

**CITY OF BRENHAM  
CAPITAL IMPROVEMENT ADVISORY COMMITTEE  
December 16, 2024**

*The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

A regular meeting of the Capital Improvements Advisory Committee (CIAC) was held on December 16, 2024, at 4:00 pm in the Brenham Municipal Building, Conference Room 2A, at 200 West Vulcan Street, Brenham Texas.

Committee Members present:

M. Keith Behrens, Chairman  
Darren Heine, Vice-Chairman  
Dr. Deanna Alfred  
Chris Cangelosi  
Calvin Kossie  
Dr. Paul LaRoche  
Cayte Neil  
Cyndee Smith

Committee Members absent:

Blake Brannon  
Randy Hodde

Staff present:

Stephanie Doland  
Shauna Laauwe  
Kim Hodde

Citizens / Media present:

Jared Engelke, Strand Associates  
Ken and Sharon Miller

**1. Call Meeting to Order**

Chairman Behrens called the meeting to order at 4:01 pm with a quorum of eight (8) Committee Members present.

**2. Public Comments**

There were no public comments.

**CONSENT AGENDA**

**3. Statutory Consent Agenda**

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

**3-a. Minutes from the January 23, 2024 Capital Improvements Advisory Committee (CIAC) Meeting.**

Chairman Behrens called for any corrections or additions to the minutes as presented. A motion was made by Darren Heine and seconded by Calvin Kossie to approve the Consent Agenda (minutes from the January 23, 2024 meeting), as presented. The motion carried unanimously.

**REGULAR SESSION**

**4. Presentation and Discussion of 2024 Development Projects and Impact Fees.**

Stephanie Doland, Development Services Director, provided the CIAC members with a presentation on the 2024 Development Projects and Impact Fees. Ms. Doland informed the Board that the Impact Fee Ordinance allowed for multiple provisions to grandfather existing projects for a 1-year period and as a result, only one (1) impact fee has been collected at this time. The initial grandfathering exception will expire on July 1, 2025 and projects which are permitted after that time would potentially incur the impact fees, based on the adopted criteria.

Ms. Doland presented permit data for 2023 and 2024 showing that although the total number of building permit are down (400 permits in 2023 and 295 permits in 2024), the total permit valuation is up (\$44,202,794 in 2023 and \$45,817,677 in 2024). These permit numbers and valuations are just for building permits and do not include mechanical, electrical, plumbing and other miscellaneous permits.

Ms. Doland then presented a recap of the development projects that are in process currently as well as those that have met with City Staff and may be coming in the future including but not limited to the following:

**RESIDENTIAL DEVELOPMENT**

- **Heritage Oaks** (Thielemann Development)
  - Phase 1 – 37 Lots – under construction
  - Phase 2 – 15 Lots - plat was approved in May 2024
- **Timber Oaks**
  - Original phase – 24 lots platted
  - Additional 6-homes approved via Subdivision Plat approved July 2023
- **Oak Alley**
  - 20 lots platted
  - 2 additional phases coming soon
- **Ebenezer Townhomes**
  - 30 lots platted in June 2023
  - The infrastructure is substantially complete, several building permits have been issued
- **Oakridge Heights** (Stone and Blue Bell Road)
  - 26 Twin-home lots platted
  - Approved for permitting September 2024

- **Vintage Farms – Stylecraft**
  - Phases 1-3 – substantially complete
  - Phase 4 – infrastructure complete, homes under construction
  - Townhomes – 55 town homes complete
- **Vintage Farms – 52-acre expansion (The Cove at Vintage Farms)**
  - 160 single-family homes, sidewalks, trails, playground, pavilion, and a dog park
  - Phase 5 – infrastructure complete, homes under construction
  - Phases 6, 7, & 8 – under construction
- **Liberty Village Subdivision – DR Horton**
  - 322 single family homes with sidewalks, public park, and trails
  - Substantially complete – the last few lots are being completed
- **Wilkins Valley Subdivision**
  - 116 lot Planned Development District with reduced setbacks, reduced lot sizes, sidewalks, trails and a neighborhood park.
  - Phase 1 – 47 lots
  - Phase 2 – 40 lots
  - Phase 3 – 29 lots
  - Phases 1 and 2 are under construction
- **Arete – Infill Development**
  - Arete Property group is doing multiple developments on infill lots in the City including a duplex at 1308/1310 E. Alamo Street, and 3 single-family residences on Progress Drive in the Medve Subdivision.
- **Pocket Neighborhood Inquiries**
  - 3 persons have inquired about development of Pocket Neighborhoods with very small condo-styled lots with a “community feel”.
  - The most recent one is proposed for 708 Seelhorst Street and is based on the “The Lark: development in Edmund, Oklahoma.
  - HOA owned and maintained common areas
  - This type of development is allowed in the R-2 and B-1 zones. Since it is unlikely that most of these proposed developments would meet the standards as they are, these developments would likely be Planned Development Districts.
- **Residential Development Inquiries**
  - Edge of City limits (west side of town)**
    - A 160-acre tract adjacent to Vintage Farms is under contract by Stylecraft.
    - The proposal is for 500 single-family residences and 16-acres of multi-family development.
    - A traffic impact analysis has been requested to aid the City and the developer on which roads would be improved and to what extent.
    - Roadway incentives and financing options are being reviewed and evaluated for the extension of Westwood Lane and Dixie Road Improvements since no roadway impact fee was adopted.
  - Shepard Street Development**
    - City staff met with a developer about construction of a gated community subdivision on Shepard Street adjacent to Grace Lutheran Church on a tract near the new Wilkins Valley Subdivision.
    - 51 – standard large lots for custom homes.

## COMMERCIAL DEVELOPMENT

- **Brenham Market Square**
  - Townplace Suites – bidding phase
  - Hawthorne Suites / La Quinta (dual-brand hotel) – working on the façade requirements to meet the deed restrictions.
  - Two medical offices at the intersections of Market and Ryan Street and Market and Cantey Street.
  - A C-store and quick service restaurant on the lot adjacent to the old City Electric building on the corner of S. Chappell Hill and Nolan Street. The building will face US Highway 290 frontage road.
  - Potentially a new IQ car wash on the lot at the corner of Ryan Street and US Highway 290 feeder (across Ryan Street from Chick-Fil-A).
- **Mecom Plaza**
  - Retina Consultants of Texas opening soon.
  - VeraBank (no plans have been submitted yet)
- **Quick Quack Car Wash**
  - Re-development of the old self-serve car wash on Highway 36 S into a full-service car wash.
- **Express Fuel Truck Stop**
  - 10,266 square foot truck stop and Golden Chick QSR at the intersection of Blue Bell Road and Highway 36.
  - 4 truck bays and 6-pedestrian vehicle bays.
- **Zippy J's Convenience Store No. 22**
  - Construction of a new convenience store and fuel station. Permitting is in review currently.
- **Total Storage**
  - Construction of an additional self-storage building on the existing site.
- **Valmont**
  - Multiple large projects underway including additional employee parking, press building addition and a new building.
- **Parks and Recreation**
  - Brenham Family Park
  - Jackson Street Park – 4-new pickle ball courts, restroom facilities
- **Brenham Fire Station No. 2**
  - Construction of a new fire station on Handley Street. The contract for this project should be awarded in January.

## SPECIAL PROJECTS

- **Brenham Family Park Small Area Plan**
  - Staff has met several times with a group from Sugarland, Texas who would like to form a coalition for an initial phase of development.
  - Staff has been maintaining communication with the property owners and will continue to do so.
- **TxDOT Clover Leaf Re-Construction**
  - During a recent pre-development meeting with Select Furnishings, it was discussed that due to TxDOT taking right-of-way for the Clover Leaf project, they will have to redevelop their site to move the Fire Department Connect (FDC) and to put in additional parking. City staff plan to reach out to each of the 70+ property owners being affected and try to set up a meeting with them to discuss the future plans for their property.

This was a presentation and discussion; therefore, no action was taken.

## 5. Adjourn.

A motion was made by Chris Cangelosi and seconded by Calvin Kossie to adjourn the meeting at 4:52 pm. The motion carried unanimously.


*The City of Brenham appreciates the participation of our citizens, and the role of the Capital Improvements Advisory Committee (CIAC) in this decision-making process.*

*Certification of Meeting Minutes:*

  
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Capital Improvements Advisory Committee

Cayte Neil  
Chair

August 25, 2025  
Meeting Date

  
\_\_\_\_\_  
Attest

Kim Hodde  
Staff Secretary

August 25, 2025  
Meeting Date