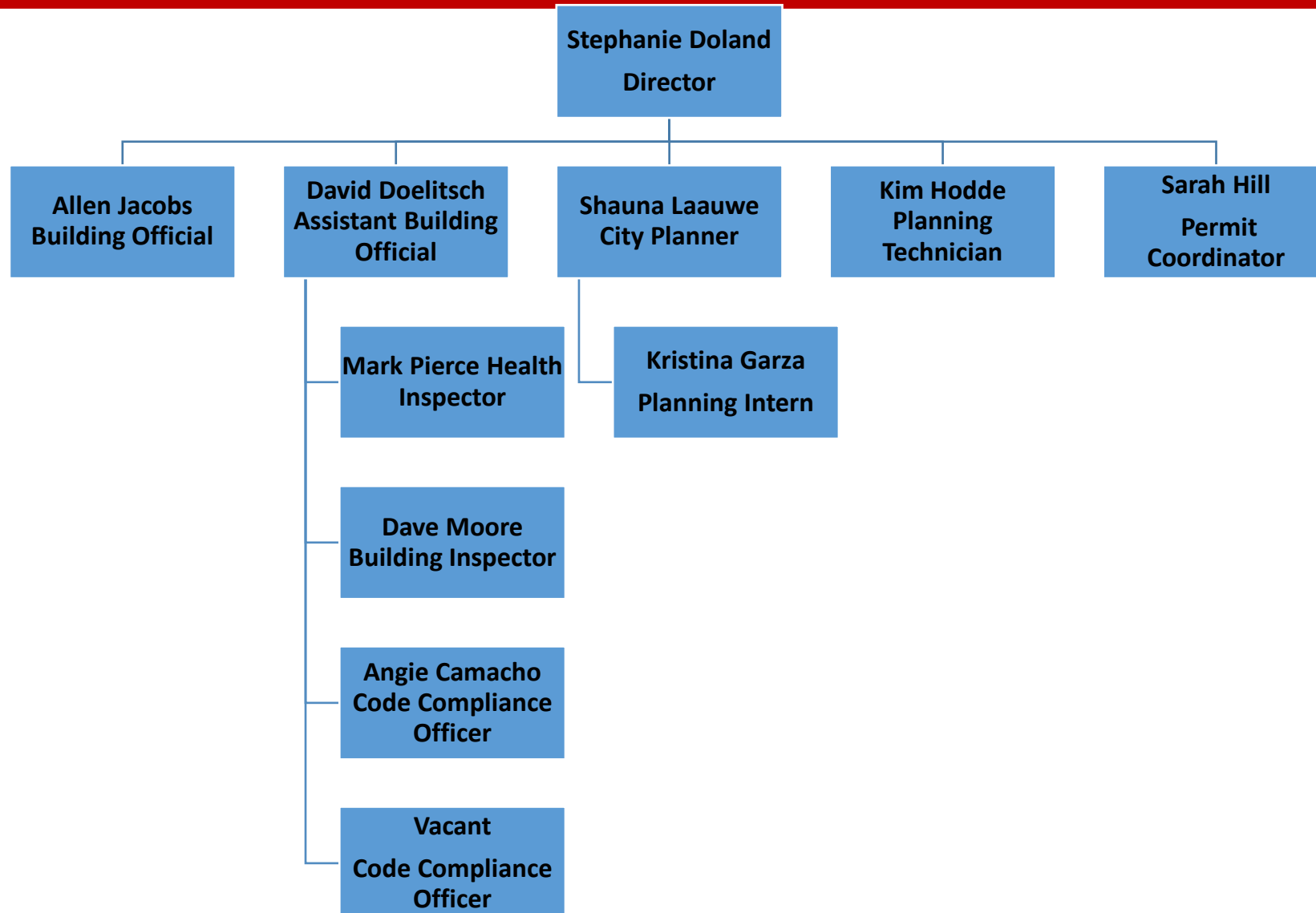




Development Services Department Update

June 18, 2026

Department Organization





Goals and Objectives

Comprehensive Plan - *Historic Past, Bold Future – Plan 2040*

GP1: Brenham will emphasize **QUALITY** as it grows, ensuring growth is managed in a way that adds value to the City, while also strengthening existing neighborhoods and commercial areas.

GP2: Brenham will be **ADAPTABLE** by focusing on developing and sustaining a diverse economy that attracts and retains individuals and families to put down roots in the community, while providing a robust range of housing to accommodate people in all stages of life.

GP3: Brenham will be **AUTHENTIC** by continuing to focus on those elements that differentiate Brenham such as its historic downtown, natural assets, Blinn College, and its “small town feel” as a benefit for both current and future residents to enjoy.

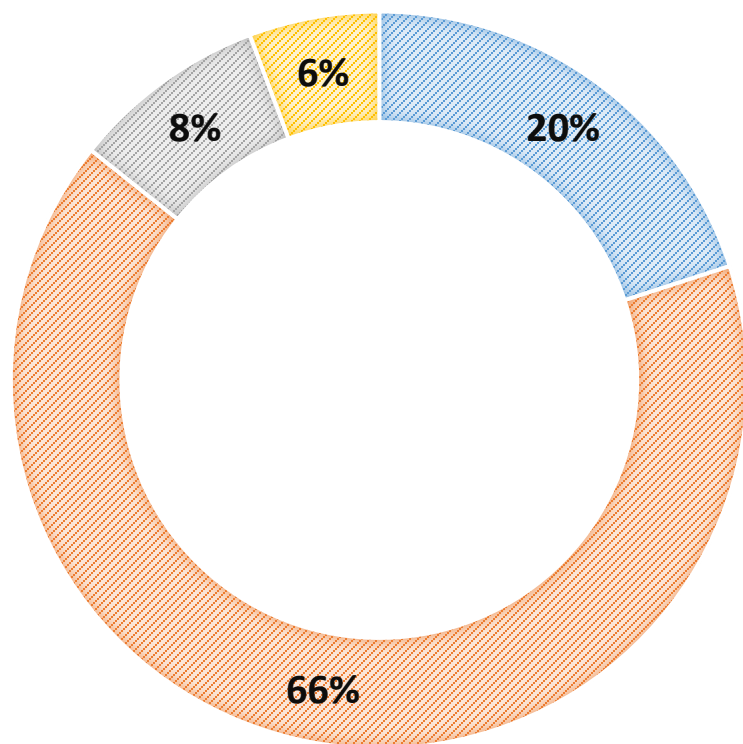
GP4: Brenham will be **ACTIVE** by enabling healthy living through offering quality and safe City parks and recreational opportunities, by prioritizing the ability to walk and bicycle safely, and by committing to maintain high levels of public safety services.

3 **GP5:** Brenham will be **COLLABORATIVE** by pursuing and maintaining partnerships in all arenas, including housing, transportation, infrastructure, economic development, emergency response, and arts and culture.

Strategic Action Priorities

■ Completed ■ Ongoing ■ Off-track ■ No Progress

Comprehensive Plan - *Historic Past, Bold Future – Plan 2040*



105 Total SAP Across 5 Categories:

- Land Use and Development
- Growth Capacity
- Economic Opportunity
- Transportation
- Parks and Recreation

86% of the 20-year Strategic Action Priorities are Completed or In-Progress



Brenham Population

2020:

17,178

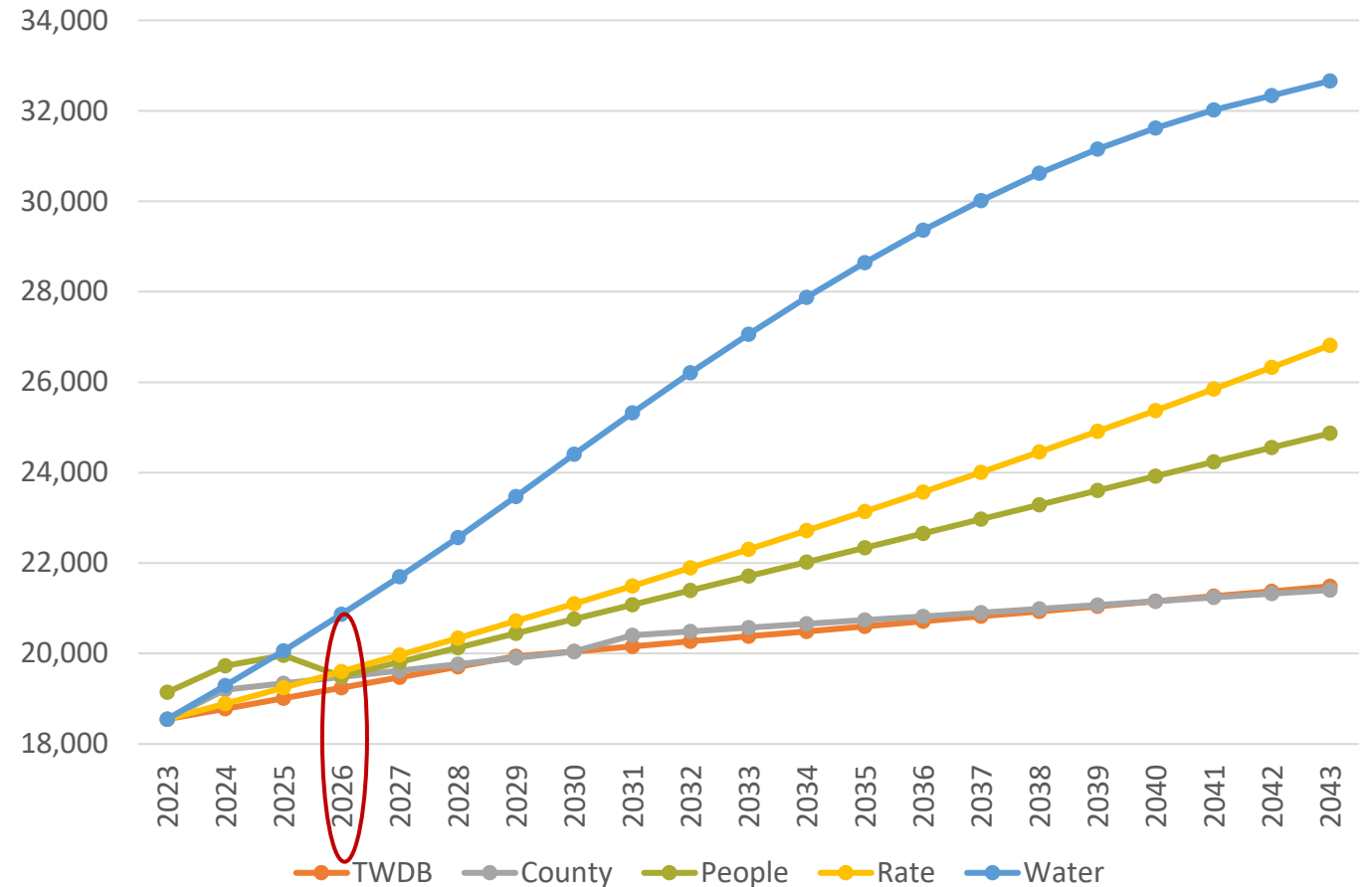
2025:

19,957

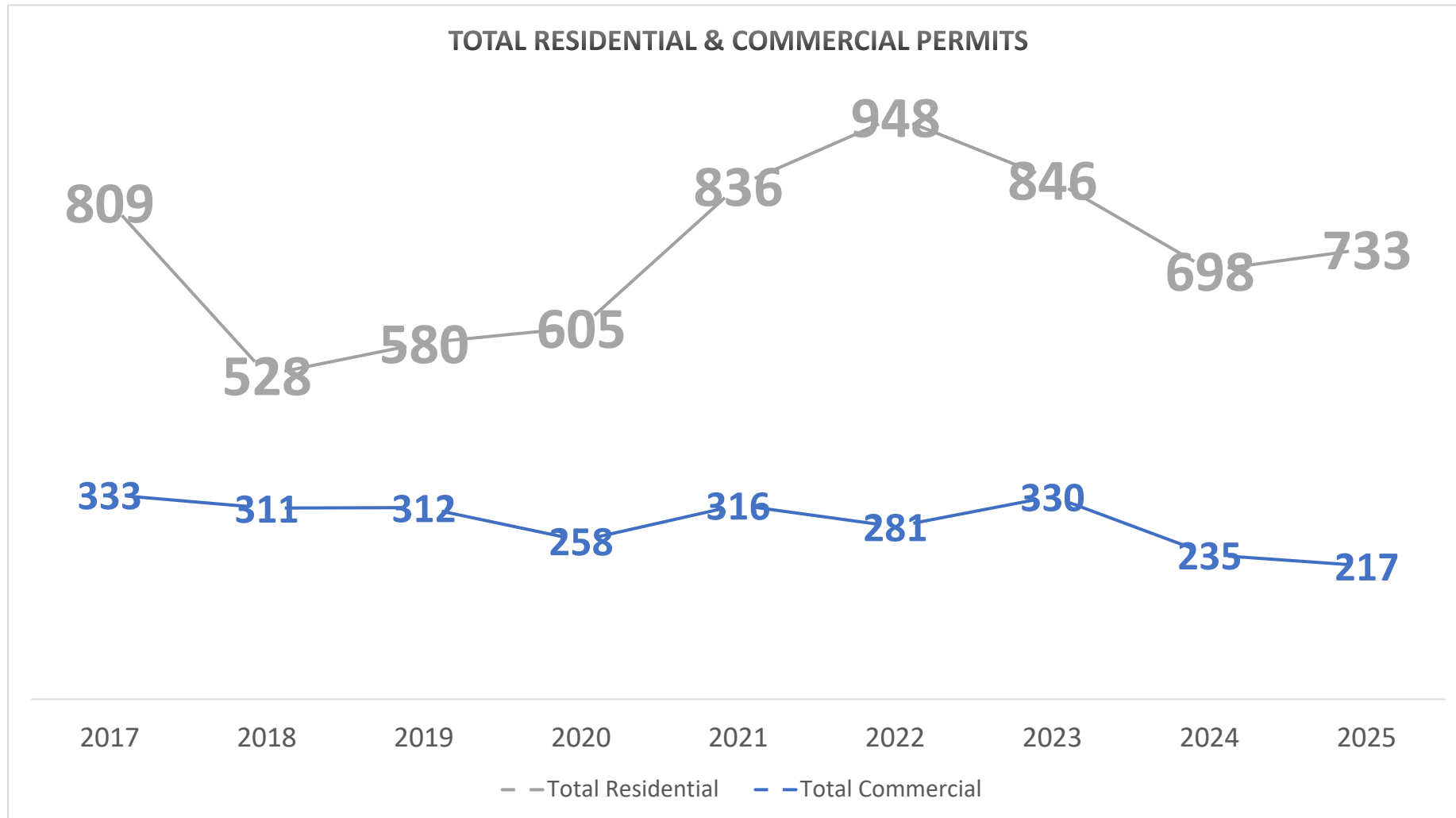
+2,779 = 16.13%



CAGR: 3.04%

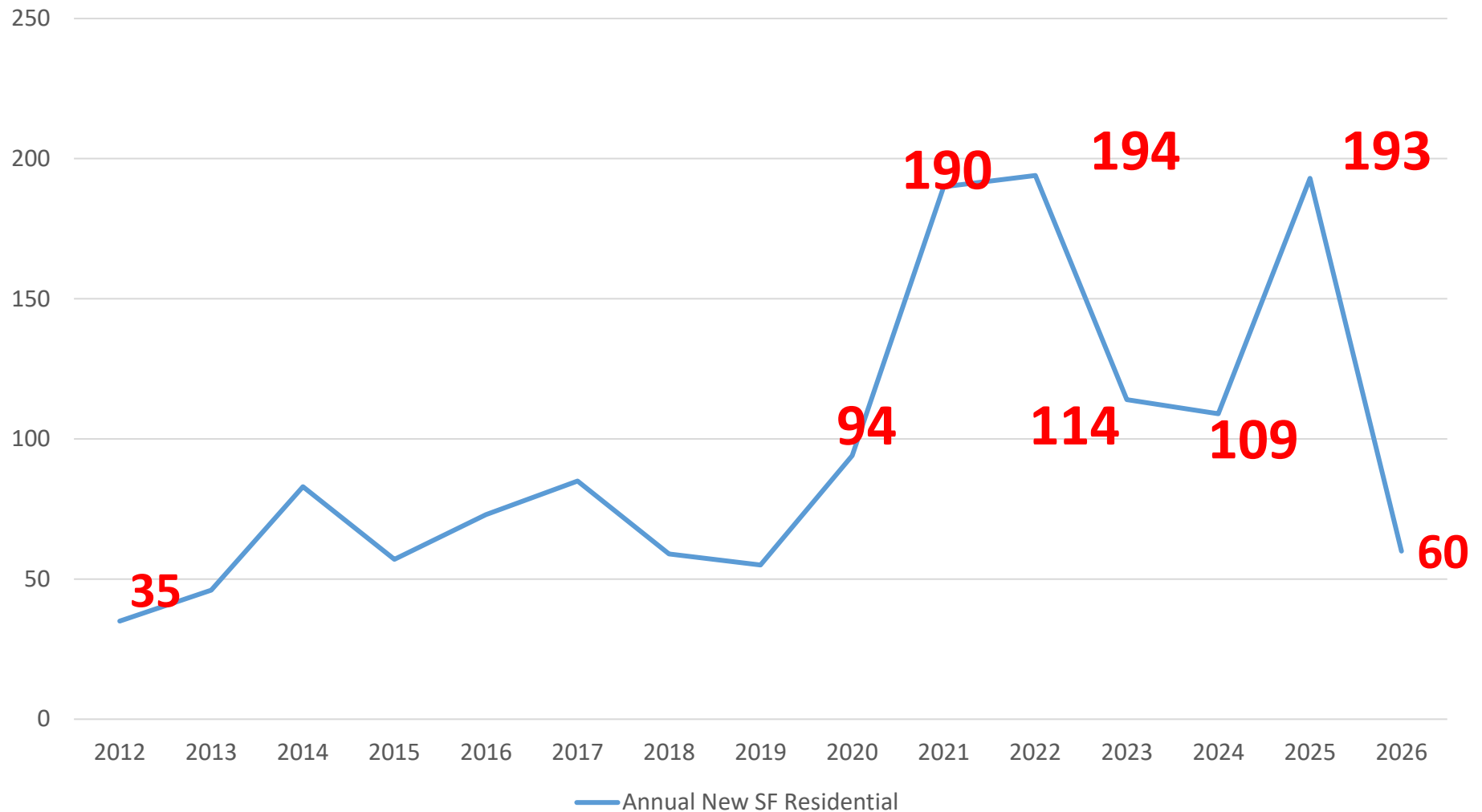


Historical/Total Permit Volume



Historical/New Residential Construction

Annual New Single Family Residential

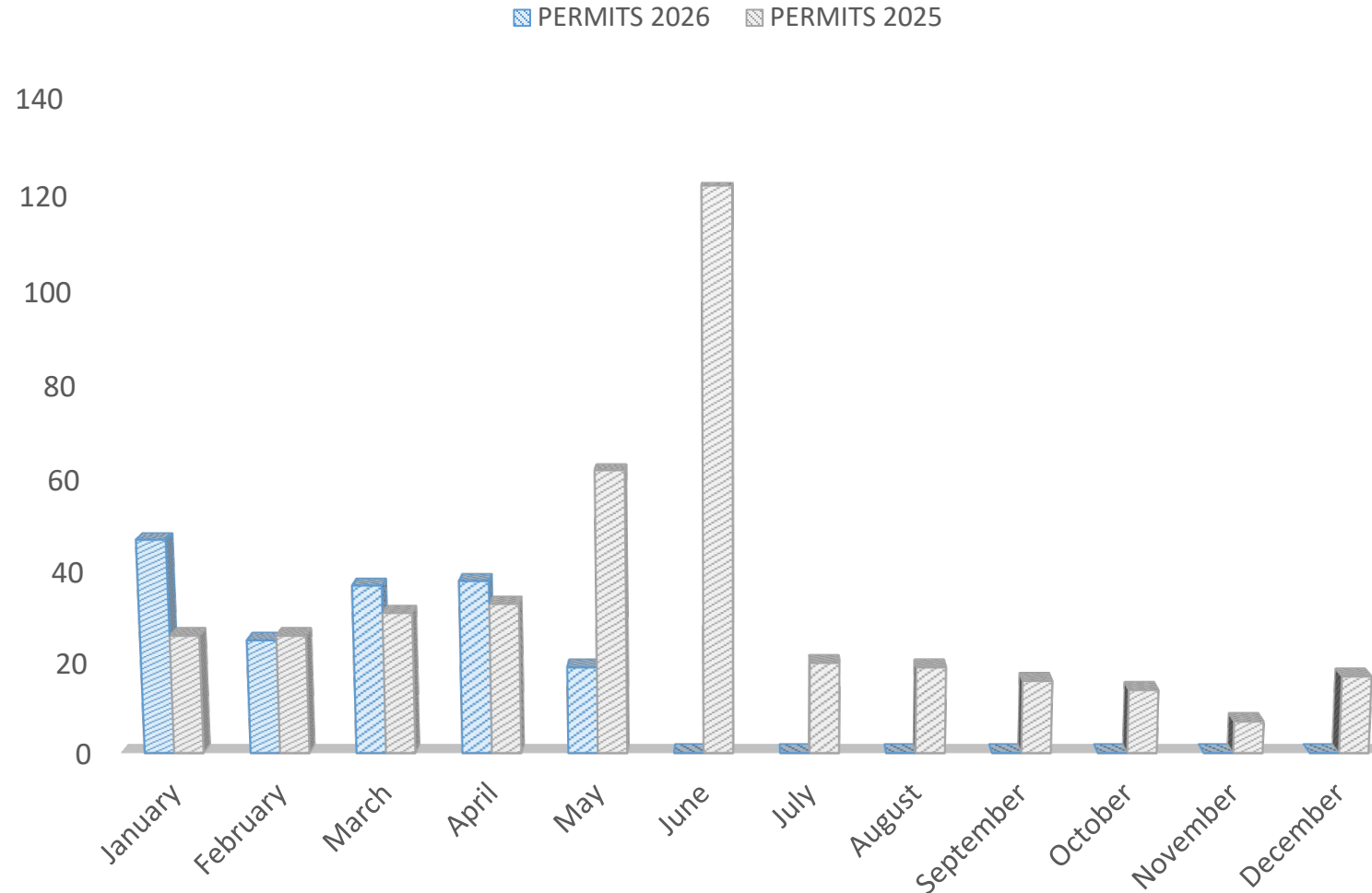


Monthly Building Permit Data

	PERMITS 2026	PERMITS 2025	MONTHLY VALUATION 2026	MONTHLY VALUATION 2025
January	47	26	\$ 4,964,994	\$ 7,455,176
February	25	26	\$ 12,497,694	\$ 2,788,890
March	37	31	\$ 42,308,573	\$ 14,003,414
April	38	33	\$ 3,564,670	\$ 6,321,299
May	19	62	\$ 1,499,020	\$ 4,987,905
June	0	122	\$ -	\$ 22,809,485
July	0	20	\$ -	\$ 1,367,705
August	0	19	\$ -	\$ 8,598,929
September	0	16	\$ -	\$ 932,991
October	0	14	\$ -	\$ 2,092,572
November	0	7	\$ -	\$ 502,500
December	0	17	\$ -	\$ 5,936,185
Yearly Totals	166	393	\$ 64,834,951	\$ 77,797,051

Monthly Building Permit Data

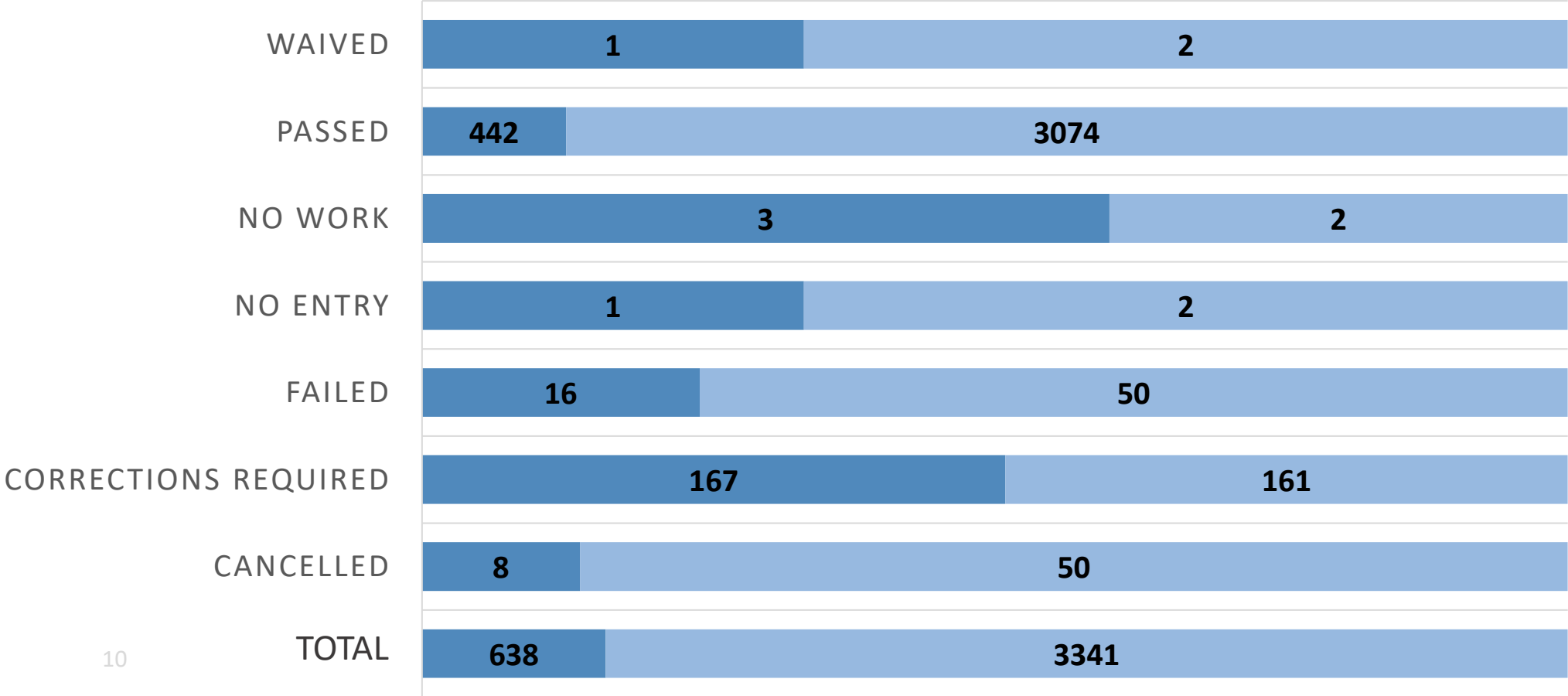
MONTHLY PERMIT TOTALS



Inspection Reporting

COMBINED INSPECTIONS 2025

Commercial Residential



3,979

Accela – Where it all begins

How the System Works

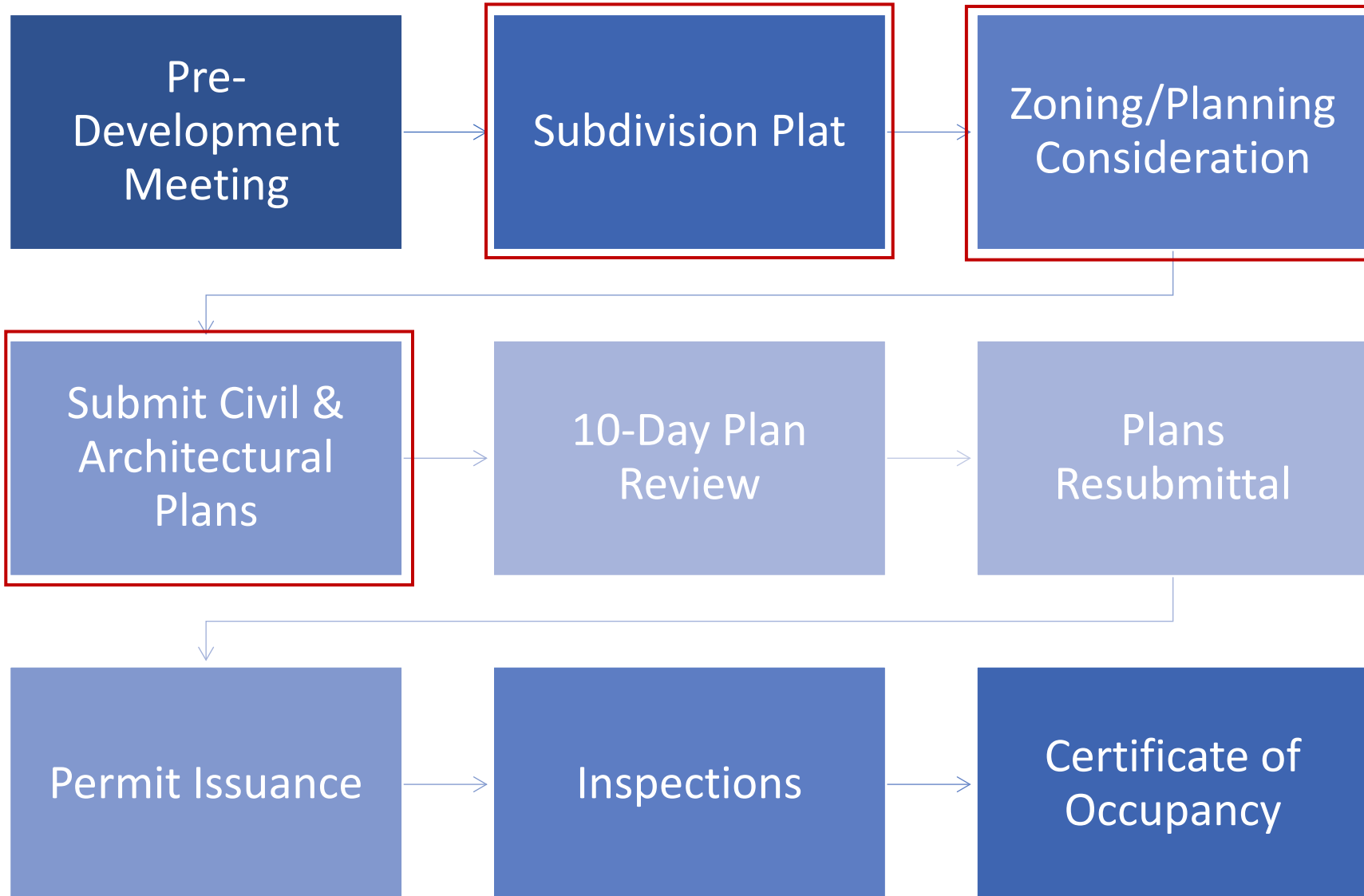
- Accela provides a single online platform where applicants can:
- Submit permit applications electronically
- Upload plans and supporting documents
- Pay fees online
- Schedule inspections
- Track permit status in real time
- Receive automated updates and approvals

Key Benefits

- Improved Efficiency
- Enhanced Customer Service
- Increased Transparency & Accountability
- Better Data & Decision Making



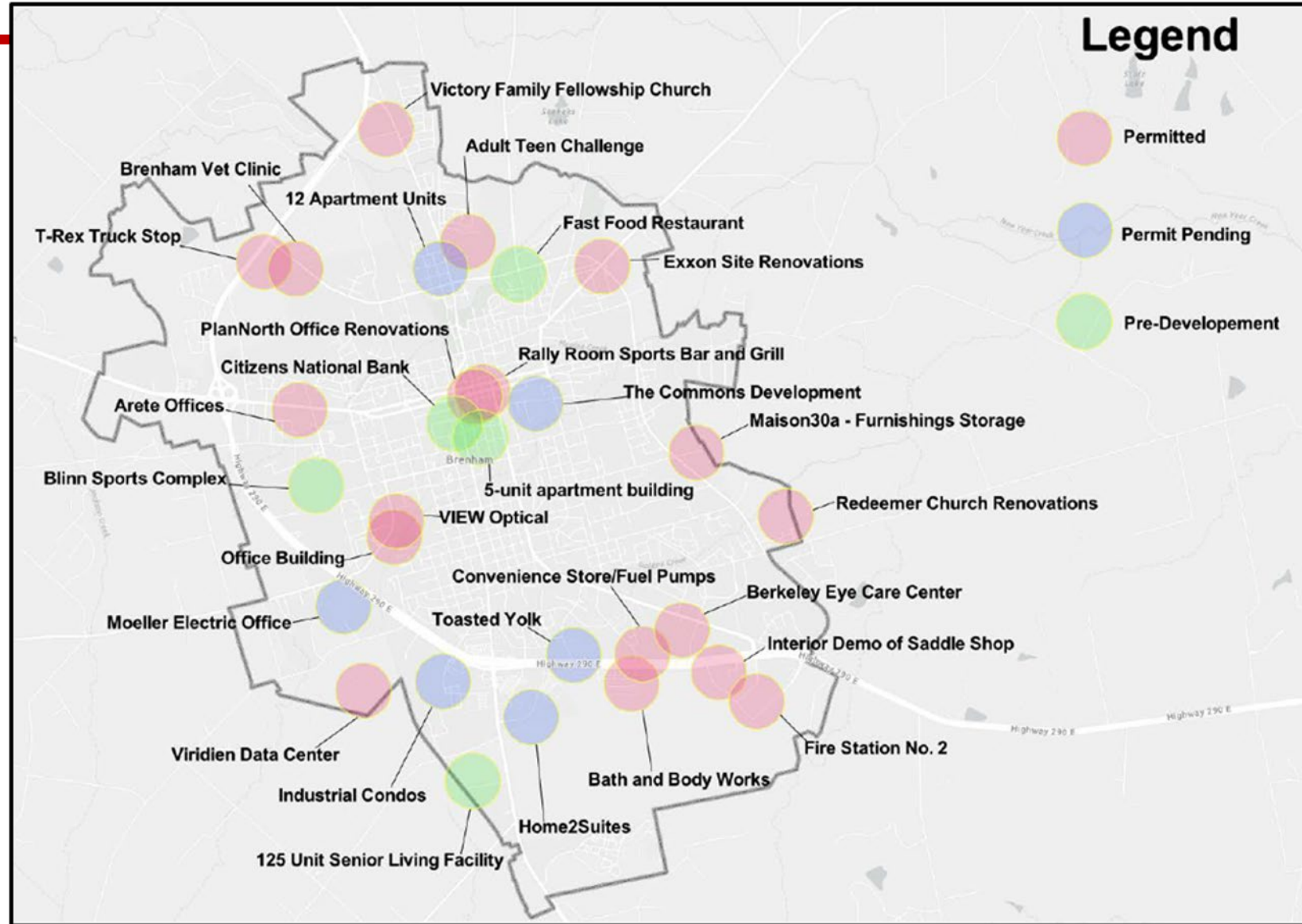
Development Process



Upcoming New Residential Construction

Subdivision	Vacant Lots/Planned Lots
Heritage Oaks	15
Timber Oaks	4
Ebenezer Townhomes	27
Oak Alley	20
Vintage Farms Phase 5-8	110
Vintage Farms Dr Brown Tract	~640 units (Townhomes & SF)
Liberty Village	3
Wilkins Valley	60
North Park Apartments	12
Burleson Street Townhomes	50
The Cottages Downtown	32
Total	973

Upcoming New Commercial Construction



Board of Adjustment

The **Board of Adjustment** is a five-member, quasi-judicial Board that considers matters related to the Zoning Ordinance, including Variances, Special Exceptions, and Appeals of staff interpretation or appeals of an alleged error. It is sometimes referred to as the Board of Adjustment and Appeals.

For 2025-2026, the following applications were received and considered or are currently in process:

Case Type	2025	2026 (Jan-May)
Variances	12	2
Special Exceptions	3	-
Total	15	0

The most common requests are for variations to the requirements for front setbacks, rear setbacks, side setbacks, lot depth, lot size, and lot width.

Planning and Zoning Commission

The Planning and Zoning Commission is charged with approval or disapproval of subdivision of land Plats, holds public hearings on changes to the Zoning Ordinance or Zoning Map, and makes recommendations to Council on zoning amendments, specific use permits, variances to the Subdivision Ordinance, and long-range plans such as the Comprehensive Plan.

Case Type	2025	2026(Jan-May)
Residential Replat	8	4
Commercial Replat	5	4
Preliminary Plat	1	2
Final Plat	1	1
Rezoning	2	3
Text Amendments	1	1
Specific Use Permits	2	1
Subdivision Variances	-	-
Total	20	16

Historic Preservation Board

The **Brenham Historic Preservation Board** was organized in 2021 and along with the Historic Preservation Officer, is charged with the responsibility of assuring that the integrity of designated Historic Landmarks and properties within the city's Historic Districts are protected.

2025 Certificate of Appropriateness Cases

203 West Alamo Street (Michael Breddin)

215 West Commerce Street (Arlen & Heather Thielemann)

210 South Park Street (Jared Anderson)

114 East Alamo Street (Ken & Katie Burch)

2026 Certificate of Appropriateness Cases

111 South Saint Charles Street (Blake Sawyer)

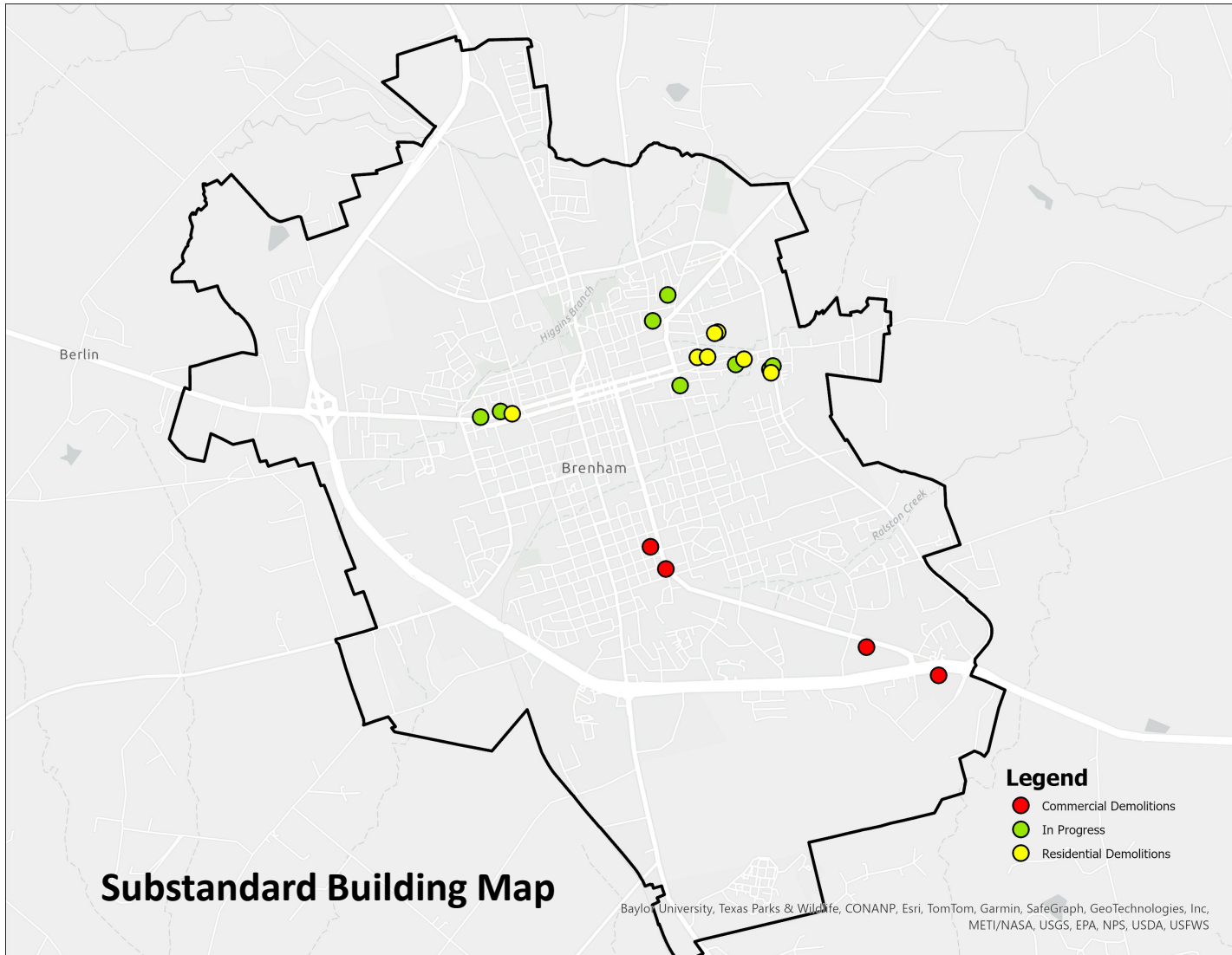
216 West Alamo Street (Rally Room)

400 South Austin Street (Citizens National Bank)

2026 Goal: Certified Local Government (THC)



Building and Standards



Residential Demolitions

1. 1306 & 1308 Bridge Street
2. 703 W. Main Street
3. 1506 E. Alamo Street
4. 1105 E. Main Street
5. 410 S. Blue Bell Road
6. 207 Taft Street

Commercial Demolitions

1. 2210 US Hwy 290 E. (old pawn shop)
2. 2700 S. Market St. (old print shop)
3. 1900 S. Market St. (Valero old carwash tunnel)
4. 1702 S. Baylor Street (Boetcher lumber)

In progress

1. 806 West Main Street
2. 1001 Oak Street
3. 408 & 406 S. Blue Bell Road
4. 300 S. Chappell Hill Street
5. 910 W. Main Street
6. 502 Gayhill Street

Building and Standards





Capital Improvements Advisory Committee

Meets twice annually

- April 29, 2026
- November 4, 2026

Impact Fees (IF) Collected 2025 October - December 25					
New Construction	Number of Units	Water IF Total	Wastewater IF Total	Total IF Collected	
Residential	8	\$ 38,352	\$ 4,960	\$	43,312
Commercial	Water Connection Size				
2631 Ryan Street	2	\$ 15,341	\$ 1,985	\$	17,326
Residential & Commercial Total					\$ 60,638

Impact Fees (IF) Collected 2026 YTD (January - May)					
New Construction	Number of Units	Water IF Total	Wastewater IF Total	Total IF Collected	
Residential	65	\$ 311,350	\$ 41,540	\$352,890	
Commercial	Water Connection Size				
1207 Prairie Lea	2.0	\$ 15,341	\$ 1,985	\$	17,326
1101 US HWY 290 E	Domestic (2)	\$ 15,341	\$ 1,985	\$	17,326
1101 US HWY 290 E	Irrigation (1.50)	\$ 9,589	-	\$	9,589
2602 Longwood Dr	4.0	\$ 57,563	\$ 7,445	\$	65,008
Commercial Total				\$	109,249
Residential & Commercial Total					\$ 462,139



Capital Improvements Advisory Committee

Impact Fees Fiscal Year 26 Comparison

FY26 Budget Comparison	Water IF	Wastewater IF	Total IF
Budget Amount:	\$ 552,304	\$ 71,430	\$ 623,734
YTD Actual:	\$ 409,184	\$ 52,955	\$ 462,139

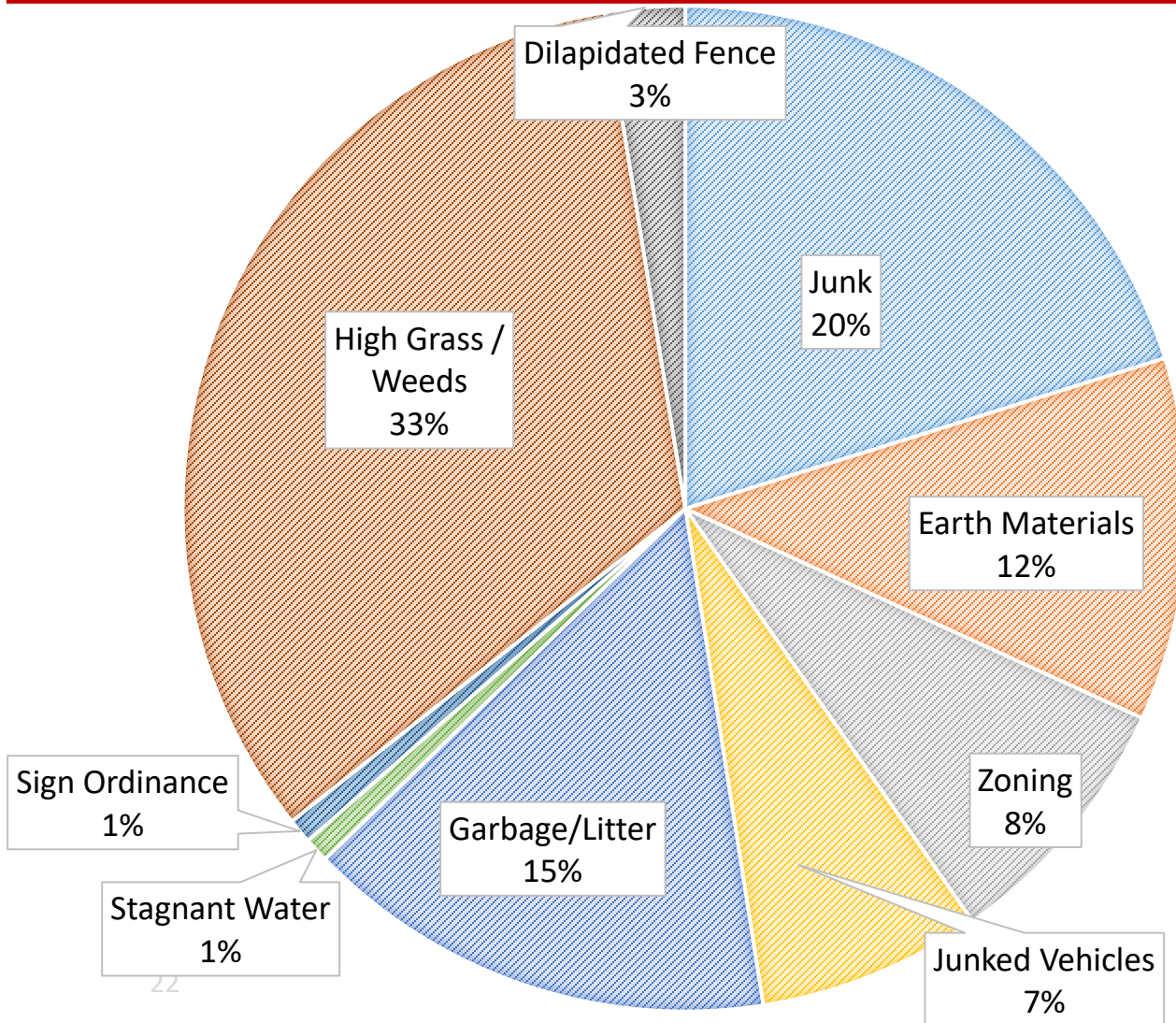
Water Capital Projects

- Surface Water Treatment Plant Improvements (\$24M)
- Loesch Water Wells and Treatment Plant (\$11M)
- Highway 36 South Elevated Storage Tank (\$3M)

Wastewater Capital Projects

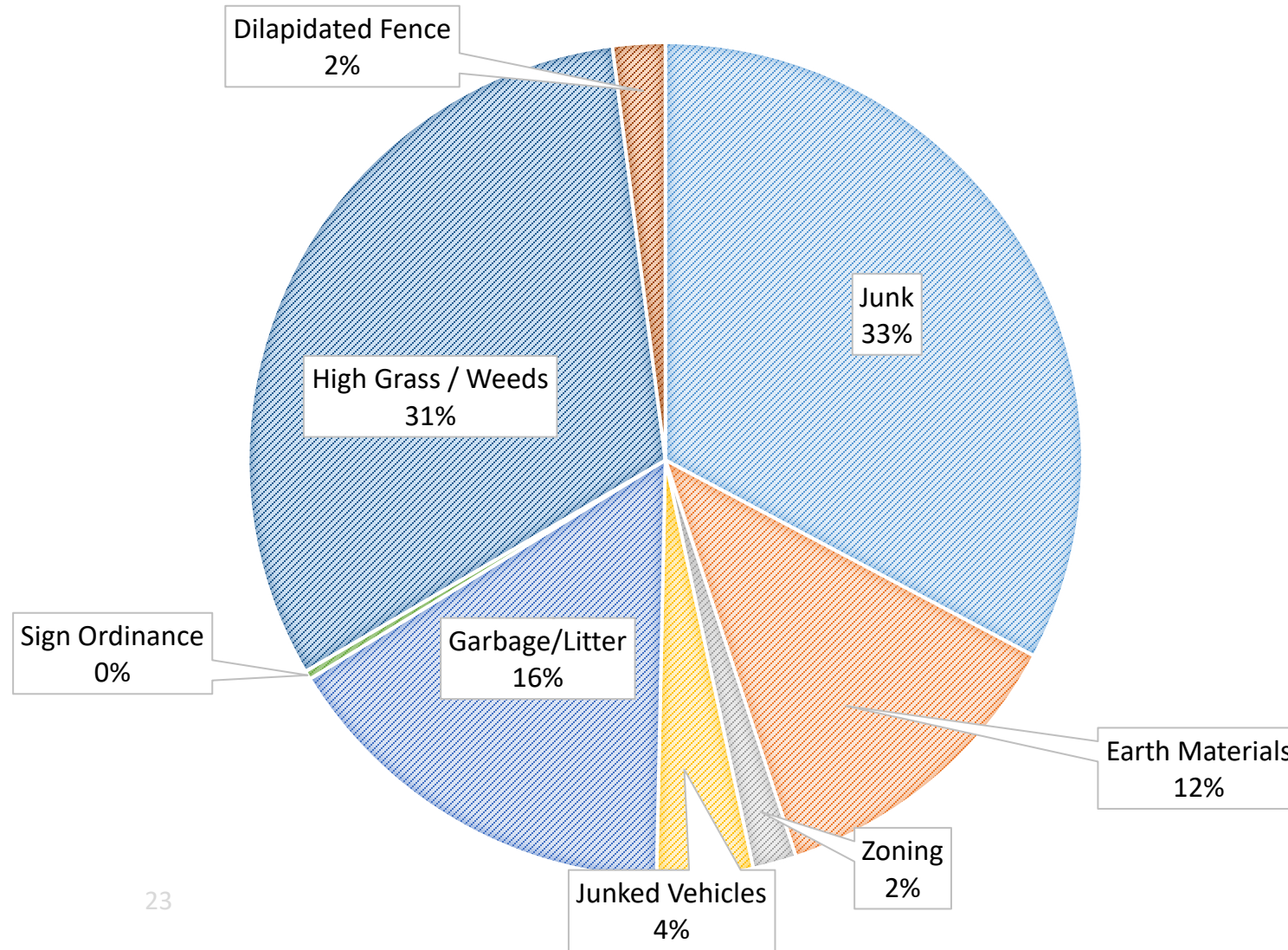
- Industrial Boulevard Lift Station (\$1.7M)
- Business Center Extension & Lift Station (\$1.4M)
- Highway 105 Lift Station Improvements & Force Main (\$5.1M)
- KC Lift Station and Force Main Replacement (\$1.8M)

Code Compliance - 2025



- Compliance, either voluntary or involuntary, is achieved in the following ways:
 - 10-day notice placed on front door
 - 10-day “Friendly Notice” mailed via regular mail
 - 10-day “Notice of Violation” mailed via certified mail
 - City abatement
 - Municipal Court action
- Total violations addressed : 625
- Cases sent to Municipal Court: 14

Code Compliance – 2026 YTD



- 296 total violations addressed
- Cases sent to Municipal Court: 1
- Current Staff Vacancy

Licensed Food Establishments

- 2025 : 157 Establishments
- Conducted 168 health inspections
- 2026 : 167 Establishments
- Q1: 85 health inspections
- Additional inspections on a complaint basis

Vendor/ Solicitor Permits

- Vendor Permits – Issued to individuals who set up at an event or specific locations and offer their goods or services for sale.
- Solicitor Permits – Issued to individuals who travel door to door offering goods or services for sale.
- From 2025 – Present –Issued 74 Vendor / Solicitor Permits.
- Food Truck / Trailer Vendor Permit: 11

Restaurant Report Card

It's Back: Restaurant Report Card!

- Added transparency
- Quarterly results from the inspected restaurants / mobile kitchens will be posted on the city's website.
- An added feature is that as the years go by, citizens will be able to track their favorite eateries and review historical inspection results.



Key Priorities

- ✓ Keep Brenham, Brenham.
- ✓ Quality customer service.
- ✓ Consistency in code application.
- ✓ Responsible, intentional growth.
- ✓ Voluntary compliance.



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