



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, NOVEMBER 25, 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 October 28, 2024, Planning and Zoning Commission Meeting.

REGULAR AGENDA

5. Public Hearing, Discussion and Possible Action on Case Number P-24-043: A request by Clayton & Kellie Collier / Southern Land of Texas, LLC for approval of a Replat of Reserve "A" of the Wilkins Valley Subdivision, to create the Wilkins Valley Subdivision, Phase 2 consisting of Common Area #3 being 0.118-acres and 41 lots in Blocks 2 and 3, being a total of 7.675-acres, currently addressed as 1402 W. Jefferson Street and further described as part of the Philip Coe Survey, A-31, in Brenham, Washington County, Texas.

6. Adjourn

CERTIFICATION

I certify that a copy of the November 25, 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 November 21, 2024, at 10:00 a.m.

Kim Hodde

Kim Hodde, Planning Technician

Disability Access Statement: This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested twenty-four (24) hours before the meeting) by calling (979) 337-7567 for assistance.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the _____ day of _____, 2024 at _____.

Signature

Title

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
October 28, 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 October 28, 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
Darren Heine
Calvin Kossie
Cayte Neil
Cyndee Smith

Commissioners absent:

None

Staff present:

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

Citizens/Media present:

Garrett Salmans	
Joshua Lowry	Angel Hernandez
Monica Mazoch	Donald W. Lampe
David Hermann	Sarah Forsythe, Brenham Banner
Greta Hernandez	

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:18 pm with a quorum of seven (7) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

Stephanie Doland informed the Board that since the Capital Improvements Advisory Committee (CIAC) is required to meet at least twice per year, the final meeting for 2024 will be scheduled prior to either the November or December Planning and Zoning Commission meeting. Additional information will be provided once the date has been set.

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 September 23, 2024, Planning and Zoning Commission Meeting.**
- 4-b. Case No. P-24-037: A request from Garrett Salmans and Ronda Kilburn for approval of a Preliminary Plat of the Hell Flower Farm Subdivision creating Lot 1, Block 1, containing 6.639-acres, being further described as part of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.**
- 4-c. Case No. P-24-038: A request from Garrett Salmans and Ronda Kilburn for approval of a Final Plat of the Hell Flower Farm Subdivision creating Lot 1, Block 1, containing 6.639-acres, being further described as part of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.**

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

REGULAR SESSION

- 5. Public Hearing, Discussion and Possible Action on Case Number P-24-039: A request by Iglesia Bautista Fuente de Vida for approval of a Replat of Lot 4 of the Rippetoe's Addition to create Lot 4A containing 0.250-acres, Lot 4B containing 0.250-acres, Lot 4C containing 0.250-acres, and Lot 4D containing 0.712-acres for a total of 1.462-acres, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-24-039. Ms. Laauwe stated that the property owner and applicant is Iglesia Bautista Fuente de Vida and the applicant/surveyor is Donald Lampe / Lampe Surveying, Inc. The property is a 1.462-acre tract currently identified as Lot 4 of the Rippetoe's Addition and addressed as 307 Martin Luther King Jr. Parkway. The property is located on the south side of Martin Luther King Jr. Parkway, west of N. Austin Street and east of Baber Street and is zoned R-2, Mixed Residential Use District. The subject property consists of a single-family home and vacant land. The property owner wishes to subdivide the existing lot into four lots for single-family residential development. This plat also dedicates a 20-foot public utility easement along the north side of the property.

A Public Hearing Notice was published in the Banner Press on October 10, 2024, and notices were mailed to property owners within 200-feet of the subject properties on October 8, 2024. No written citizen comments were received regarding this replat request.

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

Chairman Behrens closed the regular session and opened the public hearing at 5:21 pm. There were no comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:21 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Alfred to approve the request by Janet Long for approval of a Replat of Lot 4 of the Rippetoe's Addition to create Lot 4A, Lot 4B, Lot 4C, and Lot 4D, as presented. The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case Number P-24-040: A request by David and Wanda Hermann / Home Town Properties, L.P. for approval of a Replat of Part of Lot 1, Block 9 of the Key's First Addition to create Lot 1A containing 0.1287-acres and Lot 1B containing 0.1289-acres for a total of 0.257-acres, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-24-040. Ms. Laauwe stated that the property owners and applicants are David and Wanda Hermann / Home Town Properties, LP and the surveyor is Michael Blakey / Blakey Surveying. The property is a 0.257-acre tract currently identified as part of Lot 1 of the Key's First Addition and addressed as 500 and 502 W. Third Street. The subject property is located on the north side of W. Third Street and west of Key Street and is zoned R-2, Mixed Residential Use District. The subject property is currently legally nonconforming as it consists of two-single-family homes on one lot that were constructed before the Subdivision and Zoning Regulations were adopted in 1968. The property owners want to divide the tract so that each of the single-family residences are located on their own separate lot to allow for possible sale and site improvements. To meet the current zoning and subdivision requirements, the subject property did receive variances to the lot size, lot width, and lot depth for each proposed lot by the Zoning Board of Adjustments on August 12, 2024. The plat includes the dedication of a 20-foot public utility easement along the south property lines along West Third Street and a 10-foot public utility easement along the east property line of Lot 1B (Key Street).

A Public Hearing Notice was published in the Banner Press on October 10, 2024, and notices were mailed to property owners within 200-feet of the subject properties on October 8, 2024. One written comment was received from Kenneth Phillips in support of the replat request.

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

Chairman Behrens closed the regular session and opened the public hearing at 5:24 pm. There were no comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:24 pm.

A motion was made by Commissioner Smith and seconded by Commissioner Kossie to approve the request by David and Wanda Hermann / Home Town Properties for approval of a Replat of Part of Lot 1, Block 9 of the Key's First Addition to create Lot 1A and Lot 1BD, as presented. The motion carried unanimously.

7. Public Hearing, Discussion and Possible Action on Case Number P-24-041: A request by Joshua Lowry and Monica Mazoch for approval of a Replat of Lot 6A and the Reserve Tract of the Carleton Addition to create Lot 6R containing 1.372-acres, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-24-041. Ms. Laauwe stated that the property owners and applicants are Joshua Lowry and Monica Mazoch and the surveyor is Reid Ullrich / Kerr Surveying. The subject properties, identified as Lot 6A and the Reserve tract of the Carleton Addition are one platted lot and a reserve tract that contain a total of 1.372-acres, currently addressed as 1310 Bridge Street, generally located on the south side of Bridge Street, southeast of its intersection with Johnson Street and zoned R-2, Mixed Residential Use District. The subject properties consist of vacant land. Prior to 2023, the properties were a single tract; however, in 2023 the previous owner replatted the property into two tracts for future residential development. The current owners desire to replat the properties back into one tract to provide additional area for construction of a single-family residence. The plat includes a 20-foot in width public utility easement along the north property line adjacent to Bridge Street and existing 15-foot public utility easements.

A Public Hearing Notice was published in the Banner Press on October 10, 2024, and notices were mailed to property owners within 200-feet of the subject properties on October 8, 2024. No written citizen comments were received regarding this replat request.

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

Chairman Behrens closed the regular session and opened the public hearing at 5:26 pm. There were no comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:26 pm.

A motion was made by Commissioner Neil and seconded by Commissioner Alfred to approve the request by Joshua Lowry and Monica Mazoch for approval of a Replat of Lot 6A and the Reserve Tract of the Carleton Addition to create Lot 6R, as presented. The motion carried unanimously.

8. Public Hearing, Discussion and Possible Action on Case Number P-24-042: A request by Miguel Lino Lara for approval of a Replat of Lot 4A, Block H of the A. M. Lewis Addition to create Lot 4A-R containing 0.671-acres and Lot 4C containing 0.366-acres for a total of 1.037-acres, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-24-042. Ms. Laauwe stated that the property owner and applicant is Miguel Lino Lara and the surveyor is Donald Lampe / Lampe Surveying, Inc. The property is a 1.037-acre tract currently identified as Lot 4A, Block H of the A.M. Lewis Addition and addressed as 806 Matchett Street. The property is located on the north side of Matchett Street, northeast of the intersection of Matchett Street and Watson Street, and east of Rivers Street and is zoned R-2, Mixed Residential Use District. The subject property consists of a single-family home and vacant land. The property owner would like to subdivide this tract for future development of proposed Lot 4C. This plat also dedicates a 20-foot public utility easement along the southern property line (Matchett Street).

A Public Hearing Notice was published in the Banner Press on October 10, 2024, and notices were mailed to property owners within 200-feet of the subject properties on October 8, 2024. No written citizen comments were received regarding this replat request.

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

Chairman Behrens closed the regular session and opened the public hearing at 5:29 pm. There were no comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:29 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Cangelosi to approve the request by Miguel Lino Lara for approval of a Replat of Lot 4A, Block H of the A. M. Lewis Addition to create Lot 4A-R and Lot 4C, as presented. The motion carried unanimously.

9. Adjourn.

A motion was made by Commissioner Neil and seconded by Commissioner Alfred to adjourn the meeting at 5:30 pm. The motion carried unanimously.

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

Certification of Meeting Minutes:

_____	<u>M. Keith Behrens</u>	<u>November 25, 2024</u>
Planning and Zoning Commission	Chair	Meeting Date
_____	<u>Kim Hodde</u>	<u>November 25, 2024</u>
Attest	Staff Secretary	Meeting Date



CASE P-24-043

REPLAT: RESERVE A OF WILKINS VALLEY SUBDIVISION

STAFF CONTACT: Shauna Laauwe, AICP, City Planner

PLAT TITLE: Replat of Reserve A, Wilkins Valley Subdivision **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: Clayton & Kellie Collier, Southern Land of Texas, LLC

AGENT/APPLICANT: Daniel Beamon / Beamon Engineering

LOT AREA /LOCATION: 7.675-acres / 1402 W. Jefferson Street

PROPOSED LEGAL DESCRIPTION: Lots 20-36, Block 2, Lots 1-24, Block 3 and Common Area #3, Wilkins Valley Subdivision in Brenham, Washington County, Texas

ZONING DISTRICT: Planned Development District

EXISTING USE: Vacant Land

FUTURE LAND USE: Single-Family Residential Use

REQUEST: A request Clayton & Kellie Collier / Southern Land of Texas, LLC for approval of a Replat of Reserve "A" of the Wilkins Valley Subdivision, to create the Wilkins Valley Subdivision, Phase 2 consisting of Common Area #3 being 0.118-acres and 41 lots in Blocks 2 and 3, being a total of 7.675-acres, currently addressed as 1402 W. Jefferson Street and further described as part of the Philip Coe Survey, A-31, in Brenham, Washington County, Texas.

BACKGROUND:

The subject property, identified as Reserve A of the Wilkins Valley Subdivision, is a 7.675-acre lot currently addressed as 1402 W. Jefferson Street that is generally bounded by the unimproved Right-of-Way for Saeger Street to the east, Phase 1 of the Wilkins Valley Subdivision to the immediate south and W. Jefferson Street further to the south, and a tributary of Little Sandy Creek to the west. Furthermore, the subject tract is north of the Meadowpark Subdivision, Sections I and II, and is west of Grace Luthern Church, and east of N. Dixie Street.

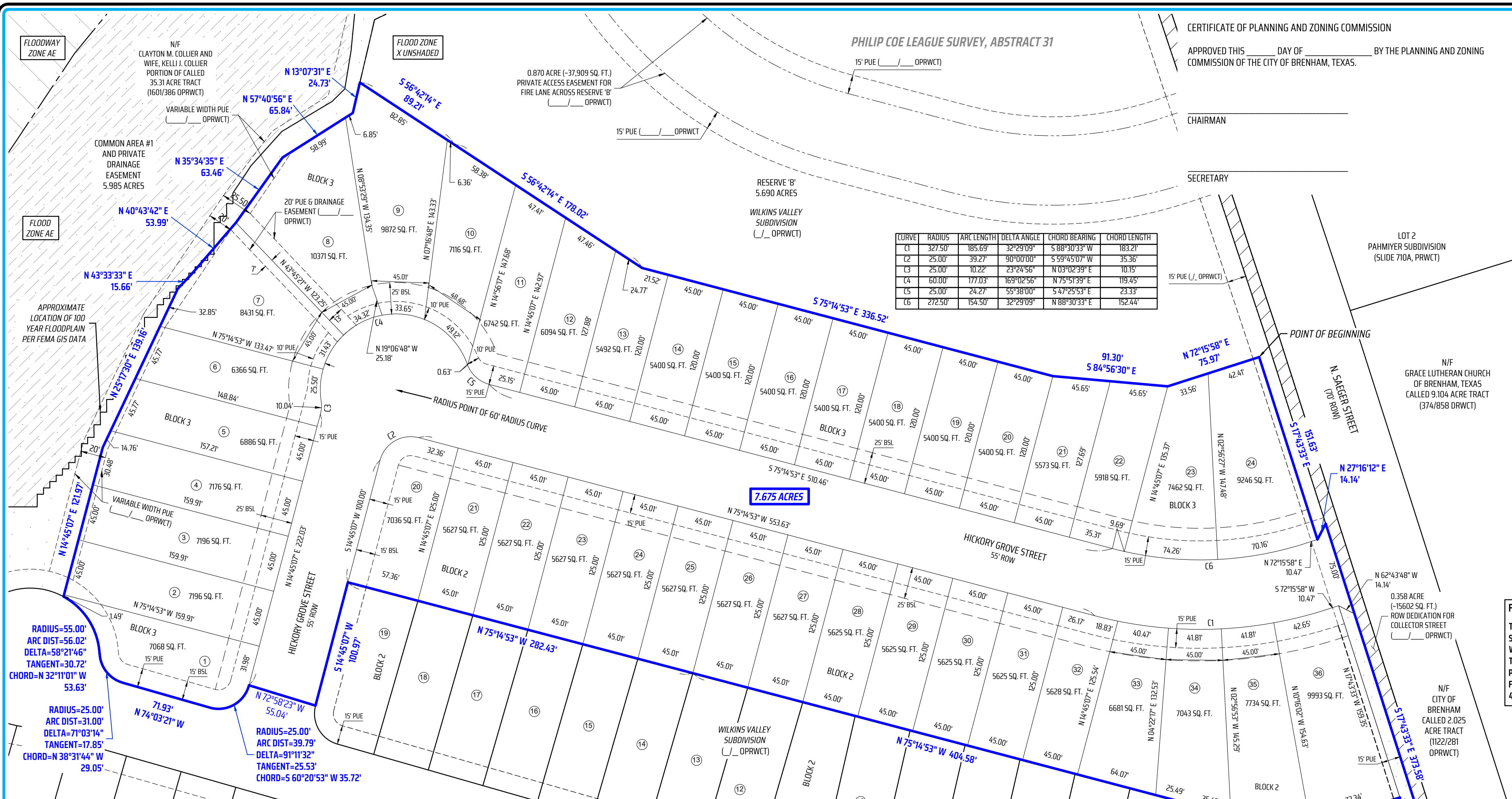
The plat for Phase 1 of this development was approved in July of this year and the subject tract was identified as Reserve A. The applicant is ready to proceed with Phase 2 of the development; therefore, a replat of the Reserve A tract into individual lots is required. This replat creates Lots 20-36 in Block 2, Lots 1-24 in Block 3, and Common Area #3. The plat also includes the dedication of public utility easements and public right-of-way for an interior local 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.



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	327.50'	185.69'	32°29'09"	S 88°20'33" W	183.21'
C2	25.00'	39.27'	90°00'00"	S 59°45'07" W	35.36'
C3	25.00'	10.22'	23°24'56"	N 03°02'39" E	10.15'
C4	60.00'	177.03'	169°02'56"	N 75°51'39" E	119.45'
C5	25.00'	24.27'	55°38'00"	S 47°25'53" E	23.33'
C6	272.50'	154.50'	32°29'09"	N 88°30'33" E	152.44'

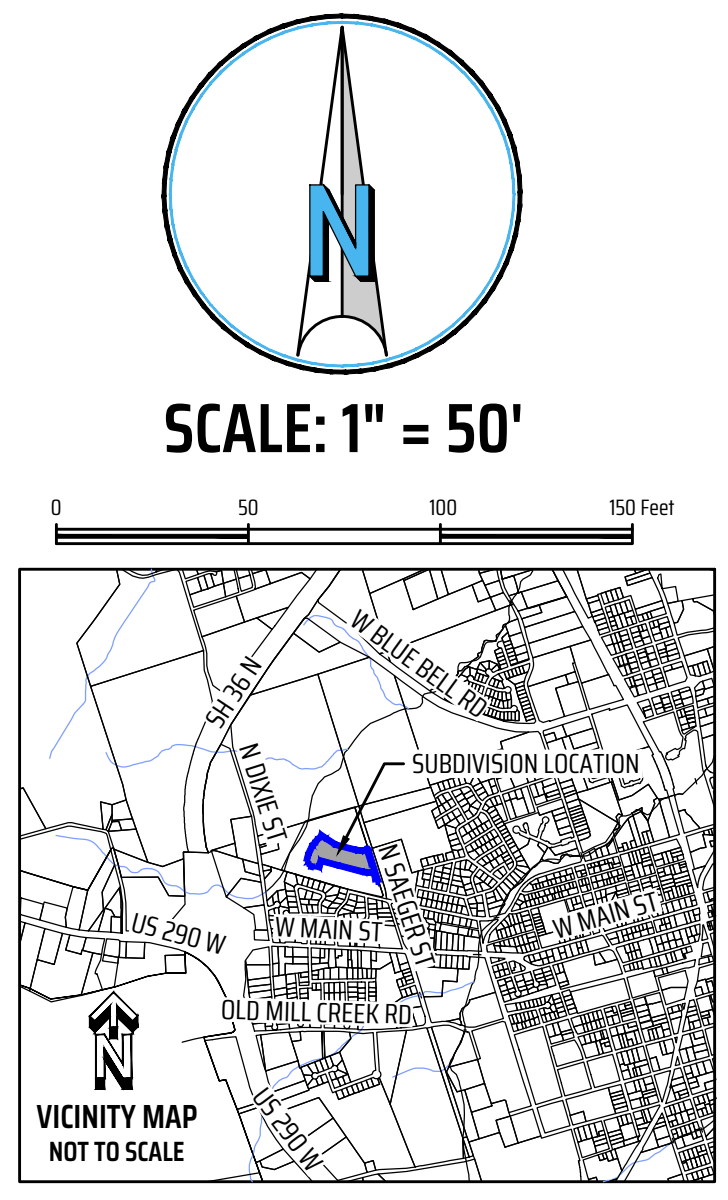
CERTIFICATE OF PLANNING AND ZONING COMMISSION
 APPROVED THIS _____ DAY OF _____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

CHAIRMAN _____

SECRETARY _____

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 (NAZ011) EPOCH 2010 MULTI-YEAR CORRS 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 1.00025160521 (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. | MEETS MINIMUM LOT AREA WITH AVERAGE LOT SIZE: 6,649 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 REPLAT THIS 7.675 ACRE RESERVE 'A' INTO 41 LOTS, AND 1 COMMON AREA, AND 2 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
- PRIVATE ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINES (BSL)
- COMMON AREA

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

FIELD NOTES DESCRIPTION OF A 7.675 ACRE TRACT PHILIP COE LEAGUE SURVEY, ABSTRACT 31 BRENHAM, WASHINGTON COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 7.675 ACRES IN THE PHILIP COE LEAGUE SURVEY, ABSTRACT 31, IN BRENHAM, WASHINGTON COUNTY, TEXAS, BEING ALL OF RESERVE 'A' OF WILKINS VALLEY SUBDIVISION FILED IN VOLUME _____ PAGE _____ OF THE OFFICIAL PUBLIC RECORDS OF WASHINGTON COUNTY, TEXAS (OPRWCT); SAID 7.675 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found (all 1/2 inch iron rods found with blue plastic caps stamped "KERR SURVEYING") marking the northeast corner of said Reserve 'A' and an interior corner of Reserve 'B' of said Wilkins Valley Subdivision;

THENCE, with the common lines of said Reserves 'A' and 'B' for the following two (2) courses and distances:

- 1) S 17° 43' 33" E a distance of 151.63 feet to a 1/2 inch iron rod found;
- 2) N 27° 16' 12" E a distance of 14.14 feet to a 1/2 inch iron rod found on the west right-of-way of N. Saeger Street (70 foot wide right-of-way, J. OPWCT);

THENCE, with said right-of-way and Reserve 'A', S 17° 43' 33" E a distance of 373.58 feet to a 1/2 inch iron rod found marking a transition from said N. Saeger Street and Wilkins Valley Street;

THENCE, with said right-of-way transition, S 28° 36' 49" W a distance of 13.81 feet to a 1/2 inch iron rod found on the north right-of-way of said Wilkins Valley Street (55 foot right-of-way, J. OPWCT);

THENCE, with said right-of-way of Wilkins Valley Street with a non-tangent curve to the right having a radius of 272.50 feet, an arc length of 25.84 feet, a delta angle of 05° 26' 01", and a chord which bears S 78° 43' 18" W a distance of 25.83 feet to a 1/2 inch iron rod found marking the southeast corner of Lot 1, Block 2 and the southernmost corner of said Reserve 'A';

THENCE, with the common boundary of said Block 2 and said Reserve 'A' for the following five (5) courses and distances:

- 1) N 08° 22' 40" W a distance of 157.97 feet to a 1/2 inch iron rod found;
- 2) With a non-tangent curve to the right having a radius of 300.00 feet, an arc length of 171.03 feet, a delta angle of 32° 39' 48", and a chord which bears S 88° 25' 13" W a distance of 168.72 feet to a 1/2 inch iron rod found;
- 3) N 75° 14' 53" W a distance of 404.58 feet to a 1/2 inch iron rod found;
- 4) N 75° 14' 53" W a distance of 282.43 feet to a 1/2 inch iron rod found;
- 5) S 14° 45' 07" W a distance of 100.97 feet to a 1/2 inch iron rod found on the west line of Lot 19, Block 2 marking the end of a tee off from said Wilkins Valley Street;

THENCE, with said right-of-way and said Reserve 'A' for the following five (5) courses and distances:

- 1) N 72° 58' 23" W a distance of 55.04 feet to a 1/2 inch iron rod found;
- 2) With a non-tangent curve to the right having a radius of 25.00 feet, an arc length of 39.79 feet, a delta angle of 91° 11' 32", and a chord which bears S 60° 20' 53" W a distance of 35.72 feet to a 1/2 inch iron rod found;
- 3) N 74° 03' 21" W a distance of 71.93 feet to a 1/2 inch iron rod found;
- 4) With a tangent curve to the right having a radius of 25.00 feet, an arc length of 31.00 feet, a delta angle of 71° 03' 14", and a chord which bears N 38° 31' 44" W a distance of 29.05 feet to a 1/2 inch iron rod found;
- 5) With a reverse curve to the left having a radius of 55.00 feet, an arc length of 56.02 feet, a delta angle of 58° 21' 46", and a chord which bears N 32° 11' 01" W a distance of 53.63 feet to a 1/2 inch iron rod found marking the west corner of said Reserve 'A' and a southeast corner of Common Area #1 of said Wilkins Valley Subdivision;

THENCE, with the southeast lines of said Common Area #1 common with the west lines of said Reserve 'A' for the following seven (7) courses and distances:

- 1) N 14° 45' 07" E a distance of 121.97 feet to a 1/2 inch iron rod found;
- 2) N 25° 17' 30" E a distance of 139.16 feet to a 1/2 inch iron rod found;
- 3) N 43° 33' 33" E a distance of 15.66 feet to a 1/2 inch iron rod found;
- 4) N 40° 43' 42" E a distance of 53.99 feet to a 1/2 inch iron rod found;
- 5) N 35° 34' 35" E a distance of 63.46 feet to a 1/2 inch iron rod found;
- 6) N 57° 40' 56" E a distance of 65.84 feet to a 1/2 inch iron rod found;
- 7) N 13° 07' 31" E a distance of 24.73 feet to a 1/2 inch iron rod found on an east line of said Common Area #1 marking a southwest corner of said Reserve 'B' and the north corner of said Reserve 'A';

THENCE, with the south lines of said Reserve 'B' common with the north lines of said Reserve 'A' for the following five (5) courses and distances:

- 1) S 56° 42' 14" E a distance of 89.21 feet to a 1/2 inch iron rod found;
- 2) S 56° 42' 14" E a distance of 178.02 feet to a 1/2 inch iron rod found;
- 3) S 75° 14' 53" E a distance of 336.52 feet to a 1/2 inch iron rod found;
- 4) S 84° 56' 30" E a distance of 91.30 feet to a 1/2 inch iron rod found;
- 5) N 72° 15' 58" E a distance of 75.97 feet to the POINT OF BEGINNING hereof and containing 7.675 acres of land, more or less. Surveyed on the ground January 2024 under my supervision.

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
 STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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: _____

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.

FINAL PLAT OF WILKINS VALLEY SUBDIVISION PHASE TWO BEING 7.675 ACRES ESTABLISHING COMMON AREA #3 BEING 0.118 ACRE AND 41 LOTS IN BLOCKS 2 AND 3 BEING A REPLAT OF ALL OF RESERVE 'A' WILKINS VALLEY SUBDIVISION VOLUME _____ PAGE _____ OPWCT BEING A PORTION OF A TRACT CALLED TO BE 35.31 ACRES IN VOLUME 1601, PAGE 386 OPWCT 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

SCALE: 1 INCH = 50 FEET
 SURVEY DATE: 01-18-2024 | PLAT DATE: 11-7-2024
 JOB #: 24-1156 | CAD NAME: 24-1156-5 FP Wilkins Valley Subd2
 POINT FILE: 24-054-ALL
 DRAWN BY: TIF CHECKED BY: MK
 PREPARED BY: KERR SURVEYING, LLC
 TBPELS FIRM#10018500
 1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

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

City of Brenham
Development Services Department

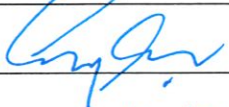


PUBLIC COMMENT FORM

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

Please return to:

City of Brenham
Attn: Development Services Dept., Case P-24-043
P.O. Box 1059
Brenham, Texas 77834-1059

Name: Gary Dunnambarger
(please print)
Address: 232 N. Dixie St.
Brenham TX 77833
Signature: 
Date: 11-12-24

I am FOR the requested REPLAT as explained on the attached public notice for P&Z Case P-24-043. (Please state reasons below)

*

I am AGAINST the requested REPLAT as explained on the attached public notice for P&Z Case P-24-043. (Please state reasons below)

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

Monday, November 25, 2024, 5:15 PM
City Council Chambers, 2nd Floor, City of Brenham City Hall
200 West Vulcan Street, Brenham, Texas 77833

COMMENTS/REASONS:

* I am withholding vote until I have further
info. regarding the access off Dixie St. Specifically,
the amount of property line set-back and vegetation
retention along my property line (232 N. Dixie).
Will attend meeting, 11/25.

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

City of Brenham
Development Services Department



PUBLIC COMMENT FORM

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Please return to:

City of Brenham
Attn: Development Services Dept., Case P-24-043
P.O. Box 1059
Brenham, Texas 77834-1059

Name:
(please print)
Address:

Terry Schultz
211 Munz
Brenham, TX 77833

Signature:

TJ Sof
11/13/2024

Date:

I am FOR the requested REPLAT as explained on the attached public notice for P&Z Case P-24-043. (Please state reasons below)



I am AGAINST the requested REPLAT as explained on the attached public notice for P&Z Case P-24-043. (Please state reasons below)

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

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