



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, JANUARY 24, 2022, AT 5:15 PM
SECOND FLOOR CITY HALL BUILDING
COUNCIL CHAMBERS
200 W. VULCAN STREET
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 December 20, 2021 Planning and Zoning Commission Meeting.

4-b. Case Number P-22-002: A Preliminary Plat of Beautiful Acres Subdivision, consisting of Lots 1-5 being 1.931 acres each for a total of 9.655 acres, out of the Arrabella Harrington Survey, A-55 in Washington County, Texas.

4-c. Case Number P-22-003: A Final Plat of Beautiful Acres Subdivision, consisting of Lots 1-5 being 1.931 acres each for a total of 9.655 acres, out of the Arrabella Harrington Survey, A-55 in Washington County, Texas.

REGULAR AGENDA

5. Election of a Chair, Vice Chair, and Secretary for the Planning and Zoning Commission for 2022.

6. **Public Hearing, Discussion and Possible Action on Case Number P-22-001: A City initiated request to approve an Ordinance of the City of Brenham, Texas Adopting the 2022 Thoroughfare Plan and Repealing All Ordinances or Parts of Ordinances in Conflict Herewith and Providing an Effective Date.**

7. **Adjourn.**

CERTIFICATION

I certify that a copy of the January 24, 2022 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 January 21, 2022 at 11:30 am.

Kim Hodde

Kim 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 _____, 2022 at _____.

Signature

Title

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
December 20, 2021**

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 December 20, 2021, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chair	Calvin Kossie
Dr. Deanna Alfred, Vice Chair	Marcus Wamble
Chris Cangelosi	

Commissioners absent:

Artis Edwards, Jr.
Cayte Neil

Staff present:

Stephanie Doland, Development Services Director
Shauna Laauwe, City Planner
Kim Hodde, Planning Technician

Citizens / Media present:

Daniel Beamon
Grant Lischka
Alison Bruce, Brenham Banner Press
Joshua Blaschke, KWHI

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:15 pm with a quorum of five (5) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

- A copy of the 2022 Planning and Zoning Commission meeting calendar was placed on the dais.
- The City Council voted to extend all of the Board Member terms and a thank you was given to all for their service.
- A joint City Council and Planning and Zoning Commission workshop meeting will be held on January 10, 2022 at 11:30 am at the Barnhill Center to discuss the proposed Thoroughfare Plan. Lunch will be provided.
- All Board Members were wished a very Merry Christmas.

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 November 15, 2021, Planning and Zoning Commission Meeting.

4-b. Case No. P-21-030: A Final Plat of the Liberty Village Subdivision, Phase Three, being a Replat of Reserve "B" of the Liberty Village Subdivision, Phase Two being a total of 24.471 acres, consisting of 113 Lots in Blocks 9-13, and Common Area #7 being 0.094 acres, out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.

A motion was made by Commissioner Kossie and seconded by Commissioner Wamble to move item 4-b from the Consent Agenda to the Regular Agenda for discussion. The motion carried unanimously.

Chairman Behrens called for a motion for the statutory consent agenda. A motion was made by Commissioner Cangelosi and seconded by Commissioner Alfred to approve the Statutory Consent Agenda (Item 4-a) as presented. The motion carried unanimously.

REGULAR SESSION

4-b. Case No. P-21-030: A Final Plat of the Liberty Village Subdivision, Phase Three, being a Replat of Reserve "B" of the Liberty Village Subdivision, Phase Two being a total of 24.471 acres, consisting of 113 Lots in Blocks 9-13, and Common Area #7 being 0.094 acres, out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-21-030 (on file in the Development Services Department). Ms. Laauwe stated the proposed Final Plat is for Phase Three of the Liberty Village Subdivision and consists of 113 residential lots in Blocks 9-13, and establishes Common Area #7 (0.094 acres) for the use and maintenance of a retaining wall to be maintained by the HOA. Ms. Laauwe stated that copies of the revised plat were placed on the dais. The plat in the packet shows a 12-foot electric easement between lots 47 and 48. However, the applicant has requested that gas be extended into the neighborhood; therefore, this easement needs to be widened and will become a 16-foot public utility easement. The common lot lines for lots 16, 17, 13 and 3 are proposed to be altered slightly. The proposed alterations meet the zoning requirements of the subdivision.

Development Services and Engineering have reviewed the proposed plat for adherence to required ordinances and regulations and recommends approval of the plat as revised and presented.

A motion was made by Commissioner Kossie and seconded by Commissioner Wamble to approve the request for a Final Plat of the Liberty Village Subdivision, Phase Three, being a Replat of Reserve "B" of the Liberty Village Subdivision, Phase Two being a total of 24.471 acres, consisting of 113 Lots in Blocks 9-13, and Common Area #7 being 0.094 acres, out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas, as presented. The motion carried unanimously.

5. Public Hearing, Discussion and Possible Action on Case No. P-21-031: A request by Todd and Tyson Felder for a Specific Use Permit to allow an Automobile (Car) Wash in a B-1, Local Business Residential Mixed Use Zoning District on property addressed as 1413 W. Main Street, and described as Tract 186 of the Phillip Coe Survey in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-21-031 (on file in the Development Services Department). Ms. Laauwe stated the applicants, Todd and Tyson Felder, have requested a specific use permit to allow an automobile (car) was to be located in the B-1 zoning district. The property is zoned B-1, Local Business Residential Mixed-Use District. The future land use map designates the property as a Corridor Mixed Use. The property is located west of and adjacent to LJ's BBQ and The Yard. The properties to the south and east are zone R-1, Single Family Residential. The property is approximately 99 feet wide and 285 feet deep. There is an existing dilapidated structure on the property. The applicant's proposal is as follows:

- Demolish the existing structure and accessory structures to construct an automatic car wash.
- The property will house a 5,000 square foot structure (100 feet by 50 feet) that will have two 18 feet by 80 feet wash bays, with 14 feet by 80 feet equipment room in the middle, and 20 feet by 50 feet covered canopy over the pay kiosk.
- Three vacuums located 67 feet from the rear property line.
- Total vehicle capacity of 20 vehicles – wash bay (2), cueing (12), vacuum slots (5), and (1) employee space.

- Proposed hours of operation are 24 hours per day / 7 days per week.

The front setback is 37.5 feet and the existing curb will be utilized. The west side and south side setbacks include a 20 feet additional buffer yard. The applicants meet or exceed the setback requirements as follows:

- West side setback – required 30 feet / proposed 38 feet
- East side setback – required 0 feet / proposed 11 feet
- South side setback – the building will be located 137 feet from the rear property line

The proposed layout meets or exceeds the requirements for fire access. The applicant has agreed to hooded lighting to limit the impact on adjacent residential uses. The applicant has also agreed to have the dryers/blowers located within the bays and have cones attached to reduce the noise level. The City of Brenham Zoning Ordinance limits the noise level in commercial districts to 62 decibels. Based on the additional information provided by the applicant and the bufferyard requirements that will require either a screening fence or dense hedge and landscaping, staff anticipates that the noise levels will be at an acceptable level. The proposed re-development of this site will be compatible with the anticipated uses surrounding the property.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on December 4, 2021. Staff did not receive any responses in support of or against the request. Staff recommends approval of the request, with the following conditions:

- The car wash be constructed with the dryers/blowers located within the car wash bay structure as well as having attached noise-lessening cones.
- The automated entrance machine/teller be located under a canopy, as proposed.
- Hooded and downcast lighting be utilized.
- A detailed landscaping and screening plan be submitted and approved (found to be in conformance with the landscaping and bufferyard requirements).

Chairman Behrens opened the Public Hearing at 5:35 pm. Chairman Behrens asked how these setbacks compare to the Zippy’s car wash on Highway 290 feeder road. Staff replied that the Zippy’s car wash is located closer to the adjacent residential than what is being proposed for this development. There were no citizen comments. Chairman Behrens closed the Public Hearing at 5:36 pm.

A motion was made by Commissioner Alfred and seconded by Commissioner Cangelosi to recommend approval of the request by Todd and Tyson Felder for a Specific Use Permit to allow an Automobile (Car) Wash in a B-1, Local Business Residential Mixed Use Zoning District on property addressed as 1413 W. Main Street with the conditions as recommended by Staff, as presented. The motion carried unanimously.

6. Adjourn.

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to adjourn the meeting at 5:38 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:

	<u>M. Keith Behrens</u>	<u>January 24, 2022</u>
Planning and Zoning Commission	Chair	Meeting Date
	<u>Kim Hodde</u>	<u>January 24, 2022</u>
Attest	Staff Secretary	Meeting Date

CASE P-22-002
PRELIMINARY PLAT: BEAUTIFUL ACRES SUBDIVISION

PLAT TITLE: Beautiful Acres Subdivision **CITY/ETJ:** ETJ

PLAT TYPE: Preliminary Plat

OWNER/APPLICANT: Gerald Calvert

ADDRESS/LOCATION: Old Masonic Road

LEGAL DESCRIPTION: Proposed Lots 1-5 of Beautiful Acres Subdivision in Washington County, Texas

LOT AREA: Lots 1-5 being 1.931 acres each and a 0.555-acre right-of-way dedication

ZONING DISTRICT: Not applicable / Agricultural vacant land and residential

EXISTING USE: Vacant

COMP PLAN Rural
FUTURE LAND USE:

REQUEST: A request for a Preliminary Plat of the Beautiful Acres Subdivision creating Lots 1-5 and a 0.555-acre right-of-way dedication, being 10.210 acres of land out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.

BACKGROUND:

The subject 10.210 acres of land is within the ETJ and is generally located north of Twisted Oak Drive and abutting the city limits with Scenic Estates Section III subdivision to the south (See Figure 1). The property owner, Gerald Calvert, requests approval of a Preliminary Plat of the Beautiful Acres Subdivision that creates proposed Lots 1-5, containing 1.931 acres each and a 0.555-acre right-of-way dedication for a total of 10.210 acres of land. The plat includes a 0.555-acre right-of-way dedication for the possible future widening of Old Masonic Road. The applicant desires to plat the property for future residential development. The subject site does not have a recorded plat and thus, approval of a Preliminary Plat and Final Plat is required for future development.

Figure 1



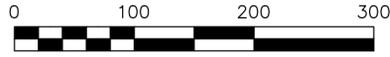
STAFF ANALYSIS AND RECOMMENDATION:

Development Services and Strand Engineering have reviewed this Preliminary Plat for compliance with applicable City of Brenham regulations and ordinances and recommends **approval** of this plat as presented.

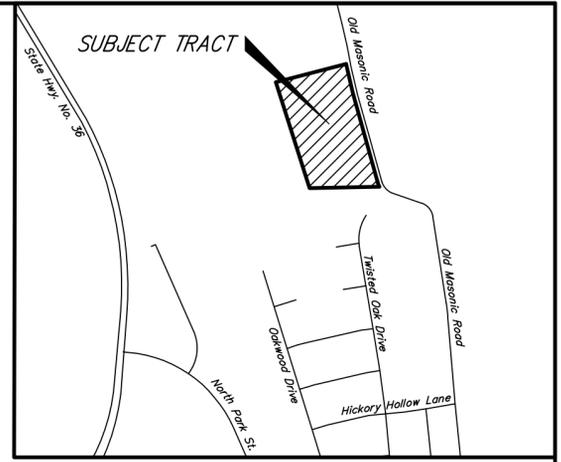
EXHIBITS:

- A. Proposed Preliminary Plat

Called 25.557 Acres
James Boone Sanford and spouse,
Carol Anne Sanford
General Warranty Deed
Volume 1765 Page 10 ORWC



NORTH
SCALE: 1" = 100'

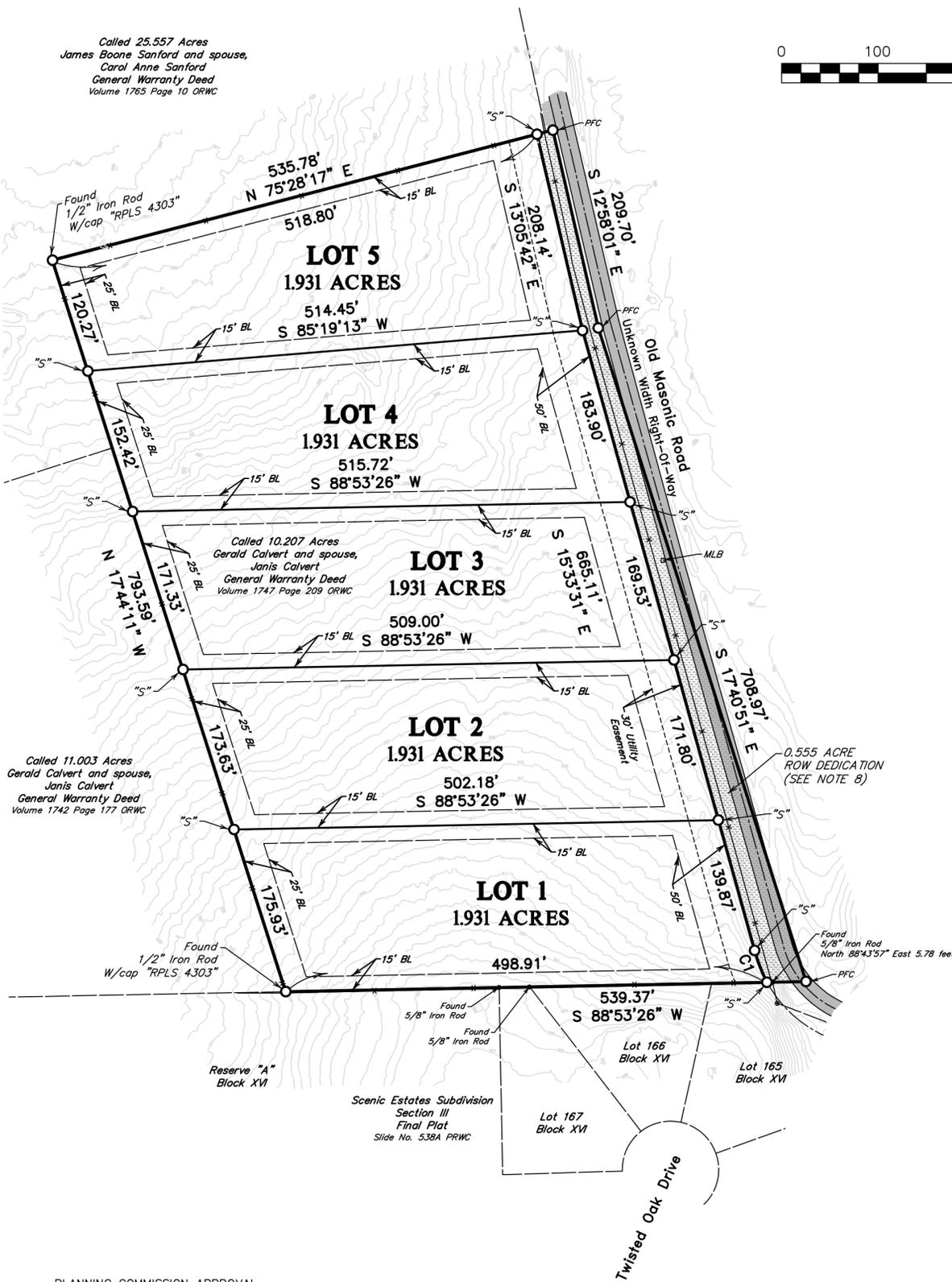


VICINITY MAP (NOT TO SCALE)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	177.15'	35.35'	35.29'	S 21°16'31" E	11°26'01"

LEGEND:

- BL BUILDING LINE
 - "F" FOUND 1/2" IRON ROD
 - ORWC OFFICIAL RECORDS OF WASHINGTON COUNTY
 - PFC POINT FOR CORNER
 - POB POINT OF BEGINNING
 - PRWC PLAT RECORDS OF WASHINGTON COUNTY
 - ROW RIGHT-OF-WAY
 - "S" SET 5/8"-IRON ROD WITH CAP STAMPED "JONES|CARTER"
-
- ADJOINER LINE
 - BUILDING SETBACK
 - EASEMENT LIMITS
 - BARBED WIRE FENCE
 - LOT LINE
 - PLAT BOUNDARY
 - ROW DEDICATION
 - ASPHALT PAVING



PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, 2022, by
the Planning and Zoning Commission of the City of
Brenham, Texas.

Chairman

Attest:

Secretary to the Planning and Zoning Commission

GENERAL NOTES:

- Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
- Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
- This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- According to Map No. 48477C0300C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Washington County, dated August 16, 2011, the subject tract is situated within: Unshaded Zone "X"; defined as "Areas of Minimal Flood Hazards".

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- The Old Masonic Road right-of-way dedication varies to equate to 30 feet from the centerline to allow for the eventual overall width of 60 feet.
- The subdivision shown hereon lies outside of the city limits of Brenham, Texas. However said subdivision lies within the City of Brenham's Extraterritorial Jurisdiction (ETJ).
- Installation of drainage culverts for access will be the responsibility of the individual lot developer.

**PRELIMINARY PLAT
OF
BEAUTIFUL ACRES
SUBDIVISION**

**CREATING
LOTS 1 - 5**

**BEING 1.931 ACRES EACH AND
A 0.555 ACRE ROW DEDICATION
FOR A TOTAL OF 10.210 ACRES
OUT OF THE**

**A. HARRINGTON SURVEY, A-55
WASHINGTON COUNTY, TEXAS
JANUARY 2022**

SURVEYOR:



JONES|CARTER

Texas Board of Professional Land Surveying Firm Registration No. 100461-07
Texas Board of Professional Engineers Firm Registration No. F-439
150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000

OWNER: Gerald Calvert and, Janis Calvert
1350 FM 390 East
Brenham, Texas 77833

CASE P-22-003
FINAL PLAT: BEAUTIFUL ACRES SUBDIVISION

PLAT TITLE:	Beautiful Acres Subdivision	CITY/ETJ: ETJ
PLAT TYPE:	Final Plat	
OWNER/APPLICANT:	Gerald Calvert	
ADDRESS/LOCATION:	Old Masonic Road	
LEGAL DESCRIPTION:	Proposed Lots 1-5 of Beautiful Acres Subdivision in Washington County, Texas	
LOT AREA:	Lots 1-5 being 1.931 acres each and a 0.555-acre right-of-way dedication	
ZONING DISTRICT:	Not applicable / Agricultural vacant land and residential	
EXISTING USE:	Vacant	
COMP PLAN	Rural	
FUTURE LAND USE:		
REQUEST:	A request for a Final Plat of the Beautiful Acres Subdivision creating Lots 1-5 and a 0.555-acre right-of-way dedication, being 10.210 acres of land out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.	

BACKGROUND:

The subject 10.210 acres of land is within the ETJ and is generally located north of Twisted Oak Drive and abutting the city limits with Scenic Estates Section III subdivision to the south (See Figure 1). The property owner, Gerald Calvert, requests approval of a Final Plat of the Beautiful Acres Subdivision that creates proposed Lots 1-5, containing 1.931 acres each and a 0.555-acre right-of-way dedication for a total of 10.210 acres of land. The plat includes a 0.555-acre right-of-way dedication for the possible future widening of Old Masonic Road. The applicant desires to plat the property for future residential development. The subject site does not have a recorded plat and thus, approval of a Preliminary Plat and Final Plat is required for future development.

Figure 1



STAFF ANALYSIS AND RECOMMENDATION:

Development Services and Strand Engineering have reviewed this Final Plat for compliance with applicable City of Brenham regulations and ordinances and recommends **approval** of this plat as presented.

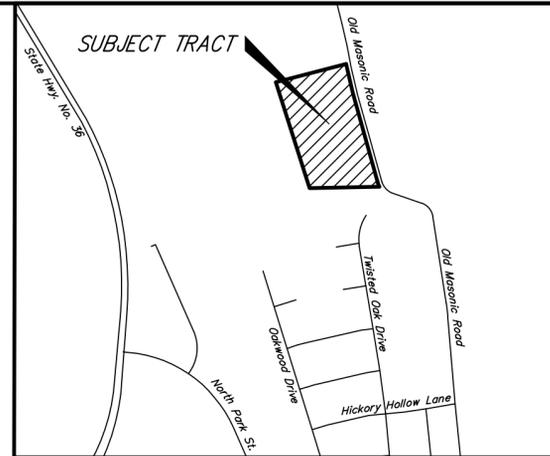
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James Boone Sanford and spouse,
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General Warranty Deed
Volume 1765 Page 10 ORWC

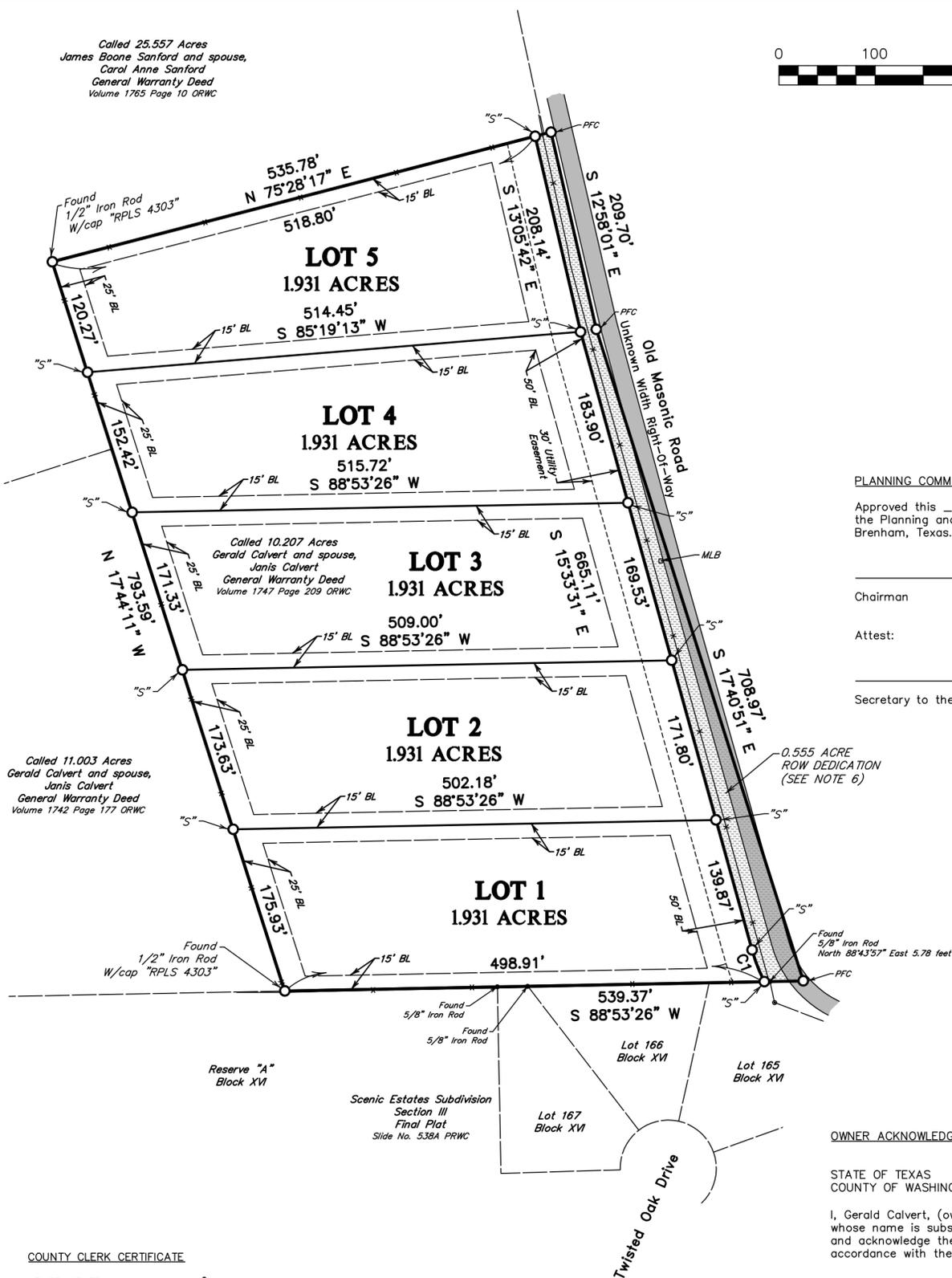


NORTH
SCALE: 1" = 100'



VICINITY MAP (NOT TO SCALE)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	177.15'	35.35'	35.29'	S 21°16'31" E	11°26'01"



PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, 2022, by
the Planning and Zoning Commission of the City of
Brenham, Texas.

Chairman _____

Attest: _____

Secretary to the Planning and Zoning Commission _____

LEGEND:

- BL BUILDING LINE
- "F" FOUND 1/2" IRON ROD
- ORWC OFFICIAL RECORDS OF WASHINGTON COUNTY
- PFC POINT FOR CORNER
- POB POINT OF BEGINNING
- PRWC PLAT RECORDS OF WASHINGTON COUNTY
- ROW RIGHT-OF-WAY
- "S" SET 5/8"-IRON ROD WITH CAP STAMPED "JONES|CARTER"

- ADJOINER LINE
- BUILDING SETBACK
- EASEMENT LIMITS
- BARBED WIRE FENCE
- LOT LINE
- PLAT BOUNDARY
- ROW DEDICATION
- ASPHALT PAVING

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WASHINGTON

I, Janis Calvert, (owner of the land described hereon),
whose name is subscribed hereto, do hereby offer, adopt
and acknowledge the subdivision of said property in
accordance with the plat shown hereon.

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WASHINGTON

I, Gerald Calvert, (owner of the land described hereon),
whose name is subscribed hereto, do hereby offer, adopt
and acknowledge the subdivision of said property in
accordance with the plat shown hereon.

This instrument was acknowledged before me on the
_____ day of _____, 2022 by _____

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

This instrument was acknowledged before me on the
_____ day of _____, 2022 by _____

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

COUNTY CLERK CERTIFICATE

STATE OF TEXAS §
COUNTY OF WASHINGTON §

I, Beth Rothemel, County Clerk in and for said County, hereby certify that
the foregoing instrument with its Certificate of Authentication was filed in my
office the _____ day of _____, 2022, A.D. at _____ o'clock _____ M., and
duly recorded the day of _____, 2022, A.D. at _____ o'clock
_____ M., in the Plat Records in Slide No. _____
Witnessed by hand and seal of the County Court of the said County, at
office in Brenham, Texas.

By: _____
Beth Rothemel
Washington County, Texas
County Clerk

GENERAL NOTES:

- Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
- Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
- This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- According to Map No. 48477C0300C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Washington County, dated August 16, 2011, the subject tract is situated within: Unshaded Zone 'X'; defined as "Areas of Minimal Flood Hazards".

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- The Old Masonic Road right-of-way dedication varies to equate to 30 feet from the centerline to allow for the eventual overall width of 60 feet.
- The subdivision shown hereon lies outside of the city limits of Brenham, Texas. However said subdivision lies within the City of Brenham's Extraterritorial Jurisdiction (ETJ).
- Installation of drainage culverts for access will be the responsibility of the individual lot developer.

SURVEYOR'S ACKNOWLEDGMENT

This is to certify that I, Christopher E. Curtis, a Registered Professional Land Surveyor of the State of Texas, Registration No. 6111, have platted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the TBPLS; and that all easements as appear of record in the office of the County Clerk of Washington County, Texas, are depicted thereon and that all lot corners, angle points and points of curve are properly marked as shown hereon, and that this plat correctly represents that survey made by me.

Christopher E. Curtis
6111
Texas Registration No.

OWNER: Gerald Calvert and, Janis Calvert
1350 FM 390 East
Brenham, Texas 77833

JONES | CARTER
Texas Board of Professional Land Surveying Firm Registration No. 100461-07
Texas Board of Professional Engineers Firm Registration No. F-439
150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000

**FINAL PLAT
OF
BEAUTIFUL ACRES
SUBDIVISION**

**CREATING
LOTS 1 - 5
BEING 1.931 ACRES EACH AND
A 0.555 ACRE ROW DEDICATION
FOR A TOTAL OF 10.210 ACRES
OUT OF THE
A. HARRINGTON SURVEY, A-55
WASHINGTON COUNTY, TEXAS
JANUARY 2022**

SURVEYOR:



CASE NUMBER P-22-001 Thoroughfare Plan Adoption

REQUEST:

The City of Brenham initiated this request to update the existing 2014 Thoroughfare Plan to meet the current and future growth and development needs of the City.

BACKGROUND AND ANALYSIS:

The Brenham Comprehensive Plan, Historic Past, Bold Future: Plan 2040 (Plan 2040) was adopted by the City Council on September 19, 2019. As part of the Comprehensive Plan process, several town halls and open houses were held in 2019 to gauge and receive feedback from the community. During these public engagements, it became clear that the existing 2014 Thoroughfare Plan should be updated to reflect the City of Brenham's growth and provide for current and future needs. At the time, City Council approved adding a supplement Thoroughfare Plan to accompany Plan 2040. Strand Associates provided deliverables in March 2020, however the Pandemic hit that spring and the update was put on hold. On November 19, 2020, the Texas Department of Transportation (TXDOT) held a virtual town hall meeting to discuss five (5) concept plans for the proposed US 290/SH 36 interchange project. With this key information and public input, the Development Services Department renewed their focus in 2021 on the Thoroughfare Plan update. This update to the existing 2014 Thoroughfare Plan will serve as a second step and implementation tool for Plan 2040 by providing information, analysis, and recommendations that supplement Plan 2040.

Plan 2040 includes five focus areas consisting of: Land Use and Development, Growth Capacity, Economic Opportunity, Transportation, and Parks and Recreation. The transportation focus area of Plan 2040 describes the near-term and long-range transportation needs and priorities in and around the City. Plan 2040 notes that the top focus areas include improving safety and connectivity and relieving congestion. The proposed Brenham 2022 Thoroughfare Plan expands on the guiding principles and transportation goals outlined in Plan 2040. The Thoroughfare Plan report discusses, creates, and refines the existing Brenham Thoroughfare Plan Map, provides typical street sections for new development, highlights priority transportation projects, establishes a current truck routes map, proposes priority bicycle and pedestrian routes via an official map, and initiates a detailed traffic impact analysis guideline discussion for future implementation.

For an introductory first-look of the draft 2022 Thoroughfare Plan, the City Council and Planning and Zoning Commission held a joint workshop on January 10, 2022, in order for City Staff to brief the Councilmembers and Commissioners on the Plan, to include enlarged copies of the supplemental maps. The general principals of the Plan were presented as well as a draft copy of the Plan in order to initiate discussion, direction, and public input. Based on the input and discussion, some minor changes were made to the document and maps. These corrections included: a proposed collector street off of Burleson Street was removed as it was erroneously present on each of the maps; based on a comment from a property owner- moving the outer green line to follow a property line instead of through the property;

and, an edit that TXDOT has already begun right-of-way acquisition discussions in 2022 instead of the projected start date of 2024 as stated on page 9.

Since the workshop, we have received two emails (Exhibit B) from a resident, Mr. Allan Oberrender, that expressed the need for bike lanes and a bike rack requirement for apartment complexes and businesses and also the need for a bus/shuttle system in Brenham. In addition, an anonymous commenter expressed the need to look at East Stone Street from South Day to South Market Street as they are in need of repair.

In summary, a community's thoroughfare system is vital to its ability to grow in a positive manner as transportation is inherently linked to land use. The proposed 2022 Thoroughfare Plan is provided by a community-wide participation effort and written in collaboration with City Staff, Kendig Keast Collaborative, and Strand Associates, is a document that City of Brenham stakeholders can reference and implement as a guiding document for both current and long-rang decisions for the next 20+ years. The plan elements that include proposed maps detailing the Thoroughfare Plan, Priority Projects, Truck Routes, and Bicycle and Pedestrian routes, in addition to recommendations and an implementation action agenda, provides Brenham with the plan needed to achieve the goals and vision voiced by the Brenham community. The Planning and Zoning Commission meeting on January 24, 2022, will serve as a public hearing and for a recommendation to the City Council. The 2022 Thoroughfare Plan is scheduled for Council Consideration on February 3rd and 17th, 2022.

STAFF RECOMMENDATION:

Staff recommends **approval** of the adoption of the Brenham Thoroughfare Plan which serves as a guiding document for the Brenham community to make decisions carried out through:

1. Targeted programs and expenditures prioritized through the City's annual budget process, including routine, but essential, functions;
2. Major public improvements and land acquisitions with large developments financed through the City's capital improvements program (CIP) and related bond initiatives;
3. New and amended City ordinances and regulations closely linked to thoroughfare plan objectives (and associated review and approval procedures in the case of land development, subdivisions, and zoning matters);
4. Departmental work plans and staffing in key areas;
5. Support for ongoing planning and studies that will further clarify needs and strategies, including the City Council's own strategic planning;
6. The pursuit of external grant funding to supplement local budgets and/or expedite certain projects;
7. Initiatives pursued in conjunction with other public and private partners to leverage resources and achieve successes neither could accomplish alone.

EXHIBITS:

1. Exhibit A – Brenham Thoroughfare Plan <https://cityofbrenham.online/thoroughfare-plan>
2. Exhibit B – Emails from Mr. Oberrender

Exhibit B- Citizen Emails

From: allan oberrender <allanoberrender@hotmail.com>

Sent: Tuesday, January 11, 2022 4:19 AM

To: Sarah Hill <SHill@cityofbrenham.org>

Subject: hello, message from a concerned citizen

Is it just me, or is Brenham is starting to get a little too big for the roads it currently has? I've been noticing a lot of roads being widened, and this is a problem that will never go away. But I wanted to share a few videos for the planning department that I believe could alleviate the pressure of needing to claim immanent domain, or annoying roadwork just to widen it. We all know that adding more lanes, just means more people will fill up those lanes. We can look at the katy freeway as a perfect example of that, or the widened college station avenues too.

I think that US cities need to factor in;

Bike lanes, I believe should be on any secondary local, all the way up to collector and arterials. Maybe not highway, but the highways should have 2 bike roads that run adjacent and have plenty of safe crossover/crossunders. Either way, adding a bike lane and allowing for various bike-adjacent transportation would help alleviate traffic.

Bus lanes, bus routes. (brenham could even have some 15 seat passenger busses that could shuttle people around 24/7. Could probably do one or two 15 seat vans for that. Why not also just have the ability to hail a bus or 15 seat van from the airport too? This isn't a far fetched idea. It's pretty basic stuff. Wouldn't it be cool to have more tourism zones other than just down town? Wouldn't it be cool to have more people be able to go to work without having to get in their car and take up extra space on the road if they don't want to?

Trams, why wouldn't you have trams? Before the 1940s, there were trams in any city worth a damn with more than 2,000 people. You put a tram on the major collectors or arterials and you'll help so many people live their lives free of congestion. Less cars on the roads means less car deaths, which means a less overworked fire or EMS, which means they'd have time to not get PTSD as quickly or often.

Anyways, please forward this and the following videos to relevant city planning people. I'd love to chat with anyone interested in hearing what I have to say.

The easiest things would be the bike lanes (minus the arterial and highway ones... save that for another day), and floating the 24/7 15 seat shuttle around.

The cities with the best transportation have the lowest poverty and the best tourism.

Video 1, Wendover: <https://youtu.be/-cjfTG8DbwA>

Video 2, Not Just Bikes (on Houston tx) <https://youtu.be/uxyk130fS54>

Video 3, not just bikes (2) <https://youtu.be/71sMeKl-Sv0>

Please feel free to contact me here for any question.

Thanks,
Allan o

From: [allan oberrender](#)
To: [Shauna Laauwe](#)
Subject: RE: hello, message from a concerned citizen
Date: Friday, January 14, 2022 12:32:01 PM
Attachments: [image002.png](#)
[4920AFC13A744CD6B5172C7556BEAD51.png](#)

I wont be able to show up to the meeting because I have to go in to work, to do the night shift at my job. I hope in good faith they could be made aware of my original email. There are varying degrees of wishfulness and practicality with the different ideas in it. I tried to keep it down to earth by mainly focusing on bike lanes or maybe just bike priority.

An easy thing could be, along with bike lanes and light personal transpo, could be lowering parking lot size minimum requirements, and requiring bike racks in most apartment complexes and businesses, and maybe someday, hopefully not TOO far off, we could figure out some way to cross 290 and 36.

I appreciate your understanding and experience on the idea that cars are not the end all be all of transportation. Hopefully brenham can make a change to share the roads sooner rather than later.