



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, JULY 22, 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 June 17, 2024, Planning and Zoning Commission Meeting.

4-b. Case No. P-24-010: A request from Clayton and Kellie Collier/Southern Land of Texas, LLC for approval of a Preliminary Plat of the Wilkins Valley Subdivision, a 29.91-acre tract being a portion of a tract called to be 35.31-acres in Volume 1601, Page 386 of the Official Public Records of Washington County, Texas, and consisting of 3 Phases, 117 Residential Lots, Common Areas, Public Utility Easements, and 4.35-Acres Right-of-Way Dedication, part of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.

4-c. Case No. P-24-011: A request from Clayton and Kellie Collier/Southern Land of Texas, LLC for approval of a Final Plat of the Wilkins Valley Subdivision being 29.91-acres establishing Reserve "A" being 7.675-acres, and Reserve "B" being 5.690-acres, Public Utility Easements, 2.075-acres Right-of-Way dedication, and Phase 1 being 16.197-acres consisting of Common Areas #1 and #2 being 6.160-acres and 48 lots in Blocks 1, 2, & 5, and being a portion of a tract called to be 35.31-acres in Volume 1601, Page 386 of the Official Public Records of Washington County Texas and part of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.

- 4-d. Case No. P-24-020: A request by Brenham Market Square, L.P. for approval of a Commercial Replat of Reserve "A4" of the Market Square Brenham Subdivision to create Lot 11 (1.500-acres) and Reserve "A5" (11.634-acres) for a total of 13.134-acres, and further described as part of the John Long Survey, A-156, in Brenham, Washington County, Texas.
- 4-e. Case No. P-24-022: A request from Adam Griffin/30K Holdings, LLC, for approval of a Preliminary Plat of the Bradam Subdivision creating Lot 1, being 1.122-acres of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas, and being a resurvey of the same land described as 1.106-acres in a deed from Ark of Fund, LLC to 30K Holdings, LLC dated July 15, 2024 recorded in Instrument Number 2024-3901 of the Official Records of Washington County, Texas.
- 4-f. Case No. P-24-023: A request from Adam Griffin/30K Holdings, LLC, for approval of a Final Plat of the Bradam Subdivision creating Lot 1, being 1.122-acres of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas, and being a resurvey of the same land described as 1.106-acres in a deed from Ark of Fund, LLC to 30K Holdings, LLC dated July 15, 2024 recorded in Instrument Number 2024-3901 of the Official Records of Washington County, Texas.

REGULAR AGENDA

- 5. Public Hearing, Discussion and Possible Action on Case No. P-24-018: A request by Atwood C. Kenjura for approval of a Replat of Lots 5, 6, & 7 of the Amended Plat of Pecan Townhomes to create Lot 5A containing 4,434-square feet and Lot 6A containing 4,430-square feet for a total of 8,864-square feet, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.
- 6. Public Hearing, Discussion and Possible Action on Case No. P-24-019: A request by Walt Edmunds/WEPROP, LLC for a Specific Use Permit to allow an Accessory Dwelling Unit (ADU) in a R-1, Single-Family Residential Zoning District on property addressed as 310 W. Third Street and being 0.1948-acres described as Key's First Addition, Block 2, Lot 3C in Brenham, Washington County, Texas.
- 7. Public Hearing, Discussion and Possible Action on Case Number P-24-021: A City initiated request to approve an Ordinance of the City of Brenham, Texas Amending the 2022 Thoroughfare Plan Map, Specifically for the Alignment of the Proposed Future Extension of South Blue Bell Road to State Highway 36 South, and Amending the 2019 Comprehensive Plan and Future Land Use Map, Specifically to Adopt the Small Area Plan Located Generally Around the Brenham Family Park, and Repealing All Ordinances or Parts of Ordinances in Conflict Herewith and Providing an Effective Date.
- 8. Adjourn

CERTIFICATION

I certify that a copy of the July 22, 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 July 19, 2024, at 2:00 p.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
PLANNING AND ZONING COMMISSION MINUTES
June 17, 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 June 17, 2024, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chair
Deanna Alfred, Vice Chair
Chris Cangelosi
Calvin Kossie
Cayte Neil
Cyndee Smith

Commissioners absent:

Darren Heine

Staff present:

Stephanie Doland, Development Services Director
Kim Hodde, Planning Technician

Citizens/Media present:

Greg Hopcus
Gregg Appel

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:16 pm with a quorum of six (6) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

There were no reports or announcements.

CONSENT AGENDA

4. Statutory Consent Agenda

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

- 4-a. Minutes from 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.**

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

REGULAR SESSION

5. Adjourn.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Smith to adjourn the meeting at 5:20 pm. The motion carried unanimously.

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

Certification of Meeting Minutes:

_____ Planning and Zoning Commission	<u>M. Keith Behrens</u> Chair	<u>July 22, 2024</u> Meeting Date
_____ Attest	<u>Kim Hodde</u> Staff Secretary	<u>July 22, 2024</u> Meeting Date



CASE P-24-010
PRELIMINARY PLAT: WILKINS VALLEY SUBDIVISION

STAFF CONTACT	Shauna Laauwe, AICP, City Planner	
PLAT TITLE:	Wilkins Valley Subdivision	CITY/ETJ: City
PLAT TYPE:	Preliminary Plat	
OWNER/APPLICANT:	Clayton & Kellie Collier, Southern Land of Texas, LLC / Daniel Beamon, Beamon Engineering	
ADDRESS/LOCATION:	1402 W. Jefferson Street / east of Dixie Road, adjacent and west of the undeveloped right-of-way of N. Saeger Street, north of W. Jefferson Street	
LEGAL DESCRIPTION:	Tract 82 of the Phillip Coe Survey, A-31 [29.91-acres of out a 35.31-acre tract]	
LOT AREA:	Approximately 29.91 acres of land	
ZONING DISTRICT:	Planned Development District	
EXISTING USE:	Vacant land	
FUTURE LAND USE:	Single-Family Residential	
REQUEST:	A request from Clayton and Kellie Collier, Southern Land of Texas, LLC / Daniel Beamon, Beamon Engineering for approval of a Preliminary Plat of the Wilkins Valley Subdivision, a 29.91-acre tract being a portion of a tract called to be 35.31-acres in Volume 1601, Page 386 of the Official Public Records of Washington County, Texas, and consisting of 3 Phases, 117 Residential Lots, Common Areas, Public Utility Easements, and 4.35-acres Right-of-Way Dedication, part of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.	

BACKGROUND:

The subject 29.91-acres of land is currently addressed as 1402 W Jefferson Street and is generally bounded by the unimproved Right-of Way for Saeger Street to the east, W. Jefferson Street to the south, and a tributary of Little Sandy Creek to the west. The property is currently vacant land and was recently rezoned to a Planned Development District for the development of a single-family home subdivision. The subject tract is north of the Meadowpark Subdivision, Sections I and II, adjacent and west of the undeveloped right-of-way (ROW) of N. Saeger Street, west of Grace Luthern Church, and east of N. Dixie Street. The property owner, likely in conjunction with DR Horton, intends to develop 117 single-family residential lots to include public streets, public utility easements, 4.35-acre right-of-way dedication, water, sewer, drainage facilities and a portion of the N. Saeger Street extension for a subdivision to be named Wilkins Valley. The property owners, Clayton and Kellie Collier, Southern Land of Texas, LLC, request approval of a Preliminary Plat of the Wilkins Valley Subdivision that plats the unplatted tract into the proposed Subdivision, consisting of 5 Blocks and approximately 117 single-family residential lots, and 3-Common Areas to be maintained by the

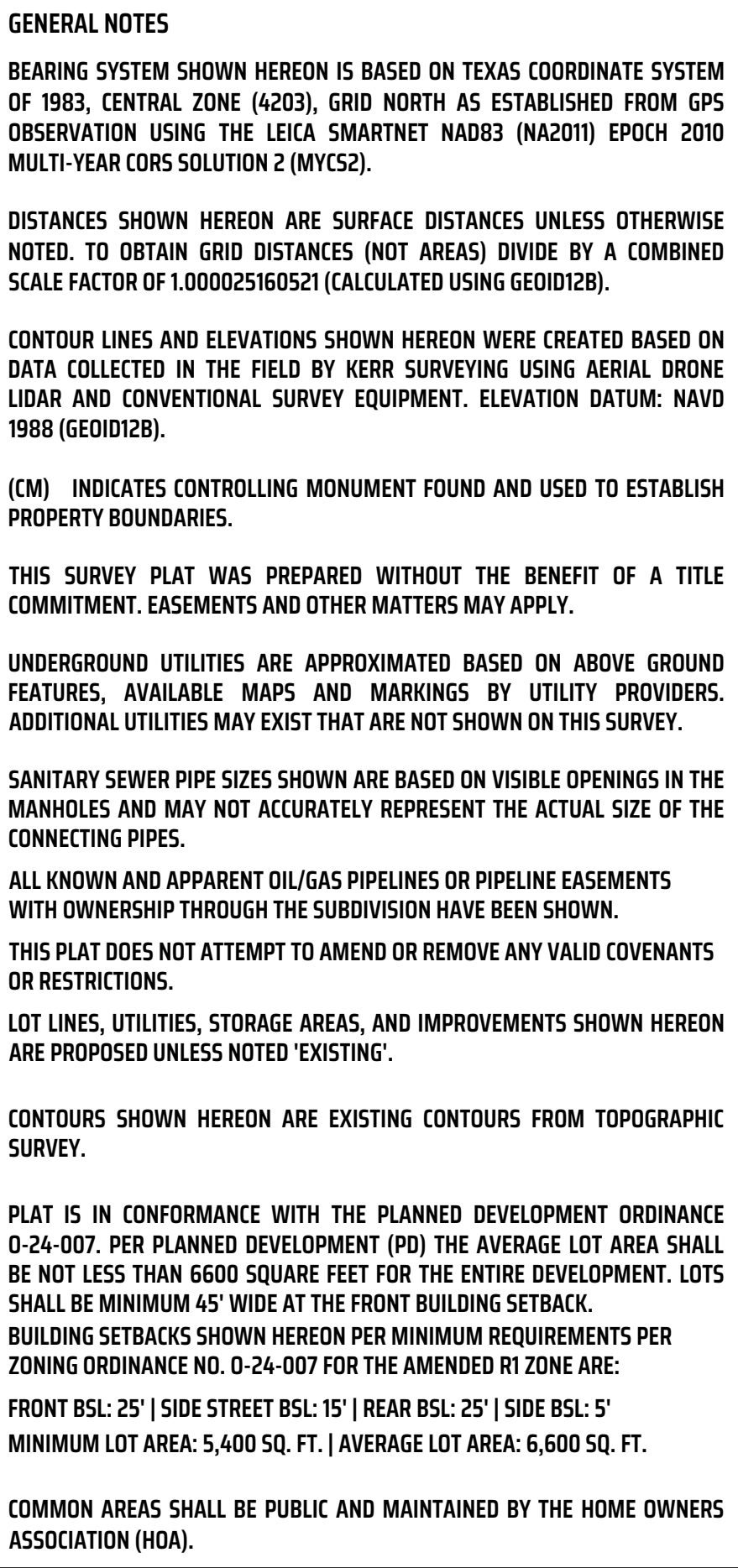
Homeowners Association. The subject site is not currently platted and thus, approval of a Preliminary Plat and Final Plat is required for future development. This plat also dedicates multiple public utility easements and additional right-of-way for widening of N. Saeger Street.

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



RECORDS OF
 WASHINGTON COUNTY, TEXAS
 RECORDS OF
 WASHINGTON COUNTY, TEXAS
 PLAT RECORDS OF
 WASHINGTON COUNTY, TEXAS
 PUBLIC RECORDS OF
 WASHINGTON COUNTY, TEXAS
 BUILDING SETBACK LINE
 VOLUME AND PAGE
 FROM PUBLIC COUNTY RECORDS
 NOW OR FORMERLY
 RECORD INFORMATION
 1/2 INCH IRON ROD SET
 WITH BLUE PLASTIC CAP STAMPED
 SURVEYING UNLESS
 OTHERWISE NOTED
 EXISTING CONTOURS
 315'
 PROPOSED CONTOURS
 315'
 316'
 PUBLIC UTILITY EASEMENT
 BUILDING SETBACK LINES (BSL)
 COMMON AREA
 CERTIFICATE OF CITY PLANNING COMMISSION
 APPROVED THIS _____ DAY OF _____ BY THE CITY PLANNING COMMISSION
 OF THE CITY OF BRENHAM, TEXAS.
 CHAIRMAN

MICHAEL KONETSKI
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531

**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.**

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 01-18-2024 | PLAT DATE: 07-19-2024
JOB #: 24-055 | CAD NAME: 24-055-S Prelim+Proposed
POINT FILE: 24-054-ALL
DRAWN BY: T/JF CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPCLS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM



CASE P-24-011
FINAL PLAT: WILKINS VALLEY SUBDIVISION, PHASE 1

STAFF CONTACT	Shauna Laauwe, AICP, City Planner	
PLAT TITLE:	Wilkins Valley Subdivision, Phase 1	CITY/ETJ: City
PLAT TYPE:	Final Plat	
OWNER/APPLICANT:	Clayton & Kellie Collier, Southern Land of Texas, LLC / Daniel Beamon, Beamon Engineering	
ADDRESS/LOCATION:	1402 W. Jefferson Street / east of Dixie Road, adjacent and west of the undeveloped right-of-way of N. Saeger Street, north of W. Jefferson Street	
LEGAL DESCRIPTION:	Tract 82 of the Phillip Coe Survey, A-31 [29.91-acres of out a 35.31-acre tract]	
LOT AREA:	Approximately 29.91 acres of land	
ZONING DISTRICT:	Planned Development District	
EXISTING USE:	Vacant land	
FUTURE LAND USE:	Single-Family Residential	
REQUEST:	A request from Clayton and Kellie Collier, Southern Land of Texas, LLC / Daniel Beamon, Beamon Engineering for approval of a Final Plat of the Wilkins Valley Subdivision being 29.91-acres establishing Reserve "A" being 7.675-acres, and Reserve "B" being 5.690-acres, public utility easements, 2.075-acres right-of-way dedication, and Phase 1 being 16.197-acres consisting of Common Areas #1 and #2 being 6.160-acres and 48 lots in Blocks 1, 2, & 5, being a portion of a tract called to be 35.31-acres in Volume 1601, Page 386 of the Official Public Records of Washington County Texas and part of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.	

BACKGROUND:

The subject 29.91-acres of land is currently addressed as 1402 W Jefferson Street and is generally bounded by the unimproved Right-of Way for Saeger Street to the east, W. Jefferson Street to the south, and a tributary of Little Sandy Creek to the west. The property is currently vacant land and was recently rezoned to a Planned Development District for the development of a single-family home subdivision. The subject tract is north of the Meadowpark Subdivision, Sections I and II, adjacent and west of the undeveloped right-of-way (ROW) of N. Saeger Street, west of Grace Lutheran Church, and east of N. Dixie Street. The property owner, likely in conjunction with DR Horton, intends to develop 117 single-family residential lots to include public streets, water, sewer, drainage facilities and a portion of the N. Saeger Street extension for a subdivision to be named Wilkins Valley. The property owners, Clayton and Kellie Collier, Southern Land of Texas, LLC, requests approval of a Final Plat of Phase 1 of the Wilkins Valley Subdivision that creates Reserve

"A" being 7.675-acres, and Reserve "B" being 5.690-acres, and Phase 1 being 16.197-acres consisting of Common Areas #1 and #2 being 6.160-acres and 48 lots in Blocks 1, 2, & 5, being a portion of a tract called to be 35.31-acres in Volume 1601, Page 386 of the Official Public Records of Washington County Texas and part of the Phillip Coe Survey, A-31. The subject site is not currently platted and thus, approval of a Preliminary Plat and Final Plat is required for future development. This plat also dedicates multiple public utility easements and additional right-of-way (2.075-acres) for widening N. Saeger Street.

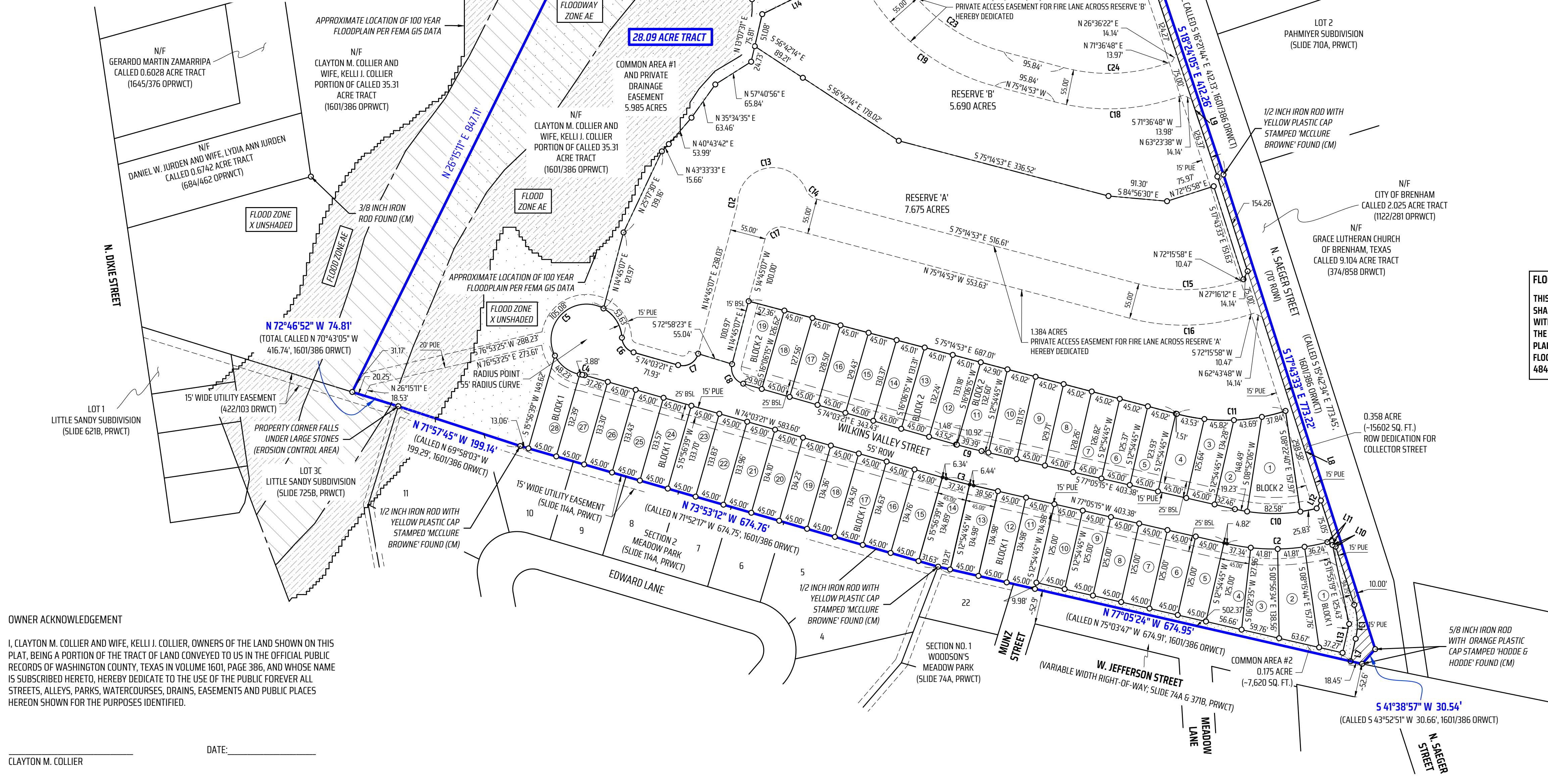
STAFF ANALYSIS AND RECOMMENDATION:

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, Phase 1

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	100.00'	53.49'	30°38'47"	N 02°24'39" W	52.85'
C2	327.50'	157.29'	27°31'02"	S 89°09'14" W	155.78'
C3	827.50'	43.79'	3°01'54"	N 75°34'18" W	43.78'
C4	25.00'	3.91'	8°57'06"	N 78°31'54" W	3.90'
C5	55.00'	249.59'	260°00'20"	N 46°59'43" E	84.26'
C6	25.00'	31.00'	71°03'14"	S 38°31'44" E	29.05'
C7	25.00'	39.79'	91°11'32"	N 60°20'53" E	35.72'
C8	25.00'	38.75'	88°48'28"	S 29°39'07" E	34.99'
C9	772.50'	40.87'	3°01'54"	N 75°34'18" E	40.87'
C10	272.50'	127.97'	26°54'28"	N 89°27'31" E	126.80'
C11	300.00'	171.03'	32°39'48"	N 88°25'13" E	168.72'
C12	25.00'	5.60'	12°50'18"	N 08°19'58" E	5.59'
C13	55.00'	149.74'	155°59'08"	N 79°54'22" E	107.59'
C14	25.00'	23.19'	53°08'49"	S 48°40'28" E	22.37'
C15	272.50'	185.69'	32°29'09"	N 88°30'33" E	182.44'
C16	327.50'	185.69'	32°29'09"	S 88°30'33" W	183.21'
C17	25.00'	39.27'	90°00'00"	S 59°45'07" W	35.36'
C18	327.50'	189.42'	33°08'19"	S 88°10'58" W	186.79'
C19	327.50'	237.28'	41°30'45"	N 54°29'30" W	232.13'
C20	25.00'	19.14'	43°52'30"	N 55°40'23" W	18.68'
C21	55.00'	266.34'	277°22'28"	N 61°07'06" E	72.56'
C22	25.00'	24.28'	55°39'02"	S 07°58'41" E	23.34'
C23	272.50'	187.60'	38°26'41"	S 55°31'32" E	183.92'
C24	272.50'	157.61'	33°08'19"	N 88°10'58" E	155.42'



OWNER ACKNOWLEDGEMENT

I, CLAYTON M. COLLIER AND WIFE, KELLI J. COLLIER, OWNERS OF THE LAND SHOWN ON THIS PLAT, BEING A PORTION OF THE TRACT OF LAND CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF WASHINGTON COUNTY, TEXAS IN VOLUME 1601, PAGE 386, 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.

CLAYTON M. COLLIER
DATE: _____

KELLI J. COLLIER
DATE: _____

NOTARY PUBLIC ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF _____

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

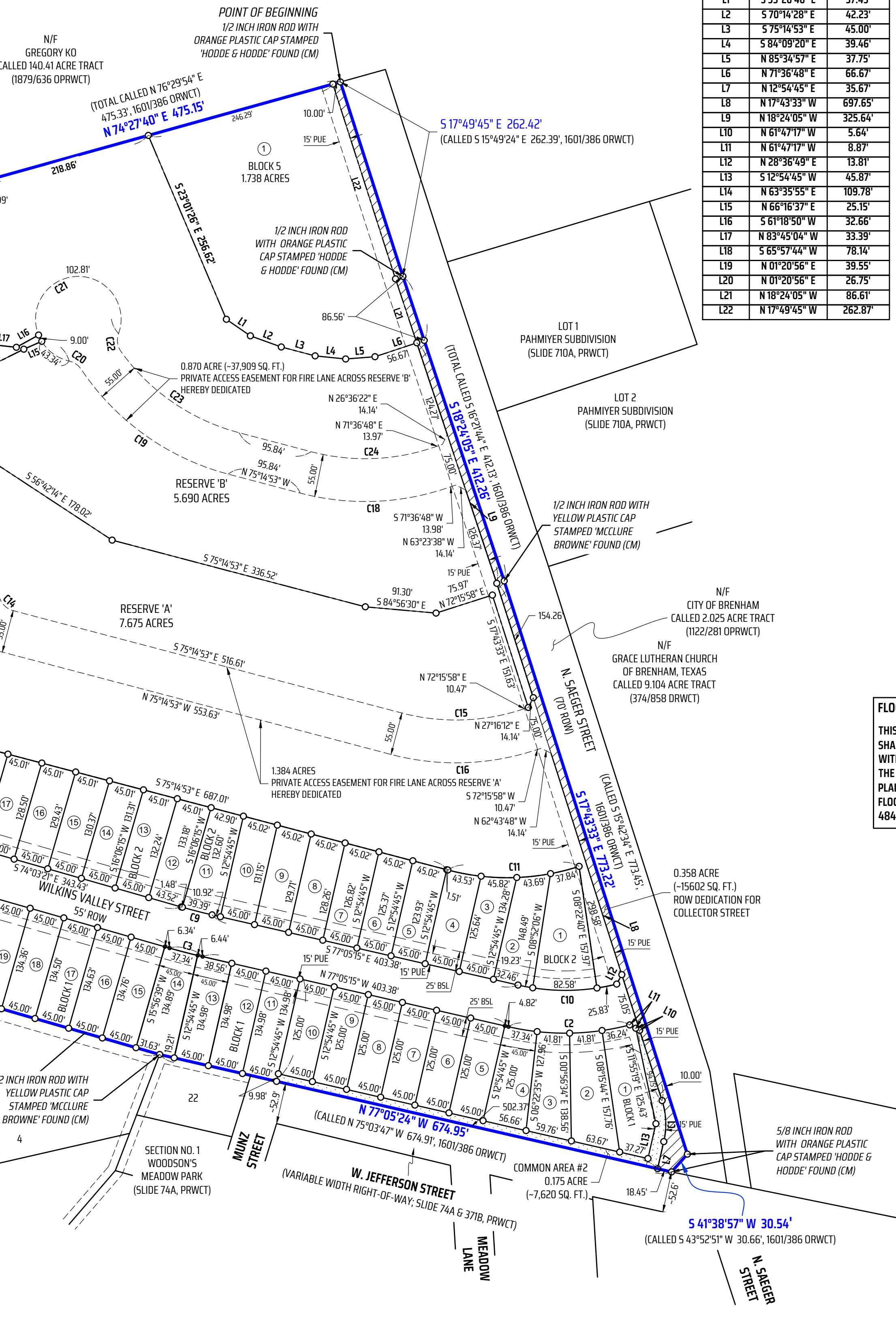
NOTARY PUBLIC ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF _____

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

NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

PHILIP COE LEAGUE SURVEY, ABSTRACT 31



CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

CHAIRMAN

SECRETARY

SURVEYOR'S CERTIFICATE

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

MICHAEL KONETSKI
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531
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.

LINE	BEARING	DISTANCE
L1	S 55°20'46" E	37.45'
L2	S 70°14'28" E	42.23'
L3	S 75°14'53" E	45.00'
L4	S 84°09'20" E	39.48'
L5	N 85°34'57" E	37.75'
L6	N 71°36'48" E	66.67'
L7	N 12°54'45" E	35.67'
L8	N 17°43'33" W	697.85'
L9	N 18°24'05" W	325.64'
L10	N 61°47'17" W	5.64'
L11	N 61°47'17" W	8.87'
L12	N 28°36'49" E	13.81'
L13	S 12°54'45" W	45.87'
L14	N 63°35'55" E	109.78'
L15	N 66°16'37" E	25.15'
L16	S 61°18'50" W	32.66'
L17	N 83°45'04" W	33.39'
L18	S 65°57'44" W	78.14'
L19	N 01°20'56" E	39.55'
L20	N 01°20'56" E	26.75'
L21	N 18°24'05" W	86.61'
L22	N 17°49'45" W	262.87'

GENERAL NOTES

- 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 (NAD2011) 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 1.000025160521 (CALCULATED USING GEOID12B).
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.
- ALL KNOWN AND APPARENT OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- THE BUILDING LINES 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.
- DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS, NOT ARC LENGTHS.
- WILKINS VALLEY SUBDIVISION IS A PLANNED DEVELOPMENT DISTRICT PER ZONING ORDINANCE NO. 0-24-007 WITH THE FOLLOWING SETBACKS (BSL):
FRONT BSL: 25' | SIDE STREET BSL: 15' | REAR BSL: 25' | SIDE BSL: 5'
MINIMUM LOT AREA: 5,400 SQ. FT. | AVERAGE LOT AREA: 6,600 SQ. FT.
COMMON AREAS SHALL BE PUBLIC AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA) PER ZONING ORDINANCE 0-24-007.
- BEFORE DEVELOPMENT OF A RESERVE TRACT, A PLAT OF THE TRACT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL ACCORDING TO THE DEVELOPMENT CODE OF THE CITY OF BRENHAM.
- ALL COMMON AREAS TO BE MAINTAINED BY HOA AND SHALL BE FOR PUBLIC USE.
- THE PURPOSE OF THIS FINAL PLAT IS TO SUBDIVIDE THIS 29.91 ACRE TRACT INTO 48 LOTS, 2 RESERVE TRACTS, 1 COMMON AREA, AND 3 BLOCKS.
- LOTS ARE TO MEET 45' WIDTH AT BUILDING SETBACK PER ZONING ORDINANCE NO. 0-24-007.

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED, 'X' SHADED AND 'AE/FLOODWAY' AND DOES PARTIALLY 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.

LEGEND:

DRWCT = DEED RECORDS OF WASHINGTON COUNTY, TEXAS

ORWCT = OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS

PRWCT = PLAT RECORDS OF WASHINGTON COUNTY, TEXAS

OPRWCT = OFFICIAL PUBLIC RECORDS OF WASHINGTON COUNTY, TEXAS

BSL = BUILDING SETBACK LINE

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

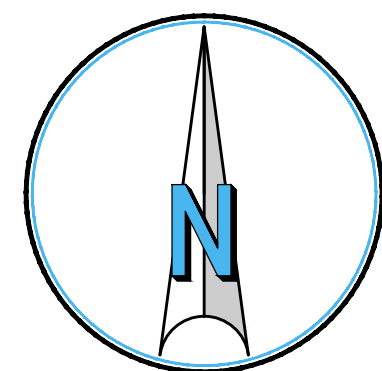
() = RECORD INFORMATION

○ = 1/2 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' UNLESS OTHERWISE NOTED

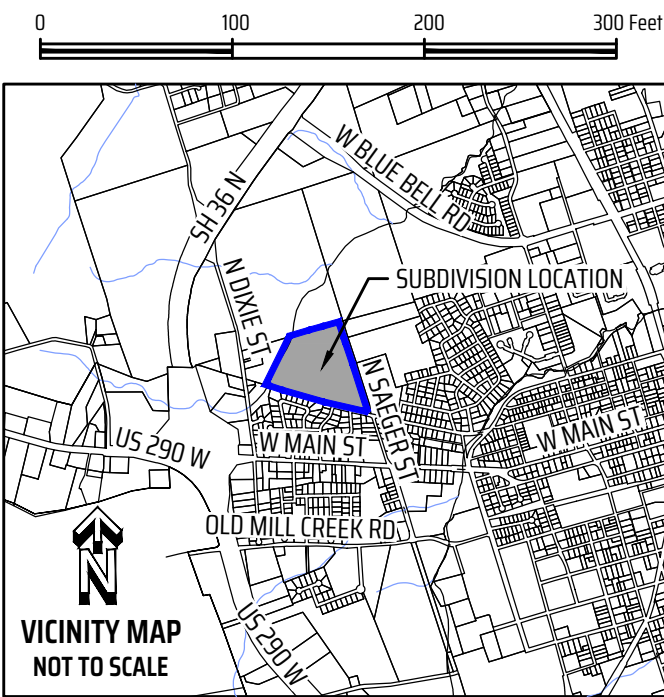
PUBLIC UTILITY EASEMENT

BUILDING SETBACK LINES (BSL)

COMMON AREA



SCALE: 1" = 100'



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 _____, 20____, 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

See Sheet 2 for Lot Areas and Metes and Bounds Description

FINAL PLAT
OF
WILKINS VALLEY SUBDIVISION

BEING 29.91 ACRES
ESTABLISHING
RESERVE 'A' BEING 7.675 ACRES,
RESERVE 'B' BEING 5.690 ACRES,
PUBLIC UTILITY EASEMENTS, 2.075 ACRES RIGHT OF WAY DEDICATION,
AND PHASE ONE BEING 16.197 ACRES,
CONSISTING OF COMMON AREAS #1 AND #2 BEING 6.160 ACRES,
AND 48 LOTS IN BLOCKS 1, 2, AND 5
BEING A PORTION OF A TRACT CALLED TO BE 35.31 ACRES IN
VOLUME 1601, PAGE 386 OPWCT
PHILIP COE LEAGUE SURVEY, ABSTRACT 31
BREHMAN, WASHINGTON COUNTY, TEXAS

OWNER: CLAYTON M. COLLIER AND WIFE, KELLI J. COLLIER

ENGINEER: BEAMON ENGINEERING | TBPE FIRM NO. F-21588 | 16172 BENCH LANE, BRYAN, TX 77807



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

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 01-18-2024 | PLAT DATE: 07-19-2024
JOB #: 24-055 | CAD NAME: 24-055-5 FP Wilkins Valley Subd
POINT FILE: 24-054-ALL
DRAWN BY: TJF CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

LOT AREA TABLE		
BLOCK	LOT	APPROX. SQ. FT.
1	1	7692
1	2	7556
1	3	6671
1	4	6214
1	5	5625
1	6	5625
1	7	5625
1	8	5625
1	9	5625
1	10	5625
1	11	6074
1	12	6074
1	13	6074
1	14	6383
1	15	6067
1	16	6061
1	17	6055
1	18	6049
1	19	6043
1	20	6037
1	21	6031
1	22	6025
1	23	6019
1	24	6013
1	25	6007
1	26	6001
1	27	5993
1	28	6164

BLOCK	LOT	APPROX. SQ. FT.
2	1	9191
2	2	6587
2	3	5821
2	4	5590
2	5	5609
2	6	5674
2	7	5739
2	8	5804
2	9	5869
2	10	5934
2	11	6203
2	12	5972
2	13	5930
2	14	5888
2	15	5846
2	16	5803
2	17	5761
2	18	5719
2	19	6914

FIELD NOTES DESCRIPTION
OF A
29.91 ACRE TRACT
PHILIP COE LEAGUE SURVEY, ABSTRACT 31
BRENHAM, WASHINGTON COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 29.91 ACRES IN THE PHILIP COE LEAGUE SURVEY, ABSTRACT 31, IN BRENHAM, WASHINGTON COUNTY, TEXAS, BEING A PORTION OF A CALLED 35.31 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CLAYTON M. COLLIER AND WIFE, KELLI J. COLLIER RECORDED IN VOLUME 1601, PAGE 386 OF THE OFFICIAL PUBLIC RECORDS OF WASHINGTON COUNTY, TEXAS (OPRWCT), SAID 29.91 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found with orange plastic cap stamped 'HODDE G HODDE' in the south line of a called 140.41 acre tract of land described in a deed to Gregory Ko recorded in Volume 1879, Page 636 (OPRWCT), at the northeast corner of said Collier tract and the northwest corner of a called 2.025 acre tract of land described in a deed to the City of Brenham recorded in Volume 1122, Page 281 (OPRWCT);

THENCE, with the common line of said Collier tract and said City tract for the following three (3) courses and distances:

- 1) S 17° 49' 45" E, a distance of 262.42 feet to a 1/2 inch iron rod found with orange plastic cap stamped 'HODDE G HODDE';
- 2) S 18° 24' 05" E, a distance of 412.26 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'MCCLURE BROWNE' found;
- 3) S 17° 43' 33" E, a distance of 773.22 feet to a 5/8 inch iron rod with orange plastic cap stamped 'HODDE G HODDE' found for an angle point;
- 4) S 41° 38' 57" W, a distance of 30.54 feet to a 5/8 inch iron rod with orange plastic cap stamped 'HODDE G HODDE' found on the northeast line of W. Jefferson Street at the southwest corner of said City Tract and the southeast corner hereof;

THENCE, with the southwest line of said Collier tract, along the northeast side of W. Jefferson Street and Section No. 1 of Woodson's Meadow Park filed in Slide 74A of the Plat Records of Washington County, Texas (PRWCT), N 77° 05' 24" W, for a distance of 674.95 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'MCCLURE BROWNE' found at the northwest corner of Lot 22 of said Section No. 1 and the northeast corner of Lot 4 of Section 2, Meadow Park filed in Slide 14A (PRWCT);

THENCE, continuing with the southwest line of said Collier tract, same being the northeast line of Section 2, the following two (2) courses and distances:

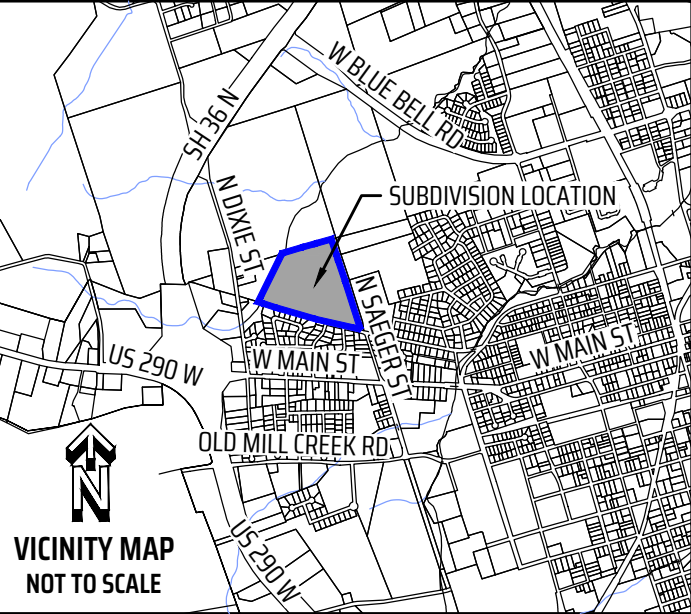
- 1) N 73° 53' 12" W, a distance of 674.76 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'MCCLURE BROWNE' found at an angle point in said line; and
- 2) N 71° 57' 45" W, a distance of 199.14 feet to a point in an erosion control area at the northwest corner of Lot 11 of said Section 2 and the northeast corner of Lot 3C of Little Sandy Subdivision filed in Slide 725B (PRWCT)

THENCE, with the southwest line of said Collier tract and the northeast line of said Lot 3C, N 72° 46' 52" W, a distance of 74.81 feet to a point for corner;

THENCE, through said Collier tract, N 26° 15' 11" E, a distance of 847.11 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'MCCLURE BROWNE' found marking an angle point in south line of said Ko 140.41 acre tract (1879/636 OPRWCT) and the north line of said Collier tract;

THENCE, with the common line of said Collier tract and said Ko tract for the following two (2) courses and distances:

- 1) N 73° 30' 34" E, a distance of 322.09 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'MCCLURE BROWNE' found;
- 2) N 74° 27' 40" E, a distance of 475.15 feet to the POINT OF BEGINNING hereof and containing 29.91 acres of land, more or less. Surveyed on the ground January 2024 under my supervision.



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.

FINAL PLAT
OF
WILKINS VALLEY SUBDIVISION
BEING 29.91 ACRES
ESTABLISHING
RESERVE 'A' BEING 7.675 ACRES,
RESERVE 'B' BEING 5.690 ACRES,
PUBLIC UTILITY EASEMENTS, 2.075 ACRES RIGHT OF WAY DEDICATION,
AND PHASE ONE BEING 16.197 ACRES,
CONSISTING OF COMMON AREAS #1 AND #2 BEING 6.160 ACRES,
AND 48 LOTS IN BLOCKS 1, 2, AND 5
BEING A PORTION OF A TRACT CALLED TO BE 35.31 ACRES IN
VOLUME 1601, PAGE 386 OPRWCT
PHILIP COE LEAGUE SURVEY, ABSTRACT 31
BRENHAM, WASHINGTON COUNTY, TEXAS

OWNER: CLAYTON M. COLLIER AND WIFE, KELLI J. COLLIER
ENGINEER: BEAMON ENGINEERING | TBPE FIRM NO. F-21588 | 16172 BENCH LANE, BRYAN, TX 77807

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

SCALE: --

JOB #: 24-055 | CAD NAME: 24-055-5 FP Wilkins Valley Subd
POINT FILE: 24-054-ALL
DRAWN BY: TJF CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM



CASE P-24-020
REPLAT: RESERVE "A4" TO CREATE LOT 11 AND RESERVE "A5" IN THE
MARKET SQUARE BRENHAM SUBDIVISION

PLAT TITLE:	Market Square Brenham Subdivision	CITY/ETJ: City
PLAT TYPE:	Replat	
STAFF CONTACT:	Shauna Laauwe ACIP, City Planner	
OWNER/APPLICANT:	Brenham Market Square LP / Hodde & Hodde Land Surveying, Inc.	
ADDRESS/LOCATION:	Located at the intersection of US Highway 290 E., Cantey Street and South Market Street.	
LEGAL DESCRIPTION:	Replat of Reserve "A4" of the Market Square Brenham Subdivision to create Lot 11 (1.500-acres) and Reserve "A5" (11.634-acres), containing a total of 13.134-acres, out of the John Long Survey, Abstract No. 156 in Brenham, Washington County, Texas.	
LOT AREA:	13.134-acres total	
ZONING DISTRICT:	B-2 Commercial Research and Technology District	
EXISTING USE:	Undeveloped Vacant land	
COMP PLAN	Corridor Mixed-Use to the north along S. Market Street/Commercial on the southern portion	
FUTURE LAND USE:		

REQUEST:

The subject 13.134 acres of land is owned by Brenham Market Square, LP. Paul Leventis, on behalf of Brenham Market Square, LP, desires to replat Reserve "A4" of the Market Square Brenham Subdivision to create Lot 11 (1.500-acres) and Reserve "A5" (11.634-acres), containing a total of 13.134-acres, for further development of this property.

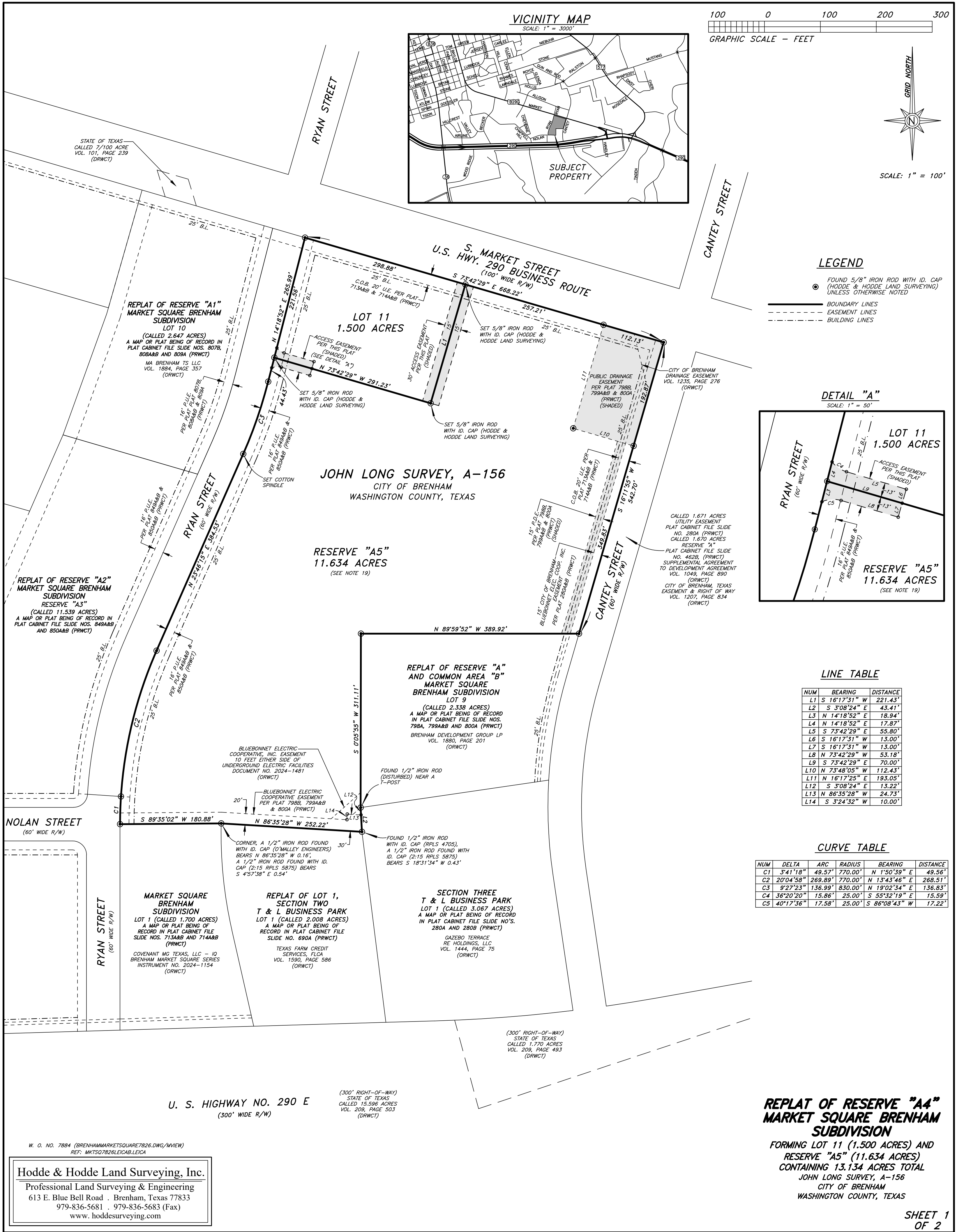
STAFF ANALYSIS AND RECOMMENDATION:

The proposed replat includes the location of previously dedicated easements and building setback lines in relation to established property lines. The proposed plat includes the dedication of an approximately 36' wide public access easement shared along the southernmost lot line of proposed Lot 11 for a future shared driveway onto Ryan Street. Additionally, a 30' access easement is proposed between the easternmost property line for a shared driveway onto South Market Street. This plat reconfigures the previous Reserve "A4" and creates Lot 11 and Reserve "A5" for future subdivision and development.

Development Services and Engineering have reviewed this replat for compliance with applicable City of Brenham regulations and ordinances of the City of Brenham, Texas and **recommends approval** of this plat as presented.

EXHIBITS:

A. Proposed Replat



NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 {2011}, CENTRAL ZONE 4203. CONVERGENCE ANGLE AT N: 10037905.626' - E: 3544925.146' IS 2'-02"-04.23", COMBINED SCALE FACTOR IS 0.99998033, U.S. SURVEY FEET, UTILIZING TXDOT CONTROL MONUMENTS FOR U.S. HWY. 290. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAPS (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0295C, EFFECTIVE DATE AUGUST 16, 2011 AND 48477C0315D, MAP REVISED MAY 16, 2019, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS.
3. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WASHINGTON COUNTY ABSTRACT COMPANY, TITLE REPORT FILE NUMBER WCTP2400600, DATED MAY 31, 2024, AT 8:00 AM.
4. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND BUILDING LINES APPLICABLE TO T&L BUSINESS PARK, AS RECORDED IN PLAT CABINET FILE SLIDE NO. 462B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, POHLMAYER SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NO. 463A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 713A, 713B, 714A & 714B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, REPLAT OF LOT 2, MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 757A, 757B, 758A & 758B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, REPLAT OF LOT 2A, MARKET SQUARE BRENHAM SUBDIVISION AND THE RESIDUE OF RESERVE C - COMMERCIAL, MARKET SQUARE DEVELOPMENT, SECTION 1, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 782A, 782B, 783A & 783B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, REPLAT OF RESERVE "A" AND COMMON AREA "B", MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 798B, 799A, 799B & 800A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, REPLAT OF RESERVE "A1", MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 807B, 808A, 808B & 809A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND REPLAT OF RESERVE "A2", MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 849A, 849B, 850A & 850B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
5. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND ACCESS RIGHTS OF MARKET SQUARE BRENHAM, AS RECORDED IN VOLUME 1681, PAGE 469, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
6. SUBJECT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND ACCESS RIGHTS OF MARKET SQUARE BRENHAM SUBDIVISION, BRENHAM, WASHINGTON COUNTY, TEXAS, AS RECORDED IN VOLUME 1803, PAGE 694, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
7. SUBJECT TO SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND ACCESS RIGHTS OF MARKET SQUARE BRENHAM SUBDIVISION, BRENHAM, WASHINGTON COUNTY, TEXAS, AS RECORDED IN VOLUME 1867, PAGE 650, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
8. SUBJECT TO SUPPLEMENTAL AMENDMENT TO SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND ACCESS RIGHTS OF MARKET SQUARE BRENHAM SUBDIVISION, BRENHAM, WASHINGTON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NO. 2024-2431, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
9. SUBJECT TO RIGHT OF WAY DEED DATED FEBRUARY 11, 1929, EXECUTED BY WILL KOLWES TO M&M PIPE LINE COMPANY, AS RECORDED IN VOLUME 95, PAGE 6, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS. {NOT DETERMINABLE FROM DESCRIPTION PROVIDED}
10. SUBJECT TO RIGHT OF WAY GRANT DATED FEBRUARY 23, 1954, EXECUTED BY WILL KOLWES, SR. TO TEXAS SOUTHEASTERN GAS COMPANY, AS RECORDED IN VOLUME 197, PAGE 455, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS. {NOT PLOTTABLE}
11. SUBJECT TO EASEMENT DATED AUGUST 13, 1946, EXECUTED BY WILL KOLWES TO L. HAUSMAN, AS RECORDED IN VOLUME 149, PAGE 222, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS. {NOT PLOTTABLE}
12. SUBJECT TO EASEMENT FROM BRENHAM MARKET SQUARE, L.P. TO BLUEBONNET ELECTRIC COOPERATIVE, INC., DATED APRIL 5, 2023, AS RECORDED IN INSTRUMENT NO. 2024-1481, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
13. THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO THE EASEMENTS SHOWN HEREON.
14. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND TITLE REPORT DATED MAY 31, 2024.
15. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND TITLE REPORT DATED MAY 31, 2024.
16. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
17. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
18. 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.
19. BEFORE DEVELOPMENT OF RESERVE "A5" (11.634 ACRES), A PLAT OF THE TRACT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL ACCORDING TO THE DEVELOPMENT CODE OF THE CITY OF BRENHAM.
20. (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS.
(ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
(PRWCT) DENOTES PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
(PCFSN) DENOTES PLAT CABINET FILE SLIDE NO.
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
P.U.E. DENOTES PUBLIC UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
P.D.E. DENOTES PUBLIC DRAINAGE EASEMENT
C.O.B. DENOTES CITY OF BRENHAM

SURVEY MAP

SHOWING A SURVEY AND REPLAT FORMING LOT 11 (1.500 ACRES) AND RESERVE "A5" (11.634 ACRES). LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE JOHN LONG SURVEY, A-156, BEING PART OF RESERVE "A4" (CALLED 13.134 ACRES) OF THE REPLAT OF RESERVE "A2", MARKET SQUARE BRENHAM SUBDIVISION, A MAP OR PLAT OF SAID SUBDIVISION BEING OF RECORD IN PLAT CABINET FILE SLIDE NOS. 849A, 849B, 850A & 850B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS. SAID LOT 11 (1.500 ACRES) AND SAID RESERVE "A5" (11.634 ACRES) BEING PART OF THE SAME LAND DESCRIBED AS 51.119 ACRES IN THE DEED FROM THE FIRST BAPTIST CHURCH OF BRENHAM, TEXAS TO BRENHAM MARKET SQUARE, LP, DATED AUGUST 27, 2018, AS RECORDED IN VOLUME 1644, PAGE 324, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING CORRECTED IN INSTRUMENT DATED AUGUST 31, 2018, AS RECORDED IN VOLUME 1645, PAGE 90, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CERTIFICATION

THE STATE OF TEXAS

COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY AND REPLAT OF 13.134 ACRES OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS THE 17TH DAY OF JUNE, 2024, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: JUNE 17, 2024

THE PURPOSE OF THIS DOCUMENT IS FOR
PRELIMINARY REVIEW ONLY.

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

(PRELIMINARY)

JON E. HODDE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5197
HODDE & HODDE LAND SURVEYING, INC.
613 EAST BLUE BELL ROAD
BRENHAM, TEXAS 77833
(979)-836-5681
TBPE&LS SURVEY FIRM REG. NO. 10018800

OWNER ACKNOWLEDGMENT

WE, BRENHAM MARKET SQUARE, LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH PAUL J. LEVENTIS, AS PRESIDENT OF ITS GENERAL PARTNER, BRENHAM MARKET SQUARE GP LLC, A TEXAS LIMITED LIABILITY COMPANY, THE OWNERS OF THE LAND DESCRIBED HEREON AND WHOSE NAMES ARE SUBSCRIBED HERETO, DO HEREBY ACKNOWLEDGE THE CHANGES TO SAID PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HEREON. THE PLATTED PROPERTY REMAINS SUBJECT TO EXISTING DEDICATIONS, COVENANTS, RESTRICTIONS AND EASEMENTS EXCEPT AS SHOWN OR STATED HEREON.

BRENHAM MARKET SQUARE LP,
A TEXAS LIMITED PARTNERSHIP

BY: BRENHAM MARKET SQUARE GP LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: _____
(SIGNATURE)

(PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____

DAY OF _____, 2024, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

LIENHOLDERS' ACKNOWLEDGMENT
AND SUBORDINATION STATEMENT

WE, EXTRACO BANKS, N.A., THE OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED HEREON, DO HEREBY IN ALL THING SUBORDINATE TO SAID PLAT OF WASHINGTON COUNTY, TEXAS. SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
(SIGNATURE)

(PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____

DAY OF _____, 2024, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2024 BY
THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

CHAIRMAN

SECRETARY

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS §

COUNTY OF WASHINGTON §

I, _____, CLERK OF THE COUNTY COURT OF WASHINGTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE ____ DAY OF _____, 2____, AT _____ O'CLOCK. ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 2____, AT _____ O'CLOCK. ____M. IN CABINET _____ SHEET _____ OF RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

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

CLERK OF THE COUNTY COURT
WASHINGTON COUNTY, TEXAS

OWNER/DEVELOPER

BRENHAM MARKET SQUARE, LP
1722 BROADMOOR DRIVE, SUITE 212
BRYAN, TEXAS 77802
PHN. 979-774-2900

SHEET 2
OF 2

W. O. NO. 7884 (BRENHAMMARKETSQUARE7826.DWG/MVIEW)
REF: MKTSO7826LEICAB.LEICA

Hodde & Hodde Land Surveying, Inc.

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

REPLAT OF RESERVE "A4"
MARKET SQUARE BRENHAM SUBDIVISION
FORMING LOT 11 (1.500 ACRES) AND RESERVE "A5" (11.634 ACRES)
CONTAINING 13.134 ACRES TOTAL
JOHN LONG SURVEY, A-156
CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS



CASE P-24-022
PRELIMINARY PLAT: BRADAM SUBDIVISION

STAFF CONTACT: Shauna Laauwe, AICP, City Planner

PLAT TITLE: Bradam Subdivision

CITY/ETJ: City

PLAT TYPE: Preliminary Plat

OWNER/APPLICANT: 30K Holdings, LLC / Adam Griffin

ADDRESS/LOCATION: 804 E Blue Bell Road

LEGAL DESCRIPTION: Tract 64, A. Harrington Survey, A-55 (Proposed Lot 1 of the Bradam Subdivision)

LOT AREA: Approximately 1.122 acres

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

EXISTING USE: Commercial

FUTURE LAND USE: Commercial

REQUEST: A request from Adam Griffin / 30K Holdings, LLC for approval of a Preliminary Plat of the Bradam Subdivision creating Lot 1, being 1.122-acres out of the A. Harrington Survey, A-55, Brenham, Washington County, Texas, and being a resurvey of the same land described as 1.106-acres in a deed from Ark of Fund, LLC to 30K Holdings, LLC, dated July 15, 2024, recorded in Instrument Number 2024-3901 in the Official Records of Washington County, Texas.

BACKGROUND:

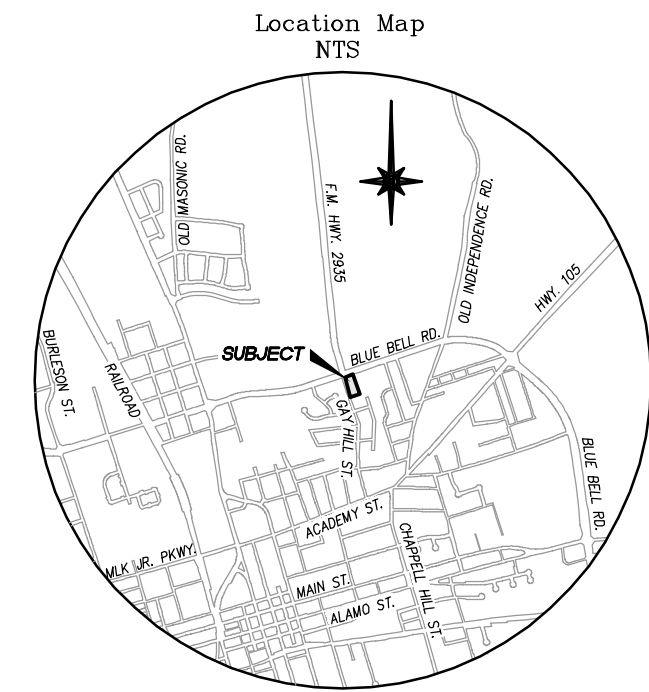
The subject 1.122-acre tract of land is owned by 30k Holdings, LLC / Adam Griffin. The property is currently addressed as 804 E. Blue Bell Road and is generally located on the south side of E. Blue Bell Road and is east of Gay Hill Street at the southeast intersection of E. Blue Bell Road and Gay Hill Street. The property is zoned B-1, Local Business / Residential Mixed Use District and is currently developed with an existing, vacant, commercial building that was the former Terminix Building. The property owner / applicant is redeveloping the site for a new commercial use (Zippy J's gas station and convenience store). Since the property is currently unplatted, a preliminary and final plat is required. The plat includes the dedication of a 20-foot public utility easement along the north and west property lines.

STAFF ANALYSIS AND RECOMMENDATION:

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

EXHIBITS:

A. Proposed Preliminary Plat



Property Owner
30K Holdings, LLC
P. O. Box 2329
Brenham, Texas 77834-2329
(979) 251-0507

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

- NOTES:
- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
 - This plat does not attempt to amend or remove any valid covenants or restrictions.
 - The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building lines required by the City of Brenham Code of Ordinances at the time of the development of the property.
 - According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0295C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.
 - Iron rods set are fitted with plastic cap stamped "Lampe Surveying".
 - Contours shown hereon were derived from City of Brenham, Texas data.

PLANNING & ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2024 by the
City Planning & Zoning Commission of the City of Brenham, Texas.

Chairman

Secretary

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 12th day of July, 2024.

(PRELIMINARY)

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

**PRELIMINARY PLAT
CREATING LOT 1 OF
BRADAM SUBDIVISION**

BEING 1.122 ACRES OF LAND IN THE
A. HARRINGTON SURVEY, A-55
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS
BEING A RE-SURVEY OF THE SAME LAND DESCRIBED AS 1.106 ACRES
IN A DEED FROM ARK OF FUND LLC TO 30K HOLDINGS, LLC,
DATED JULY 15, 2024, RECORDED IN INSTRUMENT NUMBER 2024-_____
OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS

40 0 40 80 120
GRAPHIC SCALE - FEET

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

LEGEND:

B.L. = BUILDING LINE
P.U.E. = PUBLIC UTILITY EASEMENT
— GAS — GAS — = GAS MAINS
— W — = WATER MAINS
— S — = SEWER LINES

OWNER DEDICATION

30K Holdings, LLC, owner of the property in the foregoing map of Bradam Subdivision, to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, lots, building lines, and easements thereon shown and designate said subdivision as Lot 1, Bradam Subdivision, 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. 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.

Adam Griffin
Managing Member of 30K Holdings, LLC

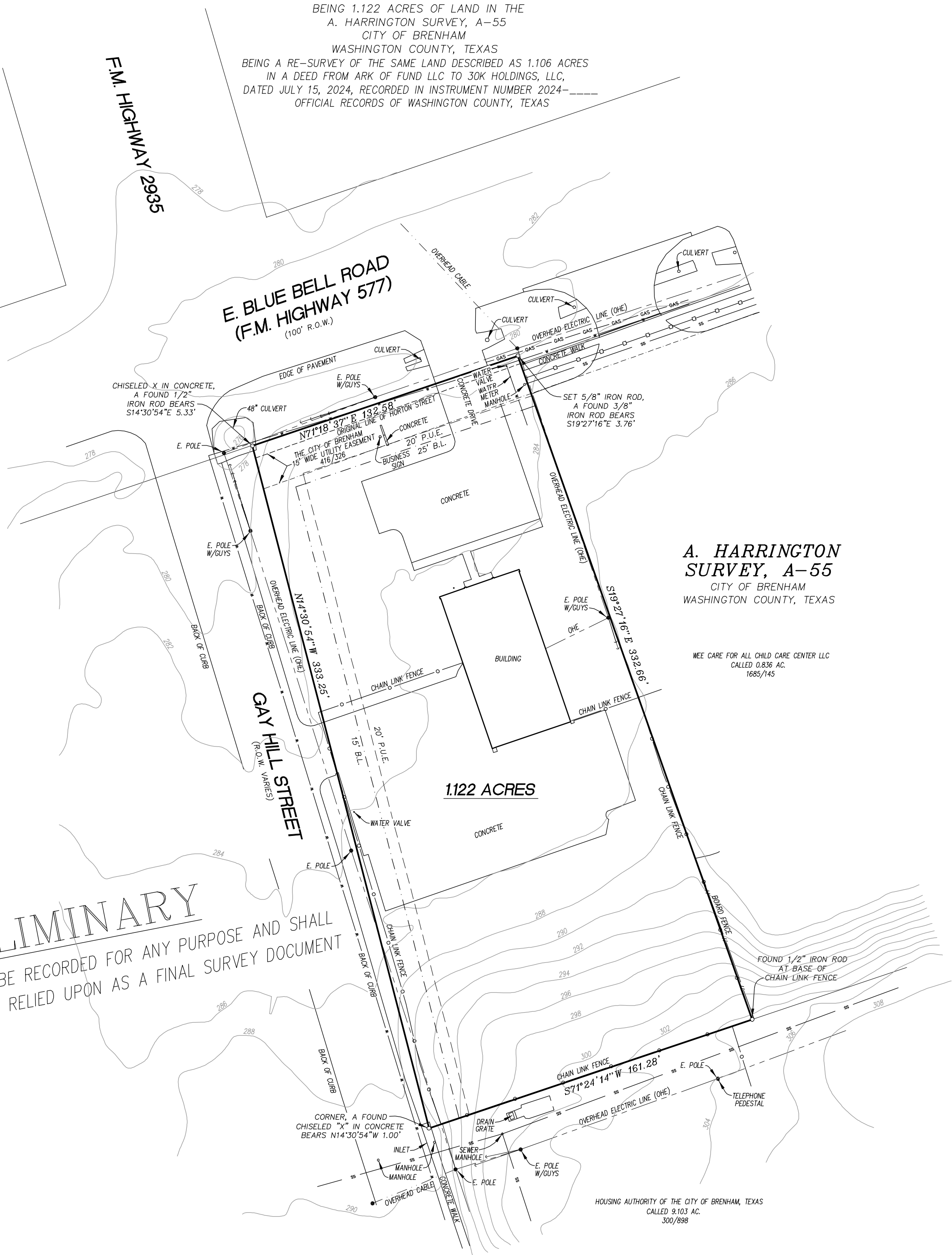
THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2024 by Adam Griffin.

Notary Public
State of Texas

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

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



LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS

1408 WEST MAIN STREET
P. O. BOX 2037
BRENNHAM, TEXAS 77834
(979) 836-6677
TBPCLS FIRM NO. 10040700
WO 4119 4119S1(PRELIM).DWG 4119 30K.CRD



CASE P-24-023
FINAL PLAT: BRADAM SUBDIVISION

STAFF CONTACT	Shauna Laauwe, AICP, City Planner	
PLAT TITLE:	Bradam Subdivision	CITY/ETJ: City
PLAT TYPE:	Final Plat	
OWNER/APPLICANT:	30K Holdings, LLC / Adam Griffin	
ADDRESS/LOCATION:	804 E Blue Bell Road	
LEGAL DESCRIPTION:	Tract 64, A. Harrington Survey, A-55 (Proposed Lot 1 of the Bradam Subdivision)	
LOT AREA:	Approximately 1.122 acres	
ZONING DISTRICT:	B-1, Local Business / Residential Mixed-Use District	
EXISTING USE:	Commercial	
FUTURE LAND USE:	Commercial	
REQUEST:	A request from Adam Griffin / 30K Holdings, LLC for approval of a Final Plat of the Bradam Subdivision creating Lot 1, being 1.122-acres out of the A. Harrington Survey, A-55, Brenham, Washington County, Texas, and being a resurvey of the same land described as 1.106-acres in a deed from Ark of Fund, LLC to 30K Holdings, LLC, dated July 15, 2024, recorded in Instrument Number 2024-3901 in the Official Records of Washington County, Texas.	

BACKGROUND:

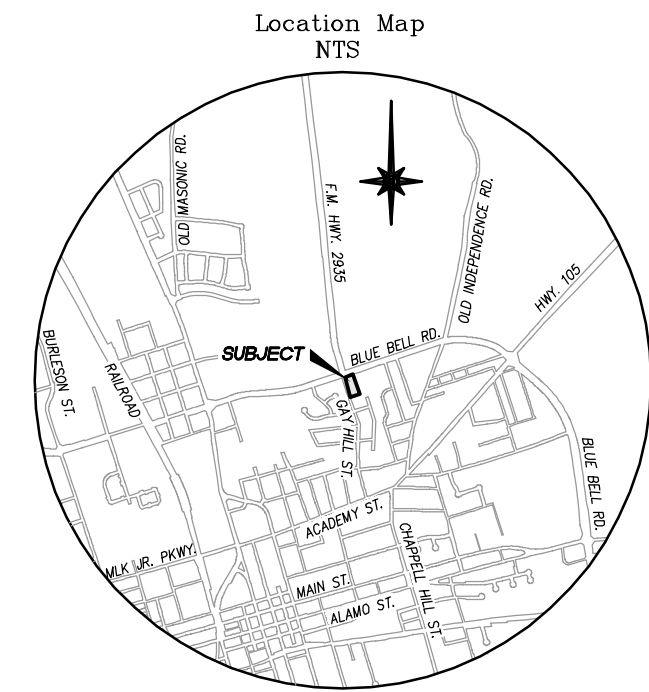
The subject 1.122-acre tract of land is owned by 30k Holdings, LLC / Adam Griffin. The property is currently addressed as 804 E. Blue Bell Road and is generally located on the south side of E. Blue Bell Road and is east of Gay Hill Street at the southeast intersection of E. Blue Bell Road and Gay Hill Street. The property is zoned B-1, Local Business / Residential Mixed Use District and is currently developed with an existing, vacant, commercial building that was the former Terminix Building. The property owner / applicant is redeveloping the site for a new commercial use (Zippy J's gas station and convenience store). Since the property is currently unplatted, a preliminary and final plat is required. The plat includes the dedication of a 20-foot public utility easement along the north and west property lines.

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



Property Owner
30K Holdings, LLC
P. O. Box 2329
Brenham, Texas 77834-2329
(979) 251-0507

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

- NOTES:
- All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
 - This plat does not attempt to amend or remove any valid covenants or restrictions.
 - The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building lines required by the City of Brenham Code of Ordinances at the time of the development of the property.
 - According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0295C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.
 - Iron rods set are fitted with plastic cap stamped "Lampe Surveying".

PLANNING & ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2024 by the
City Planning & Zoning Commission of the City of Brenham, Texas.

Chairman

Secretary

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 12th day of July, 2024.

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



**FINAL PLAT
CREATING LOT 1 OF
BRADAM SUBDIVISION**

BEING 1.122 ACRES OF LAND IN THE
A. HARRINGTON SURVEY, A-55
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS
BEING A RE-SURVEY OF THE SAME LAND DESCRIBED AS 1.106 ACRES
IN A DEED FROM ARK OF FUND LLC TO 30K HOLDINGS, LLC,
DATED JULY 15, 2024, RECORDED IN INSTRUMENT NUMBER 2024-3901
OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS

F.M. HIGHWAY 2935

E. BLUE BELL ROAD
(F.M. HIGHWAY 577)
(100' R.O.W.)

CHISELED X IN CONCRETE,
A FOUND 1/2"
IRON ROD BEARS
S14°30'54"E 5.33'

E. POLE
W/GUYS

E. POLE
W/GUYS

GAY HILL STREET
(R.O.W. VARIES)

CORNER, A FOUND
CHISELED "X" IN CONCRETE
BEARS N14°30'54"W 1.00'

E. POLE

1.122 ACRES

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

WEE CARE FOR ALL CHILD CARE CENTER LLC
CALLED 0.836 AC.
1685/145

FOUND 1/2" IRON ROD
AT BASE OF
CHAIN LINK FENCE

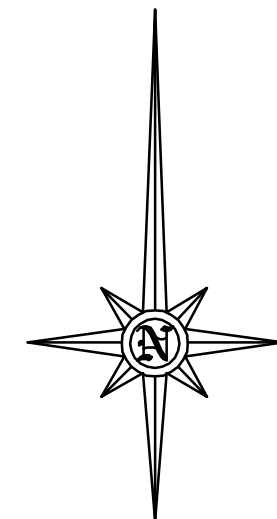
HOUSING AUTHORITY OF THE CITY OF BRENHAM, TEXAS
CALLED 9.103 AC.
300/898



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

LEGEND:

B.L. = BUILDING LINE
P.U.E. = PUBLIC UTILITY EASEMENT



OWNER DEDICATION

30K Holdings, LLC, owner of the property in the foregoing map of Bradam Subdivision, to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, lots, building lines, and easements thereon shown and designate said subdivision as Lot 1, Bradam Subdivision, 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. 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.

Adam Griffin
Managing Member of 30K Holdings, LLC

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____
day of _____, 2024 by Adam Griffin.

Notary Public
State of Texas

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

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS

1408 WEST MAIN STREET
P. O. BOX 2037
BRENHAM, TEXAS 77834
(979) 836-6677
TBPCLS FIRM NO. 10040700
WO 4119 4119S1(FINAL).DWG 4119 30K.CRD



CASE P-24-018

REPLAT: LOTS 5, 6, & 7 OF THE AMENDED PLAT OF PECAN TOWNHOMES

STAFF CONTACT: Shauna Laauwe AICP, City Planner

PLAT TITLE: Replat of Lots 5, 6, & 7, Amended Plat of Pecan Townhomes to Create Lot 5A and Lot 6A **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNER & APPLICANT: Atwood C. Kenjura

AGENT: Donald W. Lampe (Lampe Surveying, Inc.)

LOT AREA /LOCATION: 8,894 square feet / Second Street

PROPOSED LEGAL DESCRIPTION: Lot 5A and Lot 6A of the Amended Plat of Pecan Townhomes in Brenham, Washington County, Texas

ZONING DISTRICT: R-2, Mixed Residential Use

EXISTING USE: Vacant

FUTURE LAND USE: Mixed Use Downtown Adjacent

REQUEST: A request by Atwood Kenjura for approval of a Replat of Lots 5, 6, and 7 of the Amended Plat of Pecan Townhomes to create Lot 5A containing 4,434-square feet and Lot 6A containing 4,430-square feet for a total of 8,864-square feet, located on Second Street, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:

The subject property, currently identified as Lots 5, 6, & 7 of the Amended Plat of Pecan Townhomes, is owned by Atwood C. Kenjura. The subject property is approximately 8,864 square feet located south of Second Street and east of Church Street and is currently not addressed. The subject property is currently three lots that are platted for townhome development facing a private alley. The property is currently vacant, undeveloped land. The property owner would like to replat the three lots into two lots facing the public street right-of-way of W Second Street for further development. The plat includes the dedication of a 10' public utility easement along W Second Street.

STAFF RECOMMENDATION:

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

EXHIBITS:

A. Proposed residential Replat.



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

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. Per original plat, "Common Element" shall mean a shared access easement for use by all lots within the Pecan Townhomes subdivision.
7. Lot 6A shall have accessway to the Limited Common Element via Lot 5A.

PLANNING & ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2024 by the
City Planning & Zoning Commission of the City of Brenham, Texas.

Chairman

Secretary

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. _____.

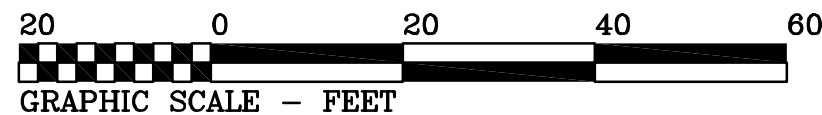
Witnessed by hand and seal of the County Court of
the said County, at office in Brenham, Texas.

By: _____ Beth Rothermel
Deputy 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 12th day of June, 2024.

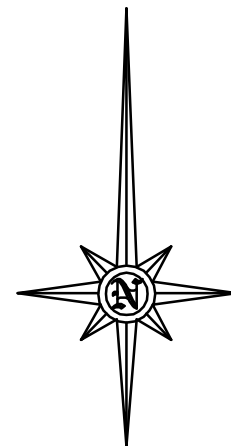
Donald W. Lampe
R.P.L.S. No. 1732
Lampe Surveying, Inc



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

LEGEND:

B.L. = BUILDING LINE
P.U.E. = PUBLIC UTILITY EASEMENT



OWNER DEDICATION

Atwood C. Kenjura, owner of the property subdivided in the foregoing map of Plat of Replat of Lots 5, 6 and 7 of Amended Plat of Pecan Townhomes to create Lots 5A and 6A, Amended Plat of Pecan Townhomes, to the City of Brenham, Texas, 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 Lots 5, 6 and 7 of Amended Plat of Pecan Townhomes to create Lots 5A and 6A, Amended Plat of Pecan Townhomes, 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. 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.

Atwood C. Kenjura

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2024 by Atwood C. Kenjura.

Notary Public
State of Texas

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

GILBERT JAPKO
CALLED 0.201 ACRE
1414/278

RAY HADAWAY
CALLED 8528 SQ. FT.
1723/536

AMENDED PLAT OF
PECAN TOWNHOMES

PLAT SLIDE 346-A
PLAT RECORDS OF WASHINGTON
COUNTY, TEXAS

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS

1408 WEST MAIN STREET
P. O. BOX 2037
BRENHAM, TEXAS 77834
(979) 836-6677
TBPELS FIRM NO. 10040700
WO 4107 4107S1(FINAL).DWG 4107KENJURA.CRD



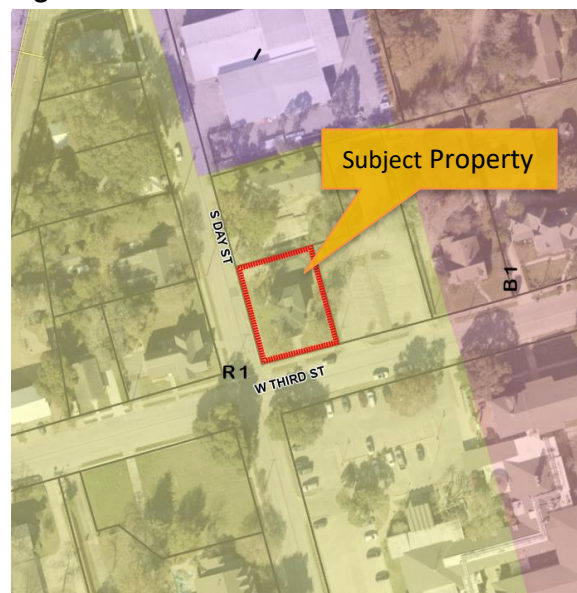
CASE NUMBER P-24-019
310 W. THIRD STREET
SPECIFIC USE PERMIT REQUEST – ACCESSORY DWELLING UNIT

STAFF CONTACT:	Shauna Laauwe AICP, City Planner
APPLICANT/OWNER:	Walt Edmunds / WEPROP, LLC
ADDRESS/LOCATION:	310 West Third Street
LEGAL DESCRIPTION:	Key's First Addition, Block 2, Lot 3C
LOT AREA:	8,487 square feet, approximately 0.1948-acres
ZONING DISTRICT/USE:	R-1 Single-Family Residential District (Exhibit B)
FUTURE LAND USE:	Corridor Mixed Use (Exhibit C)
REQUEST:	A request for a Specific Use Permit to allow a proposed Accessory Dwelling Unit (ADU) in a R-1 Single-Family Residential Zoning District (Exhibit B).

BACKGROUND:

The subject property is an 8,487 square foot (0.1948-acre) lot that is addressed as 310 W. Third Street and located at the northeast corner of the intersection of W. Third Street and S. Day Street. The subject property is owned by Walt Edmunds/WEPROP, LLC. and is a rectangular-shaped lot that is 85 feet in width and 107 feet in depth that is developed with a 2,113 square foot single-family dwelling and a 612 square foot accessory structure that were constructed in 1930. As shown in Figure 1, the subject and adjacent properties are currently zoned R-1, Single-Family Residential District and developed with single-family dwelling units to the north and west, across S Day Street and as St. Paul's Lutheran Church to the east and south. While the existing home predates the adoption of the subdivision and zoning regulations in 1968, the principal structure meets the current required rear yard, east side yard and west side street setbacks for a single-family home and appears to have a legally nonconforming front yard setback of approximately 20-feet. The existing

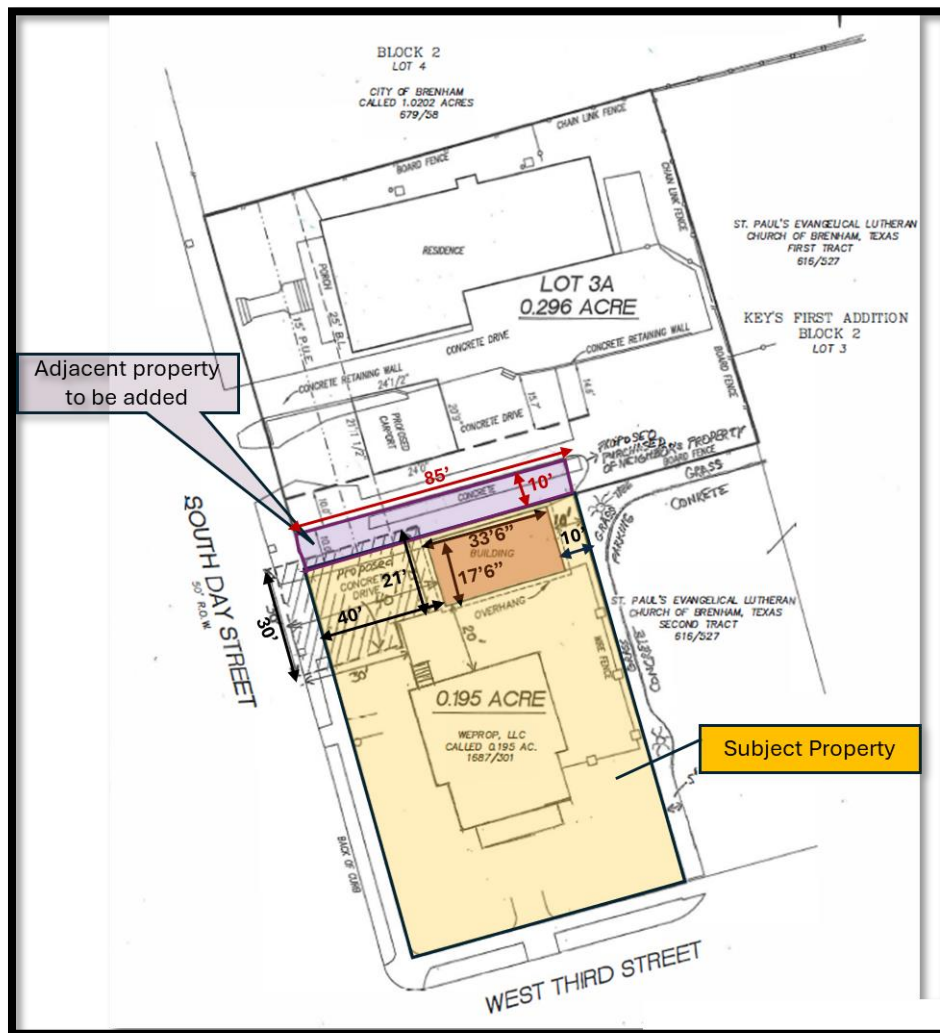
Figure 1



accessory structure is 10-feet from the east side property line, 40-feet from the west property line (S. Day Street) but is legally nonconforming with only a 1-foot setback from the rear property line.

The existing accessory structure was a grandfathered ADU from the 1970s to 2020 when the applicant purchased the subject property. The previous ADU was in disrepair and remained vacant until 2024 when the applicant submitted building plans to restore the ADU to habitable status. Since the ADU structure had remained vacant for more than 1-year, the nonconforming use lost its nonconforming status. When a grandfathered use is vacant/abandoned for more than 12 months or if the use is converted to a permitted use, the grandfathered/legally nonconforming status is nullified. The Applicant is requesting that the existing accessory structure to be allowed as an ADU again to provide for visiting family and guest accommodations. Since the subject property is within a R-1 District, the proposed ADU must seek a Specific Use Permit for approval. Accessory Dwelling Units, per Section 10.02(4)(c) of the zoning ordinance, have a required 10-foot rear yard and side yard setback. As shown in Figure 2 below, while

Figure 2



the existing 10-foot side yard setback meets the regulations, the 1-foot rear yard setback does not. In addition, the City of Brenham has adopted the 2018 International Building Code that restricts habitable structures from having any openings (windows, doors, on any walls that are within two (2) feet of a property line. With the existing location needing a variance and additional building modifications, the

The proposed ADU structure is built on a foundation like the principal house, has a composition roof, and has a similar architectural design as the 1930s era principal home (See Exhibit F). The floor plan, as shown in Figure 3, is for a 1-bedroom, 1-bathroom dwelling with a kitchen, office, and living room. The existing accessory is located on the north portion of the property, approximately 20 feet from the principal house, approximately one (1) foot from the rear property (11 feet after replatting), 10-feet from the east side property line, and 40-feet from the west side property line along S. Day Street. The proposed ADU would utilize the existing driveway and an expanded parking area to the east via S. Day Street for the required parking. The proposed off-street parking will likely provide ample parking for the residents and guests of both the principal structure and accessory dwelling unit.

A hand-drawn floor plan of a house, oriented with the front to the right. The plan includes the following rooms and features:

- Front:** The right edge of the plan, labeled "FRONT".
- Living:** Located in the bottom right corner, with a width of 11'6" and a depth of 33'6".
- Office:** Located in the bottom center, with a width of 9' and a depth of 15'0".
- Bedroom:** Located in the bottom left corner, with a width of 12'6" and a depth of 7'8".
- Bath:** Located in the top center, containing a toilet and a sink. It has a width of 12'9" and a depth of 13'1/2".
- Kitchen:** Located in the top right, containing a refrigerator (REF), a double window (DW), and an upper cabinet. It has a width of 20'7" and a depth of 10'0".
- Pantry:** Located in the top right corner, labeled "PANTRY (Floor to ceiling)".
- Shower:** Located in the top left, with a width of 5'4 1/2" and a depth of 5'9".
- Linens:** Located in the top left, with a width of 8'4" and a depth of 8'8 1/2".
- Closest:** There are two closets: one in the top left and one in the center of the plan.
- Dimensions:** The overall width of the house is 33'6". The overall depth is 10'0". The plan also includes various smaller dimensions for specific areas and features.

3

ANALYSIS OF CITY OF BRENHAM ZONING POLICIES:

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

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

The subject property is an 8,487 square foot lot that is a corner lot on the northeast corner of W. Third Street and S. Day Street. As shown in Figure 1, the subject property, and all adjacent and neighboring properties are located within an R-1, Single-Family Residential District. The subject property and adjacent properties to the north and west are developed as single-family homes that were predominately built in the 1930s-1940s. The adjacent property to the east and to the south (across W. Third Street) is developed as St. Paul's Lutheran Church.

The applicant is requesting a SUP to allow the existing 17'6" x 33'6" (612 square feet), one-story detached accessory structure to be renovated to an ADU near the north property line of the subject lot. The allowance and standards for ADUs were adopted within in the Zoning Regulations with Ordinance No. O-19-012 that was approved on March 7, 2019. The adopted regulations allow any homeowner living in the R-1 District to build an ADU with prior approval of a Specific Use Permit and a building permit. Any homeowner or business owner located in an R-2 or B-1 zoning district may build an ADU with a building permit. Section 10.02(4) of the Zoning Regulations lists additional development standards that pertain to ADUs:

- a) Should the primary use be a single-family dwelling, the property owner's primary residence shall be the single-family dwelling or ADU.

The property owner plans to continue to reside in the principal home and proposes to utilize the ADU for a guest house for family and friends.

- b) An ADU must be designed and constructed in keeping with the general architecture and building material of the principal structure.

The proposed addition will be in the same general architecture style and building material of the principal structure.

- c) An attached ADU shall be subject to the regulations affecting the principal structure. A detached ADU shall have side yards of not less than the required side yard for the principal structure and rear yards of not less than ten (10) feet.

With the proposed purchase of a 10'x 85' strip of land from the adjacent property to the north, the proposed ADU meets the rear and side yard setback requirements with a rear yard setback of 11-feet, a west side yard setback of 40-feet and an east side yard setback of approximately 10-feet. A condition of approval shall require that the subject property be replatted to include the additional strip of land to the north.

- d) One (1) on-site parking space, located to the side or rear of the primary structure, shall be provided for the ADU in addition to the required parking for the principal structure.

The site has driveway access via S. Day Street, with no direct driveway access to W. Third Street proposed. The existing driveway is proposed to be widened to 30-feet in width and 40-feet long to support both the two (2) required parking spaces for the principal home and

one (1) dedicated parking space for the ADU.

- e) The maximum habitable area of an ADU is limited to either one-half (1/2) of the habitable area of the principal structure, or one thousand (1,000) square feet, whichever is smaller.

The principal structure is 2,113 square feet in area and the proposed ADU is 612 square feet, less than ½ of the habitable area of the principal structure.

- f) ADUs shall not be HUD-code manufactured home or mobile home.

The proposed ADU will not be a HUD-code manufactured home or mobile home.

The SUP process allows staff to identify additional land uses, which may be appropriate in special circumstances. The proposed structure is to be utilized as guest accommodations for the property owner. The site plan provided by the applicant indicates that the structure will have a proposed setback of approximately 40 feet from S. Day Street and after replatting, 11 feet from the rear property line to the north, and a 10-foot side yard setback to the east property line. In addition to the existing 2,113 square foot home, the subject property has an existing narrow 12-foot by 40-foot driveway off S. Day Street with the site plan showing improvements to widen the driveway and parking area to 30-feet in width. The expanded driveway will accommodate the minimum of three (3) off-street parking spaces. Given that the principal and accessory structure have been in the same configuration since the 1930s and has previously been utilized as an ADU, the use will likely appear to be seamless to the neighboring properties and not out of character. The proposed development complies with the development standards for accessory dwelling units and the SUP request promotes the initiatives of the housing task force.

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

The future land use map portion of the Historic Past, Bold Future 2040 Comprehensive Plan suggests the subject property and the area to the east of S. Day Street is envisioned to be Corridor Mixed Use and the property to the west of S. Day is envisioned as single-family use (Exhibit "C"). The subject property and the surrounding properties to the east of S. Day Street are developed as a variety of uses to include single-family homes, St. Paul's Lutheran Church, and the City of Brenham central warehouse, whereas the uses to the west of S. Day are developed as single-family homes. The requested SUP would not deter from the envisioned use. Staff finds that the proposed request aligns with the goals and land use policies established in the Comprehensive Plan.

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

The subject property has existing utilities available along both S. Day Street and W. Third Street. ADUs are an opportunity to increase density in a compatible manner within a residential area as they do not require additional infrastructure to be built to accommodate the new dwelling unit.

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

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

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

opportunity to be heard prior to adoption of zoning amendments.

Property owners within 200 feet of the project site were mailed notifications of this request on July 9, 2024. The Notice of Public Hearing was published in the Brenham Banner on July 11, 2024. As of July 19, 2024, Staff have received no written citizen comment forms regarding the proposed ADU. Any public comments submitted to staff will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

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

If approved, the property will be required to adhere to the regulations of the R-1 District to include, the accessory dwelling unit development standards, minimum building setbacks and maximum impervious coverage requirements. The applicant has submitted a site plan (Exhibit D) which depicts the proposed location of the ADU and access. The subject property has a lot size of 8,487 square feet and is comparable in area to the lots along W. Third Street and nearby residential streets. With the proposed 612 square foot ADU consisting of an existing structure that has been in place since 1930, no increase in impervious cover would occur except for the minimal widening of the driveway. The maximum impervious lot coverage allowed in an R-1 District is 55 percent. As discussed previously, both the principal home and the ADU meet or exceed all R-1 setback requirements. Staff finds that the site development requirements will ensure that adequate open space is preserved on the subject property.

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

Staff finds that the requested land use is appropriate in this location given the existing development in the vicinity and conformance with the City's adopted Comprehensive Plan and Future Land Use Plan.

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

The subject property and all surrounding properties are located within an R-1 District. The Future Land Use Map, as part of the Comprehensive Plan adopted in September 2019, envisions the subject property as corridor mixed use. As such, the area has a variety of uses within nearby zoning districts including R-1, Single-Family Residential, B-1, Local Business Residential Mixed Use and Industrial. The subject property and the adjacent property to the north and surrounding area to the west are currently developed as single-family uses, while church/institutional uses are adjacent to the east and south, with government uses further to the north and commercial uses to the east along S. Austin Street.

The surrounding single-family properties in the area consist predominately of homes built in the early 1900s and have detached garages that are typically behind the front façade. Many of the neighboring properties have either a garage or other accessory structure within the rear yard. While no other ADUs are currently within the immediate area, Staff finds that the proposed ADU is consistent with the land use policies established in the Comprehensive Plan and the existing neighborhood culture.

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

Staff finds that approval of the proposed SUP to allow for further development of the property with an ADU will promote the orderly development of the community. This request, to allow a proposed 17'6" x 33'6" (612 square foot) detached accessory structure to be located on the north portion of the 0.1948-acre lot, will not adversely affect health, safety, morals, or general welfare of properties in the general vicinity or the community in general.

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

Staff believes that the proposed development will not have an adverse effect on the surrounding area and will be compatible with anticipated uses surrounding this property. The applicant proposes to utilize the ADU as a guest house. The proposed ADU will meet the architectural character of the existing home and the adjoining properties. The proposed structure meets the development standards set forth in the zoning ordinance and is proposed to be in character with both the principal structure and nearby residential properties. The applicant would be required for the property to be replatted to include the 10'x85' adjacent north strip of land that was recently acquired and to submit a building permit for the ADU showing that it meets all applicable building and fire code requirements.

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

If approved, the proposed SUP will allow the existing 612 square foot accessory structure to be utilized as a one-bedroom, one bath detached ADU to be situated near the north property line that would provide accommodations for guests. The nearest commercial district is to the east along S. Austin Street, which is a B-1, Local Business Mixed Residential Use District corridor. While mostly developed, vacant commercial property is located along S. Austin Street. Staff finds that the proposed SUP, if approved, will not negatively affect vacant land classified for commercial uses.

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

The property is currently developed as a single-family home within an R-1, Single-Family Residential District. The existing principal structure and accessory structure were built in 1930, before the Subdivision and Zoning Regulations were adopted in 1968. The accessory structure that is to be reconverted to an ADU is currently only setback 1-foot from the north rear property line. The applicant is currently working with a surveyor to replat the property to include a 10-foot in width by 85-foot in length strip of property along the north property line recently purchased from the adjacent property owner. With the land acquisition and replatting, the proposed ADU would have a conforming 11-foot rear yard setback, and the existing driveway will be widened to accommodate a dedicated parking space for the ADU. With these improvements, the Applicant has satisfied any hindrances to the property created by legally existing incompatible uses. With the replating of the existing property, the applicant's request will allow the subject property to develop in a compatible, legally conforming manner.

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

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

STAFF RECOMMENDATION:

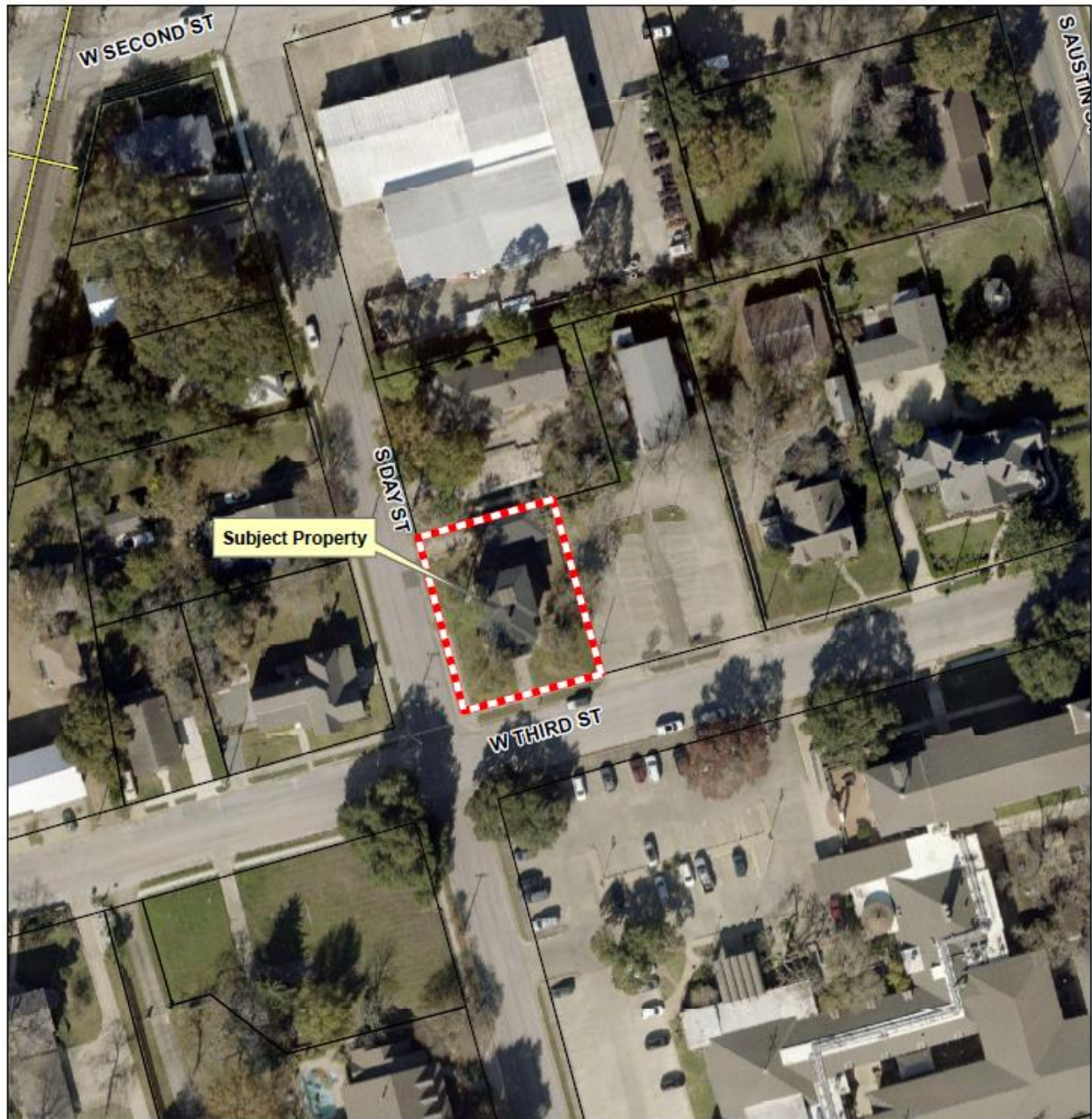
Staff recommends ***approval*** of a Specific Use Permit to allow (legitimize) a detached accessory dwelling unit to be located within a R-1 Mixed Residential Use Zoning District for the subject 0.1948-acre tract of land that is located at 310 W. Third Street and legally described as Key's 1st Addition, Block 2, Lot 3C, with the following condition:

1. Subject property shall be replatted to include the 10' x 85' strip of land that was purchased from the adjacent north property.

EXHIBITS:

- A. Aerial Map
- B. Zoning Map
- C. Future Land Use Map
- D. Site Plan
- E. Floor Plan
- F. Site photos

EXHIBIT "A"
AERIAL MAP

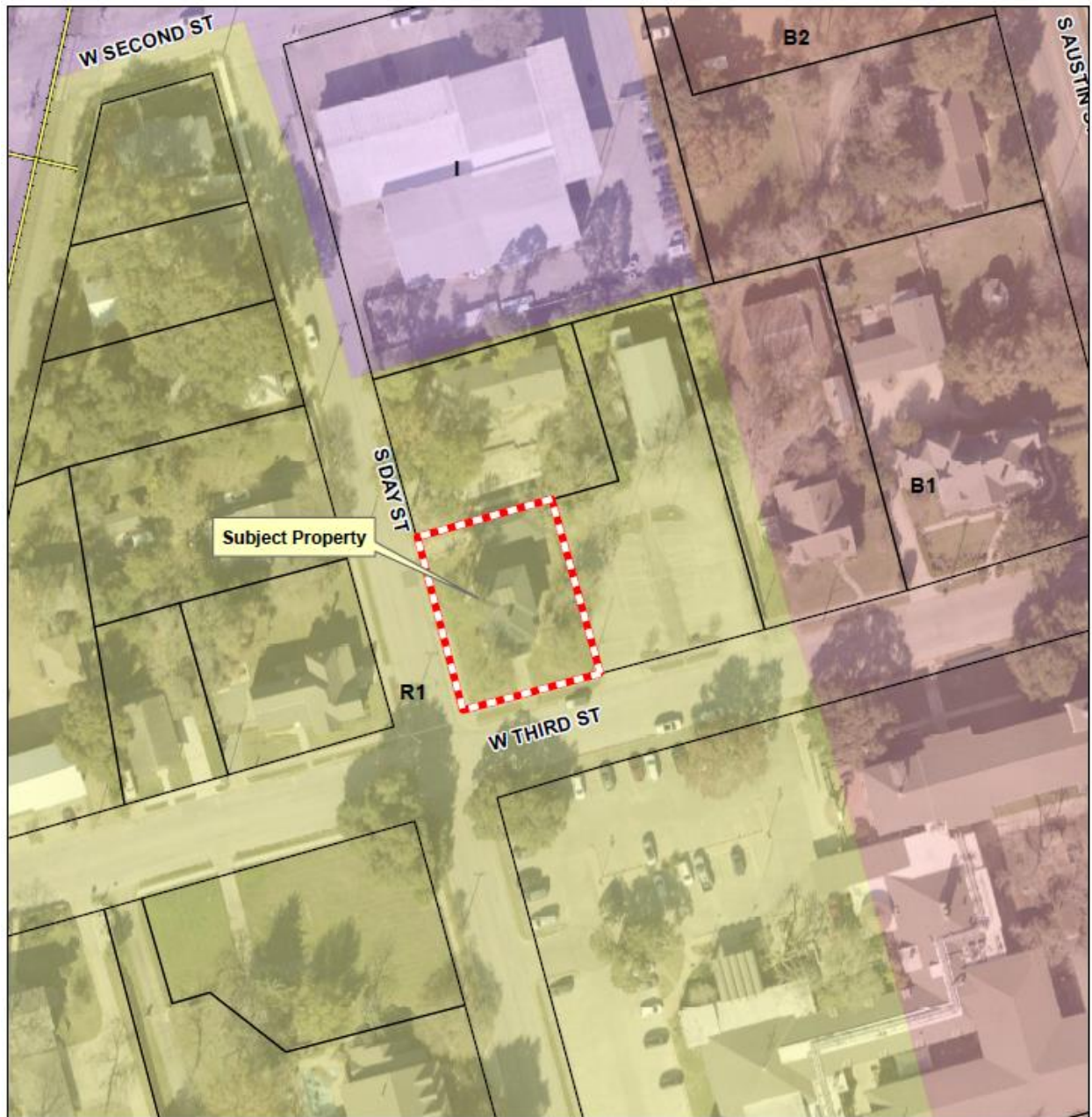


Location Map
Specific Use Permit - ADU
310 W Third Street



1 inch = 80 feet

EXHIBIT "B"
ZONING MAP



Legend

-  B1 Local Business Mixed
-  B2 Commercial Research and Technology
-  I Industrial
-  R1 Residential Single Family

Zoning Map
Specific Use Permit - ADU
310 W Third Street



1 inch = 80 feet

EXHIBIT "C"
FUTURE LAND USE MAP



Legend

Future Land Use Plan

FLU_FINAL

- Single Family Residential
- Corridor Mixed Use

Future Land Use Map
Specific Use Permit - ADU
310 W Third Street



1 inch = 80 feet

EXHIBIT "D"
PROPOSED SITE PLAN

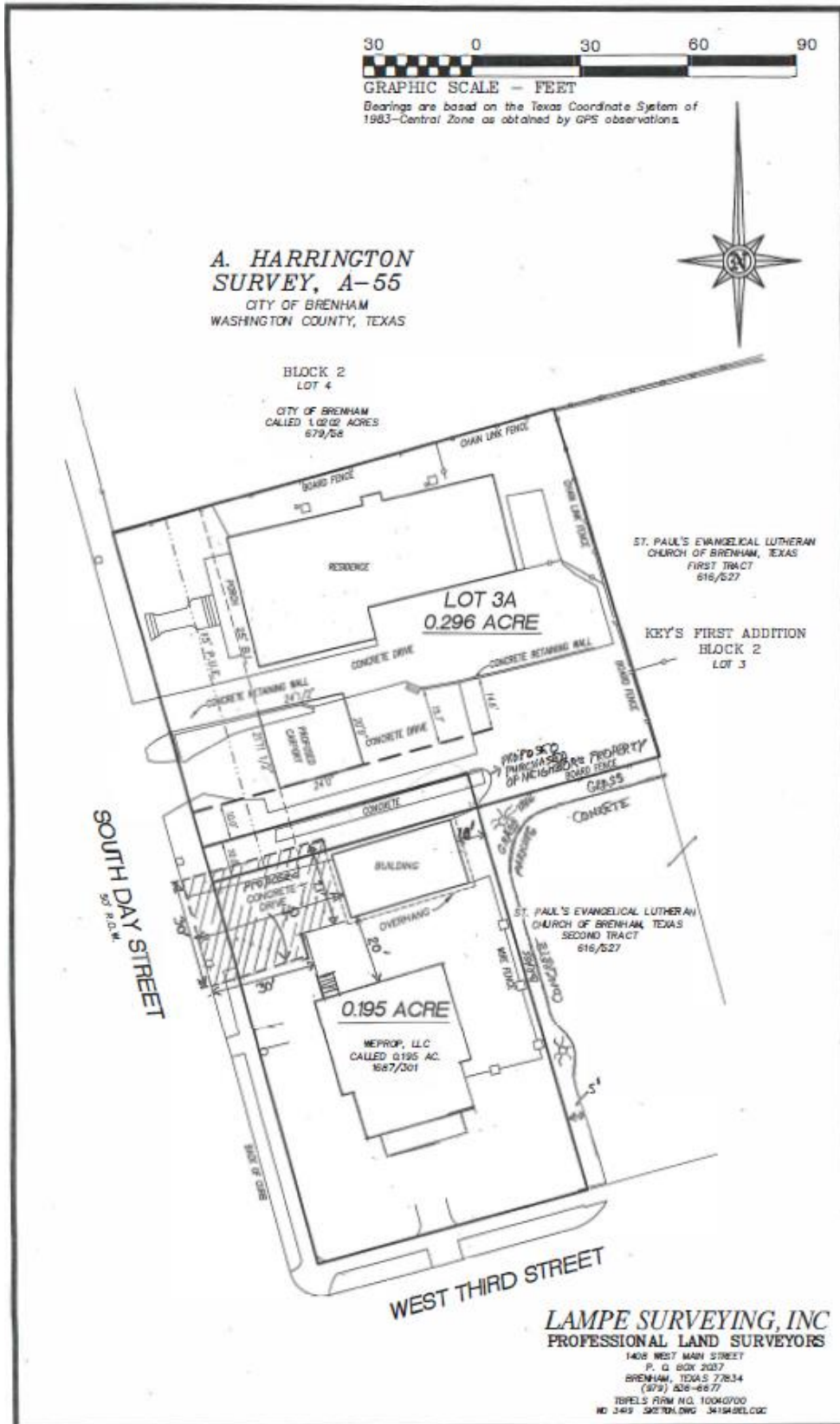


EXHIBIT "F"
FLOOR PLAN

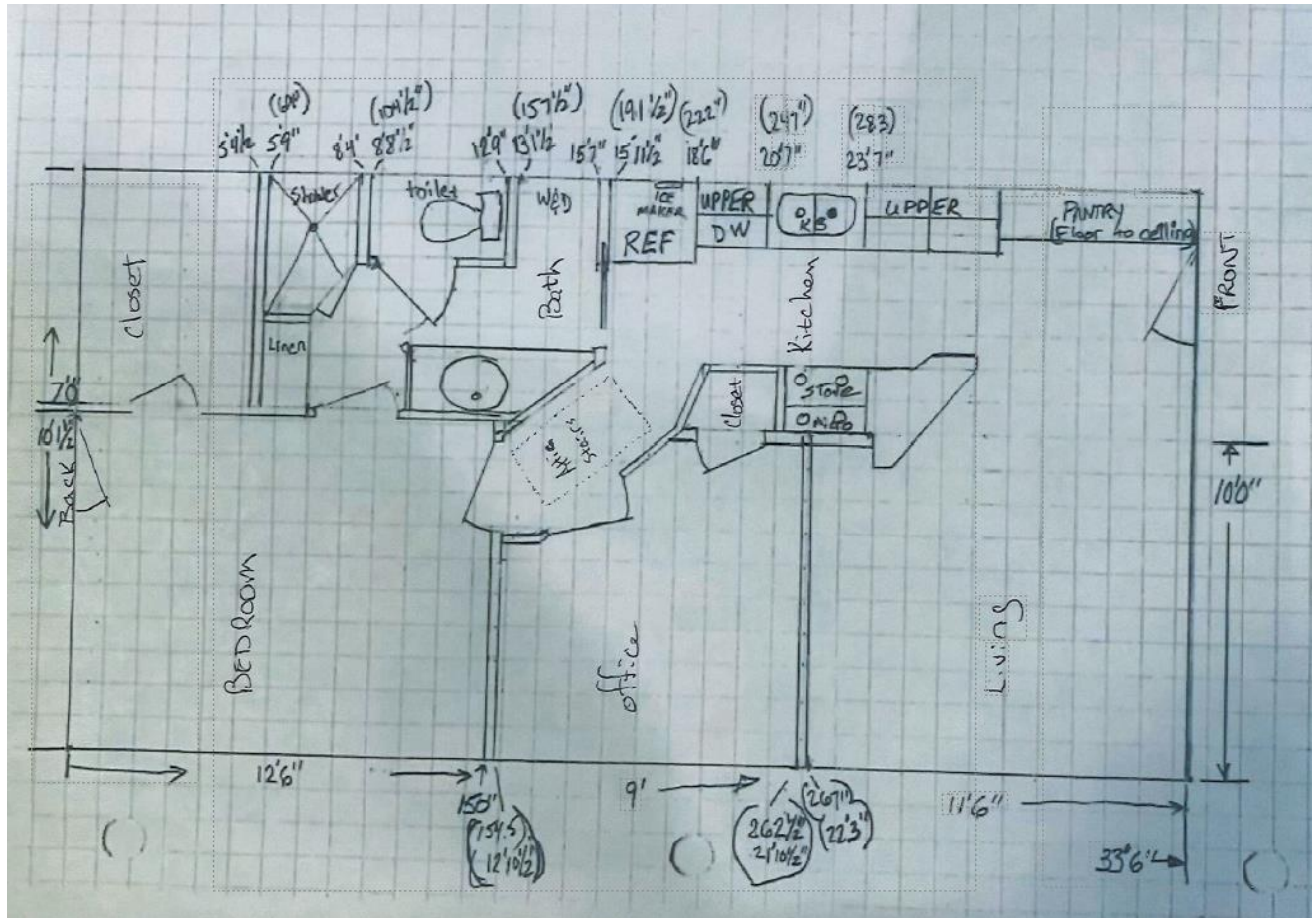


EXHIBIT "G"
SITE PHOTOS



310 W. Third Street – Principal Home



Principal Home and Proposed ADU structure.
Land Acquisition piece includes paved area to the left.



St. Paul's Lutheran Church to the south across S. Day Street



Residential homes to the west across W. Third Street



Industrial property to the north (City of Brenham Central Warehouse)



MEMORANDUM

To: Planning and Zoning Commission

CC: Stephanie Doland, Director of Development Services
Carolyn D. Miller, City Manager
Jeana Bellinger, City Secretary – Director of Administrative Services

From: Shauna Laauwe, AICP, City Planner

Subject: Amendment to Comprehensive Plan and Future Land Use Plan / Special Area Plan

Date: July 22, 2024

On September 19, 2019 the City of Brenham Adopted the Comprehensive Plan, *Historic Past Bold Future: Plan 2040* which was written by planning consultant Kendig Keast Collaborative (KKC). Plan 2040 includes a Comprehensive look at the current state of the community and a 20-year outlook of the future direction, needs, and priorities of the community.

One of the main subject areas of the Plan includes Land Use and Development and the creation of a Future Land Use Map (Page 29). The Future Land Use Map is one of the most referenced documents within the Comprehensive Plan as it serves as a guiding document for City Staff, the Planning and Zoning Commission and the Brenham City Council to make informed decisions when considering development and land use applications like a rezoning request or specific use permit. The Map provides a parcel specific recommendation on the most appropriate use designation for each property in Brenham and areas located within the ETJ. Shown on the Future Land Use Map is the standard use classifications such as residential, commercial and industrial. Additional uses such as Corridor Mixed Use and Brenham Family Park Special Area Plan are shown and represent areas in need of further planning studies to determine a more suitable zoning district and unique development criteria (See Exhibit C).

Included in Plan 2040 and enclosed (Exhibit B), is a description of the area referenced on the Future Land Use Map as the Brenham Family Park Special Area Plan. During the plan development, KKC, City Staff and community members who participated in the plan formation agreed that “the area around the Brenham Family Park is one of the primary large developable tracts within Brenham” though no consensus could be reached on the exact mix of land uses. The plan notes that the largely undeveloped area is suitable for a Planned Development District Zoning and likely a sizeable Master Planned Community with a variety of uses including Single-Family Residential, Multiple-Family Housing, Retail, and Commercial Uses. Plan 2040 recommends the

creation of a Small Area Plan prior to receiving a development proposal to help establish the vision for the area and outline more predictable quality development outcomes.

Generally, the subject area is bounded by the Brenham Business Center to the east, US Highway 290 to the north, the State Supported Living Center to the south and State Highway 36 to the west. The subject properties have a combined area of approximately 600 acres and are zoned a combination of R-1, Single-Family Residential, R-2, Residential Mixed-Use, B-1 Local Business Mixed, and B-2, Commercial Business and Technology. The 600 acres is located immediately adjacent to the Brenham Crossing (Baker Katz) retail development which is currently developed with 125,000 square feet of retail space with an additional 100,000 square feet planned. Since the adoption of Plan 2040, the City has received a \$750,000 grant from Texas Parks and Wildlife Commission for the Development of the 106-acre Brenham Family Park. The first phase of the project includes development of 32 acres of land with a projected development cost of \$1.2 million. These public and private investments will likely spur increased interest in further developing these 600 acres of land located between two primary highways within the south sector of the community. However, many of the properties within the plan area are limited in their development potential due to lack of roadway connections between the two major highways and the need to extend utilities.

The first step of bringing the Brenham Family Park Special Area Plan to fruition was on June 24, 2022, when the Tax Increment Reinvestment Zone Board (TIRZ) provided direction to Staff to include the expenses for a Small Area Plan in the Fiscal Year 2022-2023 Budget to be funded by the TIRZ. On March 2, 2023, this was followed by the City Council approving a Professional Services Agreement between the City of Brenham and Kendig Keast Collaborative (KKC) for the development of the Brenham Family Park Small Area Plan. Subsequently, City Staff met with each of the property owners one-on-one regarding the overall scope of the plan project and learning their visions for their property. Shortly thereafter, Council approved a Project Working Group “The Group” on May 4, 2023, made up of sixteen (16) stakeholders to include the property owners within the Plan area, a Councilmember, a P&Z member, a Park Board representative, TXDOT, architects, and BCDC and TIRZ Board representatives. With the Project Working Group in place, KKC and City Staff facilitated four (4) meetings for the Group between May 19th and September 18, 2023.

Over these four meetings, Kendig Keast Collaborative and the Project Working Group were charged with conducting the Small Area Plan assessment to proactively prepare for the growth anticipated on the 600 acres and to protect the City’s investment in the Brenham Family Park, by identifying the following project outcomes:

- Establish a unified **Vision** for the development of the current vacant land surrounding the Brenham Family Park. The Comprehensive Plan’s Future Land Use Map identifies the area around the Brenham Family Park as Planned Development. Establishing the vision for the area will guide more predictable development outcomes.
- Based on the unified vision, establish a more fine-grain clarification of potential **land use mix and intensities**.
- Identify opportunities to **coordinate public and private improvements** and infrastructure.
- Identify appropriate **road network connections** to future development and the Brenham Family Park and recommend updates to the Thoroughfare Plan.

- Identify **wayfinding, lighting and pedestrian and bicycle infrastructure**, in coordination with the design concepts for the Brenham Family Park.
- Develop **conceptual renderings** of preferred development options.
- Examine any necessary updates to the City's **zoning or development regulations** to implement a unified vision for the area.

During the summer, KKC brought three (3) different concept plans for the Project Working Group based on feedback from the Group, an online survey that was conducted, and from feedback from a public meeting held on August 10, 2023. Through much discussion and deliberation, these concept plans helped the Group to arrive at a unified vision for the 600-acre area, with the selection of Concept Plan #3 that is shown below and in Exhibit A.

Small Area Plan- Concept 3



The Special Area Plan is not set in stone and provides a **concept** plan of the envisioned uses, density and placement, a general layout of connectivity through roadway placement and trails, and the desire for open spaces. With the Small Area Plan study complete, the first implementation steps to help bring the plan to fruition are to amend the Comprehensive Plan, the Future Land Use Plan and Map, and the 2022 Thoroughfare Map. It is critical that these implementation steps are completed to guide interested developers, staff, and appointed and elected officials when a development application is submitted. The Comprehensive and Future Land Use Plans outline the vision of the area around the Brenham Family Park as a Planned Development District that will feature a mixture of uses and public space that is unique to Brenham. The updated Thoroughfare Plan Map lays out the groundwork to request right-of-way dedication. The Comprehensive Plan language needs to be updated on Page 17 to reflect that the recommended Brenham Family Park – Special Area Plan has been completed and to reflect the findings. The Future Land Use Plan

needs to be modified on Page 27 to revise the “Planned Development” section to reflect the new land use name of “Brenham Family Park – Special Area Plan” and minor revisions to the language describing the land use. Lastly, the Future Land Use Map on Page 29 will need to be revised to rename the Planned Development Use area to Brenham Family Park – Small Area Plan, modify the northeast boundary to be at US Hwy 290, and to reflect the revisions to the Thoroughfare Plan. The Thoroughfare Map will be updated to show the proposed alternate Blue Bell Road arterial extension that traverses the planned area from the Brenham Business Center to the east to FM 109 to the southwest and a proposed collector street at Hwy 36, across from Salem Road that would provide a secondary main entry point. The amendments may be found in Exhibits A, B, and C, respectively.

Should there be any questions, comments, or concerns, please contact me by phone at 979-337-7215 or by email at slaauwe@cityofbrenham.org.

Attachments:

- Exhibit A: Comprehensive Plan amendment (Page 17)
- Exhibit B: Future Land Use Plan amendments (Page 27)
- Exhibit C: Future Land Use Plan Map (Page 29)
- Exhibit D: Thoroughfare Map Amendment
- Exhibit E: Special Area Plan Information Poster

Exhibit A:
Comprehensive Plan Amendment (Pg. 17)



Figure : Brenham Family Park- Special Area Plan I

Future Brenham Family Park – Special Area Plan

The area around the future Brenham Family Park is one of the primary large developable tracts within Brenham and there is significant public investment that will be made to the Brenham Family Park over the coming years. The Future Land Use Map (see Pg. 29) designates the currently undeveloped area around the Future Brenham Family Park as Brenham Family Park - Special Area Plan. This designation encourages a master-planned development that will be in character with the Special Area Concept Plan that was adopted in September 2024 and would be approved through the planned development district process in coordination with the City.

Development of a Special Area Plan in advance of receiving a development proposal can help establish the vision that is desired for the area which in turn can help guide more predictable development outcomes. In 2023, Kendig Keast Collaborative was hired for the development of The Special Area Plan. A sixteen (16) member Project Working Group meeting 4 times over a 4 month period, an online public survey, and town hall meeting, helped to develop a plan that addressed the following elements:

- ▶ Coordinating public and private improvements and infrastructure
- ▶ Developing a unified vision for the future development of the area
- ▶ Mixture of land uses and density
- ▶ Integration of future development with the Brenham Family Park
- ▶ Integration with thoroughfare system, including pedestrian and bicycle infrastructure
- ▶ Conceptual rendering of development options

With the Small Area Plan study complete, the first implementation steps to help bring the plan to fruition are to amend the Comprehensive Plan, the Future Land Use Plan and Map, and the 2022 Thoroughfare Map. It is critical that these implementation steps are completed to guide interested developers, staff, and appointed and elected officials when a development application is submitted. The Comprehensive and Future Land Use Plans outline the vision of the area around the Brenham Family Park as a Planned Development District that will feature a mixture of uses and public space that is unique to Brenham.

Exhibit B:
Future Land Use Plan Designation Amendment (Pg. 27)

Brenham Family Park - Special Area Plan



This designation is for the Brenham Family Park Special Area Plan. The Special Area Plan is generally bounded by the Brenham Business Center to the east, US Highway 290 to the north, the State Supported Living Center to the south and State Highway 36 to the west. The Special Area Plan encompasses a combined area of approximately 600 acres where the community aspires to see a master-planned development approach and outcome consistent with the concept plan revealed as part of the 2023 Brenham Special Area Plan. As a result, this scale and potential multi-use style of land development is typically vetted and approved through a Planned Unit Development (PUD or PD) procedure as provided for in many municipal zoning ordinances, including in Brenham.

Development Types

- ▶ Single-family detached dwellings
- ▶ Incorporation of small-lot dwellings, patio homes or townhomes to provide a mix of "life-cycle" housing options (and may also include designated senior housing).
- ▶ Multi-family residential component in designated areas such as at the development perimeter or within or near a mixed-use "town center" node
- ▶ Neighborhood centers or other retail/service/office nodes, potentially to the scale of a "town center" or regional-scale retail center that will draw patronage beyond just the development's residents
- ▶ Public/institutional uses
- ▶ Parks and public space utilizing an internal trail and/or greenway system to link neighborhoods and other destinations within the overall development

Characteristics

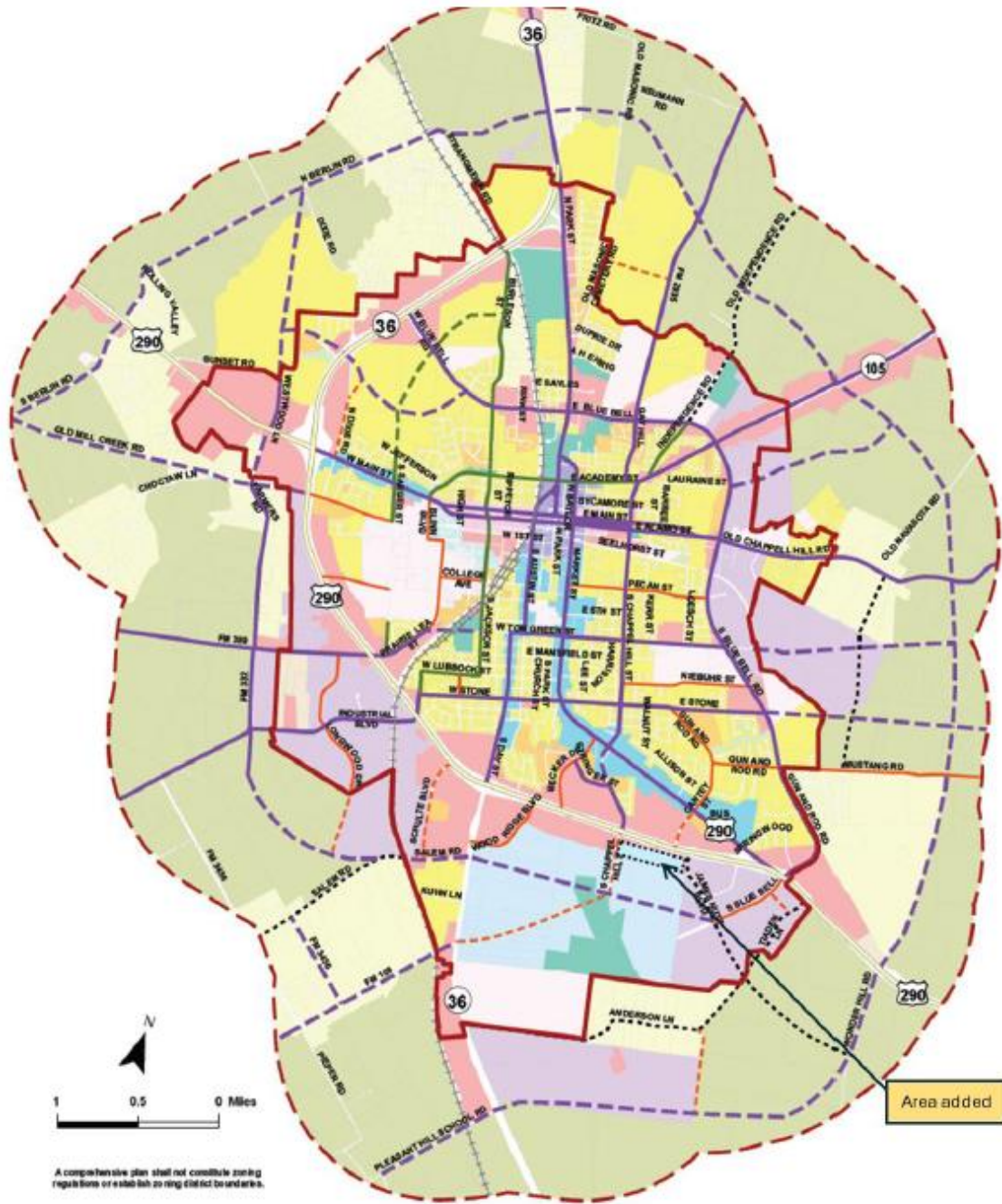
- ▶ Typically involves a series of development "pods" with varying lot sizes and densities, home types/styles, and resulting price points.
- ▶ Often reflects quality land planning that preserves and incorporates pre-existing natural features and other unique site elements, and provides a significant amount of permanent open space for recreation, buffering and aesthetic purposes.
- ▶ Given the site scale and level of land planning, often designed to incorporate natural and/or swale drainage, as well as sophisticated storm water retention/detention features that can also add development value as recreational and aesthetic assets.
- ▶ Given the above characteristics, some PDs include a "town center" component with an urban, mixed-use, pedestrian-oriented character, and some PDs range all the way to the estate and even rural end of the spectrum (e.g., large-lot, equestrian-oriented residential areas).

Industrial



Depending on the standards applied through development regulations, an industrial area can allow for a wide range of uses, from office/warehouse to wholesale, product assembly, and manufacturing. Some communities aim for a more aesthetic business or industrial "park" environment, with specific standards for building arrangement and orientation, building materials and design, extensive landscaping, and especially full screening of loading and outdoor activity/storage areas, if such external activity is even

Exhibit "C" Future Land Use Map Amendment (Pg. 29)



Brenham, TX Future Land Use

Legend

Future Land Use Plan

- | | |
|----------------------------|----------------------------------|
| Mixed Use (Blinn Adjacent) | Mixed Use (Downtown Adjacent) |
| Rural | Center Mixed Use |
| Open Space | Brenham Family Park Special Area |
| Park | Downtown |
| Estate Residential | Local Public Facilities |
| Single-Family Residential | Commercial |
| Manufactured Homes | Industrial |
| Multi-Family Residential | |

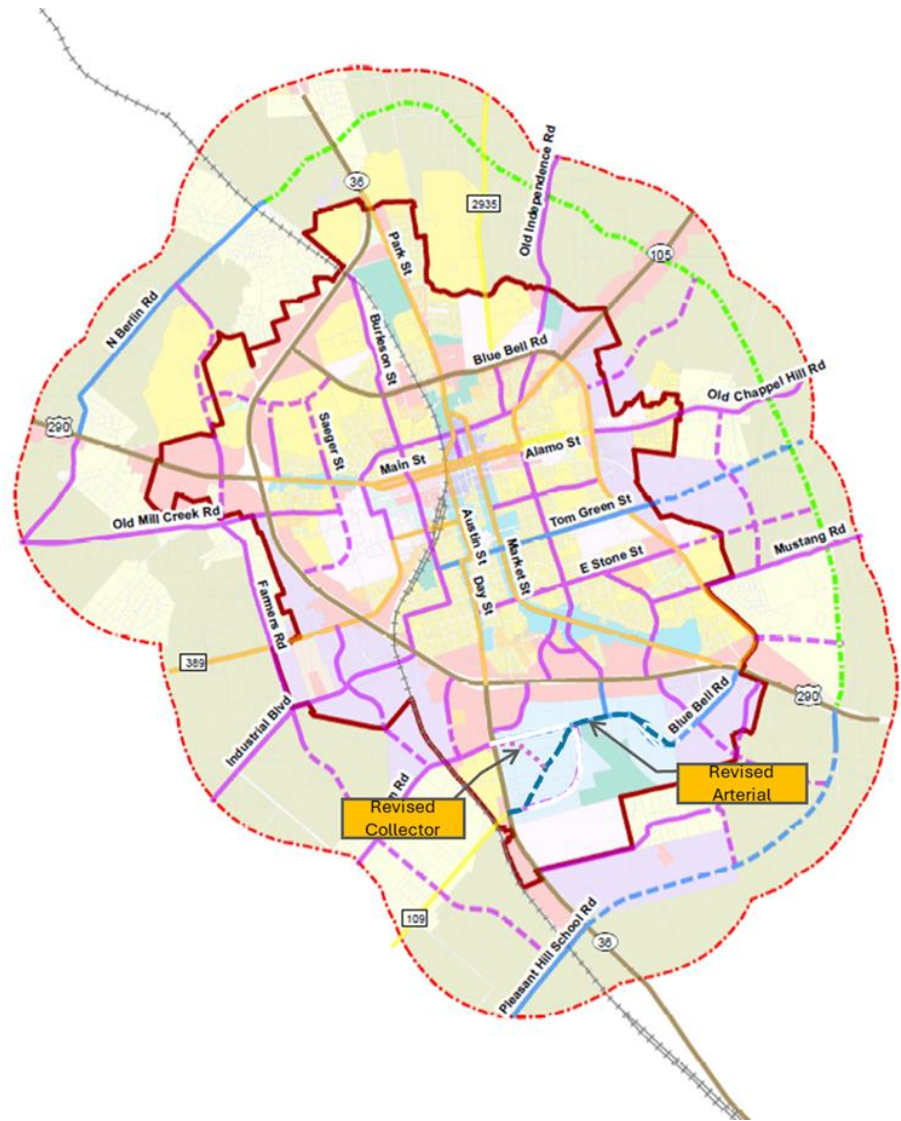
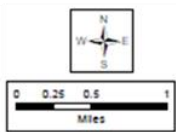
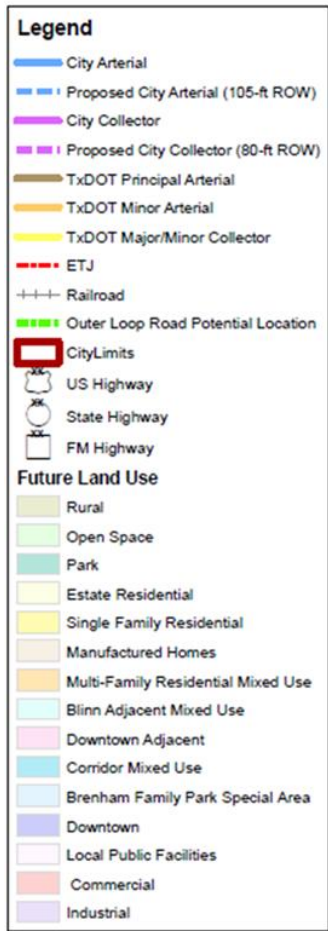
ETJ

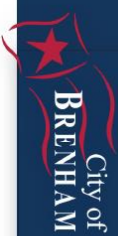
- City Limits
- Railroad

2014 Thoroughfare Plan

- Freeway
- Minor Arterial
- Minor Arterial Proposed
- Major Collector
- Major Collector Proposed
- Minor Collector
- Minor Collector Proposed
- Network Extension

Exhibit “D”
Thoroughfare Plan Map Amendment



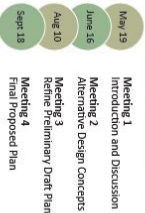


Brenham Family Park Area Plan

Plan Purpose

The Plan purpose is to help establish a consensus vision for this soon-to-develop area of the city, anchored by the pending new Brenham Family Park, and recommend strategies for achieving more predictable and quality development outcomes before specific development proposals emerge.

Process and Timeline (2023)

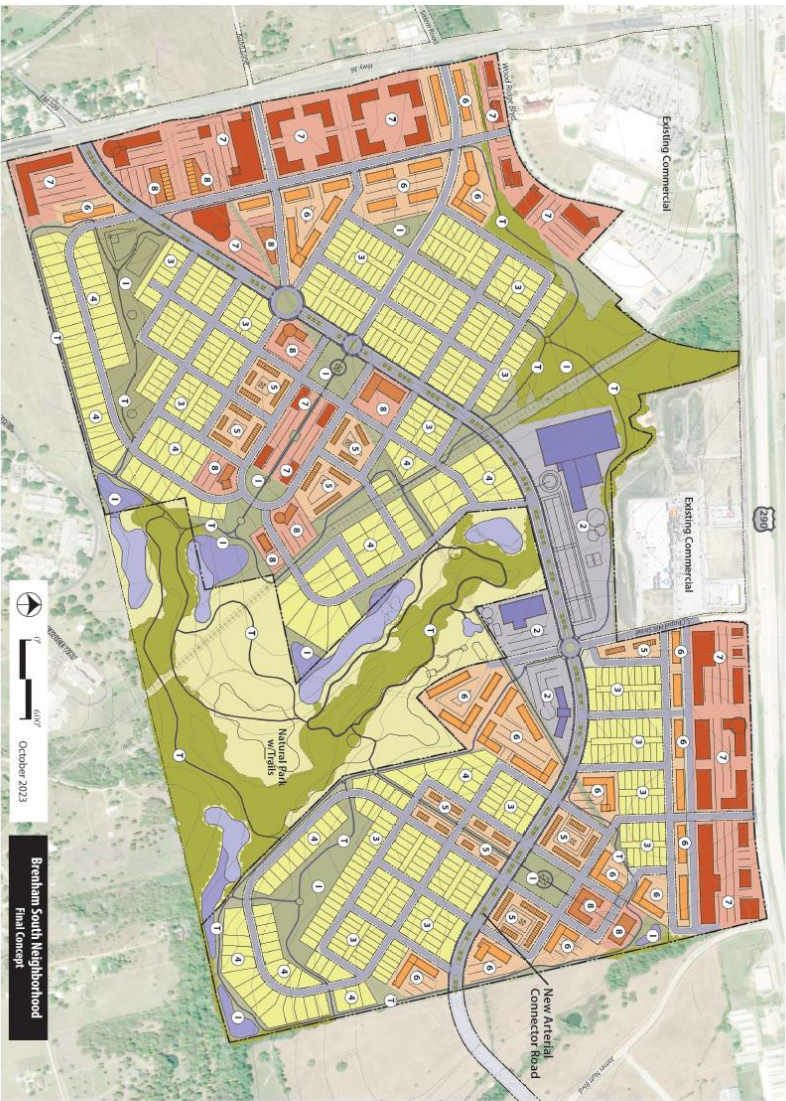


Project Working Group Members

- » Clint Koby - Hen, Clint Koby, Mayor Pro Tem
- » Keith Behrens - Planning & Zoning Commission
- » Gray Crocker - Tax Increment Reinvestment Zone Board
- » Bill Berts - Community Development Corp. & Parks Board
- » William (Dusty) Robinson - Parks & Recreation Board
- » Jeff Miles - Texas Department of Transportation
- » Darren Heine - Architect
- » Darren Tucker - Civil Engineer
- » Pete Simpson
- » Wes Hall - House Family representative
- » Carl Deering - Property owner
- » Ruben Feale - Property owner
- » Mike and Shiley Ogilade - Property owners
- » John Ogilade - Property owner
- » Sharon Ogilade - Property owner
- » Jean Warrine - Property owner
- » Sandra Perry - Property owner

Design Principles

- A Connected streets
- B Shorter, narrower blocks
- C Mixed-use
- D Mixed housing
- E Architectural variety
- F Public amenities
- G Protected sidewalks
- H Open park edge
- I Distributed open space
- J Integrated stormwater management
- K Parking behind and on-street
- L Town Center



Implementation

- » Update Thoroughfare Plan
- » Amend Comprehensive Plan
- » Potential rezoning of "Brenham Family Park Area to special Planned Development District"
- » Update subdivision Ordinance
- » Engage public in neighborhood naming/branding contest
- » Create project website
- » Maintain communications with property-owners
- » Explore funding/incentives options

Funding and Incentives

- » Tax Increment Reinvestment Zone
- » Tax Abatements
- » 380 Agreements
- » Bonding
- » Fee Waivers
- » Utility/Management Districts
- » Economic Development Partnerships

Legend

- ① Total Acreage - Approx. 663 Ac.
- ② Trail
- ③ Open Space / Private Maintained Parks / Stormwater - 213 Ac.
- ④ Institutional - Community, Church - 31 Ac.
- ⑤ Roads / Utilities - 110 Ac.
- ⑥ Single Family Residential
 - Total Acreage - 133 Ac.
 - Single family / Alley-loaded - 73 Ac.
 - No. Small Lots - 407
 - Avg. Size - 7,200 Square Feet (57)
 - Single family / Attached - 60 Ac.
 - No. Large Lots - 166
 - Avg. Size - 15,700 SF
- ⑦ Total No. Units - 573
 - Avg. Size All Units - 10,100 SF (10.3 Ac.)
 - Avg. Lots per Acre - 4.31
- ⑧ Multifamily Townhomes - 23 Ac.
 - Total Acreage - 133 Ac.
 - Multifamily Apartments (typical) - 50 Ac.
 - No. Units - 1,969 units
 - (675,000 SF, 3.5 floors, 1,500 SF/unit)
- ⑨ Commercial
 - Total Acreage - Approx. - 82 Ac.
 - Square Footage Bldgs - 985,000 SF
 - Mixed Use - 17 Ac.
 - Office - 10 Ac.
 - Residential - 325 Units
 - (2.5 floors, 1,200 SF/unit)

NOTES: This Area Plan is a conceptual Plan. The use of color and symbols are for illustrative purposes only. The final design and construction of the project will be determined by the City of Brenham and the property owners.

October 2023