



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, APRIL 27, 2020 AT 5:15 P.M.
VIA TELECONFERENCE AND/OR VIDEOCONFERENCE
USE THE LINK <https://cityofbrenham.online/pzmeeting>
AND / OR
CALL (844) 653-6177 (toll free); MEETING ID: 181 731 010#**

Due to COVID-19 recommendations from the CDC and Texas Governor Greg Abbot's Executive Order signed on March 16, 2020, this Regular Meeting of the Brenham Planning and Zoning Commission will be conducted virtually via teleconference and/or videoconference. The meeting will be audible to members of the public and allow for two-way communication for those desiring to participate in the meeting.

1. Call Meeting to Order

2. Public Comments

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

3. Reports and Announcements

CONSENT AGENDA

4. Statutory Consent Agenda

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

4-a. Minutes from the March 23, 2020 Planning and Zoning Commission Meeting

REGULAR AGENDA

- 5. Public Hearing, Discussion and Possible Action on Case No. P-20-012: A request by Rainer & Son Development Company for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to assign a zoning classification of Planned Development District (PDD) on approximately 52.428 acres of land located south and west of Dixie Road, being further described as Tract 7 of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.**

6. **Public Hearing, Discussion and Possible Action on Case No. P-20-013: A request by Blinn Jr. College for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Mixed Residential Use District (R-2) to a Commercial, Research and Technology Use District (B-2) on approximately 0.997 acres of land addressed as 811 W. Fifth Street, and further described as Lot 1, Block 2 of the Blinn Fifth Street Subdivision, in Brenham, Washington County, Texas.**

7. **Discussion and Possible Action on Case No. P-20-014: Preliminary Plat of the WGW Compound Division No. 1 consisting of a 60-foot wide private road containing 1.680 acres, Tract 1 and Tract 2, being a total of 4.680 acres of land out of the James Walker Survey in Washington County, Texas.**

8. **Discussion and Possible Action on Case No. P-20-005: Final 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 .**

9. **Adjourn**

CERTIFICATION

I certify that a copy of the April 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 April 23, 2020, at 12:30 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
March 23, 2020**

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

A regular meeting of the Brenham Planning and Zoning Commission was held on March 23, 2020 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
Cayte Neil

Commissioners absent:

Leroy Jefferson (excused)
Lynnette Sheffield (excused)
Marcus Wamble (excused)

Staff present:

James Fisher, City Manager
Jeana Bellinger, City Secretary

Citizens present:

None

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:16 pm with a quorum of four (4) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

There were no reports or announcements.

CONSENT AGENDA

4. Statutory Consent Agenda

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

4-a. Minutes from the February 24, 2020 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 Kossie to approve the minutes from the February 24, 2020 meeting, as presented. The motion carried unanimously.

REGULAR MEETING

- 5. Public Hearing, Discussion and Possible Action on Case No. P-20-009: A request by the Brenham Housing Authority for a Specific Use Permit to allow a multifamily development on a site of two (2) acres or more for land located generally west of Hasskarl Drive and south of Eleanor Drive in an R-2, Mixed Residential Zoning District, described as a 5.490 acre parcel being a portion of Tract 184 out of the Arrabella Harrington Survey, in Brenham, Washington County, Texas.**

James Fisher, City Manager, presented the staff report for Case No. P-20-009 (on file in the Development Services Department). Mr. Fisher stated that The subject property is an approximate 5.49-acre tract of land generally located south of E Blue Bell Road and bounded by E Blue Bell Road to the north, Henderson Park to the west, Hasskarl Drive to the east and Matilda Street to the south. The tract also encompasses Eleanor Drive. The subject property is currently zoned as R-2, Mixed Residential Use District and developed with duplexes owned by Brenham Housing Authority. The property owner/applicant, Brenham Housing Authority, is proposing to demolish the existing duplexes and develop an 80-unit multi-family development to replace the existing duplex units. The R-2 District allows a multi-family development on a site of two (2) acres or more with prior approval of a Specific Use Permit (SUP). Therefore, the applicant seeks a SUP to allow for the development of a proposed 80-unit multi-family development on 5.49-acres of land in a R-2, Mixed Residential Use District.



Chairman Behrens opened the Public Hearing at 5:21 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 Alfred and seconded by Commissioner Kossie to approve a specific use permit to allow a multifamily development on a site of two acres or more (5.490 acres), as presented. The motion carried unanimously.

- 6. Discussion and Possible Action on Case No. P-20-010: Preliminary Plat of the Blinn Fifth Street Subdivision creating Lot 1, Block 1, and Lot 1, Block 2, being 3.594 acres of land out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.**

James Fisher presented the staff report for Case No. P-20-010 (on file in the Development Services Department). Mr. Fisher stated that Blinn College District (the applicant/owner) requests approval of a Preliminary Plat of the Blinn Fifth Subdivision that creates Lot 1, Block 1 (2.597 acres) and Lot 1, Block 2 (.997 acres) for a total of 3.59-acres. Blinn College desires to develop the site into a residential dormitory and associated parking lot. The subject property abuts Prairie Lea Street to the west, W Fifth Street to the north, and High Street to the east, in addition to the lot located on the southeast corner of West Fifth Street and High Street. The subject site does not have a recorded plat and thus, the Preliminary Plat and this 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 of this plat as presented.

A motion was made by Commissioner Kossie and seconded by Commissioner Neil to approve the Preliminary Plat of the Blinn Fifth Street Subdivision, as presented. The motion carried unanimously.

7. Discussion and Possible Action on Case No. P-20-011: Final Plat of the Blinn Fifth Street Subdivision creating Lot 1, Block 1, and Lot 1, Block 2, being 3.594 acres of land out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.

James Fisher presented the staff report for Case No. P-20-011 (on file in the Development Services Department). Mr. Fisher stated that this is the Final Plat to compliment the Preliminary Plat that was approved in the previous item. Engineering and Development Services have reviewed the proposed Final Plat for compliance with the City of Brenham’s applicable regulations and ordinances and recommends approval of this plat as presented.

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to approve the Final Plat of the Blinn Fifth Street Subdivision, as presented. The motion carried unanimously.

8. Adjourn.

A motion was made by Commissioner Neil and seconded by Commissioner Alfred to adjourn the meeting at 5:24 pm. The motion carried unanimously.

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

Certification of Meeting Minutes:

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



CASE NUMBER P-20-012
ZONE CHANGE REQUEST – Establishing a Planned Development District on
52.428 acres of land south and west of Dixie Road

STAFF CONTACT: Stephanie Doland, Director of Development Services

OWNERS: Susan B. Love, Executrix of the Joyce Baker Estate

APPLICANT: Rainer & Son Development Company (**Stylecraft Builders**)

ADDRESS/LOCATION: South and west of Dixie Road (Exhibit A).

LEGAL DESCRIPTION: Tract 7 of the Phillip Coe Survey, A-31

LOT AREA: Approximately 52.428 acres of land

ZONING DISTRICT/USE: Not currently zoned as property is in the ETJ / Vacant undeveloped land (Exhibit B)

FUTURE LAND USE: Single-Family Residential

REQUEST: A request to assign a zoning classification of Planned Development District (PD) for the development of a single-family home subdivision (Exhibit C).

BACKGROUND:

The subject property is located generally south and west of Dixie Road and north of Muscadine Trail. The property is currently vacant land and is not assigned a zoning distinction because it is located in the City of Brenham ETJ. The applicant, Stephen Grove of Stylecraft Builders on behalf of Rainer & Son Development Company is requesting the subject 52.428 acres be annexed into the City of Brenham and assigned Planned Development District zoning for the development of a single-family home subdivision. The subject tract is north of the existing Vintage Farms Subdivision which is currently under construction by Stylecraft Builders. Stylecraft intends to connect the existing subdivision to the subject tract and identify an additional phase of development known as The Lakes at Vintage Farms.

PROPOSED PLANNED DEVELOPMENT (PD) DISTRICT “The Lakes PD”

The applicants are requesting zoning of the property to PD district upon its annexation into the City of Brenham. To establish alternative standards to the City’s typical zoning and subdivision development standards. The proposed PD establishes the underlying base zoning district as the Residential (R-1) district for the construction of single-family dwellings and as Mixed Residential District (R-2) for construction of a small section of Patio Homes. The applicants are proposing the following development standards. The complete PD proposal and exhibits are enclosed (Exhibit D).

Subdivision Features and Characteristics:

- 4,500 linear foot of five foot (5') wide sidewalk and concrete trails shall be constructed within the residential area and a minimum of 2,800 linear feet of eight foot (8') wide sidewalks to be constructed in the greenspace/common areas
- Masonry column fencing along Dixie Road
- A (1) canopy tree or two (2) ornamental trees in the front yard of all single-family residential lots
- Community trees planted at a ratio of one-half (1/2) the number of lots in each phase reflected on the plat
- Credit for trees preserved during development
- Passive park consisting of one 400 square foot pavilion, fifteen (15) acres of greenspace and four (4) acres of lakes

Subdivision of Land:

- Planning Area 1 – The Lakes (Traditional Single-Family homes)
 - 60% masonry on front façade
 - 100% of the lots shall be minimum 6,600 square feet
 - 35% of the lots shall be minimum 7,000 square feet
 - 55-foot minimum lot width
 - 120-foot minimum lot depth
 - 25-foot front setback
 - 7.5-foot side setback
 - 20-foot rear setback
- Planning Area 2 – The Cove (Patio Homes)
 - 20% masonry on front façade
 - 100% of the lots shall be minimum of 4,400 square feet
 - 30% of the lots shall be minimum of 5,700 square feet
 - 40-foot minimum lot width
 - 120-foot minimum lot depth (with 3 lots shall be minimum of 100 feet deep (per City Ordinance))
 - 20-foot front setback
 - 5-foot side setback
 - 15-foot rear setback

RELATION TO THE BRENHAM COMPREHENSIVE PLAN, PLAN 2040: HISTORIC PAST, BOLD FUTURE

Plan 2040 was adopted as the City of Brenham Comprehensive Plan on September 19, 2019 and serves as the City's guiding document in determining zoning and land uses decisions. Adopted with the Comprehensive Plan is the Future Land Use Plan and the establishment of use-specific land use policies, general city-wide land use policies, and standards which produce a quality neighborhood design. Staff finds the following excerpt from Plan 2040 (page 37-38) is relevant for consideration of this request:

Typical features of a quality neighborhood design include:

- Some focal point, whether a park or central green, school, community center, place of worship, or small-scale commercial activity, that enlivens the neighborhood and provides a gathering place.
- Equal importance of pedestrian and vehicular circulation. Street design accommodates, but also calms, necessary automobile traffic. Sidewalks along or away from streets, and/or a network of off-street trails, provide for pedestrian and bicycle circulation (especially for school children) and promote interconnectivity of adjacent neighborhoods.
- A variety of compatible dwelling types to address a range of needs among potential residents (based on age, income level, household size, etc.).

- An effective street layout that provides multiple paths to external destinations (and critical access for emergency vehicles) while also discouraging non-local or cut-through traffic.
- Appealing streetscapes, whether achieved through street trees or other design elements, which “soften” an otherwise intensive atmosphere and draw residents to enjoy common areas of their neighborhood. This should include landscape designs consistent with local climate and vegetation.
- Compatibility of fringe or adjacent uses, or measures to buffer the neighborhood from incompatible development.
- Evident definition of the neighborhood “unit” through recognizable identity and edges, without going so far (through walls and other physical barriers) as to establish “fortress” neighborhoods.
- Set-aside of conservation areas, greenbelts or other open space as an amenity, to encourage leisure and healthful living, and to contribute to neighborhood buffering and definition.
- Use of local streets for parking to reduce the lot area that must be devoted to driveways and garages, and for the traffic calming benefits of on-street parking.

ANALYSIS OF CITY OF BRENHAM ZONING POLICIES:

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

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

The subject property is currently located in the Brenham ETJ, generally west of the intersection of State Highway 36 N and Dixie Road. Property located to the south is zoned Planned Development District and is currently being developed with a Mixed-Use development, primarily the single-family residential subdivision known as Vintage Farms. Property to the east and across Dixie Road is developed and zoned with a mixture of uses, including rural residential along Dixie and industrial along SH 36 N. Stylecraft Builders intends to develop these 50+ acres of land with additional phases of single-family homes, to be known as The Lakes and The Cove at Vintage Farms. The Lakes at Vintage Farms is proposed to be traditional single-family homes, whereas The Cove at Vintage Farms is planned to be developed with patio homes.

The Lakes portion of the proposed development plan deviates from the City of Brenham standard zoning by including a mixture of lot sizes including 35% of the subdivision at 7,000 square feet or greater (City standard) and the remainder at 6,600 square feet or greater. Current standards for the existing Vintage Farms Subdivision allow for all lots to be 6,600 square feet or greater. In this portion of the subdivision Stylecraft proposes reduced side building setbacks of 7.5-feet (15-foot standard) and a rear setback of 20-feet (25-foot standard). Stylecraft also proposes to include 60% masonry on all front facades.

The Cove portion of the proposed development plan is planned to be developed with a single cul-de-sac for construction of patio homes. Patio homes are sometimes referred to zero-lot line or garden style homes and are typically located on 4,000 square foot (smaller) lots and have a reduced setback. Stylecraft proposes the patio homes within this portion of the development be located on lots that are between 4,400 and 5,700 square feet. Homes within this portion of the development are planned to include 20% masonry on all front facades.

In exchange for the deviations to the City of Brenham subdivision standards, Stylecraft proposes amenities including a minimum of 2,800 linear feet of eight-foot wide concrete walking trails,

sidewalks along both sides of the street and a 15-acre greenspace/public park with a water feature and pavilion.

The City of Brenham Subdivision and Zoning Ordinances seek to establish standards which provide for the orderly, safe and healthful development of the community and protect the morals and general welfare of residents and citizens while protecting small town character as reflected in the Comprehensive Plan. Staff finds that the proposed PD meets the intent of the development standards by providing neighborhood design characteristics and elements which make a subdivision attractive and valuable for the long-term.

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

The future land use map portion of Plan 2040: Historic Past, Bold Future, suggests the subject property may be appropriate for single-family residential uses. If the requested zone change were approved, the subject property would allow for development in keeping with the Future Land Use Plan and polices by allowing a single-family home subdivision with a mixture of housing types at this location.

Furthermore, the proposed PD includes amenities and subdivision design characteristics that exceed the City's standard subdivision and zoning standards as recommended in Plan 2040. Plan 2040 includes an excerpt which highlights what neighborhood attributes contribute to a sustainable and attractive subdivision. The applicants are proposing to meet a majority of these guidelines by providing features such as, traffic calming measures, street scaping, a passive park, a regional walking trail and a design with equal importance to pedestrian and vehicular traffic. Staff finds that the proposed request is aligned with the goals and land use policies established in the Comprehensive Plan.

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

The subject property has access to City of Brenham water, gas and sanitary sewer along Dixie Road as well as access to additional services within the existing Vintage Farms Subdivision. The applicant plans to extend services located at the property throughout the development. The 50+ acres are within the Bluebonnet electric service area and the applicant has been in contact with this provider for extension of services. Staff finds that utilities in the area can be extended to serve the subject property and the proposed development.

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

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

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

Property owners within 200 feet of the project site were mailed notifications of this request on April 16, 2020. The Notice of Public Hearing was published in the Brenham Banner on April 16, 2020. Any public comments submitted to staff will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

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

If approved, the subject property will be required to adhere to site development standards established in the proposed PD, all applicable ordinances adopted by the City of Brenham and not specified in the PD document. Furthermore, adherence to adopted building codes, maximum impervious coverage requirements, and drainage standards for property zoned R-1 and R-2 shall apply to the subject tract. The Lakes at Vintage Farms includes development of a 15-acre passive park, 4-acre pond, and multi-use trails to account for a mixture of lot sizes in the development, specifically those which fall below the adopted minimum lot size of 7,000 square feet. Staff finds that the public green space requirements will ensure that adequate open spaces are maintained throughout the proposed subdivision.

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

Staff believes that the requested zoning and associated land uses are appropriate in this location given adjacent zoning designations, existing development in the vicinity, and conformance with the City's adopted future land use map.

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

The applicant proposes a variety of subdivision standards that contribute to quality neighborhood culture and promote land development consistent with adopted development standards and the adopted Comprehensive Plan. For example, the City of Brenham subdivision ordinance does not currently require the development of sidewalks or parks within a single-family home subdivision. However, the applicant proposes to provide 5-foot wide sidewalks on one side of the street as well as a 15 acre park, and regional concrete trails. While smaller than normal lot sizes are proposed, the aforementioned amenities meet the intent of the ordinance in terms of preserving open spaces within the development.

Additionally, the applicant proposes landscaping on each platted lot and throughout the development. Each lot within the subdivision shall have either one canopy tree or two ornamental trees to contribute to an aesthetic street scape. Similar to Vintage Farms, Stylecraft plans to include a wooden fence with masonry columns along Dixie Street and landscaping throughout the development in common areas and along rights-of-way. The City's development standards do not require the aforementioned fence or landscaping standards for residential development and staff finds that these offerings (and the additional proposed standards) will ensure the long term viability of the. In summary, staff finds that the proposed PD, if approved will allow for the development of a single-family neighborhood in accordance with the adopted development standards and Plan 2040 in terms of promoting land uses consistent with the community's plan.

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

The subject property is adjacent to vacant land, Dixie Road and Vintage Farms Subdivision. Staff is unable to determine any incompatible uses or development with the proposed PD.

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

Staff is unable to determine any destabilizing effects on the neighboring properties should this rezoning request be approved.

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

If approved, the proposed rezoning will allow for the development of a single-family home subdivision. The subject property is adjacent to a local street and therefore not located in an area where commercial development is likely to prosper. The nearest land currently available for Commercial development is located southeast of the subject tract immediately adjacent to SH 36 N and planned for Commercial Development with the original Vintage Farms PD.

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

The property is currently undeveloped, vacant land. Staff is not aware of any hindrances on the property created by legally existing incompatible uses. The proposed rezoning will allow for compatible, legally conforming development.

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

Staff finds that the proposed rezoning change will allow for the orderly growth and development in the general vicinity and throughout the city. Furthermore, the proposed rezoning is in accordance with the City's adopted Future Land Use Map and Comprehensive Plan.

PLANNED DEVELOPMENT DISTRICT GENERAL GUIDELINES:

In addition to the zoning policies above, Planned Development Districts must also meet the following guidelines:

- (1) A Planned Development District shall conform to applicable regulations and standards established by this ordinance.

The zoning regulations that The Lakes at Vintage Farms PD deviates from do not undermine the density requirements or intent of the single-family residential zoning district. Furthermore, modifications to lot size and setbacks are accommodated by quality neighborhood design standards as specified in the Comprehensive Plan, Plan 2040.

- (2) A Planned Development District should be compatible with existing or permitted uses on abutting sites, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features.

This proposed single-family residential development is compatible with the surrounding land uses, including Dixie Street, rural residential and industrial uses. The proposed PD includes the underlying R-1 and R-2 zoning district standards and does not deviate from

building height, drainage, access or impervious coverage requirements. As mentioned above, the smaller than standard lot sizes and reduced setbacks proposed are mitigated by the 15-acre park and trail system proposed within the development.

- (3) A Planned Development District shall not create unfavorable effects or impacts on other existing or permitted uses on abutting sites that cannot be mitigated by the provisions of the planned development.

There are no foreseen unfavorable effects or impacts on the area.

- (4) A Planned Development District shall not adversely affect the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed development and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

This property is adjacent to the existing Vintage Farms Subdivision and the attached conceptual plan shows connection between the two phases of construction. The existing subdivision currently has two access points to SH 36 N, one direct access and one access point through Vintage Farms Way. State Highway 36 is a freeway that is capable of handling large volumes of traffic and will serve as the primary route for traffic into and out of the subdivision. In addition to connection to the existing subdivision, Stylecraft intends to construct a primary entrance to The Lakes along Dixie Road.

A feature of quality neighborhood design listed in Plan 2040 includes placing equal importance on vehicular and pedestrian traffic. The proposed subdivision layout includes reduced block lengths and pedestrian crosswalks in an effort to increase pedestrian safety within the subdivision, specifically to connect homes to the regional trail system and park. Staff finds the proposed PD accounts for the safety and convince of vehicular and pedestrian traffic generated within the development.

- (5) A Planned Development District must reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.

Drainage information will be required at the time of platting and a Homeowners Association will be created with bylaws and governing documents pertaining to the maintenance of the proposed detention areas.

- (6) A Planned Development District shall not adversely affect traffic control or adjacent properties by inappropriate location, lighting, or types of signs.

Staff is unable to determine any adverse impacts caused by inappropriate lighting or types of signs. As with all development, an increase in traffic is expected around the subject property. Staff will review traffic counts and mitigation measures proposed by the developer at the time the civil construction documents are submitted to the City for review.

- (7) A Planned Development District must protect the public health, safety, or welfare, and shall not be materially injurious to properties or improvements in the vicinity.

This request should not have any adverse impact on the public health, safety or welfare of adjacent property or property in the general vicinity. Furthermore, the proposed amenities

within the subdivision will enhance the public health and welfare of the Vintage Farms homeowners and City of Brenham residents in general.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed zoning to a Planned Development District (PD) for the subject 52.428-acre tract known as the Lakes of Vintage Farms Planned Development.

EXHIBITS:

- A. Aerial Map
- B. Zoning Map
- C. Future Land Use Map
- D. Proposed Planned Development District and Exhibits
- E. Site Photos

EXHIBIT "A"
AERIAL MAP

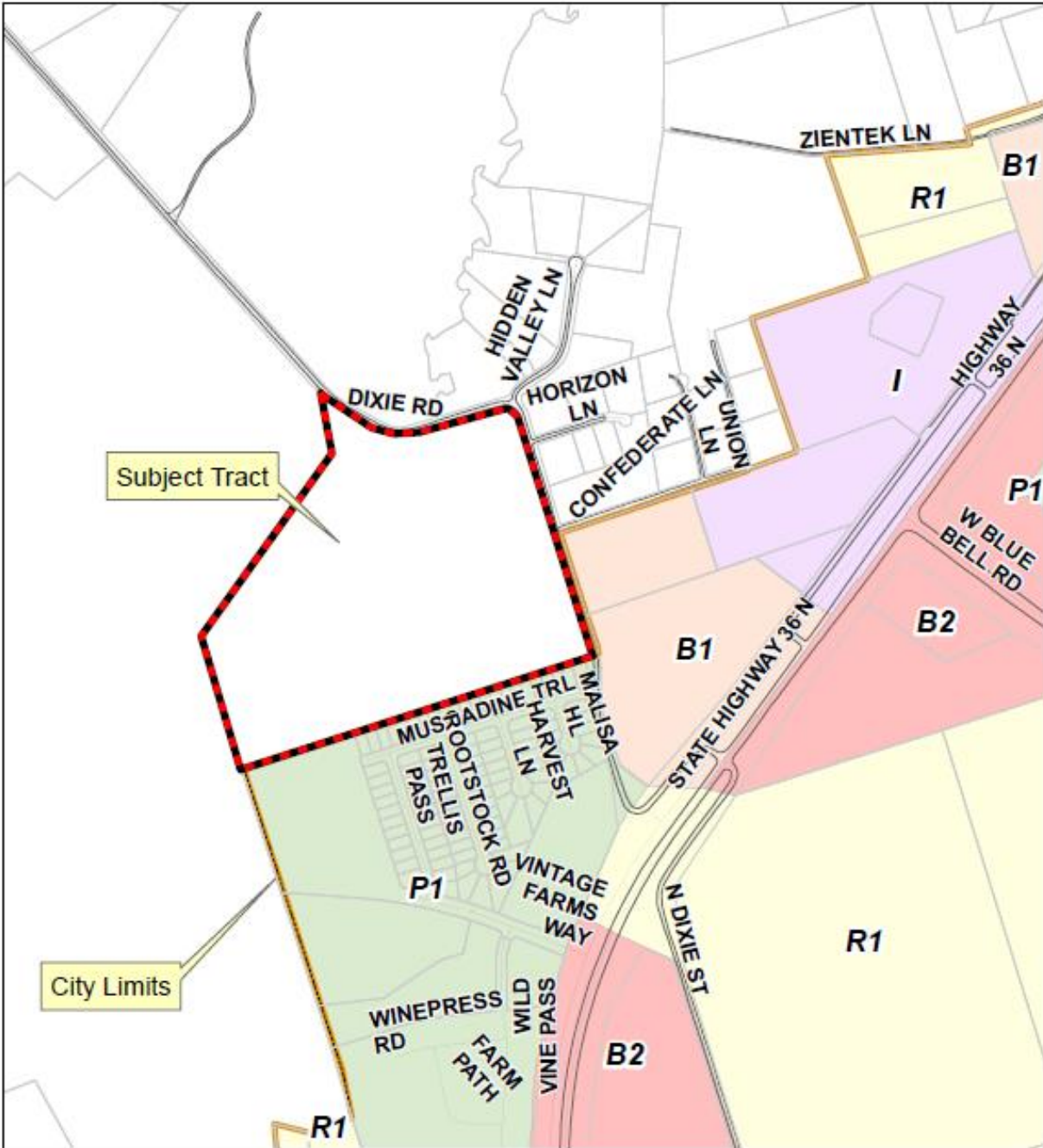


Aerial Map
Lakes at Vintage Farms

1 inch = 682 feet



EXHIBIT "B"
ZONING MAP



Zoning Map
Lakes at Vintage Farms

1 inch = 682 feet



EXHIBIT "C"
FUTURE LAND USE MAP



Legend	
City Limits	Multi-Family Residential
Future Land Use Plan	
FLU_FINAL	
Rural	Mixed Use Blinn Adjacent
Open Space	Mixed Use Downtown Adjacent
Park	Corridor Mixed Use
Estate Residential	Planned Development
Single Family Residential	Downtown
Manufactured Homes	Local Public Facilities
	Commercial
	Industrial

Future Land Use Map



1 inch = 508 feet



EXHIBIT "D"

PROPOSED PLANNED DEVELOPMENT DISTRICT AND EXHIBITS

Development Requirements for The Lakes at Vintage Farms Planned Development District

I. Purpose and Intent:

The Lakes at Vintage Farms Planned Development District ("The Lakes PD") is intended to guide land use and physical development of the subject property. This development plan is enacted as a means to provide the City and the Developer with alternative standards set forth by the City for their mutual benefit. The Lakes PD is intended to add this tract of land to the current Vintage Farms development by incorporating the existing design and feel of Vintage Farms while providing new elements which will differentiate The Lakes at Vintage Farms as unique. Additionally, The Lakes PD looks to improve property utilization by facilitating the highest and best uses, provide quality cost-efficient housing, strengthen the area economy, and enhance the general welfare of the surrounding community. The Lakes PD reflects the goals of the City's adopted Comprehensive Plan - Historic Past, Bold Future: Plan 2040 which establishes recommendations for developing quality neighborhood design. To this end, the Lakes at Vintage Farms shall include public amenities such as, but not limited to, sidewalks, landscaping, and parkland which exceed City of Brenham subdivision standards and are intended to provide a valuable product for the Brenham community. The Lakes PD shall allow only single-family residential uses on approximately 53.5 acres of land out of the Phillip Coe Survey, being generally west of Dixie Road and State Highway 36 (Concept Plan - Exhibit A).

II. Land Use and Physical Developments:

- A. The Lakes at Vintage Farms by Stylecraft Builders will be managed by the existing HOA but shall be subject to a separate set of Declaration of Covenants, Codes and Restrictions from the current declarations pertaining to Vintage Farms. Nothing in this agreement shall impact the existing ordinance or declarations of Vintage Farms.
- B. No floor plan shall be repeated on the lot directly across the street, diagonally across the street, or within two lots on either side of the subject lot.
- C. Minimum square footage of each home shall be 1,200 square feet exclusive of garages, porches, patios and areas of the home that are not conditioned space (heat/AC). This square footage minimum matches the existing restrictions in Vintage Farms.
- D. Each single-family dwelling shall include, at a minimum, a two-car private, enclosed garage.
- E. Each home in Planning Area 1 (Exhibit A) shall have a minimum of 60% masonry on front face exclusive of windows, doors, eaves, gables, trim work, walls above roof lines, entryways/porches/patios.
- F. Each home in Planning Area 2 (Exhibit A) shall have a minimum of 20% masonry on front face of patio homes, exclusive of windows, doors, eaves, gables, trim work, walls above roof lines, entryways/porches/patios.
- G. The minimum right-of-way standards shall be a 55-foot wide dedicated right-of-way with 30-foot wide pavement, measured back-of-curb to back-of-curb.
- H. A minimum of 4,500 linear foot of five foot (5') wide sidewalk and concrete trails shall be constructed within the residential area and a minimum of 2,800 linear feet of eight

foot (8') wide sidewalks to be constructed in the greenspace/common areas. The Developer Shall provide:

- a. Minimum of 4,500 linear foot five foot (5') wide sidewalks on one side of the streets shall correspond with the same look and feel of the design and layout of Vintage Farms.
 - b. Minimum 2800 linear foot of eight foot (8') wide concrete trails within the greenspace around the lakes and common areas throughout the development to be consistent with the trail system of Vintage Farms. The final location of the trail system may differ from what is shown on Exhibit A as exact location and design shall be determined by topography, and location of preserved trees.
 - c. Pedestrian connectivity to the existing phase of Vintage Farms sidewalks and trails, as shown on Exhibit A.
 - d. Multiple pedestrian access points connecting the greenspace sidewalks to the neighborhood sidewalk system.
- I. Landscape/Fencing
- a. Fencing along Dixie Road shall be stained, capped and trimmed wooden perimeter fence with steel posts to match existing perimeter fence in Vintage Farms Phase 1 and will be maintained by HOA.
 - b. Ten (10) masonry columns shall be installed along Dixie Road and maintained by HOA.
 - c. Each lot shall be landscaped and irrigated, at a minimum, with full sod in the front yard.
 - d. Single-family residential lots shall have at least one (1) two inch (2") or larger caliper (measured six inches (6") above the tree base) canopy or shade tree or two (2) non-canopy ornamental trees as well as a minimum of five (5) one-gallon shrubs planted in the front yard of the residence and prior to certificate of occupancy being issued.
 - e. Community Trees - Prior to the first Certificate of Occupancy being issued for each phase of the development, community trees shall be planted throughout the community at a ratio of one-half (1/2) the number of lots in each phase reflected on the plat. Required trees shall be placed in common areas, greenspace, along trails and sidewalks and other areas viewable to the public. Fifty percent of the required trees shall be canopy trees measuring six feet (6') tall and two inches (2") in caliper when measured six inches (6") from the ground.
 - f. Preservation of trees – Per city code Section 12.05 (3) developer shall receive credit against planting community trees for every existing tree that is preserved.
- J. Greenspace
- a. Developer will reserve at a minimum fifteen (15) acres of greenspace and common area for neighborhood use, including four (4) acres of lakes, all of which shall be maintained by the HOA.
 - b. Developer to install signage around the lakes with posted rules and warnings regarding usage and safety to be maintained and updated by the HOA.
 - c. Developer shall provide at minimum a 400 square foot pavilion in the greenspace/park area with a location and size to be determined based on topography, location of preserved trees, and final design of trail system. Pavilion and associated landscaping shall be maintained by the HOA.

III. Subdivision of Land:

The subdivision of land within The Lakes at Vintage Farms includes two different single-family dwelling products. Dwellings located in Planning Area 1 (Exhibit A) shall be in

accordance with subdivision standards for properties in a Residential (R-1) zoning district, and dwellings located within Planning Area 2 (Exhibit A) shall be in accordance with Mixed Residential District (R-2), with the following exceptions or additions to ordinary standards:

- A. *Planning Area 1 - The Lakes at Vintage Farms – Single-Family Residential Detached Homes*
 - a. 100% of the lots shall be minimum 6,600 square feet
 - b. 35% of the lots shall be minimum 7,000 square feet
 - c. Minimum lot width shall be 55 feet except for radial lots which shall be a minimum 50 feet measured at the front setback.
 - d. Minimum lot depth shall be 120 feet (determined by the average of the two lot lines) except for radial lots which shall have an average minimum lot depth of 110 feet.
 - e. Front yards shall be setback a minimum of 25 feet as per current city ordinance.
 - f. Side yards shall be setback a minimum of 7.5 feet unless adjacent to a side street in which case the minimum shall be 15 feet.
 - g. Rear yards shall be setback a minimum of 20 feet
- B. *Planning Area 2 - The Cove at Vintage Farms – Patio Homes*
 - a. 100% of the lots shall be minimum of 4,400 square feet
 - b. 30% of the lots shall be minimum of 5,700 square feet
 - c. Minimum lot width shall be 40 feet
 - d. Minimum lot depth shall be 120 feet (determined by the average of the two lot lines). Three lots shall be permitted to have a minimum lot depth of 100 feet, as established in current city ordinance.
 - e. Front yards shall be setback a minimum of 20 feet
 - f. Side yards shall be setback a minimum of 5 feet unless adjacent to a side street in which case the minimum shall be 15 feet. Distances between adjacent patio homes shall not be less than 10 feet. Lots adjacent to common areas shall maintain the 5 foot side setback.
 - g. Rear yards shall be setback a minimum of 15 feet

EXHIBIT "E"



View from Dixie Road – Vintage Farms Subdivision in Background



Subject Property facing west from Dixie Road



CASE NUMBER P-20-013
ZONE CHANGE REQUEST – 811 W. FIFTH STREET

STAFF CONTACT:	Shauna Laauwe, AICP, Project Planner
OWNERS/APPLICANTS:	Blinn Jr. College
ADDRESS/LOCATION:	811 W. Fifth Street (Exhibit A)
LEGAL DESCRIPTION:	Lot 1 in Block 2 of the Blinn Fifth Street Subdivision
LOT AREA:	Approximately 0.997 acres
ZONING DISTRICT/USE:	Mixed Residential Use District (R-2) / Commercial (Exhibit B)
FUTURE LAND USE:	Local Public Facilities/Blinn Junior College
REQUEST:	A request to change the zoning classification from a Mixed Residential Use District (R-2) to a Commercial Research and Technology Use District (B-2) (Exhibit C)

BACKGROUND:

The subject property is owned by Blinn Jr. College and zoned as R-2, Mixed Residential Use Zoning District. The subject property consists of a 0.997-acre vacant tract of land located at 811 W. Fifth Street. The property owner/applicant is requesting to rezone the property to be consistent with adjacent Blinn properties and to utilize this property as a parking lot for the needs of the College. Blinn Jr. College is requesting that the property be rezoned to B-2, Commercial Research and Technology Use District, to match Blinn’s existing zoning and to facilitate future development.

ANALYSIS OF CITY OF BRENHAM ZONING POLICIES:

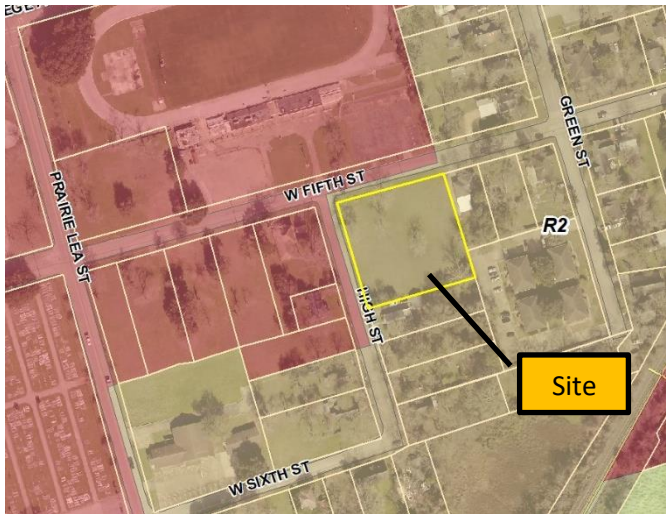
The purpose of zoning policies is to provide guidelines for considering future amendments to the zoning ordinance (Part 1, Section 4 of Appendix A – “Zoning” of the Brenham Code of Ordinances). They are as follows:

- (1) The city’s zoning should recognize and seek to preserve the small-town attributes that make Brenham a special place for its citizens to live, work and play. *Please refer to Map 1 on the following page for a visual of the current zoning described herein.*

The subject property is in the vicinity of Blinn Jr. College and surrounded by a mixture of institutional and residential uses. The approximate 1-acre tract is located on the southeast corner of the T-intersection of West Fifth Street and High Street and directly south of the former Blinn football stadium. The adjacent properties, across High Street to the west and W. Fifth Street to the

north, are also owned by Blinn Jr. College and zoned B-2, Commercial Research and Technology District. The adjacent property to the west is currently vacant, whereas the property to the north is the former parking lot for the Blinn Jr. College football stadium and track. In addition, surrounding properties further to the north and west are part of Blinn Jr. College campus. Adjacent properties to the south and east are not owned by the applicant and are zoned R-2, Mixed Residential District. The adjacent properties to the south and east are developed as single-family homes. The adjacent property to the southeast is developed as Brenham Oak Creek Apartments.

Figure 1



The applicant is currently pursuing a building permit to develop the vacant tract directly to the west, across High Street, as a student dormitory with the subject one-acre tract serving as a parking lot to support the development. The current R-2 zoning designation does not allow for a parking lot to be the primary use of a stand-alone lot. As evidenced, the subject property is located within an area of a mixture of land uses, and approval of the proposed rezoning request would allow the applicant to develop additional parking for Blinn Jr. College residents while in keeping with the development pattern in the general vicinity.

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

As shown in Figure 2, the future land use map portion of the Historic Past, Bold Future: Plan 2040 Comprehensive Plan suggests the subject property may be appropriate as part of a future expanded Institutional Use, specifically, Blinn Junior College. The requested B-2 zoning district allows for a mixture of land uses, including Educational institutions, multifamily, including dormitories for students on sites of two (2) acres or more, and accessory buildings and uses of permitted uses. These permitted uses would include an accessory parking lot on the subject property for the proposed dormitory development to the west, across High Street.

Figure 2- Future Land Use Map



The Future Land Use Map, shown in Figure 2 includes the subject site and surrounding area. The subject property and the properties to the north and west are shaded in gray, which represent envisioned institutional uses, while the orangish color represents envisioned multifamily residential uses.

If the requested zone change were approved, the subject property would be permitted to develop with the proposed accessory parking area for the future dormitory to be located on the vacant

property to the west, across High Street. The Comprehensive Plan contains a section dedicated to the importance of the partnership and coordination between the City and Blinn College- Brenham Campus, to include a list of wide-ranging strategic action priorities. The proposed development of the dormitory and the accessory parking area meets two of the strategic action priorities listed; to identify capacity to construct additional on-campus housing, such as potential for larger dorms; and two, to identify parking needs, availability and utilization. Staff finds that the proposed request meets the Future Land Use Plan and is a step towards the goals and land use policies established in the Comprehensive Plan.

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

The subject property is a vacant lot with existing utility services located along the rights-of-way for W. Fifth and High Streets, which can be utilized to serve the future development on the property.

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

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

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

Property owners within 200 feet of the project site were mailed notifications of this request on April 16, 2020. The Notice of Public Hearing was published in the *Brenham Banner* on April 16, 2020. Any public comments submitted to staff will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

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

If approved, the property will be required to adhere to minimum building setbacks and maximum impervious coverage requirements for property zoned B-2. The B-2 zoning district establishes a maximum impervious coverage limit of 85% and minimum building setbacks. Furthermore, development on the subject property will have additional buffer yard requirements along the property lines to the south and east that abut residential uses. Staff finds that the adopted zoning ordinance and building codes will ensure that adequate open spaces are preserved on the subject property.

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

Staff finds that the requested zoning and associated land uses are appropriate for this location given adjacent zoning designations, existing development in the vicinity, and conformance with the City's adopted future land use map.

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

Rezoning the subject property to B-2 will allow Blinn Jr. College to develop the subject property in accordance with property in the general vicinity. The one-acre subject tract is near other Blinn Junior College properties to the north, across Fifth Street, and to the west, across High Street. The abutting properties to the south and east are mixed residential uses, with single family residences to the south and east and a multi-family apartment abutting the southeast corner of the subject site.

Rezoning the property from a residential use to a commercial use would allow the property to develop as an accessory parking lot that would provide additional off-street parking for the proposed development of the dormitory to the immediate west. At the time of development, Blinn College will be required to adhere to applicable minimum setbacks and buffer yard and screening requirements. Buffer yard and screening requirements are established to preserve existing neighborhoods and ensure adjacent property develops in a manner compatible to nearby land uses. Any commercial development, to include the proposed off-street parking lot, would be required to have a 20-foot buffer yard in addition to the standard setbacks. In addition, twenty percent (20%) of the buffer yard is required to be landscaped and a screening hedge or fence is mandated. Staff finds that the proposed zoning would preserve the existing neighborhood culture and is consistent with the community's plan for the development and/or redevelopment of its neighborhoods.

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

Staff finds that rezoning the property will protect and not adversely affect adjacent existing and future residential neighborhoods due to the City's adopted development standards including requirements related to buffer yards, screening, setbacks, drainage and landscaping.

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

Staff is unable to determine any destabilizing effects on the neighboring properties should this rezoning request be approved. The proposed B-2 zoning for the subject property is aligned with other existing Blinn Junior College properties that are prevalent in the surrounding area.

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

The subject property is within an area predominately made up of the Blinn Jr. College campus, the Prairie Lea Cemetery, and a mixture of residential uses. Property zoned for commercial uses is located generally south of the subject tract, near US 290 Highway. Staff finds that the proposed zoning change, if approved, will allow for orderly commercial development that will serve the properties in the general vicinity and the community. Similarly, there are additional properties in the vicinity that could be utilized for residential use.

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

The property is primarily institutional, and staff is not aware of any hindrances on the property created by legally existing incompatible uses. The applicant's request will allow the subject property

to develop with a mixture of land uses and if approved, will allow for compatible, legally conforming development.

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

Staff finds that the proposed rezoning change will allow for the orderly growth and development in the general vicinity and throughout the city. Furthermore, the proposed rezoning is in accordance with the City's adopted Future Land Use Map and Comprehensive Plan.

STAFF RECOMMENDATION:

Based on the evidence and findings above, Staff recommends **approving** the proposed rezoning of the 0.997-acre tract generally located at 811 W. Fifth Street to the Commercial Research and Technology zoning use district (B-2) for the subject tract.

EXHIBITS:

- A. Aerial Map
- B. Zoning Map
- C. Future Land Use Map
- D. Cover Letter
- E. Site photos

EXHIBIT "A"
AERIAL MAP



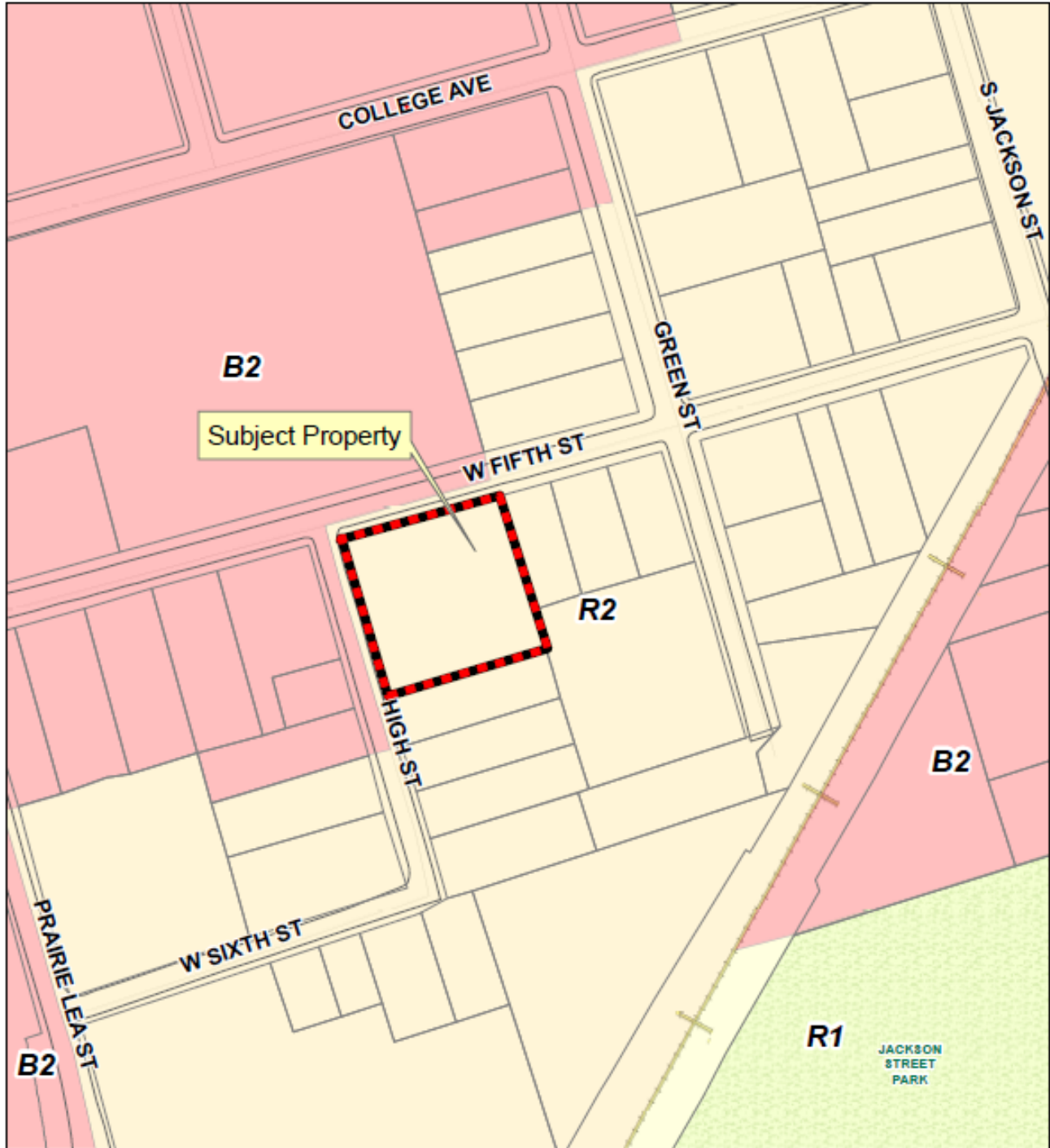
Aerial Map
811 W Fifth Street



1 inch = 204 feet



EXHIBIT "B"
ZONING MAP



Zoning Map
811 W Fifth Street



1 inch = 170 feet



EXHIBIT "C"
FUTURE LAND USE MAP



Subject Property

Legend

Future Land Use Plan	Mixed Use Blinn Adjacent
FLU_FINAL	Mixed Use Downtown Adjacent
Rural	Corridor Mixed Use
Open Space	Planned Development
Park	Downtown
Estate Residential	Local Public Facilities
Single Family Residential	Commercial
Manufactured Homes	Industrial
Multi-Family Residential	

Future Land Use Map



1 inch = 204 feet



EXHIBIT "D"
ZONE CHANGE COVER LETTER



Date: March 06, 2020

City of Brenham
Developments Services Department
P.O. Box 1059
200 W. Vulcan Street
Brenham, Texas 77834

Subject: A request for Zone Change

We are requesting a rezoning of the subject tract to allow the development of a parking lot facility to accommodate the needs of the land owner, Blinn Jr. College.

Sincerely,

A handwritten signature in black ink, appearing to be the name "Alfred Scheer".

Alfred Scheer

Director of Design / Development

O: 972.759.1624 | C: 214.773.8948 | E: ascheer@servitas.com

5525 N. MacArthur Blvd | Suite 760 Irving, TX 75038



EXHIBIT "E"
SITE PHOTOS



Subject Site: SE Intersection of High St. & Fifth St.



Dormitory site: SW Intersection of High St. & Fifth St.



Subject Property from east (High Street)



Subject Property from NW corner looking south





High Street from North.



Adjacent property to Southeast.



Adjacent property to East.



Stadium parking lot to North.



CASE P-20-014

PRELIMINARY PLAT: WGW COMPOUND DIVISION NO. 1 (ETJ)

PLAT TITLE: WGW Compound Division No. 1 **CITY/ETJ:** ETJ

PLAT TYPE: Preliminary Plat

OWNER/APPLICANT: Carolyn Warmke and Michael J. Ganske / Lampe Surveying – Donald W. Lampe

ADDRESS/LOCATION: 2930 Old Chappell Hill Road, located on Old Chappell Hill Road east of its intersection with Old Navasota Road

LEGAL DESCRIPTION: 4.680 acres of land out of the James Walker Survey in Washington County, Texas.

LOT AREA: 4.680 acres

ZONING DISTRICT/USE: Not applicable / Agricultural vacant land and residential

COMP PLAN FUTURE LAND USE: Rural

REQUEST: A Preliminary Plat to create the WGW Compound, Division No 1 consisting of a 60' wide private road containing 1.680 acres of land, Tract 1 containing 1.50 acres of land and Tract 2 containing 1.50 acres of land for a total 4.680 acres of land in Washington County, Texas.

BACKGROUND:

The subject 4.680 acres of land is within the ETJ and is generally located on Old Chappell Hill Road east of its intersection with Old Navasota Road, currently addressed as 2930 Old Chappell Hill Road . The subject property to be platted is owned by Carolyn Warmke and Michael J. Ganske who desire to create the following tracts:

- Lot 1 – containing 1.500 acres
- Lot 2 – containing 2.500 acres

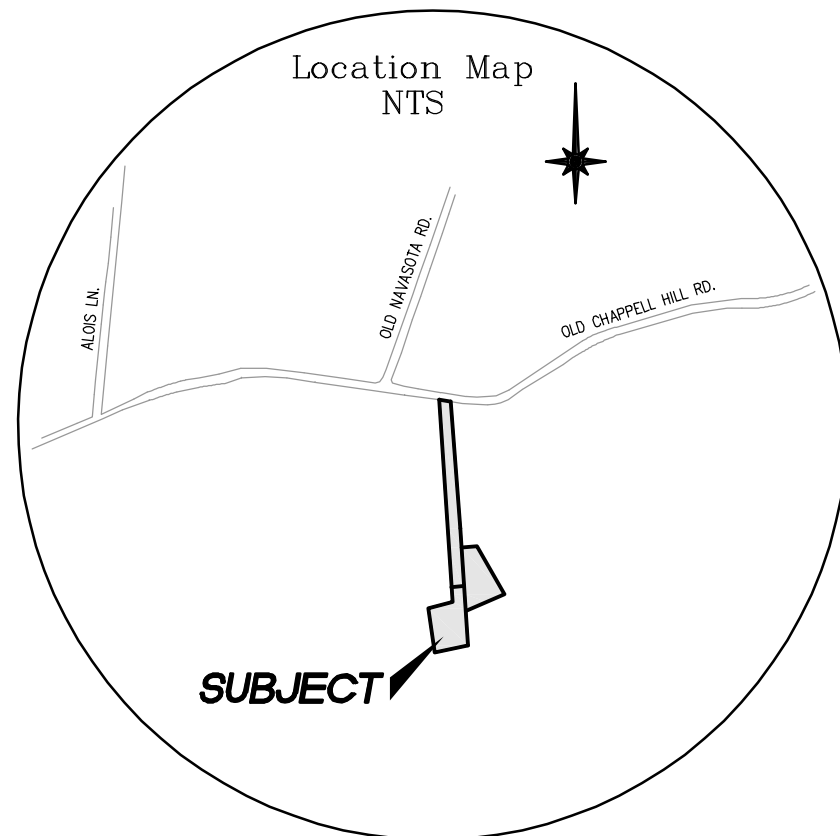
Also included on this proposed plat is a 60' wide private road containing 1.680-acres of land.

STAFF ANALYSIS AND RECOMMENDATION:

Development Services have reviewed this Preliminary Plat for compliance with applicable City of Brenham regulations and ordinances and recommends **approval** of this plat as presented.

EXHIBITS:

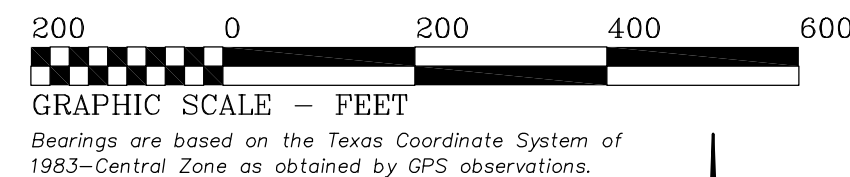
- A. Proposed Preliminary Plat



**PRELIMINARY PLAT OF
WGW COMPOUND DIVISION NO. 1**

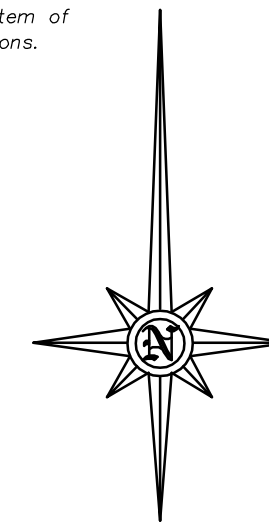
CONSISTING OF 2 TRACTS
TRACT 1: 1,500 ACRES
TRACT 2: 1,500 ACRES
AND A 60' WIDE PRIVATE ROAD CONTAINING 1.680 ACRES
FOR 4.680 ACRES TOTAL
JAMES WALKER SURVEY, A-106
WASHINGTON COUNTY, TEXAS

TRACT 1: BEING PART OF THE SAME LAND DESCRIBED AS TRACT 2 AND CALLED 10.774 ACRES IN A DEED FROM CAROLYN F. WARMKE AS INDEPENDENT EXECUTRIX OF THE ESTATE OF JERRY L. WARMKE, DECEASED, AND AS TRUSTEE OF JERRY L. WARMKE FAMILY TRUST (UNDER WILL OF JERRY L. WARMKE DATED NOVEMBER 23, 2004), DATED AUGUST 30, 2011, RECORDED IN VOLUME 1381, PAGE 735, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
TRACT 2: BEING PART OF THE SAME LAND DESCRIBED AS 10.000 ACRES IN A DEED FROM WILLIAM H. SCHAW, ET UX TO MICHAEL JAMES GANSKE, ET AL, DATED JANUARY 8, 1988, RECORDED IN VOLUME 579, PAGE 679, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.



LINE TABLE

Course	Bearing	Distance
L1	N83°40'52"E	96.90'
L2	S32°15'09"E	348.75'
L3	S64°08'58"W	264.65'
L4	N06°19'05"W	402.11'
L5	N77°08'46"E	149.69'
L6	N06°19'05"W	96.07'
L7	N83°40'52"E	60.00'
L8	S06°19'05"E	379.17'
L9	S77°52'54"W	206.59'
L10	N06°57'14"W	286.96'
L11	S81°25'34"E	62.09'
L12	S06°19'05"E	1211.53'
L13	S83°40'52"W	60.00'
L14	N06°19'05"W	1227.49'

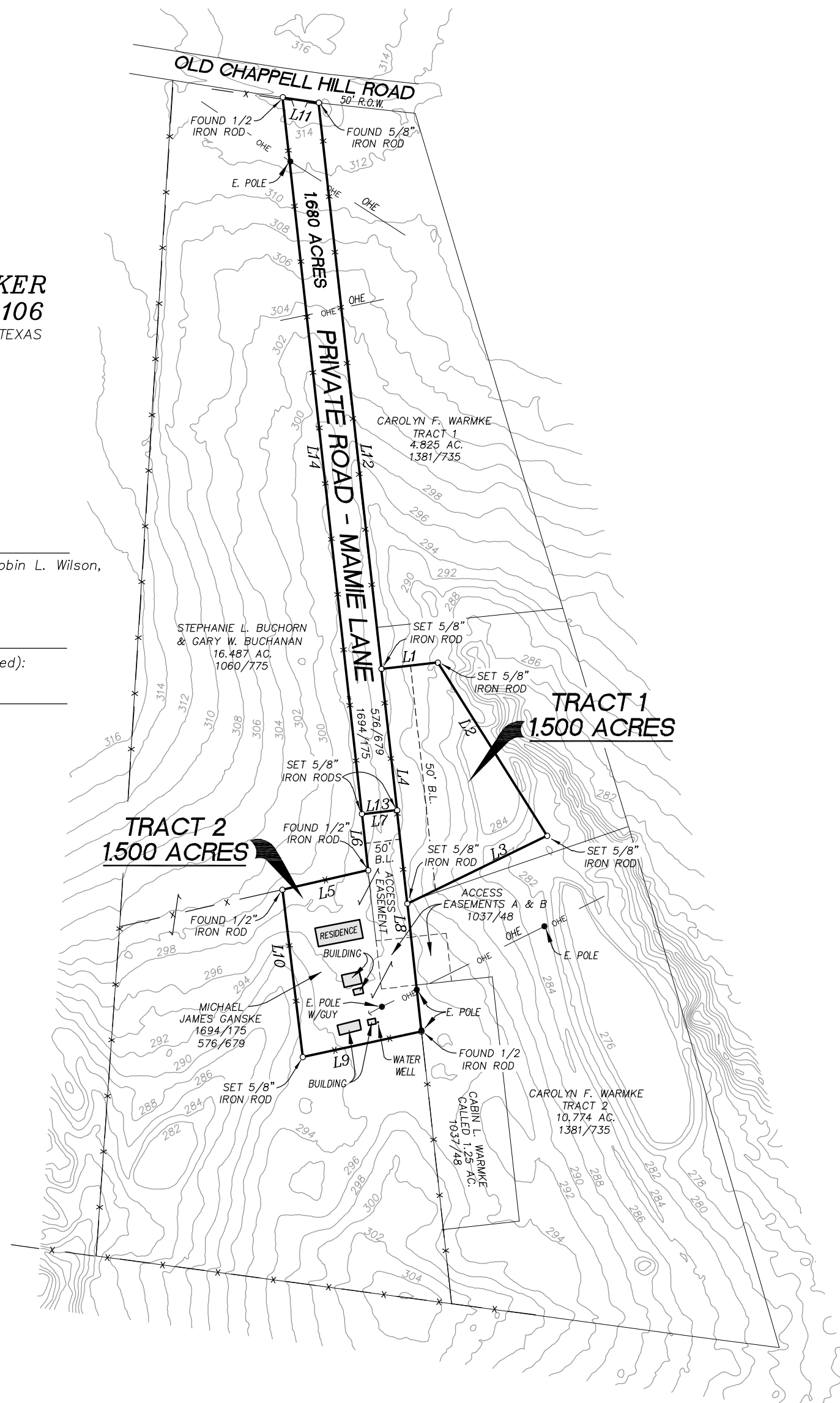


Developers
Cabin L. Warmke and Robin L. Wilson,
Attorneys-in-Fact for Carolyn F. Warmke
2980 Old Chappell Hill Road
Brenham, Texas 77833
TEL: (979) 839-3480

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

Michael James Ganske
2930 Old Chappell Hill Road
Brenham, Texas 77833
TEL: (979) 251-0889

**JAMES WALKER
SURVEY, A-106**
WASHINGTON COUNTY, TEXAS



NOTES:

- 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. 48477C0315D, Washington County, Texas, effective date of May 16, 2019, the subject property does not lie within the Special Flood Hazard Area.
- As of the date of platting, the City of Brenham does not provide utility services to the subdivision shown hereon. Water and sewer will be provided by private individual water wells and private individual on-site sewage facilities. Electric utilities are provided by others.
- No road, street or passageway set aside in this plat shall be maintained by Washington County, Texas in the absence of an express order of the Commissioners Court entered of record in the minutes of the Commissioners Court of Washington County, Texas specifically accepting such road, street or passageway for county maintenance.
- Iron rods set are fitted with plastic cap stamped Lampe Surveying Inc.
- Contours shown hereon were provided by the City of Brenham, Texas.

OHE: Overhead Electrical Line

B.L.: Building Line

— x — = Barbed Wire Fence

COUNTY CLERK CERTIFICATE

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Beth Rothermel, County Clerk in and for said County, hereby certify that the foregoing instrument with its Certificate of Authentication was filed in my office the _____ day of _____, 2020, A.D. at _____ o'clock _____ .M., and duly recorded the _____ day of _____, 2020, A.D. at _____ o'clock _____ .M., in Plat Cabinet File No. _____.

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

By: _____ Beth Rothermel
Deputy County Clerk
Washington County, Texas

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, 2020
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
BRENHAM, TEXAS 77834-2037
(979) 836-6677
TEXAS LICENSED SURVEYING FIRM NO. 10040700
WO# 3454 3454PLAT.DWG 3454WARMKE.CGG

OWNER ACKNOWLEDGMENT

Cabin L. Warmke and Robin L. Wilson, Attorneys-in-Fact for Carolyn F. Warmke, owner of Tract 1 described hereon, whose names are subscribed hereto, do hereby offer, adopt and acknowledge the subdivision of said property in accordance with the plat shown hereon.

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2020 by Cabin L. Warmke and Robin L. Wilson, Attorneys-in-Fact for Carolyn F. Warmke.

Cabin L. Warmke, Attorney-in-Fact for Carolyn F. Warmke

Notary Public
State of Texas

Notary's Name (Printed): _____
Notary's Commission Expires: _____

OWNER ACKNOWLEDGMENT

Michael James Ganske, owner of Tract 2 and of the 60' wide private road described hereon, whose names are subscribed hereto, do hereby offer, adopt and acknowledge the subdivision of said property in accordance with the plat shown hereon.

Michael James Ganske

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2020 by Michael James Ganske.

Notary Public
State of Texas

Notary's Name (Printed): _____
Notary's Commission Expires: _____

SURVEYOR CERTIFICATION

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

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

Dated this the 30th day of January, 2020.

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



CASE P-20-005
PRELIMINARY PLAT: PRAIRIE LEA CEMETERY

PLAT TITLE: Prairie Lea Cemetery **CITY/ETJ:** City

PLAT TYPE: Final Plat

OWNER/APPLICANT: Brenham Cemetery Association

ADDRESS/LOCATION: 405 S. Saeger Street

LEGAL DESCRIPTION: Lot 1, Block 1 Prairie Lea Cemetery, 29.30 acres out of the Philip H. Coe Survey, A-31.

LOT AREA: 29.30 acres

ZONING DISTRICT: B-2, Commercial Research and Technology

EXISTING USE: Vacant land

COMP PLAN Local Public Facilities and Commercial
FUTURE LAND USE:

REQUEST: A request to Final Plat 29.30 acres of land out of the Phillip H. Coe Survey, A-31 to create Lot 1, Block 1 of the Prairie Lea Cemetery in Brenham, Washington County, Texas.

BACKGROUND:

The applicant/owner requests approval of a Final Plat of Prairie Lea Cemetery that comprises of 29.30-acres generally located north of Highway 290 West and south of Robert C. Appel Drive, 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 this Final Plat is required for future development. The Preliminary Plat was approved at the December 16, 2019 Planning and Zoning Commission meeting. A Final Plat was approved by P & Z on February 24, 2020. However, the applicant chose not to record the approved plat due to Note # 8 that stated: "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." Though not required by the City, the general note is typically found on plats in case a gas line is placed within a public utility easement. As the property is to be developed as a cemetery, the applicant is concerned about the potential of a gas line being placed on the property in the future and being required to adhere to the noted additional setbacks. This note has been removed from the Final

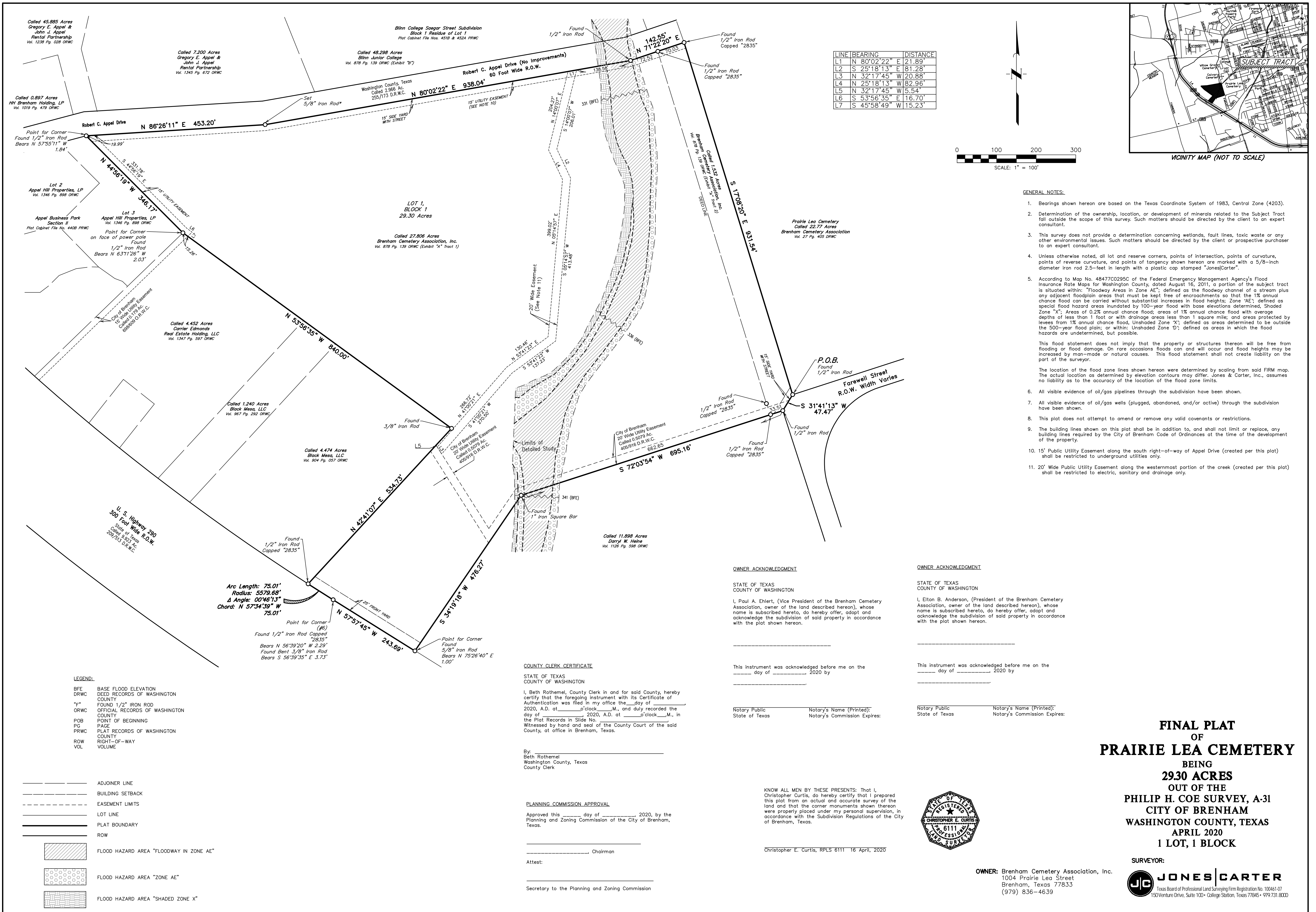
Plat and the original note has been revised to allow only electric, sanitary and drainage within the 20' wide public utility easement.

STAFF ANALYSIS AND RECOMMENDATION:

Development Services has reviewed this Final Plat for compliance with applicable City of Brenham regulations and ordinances and recommends **approval** of this plat as presented.

EXHIBITS:

A. Proposed Final Plat



- GENERAL NOTES:**
1. Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
 2. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
 3. This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
 4. Unless otherwise noted, all lot and reserve corners, points of intersection, points of curvature, points of reverse curvature, and points of tangency shown hereon are marked with a 5/8-inch diameter iron rod 2.5-feet in length with a plastic cap stamped "Jones/Carter".
 5. According to Map No. 48477C0295C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Washington County, dated August 16, 2011, a portion of the subject tract is situated within: "Floodway Areas in Zone AE", defined as the floodway channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments so that the 1% annual chance flood can be carried without substantial increases in flood heights; Zone "AE"; defined as special flood hazard areas inundated by 100-year flood with base elevations determined, Shaded Zone "X"; Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain; or within: Unshaded Zone "D"; defined as areas in which the flood hazards are undetermined, but possible.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The location of the flood zone lines shown hereon were determined by scaling from said FIRI map. The actual location as determined by elevation contours may differ. Jones & Carter, Inc., assumes no liability as to the accuracy of the location of the flood zone limits.
6. All visible evidence of oil/gas pipelines through the subdivision have been shown.
 7. All visible evidence of oil/gas wells (plugged, abandoned, and/or active) through the subdivision have been shown.
 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. 15' Public Utility Easement along the south right-of-way of Appel Drive (created per this plat) shall be restricted to underground utilities only.
 11. 20' Wide Public Utility Easement along the westernmost portion of the creek (created per this plat) shall be restricted to electric, sanitary and drainage only.

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF WASHINGTON

I, Paul A. Ehler, (Vice President of the Brenham Cemetery Association, 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 plat shown hereon.

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF WASHINGTON

I, Elton B. Anderson, (President of the Brenham Cemetery Association, 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 plat shown hereon.

This instrument was acknowledged before me on the _____ day of _____, 2020 by _____

This instrument was acknowledged before me on the _____ day of _____, 2020 by _____

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

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

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
 COUNTY OF WASHINGTON

I, Beth Rothemel, County Clerk in and for said County, hereby certify that the foregoing instrument with its Certificate of Authentication was filed in my office the _____ day of _____, 2020, A.D. at _____ o'clock _____ 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 the said County, at office in Brenham, Texas.

By: _____
 Beth Rothemel
 Washington County, Texas
 County Clerk

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, 2020, by the Planning and Zoning Commission of the City of Brenham, Texas.

 Chairman

Christopher E. Curtis, RPLS 6111 16 April, 2020

Attest:

 Secretary to the Planning and Zoning Commission



FINAL PLAT
 OF
PRAIRIE LEA CEMETERY
 BEING
29.30 ACRES
 OUT OF THE
PHILIP H. COE SURVEY, A-31
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS
APRIL 2020
1 LOT, 1 BLOCK

SURVEYOR:
JONES CARTER
 Texas Board of Professional Land Surveying Firm Registration No. 100461-07
 150 Venture Drive, Suite 100 - College Station, Texas 77845 - 979.731.8000

OWNER: Brenham Cemetery Association, Inc.
 1004 Prairie Lea Street
 Brenham, Texas 77833
 (979) 836-4639

- LEGEND:**
- BFE BASE FLOOD ELEVATION
 - DRWC DEED RECORDS OF WASHINGTON COUNTY
 - "I" FOUND 1/2" IRON ROD
 - ORWC OFFICIAL RECORDS OF WASHINGTON COUNTY
 - POB POINT OF BEGINNING
 - PG PAGE
 - PRWC PLAT RECORDS OF WASHINGTON COUNTY
 - ROW RIGHT-OF-WAY
 - VOL VOLUME

- ADJOINER LINE
- BUILDING SETBACK
- EASEMENT LIMITS
- LOT LINE
- PLAT BOUNDARY
- ROW
- FLOOD HAZARD AREA "FLOODWAY IN ZONE AE"
- FLOOD HAZARD AREA "ZONE AE"
- FLOOD HAZARD AREA "SHADED ZONE X"