



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, FEBRUARY 24, 2025, 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 January 27, 2025, Planning and Zoning Commission Meeting.

4-b. Case Number LOTLINE-25-0003: A request by Comcast Cable Communication Management, LLC for approval of a Replat (Commercial) of Tract 1 of the Brian O’Leary Division No. 1 to create Tract 1R, being 1.491-acres, and further described as part of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.

4-c. Case Number SUBPRE-25-0001: A request from Ronnie Gibson, Sr. and Jorge Luis Vega-Flores for approval of a Preliminary Plat of the Gibson & Vega Subdivision creating Lot 1 containing 1.000-acres and Lot 2 containing 2.132-acres, being further described as part of the James Walker Survey, A-106 in Brenham, Washington County, Texas.

4-d. Case Number SUBFIN-25-0001: A request from Ronnie Gibson, Sr. and Jorge Luis Vega-Flores for approval of a Final Plat of the Gibson & Vega Subdivision creating Lot 1 containing 1.000-acres and Lot 2 containing 2.132-acres, being further described as part of the James Walker Survey, A-106 in Brenham, Washington County, Texas.

REGULAR AGENDA

5. **Public Hearing, Discussion and Possible Action on Case Number LOTLINE-25-0002: A request by Cornelia Wilder for approval of a Replat of Lot 38 of the West Main Street Addition to create Lot 38A containing 0.258-acres and Lot 38B containing 0.256-acres, being a total of 0.514-acres currently addressed as 409 W. Alamo Street, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

WORKSHOP AGENDA

6. **Discussion and Possible Direction to Staff on Case No. P-25-WKSHP-001: Concerning a Text Amendment to Appendix A – Zoning of the Code of Ordinances, specifically to Section 5.02 Definitions, to add definitions for Vape Shop and Smoke Shop, and to the B-2, Commercial, Research and Technology District to allow Vape Shops and Smoke Shops as a Permitted Use.**
7. **Adjourn**

CERTIFICATION

I certify that a copy of the February 24, 2025, 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 February 21, 2025, at 1:30 pm.

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 _____, 2025 at _____.

Signature

Title

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
JANUARY 27, 2025**

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 January 27, 2025, 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
Darren Heine
Calvin Kossie
Cayte Neil
Cyndee Smith

Commissioners absent:

Deanna Alfred, Vice Chair
Chris Cangelosi

Staff present:

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

Citizens/Media present:

Wade Seidel	Laura Resendez de Lozano
Lynnette Sheffield	Pat Ehlert
Patsy Hermann	Gary Hind
Penny and Danny Dahlquist	Charles Moser
Mary Ann Schulte	Sarah Forsythe, Brenham Banner
Donald W. Lampe	Joshua Blaschke, KWHI

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:21 pm with a quorum of five (5) Commissioners present.

An announcement was made that due to an error in the notification process, no discussion or action would be taken on Item Number 7. The item has been removed from the Agenda and may be considered at a future Planning and Zoning Commission meeting.

2. Public Comments

The Board heard comments from the following people regarding the proposed rezoning for Redeemer Church and Krause Elementary School. **No action or dialogue was taken.**

- Wade Seidel, 2610 Oak Alley Blvd, President of the Oak Alley Homeowner's Association
 - Redeemer Church has been a great neighbor and has always worked well with the Oak Alley neighbors; however, the Church may not always own the property.

- Homeowners are not in favor of rezoning to B-1, Local Business Mixed Use District because if the Church ever sells the property, B-1 zoning would allow uses that may not be conducive to the adjacent neighborhood such as banks, clinics, hotels, motels, retail stores, and others.
 - Request that City Staff and the Board try to figure out a different solution rather than rezoning the property from R-1.
- Lynnette Sheffield, 2610 Oak Alley Blvd, Developer of the Oak Alley Subdivision
 - The Oak Alley property owners have invested a lot of money in their properties and B-1 uses could devalue the properties in the Oak Alley community.
 - The relationship between the Oak Alley Community and the Church has always been a good one; however, she asked that they continue with a Specific Use Permit instead of rezoning the property.
- Laura Resendez de Lozano, 2701 Mustang Road
 - The Church and the School are perfect neighbors.
 - She is concerned with how the rainwater and drainage will be dealt with if this property is further developed.

3. Reports and Announcements

- At the last Capital Improvements Advisory Committee (CIAC) meeting, it was advised that staff meet with the real estate professionals to explain impact fees and the process so it can better be conveyed to their buyers. Stephanie Doland advised that she will be meeting with the South-Central Board of Realtors (SCBOR) in April to provide this information.
- Ms. Doland informed the Board that there may be a text amendment coming before them at the February meeting regarding vape shops.
- Kim Hodde informed the Board that a Board Appreciation Dinner is being planned for the last week of February. She asked if anyone preferred a date, please let her know. Additional information will be forthcoming.

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 December 16, 2024, Planning and Zoning Commission Meeting.**
- 4-b. Case Number LOTLINE-24-0021: A request by Danny and Penny Dahlquist, for approval of a Replat (Commercial) of the Boecker East Subdivision, Lot 3 to create Lot 3-A (0.737-acres) and Lot 3-B (0.580-acres), being a total of 1.317-acres, currently addressed as 1304 State Highway 105 and further described as part of the Arrabella 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 Kossie to approve the Statutory Consent Agenda (Items 4-a and 4-b), as presented. The motion carried unanimously.

REGULAR SESSION

5. Election of a Chair, Vice Chair, and Secretary for the Planning and Zoning Commission for 2025.

A motion was made by Commissioner Neil and seconded by Commissioner Kossie to re-appoint Keith Behrens as Chair, Deanna Alfred as Vice Chair, and Calvin Kossie as Secretary for the Planning and Zoning Commission for 2025. The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-25-0001: A request by Ted and Rosa Dean for approval of a Replat of Lot 1A and Lot 2 of the Dean Subdivision to create Lot 1AR containing 5.353-acres, Lot 2A containing 0.267-acres and Lot 4 containing 0.591-acres, being a total of 6.211-acres currently addressed as 164 and 174 Lounge Road, 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. LOTLINE-25-0001. Ms. Laauwe stated that the property owner and applicant is Ted and Rosa Dean and the applicant/surveyor is Donald W. Lampe / Lampe Surveying, Inc. The subject property, currently identified as Lot 1A and Lot 2 of the Dean Subdivision, is owned by Ted and Rosa Dean. The subject property is approximately 6.211-acres total and generally located on the north side of Lounge Road with Hohlt Park directly to the south across Lounge Road. The properties are currently developed with an existing single-family residence on Lots 1A and Lot 2, with the remainder of the property being vacant land. The property owners would like to replat the two existing properties into three lots with proposed Lot 1AR being 5.353-acres, proposed Lot 2A being 0.267-acres, and proposed Lot 4 being 0.591-acres for the future development of an additional single-family residence.

A Public Hearing Notice was published in the Banner Press and notices were mailed to property owners within 200 feet of the subject properties on January 10, 2025. One written citizen comment was received from Frankie Matura who was in support of the request.

Chairman Behrens closed the regular session and opened the public hearing at 5:37 pm. There were no public comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:37 pm.

A motion was made by Commissioner Smith and seconded by Commissioner Kossie to approve the request by Ted and Rosa Dean for approval of a Replat of Lot 1A and Lot 2 of the Dean Subdivision to create Lot 1AR containing 5.353-acres, Lot 2A containing 0.267-acres and Lot 4 containing 0.591-acres, being a total of 6.211-acres currently addressed as 164 and 174 Lounge Road, as presented. The motion carried unanimously.

7. Public Hearing, Discussion and Possible Action on Case REZONE-25-0001: A city-initiated request 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 Local Business/Residential Mixed-Use District (B-1) for all or a portion of the following tracts of land as described by the Washington County Appraisal District property identification numbers in Brenham, Washington County, Texas:

- a. WCAD Property ID 46489, 2111 S. Blue Bell Road, Tract 309, James Walker Survey, A0106, 44.879-acres [Redeemer Church Brenham]
- b. WCAD Property ID 39005, 2201 E. Stone Street, Tract 20, James Walker Survey, A0106, 30.3998-acres [Krause Elementary School]

Due to an error in the notification process, no discussion or action was taken on Item Number 7. The item was removed from the agenda and may be considered at a future Planning and Zoning Commission meeting following an additional notification process.

8. Adjourn.

A motion was made by Commissioner Kossie and seconded by Commissioner Smith to adjourn the meeting at 5:39 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>February 24, 2025</u>
Planning and Zoning Commission	Chair	Meeting Date
_____	<u>Kim Hodde</u>	<u>February 24, 2025</u>
Attest	Staff Secretary	Meeting Date



CASE: LOTLINE-25-0003
REPLAT: TRACT 1 OF THE BRIAN O’LEARY DIVISION NO. 1,
TO CREATE TRACT 1R

PLAT TITLE: Replat of Tract 1 of the Brian O’Leary Division No. 1 to create Tract 1R **CITY/ETJ:** City Limits

PLAT TYPE: Commercial Replat

STAFF CONTACT: Shauna Laauwe ACIP, City Planner

OWNER: Comcast Cable Communication Management, LLC

APPLICANT/AGENT: Owners / Billy Eiland (Quiddity)

LOT AREA /LOCATION: 1.491-acres / 83 Westwood Lane

PROPOSED LEGAL DESCRIPTION: Tract 1R of the Brian O’Leary Division No. 1 in Brenham, Washington County, Texas

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

EXISTING USE: Vacant land

COMP PLAN FUTURE LAND USE: Commercial

REQUEST: A request by Comcast Cable Communication Management, LLC for approval of a commercial Replat of Tract 1 of the Brian O’Leary Division No. 1 to create Tract 1R, being 1.491-acres, and further described as part of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.

BACKGROUND:

The subject property, identified as Tract 1 of the Brian O’Leary Division No. 1, is owned by Comcast Cable Communication Management, LLC. Tract 1 is generally located on the west side of Westwood Lane and north of US Highway 290 W and is addressed as 83 Westwood Lane. The subject property was formerly utilized as a manufactured home residential use, but the site was recently cleared for commercial development. This property was originally platted in 2006; however, in 2012, a 0.2158-acre parcel was deeded to the City of Brenham for additional right-of-way for Westwood Lane. The purpose of this replat is to properly reflect the actual boundaries of Lot 1 and also for the dedication of an additional public utility easement. Lot 1R is proposed to contain 1.491-acres of land. The proposed replat includes the building setback lines in relation to established property lines, the dedication of a 20-foot public utility

easement along Westwood Lane, as well as the existing 20-public utility easement and the 30-foot-wide access easement along the southern property line.

STAFF RECOMMENDATION:

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

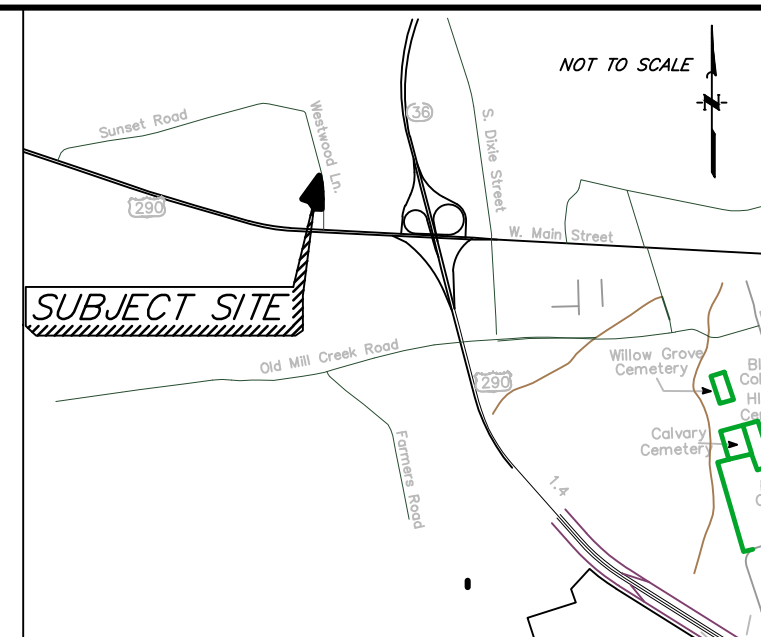
EXHIBITS:

- A. Proposed Commercial Replat

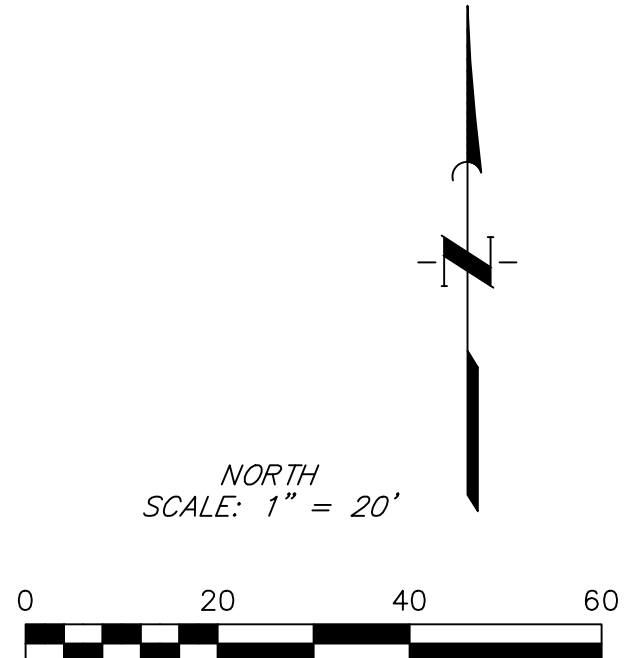
GENERAL NOTES:

- Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
 - Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
 - This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
 - The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
 - According to Map No. 4847700295C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Washington County, dated August 16, 2011, the subject tract is situated within zone(s): Unshaded Zone 'X'; defined as areas determined to be outside the 0.2% annual chance floodplain.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- This plot does not attempt to amend or remove any valid covenants or restrictions.
 - All visible evidence of oil/gas pipelines through the subdivision have been shown.
 - All visible evidence of oil/gas wells (plugged, abandoned, and/or active) through the subdivision have been shown.
 - 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.
 - The building lines shown on this plot 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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	770.00'	123.60'	123.47'	S 06°16'52" E	9°11'50"
C2	770.00'	22.41'	22.40'	S 00°52'10" E	1°40'02"



VICINITY MAP NOT TO SCALE



LEGEND:
 DRWC DEED RECORDS OF WASHINGTON COUNTY OFFICIAL RECORDS OF WASHINGTON COUNTY
 ORWC PLAT RECORDS OF WASHINGTON COUNTY
 PRWC SET 5/8" IRON ROD WITH CAP STAMPED "QUIDDITY"

LEGEND:
 _____ ADJOINER LINE
 _____ BOUNDARY LINE
 _____ BUILDING LINE
 _____ EASEMENT

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, 2025, by the Planning and Zoning Commission of the City of Brenham, Texas.

Chairman _____
 Secretary _____

Called 2.75 Acres
 Notha Interests LLC
 Warranty Deed with Vendor's Lien
 Volume 1482, Page 955 ORWC

TRACT 1R

1.491 ACRES

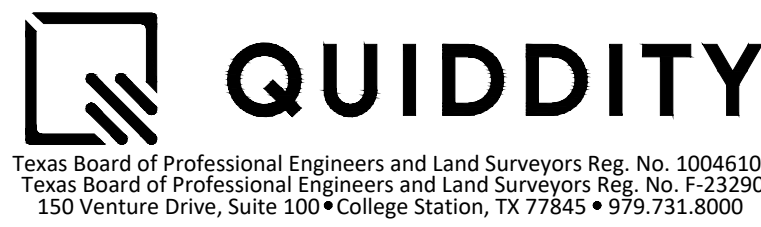
Called 1.706 Acres
 Comcast Cable Communication Management, LLC
 General Warranty Deed
 Document No. 2024-1192 ORWC
 Tract 1
 Brian O'Leary Division No. 1
 Slide No. 548A PRWC

Tract 2
 Brian O'Leary Division No. 1
 Slide No. 548A PRWC
 Called 1.368 Acres
 Jose Salazar
 Warranty Deed
 Volume 1292, Page 785 ORWC

Called 1.000 Acres
 Terry Smith Enterprises, Inc.
 Warranty Deed
 Volume 475, Page 216 DRWC

WESTWOOD LANE
 UNKNOWN RIGHT-OF-WAY WIDTH

TRACT 1R, BRIAN O'LEARY DIVISION No. 1
1.491 ACRES
 BEING A **RE-PLAT** OF
TRACT 1, BRIAN O'LEARY DIVISION No.1
 OUT OF THE
PHILIP COE SURVEY, A-31
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS
FEBRUARY 2025



OWNER ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF WASHINGTON

I, Comcast Cable Communications Management, LLC, LLC, (owner of the land described hereon) (Jose Espinel, Vice President of Texas), whose name is subscribed hereto, do hereby offer, adopt and acknowledge the subdivision of said property in accordance with the plat hereon, according to the lines, streets, lots, alleys, parks, building lines and easements hereon shown and designate said subdivision as Tract 1R, Brian O'Leary Division No. 1, located in the Philip Coe Survey A-31, Washington County, Texas, and on behalf of Jose Espinel, and dedicated to the public use, as such, the streets, alleys, parks and easements as shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I, Jose Espinel owner of the property subdivided in the above and foregoing map of the Plat of Tract 1R, Brian O'Leary Division No. 1, have complied or will comply with all regulations heretofore on file with the City of Brenham Texas and adopted by the Planning Commission of the City of Brenham in Washington County Texas.

FURTHER, I, Jose Espinel do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving the City of Brenham and/or any other public agency the right to enter upon said easement at any and all times for the purpose of constructing and/or maintaining drainage work and/or structure.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title of the property, and shall be enforceable, at the option of the City of Brenham, by the City of Brenham or any citizen thereof, by injunction as follows:

- The drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited.
- Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater.

By: Jose Espinel

Attest:

KNOW ALL MEN BY THESE PRESENTS, that I, Christopher Curtis, do 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.

This instrument was acknowledged before me on the _____ day of _____, 2025 by _____

Christopher E. Curtis, RPLS 6111 FEBRUARY 2025

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

OWNER: Comcast Cable Communications Management LLC
 Jose Espinel - Regional VP of Texas
 Real Estate Department
 1701 JFK Blvd., Suite C100
 Philadelphia, PA 19103



CASE SUBPRE-25-0001
PRELIMINARY PLAT: GIBSON & VEGA SUBDIVISION

STAFF CONTACT: Shauna Laauwe, AICP, City Planner

PLAT TITLE: Gibson & Vega Subdivision **CITY/ETJ:** City & ETJ

PLAT TYPE: Preliminary Plat

OWNER/APPLICANT: Ronnie Gibson, Sr. and Jorge Luis Vega-Flores / Jon Hodde, Hodde & Hodde Land Surveying, Inc.

ADDRESS/LOCATION: 115 Brooks Lane

LEGAL DESCRIPTION: An approximately 3.132-acre tract of land out of the James Walker Survey, A-106, in Brenham, Washington County, Texas (Proposed Lot 1 and Lot 2 Gibson & Vega Subdivision)

LOT AREA: Approximately 3.132 acres

ZONING DISTRICT: R-3, Manufactured Home Residential District

EXISTING USE: Residential / vacant land

FUTURE LAND USE: Single-Family Residential

REQUEST: A request from Ronnie Gibson, Sr. and Jorge Luis Vega-Flores for approval of a Preliminary Plat of the Gibson & Vega Subdivision creating Lot 1 being 1.000-acres and Lot 2 being 2.132-acres, for a total of 3.132-acres out of the James Walker Survey, A-106, Brenham, Washington County, Texas.

BACKGROUND:

The subject properties are a 1.00-acre tract of land owned by Jorge Luis Vega-Flores that is mostly located outside of the Brenham City limits and not currently addressed, and a 2.132-acre (formerly described as 2.504-acres) tract of land owned by Ronnie Gibson, Sr. and addressed as 115 Brooks Lane. The properties are generally located on the west side of Brooks Lane and north of Old Chappell Hill Road. Both properties are zoned R-3, Manufactured Home Residential. The Gibson tract is developed with a residence and the Vega-Flores tract is currently vacant land. In 2024, a “called” 1.00-acre tract was deeded to Jorge Luis Vega-Flores via instrument number 2024-6651. When the property was actually surveyed, the called 1.00-acre lot was actually 0.6-acre; therefore, Mr. Ronnie Gibson is deeding property from his called 2.504-acre lot to make the conveyance to Mr. Vega-Flores an actual acre. Since the property is currently unplatted, a preliminary and final plat are required. This plat includes the dedication of a 20-foot public utility easement along the east property line adjacent to Brooks Lane.

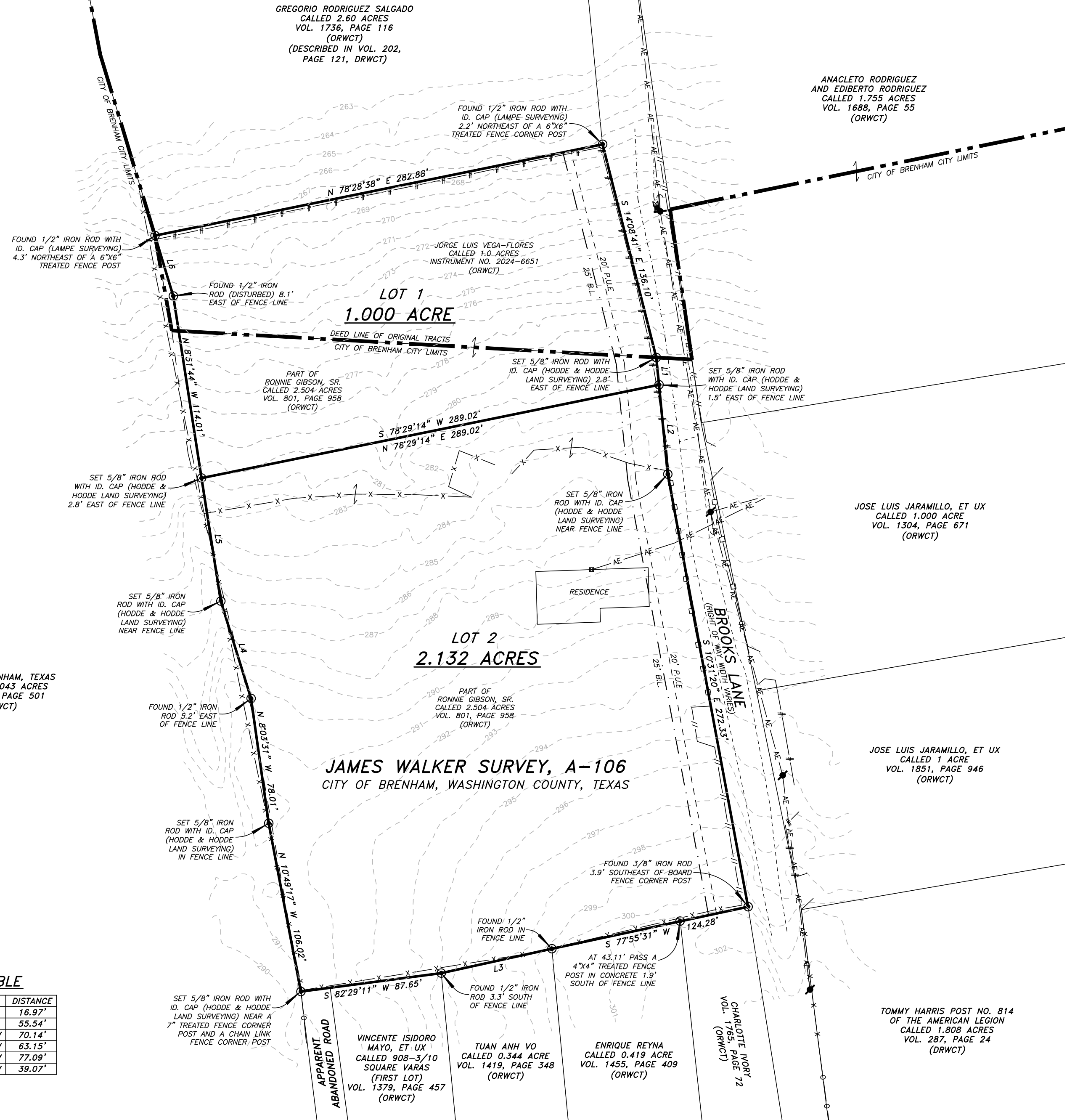
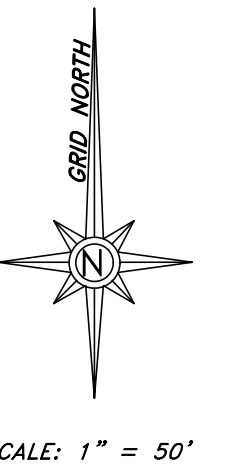
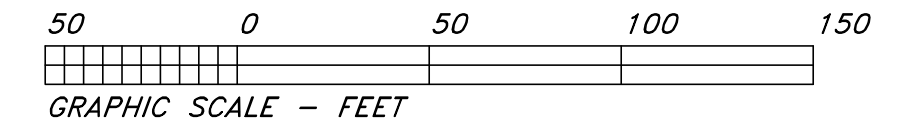
STAFF ANALYSIS AND RECOMMENDATION:

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

JAMES WALKER SURVEY, A-106
WASHINGTON COUNTY, TEXAS



GREGORIO RODRIGUEZ SALGADO
CALLED 2.50 ACRES
VOL. 1736, PAGE 116
(ORWCT)
(DESCRIBED IN VOL. 202,
PAGE 121, DRWCT)

ANACLETO RODRIGUEZ
AND EDIBERTO RODRIGUEZ
CALLED 1.755 ACRES
VOL. 1688, PAGE 55
(ORWCT)

- NOTES:**
1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83, CENTRAL ZONE 4203. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, U.S. SURVEY FEET.
 2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA. THE SUBJECT PROPERTY LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD, ZONE X, 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 48477C0315D, MAP REVISED MAY 16, 2019, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS.
 3. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH BLUEBONNET ABSTRACT & TITLE, TITLE EVIDENCE REPORT FILE NUMBER PRE-2024-160, REPORT DATED JANUARY 7, 2025.
 4. 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.
 5. 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 EVIDENCE REPORT DATED JANUARY 7, 2025.
 6. 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 EVIDENCE REPORT DATED JANUARY 7, 2025.
 7. 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.
 8. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
 9. THE BUILDING LINES SHOWN ON THIS PLAT SHALL BE IN ADDITION TO, AND SHALL NOT LIMIT OR REPLACE, ANY BUILDING LINES REQUIRED BY THE CITY OF BRENHAM CODE OF ORDINANCES AT THE TIME OF THE DEVELOPMENT OF THE PROPERTY.
 10. THE CONTOURS SHOWN HEREON ARE DERIVED FROM IMAGERY AND LIDAR DATA PROVIDED BY OTHERS.
 11. (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS.
(ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
B.L. DENOTES BUILDING LINE
P.U.E. DENOTES PUBLIC UTILITY EASEMENT

CITY OF BRENHAM, TEXAS
CALLED 11.043 ACRES
VOL. 731, PAGE 501
(ORWCT)

JOSE LUIS JARAMILLO, ET UX
CALLED 1 ACRE
VOL. 1851, PAGE 946
(ORWCT)

JOSE LUIS JARAMILLO, ET UX
CALLED 1 ACRE
VOL. 1851, PAGE 946
(ORWCT)

TOMMY HARRIS POST NO. 814
OF THE AMERICAN LEGION
CALLED 1.808 ACRES
VOL. 287, PAGE 24
(DRWCT)

LEGEND

- ELECTRIC POLE
- GUY ANCHOR
- WATER METER
- WATER VALVE
- BARB WIRE FENCE LINE
- CHAIN LINK FENCE LINE
- BOARD FENCE LINE
- METAL TIN FENCE LINE
- MESH WIRE FENCE LINE
- AERIAL ELECTRIC LINES
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CITY LIMIT LINE
- BUILDING LINE
- DEED LINES
- PUBLIC UTILITY EASEMENT
- BOUNDARY LINE
- CONTOUR LINES

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: FEBRUARY 13, 2025

THE PURPOSE OF THIS DOCUMENT IS FOR
PRELIMINARY REVIEW ONLY.
PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE.

LINE TABLE

NUM	BEARING	DISTANCE
L1	S 5°37'54" E	16.97'
L2	S 5°37'54" E	55.54'
L3	S 77°35'58" W	70.14'
L4	N 17°15'44" W	63.15'
L5	N 8°51'44" W	77.09'
L6	N 16°51'41" W	39.07'

PRELIMINARY PLAT OF GIBSON & VEGA SUBDIVISION
FORMING LOT 1 (1.000 ACRE) AND LOT 2 (2.132 ACRES)
CONTAINING 3.132 ACRES TOTAL
BEING OUT OF THE JAMES WALKER SURVEY, A-106
BEING PARTIALLY SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS

OWNERS
RONNIE GIBSON, SR.
115 BROOKS LANE
BREHMAN, TEXAS 77833
979-661-7777
AND
JORGE LUIS VEGA-FLORES
11322 WOODEDGE DRIVE
HOUSTON, TEXAS 77065
979-451-0944

SHEET 1
OF 2

W. O. NO. 8317 (GIBSON 8297.DWG/MVIEW) REF: GIBSON8297.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

OWNER ACKNOWLEDGMENT

I RONNIE GIBSON, SR. THE 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.

BY: _____
(SIGNATURE)

(PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____

DAY OF _____, 2025, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

OWNER ACKNOWLEDGMENT

I, JORGE LUIS VEGA-FLORES THE 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.

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THE STATE OF TEXAS

COUNTY OF _____

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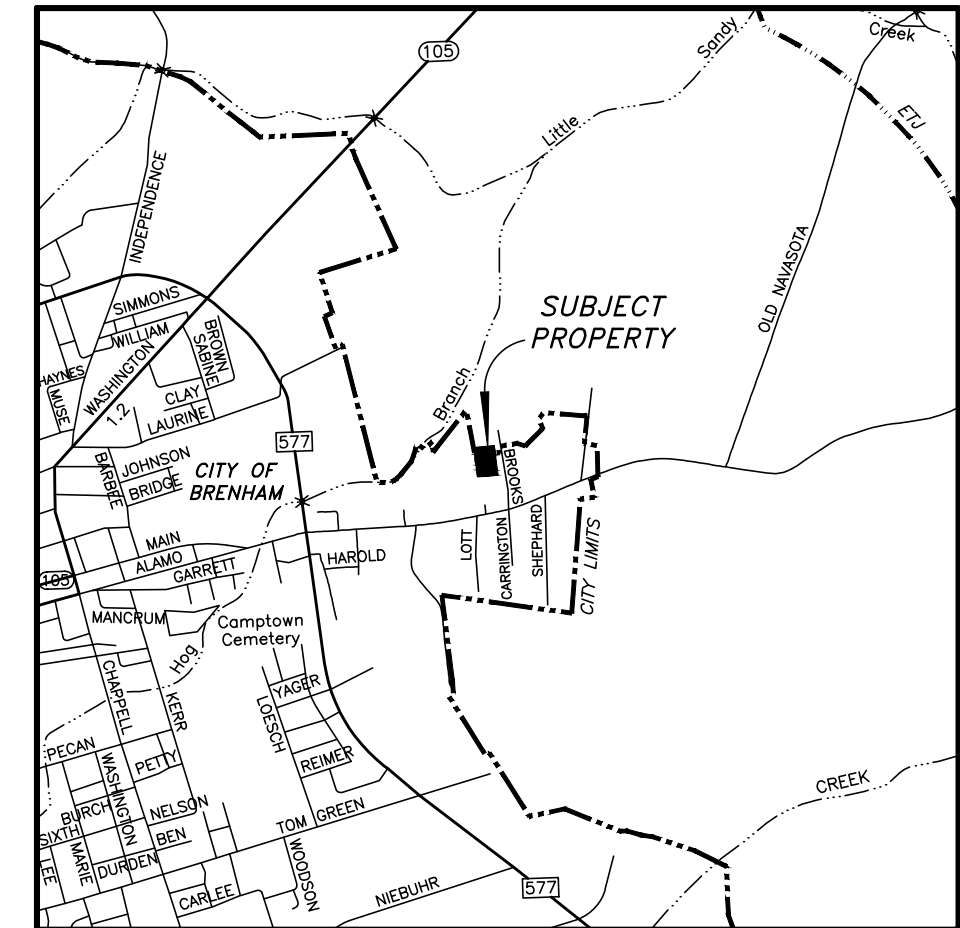
DAY OF _____, 2025, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

VICINITY MAP

(NOT TO SCALE)



PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2025 BY
THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

CHAIRMAN

SECRETARY

LIENHOLDERS' ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

WE, CITIZENS STATE BANK, THE OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED AS 2.504 ACRES IN THE MODIFICATION OF DEED OF TRUST, DATED JUNE 23, 2015, AS RECORDED IN VOLUME 1514, PAGE 170, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, DO HEREBY IN ALL THING SUBORDINATE TO SAID PLAT OF WASHINGTON COUNTY, TEXAS. SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
(SIGNATURE)

(PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____

DAY OF _____, 2025, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

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

SURVEY MAP

SHOWING A SURVEY AND SUBDIVISION OF 3.132 ACRES OF LAND, LYING AND BEING PARTIALLY SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE JAMES WALKER SURVEY, A-106, BEING A RESURVEY OF THE SAME LAND DESCRIBED AS 2.504 ACRES IN THE DEED FROM M. T. DEVER TO RONNIE GIBSON, SR., DATED SEPTEMBER 8, 1995, AS RECORDED IN VOLUME 801, PAGE 958, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING A RESURVEY OF THE SAME LAND CALLED 1.0 ACRE IN THE DEED FROM RONNIE GIBSON, SR. TO JORGE LUIS VEGA-FLORES, DATED DECEMBER 9, 2024, AS RECORDED IN INSTRUMENT NUMBER 2024-6651, 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 SUBDIVISION OF 3.132 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 13TH DAY OF FEBRUARY, 2025, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: FEBRUARY 13, 2025

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

W. O. NO. 8317 (GIBSON 8297.DWG/MVIEW) REF: GIBSON8297.LEICA

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PRELIMINARY PLAT OF GIBSON & VEGA SUBDIVISION
FORMING LOT 1 (1.000 ACRE) AND LOT 2 (2.132 ACRES)
CONTAINING 3.132 ACRES TOTAL
BEING OUT OF THE JAMES WALKER SURVEY, A-106
BEING PARTIALLY SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS

OWNERS
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115 BROOKS LANE
BRENHAM, TEXAS 77833
979-661-7777
AND
JORGE LUIS VEGA-FLORES
11322 WOODEDGE DRIVE
HOUSTON, TEXAS 77065
979-451-0944

**SHEET 2
OF 2**



CASE SUBFIN-25-0001
FINAL PLAT: GIBSON & VEGA SUBDIVISION

STAFF CONTACT: Shauna Laauwe, AICP, City Planner

PLAT TITLE: Gibson & Vega Subdivision **CITY/ETJ:** City & ETJ

PLAT TYPE: Final Plat

OWNER/APPLICANT: Ronnie Gibson, Sr. and Jorge Luis Vega-Flores / Jon Hodde, Hodde & Hodde Land Surveying, Inc.

ADDRESS/LOCATION: 115 Brooks Lane

LEGAL DESCRIPTION: An approximately 3.132-acre tract of land out of the James Walker Survey, A-106, in Brenham, Washington County, Texas (Proposed Lot 1 and Lot 2 Gibson & Vega Subdivision)

LOT AREA: Approximately 3.132 acres

ZONING DISTRICT: R-3, Manufactured Home Residential District

EXISTING USE: Residential / vacant land

FUTURE LAND USE: Single-Family Residential

REQUEST: A request from Ronnie Gibson, Sr. and Jorge Luis Vega-Flores for approval of a Final Plat of the Gibson & Vega Subdivision creating Lot 1 being 1.000-acres and Lot 2 being 2.132-acres, for a total of 3.132-acres out of the James Walker Survey, A-106, Brenham, Washington County, Texas.

BACKGROUND:

The subject properties are a 1.00-acre tract of land owned by Jorge Luis Vega-Flores that is mostly located outside of the Brenham City limits and not currently addressed, and a 2.132-acre (formerly described as 2.504-acres) tract of land owned by Ronnie Gibson, Sr. and addressed as 115 Brooks Lane. The properties are generally located on the west side of Brooks Lane and north of Old Chappell Hill Road. Both properties are zoned R-3, Manufactured Home Residential. The Gibson tract is developed with a residence and the Vega-Flores tract is currently vacant land. In 2024, a “called” 1.00-acre tract was deeded to Jorge Luis Vega-Flores via instrument number 2024-6651. When the property was actually surveyed, the called 1.00-acre lot was actually 0.6-acre; therefore, Mr. Ronnie Gibson is deeding property from his called 2.504-acre lot to make the conveyance to Mr. Vega-Flores an actual acre. Since the property is currently unplatted, a preliminary and final plat are required. This Final Plat includes the dedication of a 20-foot public utility easement along the east property line adjacent to Brooks Lane.

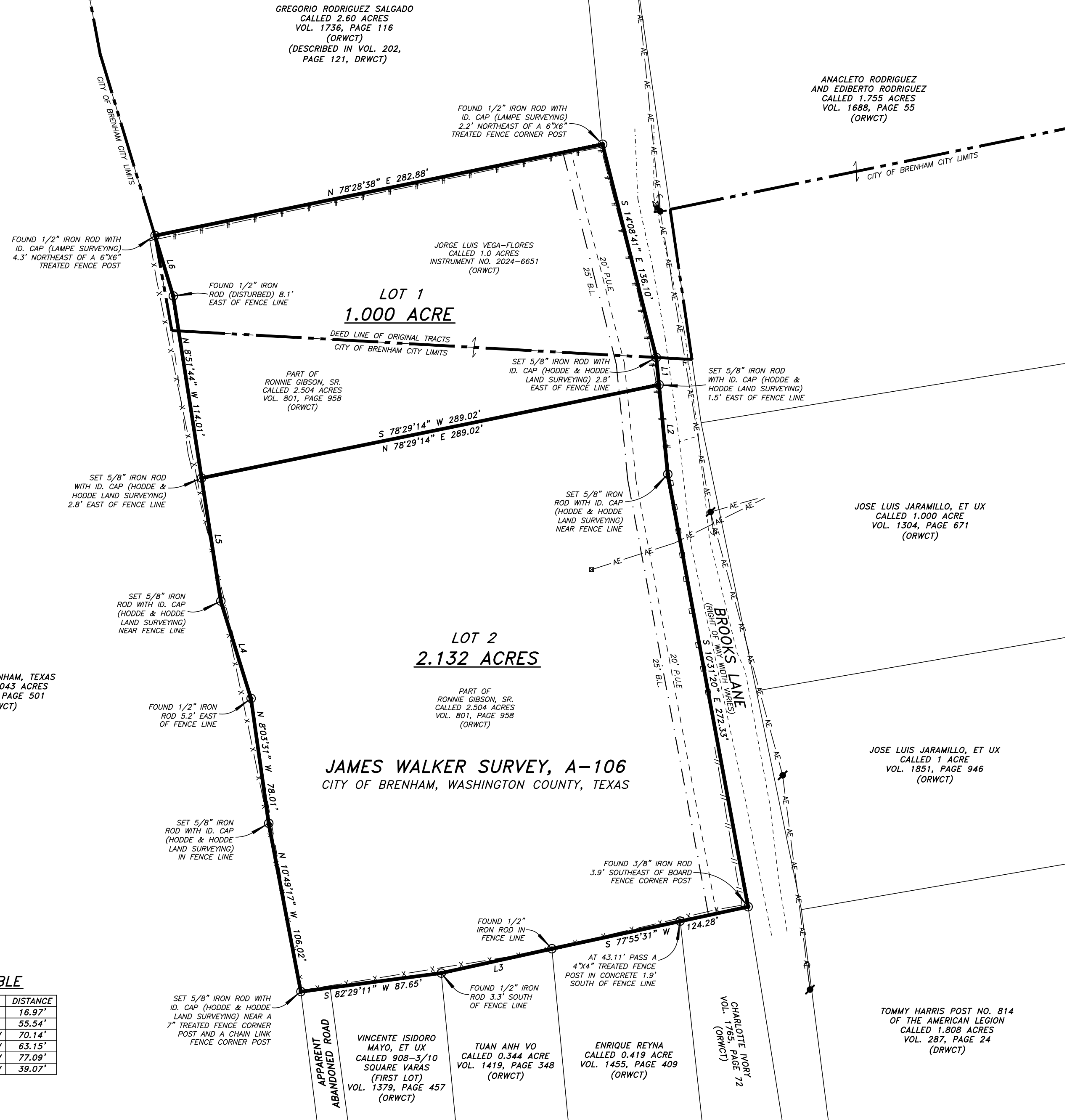
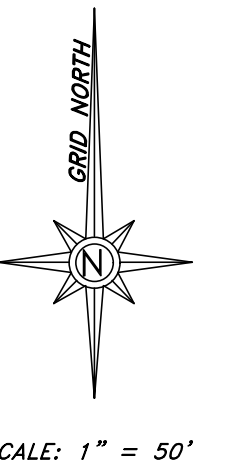
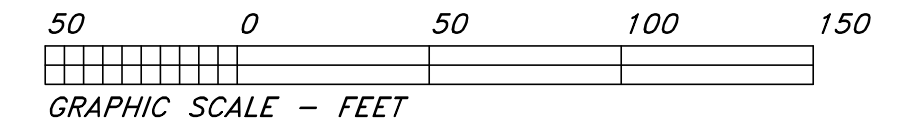
STAFF ANALYSIS AND RECOMMENDATION:

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

JAMES WALKER SURVEY, A-106
WASHINGTON COUNTY, TEXAS



- NOTES:**
1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83, CENTRAL ZONE 4203. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, U.S. SURVEY FEET.
 2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA. THE SUBJECT PROPERTY LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD, ZONE X, 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 48477C0315D, MAP REVISED MAY 16, 2019, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS.
 3. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH BLUEBONNET ABSTRACT & TITLE, TITLE EVIDENCE REPORT FILE NUMBER PRE-2024-160, REPORT DATED JANUARY 7, 2025.
 4. 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.
 5. 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 EVIDENCE REPORT DATED JANUARY 7, 2025.
 6. 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 EVIDENCE REPORT DATED JANUARY 7, 2025.
 7. 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.
 8. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
 9. THE BUILDING LINES SHOWN ON THIS PLAT SHALL BE IN ADDITION TO, AND SHALL NOT LIMIT OR REPLACE, ANY BUILDING LINES REQUIRED BY THE CITY OF BRENHAM CODE OF ORDINANCES AT THE TIME OF THE DEVELOPMENT OF THE PROPERTY.
 10. (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS.
(ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
B.L. DENOTES BUILDING LINE
P.U.E. DENOTES PUBLIC UTILITY EASEMENT

CITY OF BRENHAM, TEXAS
CALLED 11.043 ACRES
VOL. 731, PAGE 501
(ORWCT)

JAMES WALKER SURVEY, A-106
CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS

JOSE LUIS JARAMILLO, ET UX
CALLED 1 ACRE
VOL. 1851, PAGE 946
(ORWCT)

LEGEND

- ELECTRIC POLE
- GUY ANCHOR
- WATER METER
- WATER VALVE
- BARB WIRE FENCE LINE
- BOARD FENCE LINE
- METAL TIN FENCE LINE
- MESH WIRE FENCE LINE
- AERIAL ELECTRIC LINES
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CITY LIMIT LINE
- BUILDING LINE
- DEED LINES
- PUBLIC UTILITY EASEMENT
- BOUNDARY LINE

LINE TABLE

NUM	BEARING	DISTANCE
L1	S 5°37'54" E	16.97'
L2	S 5°37'54" E	55.54'
L3	S 77°35'58" W	70.14'
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FINAL PLAT OF GIBSON & VEGA SUBDIVISION
FORMING LOT 1 (1.000 ACRE) AND LOT 2 (2.132 ACRES)
CONTAINING 3.132 ACRES TOTAL
BEING OUT OF THE JAMES WALKER SURVEY, A-106
BEING PARTIALLY SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS

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BRENHAM, TEXAS 77833
979-661-7777
AND
JORGE LUIS VEGA-FLORES
11322 WOODEDGE DRIVE
HOUSTON, TEXAS 77065
979-451-0944

SHEET 1
OF 2

OWNER ACKNOWLEDGMENT

I RONNIE GIBSON, SR. THE 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.

BY: _____
(SIGNATURE)

(PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____

DAY OF _____, 2025, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

OWNER ACKNOWLEDGMENT

I, JORGE LUIS VEGA-FLORES THE 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.

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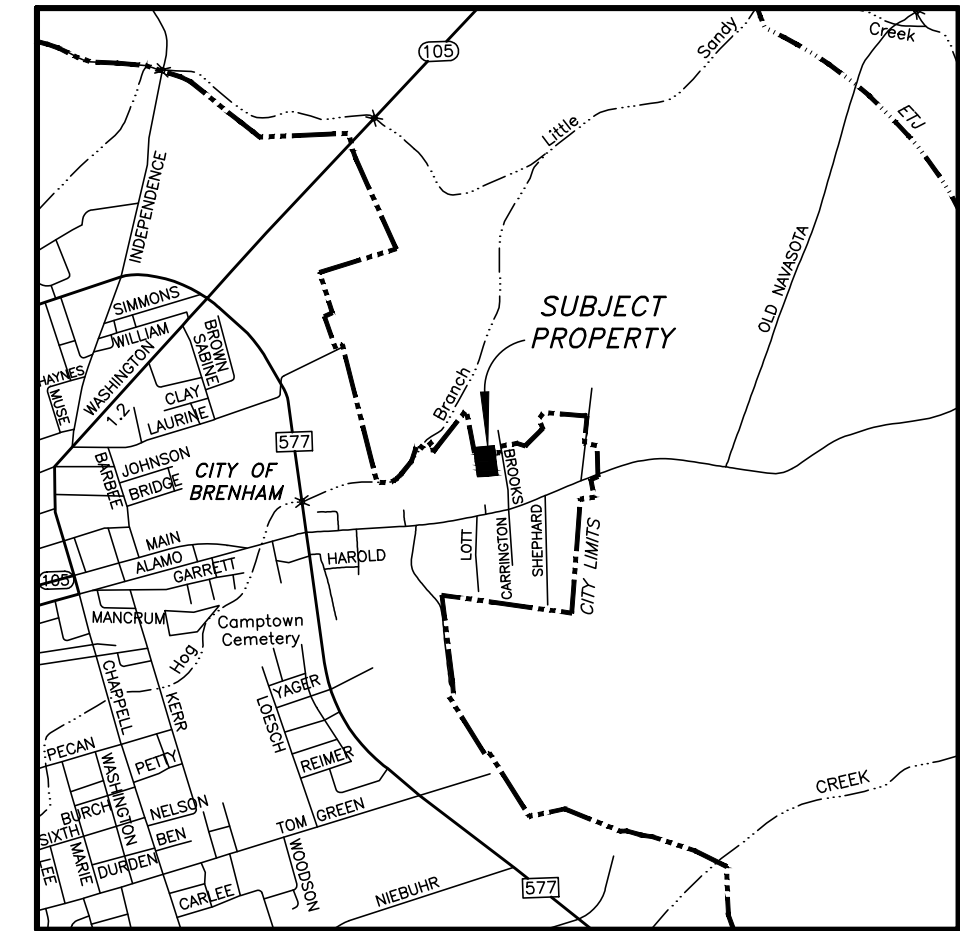
DAY OF _____, 2025, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

VICINITY MAP

(NOT TO SCALE)



PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2025 BY
THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

CHAIRMAN

SECRETARY

LIENHOLDERS' ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

WE, CITIZENS STATE BANK, THE OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED AS 2.504 ACRES IN THE MODIFICATION OF DEED OF TRUST, DATED JUNE 23, 2015, AS RECORDED IN VOLUME 1514, PAGE 170, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, DO HEREBY IN ALL THING SUBORDINATE TO SAID PLAT OF WASHINGTON COUNTY, TEXAS. SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

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(SIGNATURE)

(PRINTED NAME & TITLE)

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THE STATE OF TEXAS

COUNTY OF _____

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DAY OF _____, 2025, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

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

SURVEY MAP

SHOWING A SURVEY AND SUBDIVISION OF 3.132 ACRES OF LAND, LYING AND BEING PARTIALLY SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE JAMES WALKER SURVEY, A-106, BEING A RESURVEY OF THE SAME LAND DESCRIBED AS 2.504 ACRES IN THE DEED FROM M. T. DEVER TO RONNIE GIBSON, SR., DATED SEPTEMBER 8, 1995, AS RECORDED IN VOLUME 801, PAGE 958, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING A RESURVEY OF THE SAME LAND CALLED 1.0 ACRE IN THE DEED FROM RONNIE GIBSON, SR. TO JORGE LUIS VEGA-FLORES, DATED DECEMBER 9, 2024, AS RECORDED IN INSTRUMENT NUMBER 2024-6651, 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 SUBDIVISION OF 3.132 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 13TH DAY OF FEBRUARY, 2025, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: FEBRUARY 13, 2025

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613 EAST BLUE BELL ROAD
BRENHAM, TEXAS 77833
(979)-836-5681
TBPE&LS SURVEY FIRM REG. NO. 10018800

FINAL PLAT OF GIBSON & VEGA SUBDIVISION
FORMING LOT 1 (1.000 ACRE) AND LOT 2 (2.132 ACRES)
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BEING OUT OF THE JAMES WALKER SURVEY, A-106
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979-451-0944

SHEET 2
OF 2

W. O. NO. 8317 (GIBSON 8297.DWG/MVIEW) REF: GIBSON8297.LEICA

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CASE LOTLINE-25-0002
REPLAT: LOT 38 OF THE WEST MAIN STREET ADDITION
TO CREATE LOT 38A AND LOT 38B

PLAT TITLE:	Replat of Lot 38 of the West Main Street Addition to create Lot 38A and Lot 38B	CITY/ETJ: City Limits
PLAT TYPE:	Residential Replat	
OWNERS:	Cornelia Wilder	
APPLICANT/AGENT:	Owner / Lampe Surveying, Inc. (Donald W. Lampe)	
LOT AREA /LOCATION:	0.514-acres located at 409 W. Alamo Street	
PROPOSED LEGAL DESCRIPTION:	Lot 38 A and Lot 38B of the West Main Street Addition in Brenham, Washington County, Texas	
ZONING DISTRICT:	R-2, Mixed Residential District	
EXISTING USE:	Single-family residence	
COMP PLAN FUTURE LAND USE:	Mixed Use Downtown Adjacent	

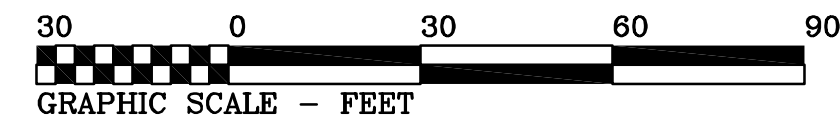
REQUEST: A request by Cornelia Wilder for approval of a Replat of Lot 38 of the West Main Street Addition to create Lot 38A containing 0.258-acres and Lot 38B containing 0.256-acres, being a total of 0.514-acres currently addressed as 409 W. Alamo Street, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:
The subject property, currently identified as Lot 38 of the West Main Street Addition, is owned by Cornelia Wilder. The subject property is approximately 0.514-acres total and is generally located on the south side of W. Alamo Street and extends south through to Peabody Street. The property is currently developed with an existing single-family residence and several accessory buildings. The property owner would like to replat the existing lot into two lots with proposed Lot 38A being 0.258-acres and proposed Lot 38B being 0.256-acres for the future development of an additional single-family residence on proposed Lot 38B.

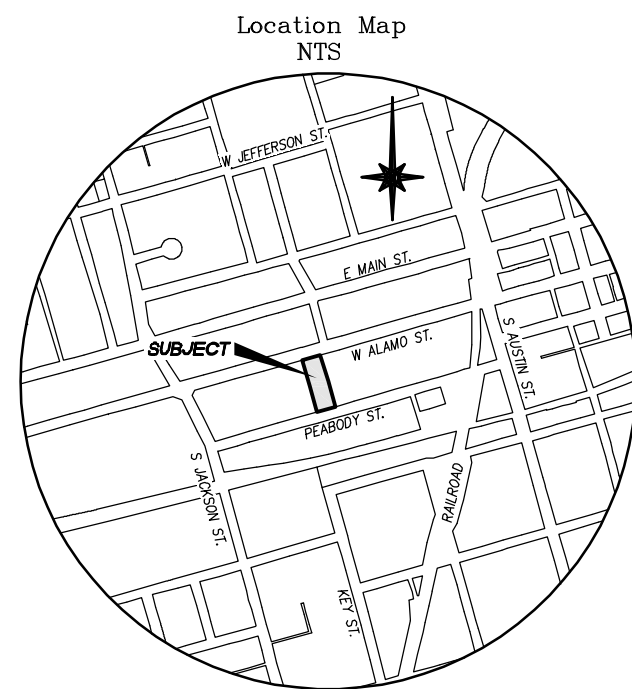
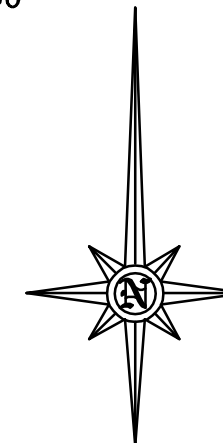
STAFF RECOMMENDATION:
Development Services staff and Engineering have reviewed the proposed residential Replat for compliance with the City of Brenham’s regulations and ordinances and **recommend approval** of the proposed residential Replat as presented.

EXHIBITS:
A. Proposed residential Replat

**REPLAT
OF
WEST MAIN STREET ADDITION LOT NO. 38
TO CREATE
WEST MAIN STREET ADDITION
LOTS 38A AND 38B**



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



LEGEND:
B.L. = BUILDING LINE
P.U.E. = PUBLIC UTILITY EASEMENT
OHE = OVERHEAD ELECTRIC LINE
P.R.W.C.TX. = PLAT RECORDS OF
WASHINGTON COUNTY, TEXAS

LOT 38A: 0.258 ACRE
LOT 38B: 0.256 ACRE
BEING 0.514 ACRE TOTAL
A. HARRINGTON SURVEY, A-55
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS

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

Property Owner
Cornelia M. Wilder
409 West Alamo
Brenham, Texas 77833
(979) 836-9719

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

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

LOT 36A-1
848A, P.R.W.C., TX.

REPLAT OF LOTS 36A AND 37A OF THE
WEST MAIN STREET ADDITION

LOT 37A-1
848A, P.R.W.C., TX.

LOT 39A

JEFFREY L. BEAN
CALLED 0.2921 ACRE
1823/749

LOT 39A2
ANGELA M. MILLER
(JOHN JEREMY MILLER)
CALLED 0.23 ACRE
1277/169

OWNER DEDICATION

Cornelia M. Wilder, owner of the property in the foregoing map of Replat of West Main Street Addition Lot No. 38 to create West Main Street Addition Lots 38A and 38B, to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, lots, building lines, and easements thereon shown and designate said subdivision as Replat of West Main Street Addition Lot No. 38 to create West Main Street Addition Lots 38A and 38B, to the City of Brenham, Texas, located in the City of Brenham, Washington County, Texas, and I do hereby dedicate to public use, as such the easements shown thereon forever and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the easements so dedicated. There is also dedicated for utilities an unabstracted aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

Cornelia M. Wilder, Owner

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____
day of _____, 2025 by Cornelia M. Wilder.

Notary Public
State of Texas

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

PLANNING & ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2025 by the
City Planning & Zoning Commission of the City of Brenham, Texas.

Chairman

Secretary

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Beth Rothermel, Clerk of the County Court of Washington County, Texas do hereby certify that the within instrument with its Certificate of Authentication was filed for registration in my office on the _____ day of _____, 2025, A.D. at _____ o'clock ____ .M., and duly recorded on the _____ day of _____, 2025, A.D. at _____ o'clock ____ .M., in Plat Cabinet File No. _____.

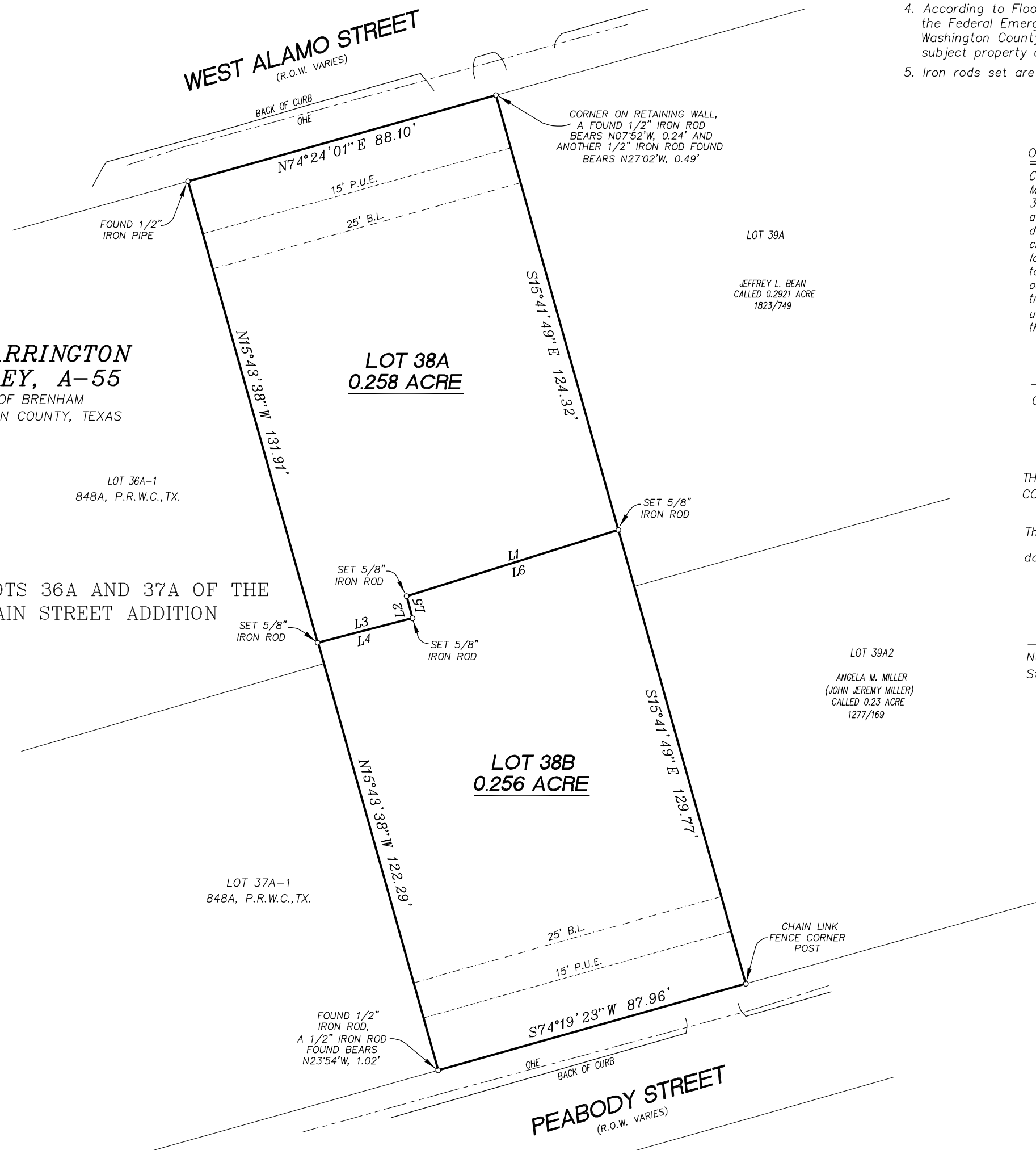
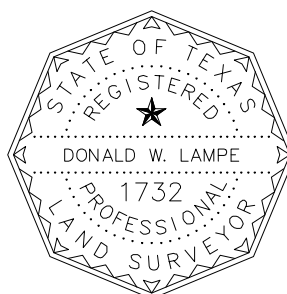
Witnessed by hand and seal of the County Court of the said County, at office in Brenham, Texas.

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

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

Dated this the 20th day of December, 2024.

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



LINE TABLE

Course	Bearing	Distance
L1	S72°40'39"W	61.08'
L2	S14°55'38"E	6.27'
L3	S75°29'11"W	26.89'
L4	N75°29'11"E	26.89'
L5	N14°55'38"W	6.27'
L6	N72°40'39"E	61.08'

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS

1408 WEST MAIN STREET
P. O. BOX 2037
BRENHAM, TEXAS 77834
(979) 836-6677
TBPELS FIRM NO. 10040700
W.O. 4164 4164 S(FINAL).DWG 4164WLDER.CCG



Development Services Department

Memorandum

Date February 24, 2024

To Planning and Zoning Commission

Cc Stephanie Doland, Development Services Director

From Shauna Laauwe, City Planner

Subject Workshop: Text Amendments Regarding Vape and Smoke Shops

The Development Services Department is researching amendments to the Code of Ordinances, Appendix A – Zoning, to regulate the use of vape and smoke shops in the City of Brenham. In recent years, the City of Brenham has seen an increase in the number of permits for vape and smoke shops that are currently an undefined use and have been simply regarded as a general retail use in current commercial zoning districts to include the B-1, Local Business/Residential Mixed-Use District and downtown districts. The City of Brenham currently has eight (8) businesses that primarily sell vape and other tobacco products. These numbers do not include the recently closed Lucky’s Hookah Lounge that was located at 216 E Main Street in downtown and Smoke World Smoke Shop that is now listed as temporarily closed.

Electronic cigarettes, also known as e-cigarettes and vapes, were invented in 2003. E-cigarettes come in a variety of shapes and sizes, but the components typically include a battery, heating element, and a place to hold liquid. The liquid, that may contain nicotine, flavorings, and other chemicals, is heated to make an aerosol that is breathed into the lungs.¹ Though considered smokeless, bystanders may also breathe in the aerosol when the user exhales into the air.² It has also been found that since 2014, e-cigarettes have been the most used tobacco product among youth and young adults.³ In addition, the Centers of Disease Control studies show that e-cigarettes appeal to young people due to flavoring and taste, curiosity, and low perceptions of harm. Due to concerns of the growing number of vape and smoke shop businesses that have formed over the last few years, many Texas communities have adopted ordinances restricting vape shops and similar tobacco businesses based on the concerns for the health, safety and welfare of their residents. In 2023, State laws were enacted that prohibit vaping in public schools and regulated the use of vape products to individuals over the age of 21. The current 89th Texas Legislature Session has seen many bills introduced that could potentially enact minimum distances of vape and smoke shops from uses such as public schools, churches, similar uses, and residential neighborhoods.

In researching municipal vape shop regulations, city staff compared the requirements of seven cities throughout Texas. Please refer to Appendix A that summarizes the explicit standards regarding vape and tobacco shops that have been adopted in the researched cities since 2023. The regulations found are comparable to one another as each municipality amended their zoning or unified develop codes to define vape shop use, with some also defining and restricting “smoke shops” and “lounges.” The City of Sugar Land banned new vape shops, smoke shops and hookah bars outright and grandfathered existing affected shops with limits on expansions. However, most municipalities chose to place location buffers on such

¹ Centers for Disease Control and Prevention. (2024). About E-Cigarettes

² Ibid.

³ Centers for Disease Control and Prevention. (2023). E-Cigarette Use Among Youth and Young Adults. A Report of the Surgeon General. https://www.cdc.gov/tobacco/sgr/e-cigarettes/pdfs/2016_sgr_entire_report_508.pdf

businesses, from between 300 to 1,000 feet from public and private schools, churches, and similar establishments, with some also restricted distances from single-family zoned property, hospitals and public parks. Lastly, about half of the researched municipalities placed limited hours of operation, with none having a closing time later than 10PM.

After reviewing the research and considering the needs and opportunities within the City of Brenham, City Staff narrowed down the vape and smoke shop recommendations for the Planning and Zoning Commission and City Council to consider. Staff recommends that smoke shops and vape shops should be categorized as defined uses rather than general retail uses. This is accomplished by adding a definition for each use in Appendix A: Zoning Ordinance under Section 5.02 and then listing the use as either a permitted or a specific use within a zoning district. Given the health effects and studies showing the prevalence of e-cigarette use in youth and recent State Laws, staff finds that smoke shop and vape shop uses should be listed as permitted uses in the B-2, Commercial, Research, and Technology District. As permitted uses in the B-2 District, the uses would be limited to the B-2 District and the I, Industrial District, which allows all permitted commercial uses. The smoke shop and vape shop uses would not be allowed in the B-1, Local Business and Residential Mixed-Use District, or in the downtown districts that include the B-3, Historical Central Business District and B-4 Neighborhood Business District. Existing smoke and vape shops in the B-1, B-3, or B-4 Districts would become legally nonconforming uses. In addition, the proposed definitions also include use distant requirements that are like those imposed by the Texas Alcoholic and Beverage Commission (TABC) for alcohol and liquor sales. Lastly, it should be noted that lounge uses, such as cigar or hookah lounges, are not affected by these proposed regulations as they are establishments for consumption by adults that are 21 or older and not solely for the sale of e-cigarettes or tobacco products.

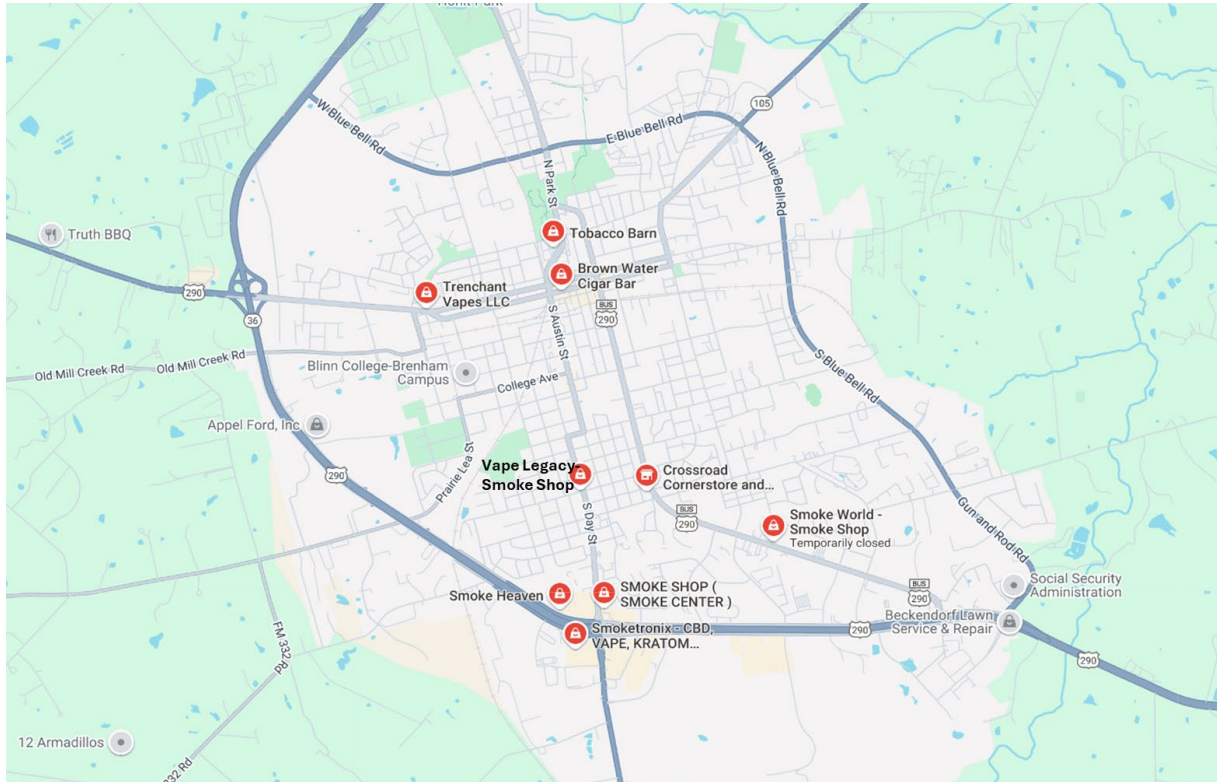
Staff recommendations:

- Defining smoke shops and vape shops, similar to the City of Leander.
 - Smoke Shop: A retail outlet whose main purpose is selling tobacco products, as that term is defined by the Food and Drug Administration, and smoking equipment. Smoke shops shall have a minimum distance (from property lines) of 300 feet from a single-family residential use; and 1,000 feet from public or private schools, public parks, religious facility, public hospital, day care facility, and from another Smoke Shop that is in current operation.
 - Vape Shop: A retail outlet whose main purpose is selling vaping products. Vaping means using a vaporizer or inhalant-type device, also known as an electronic cigarette, that contains a power source and heating element designed to heat a substance and inhaling the vapor of the device directly through the mouth, whether or not the vapor contains nicotine. Vape shops shall have a minimum distance (from property lines) of 300 feet from a single-family residential use; and 1,000 feet from public or private schools, public parks, religious facility, public hospital, day care facility, and from another Vape Shop that is in current operation.
- District restrictions:
 - Permitted in B-2, Research and Technology District and Industrial Districts
- Use Distances:
 - 1000 feet from public and private schools, public park, religious facility, public hospital, and from another vape shop that is in current operation.
 - 300 feet from single-family residential uses.

Based on the research and request, **staff recommends the Planning and Zoning Commission and City Council consider text amendments to restrict new vape shops and smoke shops.** Staff recommend the text amendments include restricting the uses to the B-2 and I, Industrial districts, requiring a minimum

distance from churches, public and private schools, public parks, day care centers, single-family residential uses, and other vape shop uses.

In conclusion, Staff is seeking feedback from the Planning and Zoning Commission regarding the proposed text amendments found in Appendix B.



Attachments:

1. Appendix A: Vape and Smoke Shop zoning ordinance research from Texas municipalities
2. Appendix B: Proposed Amendments to Appendix A. Zoning

Appendix A

Researched Texas cities that have updated their zoning ordinances regarding Vape and Smoke shops since 2023.

City of Allen

- **New regulations made for “Smoke Shops”** The Allen Land Development Code (ALDC), the document that guides how Allen’s land is and isn’t allowed to be used, has been updated to include a new definition of and new regulations for Smoke Shops.
- The new definition of a Smoke Shop, as it appears in the ALDC, is as follows: *Smoke Shop means a retail establishment utilized primarily for the sale of cigarettes, electronic cigarettes, vapes, cigars, tobacco, pipes, and other smoking supplies. On-site smoking or consumption is prohibited.*
- In addition to prohibiting minors from entering a Smoke Shop without the accompaniment of an adult, the following location requirements for a Smoke Shop will also be established:
- Must be at least 300 feet from a single-family zoned property, religious facility, public hospital or day care facility;
- At least 1,000 feet from a public, private, or parochial school;
- At least 1,000 feet from another Smoke Shop that is in current operation.

City of Rosenberg

- Requires licenses, annual inspections from law enforcement, fire marshal, and building officials.
- At least 2,000 feet from schools, churches, parks, daycare centers, and similar establishments.
- Shop hours 10am-10pm. No one under the age of 21 allowed in store.

City of Galveston

- **Vape Shop** means a retail establishment primarily engaged in the sale of electronic nicotine delivery systems (ENDS), vaporizers, electronic cigarettes, and related accessories. This includes but is not limited to devices, liquids, cartridges, and other products designed for the purpose of inhaling aerosolized substances. This definition does not include establishments in which the sale of vaping products is incidental to the primary business activity.
- Vape shops must be at least 300 feet from schools, hospitals, and childcare facilities.
- Hours 7 AM – 10 PM

City of Sugar Land- Ordinance No. 2333

- Banned new smoke shops, vape shops and hookah bars
- Existing shops are grandfathered with development code limits on expansions.

City of La Porte

- Amended zoning code to add a new classification for e-cigarette and vape stores.
- A moratorium was placed in April 2024 until ordinance was adopted in August 2024.

City of Leander

- Updated definitions, added uses and criteria for vape shops and smoke lounges.,
- Retail use as local commercial. Lounges, such as Hookah lounges considered Heavy Commercial.
- 1,000 feet from public or private schools.
- **Lounge means** any establishment or place of business in which patrons consume alcohol, smoke tobacco products, smoke hookah, or use vape products.
- **Smoke Shop** means a retail outlet whose main purpose is selling tobacco products, as that term is defined by the Food and Drug Administration, and smoking equipment.
- **Vape Shop** means a retail outlet whose main purpose is selling vaping products. Vaping means using a vaporizer or inhalant-type device, also known as an electronic cigarette, that contains a power source and heating element designed to heat a substance and inhaling the vapor of the device directly through the mouth, whether or not the vapor contains nicotine.

Included in the packet for City of Leander:

City	Category - Sales Only	Zoning Districts	Category - On site consumption	Zoning Districts
City of Kyle	Retail (Tobacco Sales)	CBD-2 (Central Business District 2) RS (Retail and Services District) W (Warehouse District) C/M (Construction and Manufacturing District) NC (Neighborhood Commercial District) CC (Community Commercial District) MXD (Mixed use Development District)		
City of Round Rock	Retail Sales and Services	C-1 (General Commercial) C-1a (General Commercial - Limited) C-2 (Local Commercial) OF-2 (Mid-Rise Office) BP (Business Park) MU-1 (Mixed-Use Historic Commercial Core) MU-2 (Mixed-Use Downtown Medium Density) MU-L (Mixed Use Limited) MU-R (Mixed-Use Redevelopment and Small Lot) MU-G (Mixed-Use Greenfield and Large Lot)		
City of Cedar Park	Retail	NB (Neighborhood Business) LB (Local Business) GB (General Business) HC (Heavy Commercial) MU (Mixed Use) PA (Planning Area) EC (Entertainment Center)		
City of Pflugerville	Retail Sales and Services	Office (O) Neighborhood Services (NS) Retail (R) General Business 1 (GB1) General Business 2 (GB2) Campus industrial (CI)	Lounge	General Business 1 (GB1) General Business 2 (GB2)
City of Georgetown	Personal Services, Restricted	C1 (Local Commercial (S)) C3 (General Commercial (P)) (MUDT Mixed Use Downtown(S))		
City of Hutto	Retail	B-1 (commercial: local/neighborhood) B-2 (commercial: general) T-4 (General urban) T-5 (Urban Center) OT-4T (Transition) OT-5H (Historic) OT-5C (Co-op) SD-A (Arterial)		

City of Nacogdoches

- SUP in general business zones, permitted use in Industrial districts.
- 1,000' from church, school, public park, hospital, or another smore or vape shop

Vape Shop definitions:

A smoke shop is a store that sells tobacco products, such as cigarettes, cigars, and pipe tobacco. A vape shop is a store that specializes in the sale of electronic cigarettes and related vaping devices. While some smoke shops also sell vaping products, the two types of stores are typically distinct from one another.

Vaping Products in the Vape Shop

Vape stores specialize in catering to the rapidly growing vaping community. With a distinct emphasis on electronic alternatives, vape stores have become synonymous with innovation in the smoking industry, offering a modern and evolving product range to meet the dynamic demands of consumers.

Here are some of the common products vape stores mainly focus on:

- Vape Pens
- Box Mods
- Pod Systems
- Nicotine E-Liquids
- CBD E-Liquids
- THC Cartridges
- Vape Accessories

Vape stores serve as hubs for innovation, providing a comprehensive range of products that reflect the dynamic landscape of the vaping industry, ensuring customers have access to the latest and most diverse vaping experiences.

<https://www.ovvihq.com/blogs/difference-between-a-vape-shop-and-a-smoke-shop>

Appendix B: Proposed Amendments to the Zoning Ordinance

Adding definitions to Section 5: Definitions and interpretation:

(Section 5.02) [Definitions.]

Smoke Shop: A retail outlet whose main purpose, more than 50.0% of sales, is selling tobacco products, as that term is defined by the Food and Drug Administration, and smoking equipment.

Vape Shop: A retail outlet whose main purpose, more than 50.0% of overall sales, is selling vaping products. Vaping means using a vaporizer or inhalant-type device, also known as an electronic cigarette, that contains a power source and heating element designed to heat a substance and inhaling the vapor of the device directly through the mouth, whether or not the vapor contains nicotine. Vape shops shall have a minimum distance (from property lines) of 300 feet from a single-family residential use; and 1,000 feet from public or private schools, public parks, religious facility, public hospital, day care facility, and from another Vape Shop that is in current operation.

Adding Smoke Shops and Vape Shops to the list of Nonresidential Permitted uses in the B-2 District and renumbering as needed (amendments in red).

Sec. 4. B-2 Commercial, Research and Technology District

(Sec. 4.01) Purpose. The B-2 District is established as a mixed use district to preserve and to protect appropriate locations for existing light industry. It is also designed to include new high-tech commercial uses such as technical laboratories, computer centers, engineering/ operations and research facilities that will benefit from direct access and/or close proximity to highway routes, while providing safe and convenient locations for multifamily uses through the strict enforcement of performance standards.

(Sec. 4.02) Permitted uses:

(Nonresidential uses)

- (1) Permitted uses in B-1.
- (2) Apparel and other products assembled from finished textiles.
- (3) Automobile/vehicular uses (including boats, mobile homes, motorcycles, motor homes, camper trailers, and other vehicles) such as:
 - (a) Paint and body shops or upholstery shops.
 - (b) Automobile (car) wash.
 - (c) Parts sales.
 - (d) Service stations.
 - (e) Repair and service garage.
 - (f) Tire sales.
 - (g) Vehicular sales and rentals.
 - (h) Vehicular storage.
- (4) Bakeries, wholesale.
- (5) Building material storage yards or lumber yards.
- (6) Brewpub and micro distillery or craft distillery.

- (7) Candy and jewelry manufacturing.
- (8) Carpentry, painting, tin smithing or welding shops.
- (9) Cemeteries.
- (10) Cleaning, dyeing plants and laundry.

- (11) Creamery, ice cream manufacturing and dairy operations.
- (12) Drugs and pharmaceutical products manufacturing.
- (13) Educational institutions (private).
 - (a) Business and trade schools.
 - (b) Accredited elementary and secondary schools.
 - (c) Colleges and universities.
- (14) Electronic products manufacturing.
- (15) Farm implement display and salesroom.
- (16) Hospitals, acute and/or chronic care, nursing homes or convalescent homes, assisted living facilities and medical clinics.
- (17) Mini-storage lots, enclosed.
- (18) Plumbing shops for retail or wholesale distribution of fixtures, fittings and bathroom accessories, and similar uses involving stone, clay and blocks, etc. that require outside storage generally as permitted in the B-2 District (see applicable performance standards in Part II, Division 1, Section 11(5), Open Storage).
- (19) Printing, engraving and newspaper plants.
- (20) Private clubs on a site of three (3) acres or more.
- (21) Research, development labs and offices.
- (22) Retirement villages on site areas of two (2) acres or more.
- (23) Radio or television broadcasting towers and stations or studios.
- (24) Shopping centers, retail stores, general sales and services, on a site of three (3) acres or more.
- (25) **Smoke Shop.**
- (26) Upholstering shops which may involve furniture manufacturing.
- (27) **Vape Shop.**
- (28) Veterinarian or animal hospital.
- (29) Wholesale establishments and warehouses.
- (30) Uses similar to the abovementioned permitted uses, provided activities conducted observe applicable performance standards as provided in Part II, Division 2 of this ordinance.
- (31) Accessory buildings and uses customarily incident to any of the above uses, provided that such uses observe applicable performance standards as provided in Part II, Division 2 of this ordinance.