



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, JUNE 26, 2023, AT 5:15 PM
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

- **Brenham Family Park Small Area Plan Update (Shauna)**
- **Impact Fee Study (Stephanie)**

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 May 22, 2023, Planning and Zoning Commission Meeting.

4-b. Case No. P-23-021: A request by Ted and Rosa Dean for approval of a Preliminary Plat creating Block 1, Lot 1 of the El Jardin Subdivision, being 12.233-acres of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

4-c. Case No. P-23-022: A request by Ted and Rosa Dean for approval of a Final Plat creating Block 1, Lot 1 of the El Jardin Subdivision, being 12.233-acres of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

REGULAR AGENDA

5. **Public Hearing, Discussion and Possible Action on Case Number P-23-019: A request by Edin and Martha Inestroza for approval of a Replat of Lots 4A, 5A, 6A, 7A, 8A and 9A in the College Heights Addition and a Replat of Lot 1A of the True Believers Subdivision, and a called 0.331-acre tract to create Block 1, Lots 1-30, Common Area A (0.3490-acres), Common Area B (0.0749-acres), and Common Area C (0.0119-acres), of the Ebenezer Development, being a total of 3.388-acres currently addressed as 710, 712, 714, 716, 800, 802 and 804 Sabine Street and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

6. **Public Hearing, Discussion and Possible Action on Case Number P-23-023: A request by Artis Edwards, Sr. for approval of a Replat of Lot 6 of the Carleton Addition to create Lot 6A (0.663-acres) and a reserve tract (0.709-acres) of the Carleton Addition, being a total of 1.372-acres currently addressed as 1310 Bridge Street and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

7. **Adjourn**

CERTIFICATION

I certify that a copy of the June 26, 2023 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 June 23, 2023 at 10:00 a.m.

Kim Hodde

Kim 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 _____, 2023 at _____.

Signature

Title

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
May 22, 2023**

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

A regular meeting of the Brenham Planning and Zoning Commission was held on May 22, 2023, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chairman
Deana Alfred, Vice Chair
Chris Cangelosi
Artis Edwards, Jr.
Darren Heine
Cayte Neil

Commissioners absent:

Calvin Kossie

Staff present:

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

Citizens / Media present:

None

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:16 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.

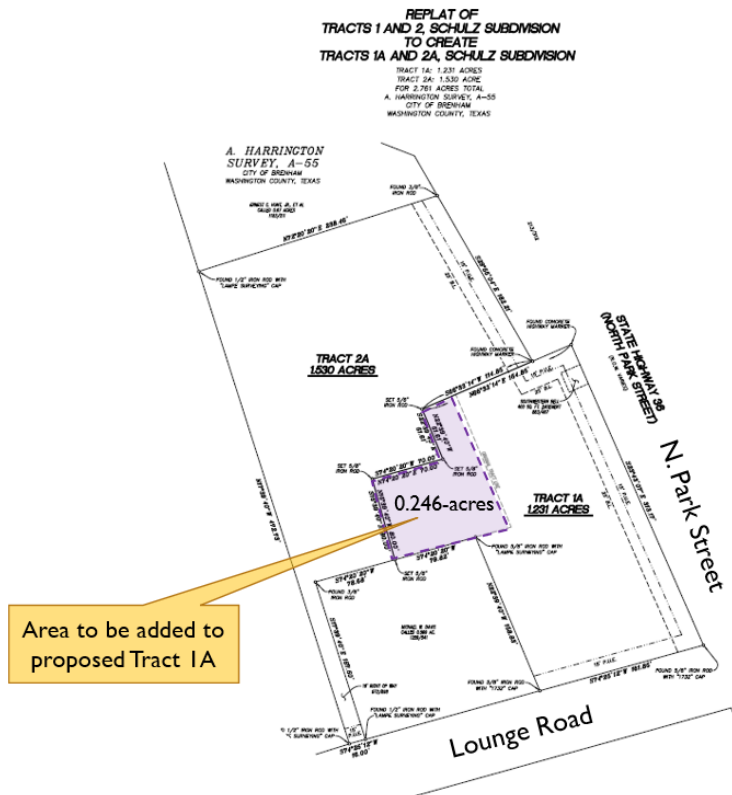
4-a. Minutes from the April 24, 2023, Planning and Zoning Commission Meeting.

Chairman Behrens called for a motion for the statutory consent agenda. A motion was made by Commissioner Neil and seconded by Commissioner Alfred to approve the Statutory Consent Agenda (Item 4-a), as presented. The motion carried unanimously.

REGULAR SESSION

- 5. Public Hearing, Discussion and Possible Action on Case Number P-23-020: A request by Victory Family Fellowship of Brenham (Tract 1) and Magen D. and Trevor Bain (Tract 2) for approval of a Replat of Tracts 1 and 2 of the Schulz Subdivision to create Tract 1A (1.231-acres) and Tract 2A (1.530-acres), being a total of 2.761-acres currently addressed as 130 and 154 Lounge Road, respectively, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-23-020 (on file in the Development Services Department). Ms. Laauwe stated that the subject properties, currently identified as Tract 1 and Tract 2, are owned by Victory Family Fellowship of Brenham and Magen D. & Trevor Bain, respectively. The properties are currently addressed as 130 Lounge Road and 154 Lounge Road. Tract 2 is currently developed with an existing single-family residence with Tract 1 being vacant land. The Church is in the planning stages of developing Tract 1 for a new church site and is in the process of purchasing a 0.246-acre portion of Tract 2 to allow more space for drainage and parking to accommodate the proposed development. The replat reflects what the new property lines and sizes after the sale of land and renames the lots as Tract 1A being 1.231-acres (originally 0.985-acres) and Tract 2A being 1.530-acres (originally 1.776-acres). In addition to creating Tract 1A and Tract 2A, the plat dedicates a 15-foot public utility easement along State Highway 36 (North Park Street) and Lounge Road.



Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on May 4, 2023. Staff did not receive any written comments for or against this replat request.

Development Services and Engineering reviewed this replat for compliance with the City of Brenham's regulations and ordinances and recommends approval of this residential replat, as presented.

Chairman Behrens closed the regular session and opened the public hearing at 5:20 pm. There were no citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:20 pm

A motion was made by Commissioner Cangelosi and seconded by Commissioner Alfred to approve the request from Victory Family Fellowship of Brenham (Tract 1) and Magen D. and Trevor Bain (Tract 2) for approval of a Replat of Tracts 1 and 2 of the Schulz Subdivision to create Tract 1A (1.231-acres) and Tract 2A (1.530-acres), being a total of 2.761-acres currently addressed as 130 and 154 Lounge Road, respectively, as presented. The motion carried unanimously.

6. Adjourn.

A motion was made by Commissioner Neil and seconded by Commissioner Heine to adjourn the meeting at 5:21 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>June 26, 2023</u>
Planning and Zoning Commission	Chair	Meeting Date
_____	<u>Kim Hodde</u>	<u>June 26, 2023</u>
Attest	Staff Secretary	Meeting Date



CASE P-23-21
PRELIMINARY PLAT: EL JARDIN SUBDIVISION

PLAT TITLE: El Jardin Subdivision **CITY/ETJ:** City

PLAT TYPE: Preliminary Plat

OWNER/APPLICANT: Ted and Rosa Dean / Lampe Surveying, Inc.

ADDRESS/LOCATION: 302 Sweed Street

LEGAL DESCRIPTION: 12.233 acres of land in the A. Harrington Survey, A-55, in Brenham, Washington County, Texas

LOT AREA: Lot 1 being a total of 12.233-acres.

ZONING DISTRICT: R-2, Mixed Residential

EXISTING USE: Single-Family residential / vacant land

COMP PLAN Single-Family Residential
FUTURE LAND USE:

REQUEST: A request from Ted and Rosa Dean for approval of a Preliminary Plat of the El Jardin Subdivision creating Lot 1 being 12.233acres of land that is part of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.

BACKGROUND:

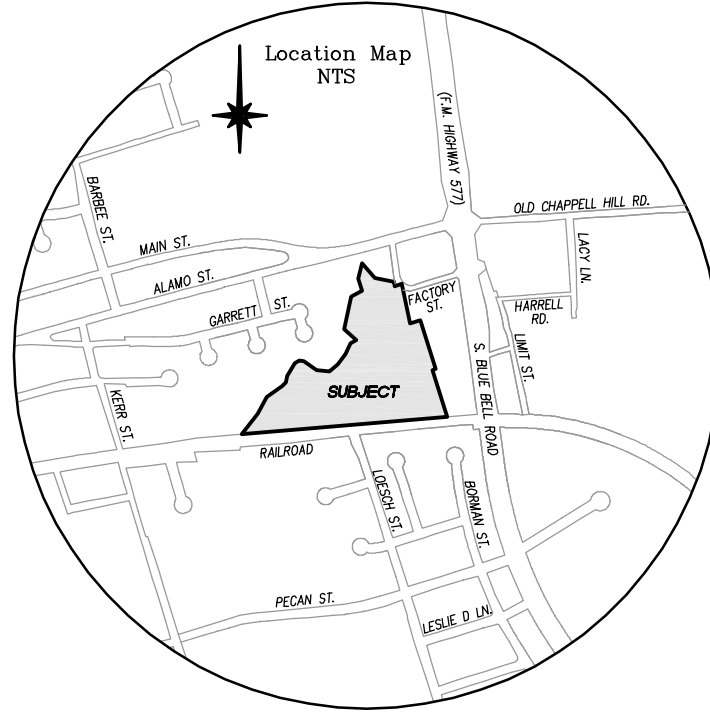
The subject 12.233-acres of land is generally located south of E. Alamo Street, on the west side and to the south of Sweed Street and addressed as 302 Sweed Street. The property owners, Ted and Rosa Dean, request approval of a Preliminary Plat of the El Jardin Subdivision that combines the existing multiple unplatted tracts into proposed Lot 1 being a total of 12.233-acres. The northern lot currently has a single-family structure with the remainder being vacant land. The applicant desires to plat the properties for future development. The subject site is not currently platted and thus, approval of a Preliminary Plat and Final Plat is required for future development.

STAFF ANALYSIS AND RECOMMENDATION:

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

EXHIBITS:

A. Proposed Preliminary Plat



Property Owner
 Ted M. Dean and Rosa M. Dean
 164 Lounge Road
 Brenham, Texas 77833
 (979) 277-4634

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

OWNER DEDICATION

Ted M. Dean and Rosa M. Dean, owners of the property in the foregoing map of El Jardin to create Block 1, Lot 1, to the City of Brenham, Texas, do hereby offer, adopt and acknowledge the platting of said property in accordance with the plat shown hereon, and we do hereby dedicate to public use, as such the easements shown thereon forever and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the easements so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

Ted M. Dean

Rosa M. Dean

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2023 by Ted M. Dean.

Notary Public
 State of Texas

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

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2023 by Rosa M. Dean.

Notary Public
 State of Texas

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

PLANNING & ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2023 by the City Planning & Zoning 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
 (979) 836-6677
 TEXAS LICENSED SURVEYING FIRM NO. 10040700
 W.O. 3810 3810S1.DWG 3810DEAN.CGC

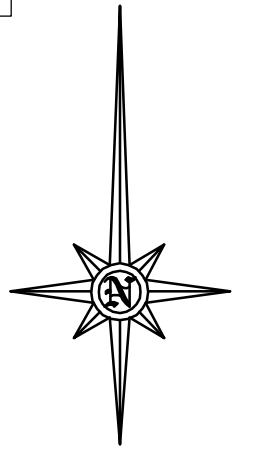
**PRELIMINARY PLAT OF
 EL JARDIN
 TO CREATE BLOCK 1, LOT 1**

BEING 12.233 ACRES OF LAND IN THE
 A. HARRINGTON SURVEY, A-55
 CITY OF BRENHAM
 WASHINGTON COUNTY, TEXAS
 BEING THE SAME LAND DESCRIBED IN A DEED FROM
 DONALD L. BOECKER, ET UX TO TED M. DEAN AND ROSA M. DEAN,
 DATED JUNE 8, 2001, RECORDED IN VOLUME 992, PAGE 626,
 OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS

100 0 100 200 300

GRAPHIC SCALE - FEET

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



LINE TABLE

Course	Bearing	Distance
L1	N60°01'24"E	37.94'
L2	N47°47'50"W	93.08'
L3	N60°40'09"E	70.03'
L4	N18°09'52"W	71.95'
L5	N13°30'48"E	92.63'
L6	S41°49'22"E	115.49'
L7	S78°08'21"E	111.13'
L8	S12°36'02"E	24.96'
L9	N70°51'45"E	40.36'
L10	N71°36'53"E	61.46'
L11	S71°34'42"W	22.04'

CENTER OF HOG BRANCH

Course	Bearing	Distance
C1	N38°05'21"E	153.42'
C2	N26°57'49"E	107.75'
C3	N54°48'28"E	109.31'
C4	N47°09'29"E	29.29'
C5	N14°43'54"E	40.11'
C6	N30°37'20"E	84.69'
C7	N57°25'07"E	32.62'
C8	S73°05'30"E	24.07'
C9	S55°44'27"E	91.22'
C10	S85°34'10"E	75.08'
C11	N51°39'07"E	62.77'
C12	N35°49'41"E	74.96'
C13	N24°17'14"E	67.10'

- 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.
 - Subject to easement to the City of Brenham from John Montgomery, dated April 6, 1963, recorded in Volume 246, Page 547, Deed Records of Washington County, Texas.
 - According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0295C, Washington County, Texas, effective date of August 16, 2011, a portion of the subject property lies within the Special Flood Hazard Area.

= Approximate location of Flood Hazard Boundary per FEMA Map - Zone AE

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

I, Beth Rothermel, 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 _____, 2023, A.D.

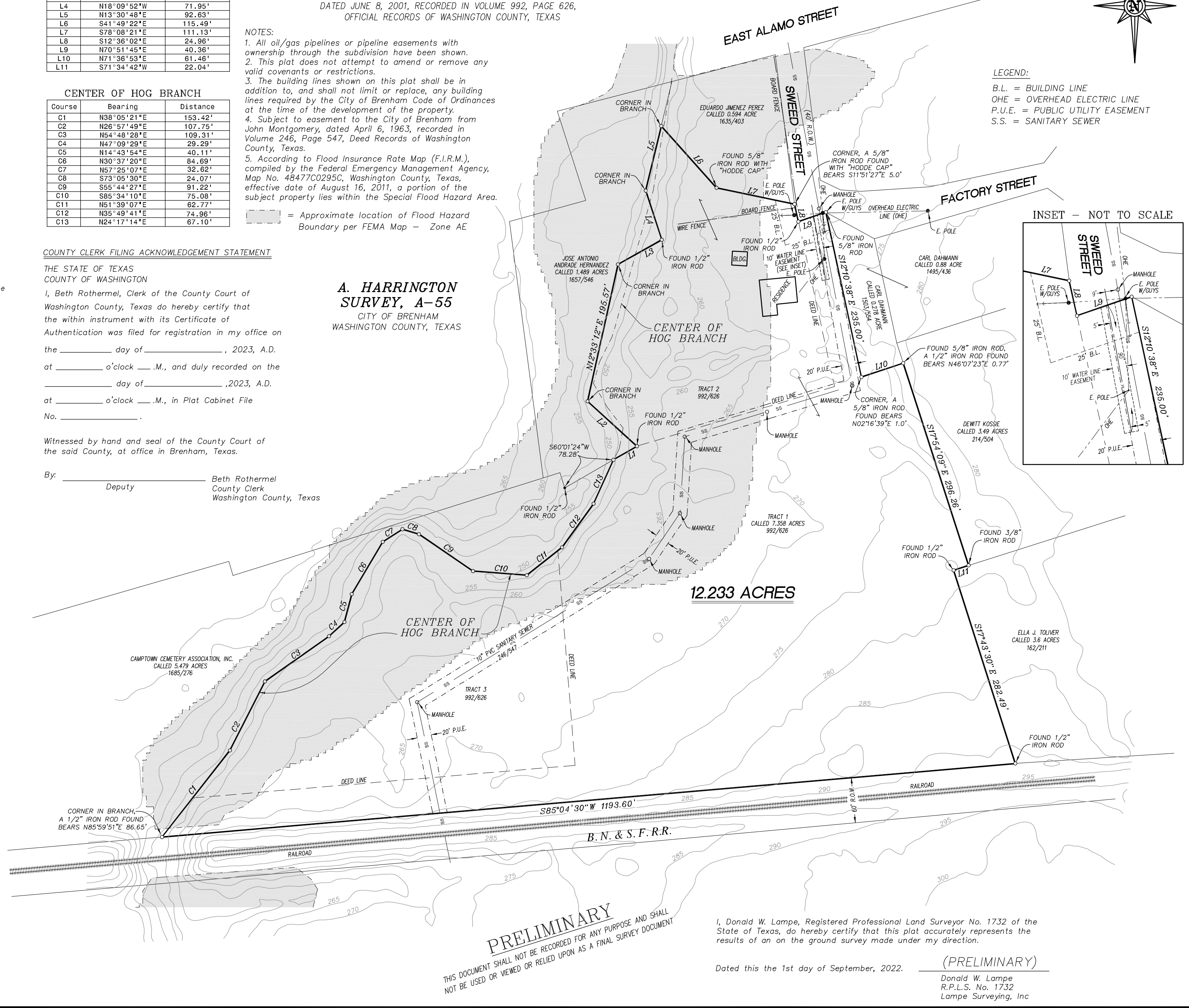
at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 2023, A.D.

at _____ o'clock _____ M., in Plat Cabinet File No. _____.

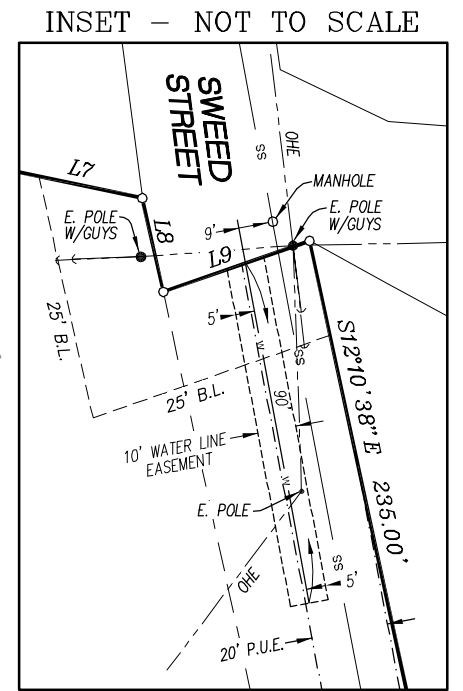
Witnessed by hand and seal of the County Court of the said County, at office in Brenham, Texas.

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

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



LEGEND:
 B.L. = BUILDING LINE
 OHE = OVERHEAD ELECTRIC LINE
 P.U.E. = PUBLIC UTILITY EASEMENT
 S.S. = SANITARY SEWER



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

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

Dated this the 1st day of September, 2022.

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



CASE P-23-22
FINAL PLAT: EL JARDIN SUBDIVISION

PLAT TITLE: El Jardin Subdivision **CITY/ETJ:** City

PLAT TYPE: Final Plat

OWNER/APPLICANT: Ted and Rosa Dean / Lampe Surveying, Inc.

ADDRESS/LOCATION: 302 Sweed Street

LEGAL DESCRIPTION: 12.233 acres of land in the A. Harrington Survey, A-55, in Brenham, Washington County, Texas

LOT AREA: Lot 1 being a total of 12.233-acres.

ZONING DISTRICT: R-2, Mixed Residential

EXISTING USE: Single-Family residential / vacant land

COMP PLAN Single-Family Residential
FUTURE LAND USE:

REQUEST: A request from Ted and Rosa Dean for approval of a Final Plat of the El Jardin Subdivision creating Lot 1 being 12.233acres of land that is part of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.

BACKGROUND:

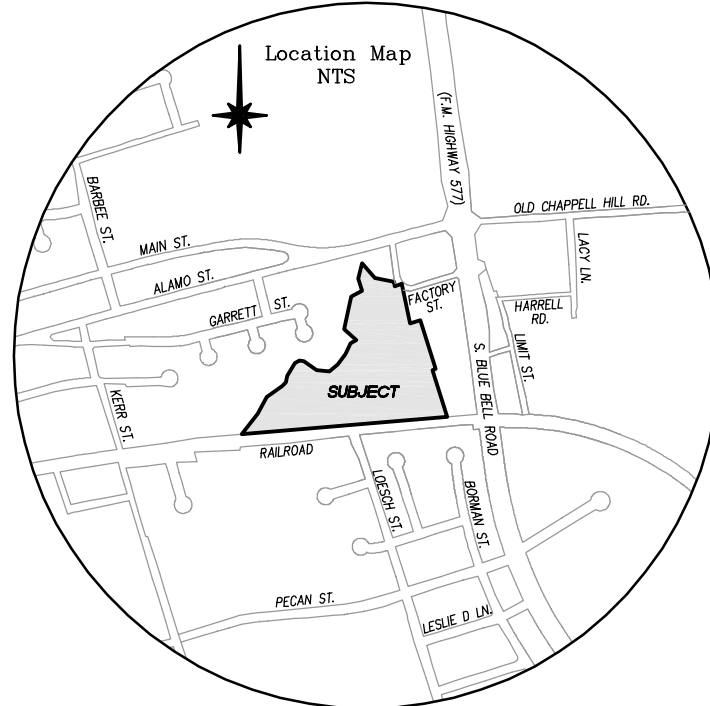
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STAFF ANALYSIS AND RECOMMENDATION:

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

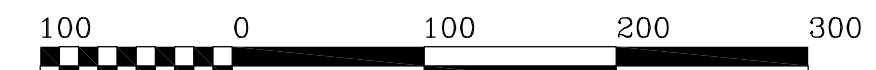
EXHIBITS:

- A. Proposed Final Plat

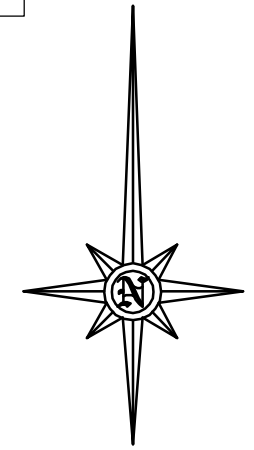


FINAL PLAT OF EL JARDIN TO CREATE BLOCK 1, LOT 1

BEING 12.233 ACRES OF LAND IN THE A. HARRINGTON SURVEY, A-55 CITY OF BRENHAM WASHINGTON COUNTY, TEXAS BEING THE SAME LAND DESCRIBED IN A DEED FROM DONALD L. BOECKER, ET UX TO TED M. DEAN AND ROSA M. DEAN, DATED JUNE 8, 2001, RECORDED IN VOLUME 992, PAGE 626, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS



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



LINE TABLE

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CENTER OF HOG BRANCH

Course	Bearing	Distance
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C4	N47°09'29"E	29.29'
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C7	N57°25'07"E	32.62'
C8	S73°05'30"E	24.07'
C9	S55°44'27"E	91.22'
C10	S85°34'10"E	75.08'
C11	N51°39'07"E	62.77'
C12	N35°49'41"E	74.96'
C13	N24°17'14"E	67.10'

- 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.
 - Subject to easement to the City of Brenham from John Montgomery, dated April 6, 1963, recorded in Volume 246, Page 547, Deed Records of Washington County, Texas.
 - According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0295C, Washington County, Texas, effective date of August 16, 2011, a portion of the subject property lies within the Special Flood Hazard Area.

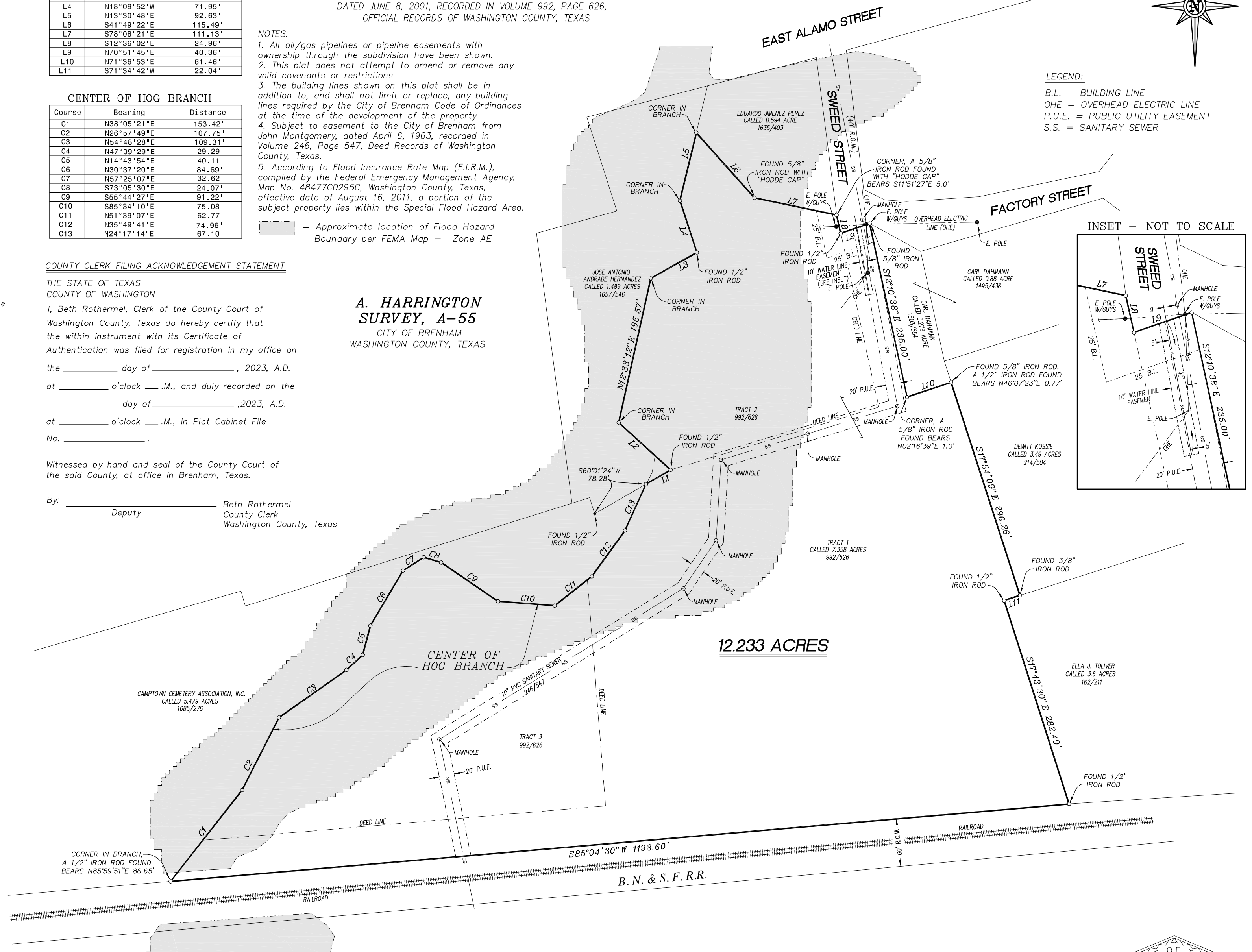
= Approximate location of Flood Hazard Boundary per FEMA Map - Zone AE

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

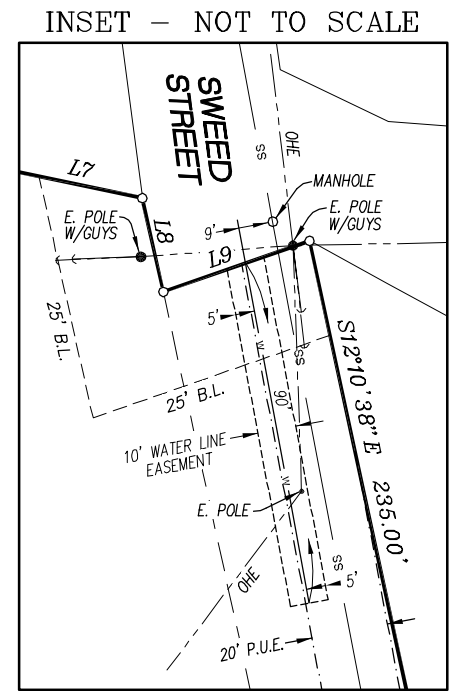
THE STATE OF TEXAS
COUNTY OF WASHINGTON
I, Beth Rothermel, Clerk of the County Court of Washington County, Texas do hereby certify that the within instrument with its Certificate of Authentication was filed for registration in my office on the _____ day of _____, 2023, A.D. at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 2023, 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

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



LEGEND:
B.L. = BUILDING LINE
OHE = OVERHEAD ELECTRIC LINE
P.U.E. = PUBLIC UTILITY EASEMENT
S.S. = SANITARY SEWER



Property Owner
Ted M. Dean and Rosa M. Dean
164 Lounge Road
Brenham, Texas 77833
(979) 277-4634

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

OWNER DEDICATION
Ted M. Dean and Rosa M. Dean, owners of the property in the foregoing map of El Jardin to create Block 1, Lot 1, to the City of Brenham, Texas, do hereby offer, adopt and acknowledge the platting of said property in accordance with the plat shown hereon, and we do hereby dedicate to public use, as such the easements shown thereon forever and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the easements so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

Ted M. Dean
Rosa M. Dean

THE STATE OF TEXAS
COUNTY OF WASHINGTON
This instrument was acknowledged before me on the _____ day of _____, 2023 by Ted M. Dean.

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

THE STATE OF TEXAS
COUNTY OF WASHINGTON
This instrument was acknowledged before me on the _____ day of _____, 2023 by Rosa M. Dean.

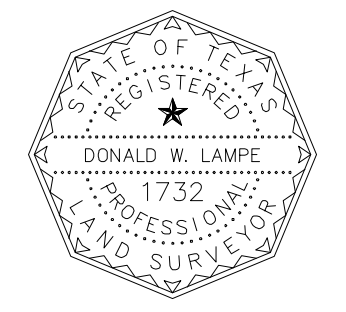
Notary Public State of Texas
Notary's Name (Printed):
Notary's Commission
Expires:

PLANNING & ZONING COMMISSION APPROVAL
Approved this _____ day of _____, 2023 by the City Planning & Zoning 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
(979) 836-6677
TEXAS LICENSED SURVEYING FIRM NO. 10040700
W.O. 3810 3810S1.DWG 3810DEAN.CGC

I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the State of Texas, do hereby certify that this plat accurately represents the results of an on the ground survey made under my direction.
Dated this the 1st day of September, 2022.
Donald W. Lampe
R.P.L.S. No. 1732
Lampe Surveying, Inc





CASE P-23-019

**REPLAT: LOTS 4A, 5A, 6A, 7A, 8A AND 9A IN THE COLLEGE HEIGHTS ADDITION
AND LOT 1A FO THE TRUE BELIEVERS SUBDIVISION, AND A CALLED 0.331-ACRE
TRACT TO CREATE BLOCK 1, LOTS 1-30,
COMMON AREAS A, B, AND C**

PLAT TITLE: Replat of Lots 4A, 5A, 6A, 7A, 8A & 9A
In the College Heights Addition, Lot 1A
of the True Believers Subdivision, and a
called 0.331-acre tract to create Block 1,
Lots 1-30, and Common Areas A, B, and C
of the Ebenezer Development **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: Edin and Martha Inestroza

APPLICANT/AGENT: Owner

LOT AREA /LOCATION: 3.388-acres located at 710, 712, 714, 716, 500, 802 and 804 Sabine Street

**PROPOSED LEGAL
DESCRIPTION:** Block 1, Lots 1-30 and Common Areas A, B, and C of the Ebenezer Development
in Brenham, Washington County, Texas

ZONING DISTRICT: R-2, Mixed Residential

EXISTING USE: Vacant land

**COMP PLAN
FUTURE LAND USE:** Multifamily Residential

REQUEST: A request by Edin and Martha Inestroza for approval of a Replat of Lots 4A, 5A, 6A, 7A, 8A and 9A in the College Heights Addition and a Replat of Lot 1A of the True Believers Subdivision, and a called 0.331-acre tract to create Block 1, Lots 1-30, Common Area A (0.3490-acres), Common Area B (0.0749-acres), and Common Area C (0.0119-acres), of the Ebenezer Development, being a total of 3.388-acres currently addressed as 710, 712, 714, 716, 800, 802 and 804 Sabine Street and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:
The subject properties, currently identified as Lots 4A, 5A, 6A, 7A, 8A and 9A in the College Heights Addition, Lot 1A of the True Believers Subdivision, and a called 0.331-acre tract, are owned by Edin and

Martha Inestroza. The properties are currently addressed as 710, 712, 714, 716, 500, 802 and 804 Sabine Street. The properties are currently not developed and are generally located south of State Hwy 105 and on the northeast corner of Sabine Street and Clay Street intersection. The applicant desires to reconfigure and replat the lots for future residential development. Lots 1-30 are proposed to be townhome lots, with the townhome development consisting of ten (10) groupings of 3-unit townhome structures with the required 10-foot spacing between structures. Common Area "A" serves as the detention pond site, while Common Areas "B" and "C" allow for 5-feet of additional open space between the properties and Sabine Street and Clay Street, respectively. Common areas must be maintained by a Homeowner's Association. The plat also dedicates a 55-foot right-of-way street, Ebenezer Lane and 15-foot public utility easements along the front and rear of the lots. An additional 10-foot public utility easement will also be dedicated between Lot 12 and Common Area "A."

STAFF RECOMMENDATION:

Development Services staff and Engineering have reviewed the proposed residential Replat for compliance with the City of Brenham's regulations and ordinances and **recommends approval** of the proposed residential Replat as presented.

EXHIBITS:

- A. Proposed residential Replat

Owner's Acknowledgement

I, Edin A. Inestroza, the owner of the land described herein, whose name is subscribed hereto, do hereby offer, adapt, and acknowledge the subdivision of said property in accordance with the plat shown herein.

By: _____
Edin A. Inestroza

Notary Public Acknowledgement

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, the undersigned authority, on this day personally appeared Edin A. Inestroza, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public in and for the State of Texas
My Commission Expires: _____

Owner's Acknowledgement

I, Martha L. Inestroza, the owner of the land described herein, whose name is subscribed hereto, do hereby offer, adapt, and acknowledge the subdivision of said property in accordance with the plat shown herein.

By: _____
Martha L. Inestroza

Notary Public Acknowledgement

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, the undersigned authority, on this day personally appeared Martha L. Inestroza, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public in and for the State of Texas
My Commission Expires: _____

Planning and Zoning Commission Approval

Approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Brenham.

Chairman _____

Secretary _____

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 _____, 2023, at _____ o'clock, _____ m., in cabinet _____ sheet _____ of the _____ records of said county.

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

By: _____

Lein Holder Acknowledgement And Subordination Statement

We, Citizens State Bank, owners and holders of liens against the property described in the plat known as Ebenezer Development, said liens being evidenced by instruments of record in Volume 1855, Page 525, Volume 1858, Page 529, and Volume 1835, Page 299 of the Official Records of Washington County, Texas, do hereby in all things subordinate to said plat and said liens, and we hereby confirm that we are the present owner of said liens, and have not assigned the same nor any part thereof.

By: _____

The STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2023 by _____

NOTARY PUBLIC, STATE OF TEXAS

Notary Signature

Notary Printed Name

Notary Commission Expiration

Surveyor's Certification

I, Jose A. Pedraza, Registered Professional Land Surveyor, do hereby certify 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.

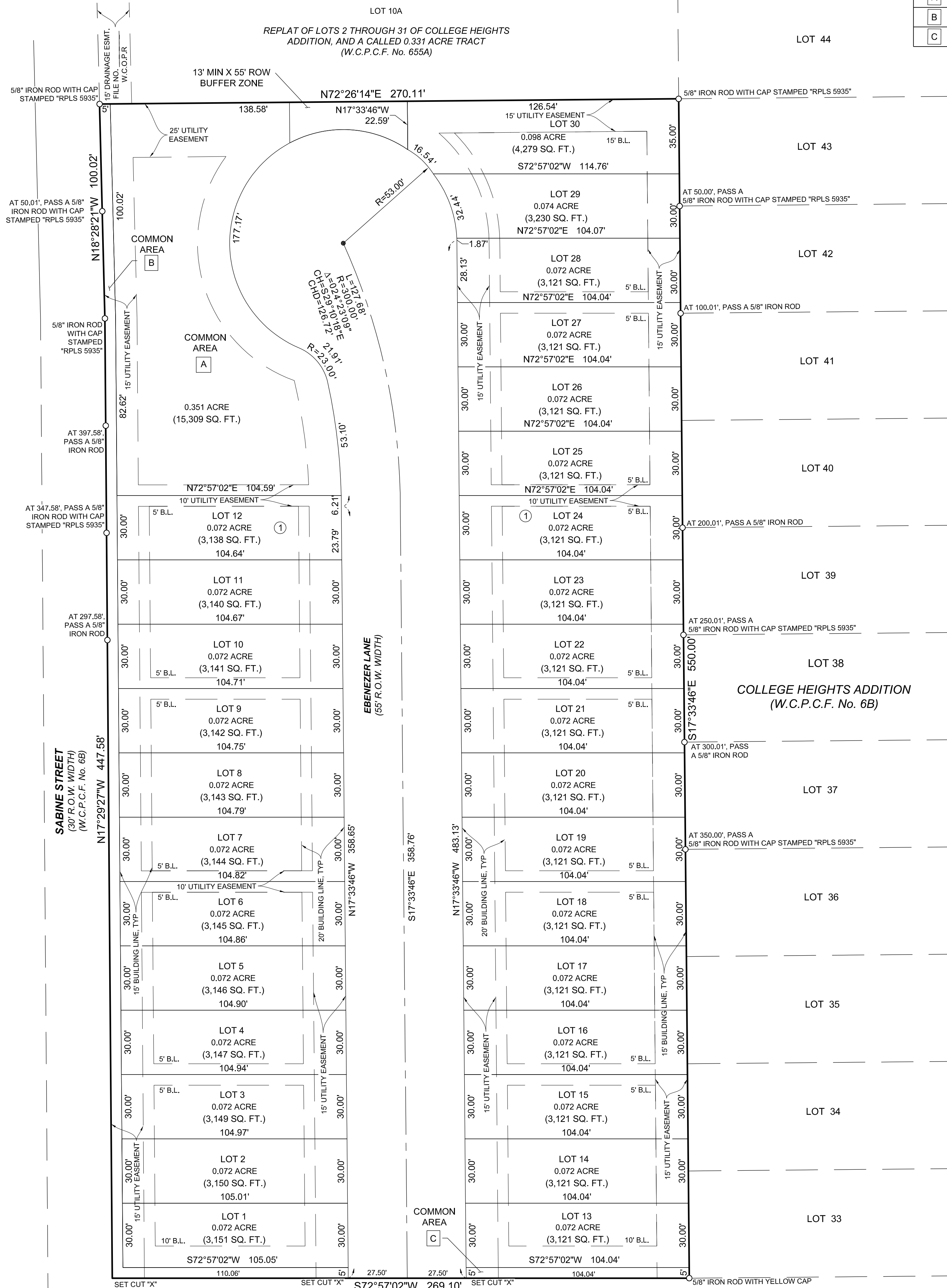
Jose A. Pedraza, RPLS
Texas Registration No. 6906

Notes:

- 1. The surveyor has not abstracted this property. This plat was prepared along with a Title Report prepared by Bluebonnet Abstract & Title, LLC dated February 6, 2023 and effective January 29, 2023.
- 2. All bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone No. 4203 (2001 adjustment).
- 3. This tract lies in unshaded Zone "X", defined as "area determined to be outside the 0.2% annual chance floodplain", as per the National Flood Insurance Program FIRM Community Panel Number 48477C0295C, latest available published revision dated August 16, 2011.
- 4. Common Areas to be maintained by the Home Owner's Association in perpetuity.
- 5. All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- 6. All corners are marked with 5/8" iron rods capped with pink cap stamped "PEDRAZA" unless otherwise labeled.
- 7. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
- 8. This plat does not attempt to amend or remove any valid covenants or restrictions.
- 9. The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building lines required by the City of Brenham Code of Ordinances at the time of the development of the property.
- 10. Property owner shall construct a 5-foot-wide gate on all fences located in the rear property Public Utilities Easement. The gate shall be located perpendicular to the rear lot line.

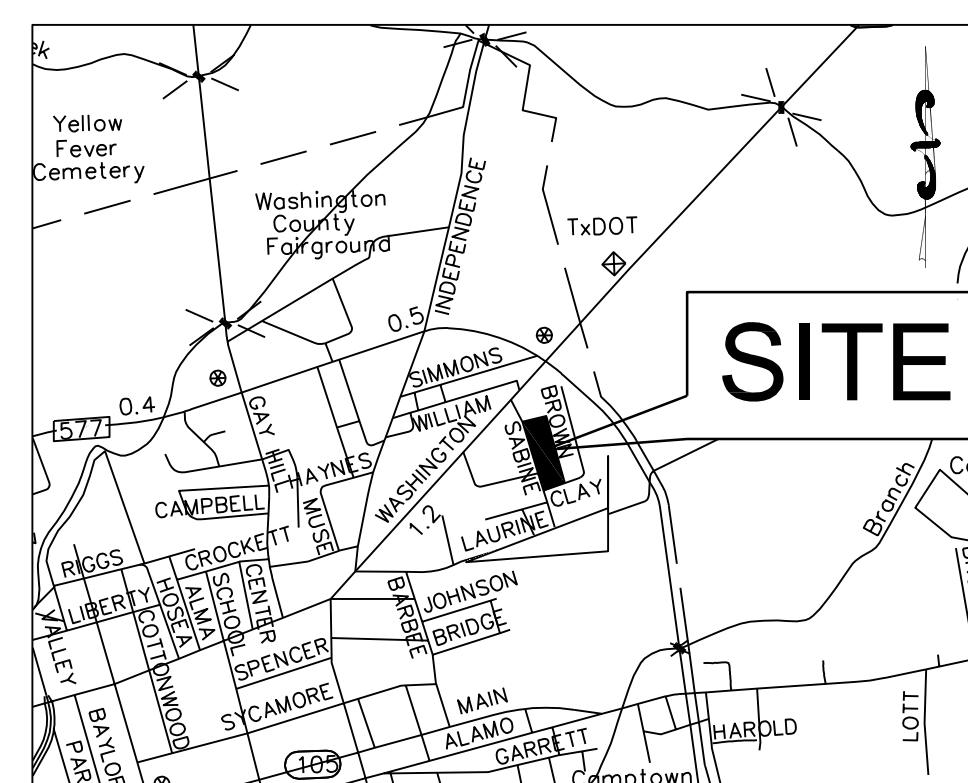
LEGEND

- B.L. BUILDING LINE NUMBER
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- W.C.P.C.F. WASHINGTON COUNTY PLAT CABINET FILE
- TYP TYPICAL
- FOUND MONUMENT, AS LABELED

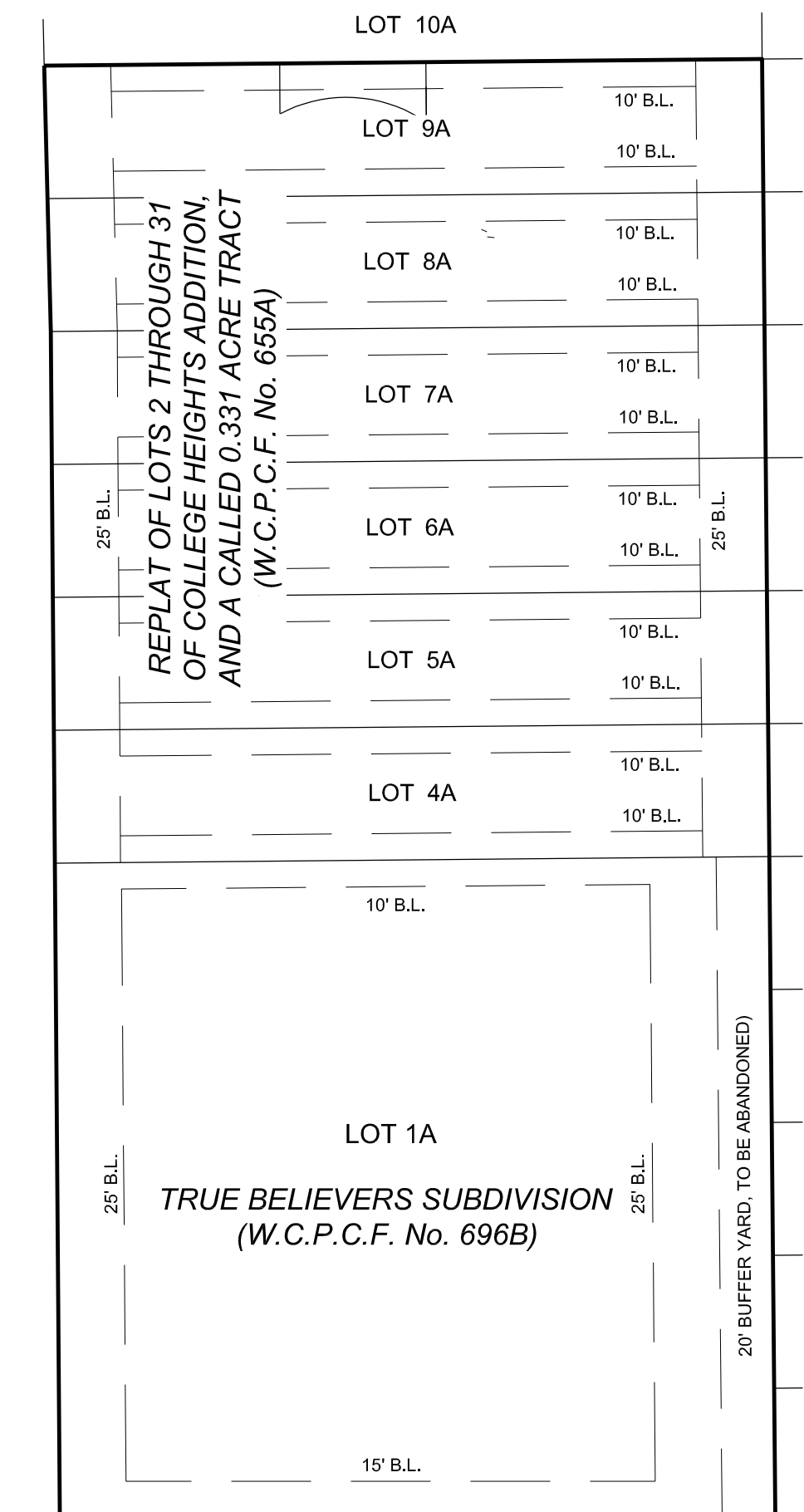


COMMON AREA PARCELS

A	0.3490 ACRE (15,524.98 SQUARE FEET)
B	0.0749 ACRE (3,263.05 SQUARE FEET)
C	0.0119 ACRE (520.20 SQUARE FEET)



VICINITY MAP NOT TO SCALE
EXISTING LOT AND BUILDING LINES



BROWN STREET
(30' R.O.W. WIDTH)
(W.C.P.C.F. No. 6B)

CLAY STREET
(30' R.O.W. WIDTH)
(W.C.P.C.F. No. 6B)

FINAL PLAT EBENEZER DEVELOPMENT
A REPLAT OF LOT 1A OF THE TRUE BELIEVERS SUBDIVISION AND ALL OF LOT 4A, LOT 5A, LOT 6A, LOT 7A, LOT 8A, AND LOT 9A REPLAT OF LOTS 2 THROUGH 31 OF COLLEGE HEIGHTS ADDITION TO CREATE LOTS 1-30, BLOCK 1 COMPRISING OF (2.9522 ACRES) AND COMMON AREA A (0.349 ACRES), COMMON AREA B (0.0749 ACRES) AND COMMON AREA C (0.0119 ACRES) FOR A TOTAL OF 3.388 ACRES
A. HARRINGTON SURVEY, A-55 BRENHAM, WASHINGTON COUNTY, TEXAS

OWNER:
EDIN A. AND MARTHA L. INESTROZA
2830 AIRPORT ROAD
BRENHAM, TEXAS 77833

TEJAS SURVEYING
1810 First Oaks Street, Suite 220
Richmond, Texas 77406
TIRPLS Reg. No. 10194389
Phone: (281) 248-0099
www.tejassurveying.com



CASE P-23-023
REPLAT: LOT 6 OF THE CARLETON ADDITION
TO CREATE LOTS 6A AND A RESERVE TRACT

PLAT TITLE: Replat of Lot 6 of the Carleton Addition to create Lot 6A and a Reserve Tract **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: Artis Edwards, Sr.

APPLICANT/AGENT: Owner / Kerr Surveying

LOT AREA /LOCATION: 1.372-acres located at 1310 Bridge Street

PROPOSED LEGAL DESCRIPTION: Lot 6A and a Reserve Tract of the Carleton Addition in Brenham, Washington County, Texas

ZONING DISTRICT: R-2, Mixed Residential

EXISTING USE: Vacant land

COMP PLAN Single-Family
FUTURE LAND USE:

REQUEST: A request by Artis Edwards, Sr. for approval of a Replat of Lot 6 of the Carleton Addition to create Lot 6A (0.663-acres) and a Reserve Tract (0.709-acres) of the Carleton Addition, being a total of 1.372-acres currently addressed as 1310 Bridge Street and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:

The subject property, currently identified as Lot 6 of the Carleton Addition, is owned by Artis Edwards, Sr. The property is a vacant tract of land currently addressed as 1310 Bridge Street. The applicant desires to subdivide the large tract into two tracts for future residential development. The proposed Lot 6A is 0.663-acres and would be available for residential development, however the proposed reserved tract (0.709-acres) would not be permitted to be developed until an existing sewer line is moved and the tract is replatted from a Reserve Tract to a qualified lot. In addition to creating Lot 6A and a reserve tract, the plat dedicates a 15-foot public utility easement near the east property line of the reserve tract.

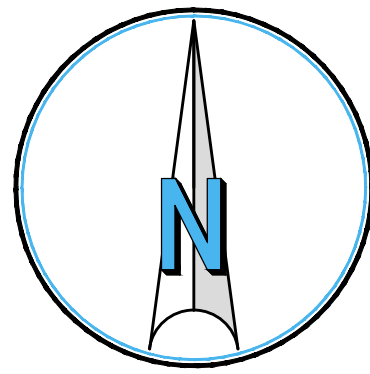
STAFF RECOMMENDATION:

Development Services staff and Engineering have reviewed the proposed residential Replat for compliance with the City of Brenham's regulations and ordinances and **recommends approval** of the proposed residential Replat as presented.

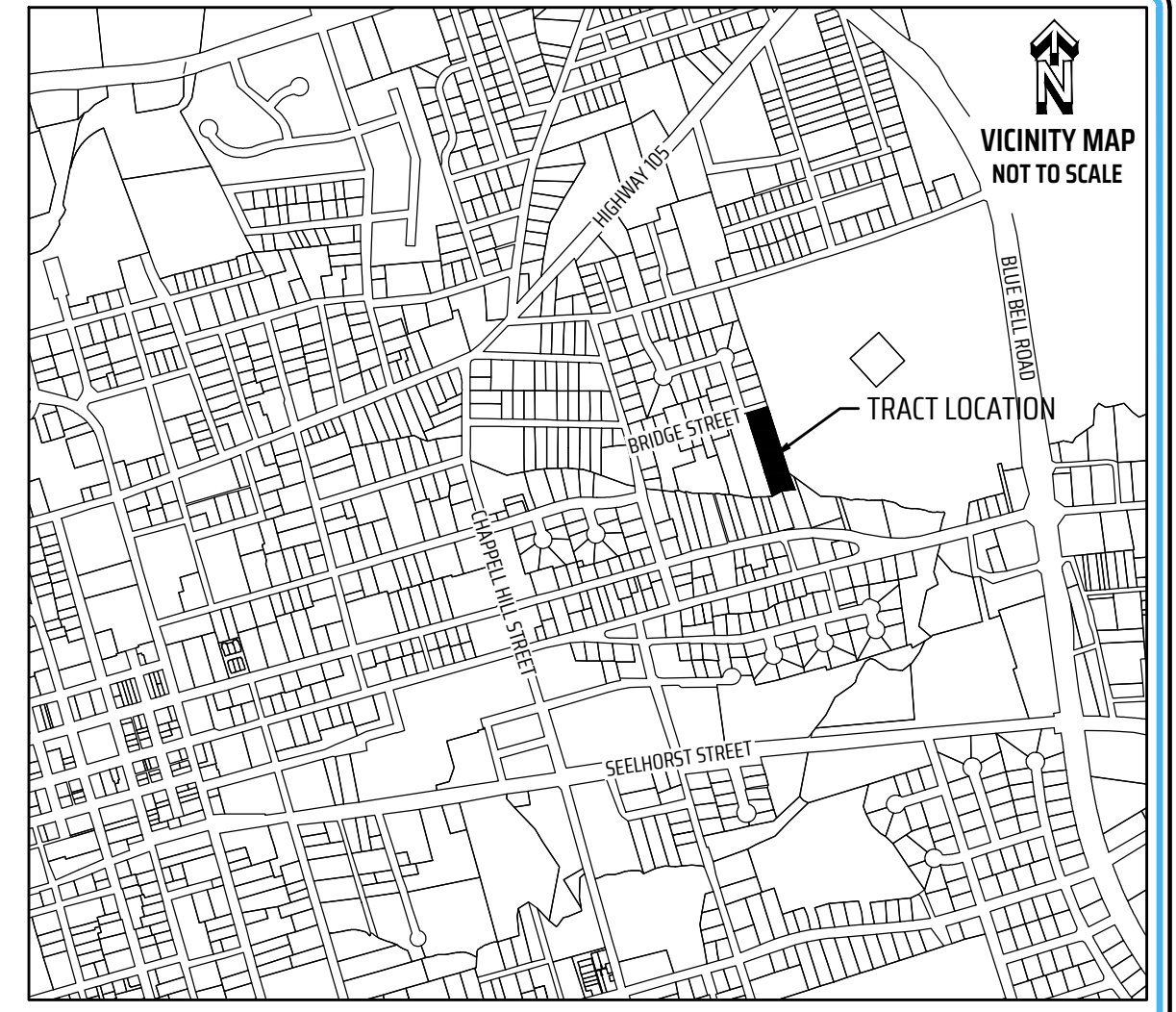
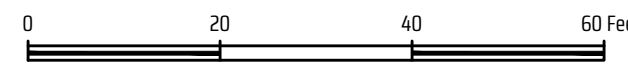
EXHIBITS:

- A. Proposed residential Replat

- GENERAL NOTES**
- THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE WASHINGTON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48477CD295C, EFFECTIVE DATE: 08-16-2011, BY GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE TO THE ACCURACY OF SAID MAP.
 - BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
 - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00002768934386 (CALCULATED USING GEOID128).
 - (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY WASHINGTON COUNTY ABSTRACT, GF NO. WCA2100764, POLICY DATE: MAY 7TH, 2021. ALL ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
 - ALL KNOWN AND APPARENT 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.
 - EXISTING SANITARY SEWER LINES TO BE RELOCATED.



SCALE: 1" = 20'



VICINITY MAP
NOT TO SCALE

OWNER ACKNOWLEDGEMENT

I, ARTIS EDWARDS, SR., OWNER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF WASHINGTON COUNTY, TEXAS IN VOLUME 1776, PAGE 662, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

DATE: _____
 ARTIS EDWARDS, SR.,
 2155 FM 2935
 BRENHAM, TX 77833

NOTARY PUBLIC ACKNOWLEDGEMENT
 STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ARTIS EDWARDS, SR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING DOCUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS STATED HEREON.

NOTARY PUBLIC
 STATE OF TEXAS

CERTIFICATE OF CITY PLANNING COMMISSION

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

CHAIRMAN _____
 SECRETARY _____

COUNTY CLERK FILING ACKNOWLEDGEMENT
 STATE OF TEXAS
 COUNTY OF WASHINGTON

I, BETH ROTHERMEL, 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 _____, 2023, AT _____ O'CLOCK _____ M., AND DULY RECORDED IN CABINET _____ SHEET _____ OF THE 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 WRITTEN ABOVE.

BETH ROTHERMEL
 CLERK OF THE COUNTY COURT
 WASHINGTON COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

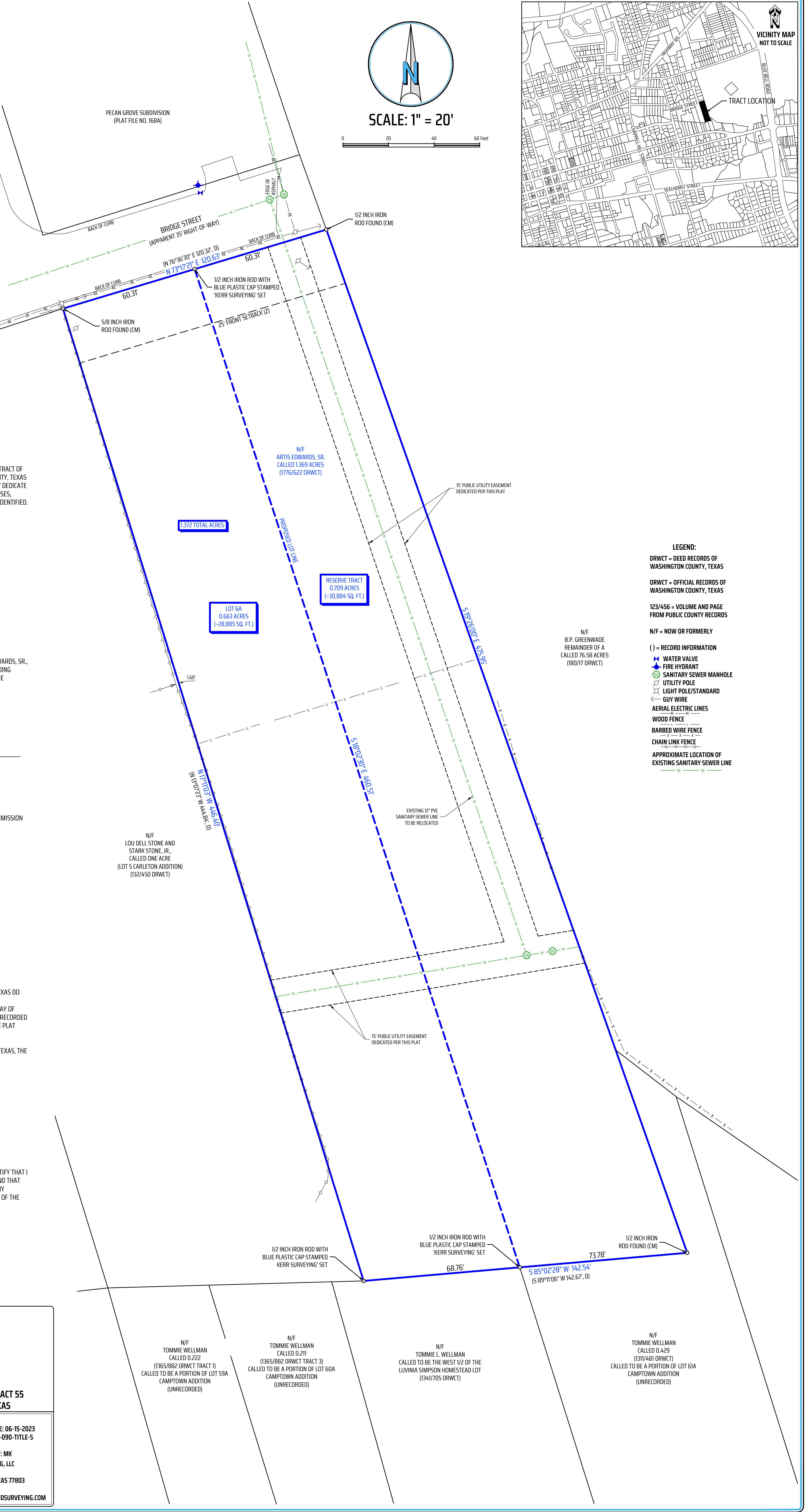
KNOW ALL MEN BY THESE PRESENTS: THAT I, MICHAEL KONETSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BRENHAM, TEXAS.

MICHAEL KONETSKI
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531

**REPLAT
 OF
 LOT 6, CARLETON ADDITION TO CREATE
 LOT 6A (0.663 ACRES)
 AND RESERVE TRACT (0.709 ACRES)
 1.372 TOTAL ACRES
 IN VOLUME 1776, PAGE 622 ORWCT
 ARRABELLA HARRINGTON LEAGUE SURVEY, ABSTRACT 55
 CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS**

SCALE: 1 INCH = 20 FEET
 SURVEY DATE: 02-20-2023 | PLAT DATE: 06-15-2023
 JOB NUMBER: 23-090 | CAD NAME: 23-090-TITLE-5
 POINT FILE: 23-090
 DRAWN BY: RCU CHECKED BY: MK
 PREPARED BY: KERR SURVEYING, LLC
 TBPELS FIRM#10018500
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

"When one person stands to gain over another, the facts must be uncovered"



- LEGEND:**
- DRWCT = DEED RECORDS OF WASHINGTON COUNTY, TEXAS
 - ORWCT = OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
 - 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 - N/F = NOW OR FORMERLY
 - () = RECORD INFORMATION
 - Water Valve
 - Fire Hydrant
 - Sanitary Sewer Manhole
 - Utility Pole
 - Light Pole/Standard
 - Guy Wire
 - Aerial Electric Lines
 - Wood Fence
 - Barbed Wire Fence
 - Chain Link Fence
 - Approximate Location of Existing Sanitary Sewer Line