

Plan Purpose

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

Process and Timeline (2023)

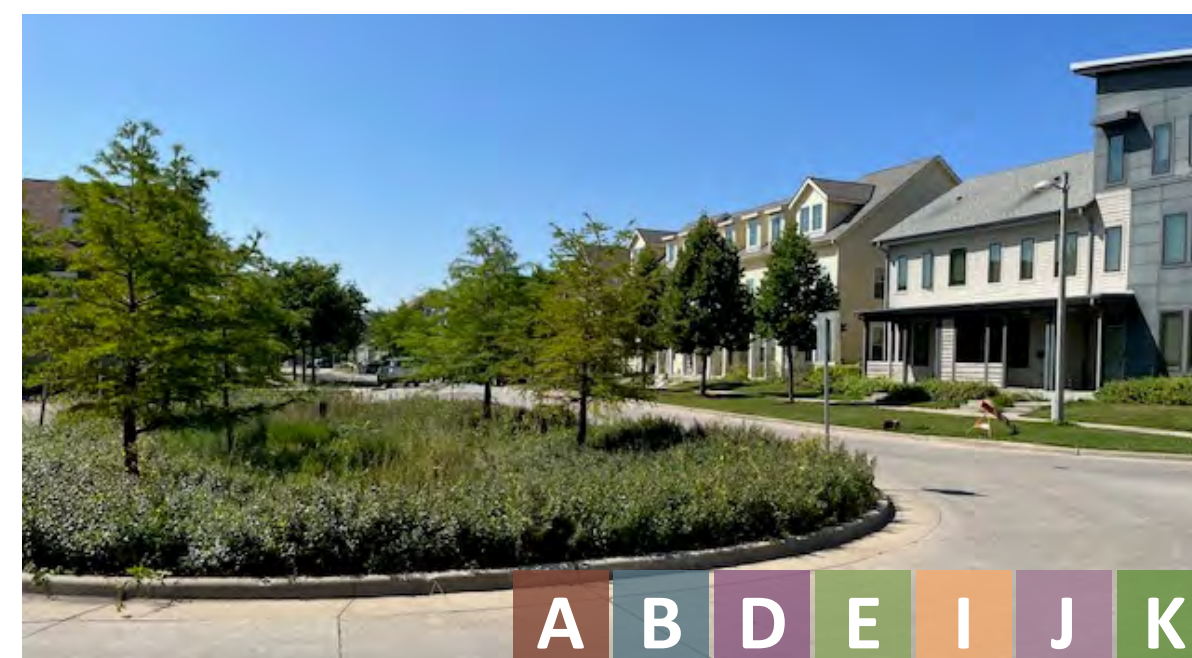
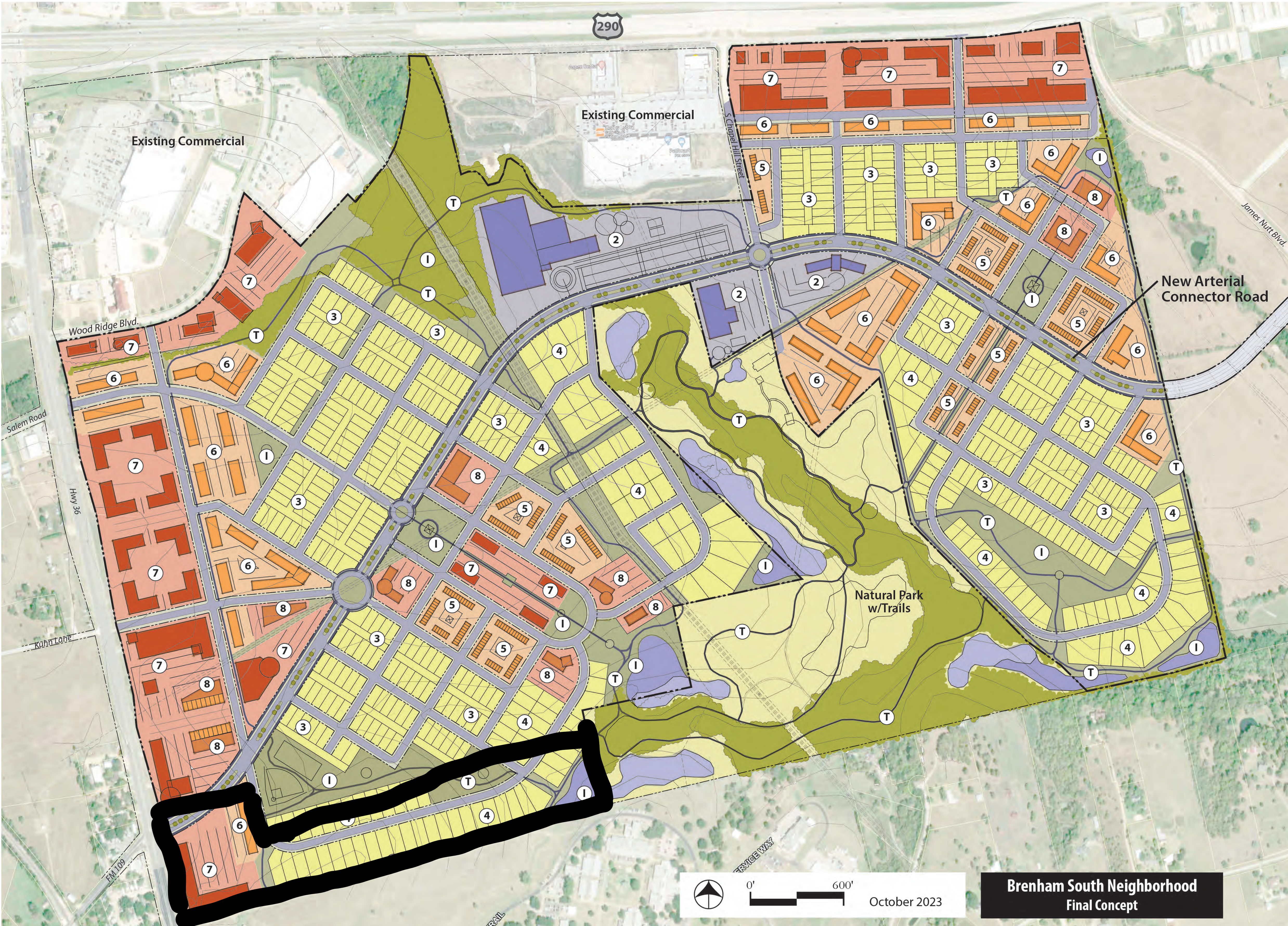
- May 19 **Meeting 1**
Introduction and Discussion
- June 16 **Meeting 2**
Alternative Design Concepts
- Aug 10 **Meeting 3**
Refine Preliminary Draft Plan
- Sept 18 **Meeting 4**
Final Proposed Plan

Project Working Group Members

- » Clint Kolby - Hon. Clint Kolby, Mayor Pro Tem
- » Keith Behrens - Planning & Zoning Commission
- » Gary Crocker - Tax Increment Reinvestment Zone Board
- » Bill Betts - Community Development Corp. & Parks Board
- » William (Dusty) Robinson - Parks & Recreation Board
- » Jeff Miles - Texas Department of Transportation
- » Darren Heine - Architect
- » Darren Huckert - Civil Engineer
- » Pete Simpson
- » Wes Hall - Kruse Family representative
- » Carl Detering - Property owner
- » Reuben Feazle - Property owner
- » Mike and Shirley Gajeske - Property owners
- » John Gajeske - Property owner
- » Shanan Gajeske - Property owner
- » Jean Warmke - Property owner
- » Sandra Perry - Property owner

Design Principles

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



Implementation

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

Funding and Incentives

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

Legend

- Total Acreage - Approx. 663 Ac.
- T** Trail
- 1** Open Space / Private Maintained Parks / Stormwater - 213 Ac.
- 2** Institutional - Community, Church - 31 Ac. Roads / Utilities - 110 Ac.
- 3** Single Family Residential Total Acreage - 133 Ac.
- 4** Single Family Alley-loaded - 73 Ac. No. Small Lots - 407 Avg. Size - 7,800 Square Feet (SF)
- 5** Single Family Large-lot - 60 Ac. No. Large Lots - 166 Avg. Size - 15,700 SF
- Total No. Lots - 573 Avg. Size All Lots - 10,100 SF (0.23 Ac.) Avg. Lots per Acre - 4.31
- 6** Multifamily Townhomes - 23 Ac. No. Townhomes - 306
- 7** Multifamily Apartments (Apts) - 52 Ac. No. Apts - 1,969 units (675,000 SF, 3.5 floors, 1,200 SF/unit)
- 8** Commercial Total Acreage - Approx. - 82 Ac. Square Footage Bldgs. - 985,000 SF (one-level) Mixed Use - 17 Ac. Commercial First Floor - 156,000 SF Residential - 325 Units (2.5 floors, 1,200 SF/unit)

NOTE: The Area Plan is conceptual. The mix of uses and overall design will likely change as actual development is proposed and evaluated against this conceptual vision.