



**NOTICE OF A REGULAR MEETING
"CORRECTED AGENDA"
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, SEPTEMBER 23, 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 August 26, 2024, Planning and Zoning Commission Meeting.

4-b. Case No. P-24-024: A request from Henna Allana/Mash of Bear Creek, LLC, for approval of a Preliminary Plat of the Oakridge Heights Subdivision creating Block 1, Lots 1-26 containing 3.196-acres and a common area containing 1.179-acres, for a total of 4.375-acres of land. being further described as part of the James Walker Survey, A-106 in Brenham, Washington County, Texas.

4-c. Case No. P-24-025: A request from Henna Allana/Mash of Bear Creek, LLC, for approval of a Final Plat of the Oakridge Heights Subdivision creating Block 1, Lots 1-26 containing 3.196-acres and a common area containing 1.179-acres, for a total of 4.375-acres of land. being further described as part of the James Walker Survey, A-106 in Brenham, Washington County, Texas.

- 4-d. Case No. P-24-035: A request from Natalie Jasinski / Raymond and Tina Heritage, for approval of a Preliminary Plat of the Jasinski Division creating Block 1, Lot 1 containing 1.00-acres and Lot 2 containing 3.989-acres, for a total of 4.989-acres, being further described as part of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.
- 4-e. Case No. P-24-036: A request from Natalie Jasinski / Raymond and Tina Heritage, for approval of a Final Plat of the Jasinski Division creating Block 1, Lot 1 containing 1.00-acres and Lot 2 containing 3.989-acres, for a total of 4.989-acres, being further described as part of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.

REGULAR AGENDA

- 5. Public Hearing, Discussion and Possible Action on Case Number P-24-033: A request by Janet Long for approval of a Replat of Lot 2 of the Pahmiyer Subdivision to create Lot 2A containing 15.319-acres and Lot 2B containing 1.126-acres for a total of 16.445-acres, being further described as part of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.
- 6. Public Hearing, Discussion and Possible Action on Case Number P-24-034: A request by Garrett Salmans and Ronda Kilburn regarding a recommendation to City Council for a variance request from Section 23-22(5)(a) [street frontage] of the Subdivision Ordinance of the Code of Ordinances for the property addressed as 1320 Burleson Street, and being further described 6.641-acres out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.
- 7. Adjourn

CERTIFICATION

I certify that a copy of the August 26, 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 September 20, 2024, at 3:25 p.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
August 26, 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 July 22, 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
Cyndee Smith

Commissioners absent:

Cayte Neil

Staff present:

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

Citizens/Media present:

Donald W. Lampe	Holly Carlile
Chad Bolcerek	Walt Edmunds
Jake Carlile	DeeAnna Marek
Christine & Diomedes Antolin	Sarah Forsythe, Brenham Banner Press
Jaci & Rolando Arroyo	

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.

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 July 22, 2024, Planning and Zoning Commission Meeting.**
- 4-b. **Case No. P-24-028: A request from H2 Investments, LLC / Leland Hartstack for approval of a Preliminary Plat of the H2 Division No. 1 creating Lot 1 containing 0.950-acre and Lot 2 containing 0.365-acre for a total of 1.315 acres of land being part of the P. H. Coe Survey, A-31 in Brenham, Washington County, Texas.**
- 4-c. **Case No. P-24-029: A request from H2 Investments, LLC / Leland Hartstack for approval of a Final Plat of the H2 Division No. 1 creating Lot 1 containing 0.950-acre and Lot 2 containing 0.365-acre for a total of 1.315 acres of land being part of the P. H. 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-c), as presented. The motion carried unanimously.

REGULAR SESSION

- 5. **Public Hearing, Discussion and Possible Action on Case Number P-24-026: A request by Scott Bailey for approval of a Replat of Lot 3, Block 1, of the Sycamore Hill Subdivision to create Lot 3A containing 0.677-acre and Lot 3B containing 0.677-acre for a total of 1.354-acres, and further described as part of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-24-026 (on file in the Development Services Department). Ms. Laauwe stated that the property owner and applicant is Scott Bailey. The property is a 1.354-acre tract currently identified as Lot 3, Block 1, of the Sycamore Hill Subdivision. The property is located at the terminus of Hidden Creek Lane and is zoned R-1, Single-Family Residential Use District. The subject property consists of a single-family home that was constructed in 2021 located on the north side of the tract with a driveway access onto Hidden Creek Lane. Mr. Bailey would like to subdivide the property into two lots and to sell the southern lot (proposed Lot 3B) for development of a single-family home.

On May 13, 2024, the Board of Adjustment granted a variance to allow a lot width of 27.5-feet at the property line (frontage) for both proposed lots (3A and 3B). The property is proposed to be split evenly with both lots having access to Hidden Creek Lane via an elongated driveway. Per the International Fire Code (IFC) Section 503.1.1(1.1) Building and facilities, since an IFC approved firetruck would not be provided, the new single-family structure on proposed Lot 3B would be required to have an automatic sprinkler system installed. The property owner and applicant have been made aware of this provision.

A Public Hearing Notice was published in the Banner Press on August 8, 2024, and notices were mailed to property owners within 200-feet of the subject properties on August 8, 2024. Staff did not receive any written comments regarding this 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 citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:22 pm.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Smith to approve the request by Scott Bailey for approval of a Replat of Lot 3, Block 1, of the Sycamore Hill Subdivision to create Lot 3A Lot 3B, as presented. The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case Number P-24-027: A request by WEPROP, LLC / Walt Edmunds for approval of a Replat of Hughes Lot 3A and Lot 3C, Block 2 of the Key's First Addition, to create Hughes Lot 3AR containing 0.279-acre and Lot 3CR, Block 2 of the Key's First Addition containing 0.212-acre for a total of 0.491-acre, 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-24-027 (on file in the Development Services Department). Ms. Laauwe stated that the property owner and applicant is WEPROP, LLC / Walt Edmunds. The property is currently identified Lot 3C, Block 2 of the Keys First Addition and is zoned R-1, Single-Family Residential Use District. The subject property is approximately 8,487 square feet located at the northeast corner of the intersection of W. Third Street and S. Day Street. The property has a single-family home and an accessory structure that were constructed in 1930. The accessory structure was formerly used as an accessory dwelling (ADU) for many years. The existing accessory structure is located 1-foot from the rear setback. Mr. Edmunds has acquired a parcel of land (approximately 10' x 76.19') from the adjacent property owner to the north (the Hughes family) to give the proposed ADU a rear setback of 11-feet, which complies with the zoning, building and fire code requirements. On August 15, 2024, the Planning and Zoning Commission granted a specific use permit for approval to use the accessory structure as an accessory dwelling unit with the condition that the additional property, identified as a portion of Hughes Lot 3A, be replatted with Mr. Edmunds lot. This plat also dedicates a 20-foot public utility easement along W. Third Street with an existing 15-foot public utility easement shown along S. Day Street.

A Public Hearing Notice was published in the Banner Press on August 8, 2024, and notices were mailed to property owners within 200-feet of the subject properties on August 8, 2024. In addition to the applicant's comment of support, Staff received one written comment from Houshang Masudi in support of the request.

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

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

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

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to approve the request by WEPROP, LLC / Walt Edmunds for approval of a Replat of Hughes Lot 3A and Lot 3C, Block 2 of the Key's First Addition, to create Hughes Lot 3AR and Lot 3CR, Block 2 of the Key's First Addition, as presented. The motion carried unanimously.

7. Public Hearing, Discussion and Possible Action on Case Number P-24-030: A request by Jake Carlile_Arete Property Group / Ernest James Nunn, et al, for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Single Family Residential Use District (R-1) to a Mixed Residential Use District (R-2) on the property

currently addressed as 1320 Burluson Street, and being further described as Tract 142 of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-24-030 (on file in the Development Services Department). Ms. Laauwe stated that the subject property is addressed as 1320 Burluson Street. The property owner/applicant is Ernest James Nunn, et al and the applicant is Jake Carlile of Arete Property Group. The current land use is vacant land with a barn (agricultural use), and the future land use designation is Estate Residential, identified as residential lots of 1-acre or greater. The current zoning is R-1, Single-Family Residential Use District. The request is to change the zoning classification from R-1, Single-Family Residential to R-2, Mixed Residential Use District. The subject property is surrounded by various zoning districts as follows:

Industrial to the south (Sealy Mattress)

P-1, Planned Development District (Liberty Village) to the northwest

R-1, Single Family (Woodbridge SD) to west

B-1, Local Business /Residential Mixed-Use District to the south and east

R-2, Mixed Residential Use District allows for single-family and multi-family developments, including duplexes, twin homes, zero lot line homes, and townhomes. Apartments would only be allowed with an approved specific use permit.

Staff Analysis

- The R-2 Zoning District would be a more appropriate step-down in zoning from the adjacent Industrial zoning.
- The subject property and the (4) R-1 lots to the north were rezoned from Industrial to R-1 in 2014, At that time, City Council considered either R-1 or R-2 Zoning. The Woodbridge Subdivision to the west was approved in 2007.
- Burluson Street is on the Capital Improvements Project priority list, and it is estimated to be approved between 2028-2030.
- The rezoning took place prior to adoption of the Landscape and Bufferyard Ordinance that was adopted in 2019.
- The bufferyard for Light Industrial to Single-Family is 75-feet plus the standard setback. The bufferyard for Multi-family (duplex or townhomes) is 25-feet; therefore, it would be difficult to accommodate more than (1) single-family home due to the required setbacks and bufferyards.
- Whoever builds second is responsible for providing the bufferyards. If Sealy Mattress had been developed after adoption, the Industrial Use would have been responsible for the buffer.

A Public Hearing Notice was published in the Banner Press on August 15, 2024, and notices were mailed to property owners within 200-feet of the subject properties on August 13, 2024. Staff received one phone call and two written comments from Jaci and Rolando Arroyo, and Paul Capeheart against the request with concerns about motorist safety due to foliage and excessive speed, increased traffic on Burluson Road, home values, and what economic demographic is targeted with this development.

Development Services staff have reviewed this Zone Change request for compliance with the City of Brenham's applicable regulations and ordinances and based on these findings, recommends **approval** of the request as presented.

Chairman Behrens closed the regular session and opened the public hearing at 5:41 pm. Christine Antolin stated that she and her husband Diomedes have lived at 1303 Burluson Street since 2019 and the area

has changed significantly since Liberty Village was developed. She stated that Burleson Street is narrow and traffic has increased making this area risk prone. She further stated that they are concerned about increased noise from multi-family homes, and whether their property values will be negatively impacted. Ms. Antolin further stated that she and her husband are against low-cost housing going in at this location.

Rolando Arroyo, who lives at 1301 Burleson Street, stated that he doesn't want the 6-acres to be used to cram a lot of families in since each family will have approximately 3-4 vehicles and Burleson Street is already heavily travelled. Mr. Arroyo also stated that there is a blind spot for motorists, especially when the Johnson grass gets high. He also stated that Burleson Street doesn't allow for on-street parking.

Chad Bolcerek stated that he and Jake Carlile are partners in Arete Property Group. He stated that he understands all of the concerns that were mentioned. He stated that he and Jake were born and raised in Brenham and have a vested interest in the community. He further stated that they are not even considering low-cost housing for this project. He stated that they are proposing a townhome development to meet the need of housing that younger people can afford and to accommodate people who do not want to have to maintain a large yard. In response to the stated concerns, Mr. Bolcerek and Mr. Carlile clarified the following:

- The proposed development will create a step-down in zoning between the existing industrial zoning and the single-family residential zoning.
- The homes will be nice, affordable housing but not low-income housing.
- The property values in the area will likely increase not decrease.
- The townhome development will have alley access with garages in the rear.
- The development will have a Homeowners Association (HOA) established.
- The development will provide some kinds of amenities such as a duck pond, pickleball court or some kind of amenity.
- They have proposed 3-points of ingress/egress (two on Burleson Street and one on Rink Street) so this should alleviate the need for everyone to access via Burleson Street.
- The estimated price-point for the homes is \$250,000.
- Detention and common areas will be provided.
- The adjacent 6-acres is for sale and they may try to acquire for future development.
- No multifamily will be developed, only single-family residential townhomes.
- They are still working on a site layout but likely will be proposing 1,200 – 1,500 square foot, 3/2 and 2/2 homes with a single or double car garage.

Commissioner Cyndee Smith stated that she has seen their work and they have a good product. She also likes locating the garages in the rear of the homes.

In response to questions from Jayci Arroyo, Mr. Carlile stated that the project would likely start mid-2025 and take approximately 18-24 months to complete. He further stated that once this project is developed, the site will be an improvement from its current state. There were no other citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 6:07 pm.

A motion was made by Chairman Behrens and seconded by Commissioner Cangelosi to recommend approval to City Council of the request by Jake Carlile_Arete Property Group / Ernest James Nunn, et al, to change the zoning from a Single-Family Residential Use District (R-1) to a Mixed Residential Use District (R-2) on the property currently addressed as 1320 Burleson Street, as presented. The motion carried unanimously.

The City Council will consider this request at their meeting on September 5, 2024.

8. **Public Hearing, Discussion and Possible Action on Case Number P-24-031: A City Initiated request for Text Amendments to the City of Brenham’s Code of Ordinances:**

- **Appendix A: Zoning, Part II, Division 1, Section 10.02(1) regarding the placement of detached accessory structures for corner lots; and**
- **Appendix A: Zoning, Part II, Division 1, Section 10.02(4)(A) regarding the requirement for the property owner’s primary residence to be in either the single-family dwelling or the ADU; and**
- **Chapter 23: Subdivisions, Article III, Section 23-17 to allow alleys in townhome developments to facilitate the design of garages and parking to the rear of the lots.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-24-031 (on file in the Development Services Department). Ms. Laauwe stated that during the past year several items/issues/requests regarding Appendix A: Zoning, Part II, Division 1, Section 10: Accessory uses and structures, and Chapter 23: Subdivision, Article III, Section 23-17 related to alleyways, have been identified that staff feels needs to be revised.

Section 10.02(1) – Accessory Structure Setbacks currently reads as follows:

- “All detached accessory structures in any residential district shall be located behind the closest point of the primary structure to the front property line and shall have a side and rear yard setback of not less than five (5) feet.”

There have been some issues with corner lots such that the accessory structure is then located in front of the adjacent property’s primary structure. Therefore, staff proposes the section be revised to add the italicized sentence below:

- “All detached accessory structures in any residential district shall be located behind the closest point of the primary structure to the front property line. ***For corner lots, accessory structures shall also be located behind the closest point of the adjacent primary structure’s front property line.*** Accessory structures shall have a side and rear yard setback of not less than five (5) feet.”

Section 10.02(4)(a) – Accessory Dwelling Unit Standards currently reads as follows:

- “Should the primary use be a single-family dwelling, the property owner’s primary residence shall be the single-family dwelling or ADU.”

ADU’s are allowed by right in the R-2 and B-1 Zoning District and with an approved Specific Use Permit in the R-1 Zoning District with additional development standards (Section 10.02(4)(a-f). Staff has had multiple requests to use both the primary residence and the ADU as rental properties. Staff is proposing to keep the requirement as is for the R-1, Single Family Residential Zoning District but to remove the requirement for the R-2 and B-1 Zoning Districts. Therefore, the revised section 10.02(4)(a) would read as follows:

- “Should the primary use be a single-family dwelling ***in a R-1 District***, the property owner’s primary residence shall be the single-family dwelling or ADU.”

Chapter 23, Subdivisions, Section 23-17 Alleys currently reads as follows:

- “Alleys are prohibited in new subdivisions.”

According to Chapter 23 of the Code of Ordinances, alleys are prohibited in new subdivisions. Staff has found that allowing alleyways in townhome developments help to facilitate the design of the garages and parking to the rear of the lot. This also helps with utility placements and aesthetics. Therefore, the revised Section 23-17 Alleys would read as follows:

- “Alleys are ***encouraged in townhome developments to facilitate the design of garages and parking to the rear of lots.***”

Development Services staff recommends **approval** of these text amendments, as presented.

Commissioner Heine asked if the City has considered lessening the setback requirements to encourage the alleys since it would make for a nicer place to be and give them more rear yards. Mr. Heine suggested looking at the Mueller Development in Austin. Stephanie Doland responded that this might require an additional zoning district (R-4?) to accommodate reduced setbacks, smaller lot sizes, reduced right-of-way width, and alley access or a Planned Development District for these types of developments since they are specific to a certain tract and development.

Chairman Behrens closed the regular session and opened the public hearing at 6:25 pm. There were no citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 6:25 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Heine to recommend approval to City Council of the City Initiated request for Text Amendments to the City of Brenham’s Code of Ordinances, Appendix A: Zoning, Part II, Division 1, Section 10.02(1), Zoning, Part II, Division 1, Section 10.02(4)(A), and Chapter 23: Subdivision, Article III, Section 23-17, as presented. The motion carried unanimously.

The City Council will consider this request at their meeting on September 19, 2024.

9. Adjourn.

A motion was made by Commissioner Smith and seconded by Commissioner Cangelosi to adjourn the meeting at 6:25 pm. The motion carried unanimously.

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

Certification of Meeting Minutes:

Planning and Zoning Commission

M. Keith Behrens
Chair

September 23, 2024
Meeting Date

Attest

Kim Hodde
Staff Secretary

September 23, 2024
Meeting Date



CASE P-24-024

PRELIMINARY PLAT: OAKRIDGE HEIGHTS SUBDIVISION

STAFF CONTACT: Shauna Laauwe, AICP, City Planner

PLAT TITLE: Oakridge Heights Subdivision **CITY/ETJ:** City

PLAT TYPE: Preliminary Plat

OWNER/APPLICANT: Mash of Bear Creek, LLC / Henna Allana

ADDRESS/LOCATION: 2118 E. Stone Street

LEGAL DESCRIPTION: Tract 361, James Walker Survey, A-106 (Proposed Block 1, Lots 1-26 of the Oakridge Heights Subdivision)

LOT AREA: Approximately 4.375 acres

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

EXISTING USE: Vacant land

FUTURE LAND USE: Commercial

REQUEST: A request from Henna Allana/Mash of Bear Creek, LLC, for approval of a Preliminary Plat of the Oakridge Heights Subdivision creating Block 1, Lots 1-26 containing 3.196-acres and a common area containing 1.179-acres, for a total of 4.375-acres of land being further described as Tract 361 of the James Walker Survey, A-106 in Brenham, Washington County, Texas.

BACKGROUND:

The subject 4.375-acre tract of land is owned by Mash of Bear Creek, LLC / Henna Allana. The property is currently addressed as 2118 E. Stone Street and is generally located on the south side of E. Stone Street and is east of S. Blue Bell Road at the southwest intersection of S. Blue Bell Road and E. Stone Street. The property is zoned B-1, Local Business / Residential Mixed Use District and is currently not developed/vacant land. The property owner / applicant is developing the site for a twin home subdivision. The twin home subdivision will consist of Block 1, Lots 1-26 for 3.196-acres of land and a common area containing 1.179-acres. Since the property is currently unplatted, a preliminary and final plat are required. The plat also includes the dedication of various public utility easements and a public right of way.

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

STATE OF TEXAS
COUNTY OF WASHINGTON

OWNERS ACKNOWLEDGEMENT:

WE, MASH OF BEAR CREEK, LLC., OWNER OF THE LAND DESCRIBED HEREON, BY AND THROUGH GENERAL MANAGING PARTNER, HENNA ALLANA, DO HEREBY ADOPT THIS PLAT OF OAKRIDGE HEIGHTS, IN ACCORDANCE WITH THE PLAT SHOWN HEREON.

BY:

HENNA ALLANA
TITLE: GENERAL MANAGING PARTNER

STATE OF TEXAS
COUNTY OF WASHINGTON

BEFORE ME, the undersigned authority, on this day personally appeared Henna Allana known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission expires: _____

PLANNING COMMISSION APPROVAL

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

By: _____ Chairman
By: _____ Secretary

I, Richard S. Willett, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, point of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest street intersection.

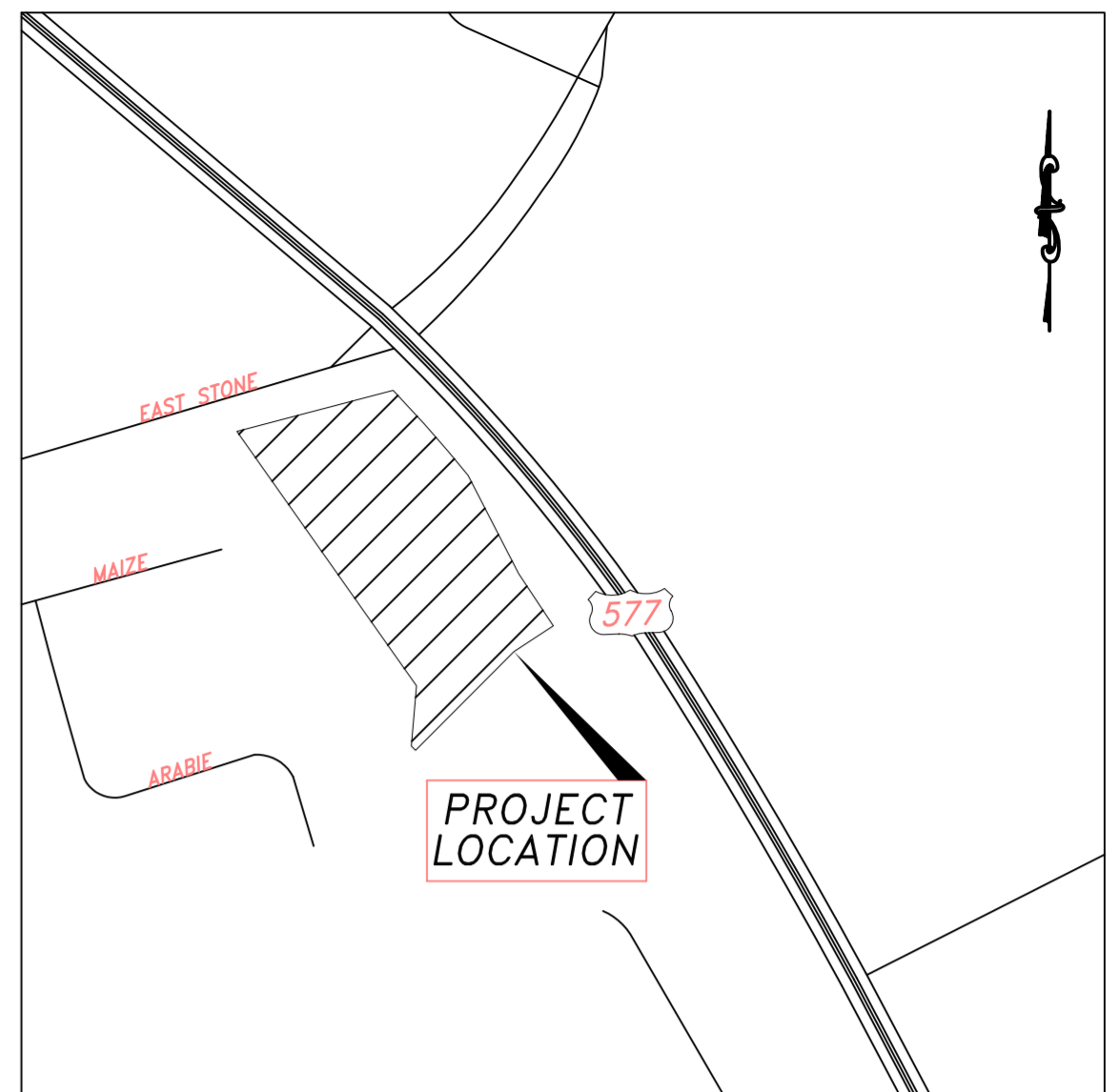
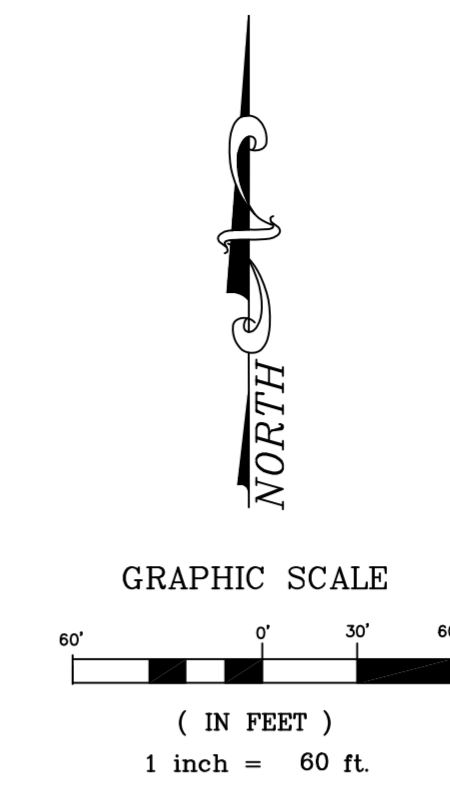
Richard S. Willett
Texas Registration No. 4615

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 _____, 2024, at _____ o'clock _____ m., and duly recorded on _____, 2024, at _____ o'clock _____ m., in the Plat Records in Slide No. _____

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

Beth Rothermel
Clerk, County Clerk
Washington County, Texas

BY: _____ Deputy



NOTES

1. COMMON AND DRAINAGE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. ALL LOTS ARE HEREBY DESIGNATED AS TWIN HOMES, SINGLE FAMILY ATTACHED UNITS ON INDIVIDUAL LOTS.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, F.I.A., COMMUNITY PANEL NO. 48477C 0315D, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, EFFECTIVE DATE OF MAY 16, 2019, THE SUBJECT PROPERTY DOES LIE WITH THE SPECIAL FLOOD HAZARD AREA ZONE "AE".
4. BEARINGS ARE BASED ON TRUE NORTH OBTAINED BY GPS OBSERVATIONS.
5. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
6. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
7. THE BUILDINGS LINES SHOWN ON THIS PLAT SHALL BE IN ADDITION TO, AND SHALL LIMIT OR REPLACE ANY BUILDING LINES REQUIRED BY THE CITY OF BRENHAM CODE OF ORDINANCES AT THE TIME OF THE DEVELOPMENT OF THE PROPERTY.
8. ALL LOTS WITHIN THE FLOOD PLAIN SHOULD BE RAISED 2'-FEET ABOVE THE BASE FLOOD ELEVATION.
9. 0 - INDICATEDS A SET 1/2 IRON ROD FITTED WITH A PLASTIC CAP STAMPED 4615, UNLESS OTHERWISE NOTED.

**PRELIMINARY PLAT
OAKRIDGE HEIGHTS
TWIN HOMES**

CONSISTING OF BLOCK 1, LOTS 1-26 FOR 3.196 ACRES AND A COMMON AREA OF 1.179 ACRES FOR A TOTAL OF 4.375 ACRES TRACT OUT OF THE 7.789 ACRE AND 36.116 ACRE BCS DEVELOPMENT COMPANY TRACT RECORDED IN VOL. 1394, PG. 113 AND VOL. 1394, PG. 108 IN JAMES WALKER SURVEY, A-106 BRENHAM, WASHINGTON COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED IN A DEED FROM BCS DEVELOPMENT COMPANY TO ROSENBAUM-SCHOENVOGEL INVESTMENTS, LP, AS RECORDED IN VOLUME 1514, PAGE 612, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C1	34.34	25.00	31.70	S68°10'28"E	78°41'51"
C2	48.23	25.00	41.09	S17°12'52"W	110°31'32"
C3	22.15	25.00	21.43	S12°40'00"E	50°45'47"
C4	22.15	25.00	21.43	S63°25'47"E	50°45'47"
C5	284.99	58.00	73.37	N51°57'06"E	28°13'33"

LEGEND	
W.C.M.R.	WASHINGTON COUNTY MAP RECORDS
W.C.C.F.#	WASHINGTON COUNTY CLERK'S FILE NUMBER
W.C.D.R.	WASHINGTON COUNTY DEED RECORDS
R.O.W.	RIGHT OF WAY
BLDG. LINE	BUILDING LINE

OWNER
MASH OF BEAR CREEK LLC
7137 QUEENSTON BLVD
HOUSTON, TX 77095

PREPARED BY:
**REPLAT
SPECIALISTS**
7542 STAMEN DRIVE
HOUSTON, TEXAS 77041
PHONE: (281) 256-9513 FAX: (832) 262-4563

SURVEYED BY:
CIVIL LAND SURVEYS OF TEXAS
FIRM NO. 10194362
10422 BLACK SANDS DRIVE
HOUSTON, TEXAS 77095
PHONE: (281) 855-8495



CASE P-24-025

FINAL PLAT: OAKRIDGE HEIGHTS SUBDIVISION

STAFF CONTACT Shauna Laauwe, AICP, City Planner

PLAT TITLE: Oakridge Heights Subdivision **CITY/ETJ:** City

PLAT TYPE: Final Plat

OWNER/APPLICANT: Mash of Bear Creek, LLC / Henna Allana

ADDRESS/LOCATION: 2118 E. Stone Street

LEGAL DESCRIPTION: Tract 361, James Walker Survey, A-106 (Proposed Block 1, Lots 1-26 of the Oakridge Heights Subdivision)

LOT AREA: Approximately 4.375 acres

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

EXISTING USE: Vacant land

FUTURE LAND USE: Commercial

REQUEST: A request from Henna Allana/Mash of Bear Creek, LLC, for approval of a Final Plat of the Oakridge Heights Subdivision creating Block 1, Lots 1-26 containing 3.196-acres and a common area containing 1.179-acres, for a total of 4.375-acres of land being further described as Tract 361 of the James Walker Survey, A-106 in Brenham, Washington County, Texas.

BACKGROUND:

The subject 4.375-acre tract of land is owned by Mash of Bear Creek, LLC / Henna Allana. The property is currently addressed as 2118 E. Stone Street and is generally located on the south side of E. Stone Street and is east of S. Blue Bell Road at the southwest intersection of S. Blue Bell Road and E. Stone Street. The property is zoned B-1, Local Business / Residential Mixed Use District and is currently not developed/vacant land. The property owner / applicant is developing the site for a twin home subdivision. The twin home subdivision will consist of Block 1, Lots 1-26 for 3.196-acres of land and a common area containing 1.179-acres. Since the property is currently unplatted, a preliminary and final plat are required. The plat also includes the dedication of various public utility easements and a public right of way.

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

STATE OF TEXAS
COUNTY OF WASHINGTON

OWNERS ACKNOWLEDGEMENT:

WE, MASH OF BEAR CREEK, LLC., OWNER OF THE LAND DESCRIBED HEREON, BY AND THROUGH GENERAL MANAGING PARTNER, HENNA ALLANA, DO HEREBY ADOPT THIS PLAT OF OAKRIDGE HEIGHTS, IN ACCORDANCE WITH THE PLAT SHOWN HEREON.

BY: _____

HENNA ALLANA
TITLE: GENERAL MANAGING PARTNER

STATE OF TEXAS
COUNTY OF WASHINGTON

BEFORE ME, the undersigned authority, on this day personally appeared Henna Allana known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission expires: _____

PLANNING COMMISSION APPROVAL

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

By: _____ Chairman
By: _____ Secretary

I, Richard S. Willett, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, point of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest street intersection.

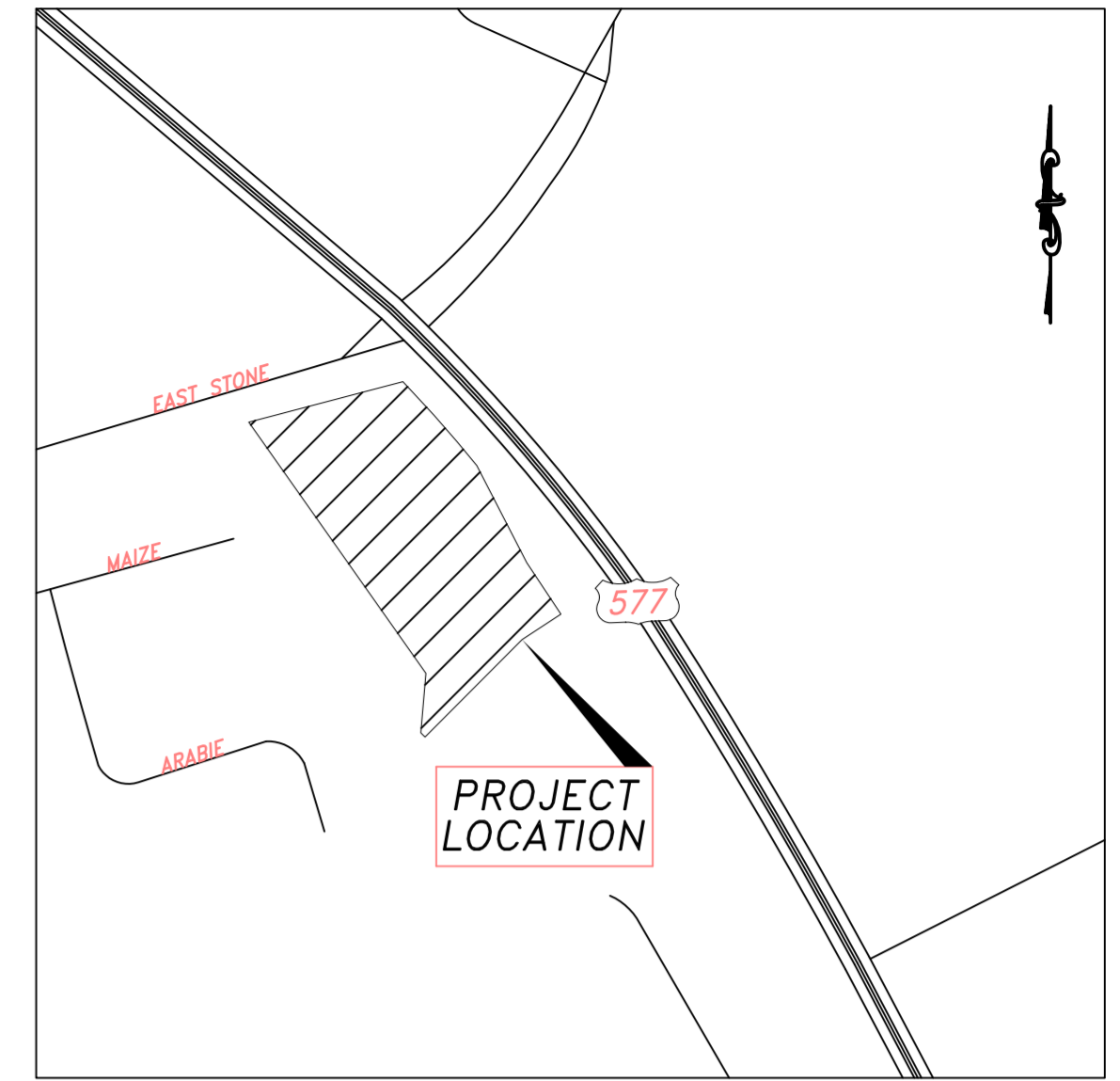
Richard S. Willett
Texas Registration No. 4615

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 _____, 2024, at _____ o'clock _____ m., and duly recorded on _____, 2024, at _____ o'clock _____ m., in the Plat Records in Slide No. _____

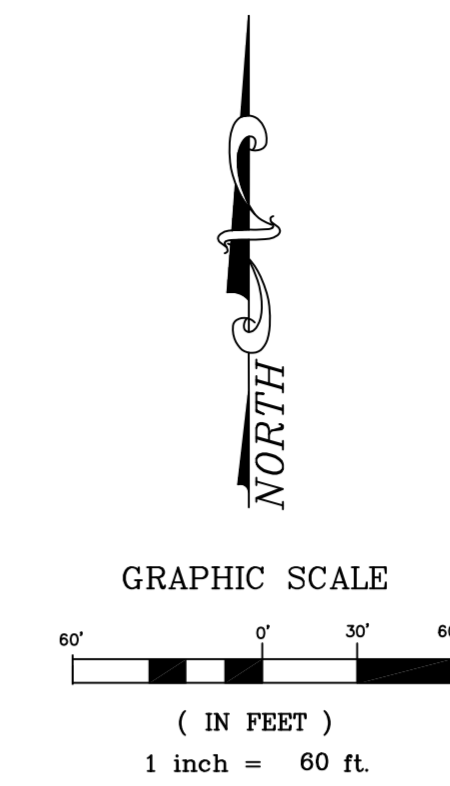
Witness my hand and seal of office, at Brenham, Washington County, the day and date last above written.

Beth Rothermel
Clerk, County Clerk
Washington County, Texas

BY: _____ Deputy



VICINITY MAP
CITY OF BRENHAM, WASHINGTON COUNTY
NOT TO SCALE



NOTES

- COMMON AND DRAINAGE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL LOTS ARE HEREBY DESIGNATED AS TWIN HOMES, SINGLE FAMILY ATTACHED UNITS ON INDIVIDUAL LOTS.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, F.I.A., COMMUNITY PANEL NO. 48477C 0315D, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, EFFECTIVE DATE OF MAY 16, 2019, THE SUBJECT PROPERTY DOES LIE WITH THE SPECIAL FLOOD HAZARD AREA ZONE "AE".
- BEARINGS ARE BASED ON TRUE NORTH OBTAINED BY GPS OBSERVATIONS.
- 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 BUILDINGS LINES SHOWN ON THIS PLAT SHALL BE IN ADDITION TO, AND SHALL LIMIT OR REPLACE ANY BUILDING LINES REQUIRED BY THE CITY OF BRENHAM CODE OF ORDINANCES AT THE TIME OF THE DEVELOPMENT OF THE PROPERTY.
- ALL LOTS WITHIN THE FLOOD PLAIN SHOULD BE RAISED 2- FEET ABOVE THE BASE FLOOD ELEVATION.
- 0 - INDICATEDS A SET 1/2 IRON ROD FITTED WITH A PLASTIC CAP STAMPED 4615, UNLESS OTHERWISE NOTED.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C1	34.34	25.00	31.70	S68°10'26"E	78°41'51"
C2	48.23	25.00	41.09	S17°12'52"W	110°31'32"
C3	22.15	25.00	21.43	S12°40'00"E	50°45'47"
C4	22.15	25.00	21.43	S63°25'47"E	50°45'47"
C5	284.99	58.00	73.37	N51°57'06"E	281°31'33"

LEGEND	
W.C.M.R.	WASHINGTON COUNTY MAP RECORDS
W.C.C.F.#	WASHINGTON COUNTY CLERK'S FILE NUMBER
W.C.D.R.	WASHINGTON COUNTY DEED RECORDS
R.O.W.	RIGHT OF WAY
BLDG. LINE	BUILDING LINE
	DETENTION AREA
	COMMON AREA
	FLOOD PLAIN AREA

OWNER

MASH OF BEAR CREEK LLC
7137 QUEENSTON BLVD
HOUSTON, TX 77095

PREPARED BY:
REPLAT
SPECIALISTS
7542 STAMEN DRIVE
HOUSTON, TEXAS 77041
PHONE: (281) 256-9513 FAX: (832) 262-4563

SURVEYED BY:
CIVIL LAND SURVEYS OF TEXAS
FIRM NO. 10194362
10422 BLACK SANDS DRIVE
HOUSTON, TEXAS 77095
PHONE: (281) 855-8495

FINAL PLAT
OAKRIDGE HEIGHTS
TWIN HOMES

CONSISTING OF BLOCK 1, LOTS 1-26 FOR 3.196 ACRES AND A COMMON AREA OF 1.179 ACRES FOR A TOTAL OF 4.375 ACRES TRACT OUT OF THE 7.789 ACRE AND 36.116 ACRE BCS DEVELOPMENT COMPANY TRACT RECORDED IN VOL. 1394, PG. 113 AND VOL. 1394, PG. 108 IN JAMES WALKER SURVEY, A-106 BRENHAM, WASHINGTON COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED IN A DEED FROM BCS DEVELOPMENT COMPANY TO ROSENBAUM-SCHOENVOGEL INVESTMENTS, LP, AS RECORDED IN VOLUME 1514, PAGE 612, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.



CASE P-24-035
PRELIMINARY PLAT: JASINSKI DIVISION

STAFF CONTACT: Shauna Laauwe, AICP, City Planner

PLAT TITLE: Jasinski Division **CITY/ETJ:** City

PLAT TYPE: Preliminary Plat

OWNER/APPLICANT: Natalie Jasinski / Tina and Robert Heritage

ADDRESS/LOCATION: 1408 & 1414 Burleson Street

LEGAL DESCRIPTION: An approximately 4-acre tract of land and an approximately 1-acre parcel of land, respectively, out of the A. Harrington Survey, A-55 (Proposed Lots 1 and 2, Block 1 of the Jasinski Division)

LOT AREA: Approximately 4.989 acres

ZONING DISTRICT: R-1, Single Family Residential

EXISTING USE: Residential

FUTURE LAND USE: Estate Residential

REQUEST: A request from Natalie Jasinski / Tina and Robert Heritage for approval of a Preliminary Plat of the Jasinski Division creating Block 1, Lot 1, (1.00-acres) and Lot 2 (3.989-acres) being a total of 4.989-acres out of the P.H. Coe Survey, A-31, Brenham, Washington County, Texas.

BACKGROUND:

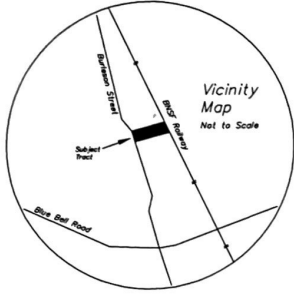
The subject 4.989-acre tract of land is owned by Natalie Jasinski / Tina and Robert Heritage. The property is currently addressed as 1408 and 1414 Burleson Street and is generally located on the east side of Burleson Street, north of W. Blue Bell Road. The property is zoned R-1, Single Family Residential and is currently developed with two residential homes. The owners/applicants desire to plat the property for estate/will planning. Since the property is currently unplatted, a preliminary and final plat are required. The plat includes the dedication of a 20-foot public utility easement along the 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:

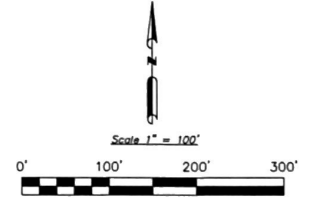
A. Proposed Preliminary Plat



PRELIMINARY PLAT

Jasinski Division

Consisting of Lot 1 (1.00 Acres) & Lot 2 (3.989 Ac.), Block 1 Containing 4.989 Acres Total
A. Harrington Survey, Abstract No. 55
City of Brenham, Washington County, Texas

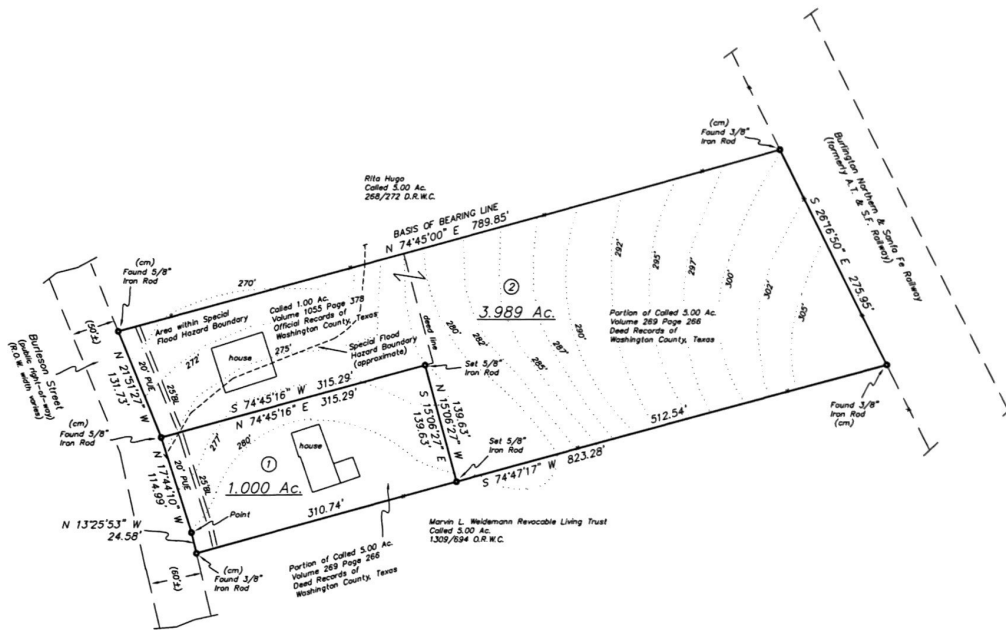


cm = control monument
RUC = City of Brenham Public Utility Easement
BL = building setback line

Bearings shown hereon are based on the record bearing for the Northeast line of the original called 5.00 acre tract, recorded in 269/266 D.R.W.C.

Contours are approximately shown hereon based on U.S.G.S. datum.

Showing a survey of 4.989 acres of land, situated in Washington County, Texas, being out of the A. Harrington Survey, Abstract No. 55, being all or a portion of a called 5.00 acre tract described in that deed dated January 19, 1967, from Henry Thomas Krause, Sr., et ux to Natalie Jasinski, recorded in Volume 269, Page 266 of the Deed Records of Washington County, Texas, and being all or a portion of a called 1.000 acre tract described in that deed dated November 25, 2002, from Natalie Jasinski to Tina L. Heritage, recorded in Volume 1055, Page 378 of the Official Records of Washington County, Texas.



OWNER'S ACKNOWLEDGEMENT

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

Tina L. Heritage

PLANNING AND ZONING COMMISSION APPROVAL

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

Chairman

Secretary

NOTARY PUBLIC ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on this _____ day of _____, 2024.

Notary Public
State of Texas

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

OWNER'S ACKNOWLEDGEMENT

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

Natalie Jasinski

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

I, Beth Rothermal, Clerk of the County Court of Washington County, Texas, do hereby certify that the within instrument was filed with my office on the _____ day of _____, 2024, at _____ o'clock, _____ m., and duly recorded on the _____ day of _____, _____ o'clock, _____ m. in cabinet _____ sheet _____ of the _____ records of said county.

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

By _____

NOTARY PUBLIC ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on this _____ day of _____, 2024.

Notary Public
State of Texas

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

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

Michael J. Blokey
Registered Professional Land Surveyor No. 5935

July 1, 2024

NOTE:

- 1) This plat does not attempt to amend or remove any valid covenants or restrictions.
- 2) Subject to building setback lines and yard requirements according to zone and use as set forth by The City of Brenham Zoning Ordinance.
- 3) A portion of the tracts shown hereon lies within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477CD295C, effective date August 16, 2011. The special flood hazard boundary is approximately shown hereon per said map.
- 4) All oil/gas pipelines or pipeline easements with ownership through subdivision have been shown.
- 5) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- 6) No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 (fifteen) feet off centerline of low pressure gas lines, and 30 (thirty) feet off centerline of high pressure gas lines.

Blakey Surveying, LLC

RPLS 4052 RPLS 5335

TEXAS FIRM REGISTRATION NO. 10085000

4659 Bluhm Lane
Brenham, Texas 77835

(878) 277-8548



CASE P-24-036
FINAL PLAT: JASINSKI DIVISION

STAFF CONTACT: Shauna Laauwe, AICP, City Planner

PLAT TITLE: Jasinski Division **CITY/ETJ:** City

PLAT TYPE: Final Plat

OWNER/APPLICANT: Natalie Jasinski / Tina and Robert Heritage

ADDRESS/LOCATION: 1408 & 1414 Burleson Street

LEGAL DESCRIPTION: An approximately 4-acre tract of land and an approximately 1-acre parcel of land, respectively, out of the A. Harrington Survey, A-55 (Proposed Lots 1 and 2, Block 1 of the Jasinski Division)

LOT AREA: Approximately 4.989 acres

ZONING DISTRICT: R-1, Single Family Residential

EXISTING USE: Residential

FUTURE LAND USE: Estate Residential

REQUEST: A request from Natalie Jasinski / Tina and Robert Heritage for approval of a Final Plat of the Jasinski Division creating Block 1, Lot 1, (1.00-acres) and Lot 2 (3.989-acres) being a total of 4.989-acres out of the P.H. Coe Survey, A-31, Brenham, Washington County, Texas.

BACKGROUND:

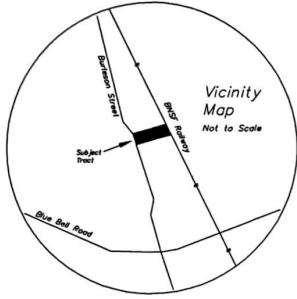
The subject 4.989-acre tract of land is owned by Natalie Jasinski / Tina and Robert Heritage. The property is currently addressed as 1408 and 1414 Burleson Street and is generally located on the east side of Burleson Street, north of W. Blue Bell Road. The property is zoned R-1, Single Family Residential and is currently developed with two residential homes. The owners/applicants desire to plat the property for estate/will planning. Since the property is currently unplatted, a preliminary and final plat are required. The plat includes the dedication of a 20-foot public utility easement along the 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:

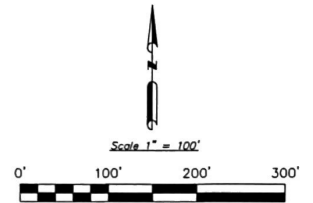
A. Proposed Final Plat



FINAL PLAT

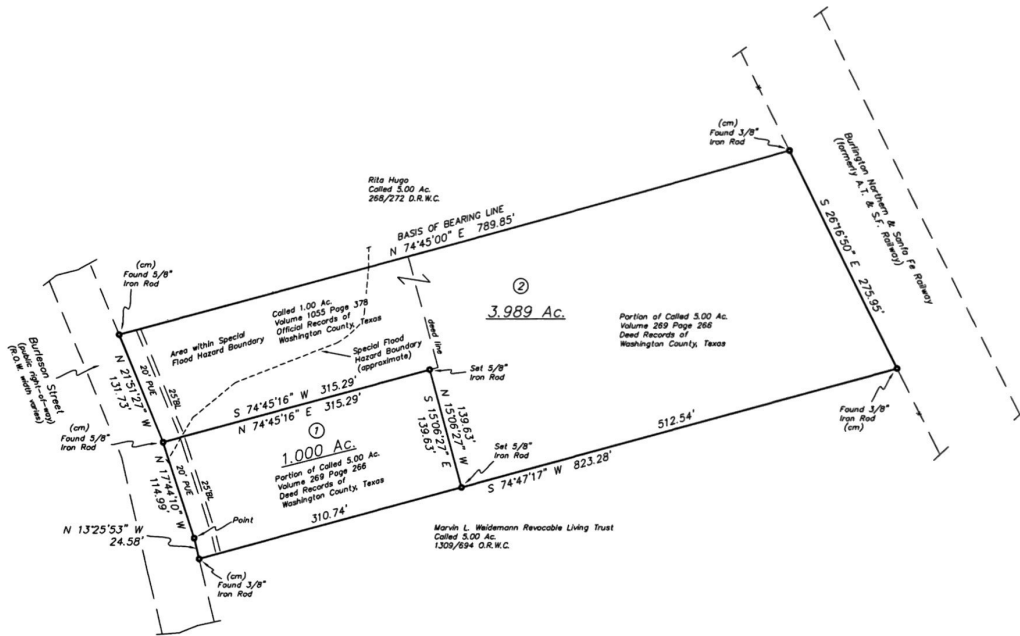
Jasinski Division

Consisting of Lot 1 (1.00 Acres) &
Lot 2 (3.989 Ac.), Block 1
Containing 4.989 Acres Total
A. Harrington Survey, Abstract No. 55
City of Brenham, Washington County, Texas



cm = control monument
PUE = City of Brenham Public Utility Easement
BL = building setback line
Bearings shown hereon are based on the record bearing for the Northwest line of the original called 3.00 acre tract, recorded in 269/266 D.R.W.C.

Showing a survey of 4.989 acres of land, situated in Washington County, Texas, being out of the A. Harrington Survey, Abstract No. 55, being all or a portion of a called 3.00 acre tract described in that deed dated January 19, 1967, from Henry Thomas Krause, Sr., et ux to Natalie Jasinski, recorded in Volume 269, Page 266 of the Deed Records of Washington County, Texas, and being all or a portion of a called 1.000 acre tract described in that deed dated November 25, 2002, from Natalie Jasinski to Tina L. Heritage, recorded in Volume 1055, Page 378 of the Official Records of Washington County, Texas.



OWNER'S ACKNOWLEDGEMENT

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

Tina L. Heritage

PLANNING AND ZONING COMMISSION APPROVAL

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

Chairman

Secretary

NOTARY PUBLIC ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF WASHINGTON

This instrument was acknowledged before me on this _____ day of _____, 2024.

Notary Public
State of Texas

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

OWNER'S ACKNOWLEDGEMENT

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

Natalie Jasinski

NOTARY PUBLIC ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF WASHINGTON

This instrument was acknowledged before me on this _____ day of _____, 2024.

Notary Public
State of Texas

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

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

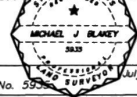
I, Beth Rothermel, Clerk of the County Court of Washington County, Texas, do hereby certify that the within instrument was filed with my office on the _____ day of _____, 2024, at _____ o'clock, _____ m., and duly recorded on the _____ day of _____, _____ o'clock _____ m., in cabinet _____ of the _____ records of said county.

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

By: _____

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

Michael J. Blakey
Registered Professional Land Surveyor No. 5933
July 1, 2024



NOTE:

- 1) This plat does not attempt to amend or remove any valid covenants or restrictions.
- 2) Subject to building setback lines and yard requirements according to zone and use as set forth by The City of Brenham Zoning Ordinance.
- 3) A portion of the tracts shown hereon lies within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0295C, effective date August 16, 2011. The special flood hazard boundary is approximately shown hereon per said map.
- 4) All oil/gas pipelines or pipeline easements with ownership through subdivision have been shown.
- 5) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- 6) 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 of a minimum should be 15 (fifteen) feet off centerline of low pressure gas lines, and 30 (thirty) feet off centerline of high pressure gas lines.

Blakey Surveying, LLC

RPLS 4052 RPLS 5935

TEXAS FIRM REGISTRATION NO. 10085000

4650 Pfluehm Lane
Burlton, Texas 77855

(979) 877-8548



CASE P-24-033
REPLAT: LOT 2 OF THE PAHMIYER SUBDIVISION

STAFF CONTACT: Shauna Laauwe AICP, City Planner

PLAT TITLE: Replat of Lot 2 of the Pahmiyer Subdivision **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: David and Janet Long, and Grace Lutheran Church

AGENT/APPLICANT: Jon Hodde (Hodde & Hodde Land Surveying, Inc.)

LOT AREA /LOCATION: 16.445-acres / 1202 Shepard Street

PROPOSED LEGAL DESCRIPTION: Lot 2A and Lot 2B of the Pahmiyer Subdivision in Brenham, Washington County, Texas

ZONING DISTRICT: R-1, Single-Family Residential Use

EXISTING USE: Single-Family Residential / Vacant Land

FUTURE LAND USE: Single-Family Residential Use

REQUEST: A request by Janet Long for approval of a Replat of Lot 2 of the Pahmiyer Subdivision to create Lot 2A containing 15.319-acres and Lot 2B containing 1.126-acres for a total of 16.445-acres located at 1202 Shepard Street, and further described as part of the Philip Coe Survey, A-31, in Brenham, Washington County, Texas.

BACKGROUND:

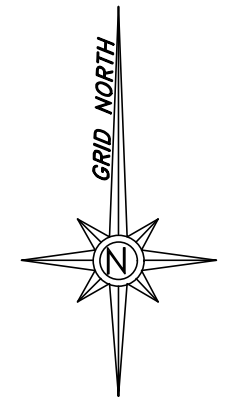
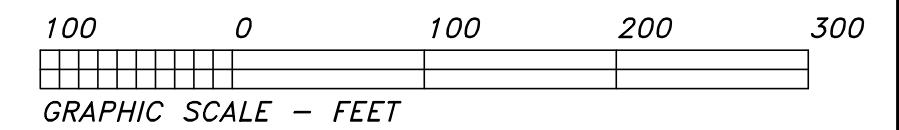
The subject property, identified as Lot 2 of the Pahmiyer Subdivision is a 16.445-acre lot addressed as 1202 Shepard Street, generally located north of Shepard Street at the west terminus of Shepard Street. The property owners are David and Janet Long (Lot 2A) and Grace Lutheran Church (Lot 2B), and the applicant is Jon Hodde / Hodde & Hodde Land Surveying, Inc. The subject property consists of a single-family home and vacant land. Access to the subject property, as well as Lot 1 of the Pahmiyer Subdivision, is currently provided via a 15-foot-wide access easement per Plat 710A, in the Plat Records of Washington County, Texas (PRWCT). Ms. Long wishes to subdivide the property into two lots for further development of the property. Proposed Lot 2A will consist of 15.319-acres and proposed Lot 2B will consist of 1.126-acres. This plat also dedicates a 20-foot public utility easement that adjoins the existing 10-foot utility easement. The existing 15-foot-wide access easement per Plat 710A is noted on the plat and will remain in place to continue access for Lot 1 and for the proposed Lot 2A, and Lot 2B.

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.



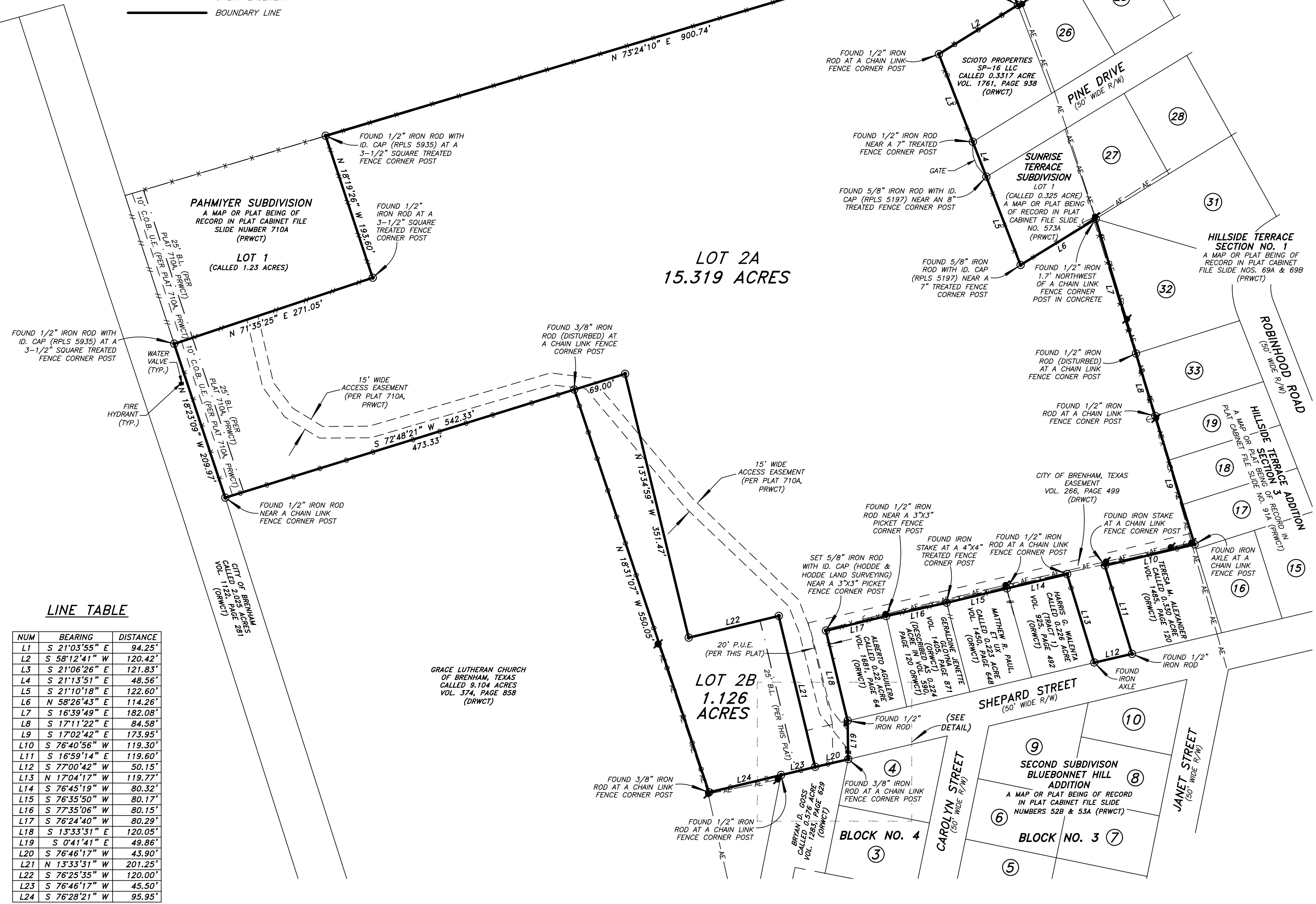
SCALE: 1" = 100'

LEGEND

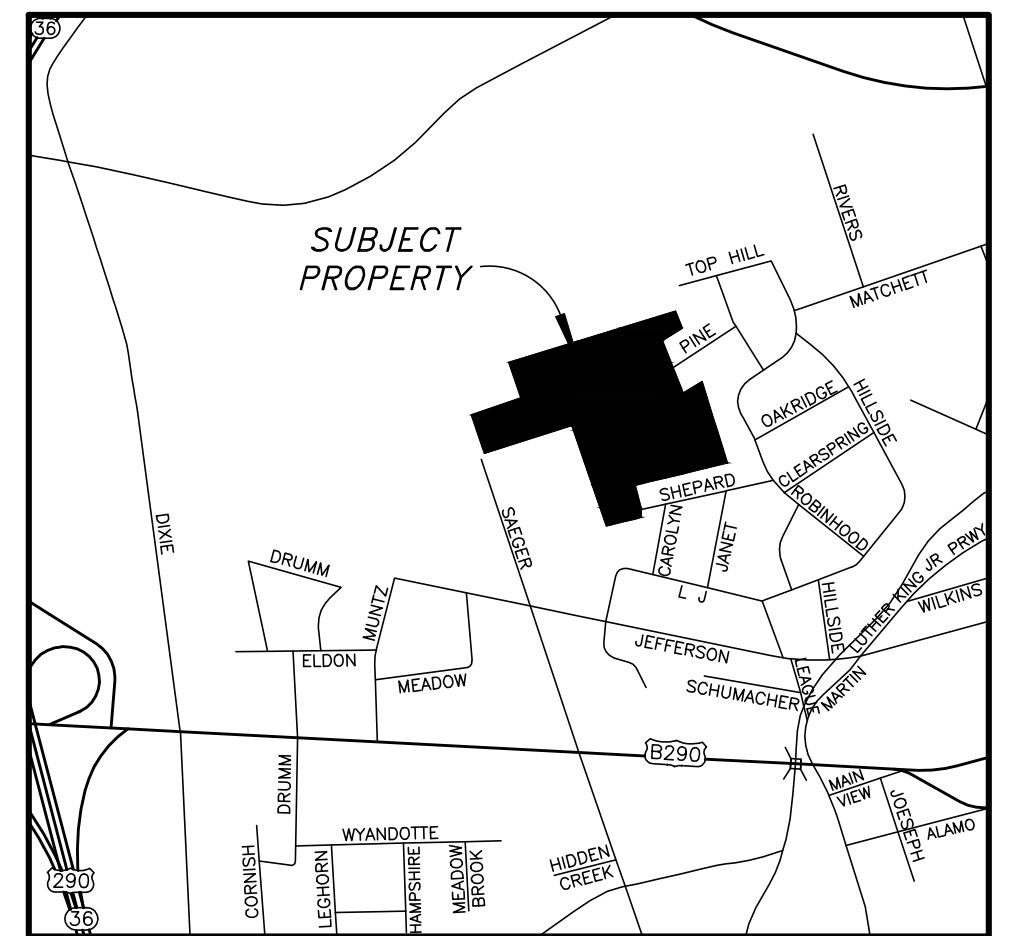
- ELECTRIC POLE
- GUY ANCHOR
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- BARB WIRE FENCE LINE
- CHAIN LINK FENCE LINE
- BOARD FENCE LINE
- AERIAL ELECTRIC LINES
- BUILDING LINE
- UTILITY EASEMENT
- BOUNDARY LINE

GREGORY KO
CALLED 140.41 ACRES
(TRACT 1)
VOL. 1879, PAGE 636
(ORWCT)

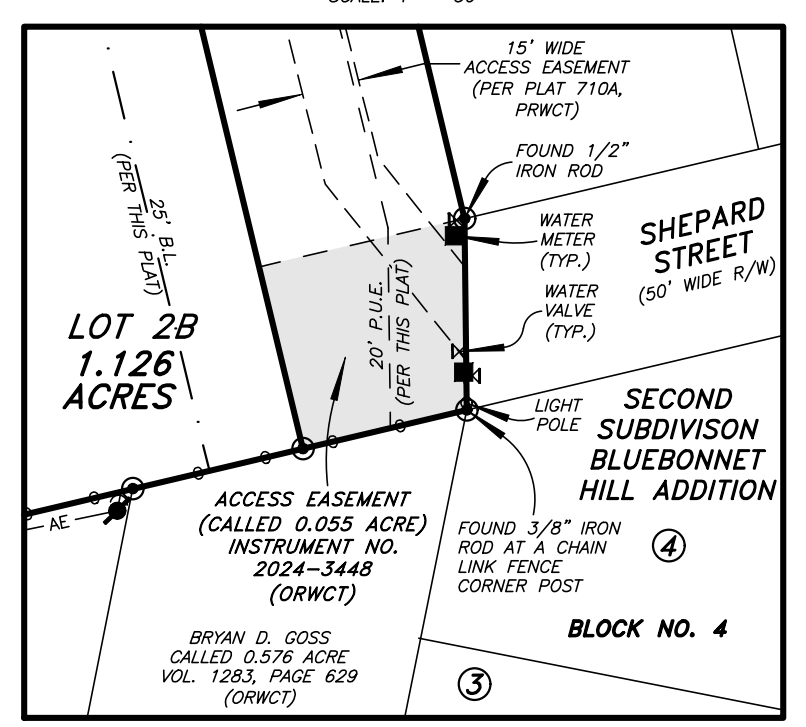
PHILIP COE SURVEY, A-31
CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS



VICINITY MAP
(NOT TO SCALE)



DETAIL
SCALE: 1" = 50'



LINE TABLE

NUM	BEARING	DISTANCE
L1	S 21°03'55" E	94.25'
L2	S 58°12'41" W	120.42'
L3	S 21°06'26" E	121.83'
L4	S 21°13'51" E	48.56'
L5	S 21°10'18" E	122.60'
L6	N 58°26'43" E	114.26'
L7	S 16°39'49" E	182.08'
L8	S 17°11'22" E	84.58'
L9	S 17°02'42" E	173.95'
L10	S 76°40'56" W	119.30'
L11	S 16°58'14" E	119.60'
L12	S 77°00'42" W	50.15'
L13	N 17°04'17" W	119.77'
L14	S 76°45'19" W	80.32'
L15	S 76°35'50" W	80.17'
L16	S 77°35'06" W	80.15'
L17	S 76°24'40" W	80.29'
L18	S 13°33'31" E	120.05'
L19	S 0°41'41" E	49.86'
L20	S 76°46'17" W	43.90'
L21	N 13°33'31" W	201.25'
L22	S 76°25'35" W	120.00'
L23	S 76°46'17" W	45.50'
L24	S 76°28'21" W	95.95'

W. O. NO. 8134 (LONG8134.DWG/AMVE) REF: LONG 8134.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


(PRELIMINARY)
JON E. HODDE, RPLS NO. 5197
DATE: AUGUST 30, 2024
THE PURPOSE OF THIS DOCUMENT IS FOR
PRELIMINARY REVIEW ONLY.
PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE.

**REPLAT OF LOT 2
PAHMIYER SUBDIVISION**
FORMING LOT 2A (15.319 ACRES) AND LOT 2B (1.126 ACRES)
CONTAINING 16.445 ACRES TOTAL
PHILIP COE SURVEY, A-31, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS

OWNER/DEVELOPER
JANET LONG
19510 SANDHILL LANE
FLINT, TEXAS 75762
PHN. 979-251-0044
EMAIL: janp00044@gmail.com

**SHEET 1
OF 2**

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 {2011}, CENTRAL ZONE 4203. COMBINED SCALE FACTOR IS 0.99997562, U.S. SURVEY FEET. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA. THE SUBJECT PROPERTY DOES LIE WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, DEPICTED BY SCALED MAP LOCATION AND GEOGRAPHIC PLOTTING ONLY, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0295C, EFFECTIVE DATE AUGUST 16, 2011, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS.
3.  - DENOTES A 5/8" IRON ROD FOUND WITH ID. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
4. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH BOTTS TITLE COMPANY (FIRST NATIONAL TITLE INSURANCE COMPANY), TITLE COMMITMENT GF NO. WA-23-309, EFFECTIVE DATE AUGUST 12, 2024, 8:00 AM, ISSUED AUGUST 13, 2024, AM.
5. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND BUILDING LINES APPLICABLE TO THE PAHMIYER SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NUMBER 710A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
6. 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.
7. 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 AUGUST 12, 2024.
8. 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 AUGUST 12, 2024.
9. 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.
10. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
11. 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.
12. CONTOURS SHOWN HEREON WERE DERIVED FROM LIDAR DATA AND PROVIDED BY OTHERS.
13. (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS.
 (ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
 (PRWCT) DENOTES PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
 C.O.B. U.E. DENOTES CITY OF BRENHAM UTILITY EASEMENT
 P.U.E. DENOTES PUBLIC UTILITY EASEMENT
 B.L. DENOTES BUILDING LINE

SURVEY MAP

SHOWING A SURVEY AND REPLAT FORMING LOT 2A (15.319 ACRES) AND LOT 2B (1.126 ACRES), LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE PHILIP COE SURVEY, A-31, SAID LOT 2A BEING PART OF LOT 2 (16.45 ACRES) OF PAHMIYER SUBDIVISION, A MAP OR PLAT BEING OF RECORD IN PLAT CABINET FILE SLIDE NUMBER 710A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS OR BEING PART OF THE SAME LAND CONVEYED AS 20.05 ACRES IN THE DEED FROM JANET BARNETT TO DAVID LONG AND JANET LONG, TRUSTEES OF THE DAVID AND JANET LONG LIVING TRUST, DATED JANUARY 17, 2020, AS RECORDED IN VOLUME 1743, PAGE 10, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND SAID LOT 2B BEING THE SAME LAND DESCRIBED AS 1.126 ACRES IN THE DEED FROM DAVID LONG AND JANET LONG, TRUSTEES OF THE DAVID AND JANET LONG LIVING TRUST TO GRACE LUTHERAN CHURCH OF BRENHAM TEXAS, DATED JUNE 20, 2024, AS RECORDED IN INSTRUMENT NUMBER 2024-344B, 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 16.445 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 30TH DAY OF AUGUST, 2024, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: AUGUST 30, 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, GRACE LUTHERAN CHURCH OF BRENHAM TEXAS, THE OWNERS OF THE LAND DESCRIBED HEREON AND WHOSE NAMES ARE SUBSCRIBED HERETO, DO HEREBY ACKNOWLEDGE THE CHANGES TO SAID PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HEREON. THE PLATTED PROPERTY REMAINS SUBJECT TO EXISTING DEDICATIONS, COVENANTS, RESTRICTIONS AND EASEMENTS EXCEPT AS SHOWN OR STATED HEREON.

BY: _____
(SIGNATURE)

(PRINTED NAME)

(TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____

DAY OF _____, 2024, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

OWNER ACKNOWLEDGMENT

WE, DAVID LONG AND JANET LONG, TRUSTEES OF THE DAVID AND JANET LONG LIVING TRUST, THE OWNERS OF THE LAND DESCRIBED HEREON AND WHOSE NAMES ARE SUBSCRIBED HERETO, DO HEREBY ACKNOWLEDGE THE CHANGES TO SAID PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HEREON. THE PLATTED PROPERTY REMAINS SUBJECT TO EXISTING DEDICATIONS, COVENANTS, RESTRICTIONS AND EASEMENTS EXCEPT AS SHOWN OR STATED HEREON.

BY: _____
DAVID LONG

BY: _____
JANET LONG

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

W. O. NO. 8134 (LONGB134.DWG/MMEV) REF: LONG 8134.LEICA

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**REPLAT OF LOT 2
PAHMIYER SUBDIVISION**
FORMING LOT 2A (15.319 ACRES) AND LOT 2B (1.126 ACRES)
CONTAINING 16.445 ACRES TOTAL
PHILIP COE SURVEY, A-31, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS

OWNER/DEVELOPER
JANET LONG
19510 SANDHILL LANE
FLINT, TEXAS 75762
PHN. 979-251-0044
EMAIL: janp00044@gmail.com

**SHEET 2
OF 2**

CASE P-24-034
Variance Request: Section 23-22(5) of Article III of the
Subdivision Ordinance – 1733 Burleson Street

STAFF CONTACT: Shauna Laauwe, AICP, City Planner

OWNERS/APPLICANTS: Garrett Salmans and Ronda Kilburn

ADDRESS/LOCATION: 1733 Burleson Street, Brenham, Texas 77833 (Exhibit “A”)

LEGAL DESCRIPTION: 6.641 acres of the A. Harrington Survey, A-31, in Washington County, Texas

LOT AREA: Approximately 6.641 acres

ZONING DISTRICT/USE: R-1, Single Family Residential District / Vacant (Exhibit “B”)

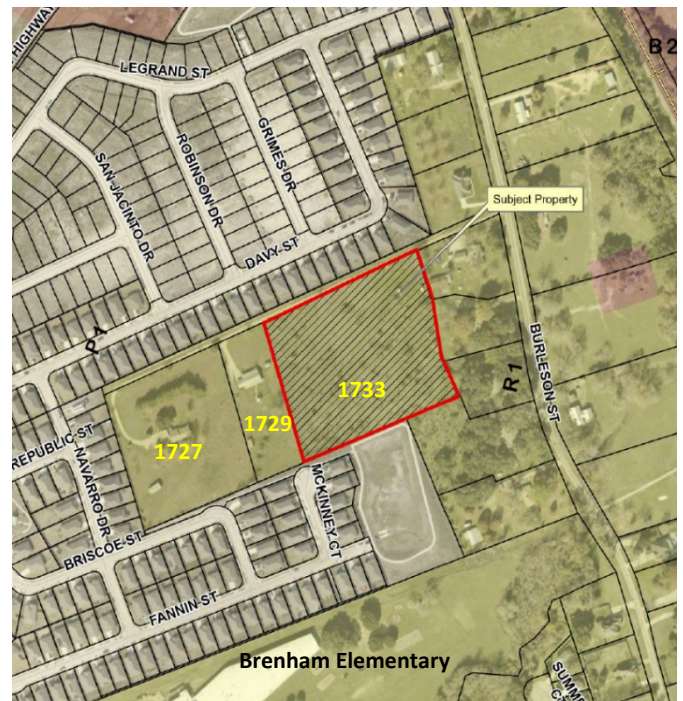
FUTURE LAND USE: Single-Family Residential

REQUEST: A request for a variance to Section 23-22(5)(a) of Article III of the Subdivision Ordinance to allow a subdivision of land with an access easement when public road frontage is required. (Exhibit “C”)

SUMMARY:

The subject property, a 6.641-acre tract located on the west side of Burleson Street, south of Legrand Street and north of Autumn Rain Drive and addressed as 1733 Burleson Street, is owned by Garrett Salmans and Ronda Kilburn. The subject property, as well as the two adjacent lots to the west addressed as 1727 Burleson Street and 1729 Burleson Street, do not have immediate and direct access to a public right-of-way (Burleson Street) or a private road. The subject property and the two adjacent properties have access to Burleson Street through an existing recorded access easement. The applicant has recently purchased the property and wishes to develop the 6.641-acre tract with a single-family home. However, the subject property is unplatted and the City of Brenham requires that any new development, to include single-family residential homes, be constructed on a recorded platted lot. Thus, before a home may be permitted for construction, the property is required to be

Figure 1



preliminary and final platted to include approval by the Planning and Zoning Commission and recordation with the Washington County Clerk. For approval, plats must be in accordance with the City's subdivision and zoning regulations. Due to the lot access being solely from an access easement, the proposed plat is not in compliance with the adopted Subdivision Ordinance, specifically Chapter 23-22(5)(a) Article III, which states:

(5) *Lot facing:*

- a. *Street frontage. Each lot shall be provided with adequate access to an existing or proposed public street by frontage on such street.*

Therefore, the applicant is requesting for a variance to remove the requirement to have property frontage on a public right-of-way.

The Planning and Zoning Commission is charged with making recommendations to City Council on variances to the Subdivision Ordinance as described in the following section of the Subdivision Ordinance:

Sec. 23-34. Variances

Where in its judgment, the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially injured, the city council may upon recommendation by the planning commission, in specific cases, at a regular meeting of the city council and subject to appropriate conditions and safeguards, authorize, by ordinance, a variance to the subdivision regulations in order to permit reasonable development and improvement of property where the literal enforcement of these regulations would result in an unnecessary hardship. A variance may only be granted by ordinance upon finding that such variance is in accord with the comprehensive plan of the City of Brenham and that the probable effect of such variance will not create adverse impacts in the vicinity. No written public notice shall be required prior to the granting of the variances provided for in this section, except as required by the Texas Open Meetings Law.

STAFF ANALYSIS AND RECOMMENDATION:

As outlined in the above-mentioned section, the Subdivision Ordinance requires all platted lots in the City and ETJ to have access to an existing or proposed public street. The City's adopted Subdivision Ordinance defines streets as a public right-of-way and right-of-way is defined as follows:

Right-of-way: A strip of land, either public or private, occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special use. The usage of the term "right-of-way" for land-platting purposes shall mean that every right-of-way hereafter established and shown on the final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels.

Staff finds that the Ordinance clearly states that all proposed independent lots be granted direct access to a public right-of-way. The property in its existing and proposed configuration does not meet the minimum access requirements with the only access being provided through an access easement. As shown in Figure 2, the existing access easement is approximately 1,500 feet in length, 10-feet in width and made of gravel. While the adjacent properties addressed as 1727 and 1729 Burleson Street utilize the existing access easement, and are developed with single-family homes, they are legally nonconforming as the properties were developed before annexation in 2009. The aerial photo shown in Figure 2 also illustrates that Liberty Village is in close proximity to the north and that the subject property is not located at the intersection of Burleson Street. The right-of-way requirement for local streets is 55-feet with 32-feet of curb-to-curb pavement. As such, it is not feasible to require right-of-way dedication

and road improvement to City standards along the subject property or to make the adjacent legally nonconforming lots to dedicate right-of-way and fund a roadway improvement. Private roads are required to meet the same construction standards as public roads, thus having the same hardships as a public right-of-way improvement.

Staff recognizes that the non-conformance was not created by the applicant and finds that at this time, it would be a hardship to require a dedication of right-of-way and road improvement to City subdivision standards. Granting the proposed variance would allow for the development of a single-family home. If the property were to be rezoned or divided into several residential lots at a future date, the dedication of a public right-of-way would be feasible.

Figure 2

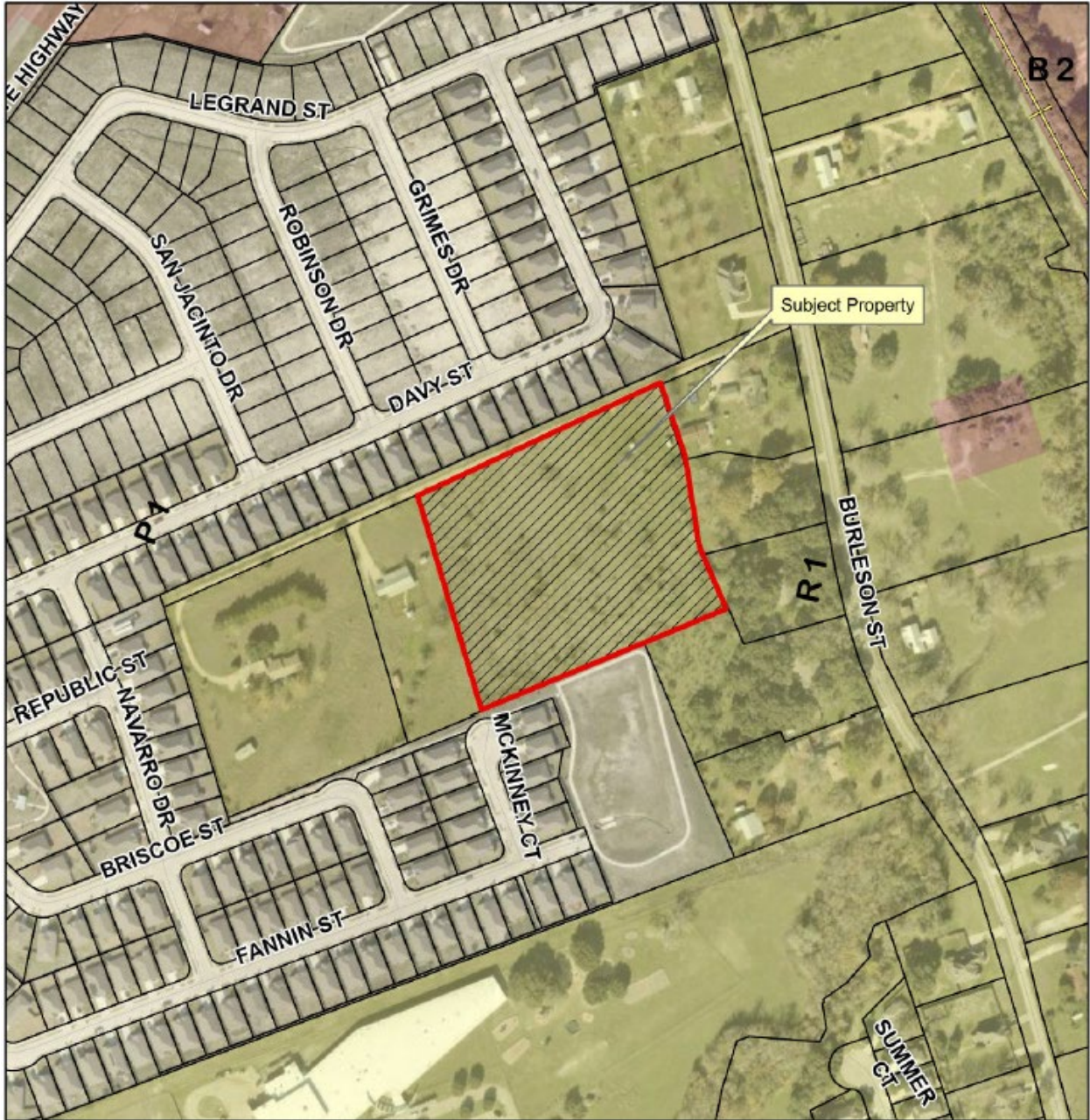


Based on these findings, Staff recommends **approval** of a Subdivision Variance to Section 23-22(5)(a) of Article III of the Subdivision Ordinance to allow a subdivision of land with an access easement when public road frontage is required.

EXHIBITS:

- A. Aerial Map
- B. Cover Letter to the Commission
- C. Draft of Proposed Preliminary Plat of Burnett Subdivision

EXHIBIT "A"
AERIAL MAP



- City Parcels
- Railroad
- Zoning**
- B1 Local Business Mixed
- B2 Commercial Research and Technology
- P1 Planned Development
- R1 Residential Single Family

Zoning Map
Subdivision Variance - Road Frontage
1733 Burleson Street



EXHIBIT "B"
COVER LETTER TO THE COMMISSION

I
August 26, 2024

To whom it may concern:

In March of 2024, my wife and I purchased the land located at 1733 Burleson Street after a yearlong search for the perfect property in Brenham TX to build our dream home. We are currently in the process of requesting building permits for that home and have been informed that we must plat the land, as required by city ordinance. Part of the platting process requires that we also request a variance for an existing private driveway. The private driveway serves as the only access point for our property and two other established homes constructed before the area was annexed. The private driveway is approximately 1450 feet long by 15 foot wide. This private driveway width cannot be increased due to its landlocked nature. The width restriction does not allow for this private driveway to meet the requirements of a private/public road. For that reason, we are requesting a variance for the driveway to be accepted as-is so that we may move forward with platting. Approval of the variance will allow the private driveway to be maintained in the historical character of the land and will not create additional traffic as it will continue to be private property.

We appreciate the committee's cooperation and guidance on this matter so that we may continue with the building process.

Respectfully,

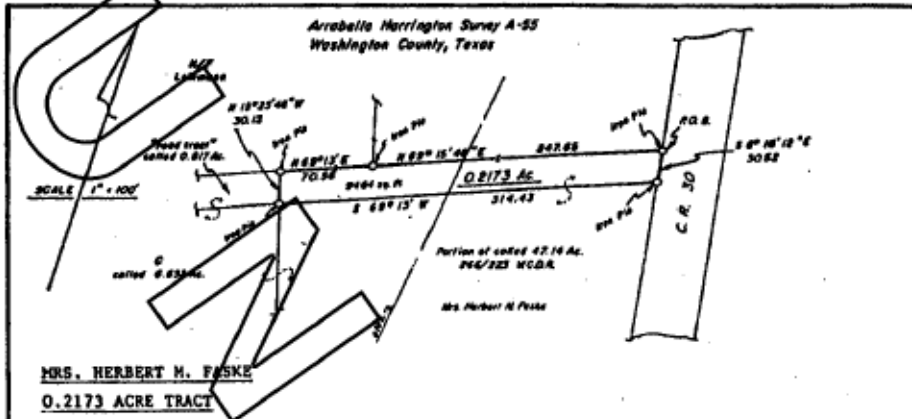
Garrett Salmans

EXHIBIT "C"
Recorded Access Easement

VOL. 1242 PAGE 634

Exhibit "A", continued:

TRACT THREE: Undivided Interest in the following:



MRS. HERBERT M. FASKE
0.2173 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND situate in Washington County, Texas out of the A. Harrington Survey A-55 and being a portion of a called 47.14 acre tract described in a deed from Willie Mae Hasskarl et al to Herbert M. Faske dated June 17, 1966 and recorded in Volume 266, Page 227 of the Washington County Deed Records, more particularly described as follows:

BEGINNING at a found iron pin at fence corner lying in the West margin of County Road 30 marking the occupied Northeast corner of the original tract and the tract of land herein described;

THENCE with said road margin, S 8° 16' 12" E, 30.52 ft. to an iron pin set for Southeast corner of this tract;

THENCE departing said road margin, S 69° 13' W, 314.43 ft. to an iron pin marking the Northeast corner of a 6.652 acre tract designated as Tract C, the Southeast corner of a 0.817 acre road tract and Southwest corner of the tract of land herein described;

TRENC with the East line of the 0.817 acre road tract, N 19° 23' 48" W, 30.13 ft. to a found iron pin lying in the North line of the original called 47.14 acre tract marking the Northeast corner of the 0.817 acre road tract and Northwest corner of the tract of land herein described;

THENCE with the Northwest line of the original tract, N 69° 13' E, 70.56 ft. to a found iron pin at fence corner and N 69° 15' 46" E, 247.65 ft. to the PLACE OF BEGINNING and containing 9,464 sq. ft. or 0.2173 acres of land.

July 19, 1985
W. O. #7955

David A. Blakey
David A. Blakey
Registered Public Surveyor No. 4052



Page 3 of 3

FILED FOR RECORD
WASHINGTON COUNTY, TEXAS

2007 MAY -2 PM 12: 51

BETH A. RUTHERMEL
WASHINGTON COUNTY CLERK

STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on



MAY 03 2007
Beth A. Rothermel
Beth Rothermel, County Clerk
Washington County, Texas

EXHIBIT "D"

Site Pictures



Subject Property- 1733 Burleson Street



From edge of subject property looking east towards Burleson Street.



Access easement with gravel roadway