

# Welcome!



## Town Hall Meeting

Comprehensive Plan  
Future Land Use

*April 30, 2019*



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**President**



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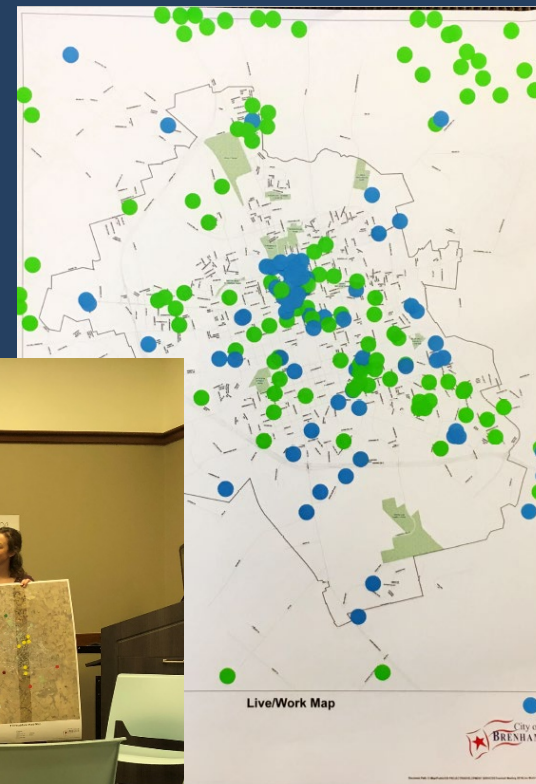




# Agenda Tonight

- **Presentation**
- **Facilitated Group Activities**
- **Wrap-up Discussion**

# Town Hall Meeting



I ❤️ Brenham

Please add to this "graffiti" style listing of what you love about Brenham.

*I ❤️ No Train Horns* *I ❤️ No traffic*

*Brenham is great!* *no traffic*

*Grand Place "Porch"* *no traffic*

*Love Dixie w/ historic street no parking* *no traffic*

*Charming w/ row houses (historic) history* *no traffic*

*I ❤️ the gas BS* *no traffic*

*THANK YOU BRENHAM!* *no traffic*

*30 S!* *no traffic*

*2003-08* *no traffic*

*Who Be!!!* *no traffic*

*LESS STRESS* *no traffic*

*BEAVER POND* *no traffic*

*Community Center* *no traffic*

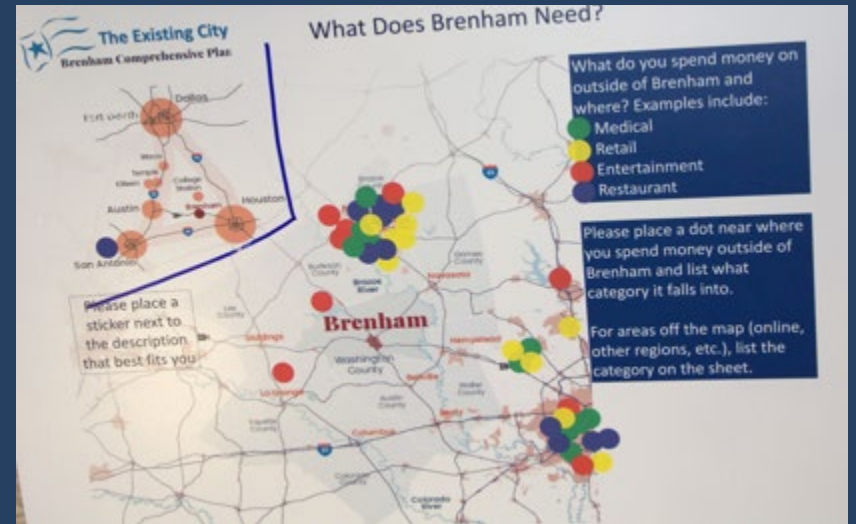
*BIDD*

Brenham Comprehensive Plan



- Areas where changes not needed (existing roads working well)
  - Areas that need improved connectivity (such as new or extended roads)
  - Areas that need improved traffic flow
  - Other areas of safety
  - Areas of pedestrian/bicycle activity?
- 20 Minutes

# Open House



# Top 6 Priorities

1. **Growth and Revitalization Strategies**
2. **Focusing on Economic Essentials and a Strong Tax Base**
3. **Housing Costs and Options Inside the City**
4. **Attention to Brenham's Infrastructure**
5. **An Even More Livable Brenham**
6. **New and Improved Implementation Tools to Advance Plan Priorities**

# Process and Timeline

## Early Input

*December - February*

- Joint Workshop 1
- Small Group Listening Sessions
- Advisory Committee Meeting 1
- Town Hall Meeting

## Existing City Report

*February*

## Plan Direction & Outline Memo

*February*

- Joint Workshop 2
- Open House

## The Future City

*March-June*

- Advisory Committee Meetings 2-4
- **Town Hall 2, Open House 2**
- Joint Workshop 3

**Planning and Zoning Commission Hearing August**

# Future Land Use Map vs. Zoning

	Future Land Use Map	Zoning Map
Purpose	<ul style="list-style-type: none"><li>▪ Outlook for the future use of land and the character of development in the community.</li><li>▪ Macro level – generalized development patterns.</li></ul>	<ul style="list-style-type: none"><li>▪ Basis for applying different land use regulations and development standards in different areas of the community (“zones”).</li><li>▪ Micro level – site-specific focus.</li></ul>



# Future Land Use Map vs. Zoning

	Future Land Use Map	Zoning Map
Use	<ul style="list-style-type: none"><li>■ Guidance for the City's zoning map and related decisions (zone change requests, variance applications, etc.).</li><li>■ Baseline for monitoring consistency of actions and decisions with the Comprehensive Plan.</li></ul>	<ul style="list-style-type: none"><li>■ Regulating development as it is proposed, or as sites are positioned for the future with appropriate zoning (by the property owner or the City).</li></ul>

# Future Land Use Map vs. Zoning

	Future Land Use Map	Zoning Map
Inputs and Considerations	<ul style="list-style-type: none"><li>■ Existing land use in the city.</li><li>■ The locational aspects of community planning priorities involving economic development, housing, infrastructure, parks and recreation, public facilities, etc.</li></ul>	<ul style="list-style-type: none"><li>■ Comprehensive Plan and Future Land Use map for general guidance.</li><li>■ Zoning decisions that differ substantially from the general development pattern depicted on the Future Land Use map should indicate the need for some map adjustments the next time the Comprehensive is revised.</li></ul>

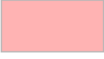
# Draft Future Land Use Map Considerations

- Upcoming/announced projects
- Thoroughfare map
- Existing land use and zoning
- Floodplains

# Future Land Use Map Categories

## Legend

### Future Land Use Plan

-  Rural
-  Cemetery
-  Open Space
-  Park
-  Estate Residential
-  Single Family Residential
-  Manufactured Homes
-  Multi-Family Residential
-  Mixed Use Downtown Adjacent
-  Corridor Mixed Use
-  Downtown
-  Special Use
-  Commercial
-  Industrial

# Rural/Undeveloped

- Sparsely developed area or very low density residential
- Mainly natural/undeveloped



# Parks/Recreation

- Public parks and open space
- Public recreation areas



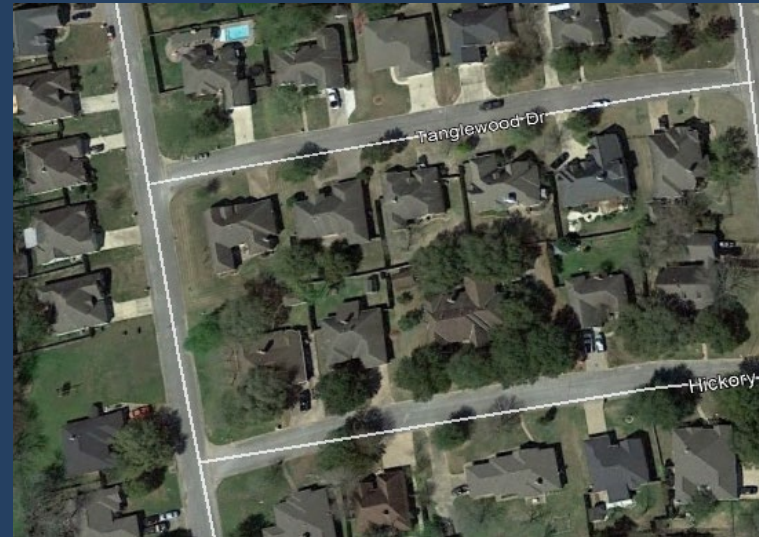
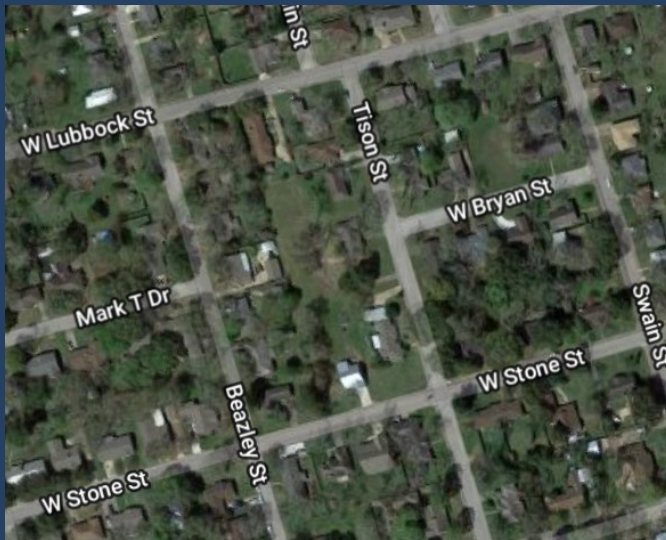
# Estate Residential

- Transition between rural areas and in-city areas
- Larger lot single-family



# Single-Family Residential

- In-city densities
- Neighborhood-scale commercial uses





# Multi-Family Residential

- More units per acre than in single-family residential
- Can provide a transition between residential and non-residential areas



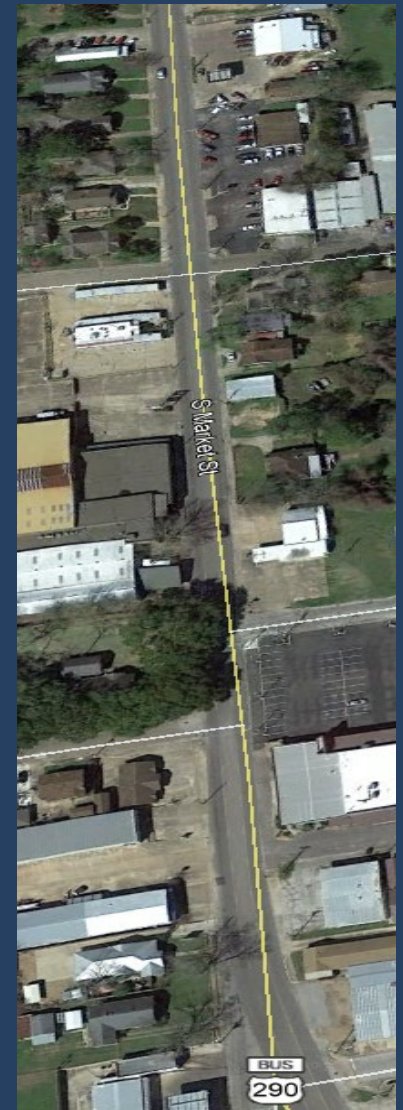
# Commercial

- Primarily along major roadway corridors
- Retail, office, and service uses



# Corridor Mixed Use

- High profile roadway corridors within the city that currently have a wide range of uses
- Market Street, Day Street, West Main Street



# Mixed Use Downtown Adjacent

- Transition area for downtown complementary uses
- Mixed-use areas



# Downtown Area

- Most intensely developed area
- Mix of uses



# Industrial

- Includes the two existing industrial parks
- Area along Blue Bell Road and SH105
- Considerations include truck activity/rail service and buffering of adjacent land uses



# Special Use

- **Unique land uses that warrant special consideration**
- **Special Uses on Draft FLUM**
  - **Intensive City facilities (water treatment, wastewater, etc.)**
  - **Large institutional facilities (State Supported Living Center, etc.)**
  - **Large educational facilities (Blinn College, BISD campuses, etc.)**
  - **Large-scale cemeteries (Prairie Lea)**





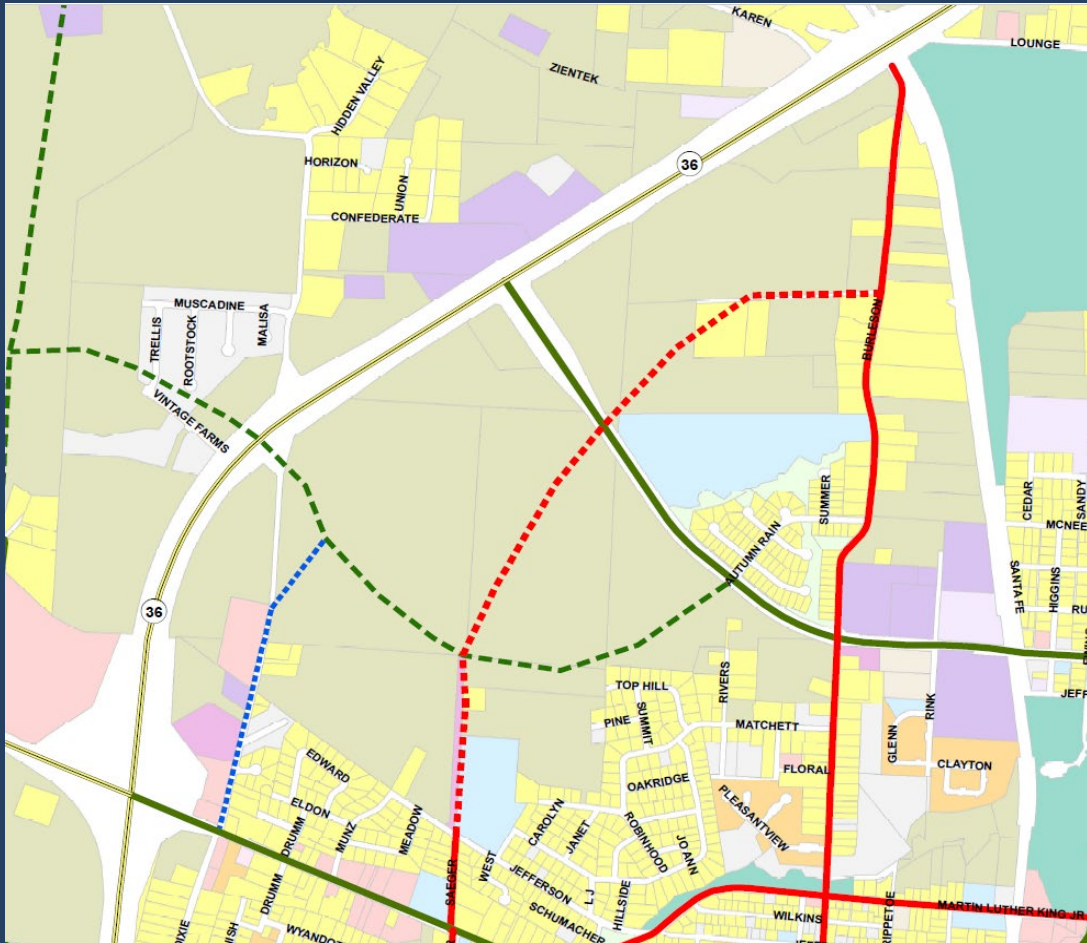
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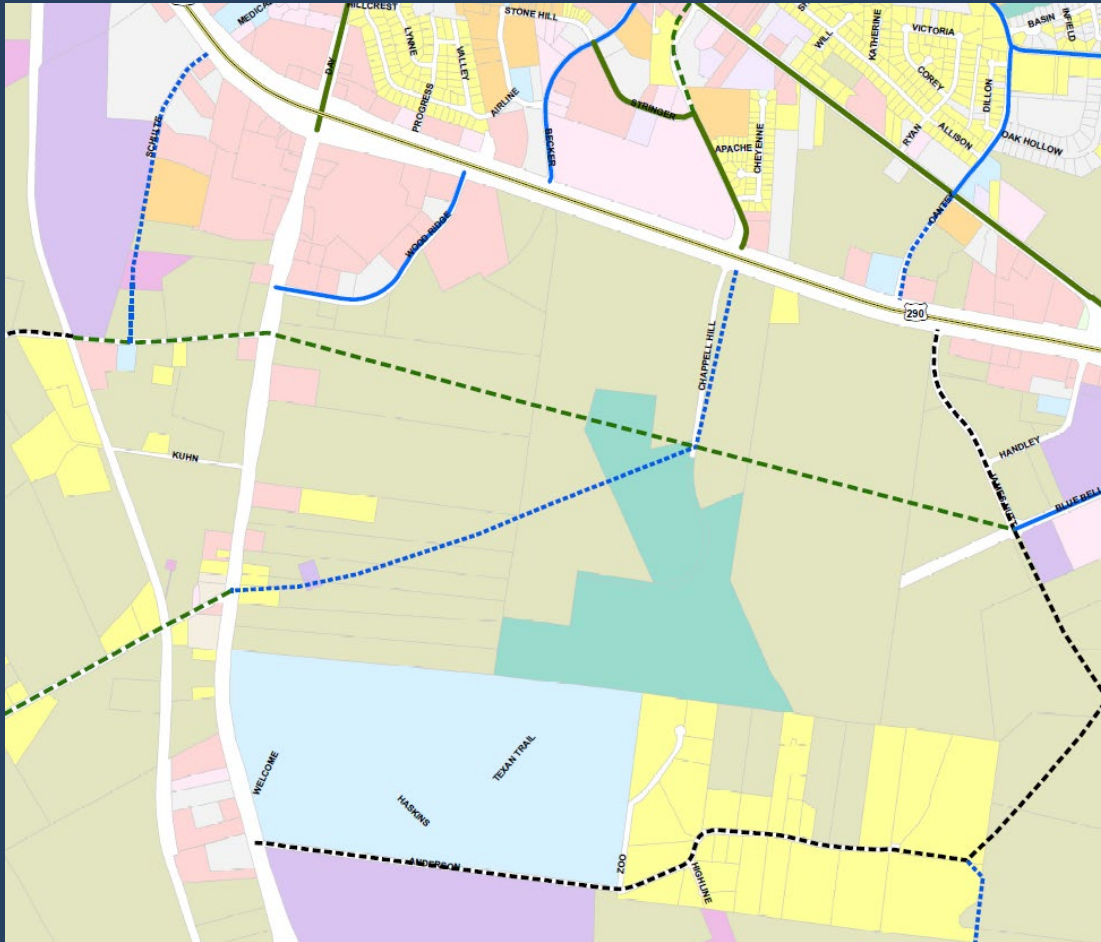
# Potential Area of Change 1: Northwest

15  
Minutes



- Map shows **EXISTING** land use
- 2014 Thoroughfare Plan overlaid
- Discuss questions as a group

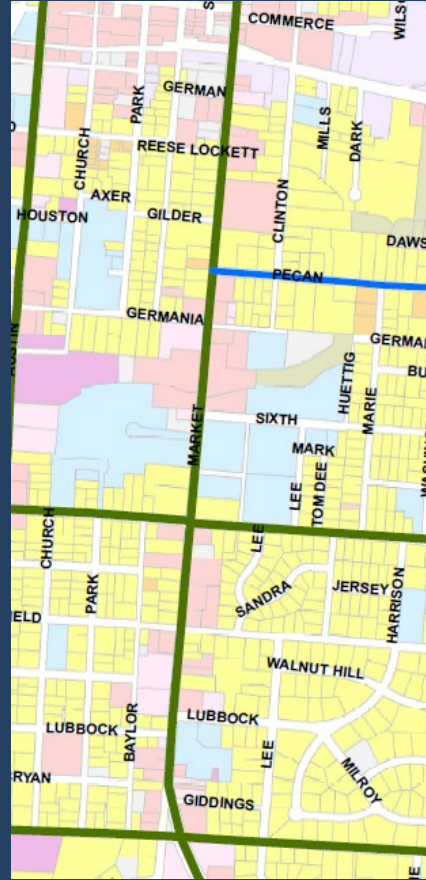
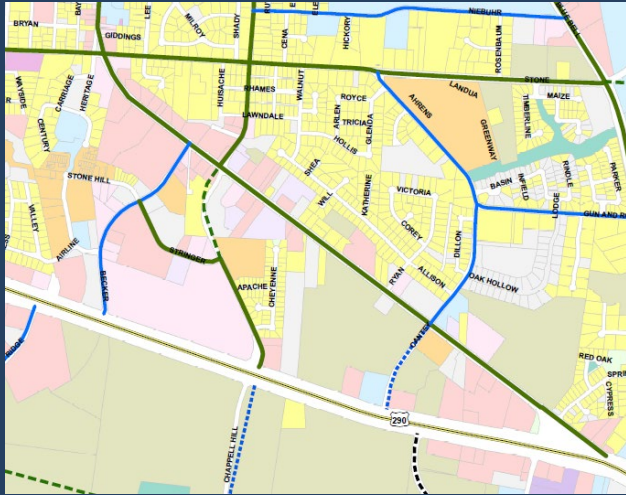
# Potential Area of Change 2: South



**15  
Minutes**

- Map shows **EXISTING** land use
- **2014 Thoroughfare Plan** overlaid
- **Discuss questions as a group**

# Potential Area of Change 3: Market Street



**15  
Minutes**

- Map shows **EXISTING** land use
- 2014 Thoroughfare Plan overlaid
- Discuss questions as a group

# Draft Future Land Use Map

**15  
Minutes**

- **Map shows DRAFT future land uses**
- **Are there enough commercial areas?  
Industrial? Residential?**
- **Areas do/do not believe will develop**
- **Use post-its/markers to comment on  
DRAFT**