



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
TUESDAY, MAY 26, 2020 AT 5:15 P.M.
SECOND FLOOR CITY HALL BUILDING
COUNCIL CHAMBERS
200 W. VULCAN STREET
BRENHAM, TEXAS**

1. Call Meeting to Order

2. Public Comments

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

3. Reports and Announcements

CONSENT AGENDA

4. Statutory Consent Agenda

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

4-a. Minutes from the April 27, 2020 Planning and Zoning Commission Meeting

4-b. Case No. P-20-015: Preliminary Plat of the Old Mill Creek Subdivision, Section 2, to create Lot 1-R, being 7.198 acres and dedication of 0.245 acres and 0.031 acres of land for road right-of-way, for a total of 7.474 acres out of the Phillip H. Coe Survey, A-31 in Brenham, Washington County, Texas.

4-c. Case No. P-20-016: Final Plat of the Old Mill Creek Subdivision, Section 2, to create Lot 1-R, being 7.198 acres and dedication of 0.245 acres and 0.031 acres of land for road right-of-way, for a total of 7.474 acres out of the Phillip H. Coe Survey, A-31 in Brenham, Washington County, Texas.

4-d. Case No. P-20-022: Final Plat of the WGW Compound Division No. 1 establishing 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.

4-e. Case No. P-20-023: Preliminary Plat of the Liberty Village Subdivision being 76.912 acres establishing Reserve "A" being 23.321 acres and Reserve "B" being 24.467 acres and establishing Phase 1 being 29.124 acres consisting of Common Areas 1-3 and 112 Lots in Blocks 1-8 out of the Phillip Coe Survey, A-31 and the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.

REGULAR AGENDA

5. **Public Hearing, Discussion and Possible Action on Case No. P-20-017:** A request by the Washington County Healthy Living Association / Margaret E. Blizzard Senior Activity Center for a specific use permit to allow additional parking as an accessory use for the Margaret E. Blizzard Senior Activity Center (located at 1301 E. Tom Green Street) in an R-1 Single Family Residential Use Zoning District on approximately 0.938 acres of land addressed as 1300, 1302, 1304 and 1306 Loesch Street, and described as Section 1, Block 1, Lots 1-4 of the Kenjura Subdivision in Brenham, Washington County, Texas.
6. **Public Hearing, Discussion and Possible Action on Case No. P-20-018:** A request Paul Leventis / Russell and Brooke Schroeder 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 1.071 acres of land described as part of Tract 57 of the John Lang Survey, A-156 in Brenham, Washington County, Texas.
7. **Public Hearing, Discussion and Possible Action on Case No. P-20-019:** Replat of Lot 5B of the Rippetoe Addition to create Lot 1 (0.257 acres) and Lot 2 (0.335 acres) of the Home Town Division, containing a total of 0.592 acres of land located at 307 Baber Street and 402 W. Jefferson Street, respectively, in Brenham, Washington County, Texas.
8. **Public Hearing, Discussion and Possible Action on Case No. P-20-020:** Replat of Reserve "D" of the Overlook Estates Subdivision, Section 1 to create Overlook Estates Subdivision, Section 4, consisting of 11 residential lots and Reserve "A", containing approximately 11.300 acres of land located east of Old Masonic Road and north of Ava Drive in Brenham, Washington County, Texas.
9. **Public Hearing, Discussion and Possible Action on Case No. P-20-021:** Replat of a portion of Lot 65 of the College Heights Addition and a portion of abandoned right-of-way formerly known as Magnolia Street to create Lot 65B-R, containing 0.202 acres of land located at 1598 Clay Street in Brenham, Washington County, Texas.
10. **Adjourn**

CERTIFICATION

I certify that a copy of the May 26, 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 May 20, 2020, at 1:30 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
April 27, 2020**

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

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 was conducted virtually via teleconference and/or videoconference. The meeting was audible to members of the public and allowed for two-way communication for those desiring to participate in the meeting.

A regular meeting of the Brenham Planning and Zoning Commission was held on April 27, 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 (on site at City Hall)
Dr. Deanna Alfred, Vice Chair (via video/teleconference)
Calvin Kossie (via video/teleconference)
Cayte Neil (via video/teleconference)
Lynnette Sheffield (via video/teleconference)
Marcus L. Wamble (via video/teleconference)

Commissioners absent:

Leroy Jefferson (excused)

Staff present:

Jeana Bellinger, City Secretary (on site at City Hall)
Stephanie Doland (via video/teleconference)
Shauna Laauwe (on site at City Hall)
Kim Hodde (on site at City Hall)

Citizens present by vide/teleconference:

Darren Huckert (via video/teleconference)
Jeff Robertson (via video/teleconference)
Stephen Grove (via video/teleconference)
Tom Gutierrez (via video/teleconference)
Richard J. O'Malley (via video/teleconference)
Jim Ripple (via video/teleconference)
Keith Herring, City Councilmember (via video/teleconference)
Alyssa Faykus, Brenham Banner Press (via video/teleconference)

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:20 pm with a quorum of six (6) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

There were no reports or announcements.

CONSENT AGENDA

4. Statutory Consent Agenda

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

4-a. Minutes from the March 23, 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 Neil to approve the minutes from the March 23, 2020 meeting, as presented. The motion carried unanimously.

REGULAR MEETING

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.

Stephanie Doland, Development Services Director, presented the staff report for Case No. P-20-012 (on file in the Development Services Department). Ms. Doland stated that 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 classification because it is in the City of Brenham's ETJ. The applicant has requested that the subject 52.428 acres be annexed into the City of Brenham and assigned a 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 additional phases of development known as the Lakes at Vintage Farms, and the Cove at Vintage Farms.

In response to Commissioner questions, Ms. Doland stated:

- The Cove portion is planned to have approximately 15 patio homes at roughly 1,200 square feet of heating and cooled area.
- The maximum impervious lot coverage is 55%, as established in the zoning ordinance.
- The developer intends to install fences between all homes.
- The proposal includes sidewalks on one side of the street
- The proposal includes a 15-acre green space and a 4-acre lake plus parks and trails amenities
- The proposal includes tree preservation as shown in the PDD Exhibit.
- Adherence with city drainage requirements will be reviewed once the civil plans have been submitted; however, all drainage will be required to be contained on-site.

Jeff Robertson with McClure and Browne Engineering stated that the existing pond is the low point of the property and that everything drains to the pond. The existing pond will be enhanced to handle the stormwater and detention post-development.

Chairman Behrens asked if the patio homes would vary in widths. Stephen Grove of Stylecraft Builders replied that there would be a 40-foot pad for all the lots with house plans ranging from 35-feet to 39-feet. Commissioner Neil asked whether the home architecture will match the existing subdivision. Mr. Grove replied that the single-family homes will match the existing subdivision; however, the patio homes will look slightly different.

Staff recommends approval contingent upon approval of the owner-requested annexation.

Chairman Behrens opened the Public Hearing at 5:50 pm and asked for any public comments. Keith Herring asked if the spillway would be reinforced and if there are any homes in the floodplain. Stephen Grove replied that there are no homes in the floodplain and that a full review and analysis of the spillway would be done during the design stage.

Chairman Behrens closed the Public Hearing at 5:52 pm.

A motion was made by Commissioner Sheffield and seconded by Commissioner Alfred to approve the request by Rainer & Son Development Company to assign a zoning classification of Planned Development District (PDD) on approximately 52.428 acres of land located south and west of Dixie Road, as presented. The motion carried unanimously.

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.

Shauna Laauwe, Project Planner, presented the staff report for Case No. P-20-013 (on file in the Development Services Department). Ms. Laauwe stated that 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 B-2, Commercial Research and Technology Use District to be consistent with adjacent Blinn properties and to utilize this property as a parking lot for the needs of the college. The subject property has R-2 zoning to the south and east (single family, two-family and multi-family residential to the southeast, B-2 to the north and west. The maximum impervious coverage limit is 85% and there will be additional buffer yard requirements between the subject property and the adjacent residential uses. Fencing and 20% of the buffer yard is required to be landscaped. This will lessen any adverse impacts to the neighborhood.

No citizen comments were received for or against the rezoning request.

Chairman Behrens opened the Public Hearing at 6:06 pm and asked for any public comments. In response to questions from Keith Herring, Ms. Laauwe responded that:

- There are currently 104 parking spaces proposed for this property; however, the site plan is still under review so this number could be reduced due to dumpster location and landscaping requirements.

- One point of access off W. Fifth Street and one point of access off High Street is proposed.
- The lighting standards will be reviewed during plan review to minimize any adverse effects on the neighboring properties.

Chairman Behrens closed the Public Hearing at 6:09 pm.

A motion was made by Commissioner Wamble and seconded by Commissioner Sheffield to approve the request by Blinn Jr. College 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, as presented. The motion carried unanimously.

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

Shauna Laauwe presented the staff report for Case No. P-20-014 (on file in the Development Services Department). Ms. Laauwe stated that this is a Preliminary Plat of 1.680 acres of land in the City of Brenham ETJ, 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 Lot 1 containing 1.50 acres, Lot 2 containing 1.50 acres and a 60-foot wide private road containing 1.680-acres of land. A Maintenance Agreement for this road has been provided in perpetuity and has been recorded at the Washington County Courthouse.

Development Services and Engineering 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.

Commissioner Sheffield asked if the plat also meets the County regulations. Stephanie Doland replied that the County requested to review the civil plans prior to approval of the Final Plat.

A motion was made by Commissioner Wamble and seconded by Commissioner Alfred to approve the Preliminary Plat of the WGW Compound Division No. 1, as presented. The motion carried unanimously.

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.

Shauna Laauwe presented the staff report for Case No. P-20-014 (on file in the Development Services Department). Ms. Lauuwe stated that this is a Final Plat of Prairie Lea Cemetery that comprise 29.30 acres in order to allow for the expansion of the existing Brenham Cemetery. The Preliminary Plat was approved at the December 16, 2019 Planning and Zoning meeting. The Final Plat was approved by the Planning and Zoning Commission 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 setback at a minimum should be 15 feet off centerline of low-pressure gas lines , and 30 feet off centerline of high-pressure gas lines.” Although 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. This note has been removed from the Final Plat and the original note has been revised to allow only electric, sanitary sewer and drainage within the 20-foot wide public utility easement.

Development Services and Engineering 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 Neil and seconded by Commissioner Sheffield to approve the Final Plat of the Prairie Lea Cemetery, as presented. The motion carried unanimously.

9. Adjourn.

A motion was made by Commissioner Alfred and seconded by Commissioner Sheffield to adjourn the meeting at 6:20 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>May 26, 2020</u>
Planning and Zoning Commission	Chairman	Meeting Date
_____	<u>Kim Hodde</u>	<u>May 26, 2020</u>
Attest	Staff Secretary	Meeting Date



CASE P-20-015

PRELIMINARY PLAT: OLD MILL CREEK SUBDIVISION, SECTION 2

PLAT TITLE: Old Mill Creek Subdivision, Section 2 **CITY/ETJ:** City

PLAT TYPE: Preliminary Plat

OWNER/APPLICANT: Mill Creek Saeger, LLC f/k/a Blinn Mill Creek LLC (Terry Ward)

ADDRESS/LOCATION: North of Old Mill Creek Road and West of S. Saeger Street

LEGAL DESCRIPTION: Proposed Lot 1-R, Old Mill Creek Subdivision, Section 2 in Brenham, Washington County, Texas

LOT AREA: 7.198 acres

ZONING DISTRICT: B-1, Local Business Mixed District

EXISTING USE: Vacant land

COMP PLAN Single-Family Residential
FUTURE LAND USE:

REQUEST: A Preliminary Plat of the Old Mill Creek Subdivision, Section 2 to create Lot 1-R being 7.198 acres and dedication of 0.245 acres and 0.031 acres of land for road right-of-way, for a total of 7.474 acres out of the Phillip H. Coe Survey A-31 in Brenham, Washington County, Texas.

BACKGROUND:

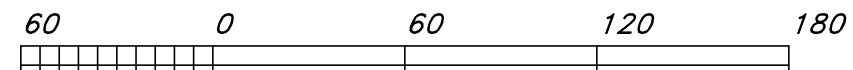
The subject 7.474 acres of land is owned by Mill Creek Saeger, LLC f/k/a Blinn Mill Creek LLC (Terry Ward). The subject property was granted approval of a Specific Use Permit for multiple-family housing on May 5th, 2016. Only a portion of the 7.198-acre tract has been platted, therefore the applicant/owner requests approval of a Preliminary Plat of the Old Mill Creek Subdivision, Section 2 to create Lot 1-R (7.198 acres) and dedicate 0.276 acres for right-of-way. The proposed plat also includes the dedication of a 15-foot wide drainage easement for existing storm drain improvements. Following approval of the platting process, and submission of building plans a permit for multifamily housing can be approved.

STAFF ANALYSIS AND RECOMMENDATION:

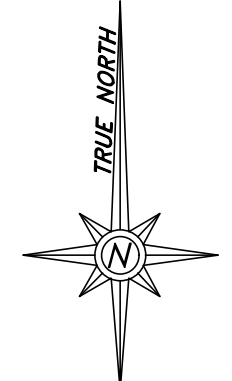
Development Services and Engineering have reviewed this Preliminary Plat for compliance with applicable City of Brenham regulations and ordinances and recommends **approval** of this plat as presented.

EXHIBITS:

- A. Proposed Preliminary Plat



GRAPHIC SCALE - FEET



SCALE: 1" = 60'

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

CURVE TABLE

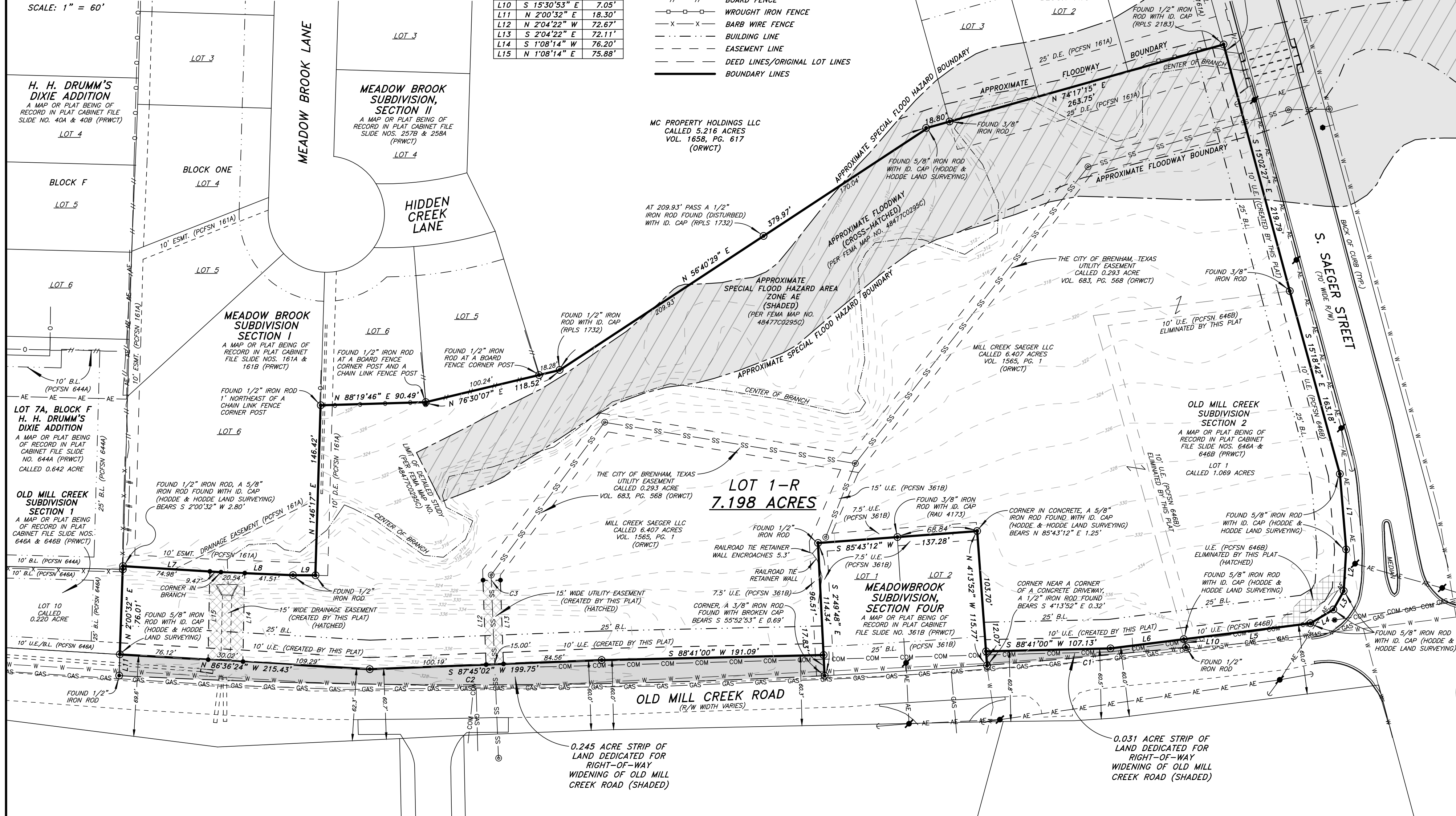
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	1°41'36"	171.96'	5818.58'	S 84°47'12" W	171.96'
C2	5°58'55"	607.50'	5818.58'	N 89°59'46" W	607.22'
C3	0°08'15"	15.01'	8257.70'	N 89°51'40" E	15.01'

LINE TABLE

NUM	BEARING	DISTANCE
L1	S 4°43'48" E	65.19'
L2	S 3°20'11" W	35.76'
L3	S 29°23'23" W	18.29'
L4	S 58°56'21" W	22.97'
L5	S 82°50'49" W	109.83'
L6	S 82°50'49" W	63.64'
L7	S 86°28'24" E	84.45'
L8	S 87°33'55" E	62.05'
L9	S 89°41'56" E	19.39'
L10	S 15°30'53" E	7.05'
L11	N 2°00'32" E	18.30'
L12	N 2°04'22" W	72.67'
L13	S 2°04'22" E	72.11'
L14	S 1°08'14" W	76.20'
L15	N 1°08'14" E	75.88'

LEGEND

- ⚡ UTILITY POLE
- ⊙ GUY ANCHOR
- ⊙ PHONE CABLE JUNCTION BOX
- ⊙ SANITARY SEWER MANHOLE
- ⊙ FIRE HYDRANT
- AE — AERIAL ELECTRIC LINES
- COM — UNDERGROUND COMMUNICATION LINES
- SS — SANITARY SEWER LINES
- W — WATER LINES
- GAS — GAS LINES
- — — EDGE OF PAVEMENT
- — — CULVERT/DRAINAGE PIPE
- O — CHAIN LINK FENCE
- || — BOARD FENCE
- □ — WROUGHT IRON FENCE
- X — BARB WIRE FENCE
- — — BUILDING LINE
- — — EASEMENT LINE
- — — DEED LINES/ORIGINAL LOT LINES
- — — BOUNDARY LINES



**PRELIMINARY PLAT OF
OLD MILL CREEK SUBDIVISION, SECTION 2**
CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS
CONSISTING OF LOT 1-R (7.198 ACRES), A 0.245 ACRE STRIP AND A 0.031 ACRE STRIP DEDICATED FOR ROAD RIGHT-OF-WAY WIDENING OF OLD MILL CREEK ROAD CONTAINING 7.474 ACRES TOTAL
DATE: MAY 12, 2020

W. O. NO. 7612 (CITY OF BRENHAM 6695.DWG/MVIEW) REF: COB6695.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: MAY 12, 2020
THE PURPOSE OF THIS DOCUMENT IS FOR PRELIMINARY REVIEW ONLY.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

OWNER/DEVELOPER
MILL CREEK SAEGER LLC
BLINN MILL CREEK LLC
P.O. BOX 690627
HOUSTON, TEXAS 77269
PHN. 281-380-8080

NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°10'40.48" N - LONGITUDE: 96°23'38.95" W (WGS-84).
- ⊙ - DENOTES A 5/8" IRON ROD SET WITH ID. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
- 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, AND SHOWN HEREON AS APPROXIMATE FLOOD HAZARD BOUNDARY, APPROXIMATE SPECIAL FLOOD HAZARD AREA (SHADED), AND APPROXIMATE FLOODWAY (CROSS-HATCHED).
- THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WASHINGTON COUNTY ABSTRACT COMPANY TITLE REPORT GF NO. WCA2000163, EFFECTIVE DATE MARCH 13, 2020 AT 8:00 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 MARCH 13, 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 MARCH 13, 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.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE, ABOVE GROUND STRUCTURES, GROUND MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR BY THE CITY OF BRENHAM PUBLIC WORKS DEPARTMENT. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES AND DEPTHS.
- CONTOURS SHOWN HEREON WERE DERIVED FROM AN ON-THE-GROUND SURVEY.
- (ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
(PRWCT) DENOTES PLAT RECORDS OF WASHINGTON COUNTY, TEXAS
(PCFSN) DENOTES PLAT CABINET FILE SLIDE NUMBER
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT

SURVEY MAP

SHOWING A SURVEY AND SUBDIVISION FORMING LOT 1-R (7.198 ACRES), A 0.254 ACRE STRIP AND A 0.031 ACRE STRIP DEDICATED FOR ROAD RIGHT-OF-WAY WIDENING OF OLD MILL CREEK ROAD, LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE PHILIP COE SURVEY, A-31, BEING THE SAME LAND DESCRIBED AS 6.407 ACRES IN THE DEED FROM L&E BOETTCHER FAMILY PARTNERSHIP, LTD. AND BOETTCHER BUILDING, LLC TO MILL CREEK SAEGER LLC, DATED DECEMBER 9, 2016, AS RECORDED IN VOLUME 1565, PAGE 1, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING LOT 1 (CALLED 1.069 ACRES) OF OLD MILL CREEK SUBDIVISION, SECTION 2, A PLAT OF SAID SUBDIVISION BEING OF RECORD IN PLAT CABINET FILE SLIDE NOS. 646A AND 646B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, SAID LOT 1 (CALLED 1.069 ACRES) BEING THE SAME LAND CONVEYED IN THE DEED FROM CITY OF BRENHAM TO BLINN MILL CREEK LLC, DATED JANUARY 29, 2016, AS RECORDED IN VOLUME 1531, PAGE 688, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY AND SUBDIVISION FORMING LOT 1-R (7.198 ACRES), A 0.254 ACRE STRIP AND A 0.031 ACRE STRIP DEDICATED FOR ROAD RIGHT-OF-WAY WIDENING OF OLD MILL CREEK ROAD IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS THE 12TH DAY OF MAY, 2020, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: MAY 12, 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, MILL CREEK SAEGER LLC F/K/A BLINN MILL CREEK LLC, THE OWNERS OF THE LAND DESCRIBED HEREIN AND WHOSE NAMES ARE SUBSCRIBED HERETO, DO HEREBY ACKNOWLEDGE THE CHANGES TO SAID PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HEREIN. THE PLATTED PROPERTY REMAINS SUBJECT TO EXISTING DEDICATIONS, COVENANTS, RESTRICTIONS AND EASEMENTS EXCEPT AS SHOWN OR STATED HEREIN.

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)

LIENHOLDERS' ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, THE BRENHAM NATIONAL BANK, THE OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED HEREIN, SAID LIEN BEING EVIDENCE IN DEED OF TRUST, DATED DECEMBER 12, 2019, AS RECORDED IN VOLUME 1704, PAGE 42, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, DO HEREBY IN ALL THING SUBORDINATE TO SAID PLAT OF WASHINGTON COUNTY, TEXAS. SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
(SIGNATURE)

(PRINTED NAME & TITLE)

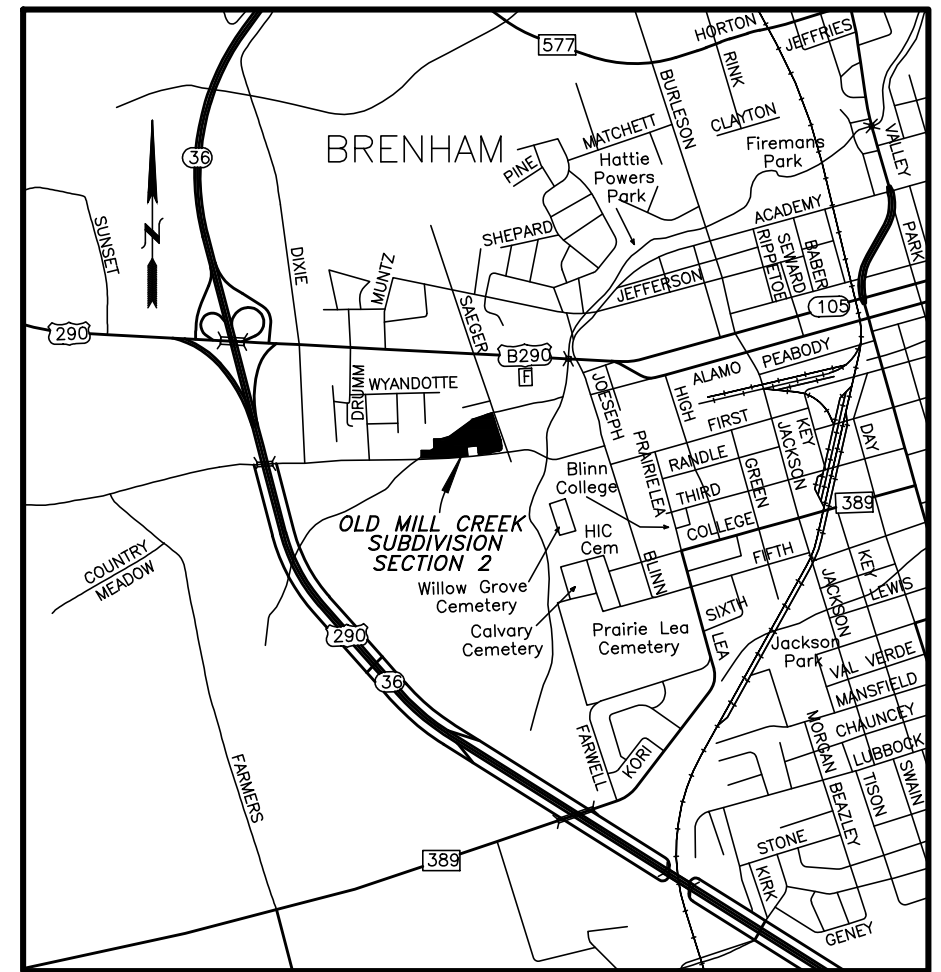
NOTARY PUBLIC ACKNOWLEDGMENT

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



CASE P-20-016

FINAL PLAT: OLD MILL CREEK SUBDIVISION, SECTION 2

PLAT TITLE: Old Mill Creek Subdivision, Section 2 **CITY/ETJ:** City

PLAT TYPE: Final Plat

OWNER/APPLICANT: Mill Creek Saeger, LLC f/k/a Blinn Mill Creek LLC (Terry Ward)

ADDRESS/LOCATION: North of Old Mill Creek Road and West of S. Saeger Street

LEGAL DESCRIPTION: Proposed Lot 1-R, Old Mill Creek Subdivision, Section 2 in Brenham, Washington County, Texas

LOT AREA: 7.198 acres

ZONING DISTRICT: B-1, Local Business Mixed District

EXISTING USE: Vacant land

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

REQUEST: A Final Plat of the Old Mill Creek Subdivision, Section 2 to create Lot 1-R, being 7.198 acres and dedication of 0.245 acres and 0.031 acres of land for road right-of-way, for a total of 7.474 acres out of the Phillip H. Coe Survey A-31 in Brenham, Washington County, Texas.

BACKGROUND:

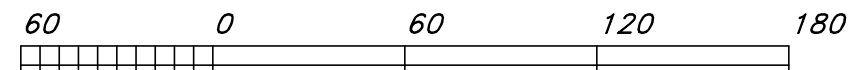
The subject 7.474 acres of land is owned by Mill Creek Saeger, LLC f/k/a Blinn Mill Creek LLC (Terry Ward). The subject property was granted approval of a Specific Use Permit for multiple-family housing on May 5th, 2016. Only a portion of the 7.198-acre tract has been platted, therefore the applicant/owner requests approval of a Final Plat of the Old Mill Creek Subdivision, Section 2 to create Lot 1-R (7.198 acres) and dedicate 0.276 acres for right-of-way. The proposed plat also includes the dedication of a 15-foot wide drainage easement for existing storm drain improvements. Following approval of the platting process, and submission of building plans a permit for multifamily housing can be approved.

STAFF ANALYSIS AND RECOMMENDATION:

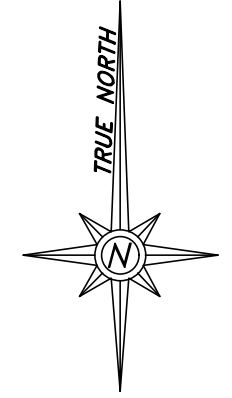
Development Services and Engineering have reviewed this Final Plat for compliance with applicable City of Brenham regulations and ordinances and recommends **approval** of this plat as presented.

EXHIBITS:

- A. Proposed Final Plat



GRAPHIC SCALE - FEET



SCALE: 1" = 60'

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

CURVE TABLE

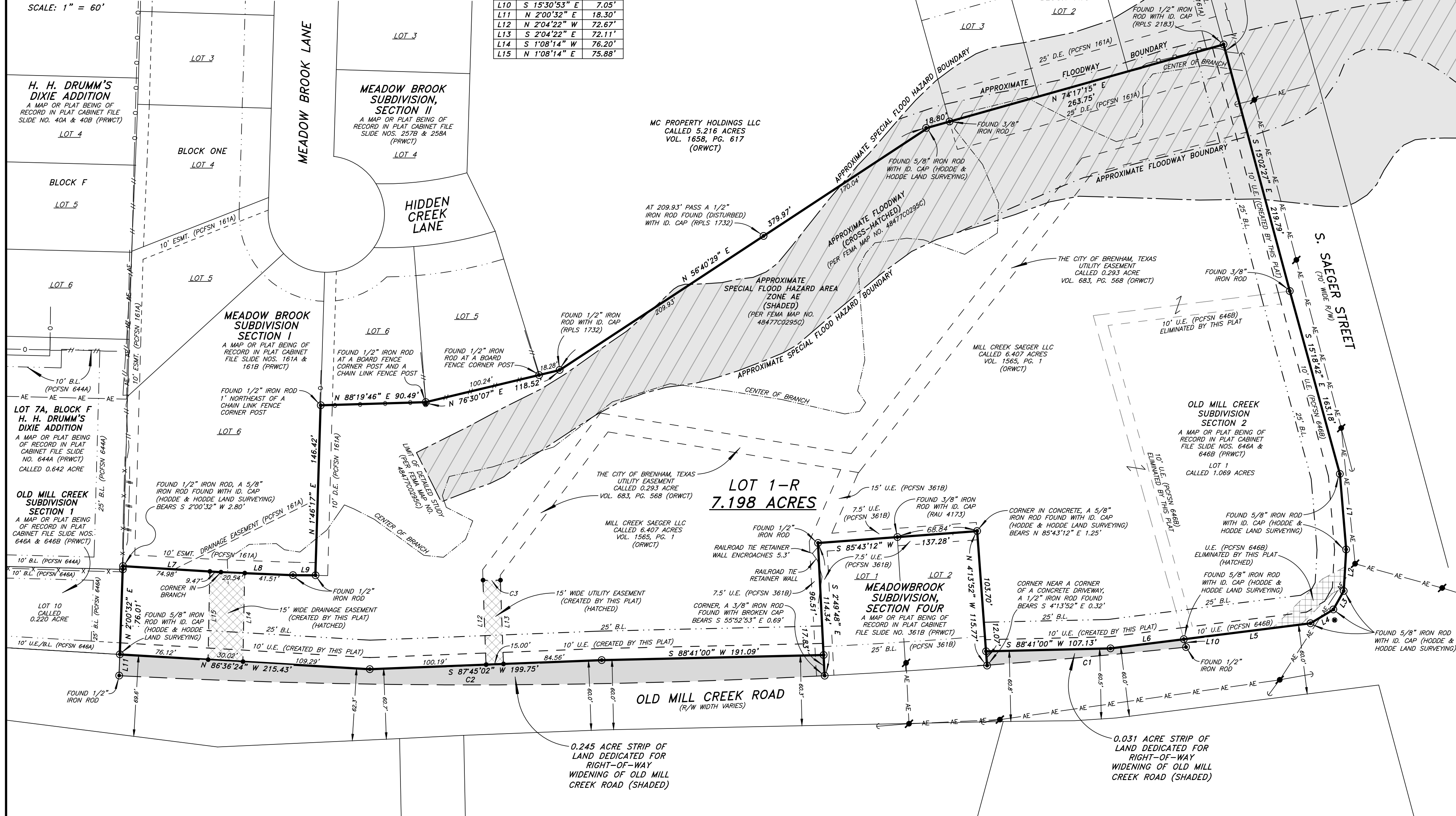
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	1°41'36"	171.96'	5818.58'	S 84°47'12" W	171.96'
C2	5°58'55"	607.50'	5818.58'	N 89°59'46" W	607.22'
C3	0°08'15"	15.01'	8257.70'	N 89°51'40" E	15.01'

LINE TABLE

NUM	BEARING	DISTANCE
L1	S 4°43'48" E	65.19'
L2	S 3°20'11" W	35.76'
L3	S 29°23'23" W	18.29'
L4	S 58°56'21" W	22.97'
L5	S 82°50'49" W	109.83'
L6	S 82°50'49" W	63.64'
L7	S 86°28'24" E	84.45'
L8	S 87°33'55" E	62.05'
L9	S 89°41'56" E	19.39'
L10	S 15°30'53" E	7.05'
L11	N 2°00'32" E	18.30'
L12	N 2°04'22" W	72.67'
L13	S 2°04'22" E	72.11'
L14	S 1°08'14" W	76.20'
L15	N 1°08'14" E	75.88'

LEGEND

- ⚡ UTILITY POLE
- ⊙ GUY ANCHOR
- ⊙ PHONE CABLE JUNCTION BOX
- AE — AERIAL ELECTRIC LINES
- O — CHAIN LINK FENCE
- // — BOARD FENCE
- □ — WROUGHT IRON FENCE
- X — BARB WIRE FENCE
- · — BUILDING LINE
- · — EASEMENT LINE
- · — DEED LINES/ORIGINAL LOT LINES
- — — BOUNDARY LINES



W. O. NO. 7612 (CITY OF BRENHAM 6695.DWG/MVIEW) REF: COB6695.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

FINAL PLAT OF
OLD MILL CREEK SUBDIVISION, SECTION 2
CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS
CONSISTING OF LOT 1-R (7.198 ACRES), A 0.245 ACRE STRIP AND A 0.031 ACRE STRIP DEDICATED FOR ROAD RIGHT-OF-WAY WIDENING OF OLD MILL CREEK ROAD CONTAINING 7.474 ACRES TOTAL
DATE: MAY 12, 2020

OWNER/DEVELOPER
MILL CREEK SAEGER LLC
BLINN MILL CREEK LLC
P.O. BOX 690627
HOUSTON, TEXAS 77269
PHN. 281-380-8080

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°10'40.48" N - LONGITUDE: 96°23'38.95" W (WGS-84).
2. Ⓞ - DENOTES A 5/8" IRON ROD SET WITH ID. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
3. 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, AND SHOWN HEREON AS APPROXIMATE FLOOD HAZARD BOUNDARY, APPROXIMATE SPECIAL FLOOD HAZARD AREA (SHADED), AND APPROXIMATE FLOODWAY (CROSS-HATCHED).
4. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WASHINGTON COUNTY ABSTRACT COMPANY TITLE REPORT GF NO. WCA2000163, EFFECTIVE DATE MARCH 13, 2020 AT 8:00 AM.
5. 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.
6. 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 MARCH 13, 2020.
7. 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 MARCH 13, 2020.
8. 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.
9. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
10. SUBJECT TO BUILDING SETBACK LINES AND YARD REQUIREMENTS ACCORDING TO ZONE AND USE AS SET FORTH IN THE CITY OF BRENHAM ZONING ORDINANCE.
11. (ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
 (PRWCT) DENOTES PLAT RECORDS OF WASHINGTON COUNTY, TEXAS
 (PCFSN) DENOTES PLAT CABINET FILE SLIDE NUMBER
 B.L. DENOTES BUILDING LINE
 U.E. DENOTES UTILITY EASEMENT

SURVEY MAP

SHOWING A SURVEY AND SUBDIVISION FORMING LOT 1-R (7.198 ACRES), A 0.254 ACRE STRIP AND A 0.031 ACRE STRIP DEDICATED FOR ROAD RIGHT-OF-WAY WIDENING OF OLD MILL CREEK ROAD, LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE PHILIP COE SURVEY, A-31, BEING THE SAME LAND DESCRIBED AS 6.407 ACRES IN THE DEED FROM L&E BOETTCHER FAMILY PARTNERSHIP, LTD. AND BOETTCHER BUILDING, LLC TO MILL CREEK SAEGER LLC, DATED DECEMBER 9, 2016, AS RECORDED IN VOLUME 1565, PAGE 1, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING LOT 1 (CALLED 1.069 ACRES) OF OLD MILL CREEK SUBDIVISION, SECTION 2, A PLAT OF SAID SUBDIVISION BEING OF RECORD IN PLAT CABINET FILE SLIDE NOS. 646A AND 646B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, SAID LOT 1 (CALLED 1.069 ACRES) BEING THE SAME LAND CONVEYED IN THE DEED FROM CITY OF BRENHAM TO BLINN MILL CREEK LLC, DATED JANUARY 29, 2016, AS RECORDED IN VOLUME 1531, PAGE 688, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CERTIFICATION

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY AND SUBDIVISION FORMING LOT 1-R (7.198 ACRES), A 0.254 ACRE STRIP AND A 0.031 ACRE STRIP DEDICATED FOR ROAD RIGHT-OF-WAY WIDENING OF OLD MILL CREEK ROAD IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS THE 12TH DAY OF MAY, 2020, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
 DATE: MAY 12, 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, MILL CREEK SAEGER LLC F/K/A BLINN MILL CREEK LLC, THE OWNERS OF THE LAND DESCRIBED HEREIN AND WHOSE NAMES ARE SUBSCRIBED HERETO, DO HEREBY ACKNOWLEDGE THE CHANGES TO SAID PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HEREIN. THE PLATTED PROPERTY REMAINS SUBJECT TO EXISTING DEDICATIONS, COVENANTS, RESTRICTIONS AND EASEMENTS EXCEPT AS SHOWN OR STATED HEREIN.

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)

LIENHOLDERS' ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, THE BRENHAM NATIONAL BANK, THE OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED HEREIN, SAID LIEN BEING EVIDENCE IN DEED OF TRUST, DATED DECEMBER 12, 2019, AS RECORDED IN VOLUME 1704, PAGE 42, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, DO HEREBY IN ALL THING SUBORDINATE TO SAID PLAT OF WASHINGTON COUNTY, TEXAS. SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
 (SIGNATURE)

 (PRINTED NAME & TITLE)

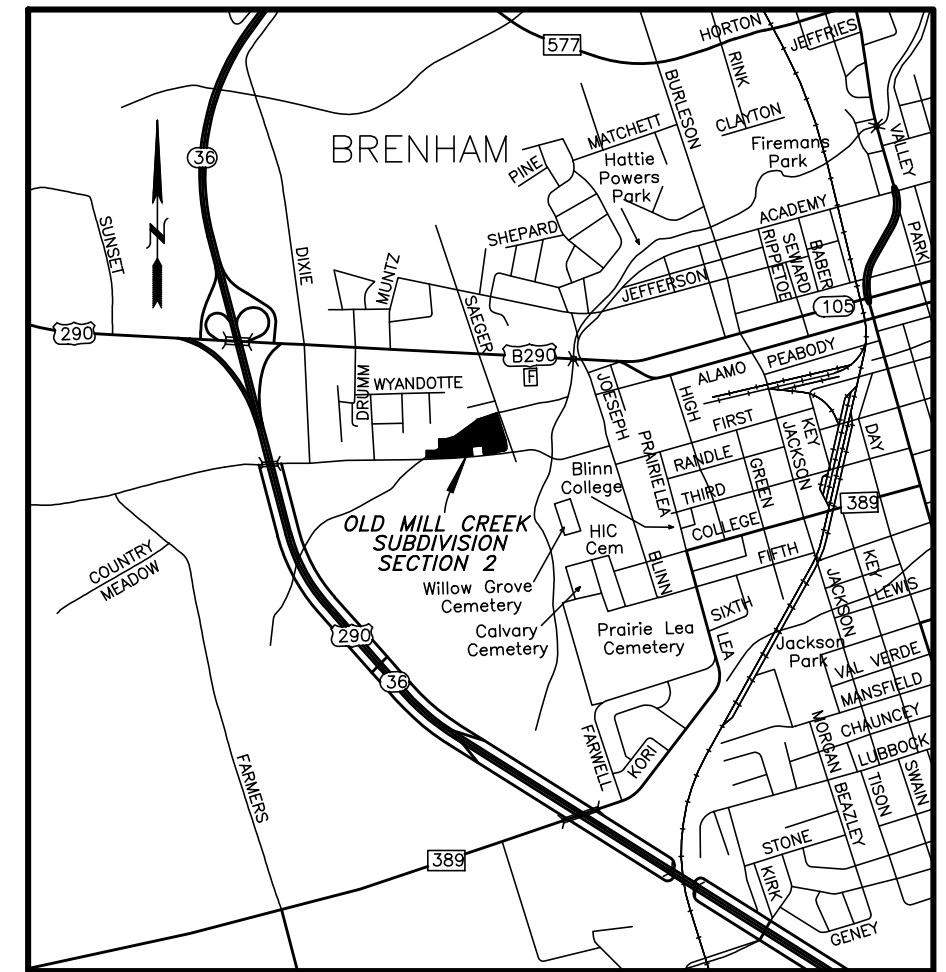
NOTARY PUBLIC ACKNOWLEDGMENT

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



CASE P-20-022

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

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

PLAT TYPE: Final 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 Final Plat to create the WGW Compound, Division No. 1 establishing 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 1.500 acres

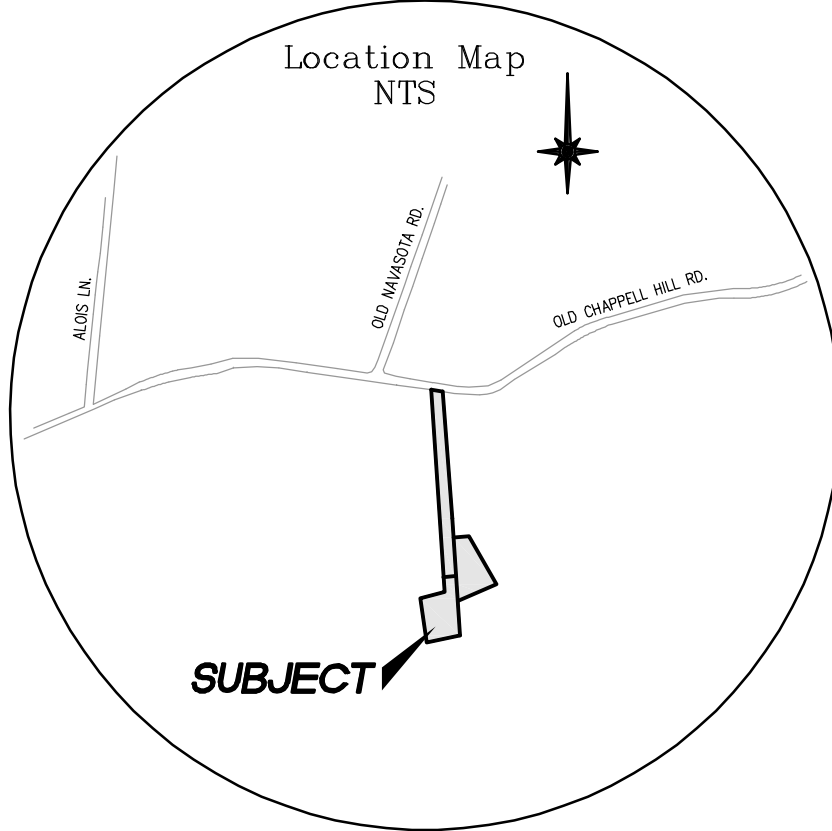
Also included on this proposed plat is a 60' wide private road containing 1.680-acres of land. A road maintenance agreement has been recorded requiring the shared maintenance responsibility of the dedicated Mamie Lane by adjoining property owners. The proposed private road will be maintained by the adjoining property owners in perpetuity and shall not be the responsibility of the City of Brenham.

STAFF ANALYSIS AND RECOMMENDATION:

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

EXHIBITS:

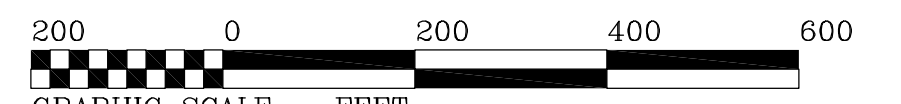
- A. Proposed Final Plat



FINAL 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

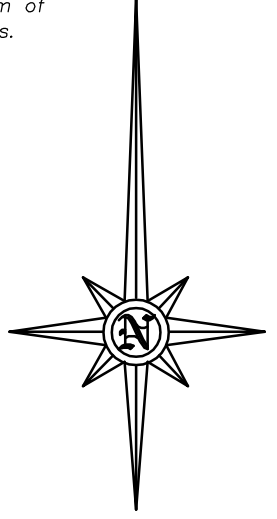
TRACT 1: BEING PART OF THE SAME LAND DESCRIBED AS TRACT 2 AND CALLED 10.774 ACRES IN A DEED FROM CAROLYN F. WARMKE AS INDEPENDENT EXECUTRIX OF THE ESTATE OF JERRY L. WARMKE, DECEASED, AND AS TRUSTEE OF JERRY L. WARMKE FAMILY TRUST (UNDER WILL OF JERRY L. WARMKE DATED NOVEMBER 23, 2004), DATED AUGUST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



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

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'



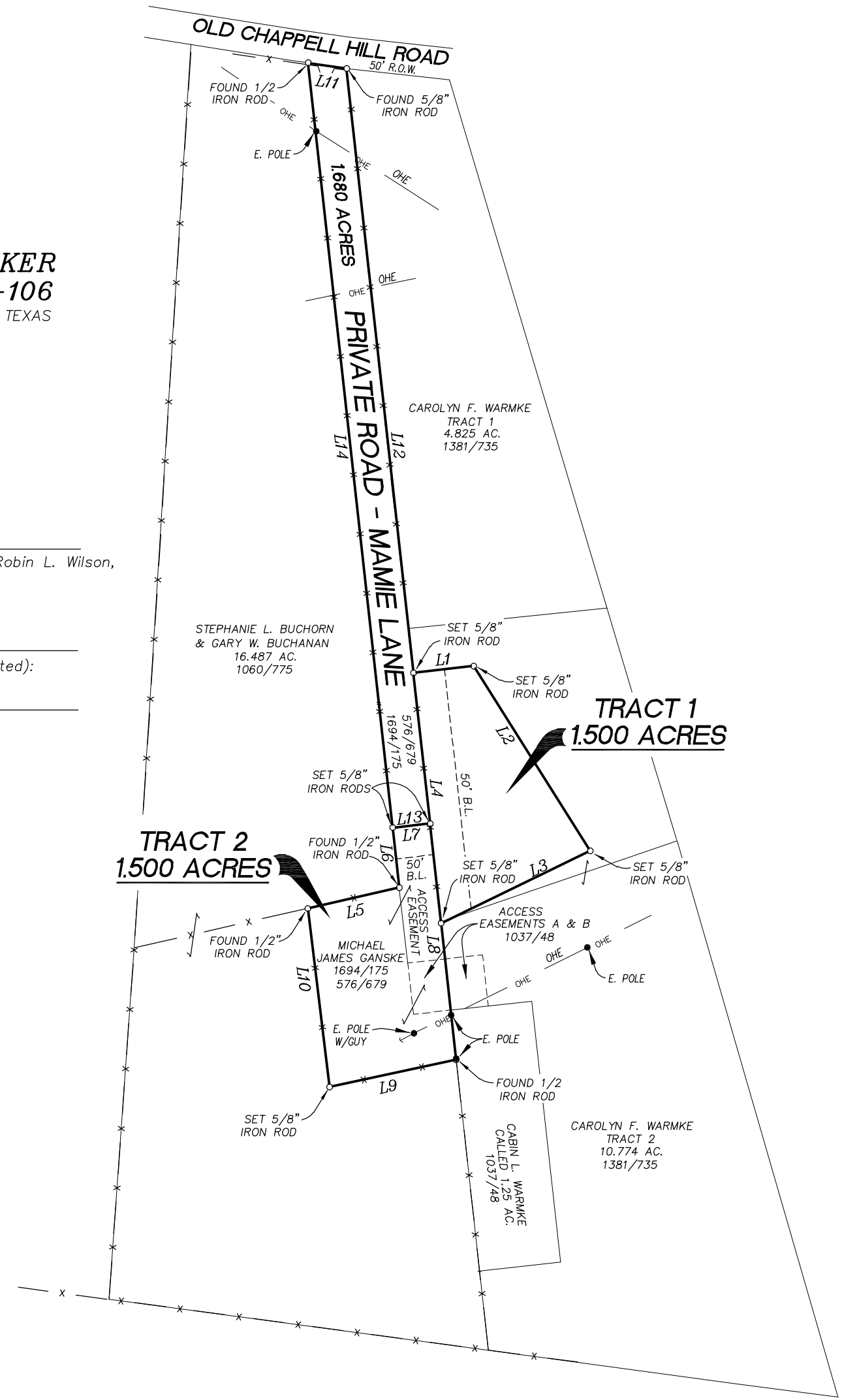
Developers
 Cabin L. Warmke and Robin L. Wilson,
 Attorneys-in-Fact for Carolyn F. Warmke
 2980 Old Chappell Hill Road
 Brenham, Texas 77833
 TEL: (979) 839-3480

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

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: _____

Robin L. Wilson, Attorney-in-Fact for Carolyn F. Warmke

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: _____

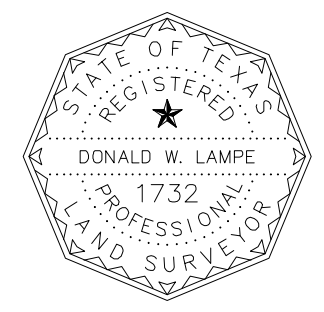
SURVEYOR CERTIFICATION

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.

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



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: _____ Deputy Beth Rothermel
 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



CASE P-20-023

PRELIMINARY PLAT: LIBERTY VILLAGE SUBDIVISION, PHASE 1

PLAT TITLE: Liberty Village Subdivision, Phase 1 **CITY/ETJ:** City

PLAT TYPE: Preliminary Plat

OWNER/APPLICANT: Pierre Roberts, Jr., Gary William Roberts, Donald Glen Roberts, Charles W. Duncan, Jr., Herbert J. Faske and Diane Faye Faske / Johnson & Pace Incorporated on behalf of DR Horton

ADDRESS/LOCATION: 1300 W. Blue Bell Road, located generally east of the intersection of State Highway 36 N and W Blue Bell Road

LEGAL DESCRIPTION: Part of the Phillip Coe Survey, A-31 and the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas

LOT AREA: 76.912 acres of land

ZONING DISTRICT: Planned Development District

EXISTING USE: Vacant land

FUTURE LAND USE: Single Family Residential

REQUEST: A Preliminary Plat of the Liberty Village Subdivision, Phase 1 being 76.912 acres establishing Reserve "A" being 23.321 acres and Reserve "B" being 24.467 acres and establishing Phase 1 being 29.124 acres consisting of Common Areas 1-3 and 112 Lots in Blocks 1-8 out of the Phillip Coe Survey, A-31 and the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.

BACKGROUND:

The subject property was approved for Planned Development District zoning by the City Council on February 20, 2020 for the development of a single-family home subdivision and public amenities (parkland and regional trails). As a second step to developing the property, the applicant/owners are requesting approval of a Preliminary Plat of the Liberty Village Subdivision. The proposed plat includes 2 Reserve Tracts ("A" and "B") for future subdivision of land and proposed Phase 1 which includes the dedication of 122 residential lots, five public streets, public utility easements, and three HOA Common Areas for use as a public park, pedestrian sidewalk access to Brenham Elementary and detention.

STAFF ANALYSIS AND RECOMMENDATION:

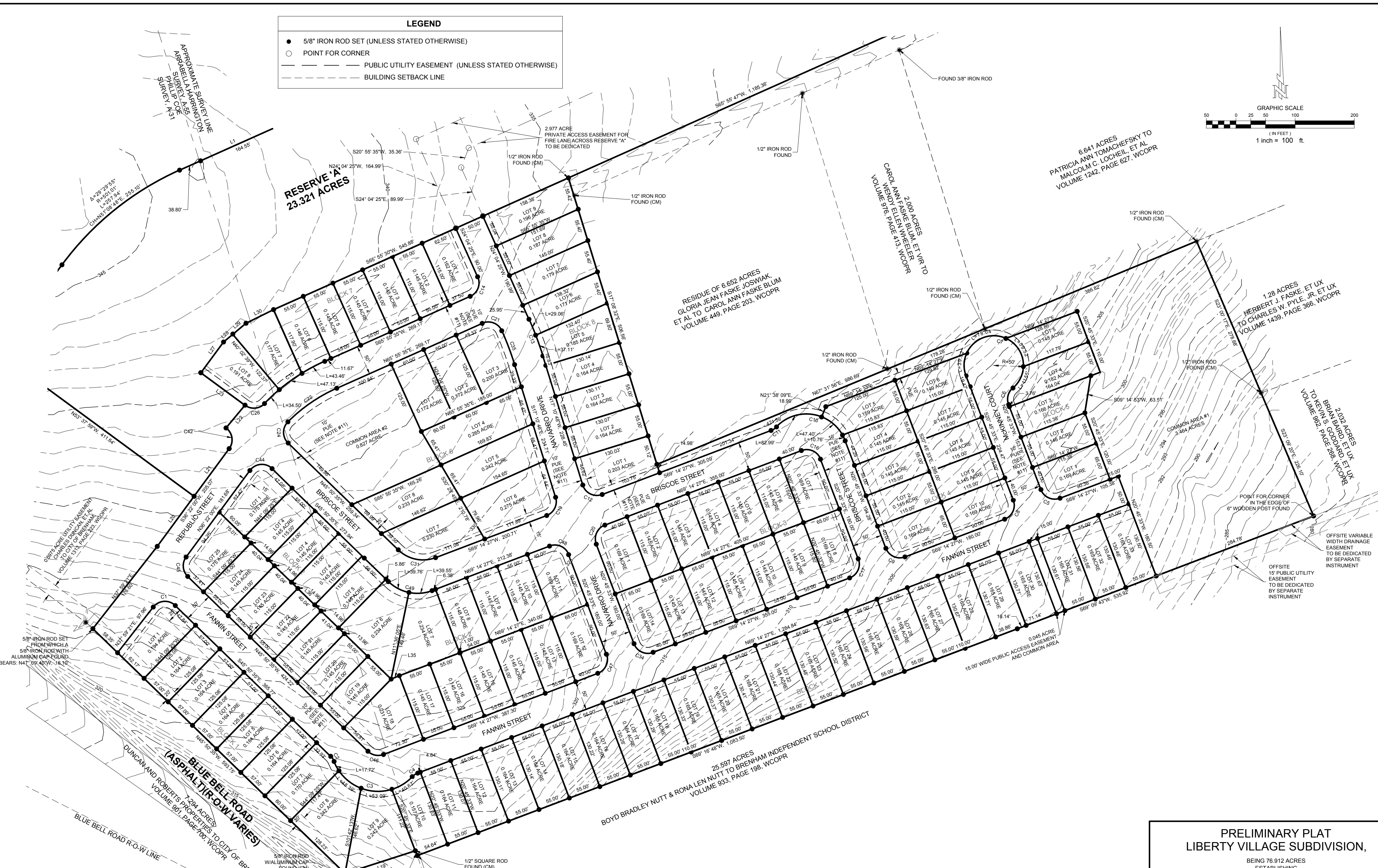
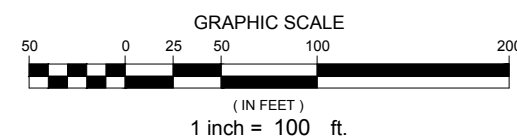
Development Services and Engineering have reviewed this Preliminary Plat for compliance with applicable City of Brenham regulations and ordinances and recommends **approval** of this plat as presented.

EXHIBITS:

Proposed Preliminary Plat

LEGEND

- 5/8" IRON ROD SET (UNLESS STATED OTHERWISE)
- POINT FOR CORNER
- PUBLIC UTILITY EASEMENT (UNLESS STATED OTHERWISE)
- - - BUILDING SETBACK LINE



File name: F:\CollegeStation\434 DR\Hobby\434-033.D; Date: 10/10/2019 10:23:08 AM; Plot Device: DWG To PDF-2009.pc3; Page Setup: —; Plotted by: Mark Layton

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, BEING ALL OF A 76.912 ACRES, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT, (ART. 5282C, VTCS).

PRELIMINARY
FOR TITLE REVIEW ONLY

TROY MAXWELL
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5585

OCTOBER 10, 2019
DATE

REVISED 2020-05-19
TO REFLECT COMMENTS

REVISED 2020-05-13
TO REFLECT COMMENTS

REVISED 2020-05-07
TO REFLECT CHANGES IN LOT LAYOUTS

REVISED 2020-05-01
TO REFLECT COMMENTS

PHASE ONE
PAGE 1 OF 3

PRELIMINARY PLAT
LIBERTY VILLAGE SUBDIVISION,

BEING 76.912 ACRES
ESTABLISHING
RESERVE A BEING 23.321 ACRES,
RESERVE B BEING 24.467 ACRES,
AND PHASE ONE BEING 29.124 ACRES,
CONSISTING OF COMMON AREA #1 BEING 0.827 ACRE,
COMMON AREA #2 BEING 3.464 ACRES,
COMMON AREA #3 BEING 0.045 ACRE,
AND 112 LOTS IN BLOCKS 1-8

IN THE PHILLIP COE SURVEY, A-31 &
ARRABELLA HARRINGTON SURVEY, A-55
WASHINGTON COUNTY, TEXAS



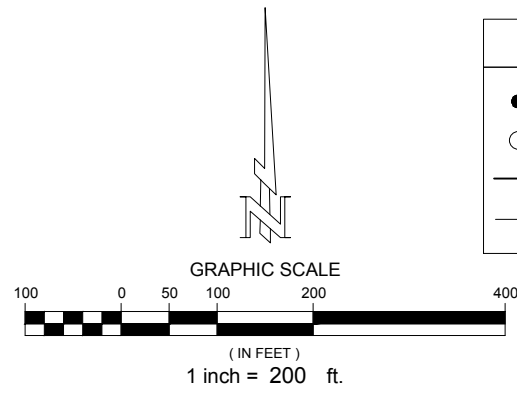
JOHNSON & PACE INCORPORATED
1201 NW LOOP 281, SUITE 100, LONGVIEW, TEXAS 75604
(903)753-0663 FAX (903)753-8803
WWW.JOHNSONPACE.COM
TBPLS 10025400
TBPE F-4691

RESIDUE OF TRACT 1 (36.586 ACRES)

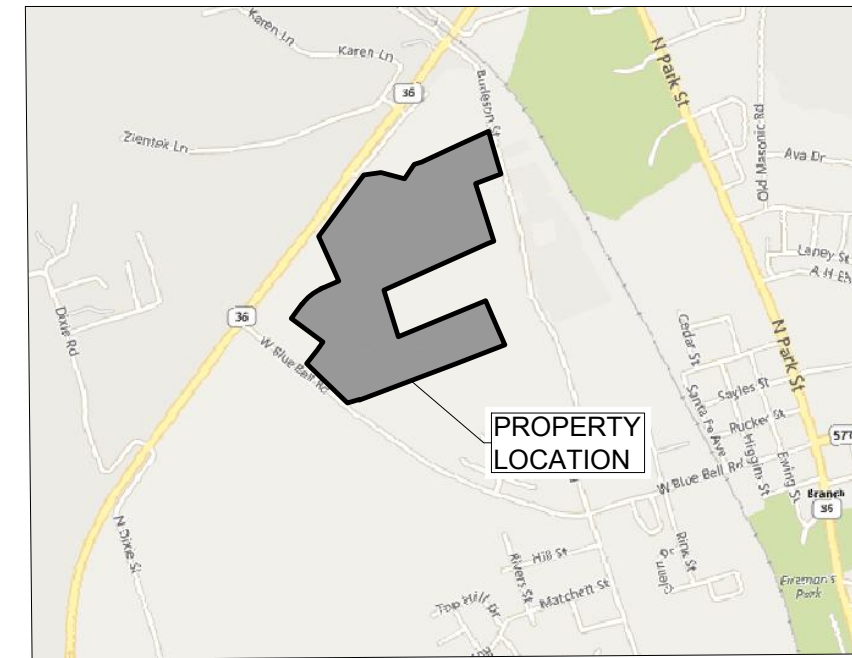
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TO DUNCAN AND ROBERTS PROPERTIES,
VOLUME 334, PAGE 635, WCDR
DUNCAN AND ROBERTS PROPERTIES
TO PIERRE N. ROBERTS, JR (1/2 INTEREST),
VOLUME 1285, PAGE 754, WCOPR
DUNCAN AND ROBERTS PROPERTIES
TO CHARLES W. DUNCAN, JR (1/2 INTEREST),
VOLUME 1285, PAGE 758, WCOPR
PIERRE N. ROBERTS, JR, ET UX
TO DONALD GLENN ROBERTS (10% INTEREST),
VOLUME 1287, PAGE 4, WCOPR
PIERRE N. ROBERTS, JR, ET UX
TO GARY WILLIAM ROBERTS (10% INTEREST),
VOLUME 1287, PAGE 7, WCOPR
PIERRE N. ROBERTS, JR, ET UX TO
DONALD GLENN ROBERTS (2.5% INTEREST),
VOLUME 1299, PAGE 340, WCOPR
PIERRE N. ROBERTS, JR, ET UX TO
GARY WILLIAM ROBERTS (2.5% INTEREST),
VOLUME 1299, PAGE 343, WCOPR

TRACT 2 (46.221 ACRES)

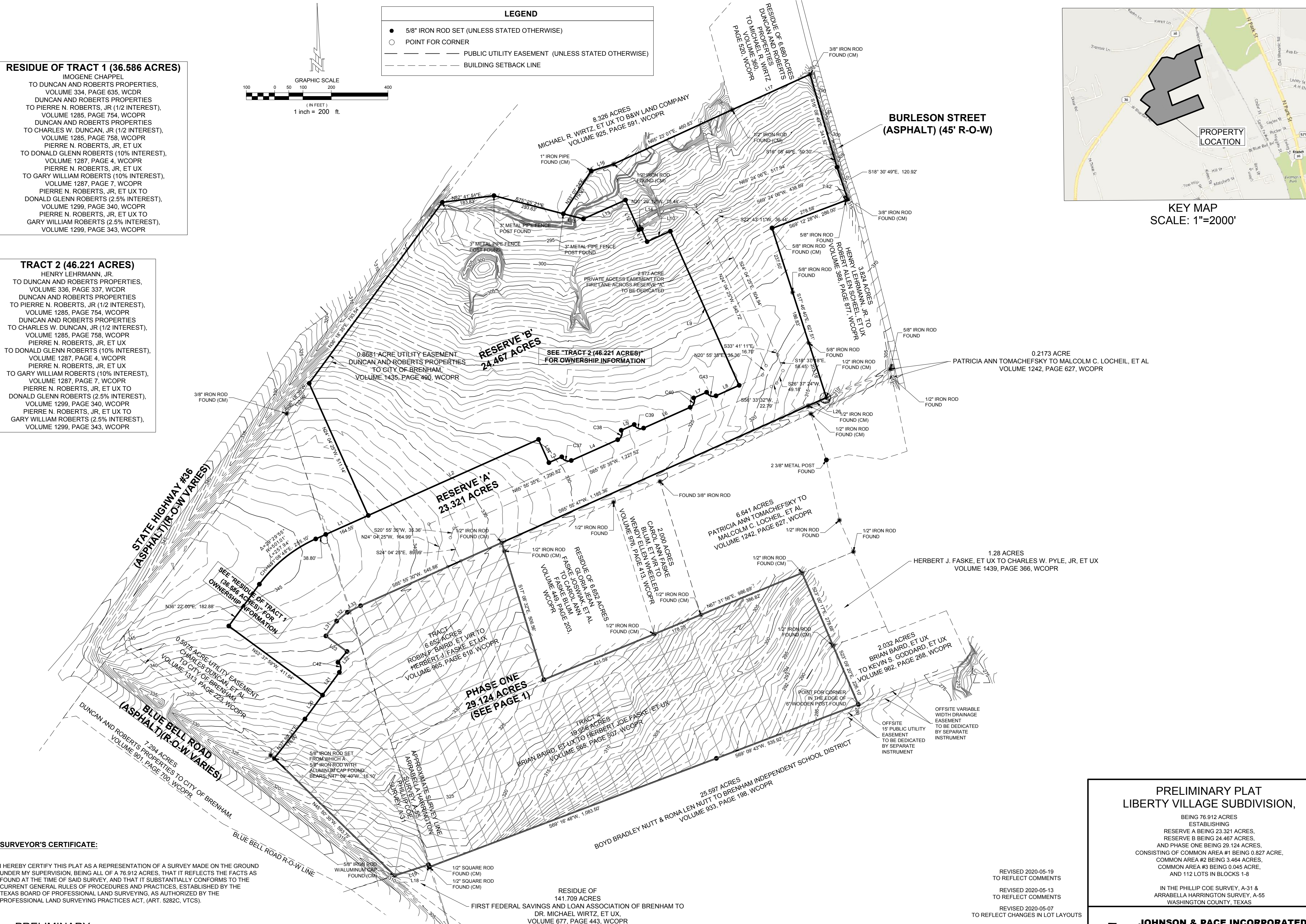
HENRY LEHRMANN, JR.
TO DUNCAN AND ROBERTS PROPERTIES,
VOLUME 336, PAGE 337, WCDR
DUNCAN AND ROBERTS PROPERTIES
TO PIERRE N. ROBERTS, JR (1/2 INTEREST),
VOLUME 1285, PAGE 754, WCOPR
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VOLUME 1299, PAGE 340, WCOPR
PIERRE N. ROBERTS, JR, ET UX TO
GARY WILLIAM ROBERTS (2.5% INTEREST),
VOLUME 1299, PAGE 343, WCOPR



LEGEND	
●	5/8" IRON ROD SET (UNLESS STATED OTHERWISE)
○	POINT FOR CORNER
---	PUBLIC UTILITY EASEMENT (UNLESS STATED OTHERWISE)
- - -	BUILDING SETBACK LINE



KEY MAP
SCALE: 1"=2000'



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, BEING ALL OF A 76,912 ACRES, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT, (ART. 5282C, VTCS).

PRELIMINARY
FOR TITLE REVIEW ONLY

OCTOBER 10, 2019
DATE

TROY MAXWELL
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5585

**PRELIMINARY PLAT
LIBERTY VILLAGE SUBDIVISION,**

BEING 76,912 ACRES
ESTABLISHING
RESERVE A BEING 23.321 ACRES,
RESERVE B BEING 24.467 ACRES,
AND PHASE ONE BEING 29.124 ACRES,
CONSISTING OF COMMON AREA #1 BEING 0.827 ACRE,
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AND 112 LOTS IN BLOCKS 1-8

IN THE PHILLIP COE SURVEY, A-31 &
ARRABELLA HARRINGTON SURVEY, A-55
WASHINGTON COUNTY, TEXAS

- REVISED 2020-05-19 TO REFLECT COMMENTS
- REVISED 2020-05-13 TO REFLECT COMMENTS
- REVISED 2020-05-07 TO REFLECT CHANGES IN LOT LAYOUTS
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JOHNSON & PACE INCORPORATED
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WWW.JOHNSONPACE.COM
TBPLS 10025400
TBPE F-4691

OVERALL SUBDIVISION
PAGE 2 OF 3

NOTES:

- BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE.
- ALL PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF BRENHAM, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF HUNTSVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF BRENHAM OR ANY PUBLIC UTILITY SHALL BE RESPONSIBLE FOR REPLACING OR REIMBURSING THE PROPERTY OWNER DUE TO REMOVAL OR RELOCATION OF ANY OBSTRUCTIONS IN THE PUBLIC EASEMENTS.
- DISTANCES SHOWN ARE GRID DISTANCES. CONVERT TO SURFACE DISTANCES BY DIVIDING GRID DISTANCES BY THE SCALE FACTOR OF: 0.999983978.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS FOR WASHINGTON COUNTY, TEXAS, COMMUNITY - PANEL NO. 48477 0295 C, DATED AUGUST 16, 2011, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" - "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- (CM) INDICATES CONTROLLING MONUMENTS.
- THE MINIMUM BUILDING SETBACK REQUIREMENTS PER ZONING ORDINANCE NO. O-20-003 FOR THE ESTABLISHED PLANNED DEVELOPMENT DISTRICT ARE AS FOLLOWS:
 - SETBACKS: FRONT: 25' -- REAR: 20' -- SIDE: 7.5' -- SIDE STREET: 15'
- PER ZONING ORDINANCE NO. O-20-003:
 - MINIMUM LOT AREA: 6,325 SQUARE FEET
 - 40% OF PLATTED LOTS GREATER THAN/EQUAL TO 7,000 SQUARE FEET
 - 60% OF PLATTED LOTS GREATER THAN/EQUAL TO 6,600 SQUARE FEET
- BEFORE DEVELOPMENT OF A RESERVE TRACT, A PLAT OF THE TRACT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL ACCORDING TO THE DEVELOPMENT CODE OF THE CITY OF BRENHAM.
- ALL COMMON AREAS TO BE MAINTAINED BY HOA AND SHALL BE FOR PUBLIC USE.
- ALL OIL/GAS PIPELINES EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- THE 10-FOOT PUE LOCATED ADJACENT TO THE LOCAL STREETS SHALL BE FOR THE USE BY THE CITY OF BRENHAM AND BLUEBONNET ELECTRIC COOPERATIVE AND THAT THE 5' ADJACENT TO THE R-O-W SHALL BE FOR CITY OF BRENHAM UTILITIES AND THE 5' FURTHEST INTO THE PROPERTY SHALL BE FOR BLUEBONNET ELECTRIC COOPERATIVE.
- THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE THIS 76.912 ACRES INTO 112 LOTS, 2 RESERVE TRACTS, 2 COMMON AREAS, AND 8 BLOCKS.

OWNERS STATEMENT:

WE, PIERRE N. ROBERTS, JR., CHARLES W. DUNCAN, JR., DONALD GLENN ROBERTS, & GARY WILLIAM ROBERTS, OWNERS OF SAID 7.899 ACRES AND SAID 44.737 ACRES, BEING THE PROPERTY SHOWN ON THIS PLAT AND DESIGNATED AS LIBERTY VILLAGE SUBDIVISION, IN WASHINGTON COUNTY, TEXAS, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, UTILITY EASEMENTS UNLESS STATED AS PRIVATE AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

PIERRE N. ROBERTS, JR.

CHARLES W. DUNCAN, JR.

DONALD GLENN ROBERTS

GARY WILLIAM ROBERTS

ACKNOWLEDGMENTS:

STATE OF TEXAS §
COUNTY OF WASHINGTON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2020, BY _____
GIVEN UNDER MY HAND AND SEAL OF OFFICE _____

THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR _____

ACKNOWLEDGMENTS:

STATE OF TEXAS §
COUNTY OF WASHINGTON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2020, BY _____
GIVEN UNDER MY HAND AND SEAL OF OFFICE _____

THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR _____
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, BEING ALL OF A 76.912 ACRES, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT, (ART. 5282C, V.T.C.S).

PRELIMINARY
FOR TITLE REVIEW ONLY

TROY MAXWELL
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5585

OCTOBER 10, 2019
DATE

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N65°55'35"E	203.35'
L2	N65°55'39"E	658.60'
L3	N65°55'34"E	50.00'
L4	N65°55'35"E	180.00'
L5	N65°55'35"E	50.00'
L6	N65°55'35"E	180.00'
L7	N65°55'35"E	50.00'
L8	N65°55'35"E	90.00'
L9	N24°04'25"W	596.30'
L10	S65°55'35"W	90.00'
L11	N24°04'25"W	50.00'
L12	N24°04'25"W	115.00'

LINE TABLE		
LINE	DIRECTION	LENGTH
L13	S65°55'35"W	162.86'
L14	S65°55'35"W	9.74'
L15	N75°27'20"W	73.02'
L16	N72°47'24"E	82.61'
L17	N65°30'25"E	302.34'
L18	N23°42'09"W	8.79'
L19	S72°07'54"W	124.76'
L20	N36°22'00"E	105.00'
L21	N36°22'00"E	100.07'
L22	N39°46'33"E	50.09'
L23	N53°37'59"W	92.58'
L26	S65°48'14"W	70.67'

LINE TABLE		
LINE	DIRECTION	LENGTH
L27	N36°22'01"E	64.69'
L28	N50°07'00"E	20.27'
L29	N50°07'00"E	29.04'
L30	N63°43'34"E	51.86'
L31	N36°22'01"E	64.69'
L32	N50°07'00"E	49.31'
L33	N63°43'34"E	51.86'
L34	S24°04'25"E	90.00'
L35	S67°44'30"W	14.88'
L36	N45°50'35"W	405.01'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	096°10'04"	25.00'	41.96'	N86°04'23"E	37.21'
C2	024°10'18"	25.00'	10.55'	S33°45'26"E	10.47'
C3	114°30'14"	80.00'	159.88'	S78°55'23"E	134.57'
C4	025°24'57"	25.00'	11.09'	N66°31'59"E	11.00'
C5	090°00'00"	25.00'	39.27'	N65°45'33"W	35.36'
C6	070°31'44"	25.00'	30.77'	N14°30'19"E	28.87'
C7	250°31'44"	50.00'	218.63'	N75°29'41"W	81.65'
C8	090°00'00"	25.00'	39.27'	S24°14'27"W	35.36'
C9	090°00'00"	25.00'	39.27'	N65°45'33"W	35.36'
C10	115°32'09"	70.00'	141.15'	N78°31'37"W	118.43'
C11	025°32'09"	25.00'	11.14'	S56°28'23"W	11.05'
C12	093°34'45"	25.00'	40.83'	N63°58'11"W	36.44'
C13	006°53'37"	550.00'	66.17'	N20°37'37"W	66.13'
C14	090°00'00"	25.00'	39.27'	S20°55'35"W	35.36'
C15	022°03'07"	325.00'	125.09'	S54°54'01"W	124.32'
C16	090°00'00"	25.00'	39.27'	S65°45'33"E	35.36'
C17	090°00'00"	25.00'	39.27'	S24°14'27"W	35.36'
C19	086°25'15"	25.00'	37.71'	S26°01'49"W	34.23'
C20	090°00'00"	25.00'	39.27'	N24°14'27"E	35.36'
C21	090°00'00"	25.00'	39.27'	S69°04'25"E	35.36'
C22	020°58'14"	275.00'	100.65'	N55°26'28"E	100.09'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C24	090°47'55"	25.00'	39.62'	N00°26'37"W	35.60'
C26	082°29'34"	25.00'	35.99'	S85°07'14"W	32.96'
C31	064°54'58"	60.00'	67.98'	N78°18'04"W	64.40'
C34	090°00'00"	25.00'	39.27'	N65°45'33"W	35.36'
C35	006°59'57"	500.24'	61.11'	S20°40'50"E	61.07'
C37	090°00'00"	25.00'	39.27'	S69°04'25"E	35.36'
C38	090°00'00"	25.00'	39.27'	N20°55'35"E	35.36'
C39	090°00'00"	25.00'	39.27'	S69°04'25"E	35.36'
C40	090°00'00"	25.00'	39.27'	N20°55'35"E	35.36'
C42	089°59'59"	25.00'	39.27'	S08°37'59"E	35.36'
C43	090°00'00"	25.00'	39.27'	S69°04'25"E	35.36'
C44	097°47'25"	25.00'	42.67'	N85°15'43"E	37.68'
C45	082°12'35"	25.00'	35.87'	N04°44'17"W	32.87'
C46	064°54'58"	25.00'	28.33'	N78°18'04"W	26.83'
C47	090°00'00"	25.00'	39.27'	S24°14'27"W	35.36'
C48	090°00'00"	25.00'	39.27'	S65°45'33"E	35.36'
C49	064°54'58"	70.00'	79.31'	S78°18'04"E	75.14'

COUNTY CLERK FILING ACKNOWLEDGEMENTS STATEMENT

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §

I, BETH ROTHERMEL, CLERK OF THE COUNTY COURT OF WASHINGTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2020, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS IN VOLUME _____, PAGE _____.

BETH ROTHERMEL, COUNTY CLERK
WASHINGTON COUNTY, TEXAS

BY: _____
DEPUTY

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF BRENHAM, TEXAS, WITH RESPECT TO THE PLATTING OF THE LAND AND IS HEREBY APPROVED BY THE COMMISSION.

DATED THIS ____ DAY OF _____, 2020.

CHAIRPERSON OF THE COMMISSION

SECRETARY

**PRELIMINARY PLAT
LIBERTY VILLAGE SUBDIVISION,**

BEING 76.912 ACRES
ESTABLISHING
RESERVE A BEING 23.321 ACRES,
RESERVE B BEING 24.467 ACRES,
AND PHASE ONE BEING 29.124 ACRES,
CONSISTING OF COMMON AREA #1 BEING 0.827 ACRE,
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AND 112 LOTS IN BLOCKS 1-8

IN THE PHILLIP COE SURVEY, A-31 &
ARRABELLA HARRINGTON SURVEY, A-55
WASHINGTON COUNTY, TEXAS

REVISED 2020-05-19
TO REFLECT COMMENTS
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TO REFLECT CHANGES IN LOT LAYOUTS
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TBPLS 10025400
TBPE F-4691

**NOTES
PAGE 3 OF 3**

File name: F:\College Station\4434-002.DR-Hobson\4434-002.DR-Hobson\4434-002 PRELIMINARY PLAT.dwg
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 Plotted by: Mark Layne



CASE NUMBER P-20-017

**SPECIFIC USE PERMIT REQUEST – Washington County Healthy Living Association
Margaret E. Blizzard Senior Activity Center Accessory Parking**

STAFF CONTACT:	Shauna Laauwe AICP, Project Planner
OWNER:	John J. Kenjura
APPLICANTS:	Washington County Healthy Living Association (WCHLA) – Margaret E. Blizzard Senior Activity Center
ADDRESS/LOCATION:	1300, 1302, 1304, and 1306 Loesch Street (Exhibit A).
LEGAL DESCRIPTION:	Section 1, Block 1, Lots 1-4 of the Kenjura Subdivision
LOT AREA:	Approximately 0.938 acres
ZONING DISTRICT/USE:	R-1 Residential Single Family (Exhibit B)
FUTURE LAND USE:	Commercial (Exhibit C)
REQUEST:	A request for a Specific Use Permit to allow a proposed parking lot addition as an accessory use for an existing philanthropic use in a R-1 Single-Family Residential Zoning District (Exhibit D).

BACKGROUND:

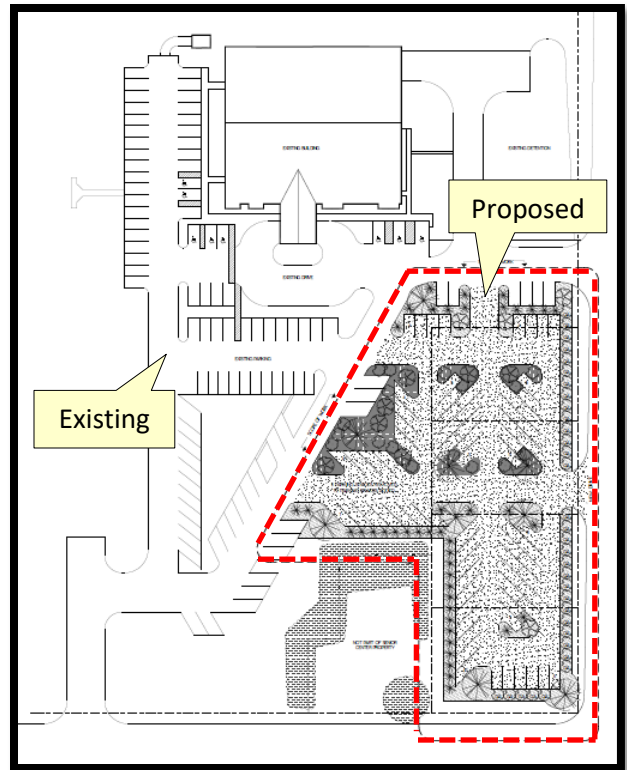
The subject property is an approximate 0.938-acre tract of land comprising of four (4) lots along Loesch Street, generally located on the west corner of the intersection of East Tom Green Street and Loesch Street and addressed as 1300, 1302, 1304, and 1306 Loesch Street. The subject properties are currently zoned R-1, Single-Family Residential Use District and are undeveloped vacant tracts of land owned by John Kenjura. The tracts are under contract for sale to the applicants, Washington County Healthy Living Association, commonly known as the Margaret E. Blizzard Senior Activity Center (Senior Center).



The applicant is proposing to develop the parcels into a parking lot to provide additional parking to support the Senior Center that is located at 1301 E. Tom Green Street, to the north and adjacent to the subject tracts. The Senior Center was granted a Specific Use Permit for the

construction and operation of a Senior Citizens Center (philanthropic use) on April 19, 2012. The existing Senior Center development has 122 parking spaces and the new proposed parking area will accommodate a net growth of 61 parking spaces for a total of 183 parking spaces. The applicant states that the Senior Center serves lunch to 200-300 seniors per day, Monday through Friday from 11am-1pm. The existing parking is not adequate to accommodate the lunch demand resulting in seniors parking in the parking lot aisles, along Loesch Street and on the grass in the vacant subject lots. The existing Senior Center is approximately 19,000 square feet. The parking regulations require community centers to provide one (1) space per 300 square feet, thus the Center is required to have 63 off-street parking spaces. The existing 122 parking spaces provide one (1) space per 156 square feet, and the proposed 61 additional parking spaces would provide the Senior Center with an overall 103 spaces per square foot.

Figure 1



The applicant has provided a site and landscape plan for the proposed parking area that meets the landscape requirements that were adopted in 2019. Each parking row terminus has a landscaped island with at least a 2-inch caliper tree and shrubs are provided along the frontage of Loesch Street and around the perimeter that abuts the residential property to the southwest. The landscape plan provides 8,416 square feet of irrigated landscaping, or 15% of the total developed area of 55,937 square feet that includes both the subject tracts and a reconfiguration of a portion of the existing parking area. The site plan (Figure 1 & Exhibit E) details the parking layout and the location of nine (9) live oaks, eleven (11) ornamental/non-shade trees, and thirty (30) various shrubs.

The R-1 District allows philanthropic and related auxiliary uses with prior approval of a Specific Use Permit (SUP). Therefore, the applicant seeks a SUP to allow for the development of a proposed 61 space parking lot as an auxiliary use of an existing philanthropic use on 0.938-acres of land in a R-1, Single-Family Residential Use District.

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 0.93-acre tract of land is adjacent and south of the 4.482-acre parent tract which is developed as the Margaret E. Blizzard Senior Activity Center. The subject tract is comprised of four lots that begin on the west corner of the intersection of East Tom Green Street and Loesch Street and then north along Loesch Street. The subject tracts and the surrounding vicinity are located within a R-1 District. However, the area has a mixture of uses. The adjacent property to the east, across Loesch Street is developed as single-family residential neighborhood that includes four (4) homes that front onto Loesch Street. The adjacent property to the north and west are vacant, undeveloped tracts. Further to the west is a day care center and additional single-family homes. To the south, across E. Tom Green Street, is the Brenham High School stadium and the property to the southwest is developed as a Texas National Guard Center and VFW community site.

The applicant proposes to develop the approximate one-acre tract into 61 additional parking spaces to accommodate the high demand for parking during the Senior Center's weekday lunch service that provides lunch to 200-300 seniors between the hours of 11am-1pm. The R-1 District allows philanthropic uses such as the Senior Activity Center as specific uses. The Senior Center received a Specific Use Permit (SUP) in April 2012 for a philanthropic community center. The applicant is now seeking to expand the original development site for the proposed parking area and therefore is requested to seek an additional SUP. Approval of the proposed SUP request would allow the Senior Center to develop the tract of land with additional parking to provide for the high demand of activities offered by the Center. The proposed parking area plan includes landscaping that meets the City of Brenham's landscaping ordinance that will help soften the impact of the parking lot to nearby residential uses. The additional parking lot will also alleviate on-street parking on the adjacent residential streets during lunch time peak hours.

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

The future land use map portion of the Envision 2020 Comprehensive Plan suggests the subject tracts, the Senior Center, and the adjacent property to the west along East Tom Green Street, may be appropriate for commercial development. While the subject tracts and adjacent properties are currently zoned R-1, Single-Family Residential, the surrounding area across East Tom Green Street is comprised of the high school stadium complex to the southeast and the Texas National Guard Center to the southwest, making the area suitable for future commercial use. Staff finds that the proposed request aligns with the goals and land use polices established in the Comprehensive Plan.

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

The subject property has existing utilities available located along Loesch Street and E. Tom Green Street.

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

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

- (5) The city's zoning process should be fair and equitable, giving all citizens adequate information and 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 May

15, 2020. The Notice of Public Hearing was published in the Brenham Banner on May 15, 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 property will be required to adhere to minimum building setbacks, maximum impervious coverage requirements, landscaping, and buffer yard requirements. The applicant has submitted a preliminary site plan (Exhibit F) which depicts the proposed location of the associated parking spaces, access, and landscape plan. Staff finds that the site development requirements will ensure that adequate open space is preserved on the subject property.

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

Staff believes that the requested land use is appropriate in this location given adjacent zoning designations, existing development in the vicinity, and conformance with the City's adopted Comprehensive Plan. The proposed development is in line with the Future Land Use Plan, while also providing adequate landscaping to reduce the impact to nearby residential uses.

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

The subject tracts and the surrounding vicinity are located within a R-1 District. However, the area has a mixture of uses. The adjacent property to the east, across Loesch Street is developed as single-family residential neighborhood that includes four (4) homes that front onto Loesch Street. The adjacent property to the north and west are vacant, undeveloped tracts. Further to the west is a day care center and additional single-family homes. To the south, across E. Tom Green Street, is the Brenham High School stadium and complex and the property to the southwest is developed as a Texas National Guard Center and VFW community site. The Senior Activity Center and proposed additional parking area is compatible to nearby land uses and consistent with the land policies established in the Comprehensive Plan.

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

Staff finds that approval of the proposed SUP and development of the property as an additional 61 space parking lot development will promote the orderly and healthful development of the community. The proposed parking area will alleviate overflow parking on residential streets and provide a safe area to park for patrons of the Senior Center. Staff is satisfied that the proposed landscaping plan that includes ample trees and shrubbery will mitigate any adverse effects of the parking area on adjacent residential properties. This request, to allow a proposed 61-parking space area on an approximate one-acre tract of land, will not adversely affect health, safety, morals, or general welfare of properties in the general vicinity or the community in general.

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

Staff believes that the proposed development will have a positive effect on the surrounding area and will be compatible with anticipated uses surrounding this property and will be in accordance with the land use policies of Brenham's Comprehensive Plan. The subject property as well as adjacent properties are developed with many public uses, including the BISD stadium, Blue Bell aquatic center, WFD, etc. Approval of the proposed parking area is in accordance with the prevailing development pattern of local public facilities. Staff is unable to determine any destabilizing effects on the neighboring properties should this specific use permit 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 SUP will allow for additional parking for the Senior Center to alleviate spill over parking that occurs during the weekday lunch hours. Vacant commercial property is located along Blue Bell Road to the west. Staff believes that the proposed SUP, if approved, will not negatively affect vacant land classified for commercial uses.

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

The property is currently undeveloped, vacant land within an R-1, Single-Family Residential District. 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 in a compatible, legally conforming manner.

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

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

STAFF RECOMMENDATION:

Staff recommends **approval** of a Specific Use Permit to allow an accessory parking lot, as provided in the application site and landscape plan, for an approved philanthropic use in a R-1 Single-Family Residential Use Zoning District for the subject 0.93 acre tract of land that is comprised of 1300, 1302, 1304, and 1306 Loesch Street and legally described as Section 1, Block 1, Lots 1-4 Kenjura Subdivision.

EXHIBITS:

- A. Aerial Map
- B. Zoning Map
- C. Future Land Use Map
- D. Cover Letter to the Commission
- E. Proposed Site Plan
- F. Site photos

EXHIBIT "A"
AERIAL MAP

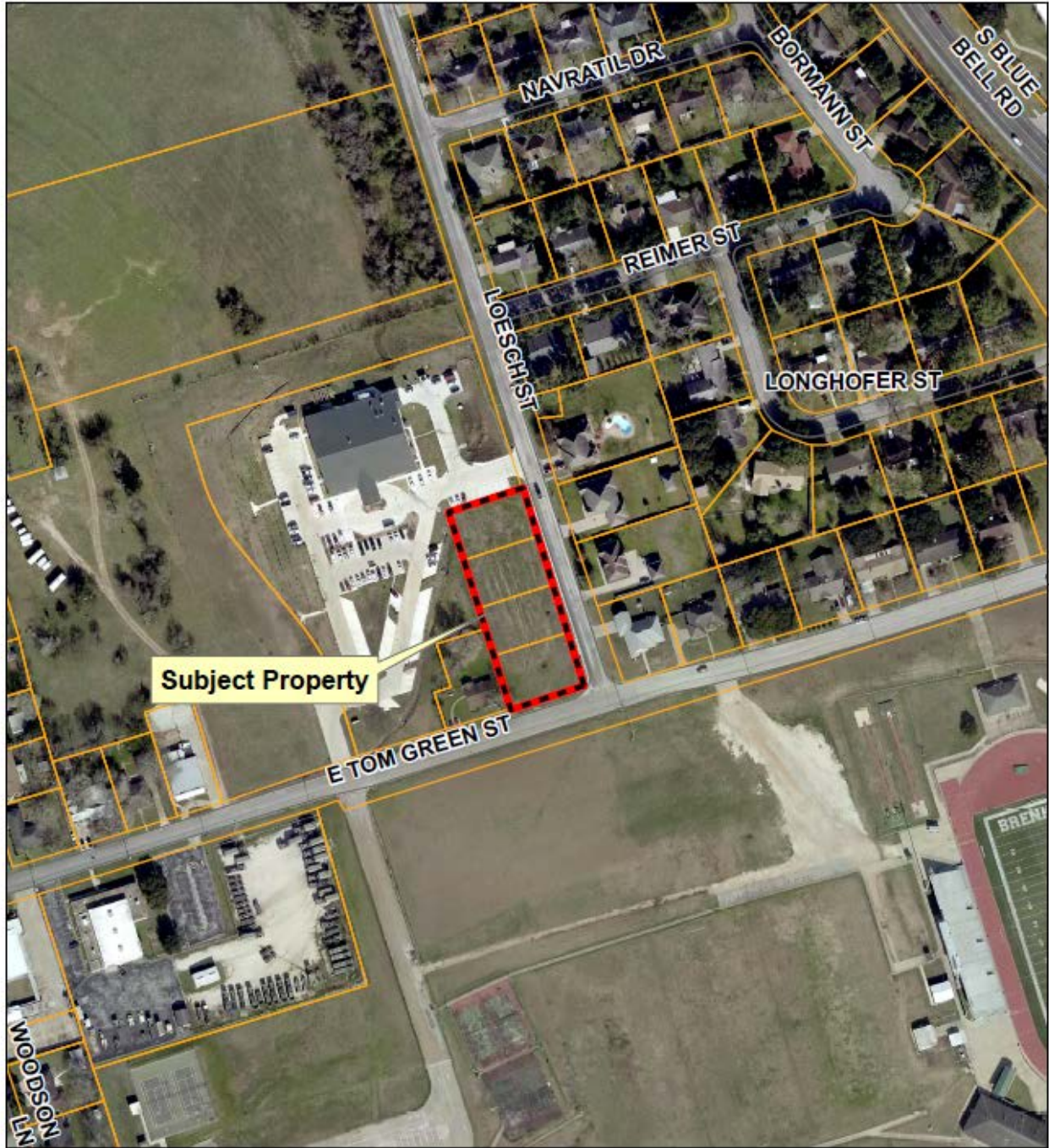


EXHIBIT "A"
AERIAL MAP



1 inch = 214 feet

EXHIBIT "B"
ZONING MAP

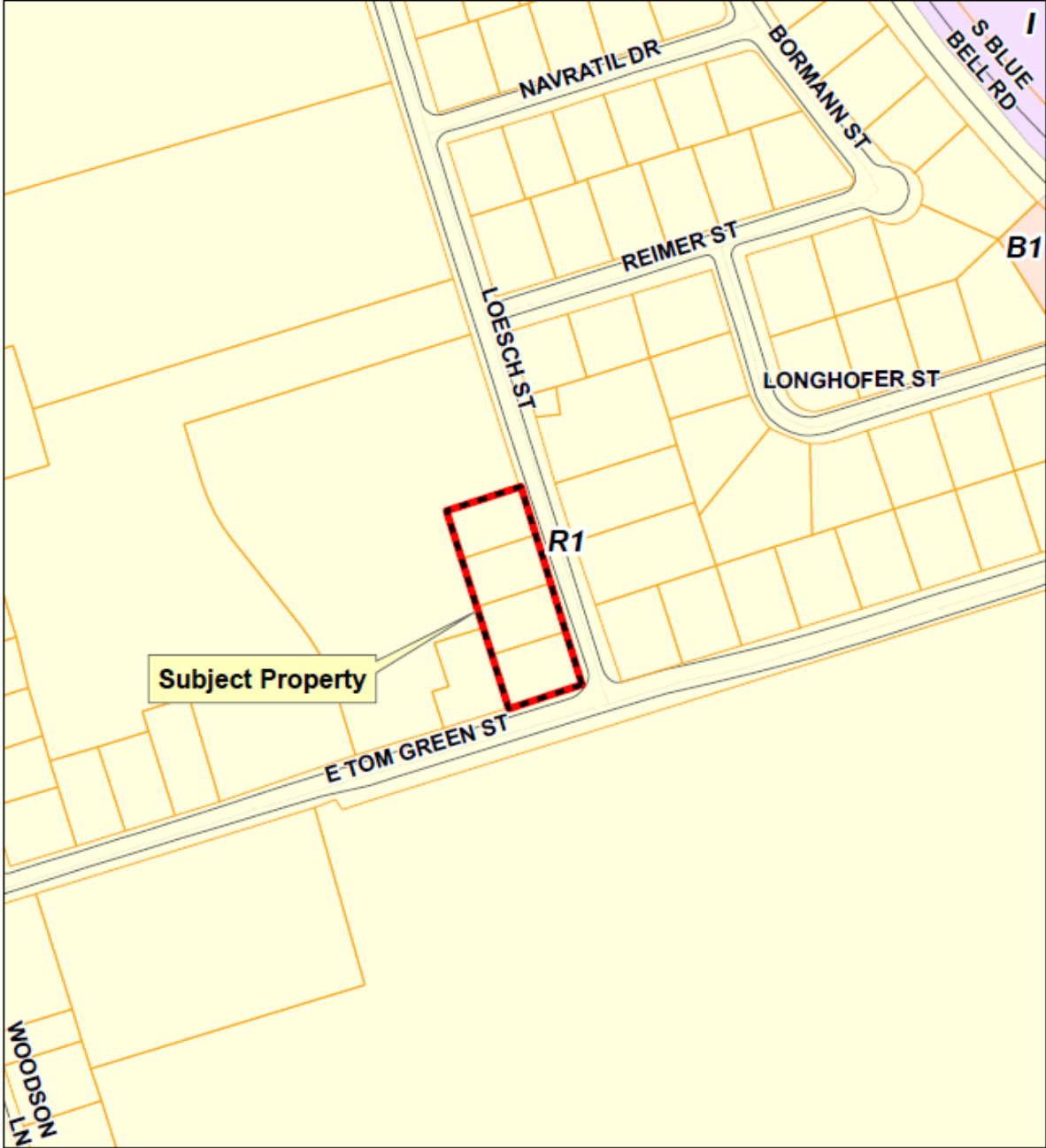


EXHIBIT "B"
ZONING MAP



1 inch = 214 feet

EXHIBIT "C"
Future Land Use Map

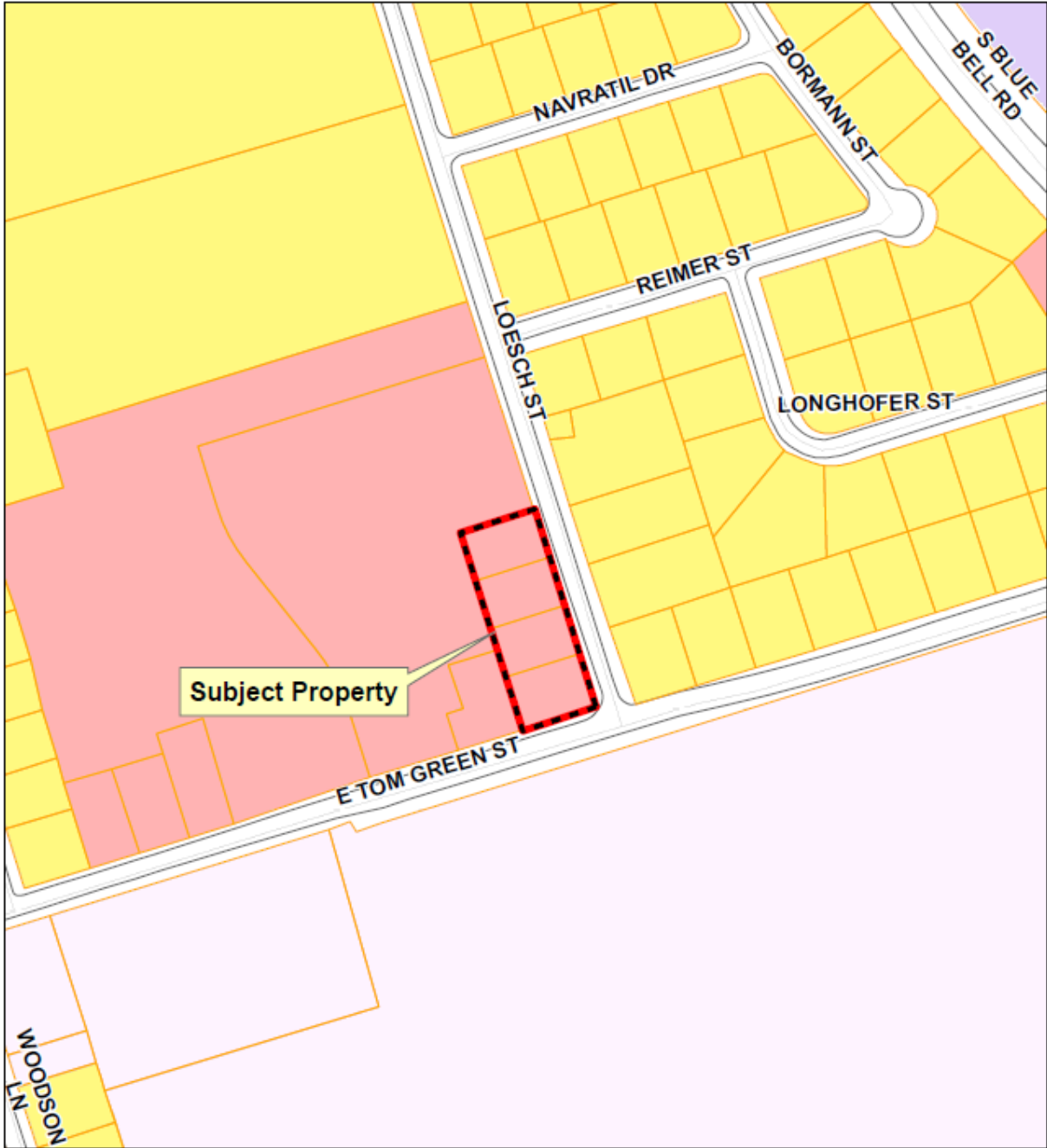


EXHIBIT "C"
FUTURE LAND USE MAP

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	



1 inch = 214 feet

EXHIBIT "D"
SUP APPLICATION COVER LETTER



April 23, 2020

City of Brenham Planning and Zoning Commission
200 W. Vulcan St.
Brenham, Texas 77834

Dear Commissioners,

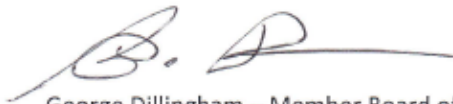
The Margaret E. Blizzard Senior Center has entered into an earnest money contract with John Kenjura to purchase lots 1, 2, 3, and 4 of block 1 of the Kenjura Subdivision located at the corner of Loesch and Tom Green streets. This purchase contract is contingent upon the Senior Center receiving a specific use permit from the City of Brenham which will allow the Senior Center to develop this land for use as additional parking for the Senior Center.

The Senior Center provides noon meals for 200 – 300 senior citizens in addition to participation by Senior Center members in various programs such as exercise, dance, and wellness classes, arts and crafts, billiards and card games, and training on computers. Recently, the Senior Center's existing parking lot has often been completely full requiring our elderly, and often disabled, members to park on the street. In order to adequately provide for our expanding operations in the future, the board of directors of the Senior Center believes that it is in the best interest of the Senior Center to acquire the four lots in the Kenjura subdivision for expansion of our parking facilities.

Since the Margaret E. Blizzard Senior Activity Center is already in operation adjacent to the Kenjura lots, we do not believe that using the land for additional parking will negatively impact property values in the area or peaceful living of nearby property owners.

We respectfully submit this application with the belief that allowing for the expansion of the Senior Center activities with additional parking will be a long-term benefit to the City of Brenham and Washington County.

Margaret E. Blizzard Senior Activity Center



George Dillingham – Member Board of Directors

P.O. Box 401 Brenham, TX 77834

(979)836-6552 / Fax: (979)836-1897

www.seniorcenterbrenham.com

EXHIBIT "F"
SITE PHOTOS



Proposed parking site



Existing parking lot



Adjacent homes on Loesch Street



E Tom Green to West
- Adjacent SF home



E Tom Green to East TX National Guard Site



E Tom Green to West Brenham Cub Stadium



CASE NUMBER P-20-018
ZONE CHANGE REQUEST – 2418 S. Market Street

STAFF CONTACT:	Shauna Laauwe, AICP, Project Planner
OWNERS:	Russell S. Schrader, et ux, Brooke G. Schrader
APPLICANTS:	Paul Leventis
ADDRESS/LOCATION:	2418 S. Market Street (Exhibit A)
LEGAL DESCRIPTION:	Tract 57 of the John Lang Survey, A-156
LOT AREA:	Approximately 1.071 acres
ZONING DISTRICT/USE:	Mixed Residential Use District (R-2) & B-2, Commercial Research and Technology / Single-Family Residence (Exhibit B)
FUTURE LAND USE:	Corridor Mixed Use
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 currently zoned as a combination of R-2, Mixed Residential Use District and B-2, Commercial Research and Technology District. The property owners/applicants, Brenham Market Square, LP, would like to develop the property with a mixture of land uses including multiple-family housing, retail, and office uses. The applicants have requested that the portion of the property currently zoned R-2 be rezoned such that the entire property be zoned B-2.

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 has an existing single-family dwelling located near S. Market Street that would be repurposed with a sales office to serve an adjacent future commercial development. The subject property abuts S. Market Street to the north, with Cantey Street located to the east, and US Highway 290 E further to the south. A portion of the subject property and all adjacent properties are zoned B-2. The adjacent tract to the west and north comprises of 51 acres that was rezoned

from R-2 to B-2 for the Market Square development in January 2019. This approximate one-acre tract is proposed to be utilized as an office to serve the future mixed-use development. Located to the west of the subject property is land zoned R-2 and developed with a Single-Family home subdivision. Land located further to the southwest is zoned B-2 and developed with the Dairy Bar restaurant and City Electric Supply. Allowing the proposed rezoning request would allow the approximately one-acre tract of land to be part of an overall 52 acres proposed as a mixed-use development and would be in keeping with the development pattern in the general vicinity.

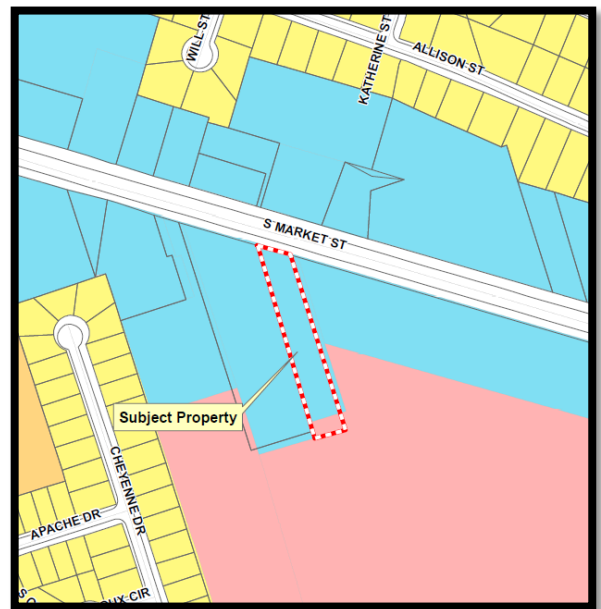
Map 1



- (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 for corridor mixed uses and commercial uses. The Comprehensive Plan includes land use policies to help guide land use decisions. Specifically the Plan recommends that the City consider permitting commercial and retail uses along highly traveled roadways such as State Highway 290 to the west. Additionally, the land use policies include the recommendation that multiple-family housing shall be located near major arterials “towards the periphery of the community.” The Comprehensive Plan encourages the corridor mixed use areas to include residential, especially to provide additional housing options within the community. If the requested zone change were approved, the subject property would allow for the development of both multiple-family housing developments two acres or greater in size in addition to office, retail and commercial uses. Staff believes that the proposed request is aligned with the goals and land use polices established in the Comprehensive Plan.

Map 2- Future Land Use Map



- (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 currently developed with a single-family home with existing utility services located along the right-of-way for S. Market Street and if necessary can be extended to serve the proposed 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 May 15, 2020. The Notice of Public Hearing was published in the *Brenham Banner* on May 15, 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, Commercial Research and Technology. Staff finds that the requirements will ensure that adequate open spaces is 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 the subject property to develop in accordance with property in the immediate vicinity. The subject approximate one-acre tract of land will be combined with the adjacent 51+ acre tract to the east and south that is located between a freeway and arterial roadway which are both capable of handling traffic associated with uses allowed in the B-2 district. Adjacent property to the west is zoned a combination of R-1 and R-2 and developed with single-family dwellings. The applicant, Brenham Market Square, LP will be required to adhere to minimum buffer yard requirements. Buffer yard requirements are established to preserve existing neighborhoods and ensure adjacent property develops in a manner compatible to nearby land uses.

- (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 the adjacent properties surrounding this tract.

(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 construction of a mixture of land uses, including multiple-family, retail, office, and commercial uses. Vacant commercial property surrounds the subject tract to the west, east, and south. To the north, across South Market Street is also zoned as B-2 for commercial use. Staff believes that the proposed zoning change, if approved, will not negatively affect vacant land classified for commercial uses.

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

The applicants request will allow the subject property to develop with a mixture of land uses and if approved, will allow for compatible, legally conforming development. The property is developed as a single-family residence that could be repurposed for office or commercial use if the property were to be rezoned. Should the rezoning be approved the use of a residence and the structure as a single-family home will become a legally non-conforming land use (grandfathered). Single-family dwellings are not allowed by-right in the B-2 district.

(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 1.071-acre tract generally located at 2418 South Market 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

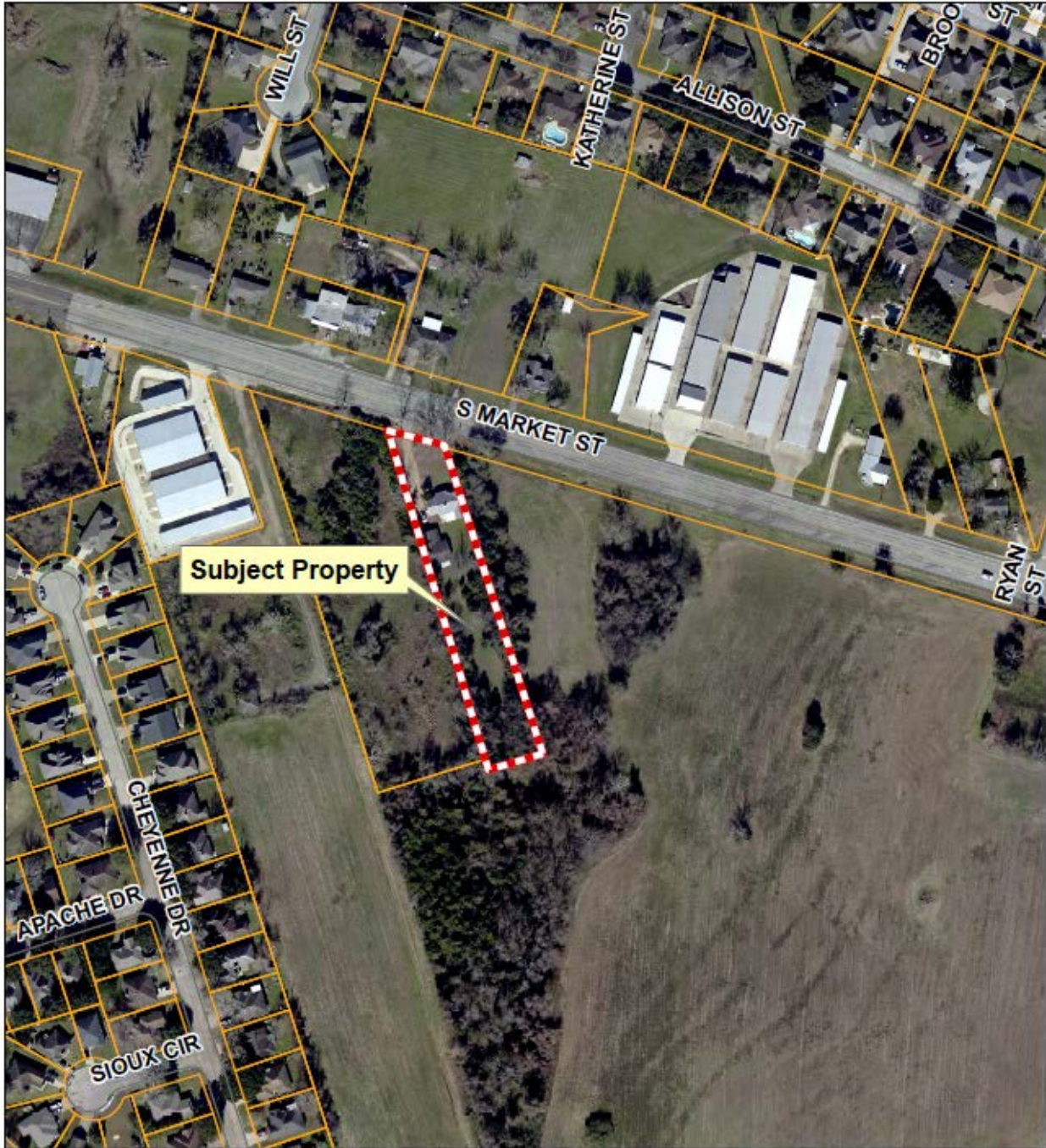


EXHIBIT "A"
AERIAL MAP



1 inch = 214 feet

EXHIBIT "B"
ZONING MAP

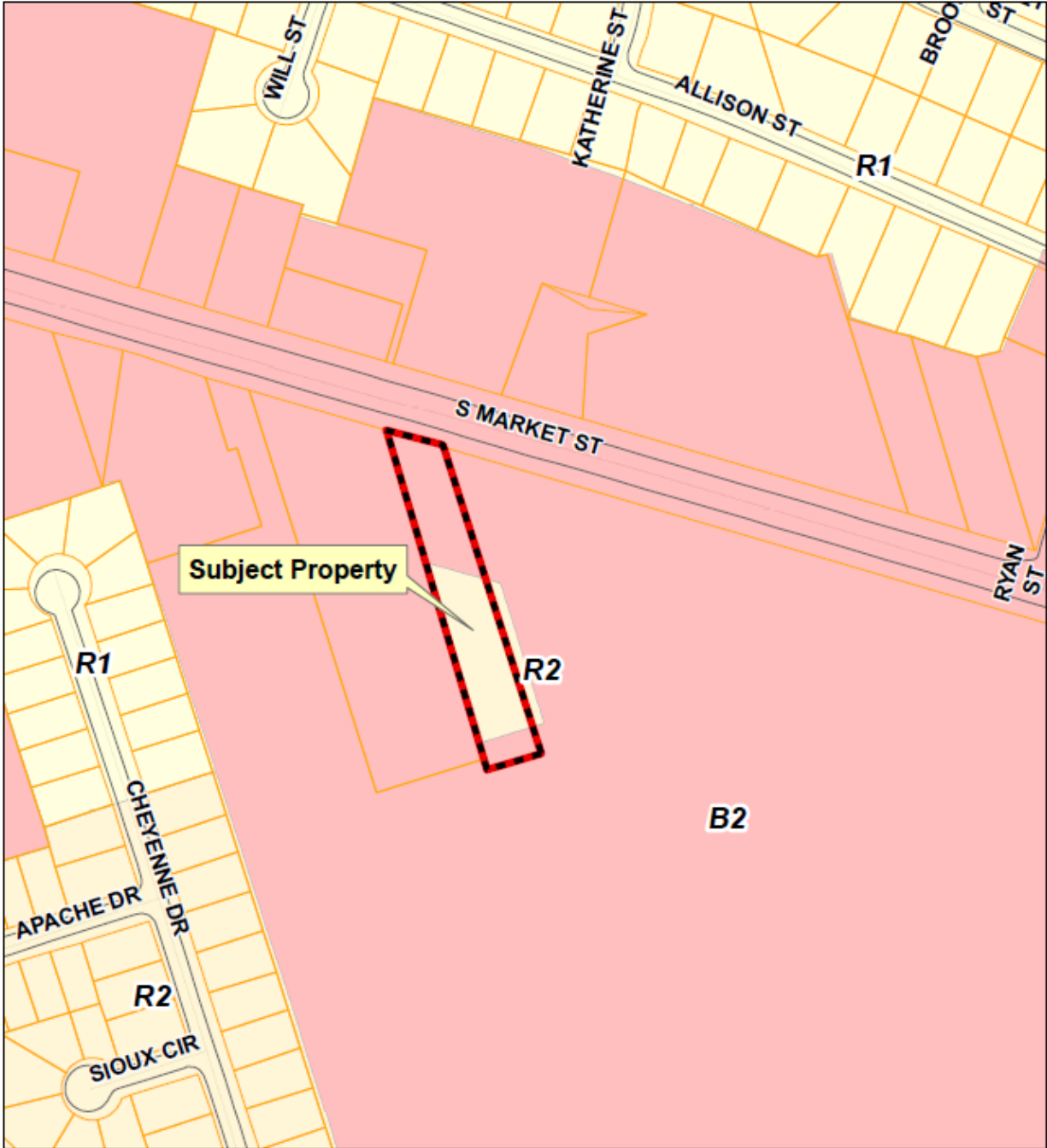
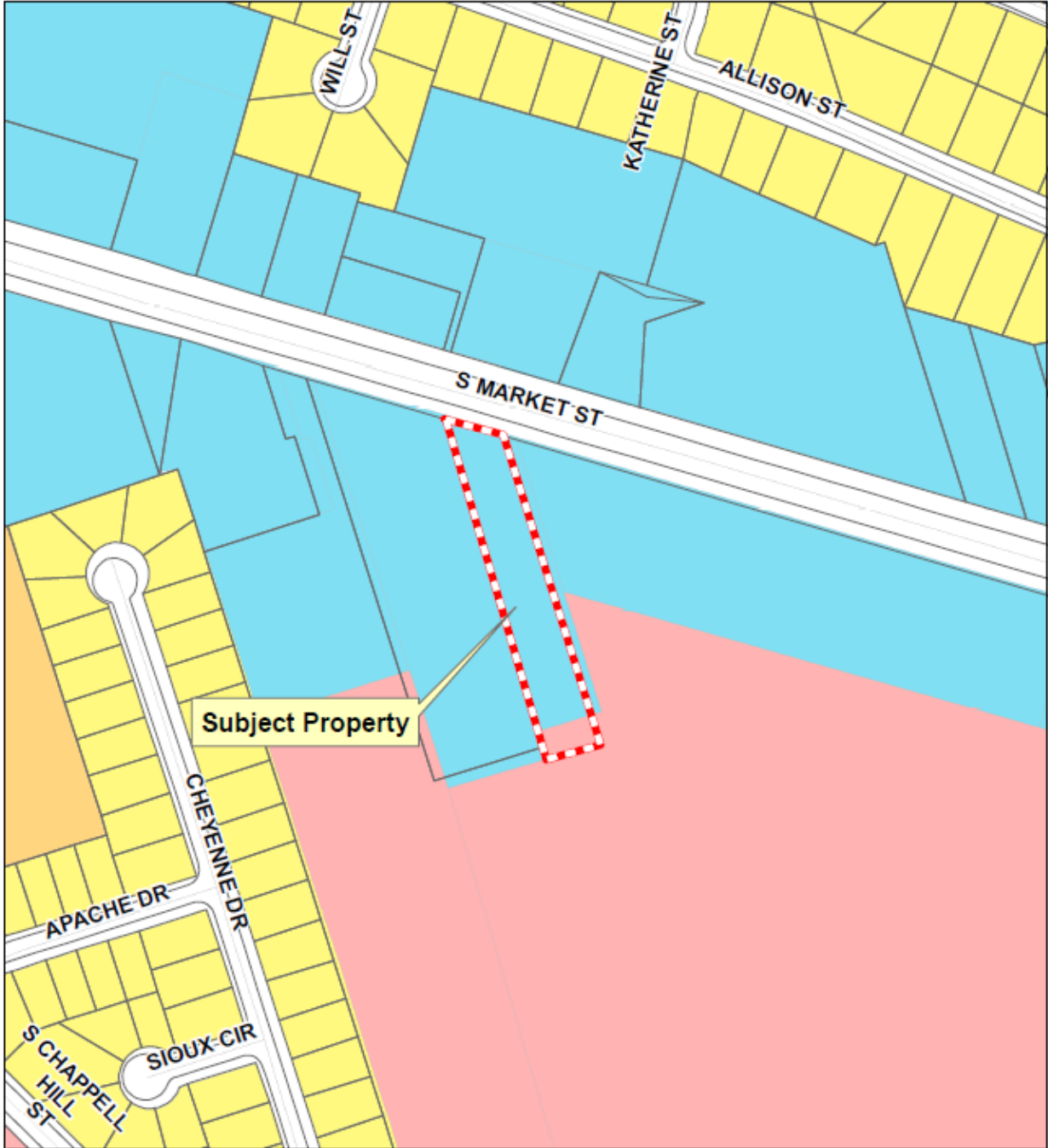


EXHIBIT "B"
ZONING MAP



1 inch = 214 feet

EXHIBIT "C"
FUTURE LAND USE MAP



FUTURE LAND USE MAP
EXHIBIT "C"

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	



1 inch = 214 feet

EXHIBIT "D"
ZONE CHANGE COVER LETTER



Brazos Trace, LLC
A Property Development Company

May 1, 2020

City of Brenham, Texas
Planning & Zoning Commission
200 W. Vulcan Street
Brenham, TX 77833

RE: Zone Change Request Cover Letter
2418 S Market Street, Brenham, Texas

A Zoning Change Permit is being requested for the property described below:

Property ID: R20322
Owner: Russell S. Schrader, et ux, Brooke G. Schrader
Property Address: 2418 S Market Street, Brenham, TX 77833
Legal Description: A0156 – Lang, John, N62 – Business 290 East, Tract 57, 1.071 Acres

According to the City of Brenham Maps the subject tract contains both R2 and B2 zoning designations. The Applicant and the Owner are seeking to change the zoning to be entirely B2. This rezoning will eliminate the split zoning condition, match the zoning of the surrounding properties, and will allow the Applicant and Owner to develop the property.

The subject tract contains a single-family residence and a barn. The site will be purchased by Brenham Market Square, LP and is planned to be used as either a contractor office or a sales office for future lot sales and development information. The ultimate development plan for the property is not yet known.

Thank you for your consideration. Please contact me should you have any questions or require any additional information.

A handwritten signature in black ink, appearing to read "Austin Love", written over a horizontal line.

Austin Love
Brazos Trace, LLC
ALOVE@brazostrace.com
Cell: 936.445.0136

EXHIBIT "E"
SITE PHOTOS





CASE P-20-019
REPLAT: LOT 5B OF RIPPITOE ADDITION
TO CREATE LOTS 1 & 2 HOME TOWN DIVISION

PLAT TITLE: Replat of Lot 5B of Rippitoe Addition to create Lots 1 & 2 of the Home Town Division **CITY/ETJ:** City Limits

PLAT TYPE: Replat

OWNER/APPLICANT: Home Town Properties, LP

LOT AREA /LOCATION: 0.592 acres of land located at 307 Baber Street and 402 W. Jefferson Street in Brenham, Washington County, Texas

PROPOSED LEGAL DESCRIPTION: Lot 1 and Lot 2 of the Home Town Division in Brenham, Washington County, Texas

ZONING DISTRICT R-2, Mixed Residential District

EXISTING USE: Residential

COMP PLAN FUTURE LAND USE: Single-Family Residential

REQUEST: A request to replat Lot 5B of the Rippitoe Addition in Brenham, Washington County, Texas.

BACKGROUND:

The Owner/Applicant requests approval of a Replat of Lot 5B of the Rippitoe Addition to reconfigure a 0.056 flag piece of property at 402 W. Jefferson (Lot 2). Lot 5B was originally platted before 1964 and was deeded as 5B South (currently addressed as 402 W. Jefferson) and 5B North (currently addressed as 307 Baber Street). The Jefferson property has a 0.056 flag portion along the north property line that at one time provided the property access to Baber Street. The replat reconfigures this 0.056 flag portion and conveys the remainder to the 307 Baber Street address (Lot 1) and designates the two properties as Lot 1 and Lot 2, being 0.257-acres and 0.335-acres, respectfully. No new easements are proposed.

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



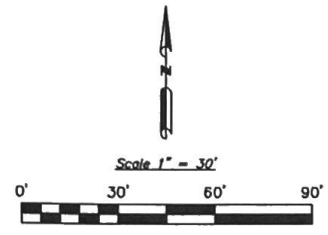
Home Town Division

Replat of Lot 5B Rippetoe Addition creating
 Lot 1 for 0.257 Acres and Lot 2 for 0.335 Acres
 for a total of 0.592 Acres

A. Harrington Survey, Abstract No. 55
 Washington County, Texas
 April 2020

Survey Map

Showing a survey of 0.592 acres of land, situated in Washington County, Texas, being out of the A. Harrington Survey, A-55, in the City of Brenham, being all or a portion of a called 0.197 acre tract (designated Tract Three), and being all or a portion of a called 0.398 acre tract (designated Tract Thirteen), said tracts being described in that deed dated April 20, 2012, from David W. Hermann and Wanda K. Hermann to Home Town Properties, LP, recorded in Volume 1401, Page 1004 of the Official Records of Washington County, Texas.



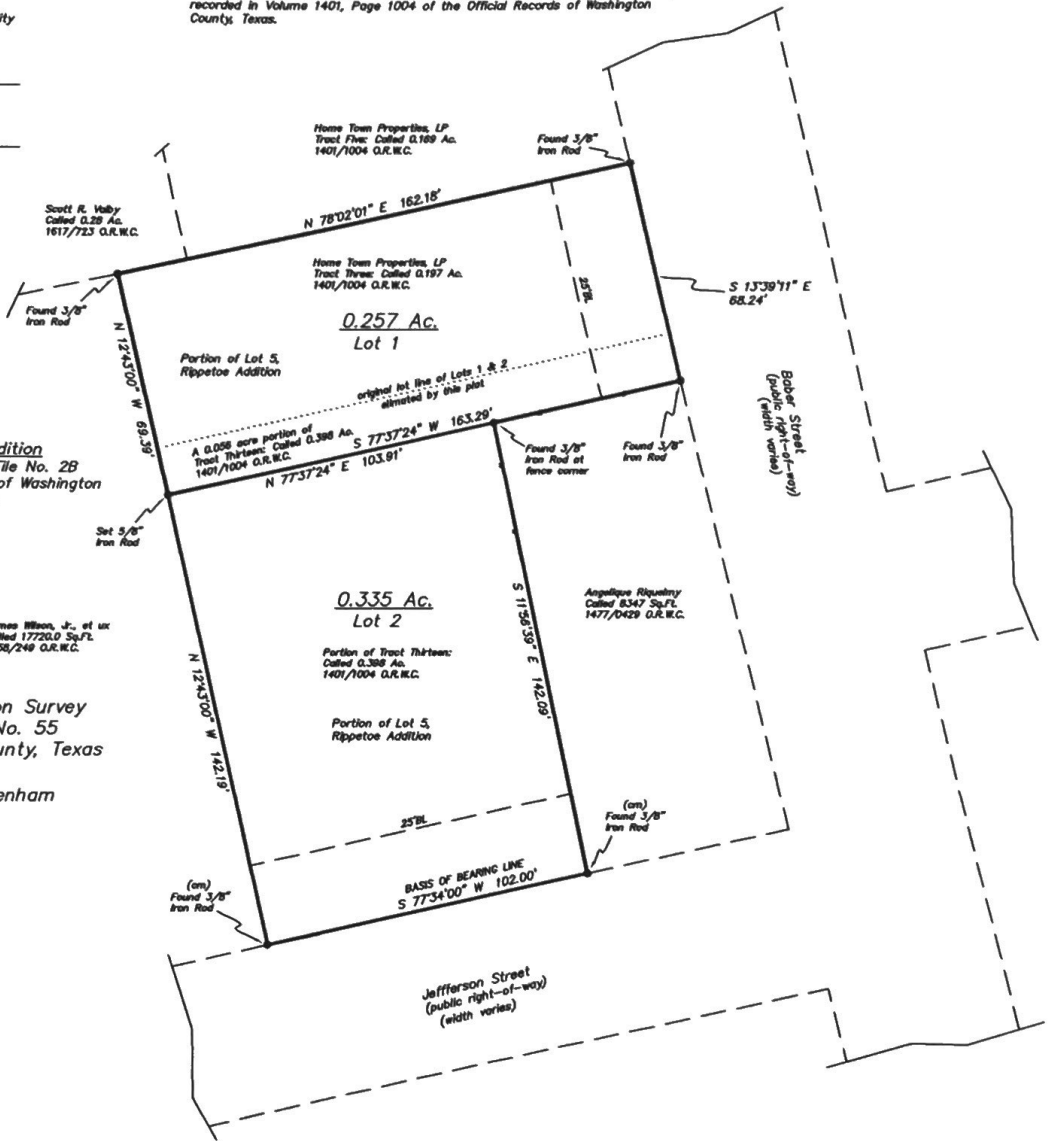
cm = control monument
 BL = Building line
 O.R.E.C. = Official Records of Washington County, Texas

PLANNING AND ZONING COMMISSION APPROVAL

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

Chairman _____

Secretary _____



Rippetoe Addition
 Plat Cabinet File No. 2B
 Plat Records of Washington County, Texas

A. Harrington Survey
 Abstract No. 55
 Washington County, Texas
 City of Brenham

- Notes:
- 1) This plat does not attempt to amend or remove any valid covenants or restrictions.
 - 2) The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building lines required by the City of Brenham Code of Ordinances at the time of the development of the property.
 - 3) The subject tracts/lots shown hereon do not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 4847700295C, effective date August 16, 2011.
 - 4) All tract/lot corners shown hereon are marked with Set 5/8" Iron Rods, unless otherwise noted.
 - 5) All oil/gas pipelines or pipeline easements with ownership through subdivision have been shown.
 - 6) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
 - 7) No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 (fifteen) feet off centerline of low pressure gas lines, and 30 (thirty) feet off centerline of high pressure gas lines.

OWNER'S ACKNOWLEDGEMENT

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

David W. Hermann

NOTARY PUBLIC ACKNOWLEDGEMENT

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

This instrument was acknowledged before me on this _____ day of _____, 2020 by David W. Hermann

Notary Public
 State of Texas

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

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

I, Beth Rothermel, Clerk of the County Court of Washington County, Texas, do hereby certify that the within instrument was filed with my office on the _____ day of _____, 2020, at _____ o'clock, _____ m., and duly recorded on the _____ day of _____, _____ o'clock, _____ m., in cabinet _____ sheet _____ of the _____ records of said county.

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

By: _____

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



Michael J. Blakey
 Registered Professional Land Surveyor No. 5335
 March 5, 2020

Blakey Land Surveying
 RPLS 4052 RPLS 5935
 4889 Fishback Lane
 Porton, Texas 77856 (979) 288-8900



CASE P-20-020
REPLAT: RESERVE "D" OF OVERLOOK ESTATES, SECTION 1

PLAT TITLE: Replat of Reserve "D" of Overlook Estates Subdivision, Section 1 to create Overlook Estates Subdivision, Section 4 and being 11 Lots, 1 Block, 1 Reserve

CITY/ETJ: City Limits

PLAT TYPE: Replat

OWNER/APPLICANT: Oaks Texas City, LLC

LOT AREA /LOCATION: 11.30 acres east of Old Masonic Road and north of Ava Drive in Brenham, Washington County, Texas

PROPOSED LEGAL DESCRIPTION: Overlook Estates Subdivision, Section 4, Lots 1-11, Block 1, 1 Reserve in Washington County, Brenham, Texas.

ZONING DISTRICT R-2, Mixed Residential District

EXISTING USE: Vacant land

COMP PLAN Single-Family Residential

FUTURE LAND USE:

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

BACKGROUND:

The Owner requests approval of a Replat of Reserve "D" of Overlook Estates for residential development of this property. The Replat divides the existing Reserve "D" into eleven (11) lots that comprise of 3.26 acres and a Reserve "A" that is 8.042 acres. Reserve "A" is to be dedicated for detention use only as a 5.54-acre portion of the area is located within a floodway. A 15-foot public utility easement to provide utility services to the residential lots is proposed with this replat request.

City Staff received two (2) mail-in citizen comment forms from owners within the 200-foot buffer of the property. Both citizens are against approval of the residential plat. (See Exhibit B)

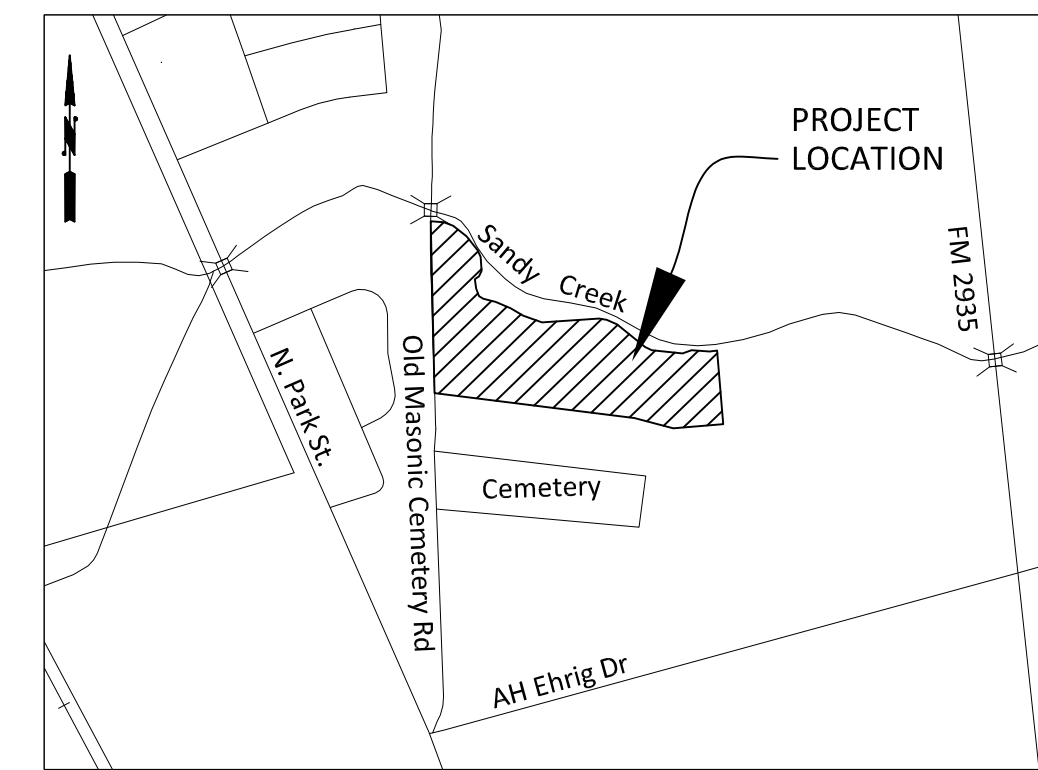
STAFF RECOMMENDATION:

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
- B. Citizen Comment Forms

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	S85°42'43"E	55.72'	C1	20.00'	12.86'	12.64'	S69°29'20"E	36°50'22.44"
L2	S70°56'10"E	41.21'						
L3	S52°58'14"E	70.91'						
L4	S39°05'34"E	75.92'						
L5	S25°13'12"E	28.81'						
L6	S05°55'27"E	58.99'						
L7	S25°48'58"W	26.07'						
L8	S64°56'05"W	70.41'						
L9	S08°21'40"E	38.95'						
L10	S21°44'31"E	34.89'						
L11	S67°40'15"E	19.56'						
L12	S79°09'40"E	34.68'						
L13	S68°20'09"E	68.78'						
L14	S60°31'44"E	59.44'						
L15	S71°29'26"E	84.56'						
L16	N85°06'44"E	238.54'						
L17	S81°18'27"E	32.76'						
L18	S66°54'01"E	46.92'						
L19	S51°57'56"E	150.51'						
L20	S66°56'27"E	31.58'						
L21	S84°57'03"E	128.13'						
L22	N70°00'58"E	59.90'						
L23	S87°06'52"E	76.00'						
L24	N81°16'15"E	31.33'						
L25	S05°47'44"E	189.57'						
L26	S28°33'12"W	31.72'						
L27	N28°33'12"E	37.33'						
L28	N05°47'44"W	184.67'						
L29	N13°54'04"E	82.10'						
L30	N00°55'57"W	18.50'						
L31	N89°04'03"E	37.50'						
L32	N00°55'57"W	50.00'						
L33	S89°04'03"W	90.00'						
L34	S00°55'57"E	50.00'						
L35	N89°04'03"E	37.50'						
L36	S00°55'57"E	16.54'						
L37	S13°54'04"W	85.52'						
L38	S83°53'31"E	3.17'						
L39	N06°06'29"E	8.52'						



VICINITY MAP (NTS)

Tract 1:
All that certain tract or parcel of land, lying and being situated in Washington County, Texas, out of the A. Harrington Survey, Abstract No. 55, being 10.801 acres, more or less, being Reserve "D", of Overlook Estates Subdivision, Section 1 as recorded in Plat Cabinet File No. 507A and 507B, Plat Records of Washington County, Texas.

Tract 2:
All that certain tract or parcel of land, lying and being situated in Washington County, Texas, out of the A. Harrington Survey, Abstract No. 55, being a called 0.500 acre Park Reserve, of Overlook Estates Subdivision, Section 1 as recorded in Plat Cabinet File No. 507A and 507B, and Vacated and Abandoned by the Plat of Overlook Estates Subdivision, Section 3, recorded in Plat Cabinet File 587A and 587B both being of the Plat Records of Washington County, Texas.

GENERAL NOTES :

- 1) By graphical plotting only this subdivision lies within Zone "AE", as shown on Flood Insurance Rate Map (FIRM) No. 48477C0295 C dated August 16, 2011.
- 2) Reserve "A" is dedicated for detention use only.
- 3) Basis of Bearing: Grid North Texas State Coordinate System, NAD83, South Central Zone.
- 4) All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- 5) This plat does not attempt to amend or remove any valid covenants or restrictions.
- 6) The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building lines required by the City of Brenham Code of Ordinances at the time of the development of the property

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WASHINGTON

We, DSW Homes, Inc., the 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.

Beau Yarbrough CFO DSW Homes, Inc.

This instrument was acknowledged before me on the _____ day of _____, 20__ by _____

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

Notary's Commission Expires: _____

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, 20__ by the Planning and Zoning Commission of the City of Brenham, Texas.

_____, Chairman
(Name Printed)

Attest:

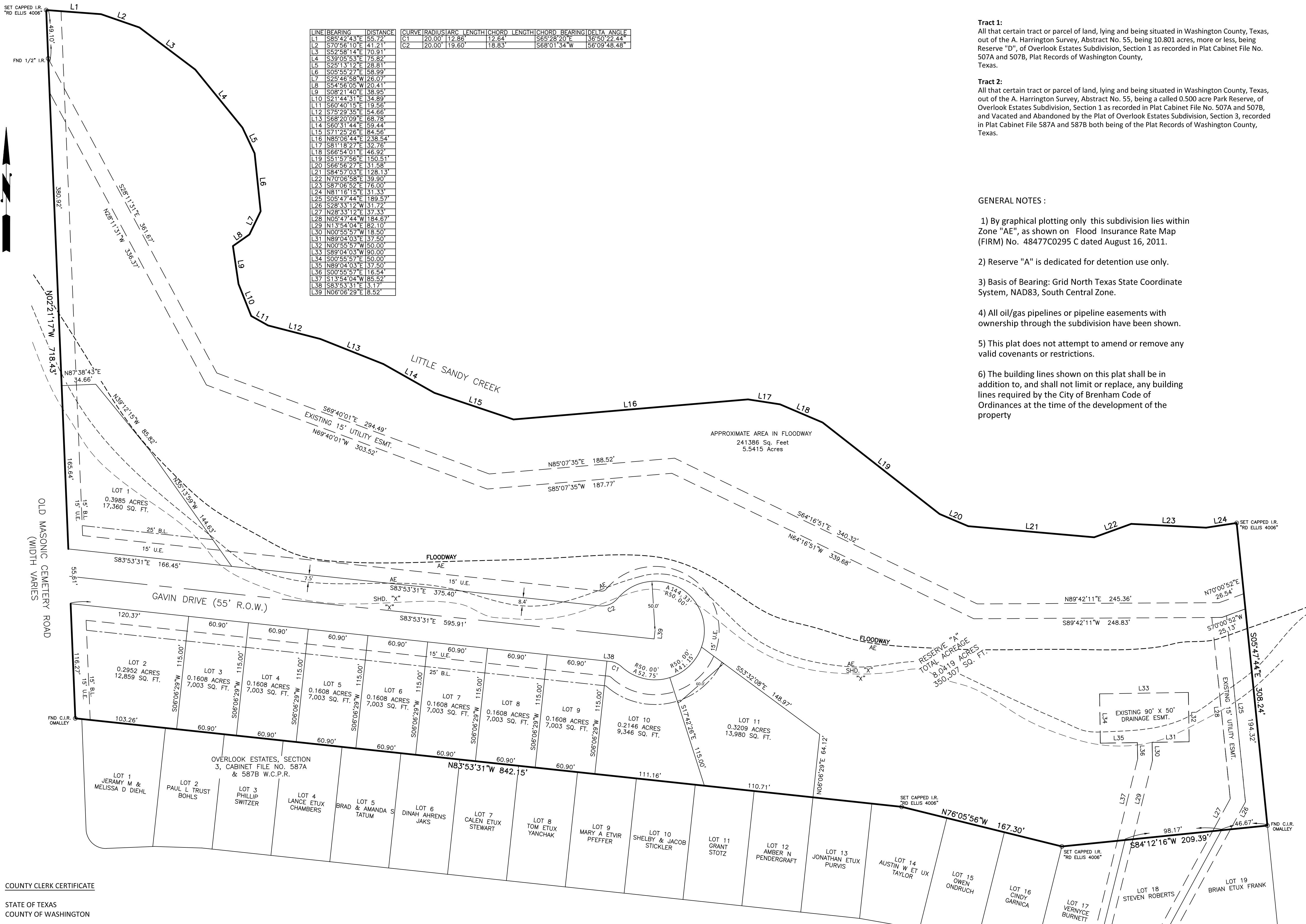
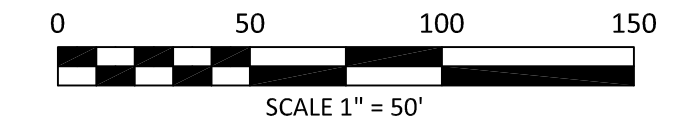
(Name Printed)

Secretary to the Planning and Zoning Commission

Owner / Developer:
DSW Homes, Inc.
502 20th Street
Galveston, Tx. 77550
(409)744-3400

Surveyor:
Ellis Surveying Services
2805 25th Ave. N.
Texas City, Tx. 77590
409-938-8700

**OVERLOOK ESTATES
SUBDIVISION, SECTION 4**
BEING A REPLAT OF
RESERVE "D", OF OVERLOOK ESTATES SUBDIVISION, SECTION 1
PLAT CABINET FILE NO. 507A AND 507B, PLAT RECORDS
OF WASHINGTON COUNTY
CONTAINING
11.3003 ACRES (492,240 SQ. FT.)
AND BEING
11 LOTS, 1 BLOCK, 1 RESERVE
LOCATED IN THE
CITY OF BRENHAM, TEXAS
May 4, 2020



COUNTY CLERK CERTIFICATE

STATE OF TEXAS
COUNTY OF WASHINGTON

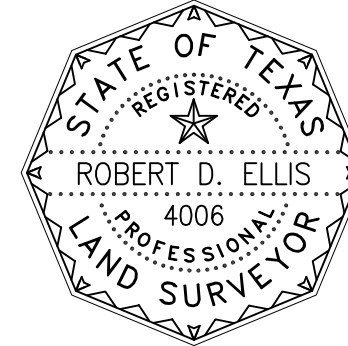
I, _____, County Clerk in and for said County, hereby certify that the forgoing instrument with its Certificate of Authentication was filed in my office the _____ day of _____, 20__, A.D. at _____ o'clock _____ M., and duly recorded the _____ day of _____, 20__, A.D. at _____ o'clock _____ M., in the Plat Records in Slide No. _____.

Witnessed by hand and seal of the County Court of the said County, at office in Brenham, Texas.
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
Beth Rothemel
Washington County, Texas
County Clerk

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

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Robert D. Ellis, RPLS 4006 November 21, 2019



City of Brenham
Development Services Department



PUBLIC COMMENT FORM

All submitted forms will become a part of the public record.

Please return to:

City of Brenham
Attn: Development Services Dept., Case P-20-020
P.O. Box 1059
Brenham, Texas 77834-1059

Name: Tom & Jo Yanchak

(please print)

Address: 207 Pava Dr

Brenham TX 77833

Signature: [Handwritten Signature]

Date: 5/12/20

I am FOR the requested REPLAT as explained on the attached public notice for P&Z Case P-20-020. (Please state reasons below)

I am AGAINST the requested REPLAT as explained on the attached public notice for P&Z Case P-20-020. (Please state reasons below)

Date, Location, & Time of Planning and Zoning Commission meeting:

Tuesday, May 26, 2020, 5:15 PM
City Council Chambers, 2nd Floor, City of Brenham City Hall
200 West Vulcan Street, Brenham, Texas 77833

COMMENTS/REASONS:

one of the reasons we bought our property was for the designated green space behind our home. We were told that it was in a flood plain & that the only portion that ~~was~~ a home could be built was right @ old masonic. How can 11 homes be built on a flood plain?

You may also submit comments via email to khodde@cityofbrenham.org. Please reference the case number in the subject line. For questions regarding this proposal, please call the Development Services Department at (979) 337-7220.

City of Brenham
Development Services Department



PUBLIC COMMENT FORM

All submitted forms will become a part of the public record.

Please return to:

City of Brenham
Attn: Development Services Dept., Case P-20-020
P.O. Box 1059
Brenham, Texas 77834-1059

Name: Al Ehler

(please print)

Address: 104 Ava Dr.

Brenham Tx.

Signature: Al Ehler

Date: 5-13-20

I am FOR the requested REPLAT as explained on the attached public notice for P&Z Case P-20-020. (Please state reasons below)

I am AGAINST the requested REPLAT as explained on the attached public notice for P&Z Case P-20-020. (Please state reasons below)

Date, Location, & Time of **Planning and Zoning Commission** meeting:

Tuesday, May 26, 2020, 5:15 PM
City Council Chambers, 2nd Floor, City of Brenham City Hall
200 West Vulcan Street, Brenham, Texas 77833

COMMENTS/REASONS:

We bought our property with the understanding that it was reserved with no future development plans. We chose this area because it was quiet and surrounded by nature. New homes would remove trees and wildlife. Construction and additional traffic on old masonic rd. would be noisy. It is already difficult to merge onto Park St. from Duprie St. without adding dozens more cars. Ava Dr. is kid friendly where families walk and children ride bicycles. Additional traffic on O.M.R. would pose a danger and disrupt everyone's current lifestyle.

You may also submit comments via email to khodde@cityofbrenham.org. Please reference the case number in the subject line.

For questions regarding this proposal, please call the Development Services Department at (979) 337-7220.

Building so close to a creek also seems unwise.



CASE P-20-021
REPLAT: PORTION OF LOT 65 OF THE COLLEGE HEIGHTS ADDITION AND A
PORTION OF ABANDONED R.O.W. OF FORMER MAGNOLIA STREET
TO CREATE LOT 65B-R

PLAT TITLE: Replat of Portion of Lot 65 of the College Heights Addition and a Portion of Abandoned Right-Of-Way Formerly Known as Magnolia Street to Form Lot 65B-R **CITY/ETJ:** City Limits

PLAT TYPE: Replat

OWNER: Artis Edwards, Jr., Edwards Real Estate Enterprises, LLC.

Applicant: Hodde & Hodde Land Surveying, Inc., Jon E. Hodde

LOT AREA /LOCATION: 0.202-acres acres / 1598 Clay Street

PROPOSED LEGAL DESCRIPTION: Lot 65B-R of the College Heights Addition in Brenham, Washington County, Texas

ZONING DISTRICT R-2, Mixed Residential District

EXISTING USE: Residential / vacant land

COMP PLAN Single-Family Residential

FUTURE LAND USE:

REQUEST: A request to replat a portion of Lot 65 of the College Heights Addition and a portion of abandoned right-of-way formerly known as Magnolia Street to create Lot 65B-R, containing 0.202-acres of land located at 1598 Clay Street in Brenham, Washington County, Texas.

BACKGROUND:

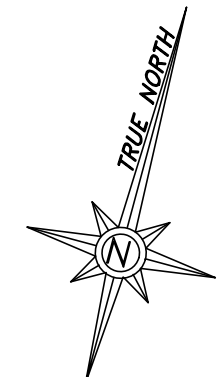
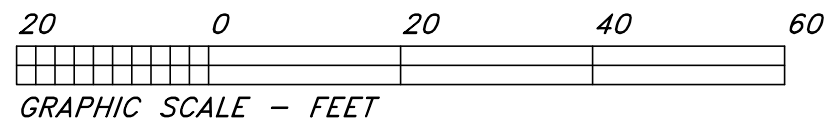
The property requests approval of a Replat of a portion of Lot 65 of the College Heights Addition and portion of the abandoned right-of-way of formerly known Magnolia Street for residential development of this property. The Replat formerly configures a portion of Lot 65 that was previously divided by metes and bounds description (an illegal subdivision of land). The proposed replat includes a portion of the previously abandoned right-of-way (once known as Magnolia Street) into a lot designated as Lot 65B-R.

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.

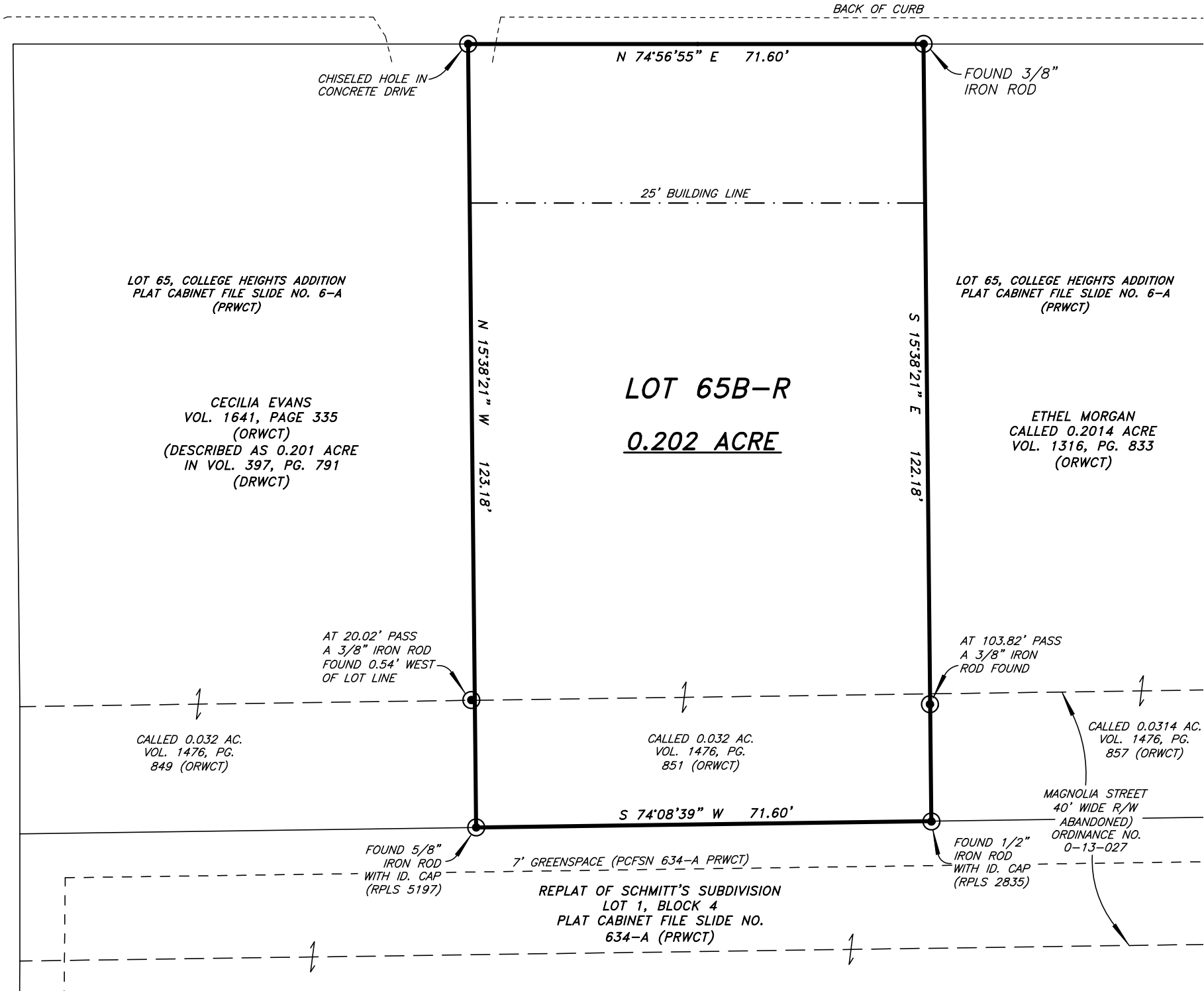
EXHIBITS:

- A. Proposed Replat Document



SCALE: 1" = 20'

SABINE STREET
(30' WIDE R/W PER PLAT)



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

OWNER ACKNOWLEDGMENT

WE, EDWARDS REAL ESTATE ENTERPRISE, 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 _____
DATE OF _____, 2020, BY _____

NOTARY PUBLIC, STATE OF TEXAS
NOTARYS COMMISSION EXPIRES: _____

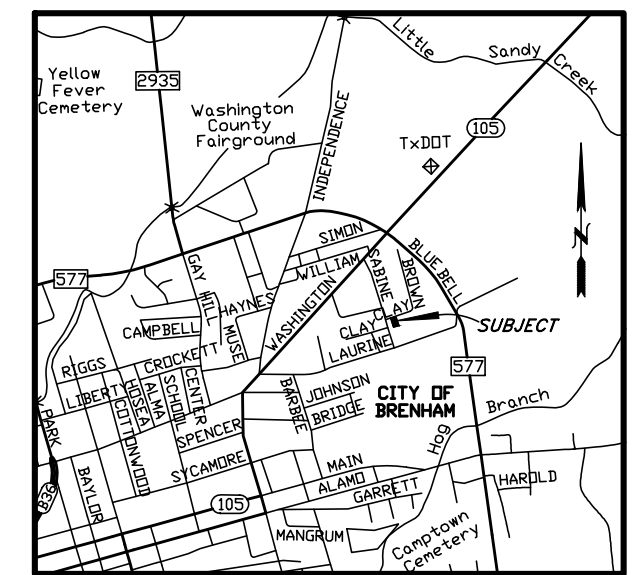
PLANNING AND ZONING COMMISSION APPROVAL

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

CHAIRMAN

SECRETARY

VICINITY MAP
(SCALE: 1" = 2000')



LIENHOLDERS' ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, CITIZENS STATE BANK, THE OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED AS 0.202 ACRE IN THE DEED OF TRUST, DATED SEPTEMBER 29, 2017, AS RECORDED IN VOLUME 1602, PAGE 712, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, DO HEREBY IN ALL THING SUBORDINATE TO SAID PLAT OF WASHINGTON COUNTY, TEXAS. SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
(SIGNATURE)

(PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____
DATE OF _____, 2020, BY _____

NOTARY PUBLIC, STATE OF TEXAS
NOTARYS COMMISSION EXPIRES: _____

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 _____, 2020, AT _____ O'CLOCK, ____M., AND DULY RECORDED ON THE _____ DAY OF _____, 2020, 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 BREHMAN, WASHINGTON COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

CLERK OF THE COUNTY COURT
WASHINGTON COUNTY, TEXAS

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°10'31.06" N - LONGITUDE: 96°23'04.64" W (WGS-84).
2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0295C, EFFECTIVE DATE AUGUST 16, 2011, CITY OF BREHMAN, WASHINGTON COUNTY, TEXAS.
3. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH BOTTS TITLE COMPANY TITLE EVIDENCE REPORT GF NO. OR FILE NO. WA-20-120, EFFECTIVE DATE APRIL 3, 2020, 8:00 AM, ISSUED APRIL 27, 2020, AM.
4. SUBJECT TO UTILITY, DRAINAGE, AERIAL, SURFACE OR UNDERGROUND EASEMENTS WITHIN THAT CERTAIN 0.032 ACRE TRACT, RECORDED IN VOLUME 1476, PAGE 851, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
5. 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.
6. 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 APRIL 3, 2020.
7. 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 APRIL 3, 2020.
8. 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.
9. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
10. SUBJECT TO BUILDING SETBACK LINES AND YARD REQUIREMENTS ACCORDING TO ZONE AND USE AS SET FORTH IN THE CITY OF BREHMAN ZONING ORDINANCE.
11. (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 OF 0.202 ACRE OF LAND, LYING AND BEING SITUATED IN THE CITY OF BREHMAN, WASHINGTON COUNTY, TEXAS, PART OF THE A. HARRINGTON SURVEY, A-55, BEING A PORTION OF LOT 65 OF COLLEGE HEIGHTS ADDITION, A MAP OR PLAT BEING OF RECORD IN PLAT CABINET FILE SLIDE NO. 6-A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING A PORTION OF AN ABANDONED RIGHT-OF-WAY FORMERLY KNOWN AS MAGNOLIA STREET CALLED 0.032 AS CONVEYED IN VOLUME 1476, PAGE 851, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, OR BEING A RESURVEY OF THE SAME LAND DESCRIBED IN THE DEED FROM A.A. HODDE TO EDWARDS REAL ESTATE ENTERPRISE, LLC, DATED SEPTEMBER 28, 2016, RECORDED IN VOLUME 1557, PAGE 427, 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 0.202 ACRE 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 29TH DAY OF APRIL, 2020, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: APRIL 29, 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
BREHMAN, TEXAS 77833
(979)-836-5681
TBPE&LS SURVEY FIRM REG. NO. 10018800

W. O. NO. 7667 (WILLIAMS 6865/EDWARDS7667.DWG/MVIEW) REF: WILLIAMS6865.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 A PORTION OF LOT 65 OF COLLEGE HEIGHTS ADDITION AND A PORTION OF ABANDONED RIGHT-OF-WAY FORMERLY KNOWN AS MAGNOLIA STREET TO FORM LOT 65B-R (0.202 ACRE) BEING OUT OF THE A. HARRINGTON SURVEY, A-55 CITY OF BREHMAN, WASHINGTON COUNTY, TEXAS CONSISTING OF 1 RESIDENTIAL LOT CONTAINING 0.202 ACRE

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: APRIL 29, 2020

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

**SHEET 1
OF 1**