NOTICE OF A REGULAR MEETING  
BRENHAM PLANNING AND ZONING COMMISSION  
MONDAY, APRIL 22, 2019 AT 5:15 P.M.  
SECOND FLOOR CITY HALL  
COUNCIL CHAMBERS  
200 W. VULCAN  
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 the March 25, 2019 Planning and Zoning Commission Meeting

REGULAR AGENDA


10. Discussion and Possible Action on Case No. P-19-013: Final Plat of the Pahmiyer Subdivision, being 17.68 acres of land out of the Phillip Coe Survey, Abstract-31 in Brenham, Washington County, Texas.

11. Adjourn

CERTIFICATION

I certify that a copy of the April 22, 2019, 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 April 18, 2019, at 3:25 pm.

Kim Hodde
Kim L. 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 __________________, 2019 at _________ am/pm.

___________________________________ ______________________________
Signature Title
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 March 25, 2019 at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:
Keith Behrens, Chairman
Deanna Alfred, Vice Chair
Calvin Kossie
Nancy Low
Lynnette Sheffield
Marcus Wamble

Commissioners absent:
Leroy Jefferson - ill

Staff present:
Lori Sanguedolce, City Engineer/Director of Development Services
Stephanie Doland, Assistant Director of Development Services
Lowell Ogle, ACM – Public Utilities/Development
Kim Hodde, Planning Technician

Citizens present:
Mark Feldhake, Blinn College
Wayne Winkelmann

1. Call Meeting to Order
Chairman Behrens called the meeting to order at 5:17 pm with a quorum of six (6) Commissioners present.

2. Public Comments
There were no public comments.

3. Reports and Announcements
There were no reports or announcements.

CONSENT AGENDA

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

4-a Minutes from the February 25, 2019 Planning and Zoning Commission Meeting
4-b Minutes from the March 18, 2019 Special Planning and Zoning Commission Meeting

Chairman Behrens asked for any corrections or additions to the minutes as presented.

A motion was made by Commissioner Sheffield and seconded by Commissioner Alfred to approve the minutes from the February 25, 2019 Planning and Zoning Commission meeting. The motion carried unanimously.

A motion was made by Commissioner Kossie and seconded by Commissioner Alfred to approve the minutes from the March 18, 2019 Special Planning and Zoning Commission meeting. The motion carried unanimously.
REGULAR MEETING

5. Public Hearing, Discussion and Possible Action on Case No. P-19-007: A request by Blinn College for a Specific Use Permit to allow and Educational Institution (Colleges and Universities) in a B-1 Local Business/Residential Mixed Use Zoning District on approximately 43.387 acres at 405 S. Saeger Street, described as Block 1, Lot 1, Blinn College Saeger Street Subdivision, in Brenham, Washington County, Texas.

Stephanie Doland presented the staff report for Case No. P-19-007 (on file in the Development Services Department). She stated that a college and university is allowed with a specific use permit in the B-1 Zoning District. The northern portion of the property is developed with student housing apartments. Blinn College desires to expand the use of this property by having an agriculture building on the property.

Staff received one phone call requesting additional information but no comment for or against the request was stated.

In response to questions from Commissioners, Ms. Doland stated that
- This property has been platted as part of the Blinn College Saeger Street Subdivision and recent changes to the Saeger Street alignment are south of the subject tract. The Comprehensive and Thoroughfare Plan consultants are evaluating all proposed roads on the existing thoroughfare plan, including the Saeger Street extension adjacent to the subject property.

Chairman Behrens opened the Public Hearing at 5:26 pm and asked for any comments. There were no citizen comments.

ChairmanBehrens closed the Public Hearing at 5:27 pm and re-opened the Regular Session.

A motion was made by Commissioner Low and seconded by Commissioner Wamble to a request by Blinn College for a Specific Use Permit to allow and Educational Institution (Colleges and Universities) in a B-1 Local Business/Residential Mixed Use Zoning District on approximately 43.387 acres at 405 S. Saeger Street. The motion carried unanimously.

6. Discussion and Update on the Proposed Sign Ordinance Revisions.

Stephanie Doland stated that staff is still finalizing the second draft of the proposed sign ordinance. She stated that initial draft feedback received included the following:
- Open/closed signs
- Construction or real estate signs on larger property
- Larger size allotment for electronic signs
- Window sign allotment Downtown
- Sandwich boards on street corners Downtown
- Larger height and size allotment for freestanding commercial signs
- Request to increase allotment of residential entry monuments
- Revisions to clarify certain definitions
- Request to tighten application of Downtown Signage section
- Clarification on temporary signs
- “Spirit flags”

Draft two changes include:
- Definition revisions; added portable sign and sign copy, revised window sign, clarified “sidewalk sign”
- Added window sign exemption for restaurant menus, “open”, etc.
- Existing CEVMS shall be brought into compliance within 120 days
- Fuel/gas price sign clarifications
- Off-premise directional sign placement clarification
- Increased residential entry monument signage allotment (up to two (2) sign faces with cumulative allotment of 120 square feet in sign area)
- Sidewalk signs
  - Pilot program – placement of City-owned directional sidewalk signs at major street corners. May take up to nine (9) months to evaluate effectiveness.
  - One (1) per business adjacent to building occupancy frontage (12 square feet cumulatively with 2 sign faces)
- Clarified maintenance of existing signs

Ms. Doland stated that after public input, the draft will be presented to the Main Street Board and the Planning and Zoning Commission then the City Council.

Ms. Doland was thanked for her work on this sign ordinance and it was noted that the pilot program is a good compromise.
7. **Adjourn**

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to adjourn the meeting at 5:45 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:

<table>
<thead>
<tr>
<th>Planning and Zoning Commission</th>
<th>M. Keith Behrens</th>
<th>April 22, 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Chairman</td>
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<table>
<thead>
<tr>
<th>Attest</th>
<th>Kim Hodde</th>
<th>April 22, 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Staff Secretary</td>
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CASE P-19-008
PRELIMINARY PLAT: SNYDER SUBDIVISION

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<th>PLAT TITLE:</th>
<th>Snyder Subdivision</th>
<th>CITY/ETJ: CITY LIMITS</th>
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</thead>
<tbody>
<tr>
<td>PLAT TYPE:</td>
<td>Preliminary Plat</td>
<td></td>
</tr>
<tr>
<td>OWNER/APPLICANT:</td>
<td>Jerry Snyder / Virginia Benitez &amp; Carlos Garcia</td>
<td></td>
</tr>
<tr>
<td>ADDRESS/LOCATION:</td>
<td>Located generally southwest of the intersection of S. Market Street and S. Chappell Hill Street and addressed as 2284 S. Market Street</td>
<td></td>
</tr>
<tr>
<td>LEGAL DESCRIPTION:</td>
<td>Proposed Lots 1 and 2 in the Snyder Subdivision in Brenham, Washington County, Texas</td>
<td></td>
</tr>
<tr>
<td>LOT AREA:</td>
<td>4.577 acres</td>
<td></td>
</tr>
<tr>
<td>ZONING DISTRICT/USE:</td>
<td>B-2 – Commercial Research &amp; Technology / vacant land</td>
<td></td>
</tr>
<tr>
<td>COMP PLAN FUTURE LAND USE:</td>
<td>Combination of designations, including Single-family residential and Retail/Commercial</td>
<td></td>
</tr>
</tbody>
</table>

REQUEST:

The subject 4.577 acres of land is owned by Jerry Snyder. The property owner and applicants desire to divide this tract into two (2) lots. Proposed Lot 1 contains 2.000 acres and proposed Lot 2 contains 2.577 acres.

STAFF ANALYSIS AND RECOMMENDATION:

The proposed preliminary plat includes the location of easements and building setback lines in relation to property lines and the M&M high pressure gas line. Development Services have reviewed this preliminary plat for compliance with applicable City of Brenham regulations and ordinances of the City of Brenham, Texas and recommends approval of this plat as presented.

EXHIBITS:

A. Proposed Preliminary Plat
Preliminary Plat
Snyder Subdivision
Consisting of 2 Lots containing 4.577 Acres.
John Long Survey, Abstract No. 156
Washington County, Texas
March 2019

Survey Map
Showing a survey of 4.577 acres of land situated in Washington County, Texas, being out of the John Long Survey, Abstract No. 156, in the City of Brenham, Texas, and described in said deed dated July 30, 1936, from Albert H. Schreiber to Jerry Lee Snyder, recorded in Volume 137, Page 619 of the Official Records of Washington County, Texas, and being all or a portion of a called 0.985 acre tract described in said deed dated March 30, 1935, from Telamon Development Company, LP to Jerry Lee Snyder, recorded in Volume 149, Page 792 of the Official Records of Washington County, Texas.

Notes:
1. All oil/gas pipelines or pipeline easements with
   ownership through substation have been shown.
2. All oil/gas wells with ownership (up to, abandoned, and/or active) through the substation have been shown.
3. Oil/gas pipelines and structures shall be constructed across
   oil/gas pipelines, building lines, and/or easements. Building
   with oil/gas pipelines shall be required adjacent to oil/gas
   pipelines. The setbacks at a minimum should be 15
   (15') feet off centerline of low pressure gas lines, and
   30 (30') feet off centerline of high pressure gas lines.
4. This plat does not attempt to amend or remove
   any oil/gas concessions or restrictions.
5. 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.

PLANNING AND ZONING COMMISSION APPROVAL
Approved this day of
2016, by the Planning and Zoning Commission of the City of Brenham, Texas.

Chairman

Secretary

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT
L. Beth Rothemah, Clerk of the County Court of Washington County, Texas,
do hereby certify that the within instrument was filed with my office as the
day of __________, 2016, at ___ o'clock, m., and duly recorded on the
sheet __________ of the __________ records of said county.

By __________________________

L. Beth Rothemah
Clerk of the County Court of Washington County, Texas.
CASE P-19-009
FINAL PLAT: SNYDER SUBDIVISION

PLAT TITLE: Snyder Subdivision

CITY/ETJ: CITY LIMITS

PLAT TYPE: Final Plat

OWNER/APPLICANT: Jerry Snyder / Virginia Benitez & Carlos Garcia

ADDRESS/LOCATION: Located generally southwest of the intersection of S. Market Street and S. Chappell Hill Street and addressed as 2284 S. Market Street

LEGAL DESCRIPTION: Proposed Lots 1 and 2 in the Snyder Subdivision in Brenham, Washington County, Texas

LOT AREA: 4.577 acres

ZONING DISTRICT/USE: B-2 – Commercial Research & Technology / vacant land

COMP PLAN FUTURE LAND USE: Combination of designations, including Single-family residential and Retail /Commercial

REQUEST:
The subject 4.577 acres of land is owned by Jerry Snyder. The property owner and applicants desire to divide this tract into two (2) lots. Proposed Lot 1 contains 2.000 acres and proposed Lot 2 contains 2.577 acres.

STAFF ANALYSIS AND RECOMMENDATION:
The proposed Final Plat includes the location of easements and building setback lines in relation to property lines and the M&M high pressure gas line.

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

EXHIBITS:
A. Proposed Final Plat
Final Plat
Snyder Subdivision
Consisting of 2 Lots containing 4.577 Acres.
John Long Survey, Abstract No. 156
Washington County, Texas
April 2019

Survey Map

Showing a survey of 4.577 acres of land situated in Washington County, Texas, being out of the John Long Survey, A-156, in the City of Brenham, as shown on the plat hereunto attached. Plotted by John Long on the 26th day of July, 1983, and recorded in Volume 131, Page 44 of the Official Records of Washington County, Texas, and being all or a portion of a called 0.685 acre tract described in said deed dated March 5, 2013, from State Farm Development Company LP to Jerry Lance Snyder, recorded in Volume 1497, Page 0792 of the Official Records of Washington County, Texas.

NOTES:

1) All soil gas pipelines or soil gas apparatus with ownership through subdivision have been shown.
2) All soil gas wells with ownership (shut off) or active (shut off) through the subdivision have been shown.
3) No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to soil gas pipelines. The setbacks at a minimum should be 15 feet from the centerline of low pressure gas lines, 30 feet from the centerline of high pressure gas lines.
4) This plat does not attempt to amend or execute any valid covenants or restrictions.
5) The building lines shown on this plat shall be in addition to, and shall not limit or restrict, any building lines required by the City of Brenham Code of Ordinances at the time of the development of the property.

The subject property shown herein do not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, map number 49177002995C, effective date August 16, 2011.

PLANNING AND ZONING COMMISSION APPROVAL

Approved the plat on the day of \[date\], 2016, by the Planning and Zoning Commission of the City of Brenham, Texas.

Chairman

Secretary

OWNERS' ACKNOWLEDGMENT

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

Jerry Lance Snyder

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on this \[date\] day of \[month\], 2016 by Jerry Lance Snyder.

Notary Public
State of Texas

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 herein were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Brenham, Texas.

I, Michael J. Blakney, Registered Professional Land Surveyor, do hereby certify that this survey was made on January 30, 2016, on the ground of the property, duly described herein, and is correct, and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlap of encroachments, or any lines rights-of-way, except as shown herein, and said property has access to and from a dedicated roadway except as shown herein.

Michael J. Blakney
Registered Professional Land Surveyor No. 3335

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

I, Beth Rothwell, Clerk of the County Court of Washington County, Texas, do hereby certify that the within instrument was filed with my office on the \[date\] day of \[month\], 2016, at \[time\], and duly recorded on the \[volume\] \[page\] sheet \[book\] \[number\] of the \[type\] records of said county.

Beth Rothwell
Clerk of the County Court of Washington County, Texas

By: ____________________________
CASE P-19-010
PRELIMINARY PLAT: L. BILSKI SUBDIVISION

PLAT TITLE: L. Bilski Subdivision
CITY/ETJ: CITY LIMITS

PLAT TYPE: Preliminary Plat

OWNER/APPLICANT: Leonard J. Bilski/Lampe Surveying, Inc. – Donald W. Lampe

ADDRESS/LOCATION: Located generally northeast of the intersection of Alois Lane and Old Chappell Hill Road, and currently addressed as 50 Alois Lane

LEGAL DESCRIPTION: Proposed Lots 1 and 2 in the L. Bilski Subdivision in Brenham, Washington County, Texas

LOT AREA: 1.520 acres

ZONING DISTRICT/USE: R-3 – Manufactured Home Residential / Residential and vacant land

COMP PLAN FUTURE LAND USE: Single-Family Residential

REQUEST:
The subject 4.577 acres of land is owned by Leonard J. Bilski. The property owner and applicant desire to divide this tract into two (2) lots. Proposed Lot 1 contains 0.500 acres and proposed Lot 2 contains 1.020 acres.

STAFF ANALYSIS AND RECOMMENDATION:
The proposed preliminary plat includes the location of a 20-foot Public Utility Easement along Old Chappell Hill Road and building setback lines in relation to established property lines. The proposed plat includes a 15-foot right-of-way dedication along Old Chappell Hill Road, which is classified as a Minor Arterial on the City of Brenham’s Thoroughfare Plan and is currently measured at 50 feet in width (typical 80’). Following the approval of the proposed plat, the right-of-way for Old Chappell Hill Road will measure at 65 feet wide. The remaining 15 feet needed to be in accordance with right-of-way standards will be acquired when the property across Old Chappell Hill Road from the subject property is platted.

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

EXHIBITS:
A. Proposed Preliminary Plat
CASE P-19-011
FINAL PLAT: L. BILSKI SUBDIVISION

PLAT TITLE: L. Bilski Subdivision CITY/ETJ: CITY LIMITS
PLAT TYPE: Final Plat
OWNER/APPLICANT: Leonard J. Bilski/Lampe Surveying, Inc. – Donald W. Lampe
ADDRESS/LOCATION: Located generally northeast of the intersection of Alois Lane and Old Chappell Hill Road, and currently addressed as 50 Alois Lane
LEGAL DESCRIPTION: Proposed Lots 1 and 2 in the L. Bilski Subdivision in Brenham, Washington County, Texas
LOT AREA: 1.520 acres
ZONING DISTRICT/USE: R-3 – Manufactured Home Residential / Residential and vacant land
COMP PLAN FUTURE LAND USE: Single-Family Residential

REQUEST:
The subject 4.577 acres of land is owned by Leonard J. Bilski. The property owner and applicant desire to divide this tract into two (2) lots. Proposed Lot 1 contains 0.500 acres and proposed Lot 2 contains 1.020 acres.

STAFF ANALYSIS AND RECOMMENDATION:
The proposed final plat includes the location of a 20-foot Public Utility Easement along Old Chappell Hill Road and building setback lines in relation to established property lines. The proposed plat includes a 15-foot right-of-way dedication along Old Chappell Hill Road, which is classified as a Minor Arterial on the City of Brenham’s Thoroughfare Plan and is currently measured at 50 feet in width (typical 80’). Following the approval of the proposed plat, the right-of-way for Old Chappell Hill Road will measure at 65 feet wide. The remaining 15 feet needed to be in accordance with right-of-way standards will be acquired when the property across Old Chappell Hill Road from the subject property is platted.

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

EXHIBITS:
A. Proposed Final Plat
CASE P-19-012
PRELIMINARY PLAT: PAHMIYER SUBDIVISION

<table>
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<tr>
<td>PLAT TYPE:</td>
<td>Preliminary Plat</td>
<td></td>
</tr>
<tr>
<td>OWNER/APPLICANT:</td>
<td>Janet Pahmiyer Barnett</td>
<td></td>
</tr>
<tr>
<td>ADDRESS/LOCATION:</td>
<td>Located generally north and northwest of Shepard Street, and currently addressed as 1300 Shepard Street</td>
<td></td>
</tr>
<tr>
<td>LEGAL DESCRIPTION:</td>
<td>Proposed Lot 1 and Lot 2 in the Pahmiyer Subdivision, in Brenham, Washington County, Texas</td>
<td></td>
</tr>
<tr>
<td>LOT AREA:</td>
<td>17.68 acres</td>
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<tr>
<td>ZONING DISTRICT/USE:</td>
<td>R-1 – Single Family Residential / Residential and vacant land</td>
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<tr>
<td>COMP PLAN FUTURE LAND USE:</td>
<td>Single-Family Residential</td>
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</table>

REQUEST:

The subject 17.68 acres of land is owned by Janet Pahmiyer Barnett. The property owner/applicant desire to divide this tract into two (2) lots. Proposed Lot 1 contains 1.23 acres and proposed Lot 2 contains 16.45 acres.

STAFF ANALYSIS AND RECOMMENDATION:

The proposed preliminary plat includes the dedication of an access easement and depicts building setback lines in relation to established property lines.

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

EXHIBITS:

A. Proposed Preliminary Plat
Preliminary Plat
Pahmiyer Subdivision
Consisting of 2 Lots containing 17.68 Acres.
Phillip Coe Survey, Abstract No. 31
Washington County, Texas
April 2019

Survey Map
Showing a survey of 17.68 acres of land, situated in Washington County, Texas, being out of the Phillip Coe Survey, Abstract No. 31, in the City of Brackenridge, Texas, surveyed by Phillip Coe, Surveyor, April 20, 1932, from August W. Pahmiyer to Janet Pahmiyer Barnett, recorded in Volume 698, Page 762 of the Official Records of Washington County, Texas.

PLANNING AND ZONING COMMISSION APPROVAL

Approved this day of 2019, by the Planning and Zoning Commission of The City of Brackenridge, Texas.

Chancellor
Secretary

NOTARY PUBLIC AKNOWLEDGMENT
THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on this day of , 2019 by .

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

NOTE: This plat was prepared by Blakey Land Surveying, 1223 W. Indian Trail, Austin, Texas 78732. Questions or comments should be directed to Michael J. Blakey, Registered Professional Land Surveyor, (512) 389-2888. The plat was recorded April 1, 2019, in Volume 698, Page 762 of the Official Records of Washington County, Texas.
# CASE P-19-013

## FINAL PLAT: PAHMIYER SUBDIVISION

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<thead>
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<th>Pahmiyer Subdivision</th>
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<tr>
<td>PLAT TYPE:</td>
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<tr>
<td>OWNER/APPLICANT:</td>
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<td></td>
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<td>ADDRESS/LOCATION:</td>
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<td>LEGAL DESCRIPTION:</td>
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<td>LOT AREA:</td>
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<tr>
<td>ZONING DISTRICT/ USE:</td>
<td>R-1 – Single Family Residential / Residential and vacant land</td>
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<tr>
<td>COMP PLAN FUTURE LAND USE:</td>
<td>Single-Family Residential</td>
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## REQUEST:

The subject 17.68 acres of land is owned by Janet Pahmiyer Barnett. The property owner/applicant desire to divide this tract into two (2) lots. Proposed Lot 1 contains 1.23 acres and proposed Lot 2 contains 16.45 acres.

## STAFF ANALYSIS AND RECOMMENDATION:

The proposed final plat includes the location of easements and building setback lines in relation to established property lines.

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

## EXHIBITS:

A. Proposed Final Plat