

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.



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

Process and Timeline (2023)

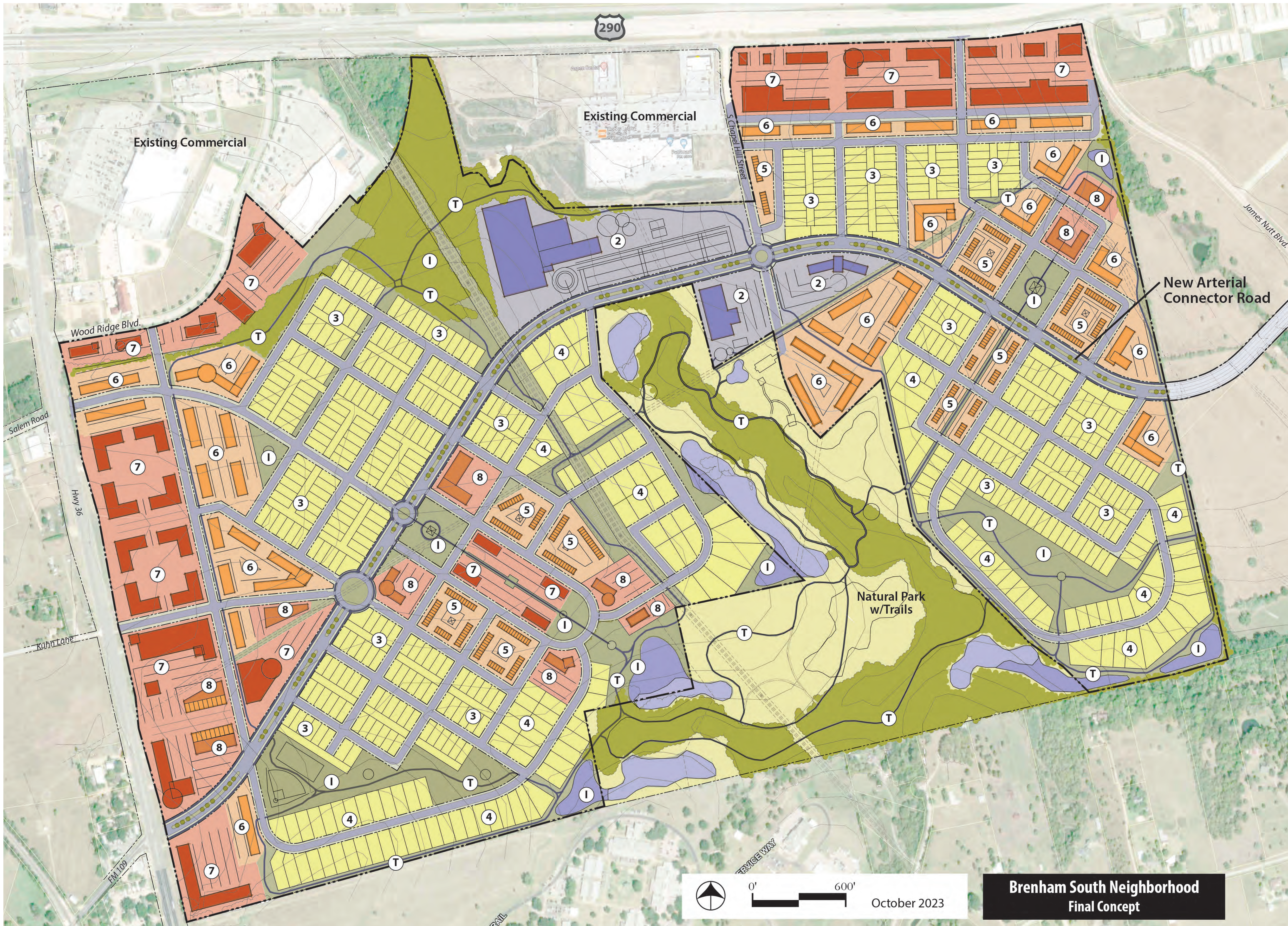
- May 19 **Meeting 1**
Introduction and Discussion
- June 16 **Meeting 2**
Alternative Design Concepts
- Aug 10 **Meeting 3**
Refine Preliminary Draft Plan
- Sept 18 **Meeting 4**
Final Proposed Plan

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

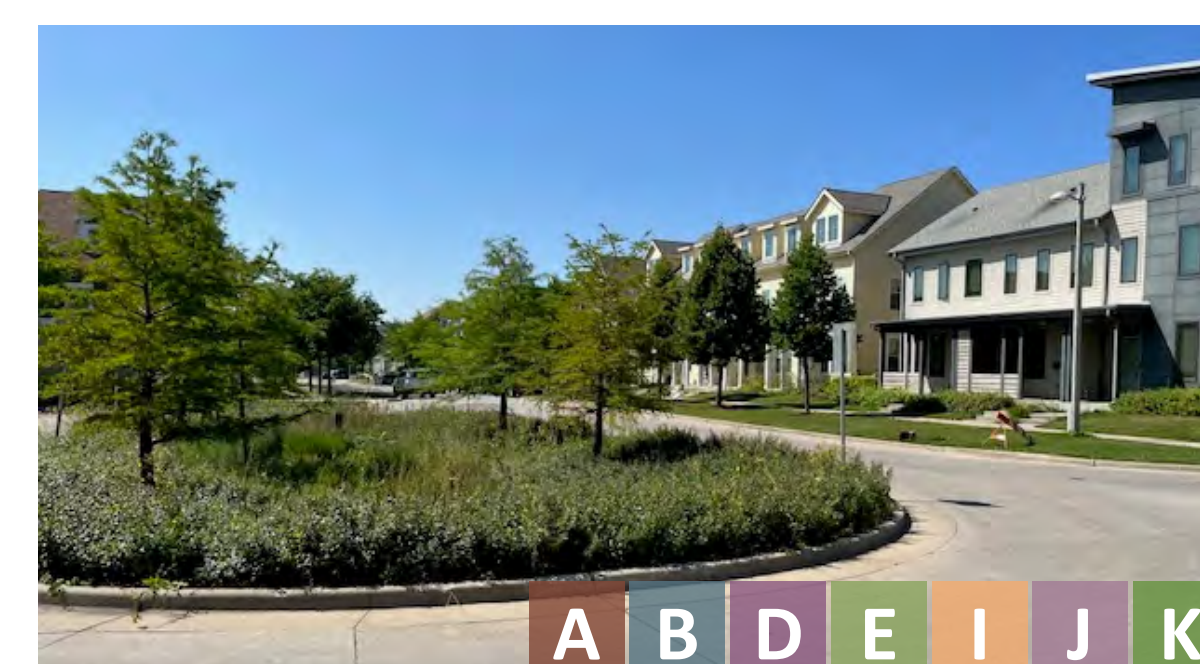


Funding and Incentives

- » 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.