEDGMENT

WE, SABORMEX USA, LLC, 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. THE PLATTED PROPERTY REMAINS SUBJECT TO EXISTING DEDICATIONS, COVENANTS, RESTRICTIONS AND EASEMENTS EXCEPT AS SHOWN OR STATED HEREON.

BY: _____
(SIGNATURE)

(PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF _____

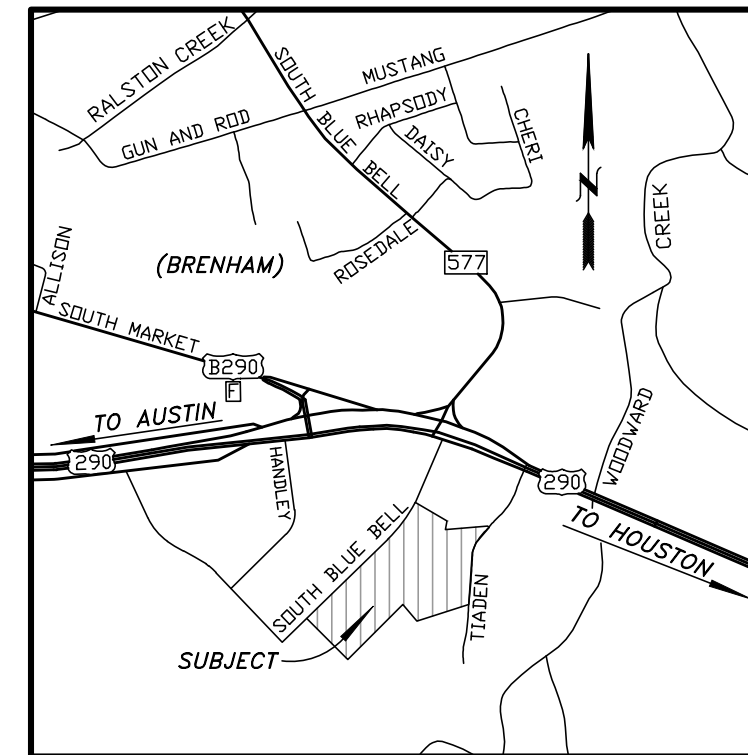
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____

DAY OF _____, 2020, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

VICINITY MAP
(NOT TO SCALE)



PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2020 BY
THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

CHAIRMAN

SECRETARY

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 _____, 2_____, 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. O. NO. 7589 (DELSOLF00DC07589SPC.DWG/MVIEW)
REF: POINDEXER7335SPC.SURVEY

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

REPLAT OF LOT TWO, LOT 3 AND A PORTION OF RESERVE "B" OF BRENHAM BUSINESS CENTER, PHASE I AND INCLUDING A PORTION OF A 32.16 ACRES TRACT, CREATING LOT 1A (29.153 ACRES) BEING OUT OF THE ISAAC LEE SURVEY, A-77 CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS
CONSISTING OF 1 COMMERCIAL LOT (29.153 ACRES TOTAL) DATE: DECEMBER 26, 2019

**SHEET 2
OF 2**



Development Services Department

200 W. Vulcan St.
Brenham, Texas 77833

979-337-7215
slaauwe@cityofbrenham.org

Memorandum

Date January 21, 2020

To Chair Keith Behrens and Planning and Zoning Commission

From Shauna Laauwe, Project Planner

Subject P-20-004 Workshop - Text Amendments discussion to define and give parameters for the uses related to Places of Worship, Government owned facilities and uses, schools, community centers and charitable organizations.

Recent development inquiries have highlighted that the Zoning Regulations are silent or vague on the use of government-owned facilities, places of worship, and other institutions of educational, charitable or philanthropic nature within the residential zoning districts. In addition, definitions or more clarity for many of these uses are necessary. Therefore, the Development Services Staff is seeking discussion and consideration of several minor amendments to Appendix A- "Zoning" of the Code of Ordinances.

The existing Zoning Regulations allow "Churches and related auxiliary uses, including educational and philanthropic uses" as specific uses in the R-1 Residential District, R-2 Mixed Residential District, and R-3 Manufactured Home Residential District. However, the current Zoning Ordinance does not contain definitions of a church or what philanthropic uses are comprised of, thus opening these uses up to wide and potentially inconsistent interpretation. City Staff recommends instead of referring to a "church," utilizing the term "Places of Worship" in order to encompass all faiths. Limiting the term to "churches and related auxiliary uses," even though utilized by current City Staff in a broad sense, may be perceived as restricting other places of worship and subject the City to first amendment questions. For these reasons, City Staff recommends defining Places of Worship as "a church, synagogue, temple, mosque, or other facility that is used on a regular basis for worship by persons of similar belief." In addition, City Staff recommends allowing Places of Worship, that do not provide a day school or day care program, and are on a subject site of one (1) acre or less to be allowed as a permitted use in the R-1, R-2, and R-3 Districts. This allowance would benefit smaller neighborhood churches that have minimal adverse impacts to the surrounding area to be allowed as a permitted use. Bufferyard requirements may be added to lessen the impact to adjacent single-family homes.

As for philanthropic uses, philanthropy is defined by Merriam-Webster as "(a) an act or gift done or made for humanitarian purposes, or (b) an organization distributing or supported by funds set aside for humanitarian purposes." Philanthropic is defined as "dispensing or receiving aid from funds set

aside for humanitarian purposes.” However, without a definition within the Zoning Ordinance, it is difficult to discern what uses are defined as philanthropic. Consequently, the use has been subject to interpretation resulting in inconsistency of what is allowed as a specific use and what is not. In the spirit of uses that have been allowed under the term philanthropic uses, such as the Washington County Healthy Living Association, a community center for senior citizens, City Staff recommends removing philanthropic and replace it with community centers and non-profit/charity organizations. Community centers and non-profit/charity organizations could be allowed as permitted or specific uses based on site square footage.

In addition, the Zoning Regulations are silent on the allowance of government (federal or state) owned structures, facilities and uses. Many municipalities group government owned facilities with educational uses under the broad term of “Institutional Uses.” City Staff recommends amending the zoning ordinance to add and define Institutional Uses as “Government (federal or state) owned structures, facilities and uses as well as primary and secondary schools and accessory facilities, but not to include penal or mental institutions.” Primary and Secondary Schools are currently listed as specific uses in the R-1, R-2, and R-3 Districts. Government owned structures, facilities and uses would also be specific uses. Options for allowing as a permitted use with site restrictions could be considered.

Lastly, any amendments to the uses and definitions in the Residential Districts will also require a “clean-up” of references to these uses in the Business Districts. The Business Districts would be affected by any text amendment to the Residential Districts due to uses allowed in the R-1 are also allowed in B-1, and non-residential uses allowed in B-1 are allowed in B-2 and so forth.

Given the aforementioned information, City Staff is conducting the Workshop to gather feedback from the Planning and Zoning Commission on the following proposals:

- Amending the Zoning Ordinance to include a definition of Places of Worship and replacing church use to “places of worship.”
- Amending the Zoning Ordinance to allow places of worship on a subject site measuring 1 acre (43,560 square feet) or less, and without a day school or day care facility, as a permitted use in the R-1, R-2, and R-3 Districts.
- Amending the Zoning Ordinance to remove the term philanthropic uses.
- Amend the Zoning Ordinance to provide definitions for and to allow community centers and non-profit organizations on a subject site measuring .5 acres (21,780 square feet) as a permitted use in the R-1, R-2, and R-3 Districts. Subject sites greater than .5 acres may be requested as a specific use in the R-1, R-2, and R-3 Districts.
- Amend the Zoning Ordinance to define institutional uses as “Government (federal or state) owned facilities and uses as well as primary and secondary schools and accessory facilities, but not to include penal or mental institutions.”
- Bufferyard Requirement:
 - 20 feet between adjacent single-family uses and places of worship, community centers, non-profit organizations, institutional uses. The proposed 20-foot

bufferyard is in addition to applicable setbacks and is the same bufferyard that is required between office/retail and single-family uses.

In conclusion, Staff is seeking feedback and discussion regarding the proposed text amendments from the Planning and Zoning Commission and with approval, will plan to bring the item back for consideration in February or March. Please provide any feedback, thoughts, or comments on the proposed amendments to Shauna Laauwe at 979-337-7215 or slaauwe@cityofbrenham.org.