



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, JUNE 17, 2024, 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

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 13, 2024, Joint Training Session of the Board of Adjustment/ and the Planning & Zoning Commission.**
- 4-b. Minutes from May 20, 2024, Planning and Zoning Commission Meeting.**
- 4-c. Case No. P-24-012: A request from Jake Carlile / Arete Property Group for approval of a Preliminary Plat of the Arete II Subdivision creating Lot 1 (0.285-acres) called 12,229.92-square feet in Volume 1899, Page 519 of the OPRWCT and further described as part of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.**
- 4-d. Case No. P-24-013: A request from Jake Carlile / Arete Property Group for approval of a Final Plat of the Arete II Subdivision creating Lot 1 (0.285-acres) called 12,229.92-square feet in Volume 1899, Page 519 of the OPRWCT and further described as part of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.**

- 4-e. **Case Number P-24-014: A request from Stephen Grove / Ranier & Son Development Company, LLC for approval of a Final Plat of the Vintage Farms Subdivision, Phase VI, creating Block 2, Lots 11-56, Block 3, Lots 1-27, Block 4, Lots 9-16, and Block 5, Lots 1-24, consisting of approximately 105 Single-Family Residential lots and Four Common Areas containing a total of 2.68-acres (98,796.43 square feet), for a total of 24.872-acres of land that is a portion of a called 52.428-acre remainder tract in Volume 1732, Page 759 of the OPRWCT and further described as part of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.**

- 4-f. **Case Number P-24-015: A request from Stephen Grove / Ranier & Son Development Company, LLC for approval of a Final Plat of the Vintage Farms Subdivision, Phase VII, creating Block 2, Lots 1-15, consisting of 15 Single-Family Residential lots and Three Common Areas containing a total of 0.332-acres (14,451.91 square feet), for a total of 2.906-acres of land that is a portion of a called 52.428-acre remainder tract in Volume 1732, Page 759 of the OPRWCT and further described as part of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.**

- 4-g. **Case Number P-24-016: A request from Stephen Grove / Ranier & Son Development Company, LLC for approval of a Final Plat of the Vintage Farms Subdivision, Phase VIII creating Block 6, Lot 1 (8.641-acres) and Lot 2 (0.063-acres), for a total of 8.704-acres of land that is a portion of a called 52.428-acre remainder tract in Volume 1732, Page 759 of the OPRWCT and further described as part of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.**

- 4-h. **Case No. P-24-017: A request by Appel Hill Properties, L.P. for approval of a Replat of Lot 2A and Lot 3 of the Appel Business Park, Section 2 to create Lot 2A (2.402-acres) and Lot 3R (1.294-acres) to dedicate shared access easements and a private drainage easement for a detention pond on Lot 3R, for a total of 3.696-acres of land, currently addressed as 1710 US Highway 290 W, and further described as part of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.**

REGULAR AGENDA

- 5. **Adjourn**

CERTIFICATION

I certify that a copy of the June 17, 2024, 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 14, 2024, at 10:30 a.m.

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 _____, 2024 at _____.

Signature

Title

**CITY OF BRENHAM
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
JOINT MEETING (TRAINING) MINUTES**

May 13, 2024

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

A special joint meeting (Training) with the Board of Adjustment and Planning and Zoning Commission was held on May 13, 2024, in the Roberta C. Johnson Program Room of the Nancy Carol Roberts Memorial Library, located at 100 Martin Luther King, Jr. Parkway, Brenham, Texas.

BOA Commissioners present:

Jon Hodde, Chairman
Dax Flisowski
Arlen Thielemann
Mary Lout Winkelmann
Walt Edmunds (alternate)

P & Z Commissioner present:

Chris Cangelosi
Darren Heine
Calvin Kossie
Cyndee Smith

Commissioners absent:

Danny Goss (BOA)
M. Keith Behrens (PZ)
Dr. Deanna Alfred (PZ)
Cayte Neil (PZ)

City Councilmembers present:

Clint Kolby
Paul LaRoche

Staff present:

Stephanie Doland, Development Services Director
Carolyn Miller, City Manager
Shauna Laauwe, City Planner
Allen Jacobs, Building Official
Cody Sorensen, Building Inspector
Richard J. O'Malley, Director of Engineering
Kim Hodde, Planning Technician

Citizens present:

Kimberley Mickelson, JD, AICP (Speaker)

1. Call Meeting to Order

Stephanie Doland called the meeting to order at 11:00 a.m. with a quorum of five (5) Board of Adjustment members and four (4) Planning and Zoning Commissioners present.

2. Public Comments

There were no public comments.

WORKSHOP AGENDA

3. The Planning and Zoning Commission and Board of Adjustment will enter into a Training Session by Kimberley Mickelson, JD, AICP

Stephanie Doland introduced the speaker, Kim Mickelson, FAICP, JD, who is an Attorney, Planner, and Adjunct Professor of Practice. Ms. Mickelson presented the agenda of her presentation entitled “City of Brenham Planning and Zoning Basics” that included topics such as:

Legal Constraints and Major Statues

- Texas Open Meetings Act – Texas Government Code 551
- Texas Public Information Act – Texas Government Code 552
- Local ethic rules and behavior
- Conflict of interest

Texas Local Government Code – Planning Enabling Legislation

- Chapter 211 – Municipal Zoning Authority
- Chapter 212 – Municipal Regulation of Subdivisions
- Chapter 213 – Municipal Comprehensive Plan

Basic Land Use Planning Principles

- Participants in Land Development
- Land development processes
- Comprehensive Plan
- Zoning changes and the Future Land Use Plan
- Special Overlay Districts
- Subdivision plats and requirements
- Short term vs long term planning decisions
- Potential Problems (Spot zoning, “takings” issues, and exclusionary zoning).
- City Limits vs Extraterritorial Jurisdiction
- Gated Communities, Private Streets
- Impact Fees/Pro-Rata Charges
- Nonconforming Uses/Structures
- Park Dedication or Fees-in-lieu of dedication
- Vested rights/permit processing law
- State Legislature changes to local authority
- Next Layer of Implementation Tools (Overlay Districts, Planned Development Districts, Special Districts, Development Agreements).

Goals for Land Use Design

- To make reasoned decisions that will provide the best growth and development plans for the public and the overall community in the long term.
- To make those decisions in accordance with all applicable laws and due process.
- To make long-ranging decisions.
- To avoid headlines and the courthouse.

Zoning Standards and Application

- What IS Zoning?
- History of Zoning
- How can a City implement zoning/regulation of use?
- Zoning: A Tool to Enforce the Comprehensive Plan
- Components of Zoning (Zoning Text and Official Zoning Map)
- Elements of a Basic Zoning Ordinance.
- What to think about when you think about Zoning decisions.

Subdivision Regulations and Purpose

- Raw land into buildable lots
- Requirements for public infrastructure improvements

- Standards for land development (i.e. lot size)
- Procedures for submittal, review and approval
- Lasting impact on community design and character
- Relation to Comprehensive Plan
- Types of Plats

Duties and responsibilities of Board members and Commissioners

- Duties of the Board of Adjustment
- Duties of the Planning and Zoning Commission
- Duties of City Council
- Duties of the City Staff
- Suggestions for Effective Decision Making on Planning Issues

A copy of the presentation is on file in the Development Services Department and will be emailed to all participants.

4. Adjourn

Stephanie Doland adjourned the meeting at 1:04 pm.

The City of Brenham appreciates the participation of our citizens, and the role of the Board of Adjustment Members in this decision-making process.

Certification of Meeting Minutes:

	<u>M. Keith Behrens</u>	<u>June 17, 2024</u>
Planning and Zoning Commission	Chairman	Meeting Date
	<u>Kim Hodde</u>	<u>June 17, 2024</u>
Attest	Staff Secretary	Meeting Date

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
May 20, 2024**

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 20, 2024, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Deanna Alfred, Vice Chair
Chris Cangelosi
Darren Heine
Calvin Kossie
Cyndee Smith

Commissioners absent:

M. Keith Behrens, Chair
Cayte Neil

Staff present:

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

Citizens/Media present:

Sherry Harber	Larry Lazare
Bryan Best	Alfredo (last name not legible)
Nathan Touchette	Aliyah Woodberry
Ann McCulloch	Alencia Woodberry
Adam Griffin / 30 K Holdings, LLC	Arlen Thielemann
Brad Trochta	Darren Huckert
Donald Hunter	Sarah Forsythe, Brenham Banner Press
Alicia Lazare	

1. Call Meeting to Order

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

2. Public Comments

There were no public comments.

3. Reports and Announcements

Stephanie Doland stated the following:

- Thank you to all the Planning and Zoning Commissioners for taking the time to attend the Board training session last week.

- Due to some scheduling conflicts and in anticipation of the number of plats to be considered, Staff is suggesting that the June meeting be moved up a week to June 17, 2024, to allow ample time to get the plats signed and recorded at the Courthouse. All P & Z members in attendance confirmed that June 17th would work for them.
- Ms. Doland is working on a memo regarding the Impact Fee policy. Ms. Doland will email the memorandum/policy to the CIAC members within the next few weeks for review and comments.

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 March 25, 2024, Planning and Zoning Commission Meeting.

4-b. Minutes from April 22, 2024, Planning and Zoning Commission Meeting.

Vice Chair Alfred called for a motion for the statutory consent agenda. A motion was made by Commissioner Cangelosi and seconded by Commissioner Kossie to approve the Statutory Consent Agenda (Items 4-a & 4-b), as presented. The motion carried unanimously.

REGULAR SESSION

5. **Public Hearing, Discussion and Possible Action on Case No. P-24-005: A request by Adam Griffin of 30K Holdings, LLC for a Specific Use Permit to allow and Automobile (Car) Service Station (convenience store with gas pumps) in a B-1, Local Business Residential Mixed Use Zoning District on property addressed as 804 E. Blue Bell Road, and being 1.106-acres described as Arrabella Harrington Survey, Track 64, in Brenham, Washington County, Texas.**

A motion was made by Commissioner Smith and seconded by Heine to move the item from the table and into the regular session for consideration.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-24-005 (on file in the Development Services Department). Ms. Laauwe stated that the subject property is a 1.106-acre lot that is located at the southeast intersection of E. Blue Bell Road and Gay Hill Street and is addressed as 804 E. Blue Bell Road. The applicant / property owner is Adam Griffin of 30K Holdings, Inc. The subject property is zoned B-1, Local Business/Residential Mixed-Use District and the adjacent property to the east is developed as Wee Care For All Childcare Center. Properties to the west, across Gay Hill Street and to the south are within an R-2 Mixed Residential District and owned by the Brenham Housing Authority. The property to the north, across Blue Bell Road, is zoned B-1 to the northwest and B-2, Commercial, Research and Technology to the north and northeast. The uses to the north are primarily developed as institutional uses to include the Brenham High School and the Washington County Fairgrounds. The subject property is currently developed with a building that was constructed in 1981 and housed the former Terminix pest control. The Terminix building has been vacant for several years. The current land use is vacant, commercial property and the future land use designation is Commercial. The applicant is requesting approval of a Specific Use Permit to allow a proposed automobile (car) service station (convenience store with gas pumps) to be located within a B-1 Zoning District. Ms. Laauwe reiterated that this specific use permit request is just for the automobile service station as the convenience store is an allowed use by right. The zoning ordinance definition is as follows:

Automobile service station: Any building, structure or land used for sale of automobile fuel or motor oil, at retail direct to the customer, including the supplying of accessories, replacement parts and repair services essential to the normal operation of automobiles, but not including body or fender work, painting, or major motor repairs. Said facility may also provide for the sale of food products as an accessory use for the convenience of customers.

The applicant is proposing to demolish the existing structure and re-develop the site as a Zippy J's gas station (6 pumps/12 stations) and a 4,810 SF convenience store that will be operated daily with proposed hours of operation from 5:00 am to 11:00 pm or 12:00 midnight.

The request was discussed at the last Planning and Zoning Commission meeting (April 22, 2024) and was ultimately tabled over concerns of a convenience store that sells alcohol and tobacco being next to a childcare center and questions regarding whether the TABC ruling that alcohol cannot be sold within 300-feet of a school applied to the Wee Care for All Childcare Center.

It has since been determined that the TABC 300-foot rule only applies to a licensed public or private school. Wee Care for All is considered a licensed day care facility and not a school; therefore, the 300-foot rule would not apply. The Texas Local Government Code would allow a convenience store, with alcohol sales for off-premises consumption next to a childcare center.

Zippy J's, at its current location, holds a TABC license for a Wine & Beer Retailer's Off-Premises (BQ) license which is regulated by Chapter 26 of the Texas Alcoholic Beverage Code. Chapter 26 pertains to retailers that sell alcohol for off-premises consumption. Chapter 26 businesses are exempt from any distance requirements related to sales near daycare centers or childcare facilities.

The development will far exceed the setback requirements with the following proposed setbacks:

<u>SETBACKS</u>	<u>Canopy</u>	<u>C-Store</u>	
• Front yard:	78.8'	+200.0'	[25' required]
• West SY:	23.0'	43.0'	[15' required]
• East SY:	23.5'	5.0'	[0' required]
• Rear yard:	+200.0'	69.9'	[10' plus bufferyard for 30' required]
• 20' bufferyard along south property line.			
• 80% maximum lot coverage is allowed in the B-1 Zoning District. 70% lot coverage is proposed for this project.			
• The proposed landscaping is 30% and meets the landscape ordinance for site and parking.			
• <u>Required Parking:</u> 1 space/250 SF			
○ 4,810 SF / 250 = 19.24 or 19 spaces required 17 parking spaces (1 ADA) proposed along store plus 12 parking spaces at fuel pumps for a total of 29 spaces being provided.			
• The project would be required to meet all B-1 zoning, engineering, fire, and building codes.			

STAFF ANALYSIS

- The gas station and convenience store would redevelop a vacant commercial site.
- Approval of the SUP would allow the service station and convenience store to serve the surrounding residential properties to the south and west.
- The convenience store is appropriate given the zoning, existing development in the vicinity, and conformance with the Comprehensive Plan.

- The service station and store are subject to applicable B-1 development, fire code, building code, and engineering regulations.
- Screening is required between the commercial use and the adjacent residential properties.
- The applicant recently received approval from TxDOT for the existing E. Blue Bell Road driveway to remain.

No additional comments have been received since the last meeting.

Development Services staff have reviewed this Specific Use request for compliance with the City of Brenham's applicable regulations and ordinances and based on these findings, recommends **approval** of the request on the condition of obtaining a preliminary and final plat, as presented.

Vice Chair Alfred opened the public hearing at 5:30 p.m.

Larry Lazare, owner, and operator of the Wee Care For All Childcare Center located at 900 E. Blue Bell Road, stated that he is strongly against approval of this request. Mr. Lazare made the following comments and concerns:

- Even though the use is allowed, it doesn't mean that it is morally right to allow it.
- There are five (5) other convenience stores or gas stations on the street.
- There is no requirement for a fence or other barrier between the convenience store/gas station and the childcare center.
- The sale of these types of products (alcohol, tobacco, vape supplies, etc.) causes people to "hang-out" or just stay around the store. Some of these people may not be allowed to be close to children.
- The EHP (Environmental Health Perspectives) has provided a report on the effects of fossil fuels on the health of children. This includes gas, diesel, and particles that are released into the air. The daycare has children from 6-weeks to 12-years of age that play outside. The report shows that exposure to fossil fuels can cause health problems and slow a child's development.
- Mr. Lazare suggested that the applicant build an activity center or something to help the community, instead of the convenience store.
- Mr. Lazare stated that he has a petition with 340 signatures against a convenience store/gas station being located by a childcare center; however, staff have not seen the petition.

Brad Trochta, co-owner of the current Zippy J's store addressed several of the concerns as follows:

- The owners of Zippy J's run a top-notch facility and they pride themselves on the cleanliness and maintenance of their property.
- They pay their employees well to keep them. They have 50% of the original employees. The existing Zippy J's store has been open for approximately 4 years.
- Loitering is not allowed. If anyone is loitering, they have politely been asked to leave or the Brenham Police Department has been contacted.
- Less than 5% of their sales are from alcohol and less than 10% of the sales are from tobacco and cigarette sales.
- Zippy J's has lots of food service (equivalent to a small subway store).
- Mr. Trochta reiterated that a convenience store without fuel sales would be allowed by right and a specific use permit would not be required.
- In response to the fossil fuel comments, Mr. Trochta stated that all patrons are required to turn their vehicles off when fueling or using the store. No vehicle idling is allowed.
- Mr. Trochta does not feel that this project would be an adverse use or have a negative impact on the surrounding area. The development would be an improvement of a vacant building.

Aliyah Woodberry who lives at 1013 Davy Street and is the Director of the Wee Care for All Childcare facility stated that she is also a parent and an educator. Ms. Woodberry made the following comments:

- The American Academy of Pediatrics has shown that exposure to advertisement of tobacco products can encourage tobacco use at an early age. The kids at the daycare are impressionable, young, black, and brown children that mostly come from low-income families.
- Zippy J's keeps the property clean right now, but will this be maintained?
- Underground fuel can cause issues with the water and ground due to leaks.

Adam Griffin, applicant, and co-owner of the existing Zippy J's store made the following comments:

- Advertisement of alcohol or tobacco products will NOT be done as this was outlawed years ago.
- Zippy J's also does not "price-advertise".
- Fuel tank monitoring is controlled by the State (Texas Commission on Environmental Quality-TCEQ) to ensure that the public is kept safe.
- In 2019, it was discovered that Terminix had chemicals that leached into the ground. The current owner of the property spent \$60,000 - \$70,000 on remediation within the past 12 months.
- Everyone was invited to take a tour of the existing Zippy J's convenience store to verify the cleanliness of the property.
- Zippy J's provides healthy food options as well.
- They have over 20 stores in East Texas. They continually reinvest in them to keep the property maintained and looking nice.
- In response to Commissioner Kossie's question as to whether a traffic study had been done, Mr. Griffin replied that they looked at numbers, but an official traffic study has not been done.

Ms. Laauwe clarified that the City of Brenham does not require a traffic impact analysis. She further stated that the Planning and Zoning Commission is only charged with making a recommendation to the City Council regarding the request. The SUP request is scheduled to be considered by the City Council at their June 6th meeting.

Vice Chair Alfred closed the public hearing and re-opened the regular session at 5:50 pm.

Commissioner Kossie made the following comments:

- Mr. Kossie thanked staff for reviewing his questions as they were asked at the previous meeting. He further stated that very few of the questions (as reflected in the minutes) have been answered as of today. Questions pertained to the number of schools in the State of Texas that were within such short (similar) proximity to alcohol and tobacco sales.
- The Brenham Housing Authority is under construction right now so there aren't a lot of people living in the new development currently.
- The Brenham Pregnancy Center may be affected as well.

Commissioner Heine and Commissioner Cangelosi expressed concerns about the existing traffic in the area plus additional traffic with this development. Commissioner Heine further stated that the City of Brenham needs to up the standards/requirements for daycares and include them in the 300' requirement. It needs to be clarified whether the 300' requirement is from property line to property line or door to door.

In response to questions from Commissioners, the following items were stated or clarified:

- Whether there are 5 children at the daycare of 150 children doesn't affect the requirements. The TABC requires it to be a licensed public or private school.
- Chapter 25 of the TABC relates to Wine & Malt Beverage Retailers Permits (i.e. Specs)
- Chapter 28 relates to Mixed Beverage Permits (i.e. restaurant or bar)
- Chapter 32 relates to Private Club Permits

- Chapter 69 relates to Retailer's On-Premises Permits (bar or restaurant i.e. Chili's or Tootsies)

Commissioner Kossie stated that according to his research, you can only leave a school property and drive onto a convenience store in only 2.2% of the schools in Texas.

Commissioner Smith asked if conditions could be added to Specific Use Permits. Ms. Laauwe replied that conditions could be added. Ms. Smith also reiterated that the harmful chemicals from Terminix were in the ground from at least 2019 but the neighboring properties were unaware. She suggested adding a condition that a screening barrier be required on the property line between the convenience store and the daycare center.

Stephanie Doland stated that the site circulation has been evaluated by the project engineer and TxDOT. The site has been approved based on the preliminary site plan. The building is set back as far as possible on the property. Commissioner Smith stated that TxDOT approval is tough to get so if they approved it, she must trust their judgment.

A motion was made by Commissioner Heine and seconded by Commissioner Kossie for a recommendation to City Council for **denial** of the request by Adam Griffin of 30K Holdings, LLC for a Specific Use Permit to allow and Automobile (Car) Service Station (convenience store with gas pumps) in a B-1 Zoning District on property addressed as 804 E. Blue Bell Road, as presented. The motion failed by a vote of 2-in favor and 3-against a recommendation for denial of the request.

A second motion was made by Commissioner Smith and seconded by Commissioner Cangelosi for a recommendation to City Council for **approval** of the request by Adam Griffin of 30K Holdings, LLC for a Specific Use Permit to allow and Automobile (Car) Service Station (convenience store with gas pumps) in a B-1 Zoning District on property addressed as 804 E. Blue Bell Road, with the following condition: Addition of a 10-foot screening fence at the east property line between the convenience store and the Wee Care for All Child Care Center. The motion was approved by a vote of 3-in favor and 2-against a recommendation for approval of the request.

There was discussion that four (4) consenting votes were needed for approval. Commissioner Heine asked if the item could be considered by City Council without a recommendation from the Planning and Zoning Commission. Ms. Doland and City Secretary, Jeana Bellinger, left the room to consult with the City Attorney regarding these questions.

A motion was made by Commissioner Kossie and seconded by Commissioner Heine to **table the item until the end of the meeting** so that additional information can be obtained from the City Attorney. The motion carried unanimously.

[See additional information and consideration for this item after Item 9 in these minutes].

6. Public Hearing, Discussion and Possible Action on Case No. P-24-006: A request by Habitat for Humanity/Nathan Touchette for approval of a Replat of the residue of Lot 11 of the Randle's 2nd Addition to create Lot N PT 11-A containing 4,333 square feet and Lot N PT 11-B containing 4,333 square feet, currently addressed as 708 Cottonwood Drive, 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-24-006 (on file in the Development Services Department). Ms. Laauwe stated that the property owner is Habitat for Humanity and applicant is Nathan Touchette. The property is currently identified as Lot N PT 11-A and Lot N PT 11-B (residue of Lot 11) of the Randle's 2nd Addition (which is an unrecorded plat) and is zoned R-1, Single Family

Residential Use District. The subject property is an approximate 8,666 square foot vacant lot addressed as 908 Cottonwood Street and is a through street with frontage along both Cottonwood Street and Hosea Street, with Riggs Street to the north and Liberty Street to the south. The property owner would like to replat this one lot into two lots for future single-family residential development. Subdivision of this lot into two lots would not meet the zoning regulations for lots in an R-1, Single-Family Residential district; therefore, the proposed lots were granted the following variances:

- to allow lot areas of 4,222 square feet and 4,268 square feet where a minimum lot size of 7,000 square feet is required for residential lots; and
- to allow a lot width of 45-feet where a minimum lot width of 60-feet is required for residential lots; and
- to allow an average lot depth of 93-feet and 95-feet, where a minimum average lot depth of 115-feet is required for residential lots.

This plat also dedicates a 10-foot public utility easement along Cottonwood Street and Hosea Street. Habitat for Humanity has a house floorplan that will fit within the required setbacks.

A Public Hearing Notice was published in the Banner Press on May 5, 2024, and notices were mailed to property owners within 200-feet of the subject properties on May 3, 2024. Staff did not receive any written citizen comments in support of or in opposition to the request.

Engineering and Development Services staff have reviewed the proposed replat for compliance with the City of Brenham's applicable regulations and ordinances and recommend **approval**.

Vice Chair Alfred closed the regular session and opened the public hearing at 6:20 pm. There were no other citizen comments.

Vice Chair Alfred closed the public hearing and re-opened the regular session at 6:21 pm.

A motion was made by Commissioner Heine and seconded by Commissioner Kossie to **approve** the request by Habitat for Humanity/Nathan Touchette for approval of a Replat of the residue of Lot 11 of the Randle's 2nd Addition to create Lot N PT 11-A containing 4,333 square feet and Lot N PT 11-B containing 4,333 square feet, currently addressed as 708 Cottonwood Drive, in Brenham, as presented. The motion carried unanimously.

7. Public Hearing, Discussion and Possible Action on Case No. P-24-007: A request by Mischa L. Enos for approval of a Replat of Lots 36A and 37A of the West Main Addition to create Lot 36A-1 containing 0.6196-acres and Lot 37A-1 containing 0.5169-acres for a total of 1.136-acres, currently addressed as 503 W. Alamo Street, 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-24-007 (on file in the Development Services Department). Ms. Laauwe stated that the property owner and applicant is Mischa L. Enos. The property is currently identified as Lot 36A Lot 37A of the West Main Addition and is zoned R-2, Mixed Residential Use District. The subject property is approximately 1.136-acres that is addressed as 503 W. Alamo Street and is a through street with frontage along W. Alamo Street to the north and Peabody Street to the south. The lot is located approximately 106 feet to the west of Seward Street and 338 feet east of S. Jackson Street. The property is currently developed with a single-family residence, a carriage house (accessory dwelling unit), and a pool. Since this is a very large lot, the property owner would like to replat this one lot into two lots to sell the northern portion (proposed lot 36A-1) of the property (with the existing single-family residence). The existing carriage house (ADU) and pool would be located on the southern

lot (proposed lot 37A-1). The property owner has architectural plans to expand the carriage house into a single-family residence. The proposed lots meet the 115 feet lot depth requirement and far exceeds the 60-foot lot width requirement. This plat also dedicates a 15-foot public utility easement along W. Alamo Street and Peabody Street.

A Public Hearing Notice was published in the Banner Press on May 5, 2024, and notices were mailed to property owners within 200-feet of the subject properties on May 3, 2024. Staff received four (4) written citizen comments in support of the replat request, as follows:

- Suzanne Callaway, 501 Peabody Street
- Cheryl Dutil, 501 W. Main Street
- Sean Phillips, 410 W. Alamo Street
- Lorie A. Woodward, W. Alamo Street

Engineering and Development Services staff have reviewed the proposed replat for compliance with the City of Brenham's applicable regulations and ordinances and recommend **approval**.

Vice Chair Alfred closed the regular session and opened the public hearing at 6:23 pm. There were no citizen comments.

Vice Chair Alfred closed the public hearing and re-opened the regular session at 6:24 pm.

A motion was made by Commissioner Smith and seconded by Commissioner Cangelosi to approve the request by Mischa L. Enos for approval of a Replat of Lots 36A and 37A of the West Main Addition to create Lot 36A-1 containing 0.6196-acres and Lot 37A-1 containing 0.5169-acres for a total of 1.136-acres, currently addressed as 503 W. Alamo Street, in Brenham, as presented. The motion carried unanimously.

8. Public Hearing, Discussion and Possible Action on Case No. P-24-008: A request by Presley Good (Garza EMC) / Arlen Thielemann for approval of a Replat of the unrestricted Reserve "B" of the Heritage Oaks Subdivision, Section 1 to create Heritage Oaks Subdivision, Section 2, containing 5.69-acres total and consisting of 15 Lots and 1 Block, and further described as part of the Isaac Lee Survey, A-77, in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-24-008 (on file in the Development Services Department). Ms. Laauwe stated that the property owner is Arlen Thielemann and applicant is Presley Good (Garza EMC). The property is currently identified as Reserve "B" of the Heritage Oaks Subdivision, Section 1 and is zone R-1, Single Family Residential Use District. The subject property is an approximately 5.69-acre vacant lot that is generally located east of Cantey Street and north of Oak Hollow Lane. The property owner would like to replat the unrestricted reserve property into 15 lots for future single-family residential development. The plat dedicates a 55-foot right-of-way each for two proposed streets, Oak View Lane, and Pecan Crossing Court. In addition, this plat also dedicates a 10-foot public utility easement along Pecan Crossing Court and along the lot lines of Lot 1, as well as 20-foot public utility easements bordering the lot lines of Lot 11. The plat further dedicates a 20-foot drainage easement between proposed Lots 10 and 11. It was noted that the detention pond to the west is not part of this plat. It was platted as a regional detention pond as part of Heritage Oaks, Section 1.

A Public Hearing Notice was published in the Banner Press on May 5, 2024, and notices were mailed to property owners within 200-feet of the subject properties on May 3, 2024. Staff received one (1) written citizen comment in support of the replat request and two (2) written citizen comments in opposition to the replat request, as follows:

- Otto and Peggy Acker, 243 Oak Hollow Lane, in support of the replat request.
- Marilynnette Cox, recently relocated from Florida, against the replat request citing insufficient information regarding drainage concerns.
- Dianne Lovell, 6352 Wiedeville Church Road, against the replat request citing insufficient information regarding drainage concerns.

Engineering and Development Services staff have reviewed the proposed replat for compliance with the City of Brenham’s applicable regulations and ordinances and recommend **approval**. It was noted that although a public hearing is required, if the replat meets all regulations and ordinances, the Planning and Zoning Commission does not have the authority to deny the replat request.

In response to questions from the Planning and Zoning Commissioners, the following was stated or clarified:

- The minimum home size requirements will be established as part of the Homeowners Association documents, but they have not been finalized at this time. The home sizes will likely be 1,850 – 2,200 square feet.
- The existing flow drains to the east and west.
- Lots 3 and 11 have drainage easements to help funnel drainage to the pond.
- The City of Brenham reviews civil plans and plats in tandem. The City is charged with making sure that the Public Infrastructure and Design Manual requirements are met, including drainage and detention.
- The deed restrictions for Section 1 prohibit on-street parking overnight and this will be included in the deed restrictions for Section 2.

Vice Chair Alfred closed the regular session and opened the public hearing at 6:26 pm. There were no citizen comments.

Vice Chair Alfred closed the public hearing and re-opened the regular session at 6:27 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Heine to **approve** the request by Presley Good (Garza EMC) / Arlen Thielemann for approval of a Replat of the unrestricted Reserve “B” of the Heritage Oaks Subdivision, Section 1 to create Heritage Oaks Subdivision, Section 2, containing 5.69-acres total and consisting of 15 Lots and 1 Block, in Brenham, as presented. The motion carried unanimously.

9. Public Hearing, Discussion and Possible Action on Case No. P-24-009: A request by Jon Hodde, Hodde & Hodde Land Surveying, Inc. / Michael Ancone for approval of a Replat of Reserve “A”, Block IV, Scenic Estates Subdivision, Section 1 and Reserve “B2”, Block IV of the Replat of the Original Subdivision Plat, Reserve B, Block IV, Scenic Estates Subdivision, Section 1 to create Lot 1-R, containing 2.609-acres, 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-24-009 (on file in the Development Services Department). Ms. Laauwe stated that the property owner / Ancona LLC and the applicant is Jon Hodde / Hodde & Hodde Land Surveying, Inc. The property is currently identified as Reserve “A”, Block IV, Scenic Estates Subdivision, Section 1, and Reserve “B2”, Block IV of the Replat of the Original Subdivision Plat, Reserve “B”, Block IV, Scenic Estates, Section 1 and is approximately 2.609-acres of vacant land generally located on the east side of N. Park Street at the southeast corner of Brookside Drive. Dollar General is located to the north and Hohlt Park is to the west. The property is zoned B-1, Local Business Mixed Residential Use District. The property owner would like to replat the two existing lots into one lot (Lot 1-R) for development of a Food Truck Park with related parking and a commercial use building.

A specific use permit (SUP) to allow a Food Truck Park in a B-1 zoning district was approved earlier this year.

Engineering and Development Services staff have reviewed the proposed replat for compliance with the City of Brenham’s applicable regulations and ordinances and recommend **approval**.

Vice Chair Alfred asked if there was anyone who wanted to comment regarding this request. There were no citizen comments.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Smith to **approve** the request by Jon Hodde, Hodde & Hodde Land Surveying, Inc. / Michael Ancone for approval of a Replat of Reserve “A”, Block IV, Scenic Estates Subdivision, Section 1 and Reserve “B2”, Block IV of the Replat of the Original Subdivision Plat, Reserve B, Block IV, Scenic Estates Subdivision, Section 1 to create Lot 1-R, containing 2.609-acres, in Brenham, as presented. The motion carried unanimously.

At this point, the Planning and Zoning Commission took a recess at 6:35 pm until clarification could be obtained from the City Attorney regarding item number 5. The Board reconvened the regular session at 6:40 pm.

5. A motion was made by Commissioner Cangelosi and seconded by Commissioner Heine to remove this item (item number 5) from the table. The motion carried unanimously.

Ms. Doland stated that after talking with Luke Cochran, attorney for the City of Brenham, it was confirmed that the requirement for four (4) consenting votes only applies to the Zoning Board of Adjustment not the Planning and Zoning Commission. The earlier motion to **recommend approval** of the request with the additional screening condition that had a 3-2 vote is valid since three (3) consenting votes are a majority of the members in attendance. No further action is required by the Planning and Zoning Commission. Staff will prepare a memo for City Council that includes the motions, concerns of the public and the Board deliberations. The City Council will hold a public hearing then consider the request. Council may accept the recommendation of the Planning and Zoning Commission, or they may amend the recommendation.

10. Adjourn.

A motion was made by Commissioner Smith and seconded by Commissioner Kossie to adjourn the meeting at 6:44 pm. The motion carried unanimously.

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

Certification of Meeting Minutes:

Planning and Zoning Commission

M. Keith Behrens
Chair

June 17, 2024
Meeting Date

Attest

Kim Hodde
Staff Secretary

June 17, 2024
Meeting Date



CASE P-24-012
PRELIMINARY PLAT: ARETE II SUBDIVISION

STAFF CONTACT: Shauna Laauwe, AICP, City Planner

PLAT TITLE: Arete II Subdivision **CITY/ETJ:** City

PLAT TYPE: Preliminary Plat

OWNER/APPLICANT: Arete Property Group / Jake Carlile

ADDRESS/LOCATION: 1403 W Main Street

LEGAL DESCRIPTION: Volume 1899, Page 519 of the OPRWCT and part of Tract 181, Phillip Coe – A-31

LOT AREA: Approximately .285 acres (12,229.92 square feet)

ZONING DISTRICT: B-1, Local Business / Residential Mixed-Use District

EXISTING USE: Commercial

COMP PLAN Corridor Mixed-Use District
FUTURE LAND USE:

REQUEST: A request from Jake Carlile, Arete Property Group for approval of a Preliminary Plat of the Arete II Subdivision creating Lot 1 (0.285-acres) called 12,229.92 square feet in Volume 1899, Page 519 of the OPRWCT and part of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.

BACKGROUND:
The subject 0.285-acre (called 12,229.92 square foot) tract of land is owned by Arete Property Group / Jake Carlile. The property is currently addressed as 1403 W. Main Street and is generally located on the south side of W. Main Street and is west of Saeger Street and east of Munz Street. The property is zoned B-1, Local Business / Residential Mixed Use District and is currently developed with an existing, vacant, commercial building. The property owners are redeveloping the site for a new commercial use and the property is currently unplatted, thus a preliminary and final plat is required. The plat includes the dedication of a 20-foot public utility easement along the front property line.

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

GENERAL NOTES

THIS TRACT LIES WITHIN FLOOD ZONE 'X' 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. 48477C0295C, EFFECTIVE DATE: 08-16-2011.

BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), 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 1.00002533267584 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

(D) INDICATES THE DEED CALLS FILED IN VOLUME 1899, PAGE 519, OPRWCT.

ACCORDING TO THE CITY OF BRENHAM ONLINE ZONING MAP REFERENCED ON 05-03-2024, THIS TRACT IS ZONED B1 (LOCAL BUSINESS MIXED) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK	25 FEET
SIDE SETBACK (INTERIOR)	NOT REQUIRED
REAR SETBACK	10 FEET

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY BLUEBONNET ABSTRACT AND TITLE, LLC, GF NO. 23-382-WASH, EFFECTIVE DATE: 6-25-2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10H: SEWER LINE EASEMENT IN VOLUME 236, PAGE 274, DRWCT, DOES NOT APPLY.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

CONTOURS SHOWN HEREON ARE APPROXIMATE, FROM TNRS EASTERN TEXAS LIDAR 2018, BRENHAM/SE 14RQU4939.

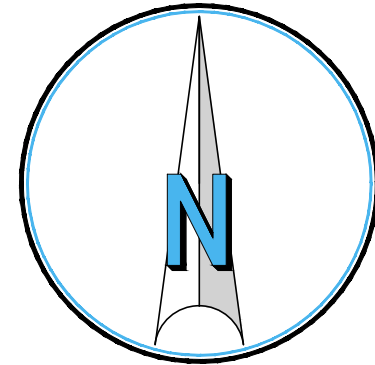
ALL KNOWN OR APPARENT OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.

THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE AND VALID COVENANTS OR RESTRICTIONS.

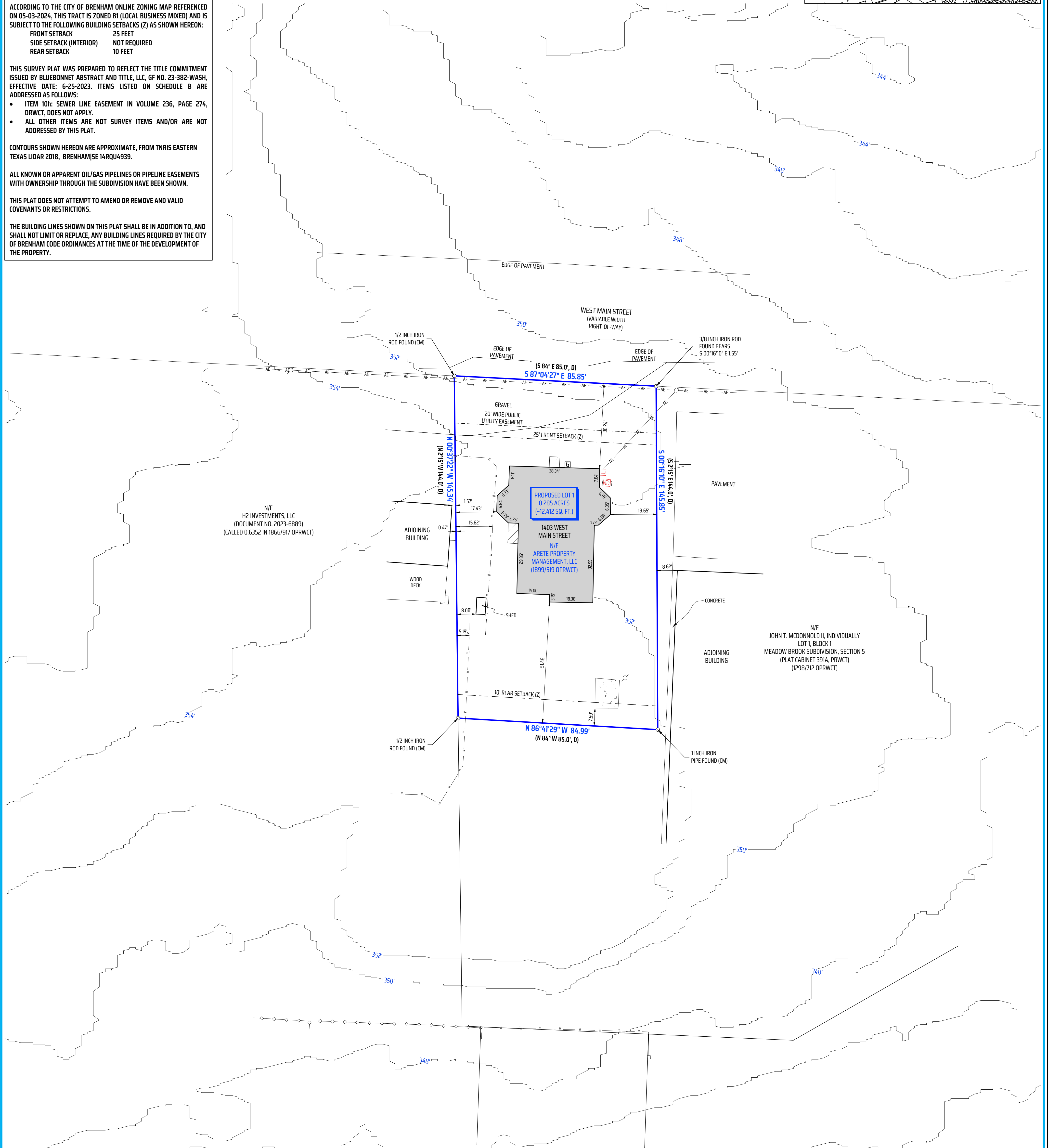
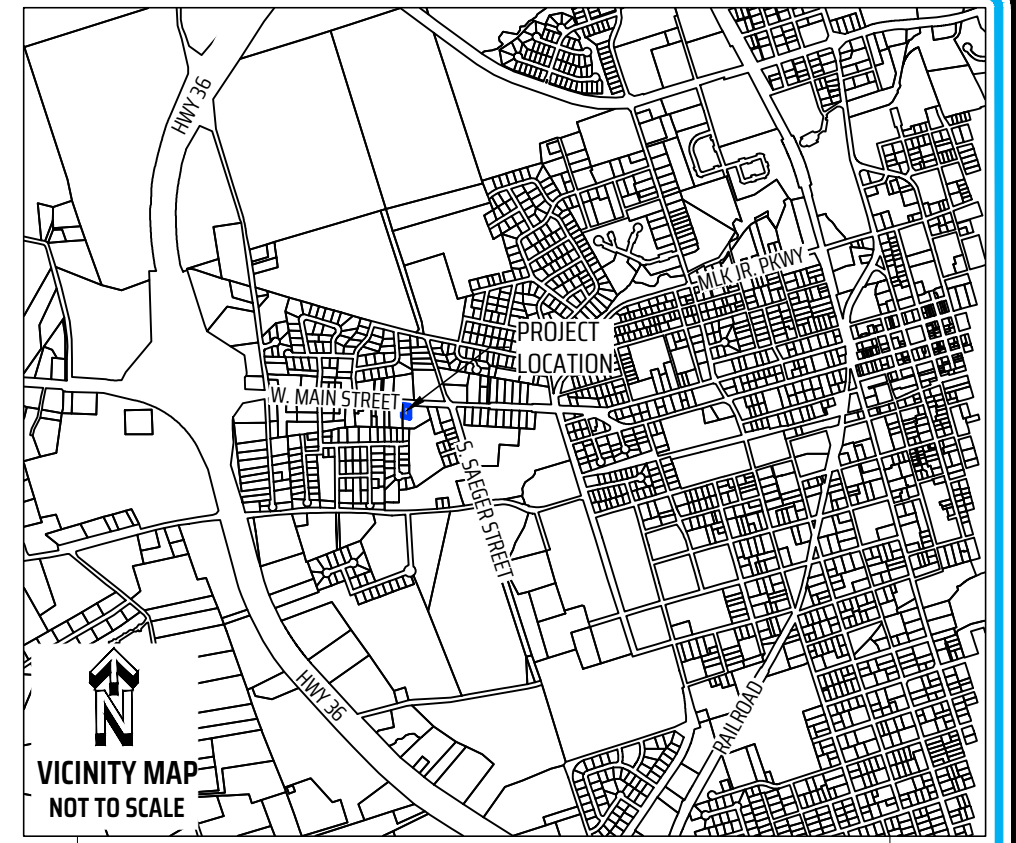
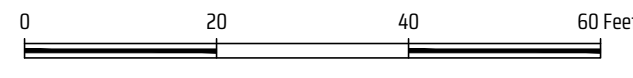
THE BUILDING LINES SHOWN ON THIS PLAT SHALL BE IN ADDITION TO, AND SHALL NOT LIMIT OR REPLACE, ANY BUILDING LINES REQUIRED BY THE CITY OF BRENHAM CODE ORDINANCES AT THE TIME OF THE DEVELOPMENT OF THE PROPERTY.

LEGEND:

DRWCT = DEED RECORDS OF WASHINGTON COUNTY, TEXAS	UTILITY POLE
OPRWCT = OFFICIAL PUBLIC RECORDS OF WASHINGTON COUNTY, TEXAS	A/C UNIT
1231456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS	GAS METER
N/F = NOW OR FORMERLY	ELECTRIC SERVICE
() = RECORD INFORMATION	AERIAL ELECTRIC LINES
	WOOD FENCE
	DECK
	CONCRETE



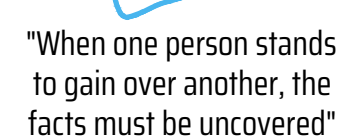
SCALE: 1" = 20'



PRELIMINARY PLAN OF THE ARETE II SUBDIVISION LOT 1 (0.285 ACRES) CALLED 12,229.92 SQ. FT. VOLUME 1899, PAGE 519 OPRWCT PHILIP COE LEAGUE SURVEY, ABSTRACT 31 BRENHAM, WASHINGTON COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
 SURVEY DATE: 01-01-2023 | PLAT DATE: 05-09-2024
 JOB NUMBER: 24-426 | CAD NAME: 24-426-PLAT
 POINT FILE: 24-426-ALL
 DRAWN BY: RCU CHECKED BY: DPB
 PREPARED BY: KERR SURVEYING, LLC
 TBPELS FIRM#10018500
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

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.



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



CASE P-24-013
FINAL PLAT: ARETE II SUBDIVISION

STAFF CONTACT: Shauna Laauwe, AICP, City Planner

PLAT TITLE: Arete II Subdivision **CITY/ETJ:** City

PLAT TYPE: Final Plat

OWNER/APPLICANT: Arete Property Group / Jake Carlile

ADDRESS/LOCATION: 1403 W Main Street

LEGAL DESCRIPTION: Volume 1899, Page 519 of the OPRWCT and part of Tract 181, Phillip Coe – A-31

LOT AREA: Approximately .285 acres (12,229.92 square feet)

ZONING DISTRICT: B-1, Local Business / Residential Mixed-Use District

EXISTING USE: Commercial

COMP PLAN Corridor Mixed-Use District
FUTURE LAND USE:

REQUEST: A request from Jake Carlile, Arete Property Group for approval of a Final Plat of the Arete II Subdivision creating Lot 1 (0.285-acres) called 12,229.92 square feet in Volume 1899, Page 519 of the OPRWCT and part of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.

BACKGROUND:

The subject 0.285-acre (called 12,229.92 square foot) tract of land is owned by Arete Property Group / Jake Carlile. The property is currently addressed as 1403 W. Main Street and is generally located on the south side of W. Main Street and is west of Saeger Street and east of Munz Street. The property is zoned B-1, Local Business / Residential Mixed Use District and is currently developed with an existing, vacant, commercial building. The property owners are redeveloping the site for a new commercial use and the property is currently unplatted, thus a preliminary and final plat is required. The plat includes the dedication of a 20-foot public utility easement along the front property line.

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

GENERAL NOTES

THIS TRACT LIES WITHIN FLOOD ZONE 'X' 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. 48477C0295C, EFFECTIVE DATE: 08-16-2011.

BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), 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 1.00002533267584 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

(D) INDICATES THE DEED CALLS FILED IN VOLUME 1899, PAGE 519, OPRWCT.

ACCORDING TO THE CITY OF BRENHAM ONLINE ZONING MAP REFERENCED ON 05-03-2024, THIS TRACT IS ZONED B1 (LOCAL BUSINESS MIXED) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

- FRONT SETBACK 25 FEET
- SIDE SETBACK (INTERIOR) NOT REQUIRED
- REAR SETBACK 10 FEET

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY BLUEBONNET ABSTRACT AND TITLE, LLC, GF NO. 23-382-WASH, EFFECTIVE DATE: 6-25-2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10H: SEWER LINE EASEMENT IN VOLUME 236, PAGE 274, DRWCT, DOES NOT APPLY.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

ALL KNOWN OR APPARENT OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.

THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE AND 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 ORDINANCES AT THE TIME OF THE DEVELOPMENT OF THE PROPERTY.

LEGEND:

DRWCT = DEED RECORDS OF WASHINGTON COUNTY, TEXAS

OPRWCT = OFFICIAL PUBLIC RECORDS OF WASHINGTON COUNTY, TEXAS

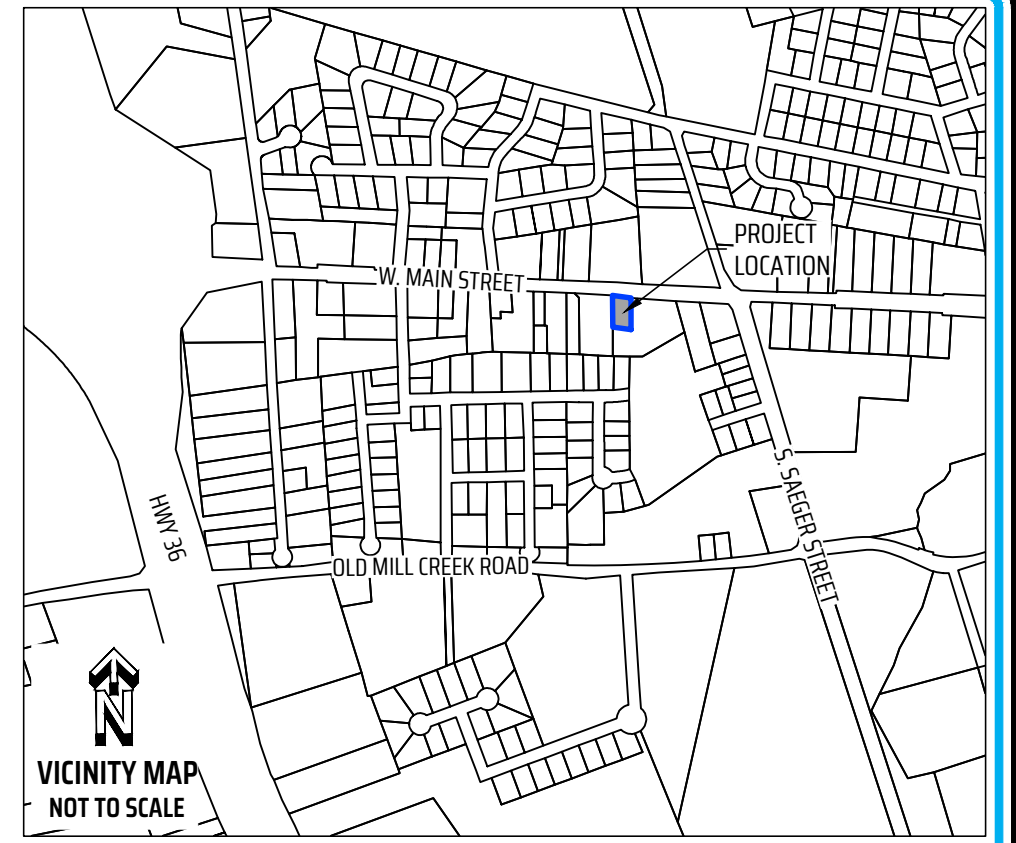
123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

SCALE: 1" = 20'

0 20 40 60 Feet



OWNER ACKNOWLEDGEMENT

I, ARETE PROPERTY MANAGEMENT LLC., 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 1899, PAGE 519, 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: _____
JAKE CARLILE
FOUNDER OF ARETE PROPERTY GROUP, LLC
1401 BERMUDA COURT, COLLEGE STATION, TX 77845

NOTARY PUBLIC ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JAKE CARLILE 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.

MY COMMISSION EXPIRES: _____
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 _____, 2024, AT _____ O'CLOCK _____ M. AND DULY RECORDED IN CABINET _____ SHEET _____ OF THE RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

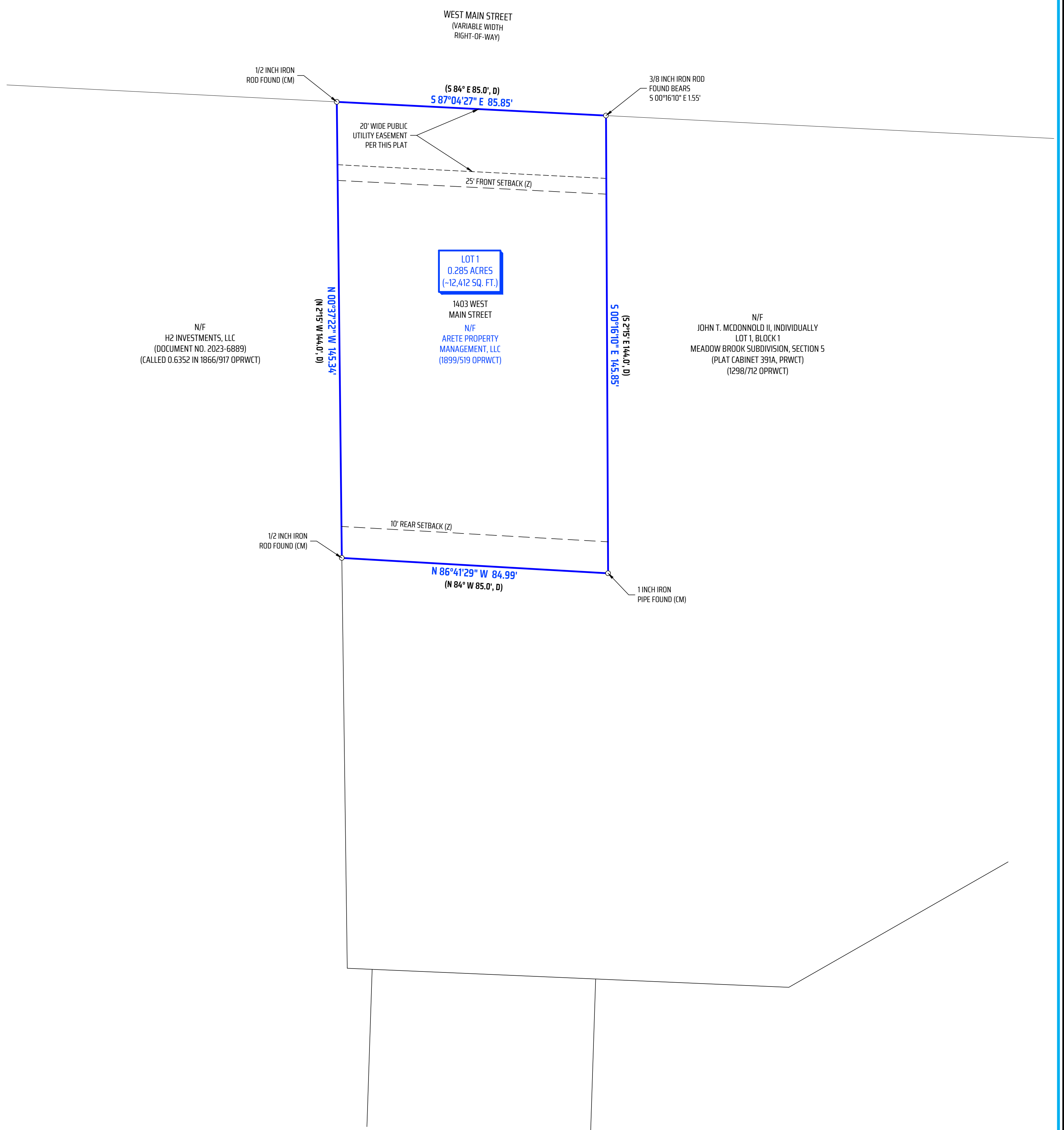
WITNESS MY HAND AND SEAL OF OFFICE, AT BRENHAM, WASHINGTON COUNTY, TEXAS, THE DAY AND DATE LAST WRITTEN ABOVE.

BETH ROTHERMEL
CLERK OF THE COUNTY COURT
WASHINGTON COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID POWELL BRISTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6537, 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.

DAVID POWELL BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6537



FINAL PLAT
OF
THE ARETE II SUBDIVISION
LOT 1 (0.285 ACRES)
CALLED 12,229.92 SQ. FT.
VOLUME 1899, PAGE 519 OPRWCT
PHILIP COE LEAGUE SURVEY, ABSTRACT 31
BREHMAN, WASHINGTON COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 04-26-2024 | PLAT DATE: 06-13-2024
JOB NUMBER: 24-426 | CAD NAME: 24-426-PLAT
POINT FILE: 24-426-ALL
DRAWN BY: RCU CHECKED BY: DPB
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

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

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.



CASE P-24-014
FINAL PLAT: Vintage Farms Subdivision, Phase VI

STAFF CONTACT: Shauna Laauwe AICP, City Planner

PLAT TITLE: Vintage Farms Subdivision, Phase VI **CITY/ETJ:** City Limits

PLAT TYPE: Final Plat

OWNER/APPLICANT: Ranier & Son Development Company (Stylecraft Builders, Inc.) / McClure & Browne – Cody Karisch

LOT AREA /LOCATION: 24.872 acres located generally off State Highway 36 North near Dixie Road

LEGAL DESCRIPTION: 24.872 acre tract out of the Phillip Coe Survey, A-31

ZONING DISTRICT Planned Development District (O-21-014) / Residential

EXISTING USE: Vacant land

COMP PLAN Mixture of Single Family and Multi-Family

FUTURE LAND USE:

REQUEST: A request for approval of a Final Plat of the Vintage Farms Subdivision, Phase VI, creating Block 2, Lots 11-56, Block 3, Lots 1-27, Block 4, Lots 9-16, and Block 5, Lots 1-24, consisting of approximately 105 Single-Family Residential lots and Four Common Areas containing a total of 2.68-acres (98,796.43 square feet), for a total of 24.872-acres of land that is a portion of a called 52.428-acre remainder tract in Volume 1732, Page 759 of the OPRWCT and further described as part of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.

BACKGROUND:

On October 23, 2017, the Planning and Zoning Commission approved the Preliminary Plat for the Vintage Farms Subdivision, Phases I, II and III.

On November 27, 2017, the Commission approved the Final Plat creating Vintage Farms Subdivision, Phase I. The Final Plat for Phase I included platting of 102 residential lots and Reserves A-F.

On June 24, 2019, the Planning and Zoning Commission approved the Final Plat creating Vintage Farms Subdivision, Phase II. The Final Plat for Phase II included platting of 52 residential lots and corresponding right-of-way and easements.

On October 26, 2020, the Planning and Zoning Commission approved the Final Plat creating Vintage Farms Subdivision, Phase III. The Final Plat for Phase III included platting 44 residential lots, a Reserve "G", common areas, and corresponding right-of-way and easements.

On November 19, 2020, The City Council approved The Lakes PD (O-20-028) that added approximately 52.428 acres of land to the Vintage Farms Subdivision.

On March 22, 2021, the Planning and Zoning Commission approved a Preliminary Plat for Vintage Farms Subdivision, Phases V-VII, and a Final Plat for Vintage Farms, Phase V, that was the first phase to be approved within the 52.428 acre Planned Development District approved by Ordinance No. O-20-028 on November 19, 2020. The Final Plat for Phase V included 15.946 acres of land and the creation of 63 residential lots, 5 common areas totaling 1.879-acres, along with corresponding right-of-way and easements.

On October 25, 2021, the Planning and Zoning Commission approved the Final Plat creating Vintage Farms Subdivision, Phase IV, consisting of 57 residential Lots in Blocks 2-3, and 1 Common Area, being 12.019 acres out of the Phillip Coe Survey, A-31. The PD was later amended to revise "The Lakes" concept and instead an neighborhood park and amenities were provided (O-21-014).

CURRENT REQUEST:

Rainer & Son Development Company (also known as Stylecraft Builders) requests approval of a Final Plat of the Vintage Farms Subdivision, Phase VI, creating Block 2, Lots 11-56, Block 3, Lots 1-27, Block 4, Lots 9-16, and Block 5, Lots 1-24, consisting of approximately 105 Single-Family Residential lots and Four Common Areas containing a total of 2.68-acres (98,796.43 square feet), for a total of 24.872-acres of land that is a portion of a called 52.428-acre remainder tract. The Final Plat also dedicates corresponding right-of-way and easements. The proposed plat meets all applicable standards of the Planned Development District (O-21-014).

STAFF RECOMMENDATION:

Development Services and Engineering have reviewed this proposed 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

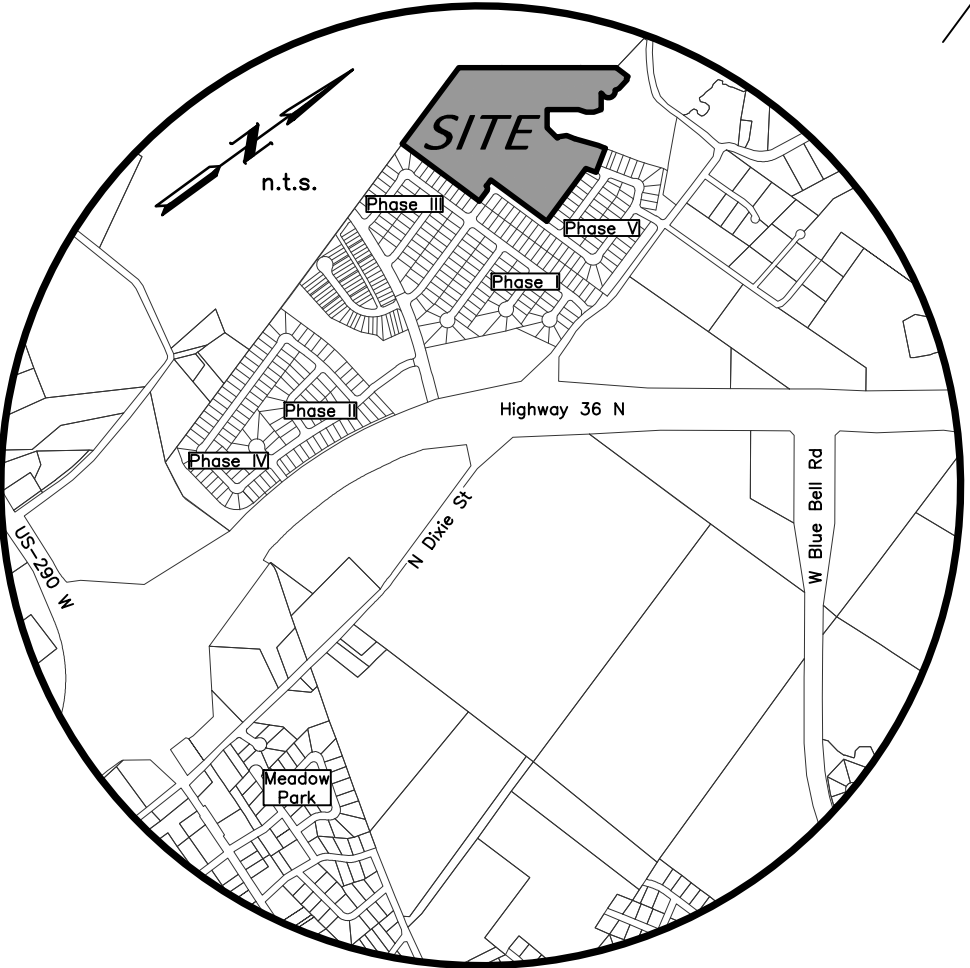
- ORIGIN OF BEARING SYSTEM: VINTAGE FARMS, PHASE 1, as recorded in Cabinet 694 B, Plat Records of Washington County, Texas.
- According to the Flood Insurance Rate Maps for Washington County, Texas and the City of Brenham, Community Panel No. 4847700295C effective date of August 16, 2011, no portion of the subject property lies within the 100 year Flood Hazard Area.
- The minimum building setback requirements per Zoning Ordinance No. 0-21-014 are as follows:
Front: 25 feet
Rear: 20 feet
Side: 7.5 feet
Side Street: 15 feet
- Land use and physical development must comply with Zoning Ordinance No. 0-21-014.
- Minimum Lot Area: 6,600 square feet.
- All distances shown along curves are arc lengths.
- All Right-of-ways dedicated to the public.
- Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.
- Direct access from lots or common areas will not be permitted to collector or arterial streets.
- Unless otherwise noted all corners are marked with 1/2" Iron Rods (CM)
○ = 1/2" Iron Rod Set
- Abbreviations:
B.E. = Bluebonnet Electric Easement
B.S.I. = By Separate Instrument
C.A. = Common Area
P.U.E. = Public Utility Easement (City of Brenham)
P.D.E. = Private Drainage Easement
R.O.W. = Right of Way
CM = Controlling Monument
- Common Areas and Private Drainage Easements shall be owned and maintained by Home Owner's Association.

Remainder Tract No. 1
219.28 Acres
Now or Formerly
James & Melanie Brown
V.373, P.476

Scale:
1"=60'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 75°46'25" E	107.23'
L2	S 75°42'7" E	18.19'
L3	S 81°08'52" E	11.90'
L4	S 75°30'0" E	86.18'
L5	S 13°51'40" W	30.94'
L6	S 51°09'06" E	118.87'
L7	S 19°24'33" W	58.32'
L8	S 38°50'54" W	55.00'
L9	S 58°17'15" W	58.32'
L10	S 51°09'06" E	96.89'
L11	S 51°31'38" E	35.20'
L12	N 84°24'53" E	106.52'
L13	N 14°35'10" W	11.65'
L14	N 29°22'29" E	60.71'
L15	N 60°27'20" E	62.54'
L16	N 59°35'15" E	55.00'
L17	S 59°35'11" W	79.32'
L18	S 14°35'10" W	55.00'
L19	S 14°35'10" E	95.00'
L20	S 51°09'06" E	95.00'
L21	N 51°09'06" W	95.00'
L22	S 52°11'55" E	69.43'
L23	N 9°38'36" W	60.21'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	153°40'02"	50.00'	134.10'	213.74'	S 18°38'52" W	97.37'
C2	173°38'52"	50.00'	154.00'	7.76'	S 86°39'27" W	15.34'
C3	90°00'00"	25.00'	39.27'	25.00'	S 59°35'10" E	35.36'
C4	89°59'42"	25.00'	39.27'	25.00'	S 6°09'15" E	35.35'
C5	24°04'14"	50.00'	21.01'	10.66'	S 50°53'01" W	20.85'
C6	101°23'47"	65.00'	115.03'	79.41'	S 12°13'15" W	100.60'
C7	24°04'14"	50.00'	21.01'	10.66'	S 26°26'32" E	20.85'
C8	24°04'14"	50.00'	21.01'	10.66'	S 22°21'18" E	20.85'
C9	138°19'14"	65.00'	156.92'	170.76'	S 59°29'47" E	121.50'
C10	24°04'14"	50.00'	21.01'	10.66'	N 63°22'43" E	20.85'
C11	90°10'45"	25.00'	39.35'	25.08'	N 59°29'47" W	35.41'
C12	53°15'19"	72.50'	67.39'	36.35'	N 12°13'15" E	64.99'
C13	90°00'00"	25.00'	39.27'	25.00'	N 83°50'54" E	35.36'
C14	36°33'56"	450.00'	287.19'	148.67'	S 32°52'08" E	282.34'
C15	90°00'00"	25.00'	39.27'	25.00'	S 30°24'50" W	35.36'
C16	90°00'00"	25.00'	39.27'	25.00'	N 59°35'10" W	35.36'
C17	36°33'56"	505.00'	322.29'	166.84'	N 32°52'08" W	316.84'
C18	90°00'00"	25.00'	39.27'	25.00'	N 6°09'15" E	66.24'
C19	38°59'07"	50.00'	34.02'	17.70'	N 58°20'27" E	33.37'
C20	82°57'57"	50.00'	72.40'	44.21'	S 80°19'52" W	66.24'
C21	90°00'00"	25.00'	39.27'	25.00'	S 83°50'54" W	35.36'
C22	23°59'58"	50.00'	20.94'	10.63'	S 71°35'10" W	20.79'
C23	122°22'07"	65.00'	138.82'	118.16'	S 22°31'39" W	113.90'
C24	24°04'14"	50.00'	21.01'	10.66'	S 26°37'17" E	20.85'
C25	90°00'00"	25.00'	39.27'	25.00'	S 30°24'50" W	35.36'
C26	89°59'58"	25.00'	39.27'	25.00'	N 59°35'09" W	35.36'
C27	74°10'21"	25.00'	32.36'	18.90'	N 22°30'01" E	30.15'



FINAL PLAT

VINTAGE FARMS SUBDIVISION PHASE VI

105 LOTS
BLOCK 2: LOTS 11-56, BLOCK 3: LOTS 1-27
BLOCK 4: LOTS 9-16, BLOCK 5: LOTS 1-24
4 COMMON AREAS
98,796.43 SF (2.268 ACRES)

BEING PART OF THE CALLED 52.428 ACRE REMAINDER TRACT
RECORDED IN VOLUME 1732, PAGE 759
24.872 ACRES

PHILLIP COE SURVEY, A-31
BRENNHAM, WASHINGTON COUNTY, TEXAS

APRIL, 2024
SCALE 1"=60'

Owner: Ronier & Son Development Company
4090 South TX Highway 6
College Station, TX 77845
(979) 690-1222

Surveyor: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300

SHEET NO. **1**
OF 2 SHEETS

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Beth A. 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 _____, at _____ o'clock, _____m., and duly recorded on _____, 20____, at _____ o'clock _____m. in cabinet _____ sheet _____ of record of _____ for said county.

Witness my hand and seal of office, at Brenham, Washington County, Texas, the day and date last above written.

CLERK, COUNTY COURT
WASHINGTON COUNTY, TEXAS

LEINHOLDERS ACKNOWLEDGMENT

Bank, owner and holder of a lien against the property described in the plat shown hereon, said lien being evidenced by instrument of record in Volume 1240, Page 508 of the Official Records of Washington County, Texas, does hereby in all things subordinate to said plat said lien, and hereby confirms they are the present owner of said lien and has not assigned the same nor any part thereof.

NAME:

TITLE:

OWNER ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF WASHINGTON

We, Ranier & Son Development Company LLC, a Texas Corporation, Stephen Grove Assistant Vice President, owner of the property subdivided in the foregoing map of Vintage Farms Subdivision to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown and designate said subdivision as Vintage Farms Subdivision to the City of Brenham, Texas, located in Brenham, Washington County, Texas, and we do hereby dedicate to public use, as such the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated or occasioned by the alteration of the surface of any portion of streets and alleys to conform to such grades, and do hereby bind ourselves, our heirs, executors, and administration to warrant and forever defend the title to the land so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon. We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

Witness my hand and at _____, _____ County, Texas on this the ____ day of _____, 20____.

STEPHEN GROVE, ASSISTANT VICE PRESIDENT
RANIER & SON DEVELOPMENT COMPANY LLC

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF _____

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

NOTARY PUBLIC, STATE OF TEXAS

NOTARYS NAME (PRINTED): _____

NOTARYS COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Cody Karisch, R.P.L.S. No. 7004

PLANNING AND ZONING COMMISSION APPROVAL

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

CHAIRMAN

SECRETARY

FINAL PLAT

**VINTAGE FARMS
SUBDIVISION
PHASE VI**

105 LOTS
BLOCK 2: LOTS 11-56, BLOCK 3: LOTS 1-27
BLOCK 4: LOTS 9-16, BLOCK 5: LOTS 1-24
4 COMMON AREAS
98,796.43 SF (2.268 ACRES)

BEING PART OF THE CALLED 52.428 ACRE REMAINDER TRACT
RECORDED IN VOLUME 1732, PAGE 759

24.872 ACRES

PHILLIP COE SURVEY, A-31
BRENNHAM, WASHINGTON COUNTY, TEXAS

APRIL, 2024
SCALE 1"=60'

SHEET NO.

2

OF 2 SHEETS

Owner:
Ranier & Son Development Company
4090 South TX Highway 6
College Station, TX 77845
(979) 690-1222

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300





CASE P-24-015

FINAL PLAT: Vintage Farms Subdivision, Phase VII

STAFF CONTACT: Shauna Laauwe AICP, City Planner

PLAT TITLE: Vintage Farms Subdivision, Phase VII **CITY/ETJ:** City Limits

PLAT TYPE: Final Plat

OWNER/APPLICANT: Ranier & Son Development Company (Stylecraft Builders, Inc.) / McClure & Browne – Cody Karisch

LOT AREA /LOCATION: 2.906 acres located generally off State Highway 36 North near Dixie Road

LEGAL DESCRIPTION: 2.906-acre tract out of the Phillip Coe Survey, A-31

ZONING DISTRICT Planned Development District (O-21-014) / Residential

EXISTING USE: Vacant land

COMP PLAN Mixture of Single Family and Multi-Family
FUTURE LAND USE:

REQUEST: A request for approval of a Final Plat of the Vintage Farms Subdivision, Phase VII, creating Block 2, Lots 1-15, consisting of 15 Single-Family Residential lots and Three Common Areas containing a total of 0.332-acres (14,451.91 square feet), for a total of 2.906-acres of land that is a portion of a called 52.428-acre remainder tract in Volume 1732, Page 759 of the OPRWCT and further described as part of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.

BACKGROUND:

On October 23, 2017, the Planning and Zoning Commission approved the Preliminary Plat for the Vintage Farms Subdivision, Phases I, II and III.

On November 27, 2017, the Commission approved the Final Plat creating Vintage Farms Subdivision, Phase I. The Final Plat for Phase I included platting of 102 residential lots and Reserves A-F.

On June 24, 2019, the Planning and Zoning Commission approved the Final Plat creating Vintage Farms Subdivision, Phase II. The Final Plat for Phase II included platting of 52 residential lots and corresponding right-of-way and easements.

On October 26, 2020, the Planning and Zoning Commission approved the Final Plat creating Vintage Farms Subdivision, Phase III. The Final Plat for Phase III included platting 44 residential lots, a Reserve "G", common areas, and corresponding right-of-way and easements.

On November 19, 2020, The City Council approved The Lakes PD (O-20-028) that added approximately 52.428 acres of land to the Vintage Farms Subdivision.

On March 22, 2021, the Planning and Zoning Commission approved a Preliminary Plat for Vintage Farms Subdivision, Phases V-VII, and a Final Plat for Vintage Farms, Phase V, that was the first phase to be approved within the 52.428 acre Planned Development District approved by Ordinance No. O-20-028 on November 19, 2020. The Final Plat for Phase V included 15.946 acres of land and the creation of 63 residential lots, 5 common areas totaling 1.879-acres, along with corresponding right-of-way and easements.

On October 25, 2021, the Planning and Zoning Commission approved the Final Plat creating Vintage Farms Subdivision, Phase IV, consisting of 57 residential Lots in Blocks 2-3, and 1 Common Area, being 12.019 acres out of the Phillip Coe Survey, A-31. The PD was later amended to revise "The Lakes" concept and instead a neighborhood park and amenities were provided (O-21-014).

CURRENT REQUEST:

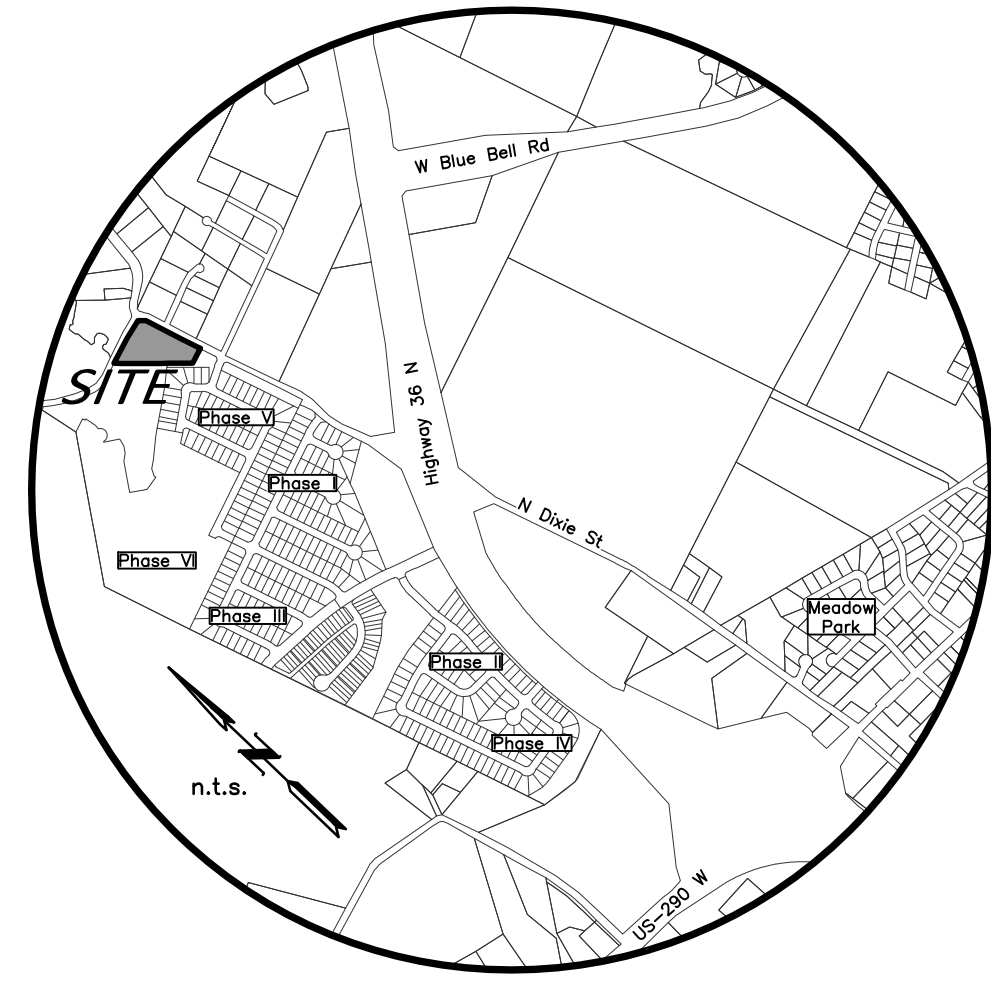
Rainer & Son Development Company (also known as Stylecraft Builders) requests approval of a Final Plat of the Vintage Farms Subdivision, Phase VII, creating Block 2, Lots 1-15, consisting of 15 Single-Family Residential lots and Three Common Areas containing a total of 0.332-acres (14,451.91 square feet), for a total of 2.906-acres of land that is a portion of a called 52.428-acre remainder tract for the construction of patio homes. The Final Plat also dedicates corresponding right-of-way and easements. The proposed plat meets all applicable standards of the Planned Development District (O-21-014).

STAFF RECOMMENDATION:

Development Services and Engineering have reviewed this proposed 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



VICINITY MAP

- ORIGIN OF BEARING SYSTEM: VINTAGE FARMS, PHASE 1, as recorded in Cabinet 694B, Plat Records of Washington County, Texas.
- According to the Flood Insurance Rate Maps for Washington County, Texas and the City of Brenham, Community Panel No. 48477022950 effective date of August 16, 2011, no portion of the subject property lies within the 100 year Flood Hazard Area.
- The minimum building setback requirements per Zoning Ordinance No. 0-21-014 are as follows:
Front: 20 feet
Rear: 15 feet
Sides: 5 feet
Side Street: 15 feet
- Land use and physical development must comply with Zoning Ordinance No. 0-21-014.
- Minimum Lot Area: 4,400 square feet.
- All distances shown along curves are arc lengths.
- All Right-of-ways dedicated to the public.
- Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.
- Direct access from lots or common areas will not be permitted to collector or arterial streets.
- Unless otherwise noted all corners are marked with 1/2" Iron Rods
 - - 1/2" Iron Rod Found (CM)
 - - 1/2" Iron Rod Set
 - ⊙ - Fence Post Found (CM)
 - ⊙ - PK Nail in Asphalt
- Abbreviations:
 - B.E. - Bluebonnet Electric Easement
 - B.S.I. - By Separate Instrument
 - P.U.E. - Public Utility Easement (City of Brenham)
 - R.O.W. - Right of Way
 - CM - Controlling Monument
- Common Areas and Private Drainage Easements shall be owned and maintained by Home Owner's Association.

OWNER ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF WASHINGTON

We, Ranier & Son Development Company LLC, a Texas Corporation, Stephen Grove Assistant Vice President, owner of the property subdivided in the foregoing map of Vintage Farms Subdivision to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown and designate said subdivision as Vintage Farms Subdivision Phase VII to the City of Brenham, Texas, located in Brenham, Washington County, Texas, and we do hereby dedicate to public use, as such the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated or occasioned by the alteration of the surface of any portion of streets and alleys to conform to such grades, and do hereby bind ourselves, our heirs, executors, and administration to warrant and forever defend the title to the land so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon. We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

Witness my hand and at _____ County, Texas on this the ____ day of _____, 20____.

STEPHEN GROVE, ASSISTANT VICE PRESIDENT
RANIER & SON DEVELOPMENT COMPANY LLC

NOTARY PUBLIC ACKNOWLEDGMENT

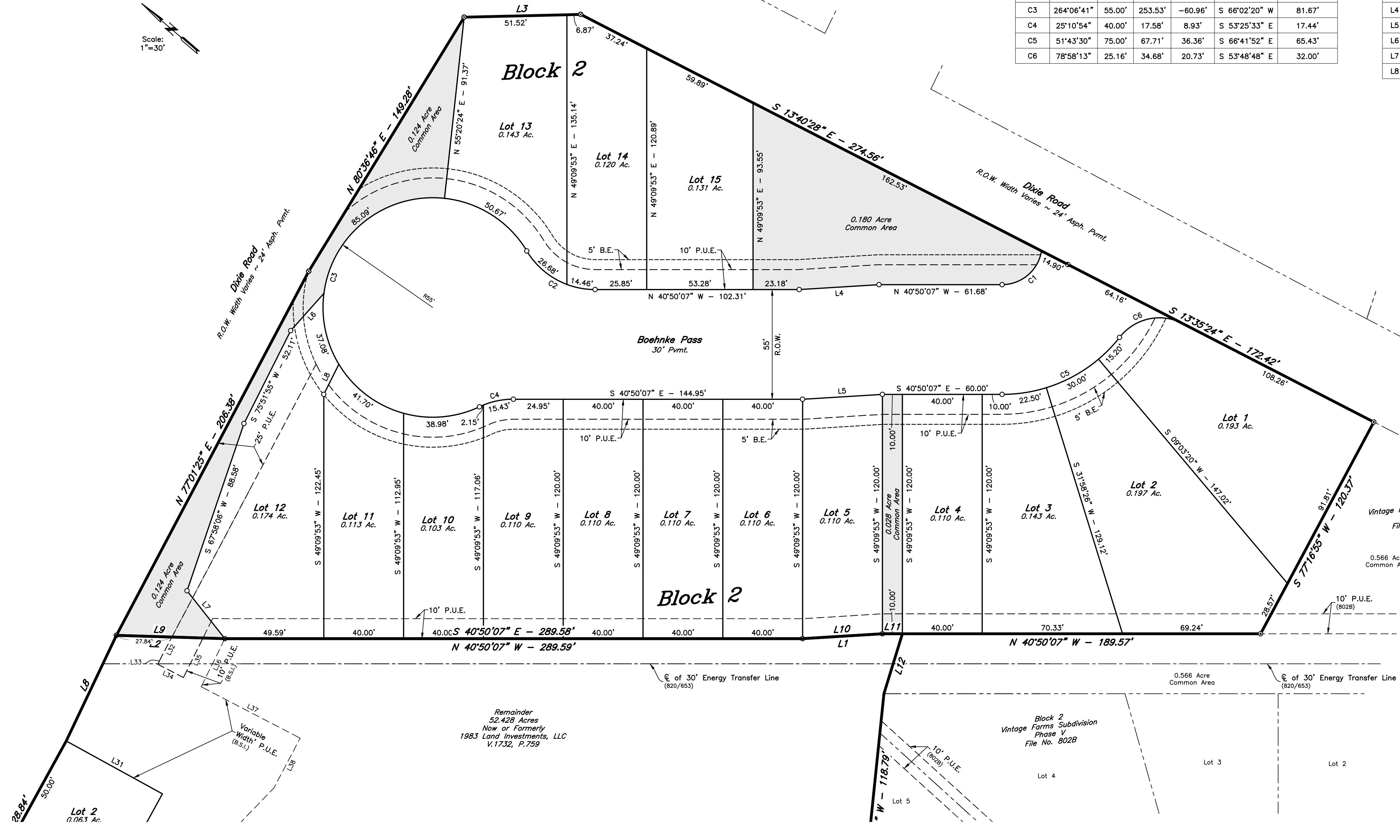
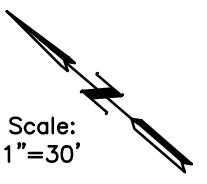
THE STATE OF TEXAS
COUNTY OF _____

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

NOTARY PUBLIC, STATE OF TEXAS

NOTARYS NAME (PRINTED): _____

NOTARYS COMMISSION EXPIRES: _____



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	81°05'31"	20.00'	28.31'	17.11'	N 81°22'52" W	26.00'
C2	58°55'47"	40.00'	41.14'	22.60'	N 11°22'13" W	39.35'
C3	264°06'41"	55.00'	253.53'	-60.96'	S 66°02'20" W	81.67'
C4	25°10'54"	40.00'	17.58'	8.93'	S 53°25'33" E	17.44'
C5	51°43'30"	75.00'	67.71'	36.36'	S 66°41'52" E	65.43'
C6	78°58'13"	25.16'	34.68'	20.73'	S 53°48'48" E	32.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°20'27" W	40.07'
L2	N 39°03'46" W	54.41'
L3	S 42°11'50" E	58.39'
L4	N 44°20'27" W	40.07'
L5	S 44°20'27" E	40.07'
L6	N 89°09'39" W	25.10'
L7	S 10°51'10" W	30.59'
L8	S 75°44'51" W	16.87'

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Beth A. 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 _____, at _____ o'clock, _____ m., and duly recorded on _____, 20____, at _____ o'clock _____ m. in cabinet _____ sheet _____ of record of _____ for said county.

Witness my hand and seal of office, at Brenham, Washington County, Texas, the day and date last above written.

CLERK, COUNTY COURT
WASHINGTON COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Cody Karisch, R.P.L.S. No. 7004

LEINHOLDERS ACKNOWLEDGMENT

Bank, owner and holder of a lien against the property described in the plat shown hereon, said lien being evidenced by instrument of record in Volume 1240, Page 508 of the Official Records of Washington County, Texas, does hereby in all things subordinate to said plat said lien, and hereby confirms they are the present owner of said lien and has not assigned the same nor any part thereof.

NAME: _____
TITLE: _____

PLANNING AND ZONING COMMISSION APPROVAL

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

CHAIRMAN: _____
SECRETARY: _____

FINAL PLAT

VINTAGE FARMS SUBDIVISION PHASE VII

15 LOTS
BLOCK 2: LOTS 1-15
3 COMMON AREAS
14,451.91 SF (0.332 ACRES)
BEING PART OF THE CALLED 52.428 ACRE REMAINDER TRACT
RECORDED IN VOLUME 1732, PAGE 759
2.906 ACRES
PHILLIP COE SURVEY, A-31
BRENHAM, WASHINGTON COUNTY, TEXAS
APRIL, 2024
SCALE 1"=30'

Owner: Ranier & Son Development Company
4090 South TX Highway 6
College Station, TX 77845
(979) 690-1222

Surveyor: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300



CASE P-24-016
FINAL PLAT: Vintage Farms Subdivision, Phase VIII

STAFF CONTACT: Shauna Laauwe AICP, City Planner

PLAT TITLE: Vintage Farms Subdivision, Phase IV **CITY/ETJ:** City Limits

PLAT TYPE: Final Plat

OWNER/APPLICANT: Ranier & Son Development Company (Stylecraft Builders, Inc.) / McClure & Browne – Cody Karisch

LOT AREA /LOCATION: 8.704 acres located generally off State Highway 36 North near Dixie Road

LEGAL DESCRIPTION: 8.704-acre tract out of the Phillip Coe Survey, A-31

ZONING DISTRICT Planned Development District (O-17-005) / Residential

EXISTING USE: Vacant land

COMP PLAN Mixture of Single Family and Multi-Family

FUTURE LAND USE:

REQUEST: A request for approval of a Final Plat of the Vintage Farms Subdivision, Phase VIII, creating Block 6, Lot 1 and Lot 2, for a total of 8.704-acres of land that is a portion of a called 52.428-acre remainder tract in Volume 1732, Page 759 of the OPRWCT and further described as part of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.

BACKGROUND:

On October 23, 2017, the Planning and Zoning Commission approved the Preliminary Plat for the Vintage Farms Subdivision, Phases I, II and III.

On November 27, 2017, the Commission approved the Final Plat creating Vintage Farms Subdivision, Phase I. The Final Plat for Phase I included platting of 102 residential lots and Reserves A-F.

On June 24, 2019, the Planning and Zoning Commission approved the Final Plat creating Vintage Farms Subdivision, Phase II. The Final Plat for Phase II included platting of 52 residential lots and corresponding right-of-way and easements.

On October 26, 2020, the Planning and Zoning Commission approved the Final Plat creating Vintage Farms Subdivision, Phase III. The Final Plat for Phase III included platting 44 residential lots, a Reserve “G”, common areas, and corresponding right-of-way and easements.

On November 19, 2020, The City Council approved The Lakes PD (O-20-028) that added approximately 52.428 acres of land to the Vintage Farms Subdivision.

On March 22, 2021, the Planning and Zoning Commission approved a Preliminary Plat for Vintage Farms Subdivision, Phases V-VII, and a Final Plat for Vintage Farms, Phase V, that was the first phase to be approved within the 52.428 acre Planned Development District approved by Ordinance No. O-20-028 on November 19, 2020. The Final Plat for Phase V included 15.946 acres of land and the creation of 63 residential lots, 5 common areas totaling 1.879-acres, along with corresponding right-of-way and easements.

On October 25, 2021, the Planning and Zoning Commission approved the Final Plat creating Vintage Farms Subdivision, Phase IV, consisting of 57 residential Lots in Blocks 2-3, and 1 Common Area, being 12.019 acres out of the Phillip Coe Survey, A-31. The PD was later amended to revise “The Lakes” concept and instead a neighborhood park and amenities were provided (O-21-014).

CURRENT REQUEST:

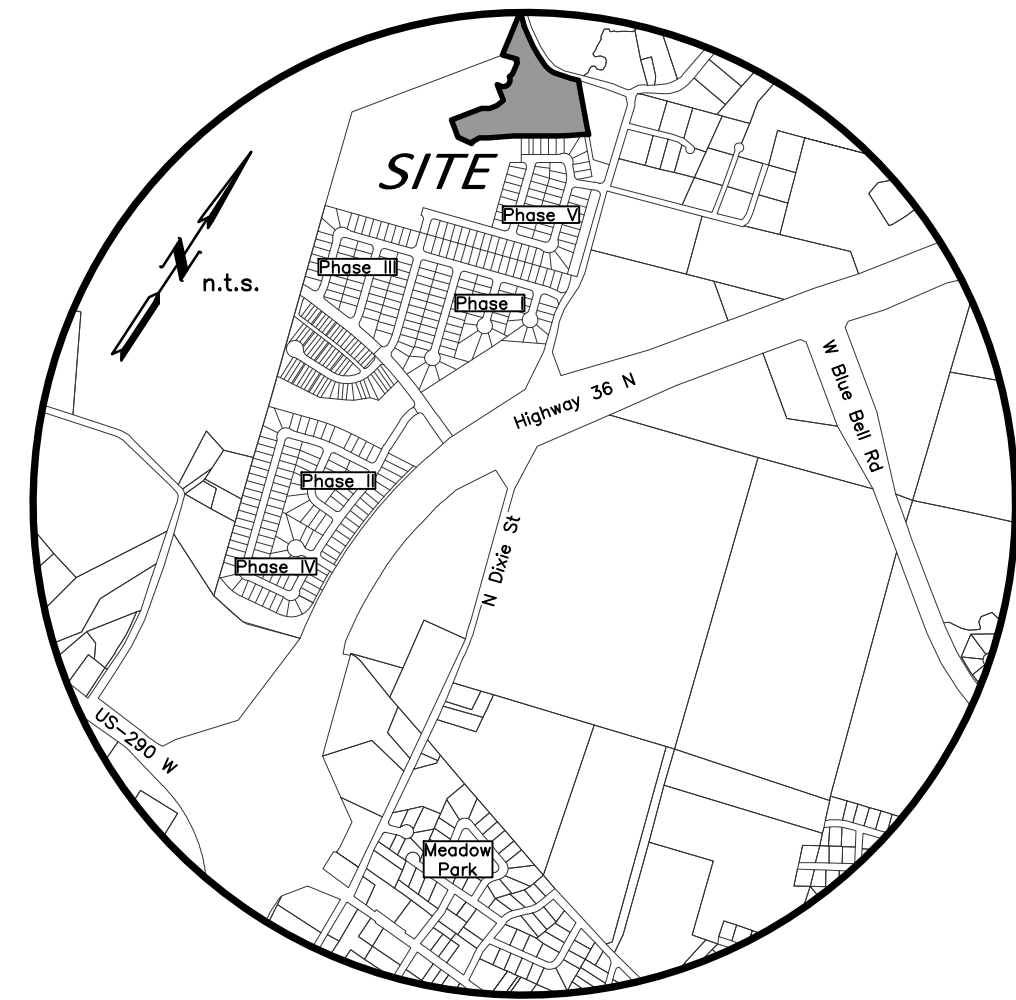
Rainer & Son Development Company (also known as Stylecraft Builders) requests approval of a Final Plat of the Vintage Farms Subdivision, Phase VIII, creating Block 6, Lot 1 and Lot 2. Proposed Lot 1 contains 8.641 acres of land for the detention pond area and common area. Proposed Lot 2 contains 0.063 acres of land for a City of Brenham Lift Station, for a total of 8.704-acres of land that is a portion of a called 52.428-acre remainder tract. The Final Plat also dedicates corresponding easements. The proposed plat meets all applicable standards of the Planned Development District (O-21-014).

STAFF RECOMMENDATION:

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

EXHIBITS:

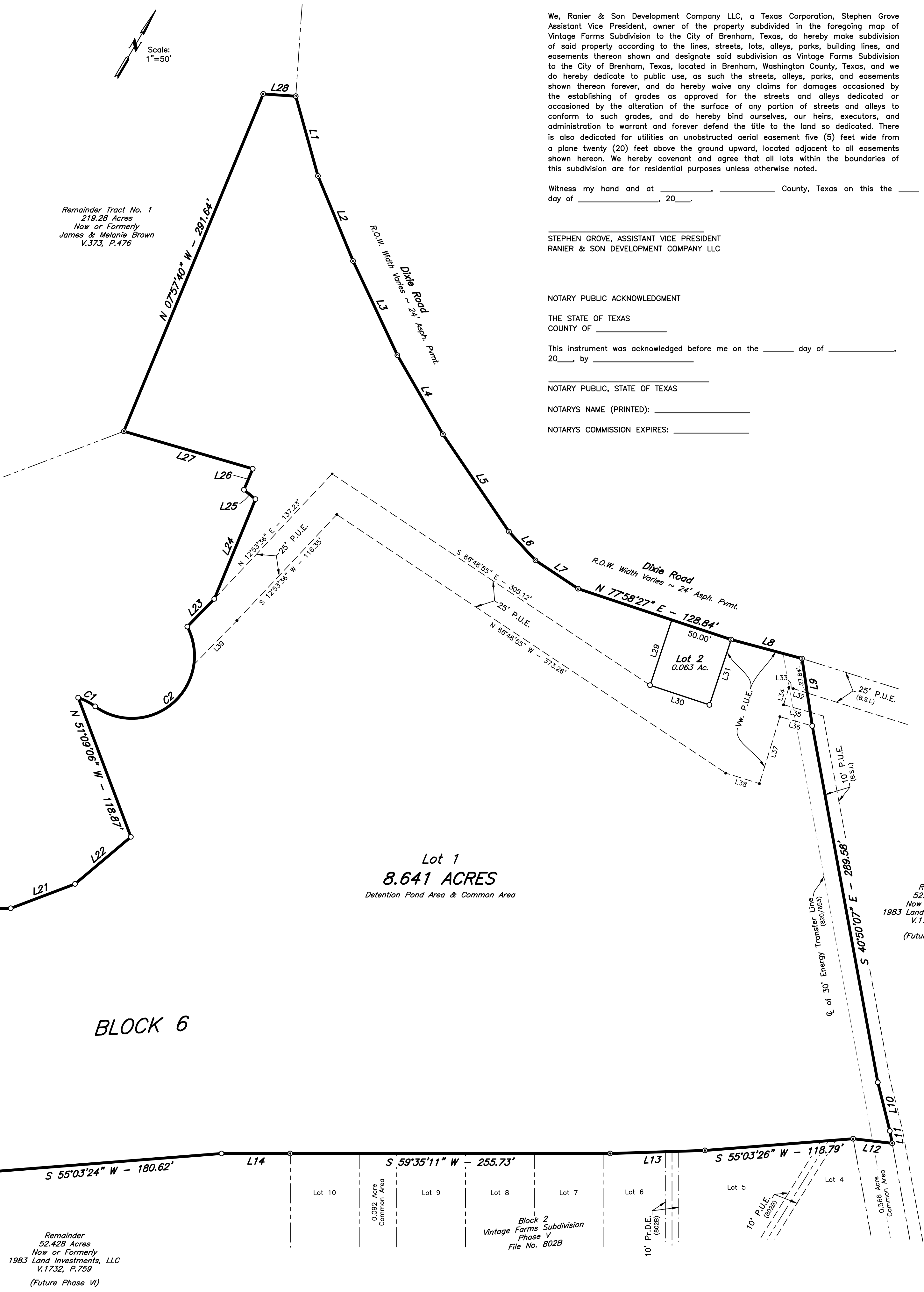
- A. Proposed Final Plat



VICINITY MAP

Remainder Tract No. 1
219.28 Acres
Now or Formerly
James & Melanie Brown
V.373, P.476

Remainder
52,428 Acres
Now or Formerly
Land Investments, LLC
V.1732, P.759
(Future Phase V)



BLOCK 6

Lot 1
8.641 ACRES
Detention Pond Area & Common Area

Remainder
52,428 Acres
Now or Formerly
Land Investments, LLC
V.1732, P.759
(Future Phase V)

OWNER ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF WASHINGTON

We, Ranier & Son Development Company LLC, a Texas Corporation, Stephen Grove Assistant Vice President, owner of the property subdivided in the foregoing map of Vintage Farms Subdivision to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown and designate said subdivision as Vintage Farms Subdivision to the City of Brenham, Texas, located in Brenham, Washington County, Texas, and we do hereby dedicate to public use, as such the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated or occasioned by the alteration of the surface of any portion of streets and alleys to conform to such grades, and do hereby bind ourselves, our heirs, executors, and administration to warrant and forever defend the title to the land so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon. We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

Witness my hand and at _____ County, Texas on this the _____ day of _____ 20____

STEPHEN GROVE, ASSISTANT VICE PRESIDENT
RANIER & SON DEVELOPMENT COMPANY LLC

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF _____

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

NOTARY PUBLIC, STATE OF TEXAS

NOTARYS NAME (PRINTED): _____

NOTARYS COMMISSION EXPIRES: _____

LEINHOLDERS ACKNOWLEDGMENT

Bank, owner and holder of a lien against the property described in the plat shown hereon, said lien being evidenced by instrument of record in Volume 1240, Page 508 of the Official Records of Washington County, Texas, does hereby in all things subordinate to said plat said lien, and hereby confirms they are the present owner of said lien and has not assigned the same nor any part thereof.

NAME: _____

TITLE: _____

PLANNING AND ZONING COMMISSION APPROVAL

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

CHAIRMAN _____

SECRETARY _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Cody Karisch, R.P.L.S. No. 7004

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Beth A. 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 _____ at _____ o'clock _____ m., and duly recorded on _____ 20____ at _____ o'clock _____ m. in cabinet _____ sheet _____ of record of _____ for said county.

Witness my hand and seal of office, at Brenham, Washington County, Texas, the day and date last above written.

CLERK, COUNTY COURT
WASHINGTON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 45°58'16" E	66.09'
L2	S 52°52'15" E	73.59'
L3	S 55°34'01" E	83.21'
L4	S 60°23'27" E	72.86'
L5	S 64°35'30" E	94.00'
L6	S 73°06'35" E	31.24'
L7	S 86°45'45" E	40.96'
L8	N 74°32'08" E	58.61'
L9	S 39°03'46" E	54.41'
L10	S 44°20'25" E	40.07'
L11	S 40°50'07" E	10.01'
L12	S 66°17'50" W	31.39'
L13	S 57°47'09" W	75.67'
L14	S 59°35'15" W	55.00'
L15	S 60°27'20" W	62.54'
L16	S 29°22'29" W	60.71'
L17	S 14°35'10" E	11.65'
L18	N 51°31'38" W	35.20'
L19	N 51°09'06" W	96.89'
L20	N 58°17'15" E	58.32'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 38°50'54" E	55.00'
L22	N 19°24'33" E	58.32'
L23	N 13°51'40" E	30.94'
L24	N 7°57'30" W	86.18'
L25	N 81°08'52" W	11.90'
L26	N 7°54'27" W	18.19'
L27	S 75°46'25" W	107.23'
L28	N 63°32'27" E	26.10'
L29	S 12°01'33" E	55.00'
L30	N 77°58'27" E	50.00'
L31	N 12°01'33" W	55.00'
L32	S 77°01'25" W	11.70'
L33	S 74°32'08" W	3.65'
L34	S 13°23'48" E	14.46'
L35	N 75°24'50" E	22.10'
L36	S 75°24'50" W	26.86'
L37	S 13°23'48" E	55.89'
L38	S 76°55'58" W	28.20'
L39	S 13°51'40" W	49.27'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	17°38'52"	50.00'	15.40'	7.76'	N 86°39'27" E	15.34'
C2	153°40'02"	50.00'	134.10'	213.74'	N 18°38'52" E	97.37'

- ORIGIN OF BEARING SYSTEM: VINTAGE FARMS, PHASE 1, as recorded in Cabinet 694 B, Plat Records of Washington County, Texas.
- According to the Flood Insurance Rate Maps for Washington County, Texas and the City of Brenham, Community Panel No. 4847700295C effective date of August 16, 2011, no portion of the subject property lies within the 100 year Flood Hazard Area.
- The minimum building setback requirements, land use/physical development and minimum lot area must comply with Zoning Ordinance No. 0-21-014.
- All distances shown along curves are arc lengths.
- All Right-of-ways dedicated to the public.
- Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.
- Direct access from lots or common areas will not be permitted to collector or arterial streets.
- Unless otherwise noted all corners are marked with 1/2" Iron Rods
 - ⊙ - 1/2" Iron Rod Found (CM)
 - - 1/2" Iron Rod Set
 - - Easement Segment Point
 - ⊙ - Fence Post Found (CM)
- Abbreviations:
 - B.S.I. - By Separate Instrument
 - P.U.E. - Public Utility Easement (City of Brenham)
 - Pr.D.E. - Private Drainage Easement
 - R.O.W. - Right of Way
 - Vw. - Variable Width
 - CM - Controlling Monument
- Detention Pond Area and Common Area shall be owned and maintained by Homeowner's Association.
- Lot 1, Block 6 being all the Detention Pond Area and Common Area.

FINAL PLAT

**VINTAGE FARMS
SUBDIVISION
PHASE VIII**

2 LOTS
BLOCK 6, LOTS 1 AND 2
BEING PART OF THE CALLED 52.428 ACRE REMAINDER TRACT
RECORDED IN VOLUME 1732, PAGE 759

8.704 ACRES

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

JUNE, 2024
SCALE: 1"=50'

Owner:
Ranier & Son Development Company
4090 South TX Highway 6
College Station, TX 77845
(979) 690-1222

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300



CASE P-24-017
**REPLAT: LOT 2A AND LOT 3 OF THE APPEL BUSINESS PARK,
SECTION II TO CREATE LOT 2A AND LOT 3R**

PLAT TITLE: Replat of Lot 2A and Lot3 of the Appel Business Park, Section II to create Lot 2A and Lot 3R **CITY/ETJ:** City Limits

PLAT TYPE: Commercial Replat

STAFF CONTACT: Shauna Laauwe ACIP, City Planner

OWNER: Appel Hill Properties, LP

APPLICANT/AGENT: Owners / Lampe Surveying, Inc. (Donald Lampe)

LOT AREA /LOCATION: 3.696-acres / 1710 US Highway 290 W

PROPOSED LEGAL DESCRIPTION: Lot 2A and Lot 3R of the Appel Business Park, Section II in Brenham, Washington County, Texas

ZONING DISTRICT: B-2, Commercial Research and Technology District

EXISTING USE: Commercial – Automobile Oil/Lube Center and Automobile Dealership

COMP PLAN FUTURE LAND USE: Commercial

REQUEST: A request by Appel Hill Properties, LP and HH Brenham Holding, LP for approval of a commercial Replat of Lot 2A and Lot 3 of the Appel Business Park, Section II to create Lot 2A, being 2.402-acres, and Lot 3R, being 1.294-acres, and further described as part of the P.H. Coe Survey, A-31, in Brenham, Washington County, Texas.

BACKGROUND:

The subject properties, identified as Lot 2A and Lot 3 of the Appel Business Park, Section II, is owned by Appel Hill Properties, LP. Lot 2A is currently developed with an automobile dealership that is addressed as 1710 US Highway 290 West and Lot 3 is currently vacant land that is used as a detention area. The subject properties are generally located on the north side of US Highway 290 W and adjacent to Robert C. Appel Drive. The property owners would like to replat these two tracts for designation of shared access easements and a private drainage easement for a detention pond on proposed Lot 3R. Lot 2A is proposed to contain 2.402-acres of land and Lot 3R is proposed to contain 1.294-acres of land. The proposed replat includes the building setback lines in relation to established property lines, maintains a twenty-foot public utility easement and a fifteen-foot electrical easement established on the prior plat, and designates two

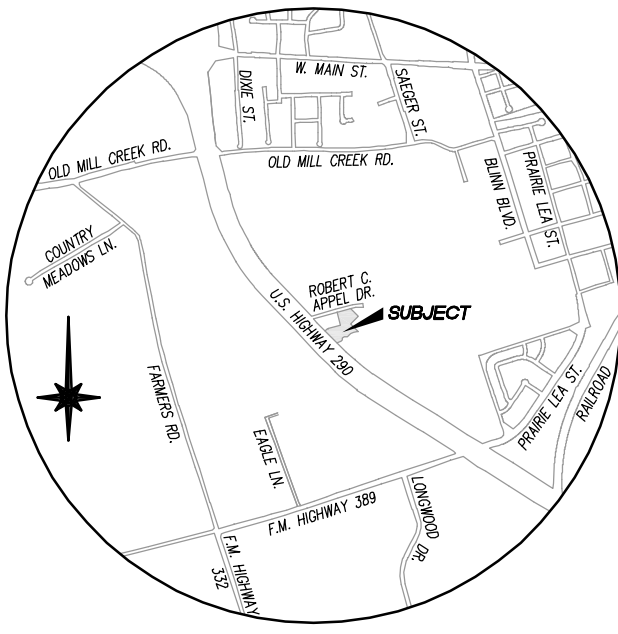
shared access easements and a private drainage easement on proposed Lot 3R. The only change to Lot 2A is the removal of a previously abandoned public utility easement.

STAFF RECOMMENDATION:

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

EXHIBITS:

- A. Proposed Commercial Replat



Property Owner
 Appel Hill Properties, LP
 1710 Highway 290 W
 Brenham, Texas 77833
 (979) 451-0136

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

**P. H. COE
 SURVEY, A-31**
 CITY OF BRENHAM
 WASHINGTON COUNTY, TEXAS

REPLAT OF LOT 2A AND LOT 3, APPEL BUSINESS PARK, SECTION II TO FORM LOT 2A AND LOT 3R, APPEL BUSINESS PARK, SECTION II

TO DESIGNATE SHARED ACCESS EASEMENTS
 AND PRIVATE DRAINAGE EASEMENT
 FOR DETENTION POND
 ON LOT 3R, APPEL BUSINESS PARK, SECTION II
 P. H. COE SURVEY, A-31
 CITY OF BRENHAM
 WASHINGTON COUNTY, TEXAS

40 0 40 80 120

GRAPHIC SCALE - FEET

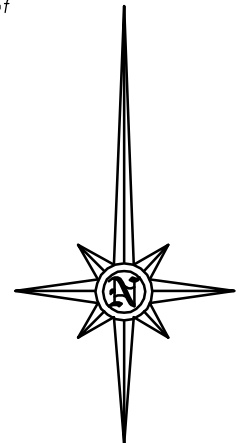
Bearings are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.

LEGEND:

- U.E. = UTILITY EASEMENT
- B.L. = BUILDING LINE
- OHE = OVERHEAD ELECTRIC LINE

NOTES:

1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. This plat does not attempt to amend or remove any valid covenants or restrictions.
3. 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.
4. According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0295C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.
5. Iron rods set are fitted with plastic cap stamped "Lampe Surveying".
6. Maintenance, upkeep, and repair of the storm water detention facility is as described in the Covenant for Maintenance of Storm Water Detention System recorded in Instrument Number 2024-2959.



OWNER DEDICATION

Appel Hill Properties, LP, owner of the property subdivided in the foregoing map of the Replat of Lot 2A and Lot 3, Appel Business Park, Section II to form Lot 2A and Lot 3R, Appel Business Park, Section II, do hereby make subdivision of said property according to the lines, lots, building lines, and easements thereon shown and designate said subdivision as the Replat of Lot 2A and Lot 3, Appel Business Park, Section II to the City of Brenham, Texas, located in the City of Brenham, Washington County, Texas, and I 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.

Gregg Appel
 on behalf of Appel Hill Properties, LP

Jon Hill
 on behalf of Appel Hill Properties, LP

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2024 by Gregg Appel and Jon Hill on behalf of Appel Hill Properties, LP.

Notary Public
 State of Texas

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

**REPLAT OF
 APPEL BUSINESS PARK
 SECTION II**
 PLAT SLIDE 778-A
 PLAT RECORDS OF WASHINGTON
 COUNTY, TEXAS

**REPLAT OF
 APPEL BUSINESS PARK
 SECTION II**
 PLAT SLIDE 778-A
 PLAT RECORDS OF WASHINGTON
 COUNTY, TEXAS

**PRAIRIE LEA CEMETERY
 BLOCK 1**
 PLAT SLIDE 735-A
 PLAT RECORDS OF WASHINGTON
 COUNTY, TEXAS

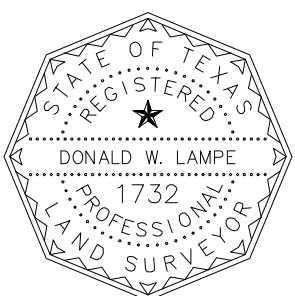
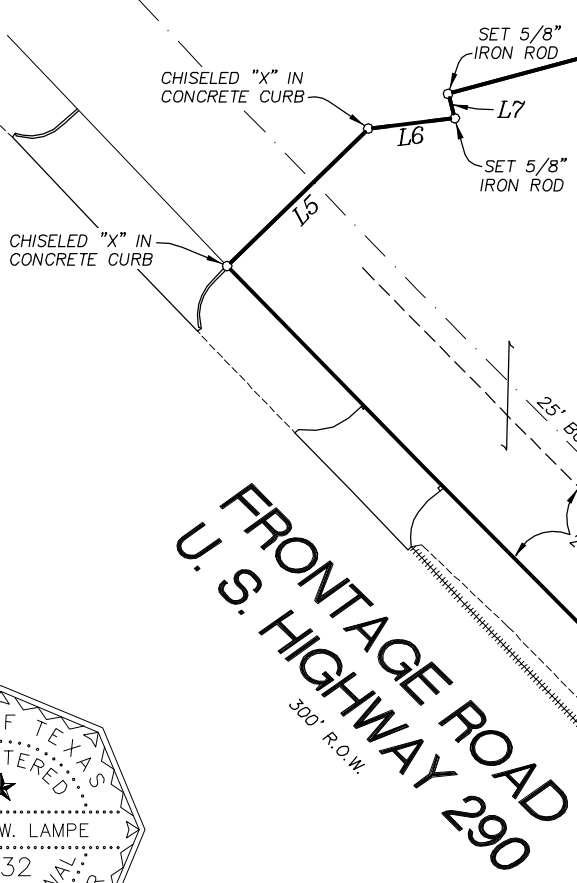
COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

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 _____, 2024, A.D. at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 2024, 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.

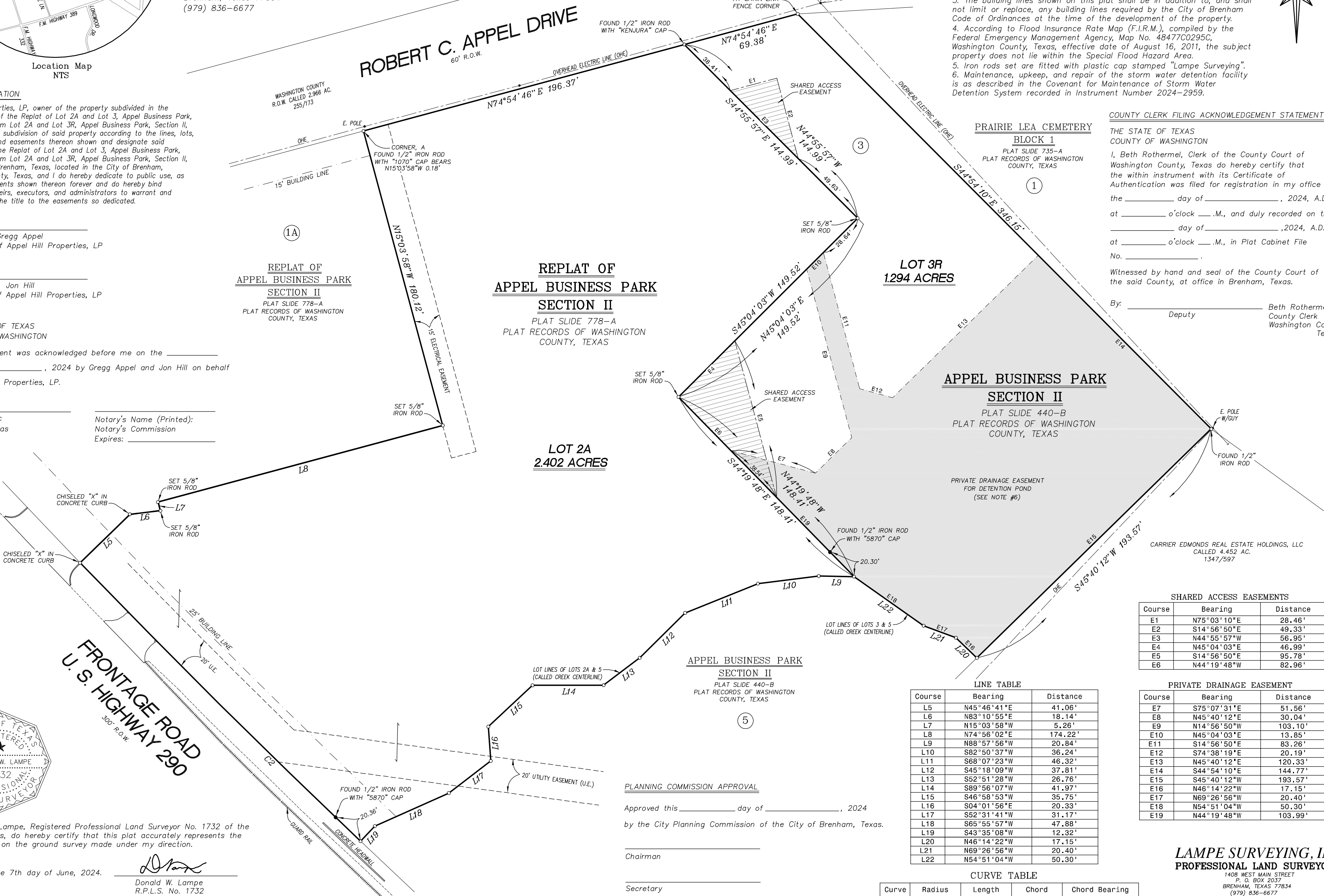
By: _____ Deputy Beth Rothermel
 County Clerk
 Washington County,
 Texas



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 7th day of June, 2024.

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



SHARED ACCESS EASEMENTS

Course	Bearing	Distance
E1	N75°03'10"E	28.46'
E2	S14°56'50"E	49.33'
E3	N44°55'57"W	56.95'
E4	N45°04'03"E	46.99'
E5	S14°56'50"E	95.78'
E6	N44°19'48"W	82.96'

PRIVATE DRAINAGE EASEMENT

Course	Bearing	Distance
E7	S75°07'31"E	51.56'
E8	N45°40'12"E	30.04'
E9	N14°56'50"W	103.10'
E10	N45°04'03"E	13.85'
E11	S14°56'50"E	83.26'
E12	S74°38'19"E	20.19'
E13	N45°40'12"E	120.33'
E14	S44°54'10"E	144.77'
E15	S45°40'12"W	193.57'
E16	N46°14'22"W	17.15'
E17	N69°26'56"W	20.40'
E18	N54°51'04"W	50.30'
E19	N44°19'48"W	103.99'

LINE TABLE

Course	Bearing	Distance
L5	N45°46'41"E	41.06'
L6	N83°10'55"E	18.14'
L7	N15°03'58"W	5.26'
L8	N74°56'02"E	174.22'
L9	N88°57'56"W	20.84'
L10	S82°50'37"W	36.24'
L11	S68°07'23"W	46.32'
L12	S45°18'09"W	37.81'
L13	S52°51'28"W	26.76'
L14	S89°56'07"W	41.97'
L15	S46°58'53"W	35.75'
L16	S04°01'56"E	20.33'
L17	S52°31'41"W	31.17'
L18	S65°55'57"W	47.88'
L19	S43°35'08"W	12.32'
L20	N46°14'22"W	17.15'
L21	N69°26'56"W	20.40'
L22	N54°51'04"W	50.30'

CURVE TABLE

Curve	Radius	Length	Chord	Chord Bearing
C2	5579.58'	233.52'	233.50'	N45°12'57"W

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, 2024
 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
 (979) 836-6677
 TBRELS FIRM NO. 10040700
 W0 3760 3760S3.DWG 3760APPEL.CCG