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# Development Update

**Stephanie Doland**

Director of Development Services, City of Brenham

## Single Family Home

impact fee example

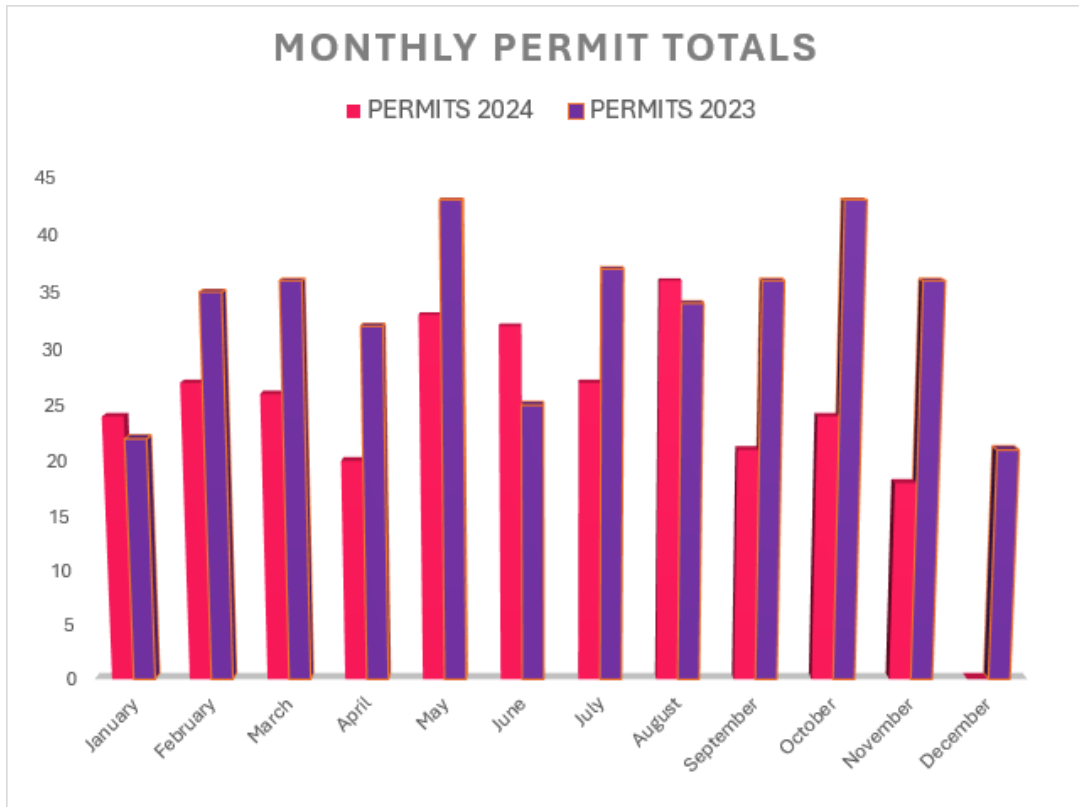
Water (1" Meter Size)	\$ 4,794
Wastewater (1" Meter Size)	+ \$ 620
<b>Total</b>	<b>\$ 5,414</b>



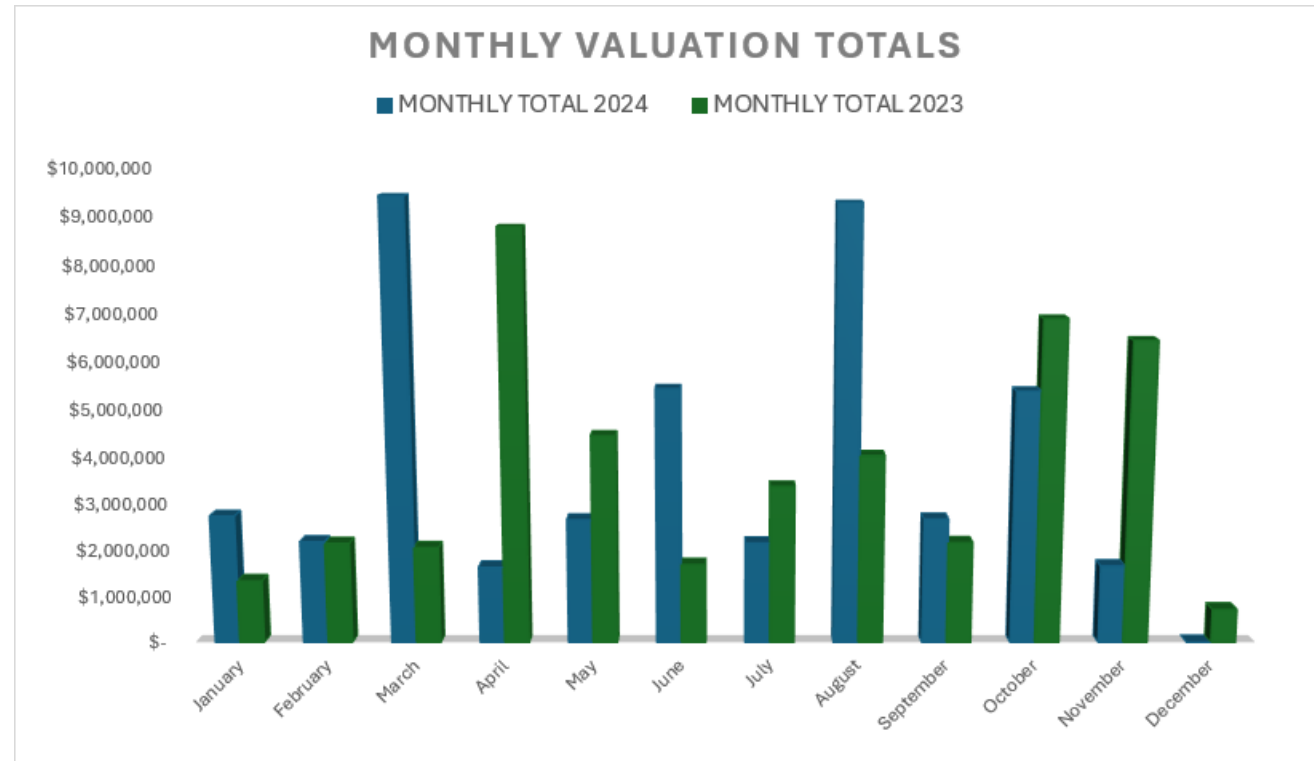
- Study for water, wastewater and roadways
- Adopted February 22, 2024
- Effective Date July 1, 2024
- Grandfather Period Ends July 1, 2025
  
- Assessed based on impact to the utility system
- Water connection size
- Fire protection
- Irrigation
- Redevelopment applicability



# Historical Monthly Building Permit Data



2023 Total Permits: 400  
 2024 YTD Permits: 295

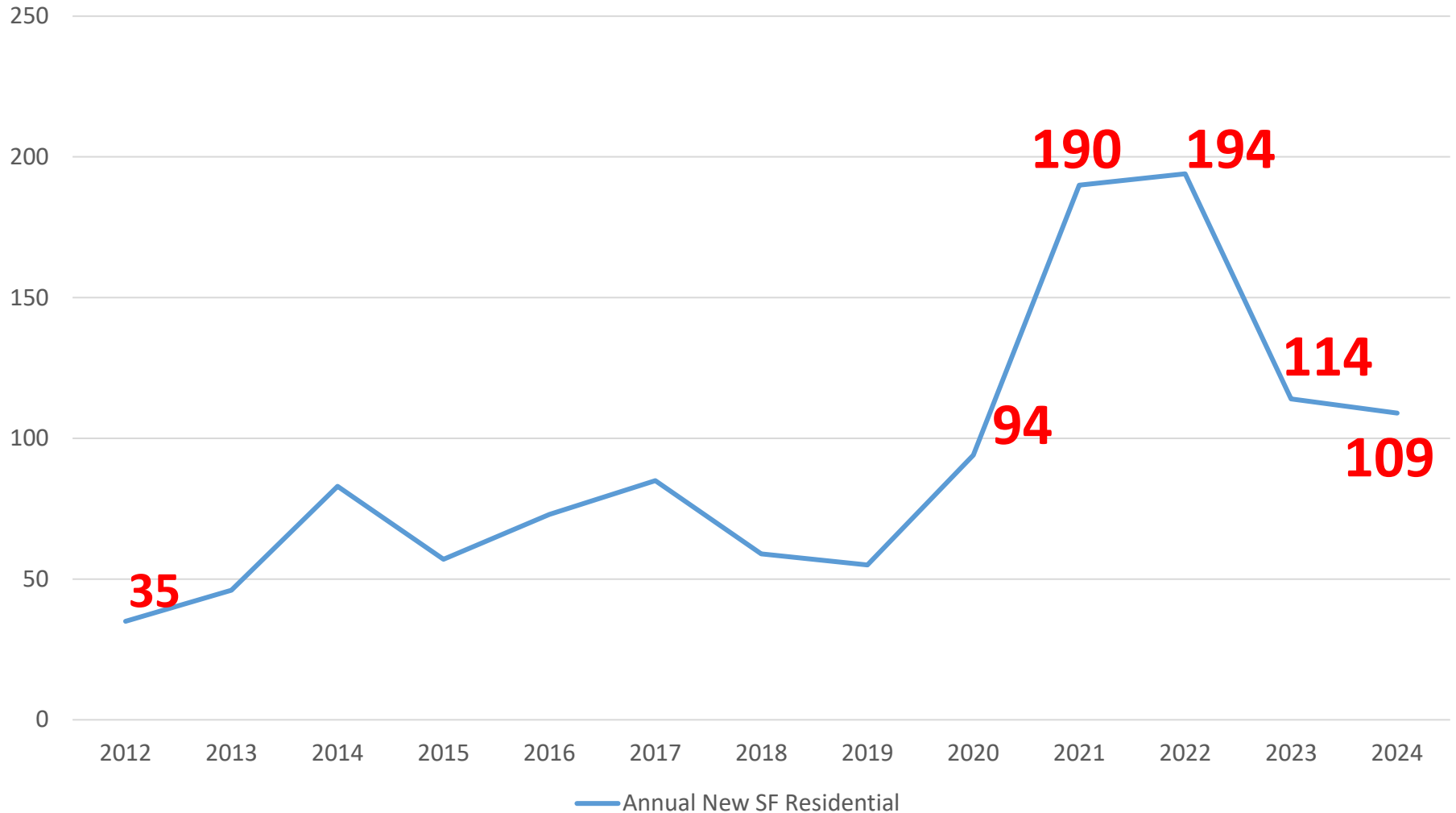


2023 Total Valuation: \$44,202,794  
 2024 YTD Valuation: \$45,817,677

# Residential Development

# New Residential Construction

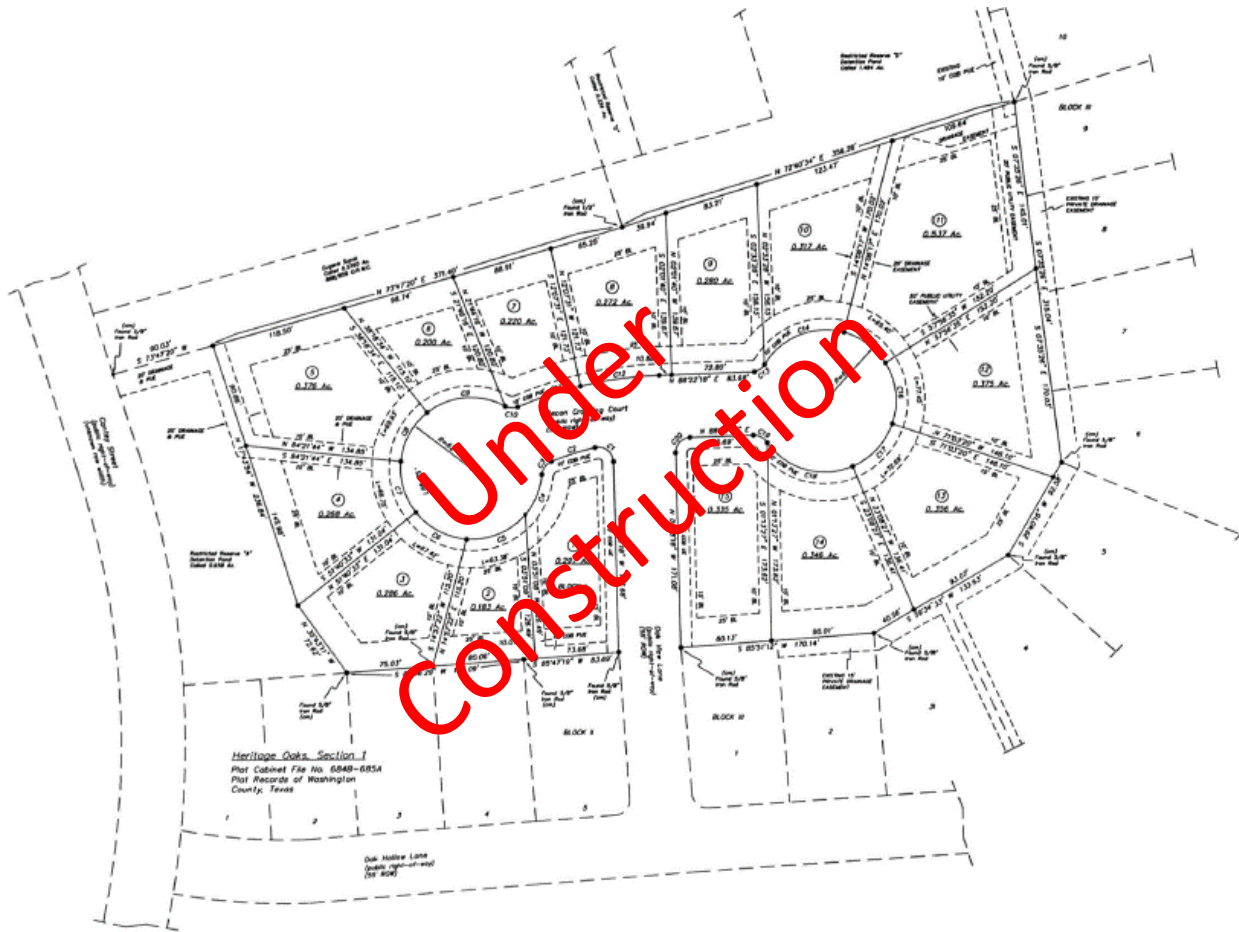
Annual New Single Family Residential



# Heritage Oaks

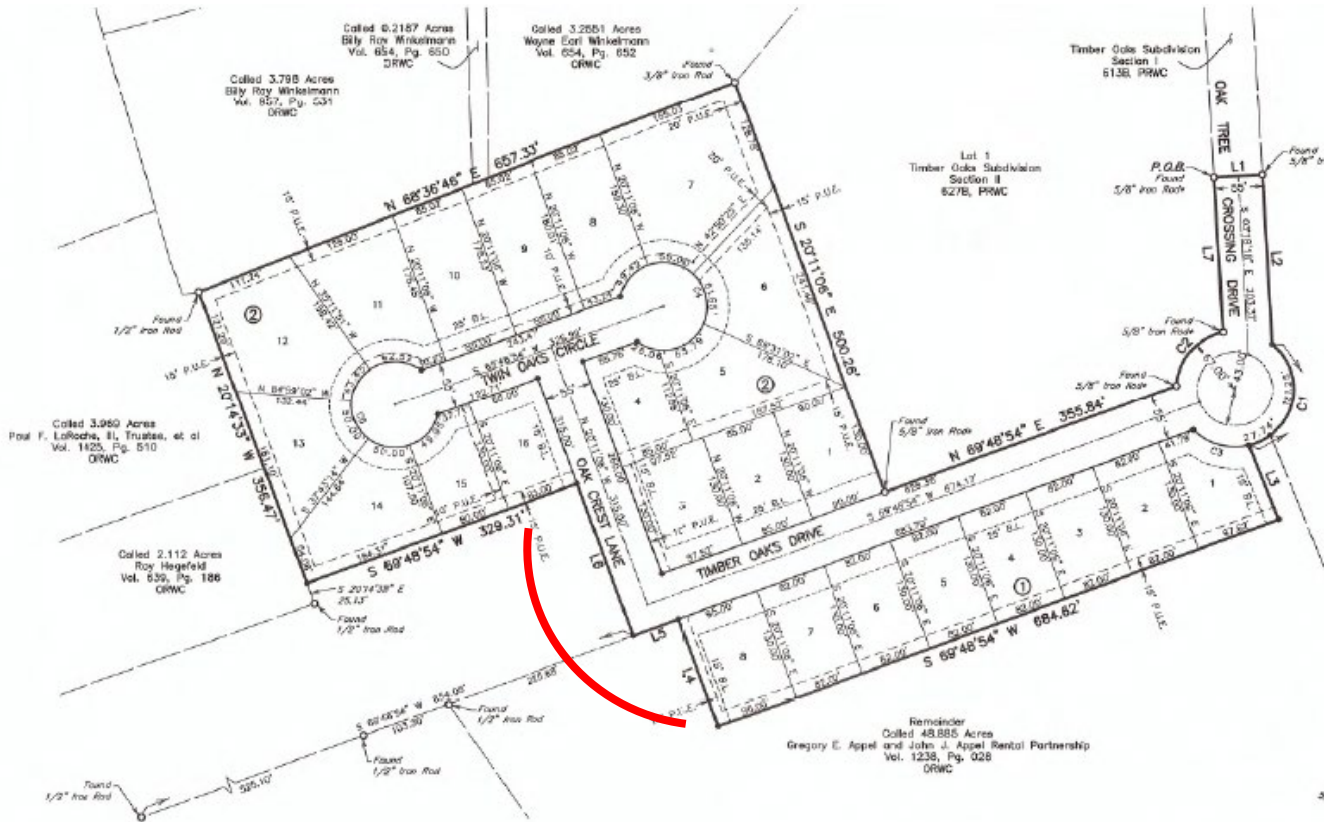
Phase 1 – 37 Lots

Phase 2 – 15 Lots (Plat May 2024)





Original Phase : 24 Lots Platted

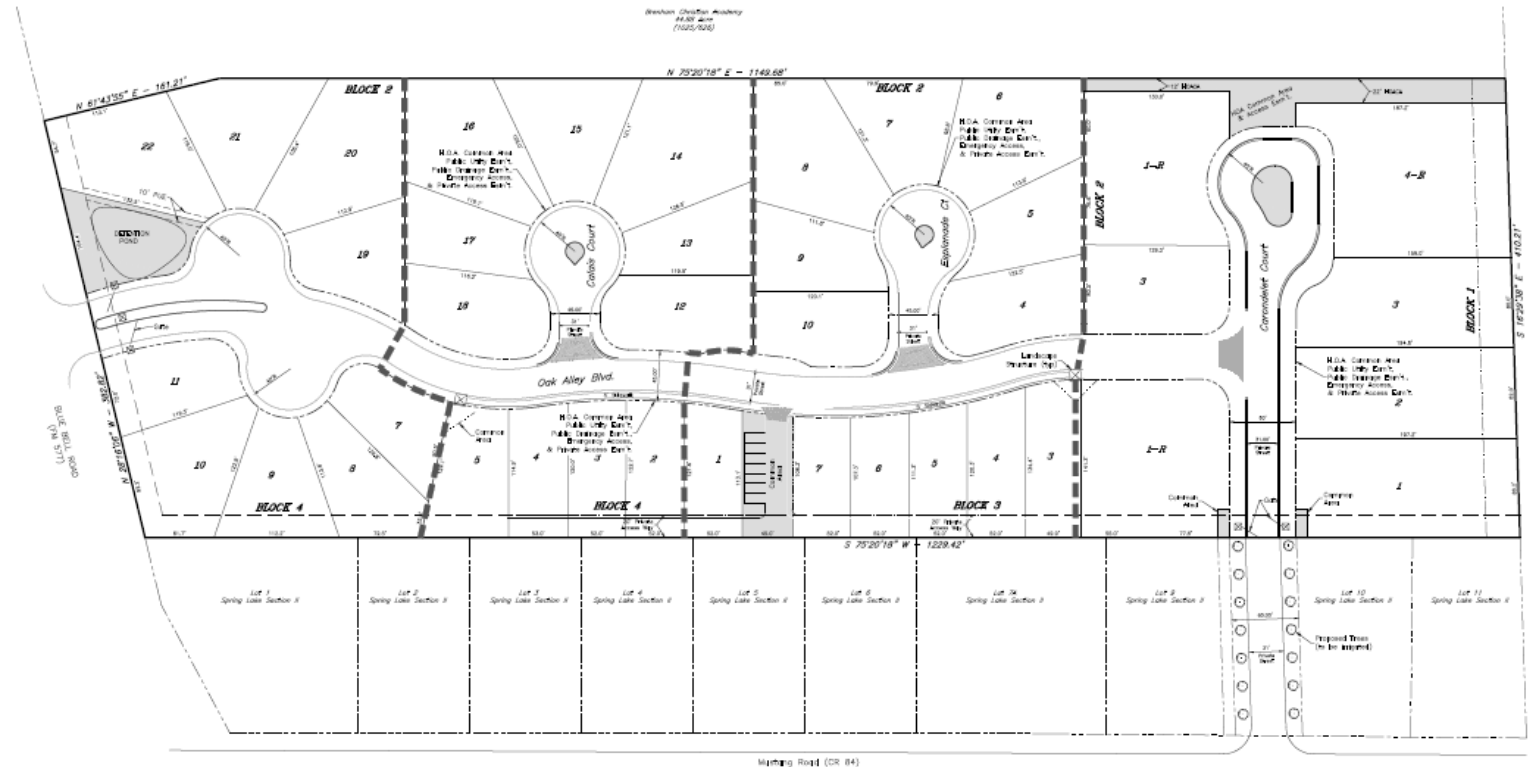


Additional 6 lots available, ready for home permits.





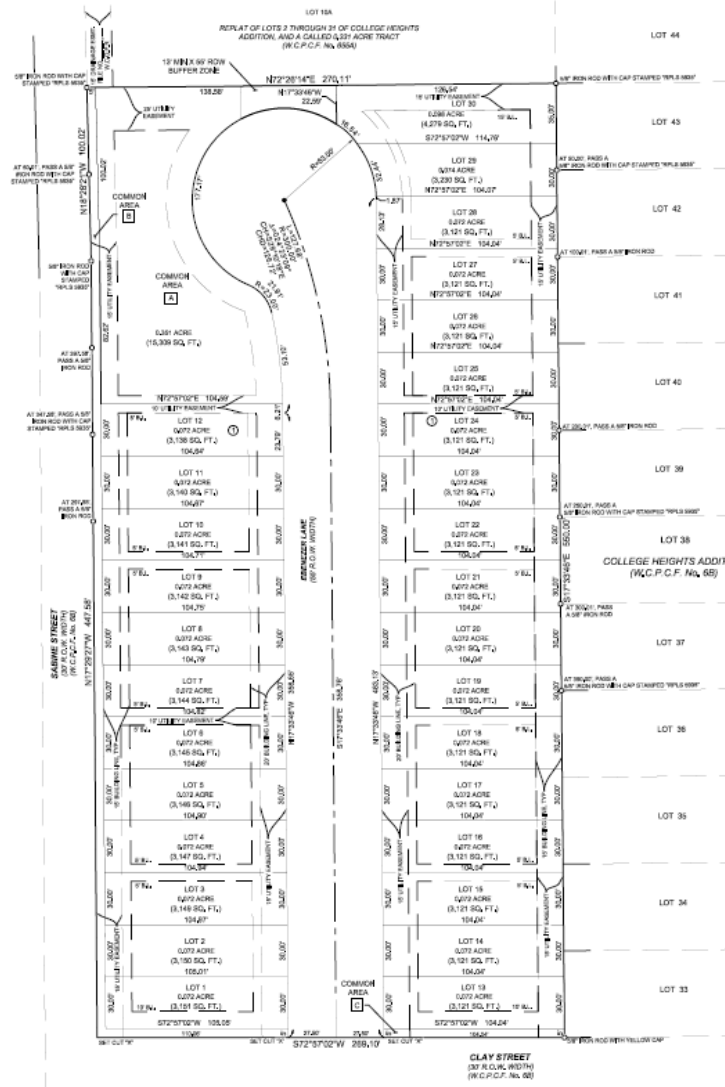
- 20 Lots Platted
- 2 Additional Phases Coming Soon

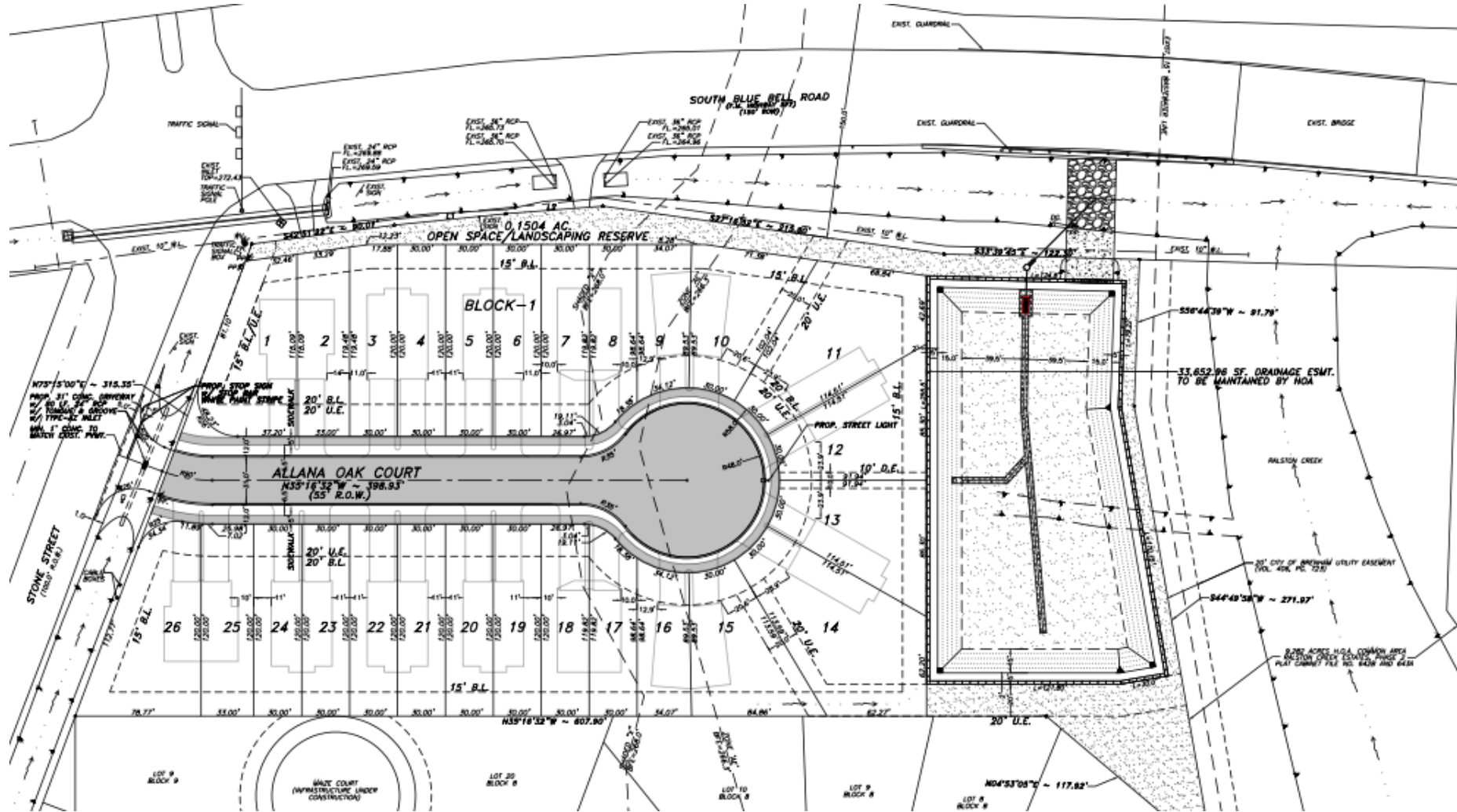




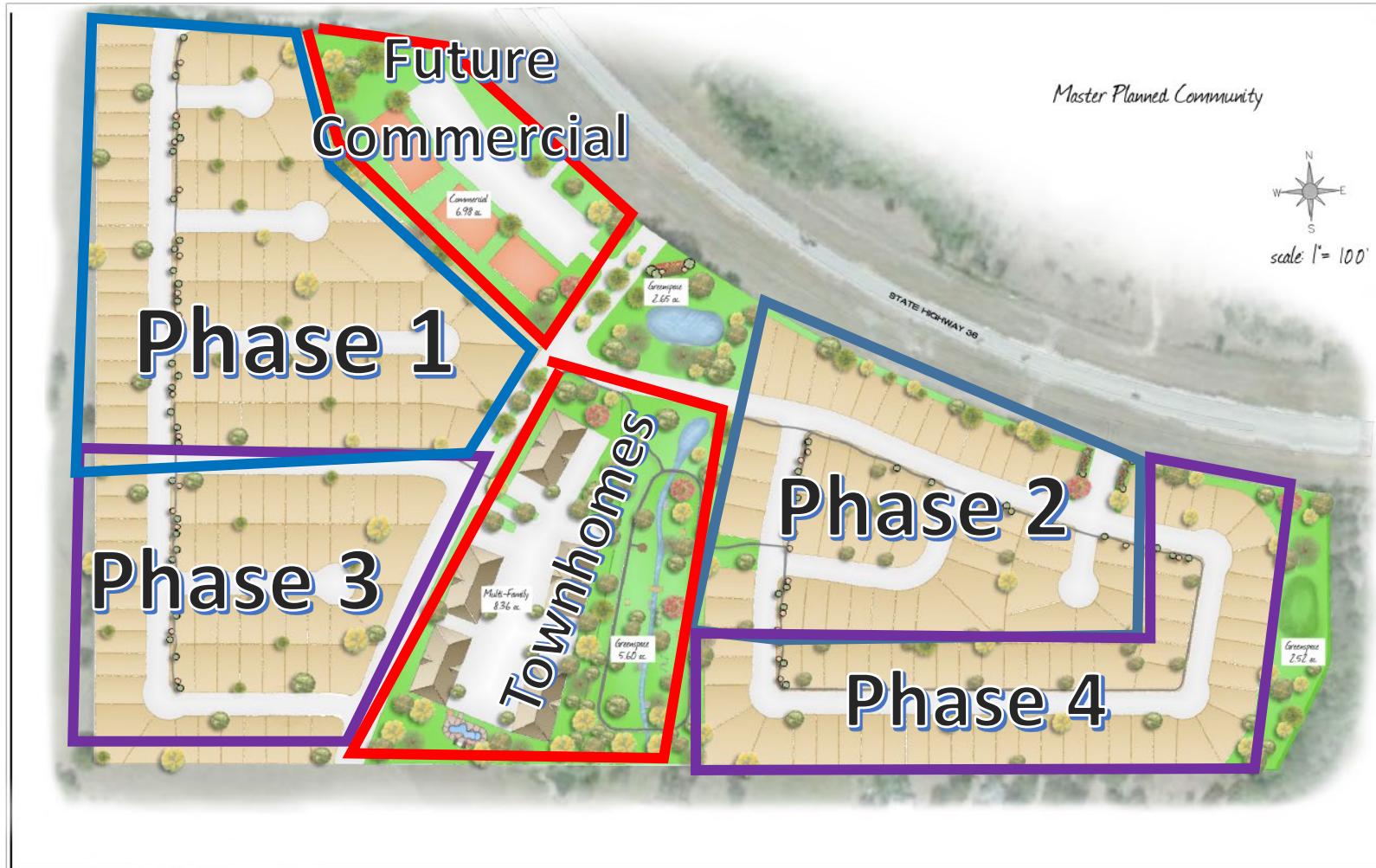
# Ebenezer Townhomes

- 30 Lots Platted June 2023
- Infrastructure substantially complete
- 3 building permits issued





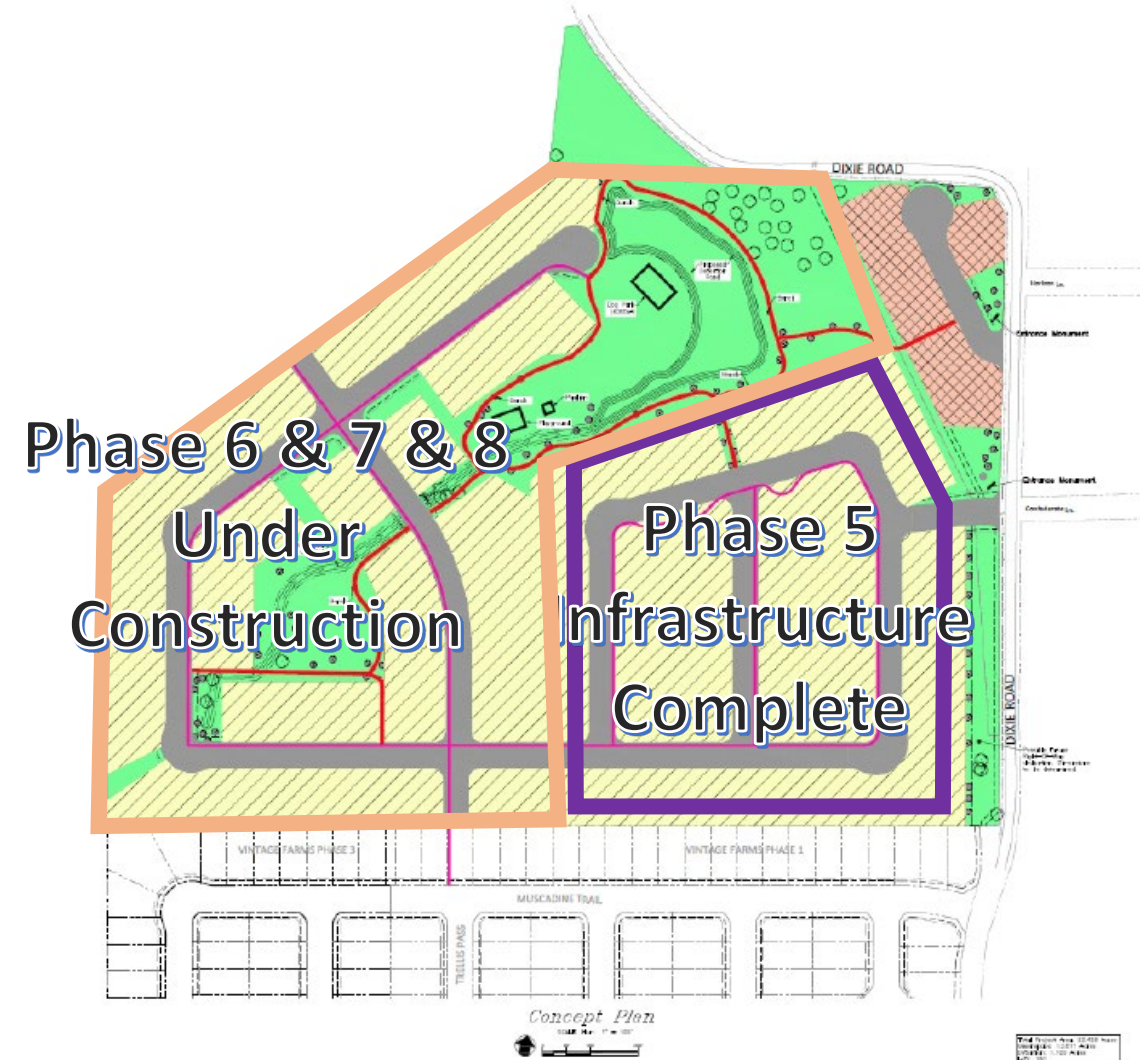
# Vintage Farms Subdivision – Stylecraft





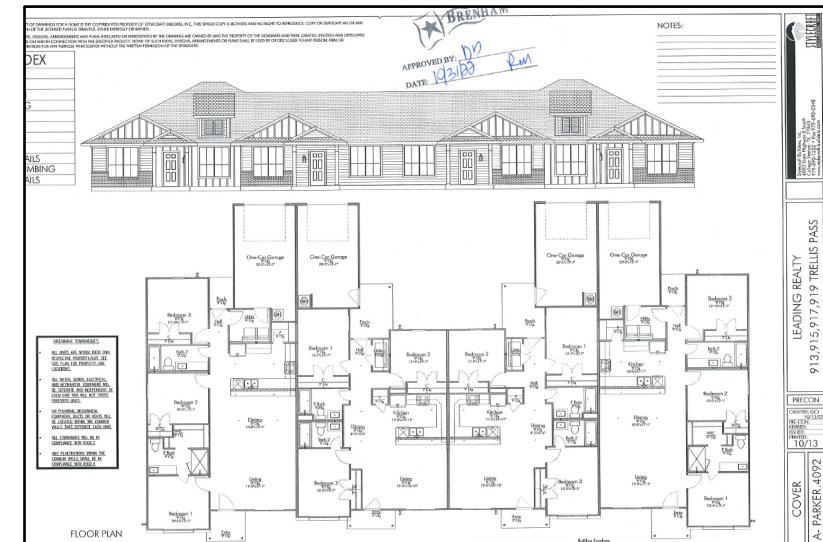
# Vintage Farms – 52 Acre Expansion

- 160 Single-Family Homes
- 5' Sidewalks on 1 side of street
- 2,800 Linear feet of 8' trails
- 13 acres of greenspace
- Playground, pavilion, dog park
- Park in design



# Vintage Farms – Townhomes

- Construction complete
- Build to retain model
- 55 Units
- Variety of Unit Styles
  - 1073SF to 1660 SF
  - Garage
  - 2/2 and 3/2



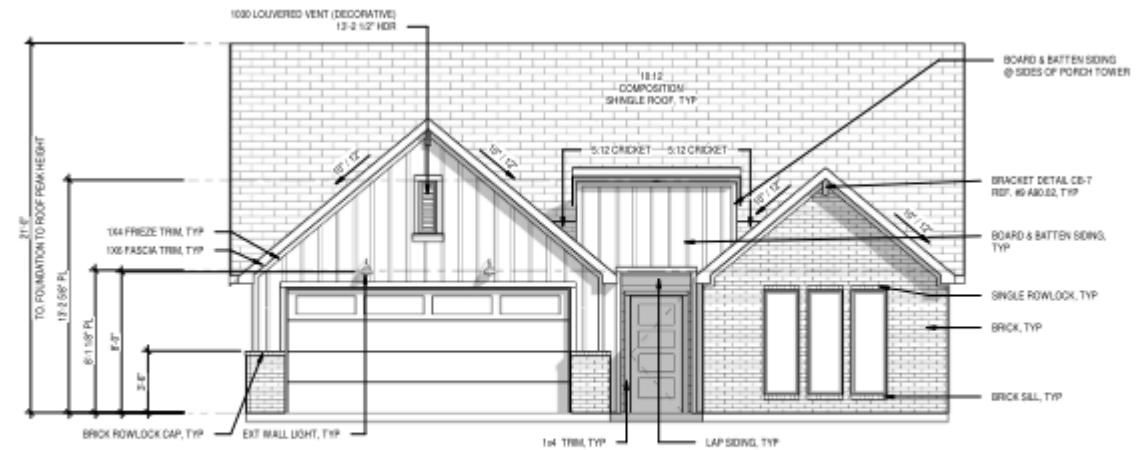


# Liberty Village Subdivision – DR Horton



## Overview:

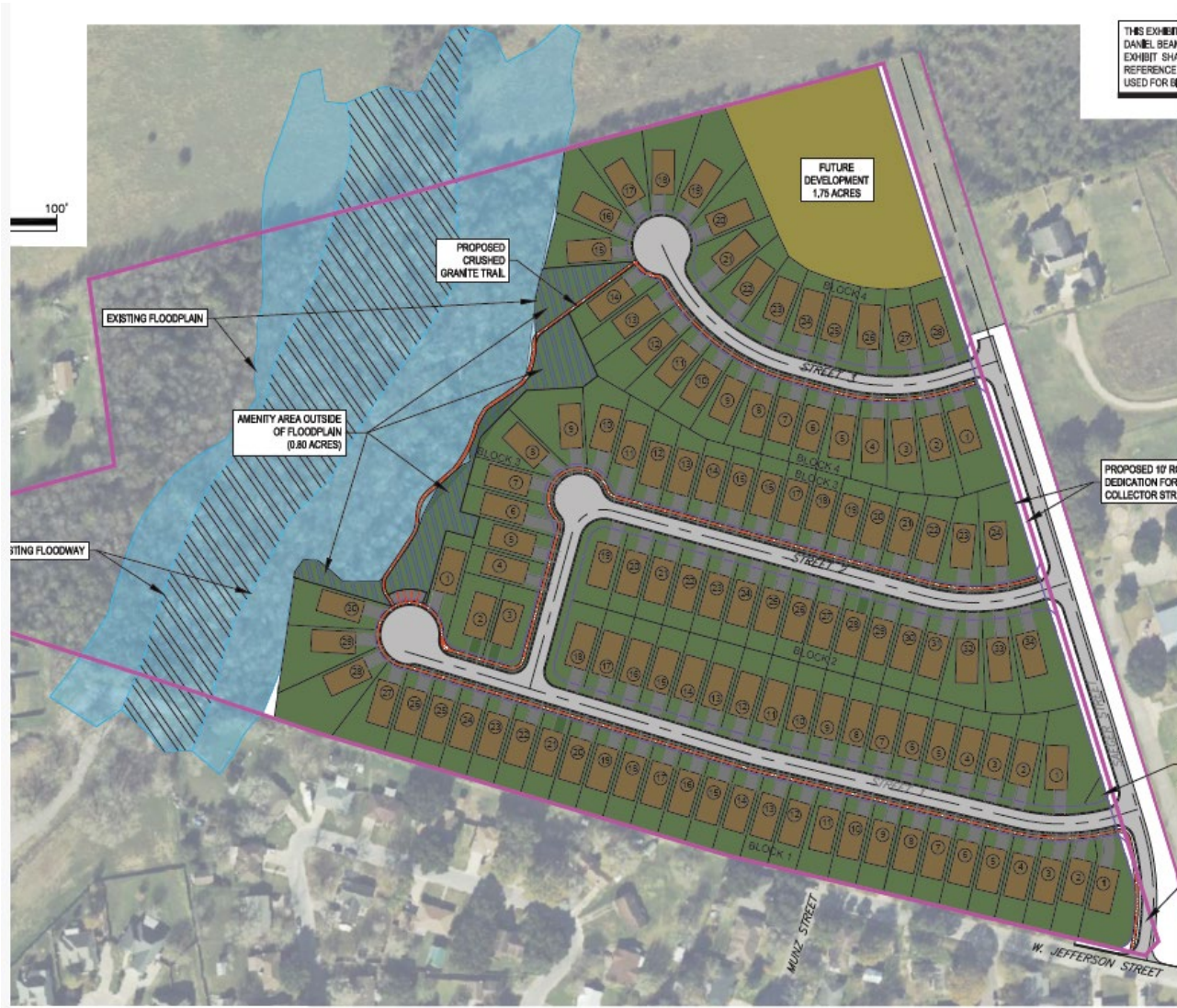
- 322 Single-Family Homes
- Approximately 70 lots remaining
- 5' Sidewalks on both sides of the street
- <1 acre Public Park
- 4,000 linear feet of trails



ELEVATION F w/ OPT BRICK @  
FRONT - FRONT W/ FIRE RATED  
SOFFIT @ SIDES



# Wilkins Valley Subdivision



## Overview:

- 116 Lot Development
- Planned Development District
- Reduced setbacks
- Reduced lot sizes
- Sidewalks and trails throughout
- Neighborhood park

Phase 1: 47 Lots

Phase 2: 40 Lots

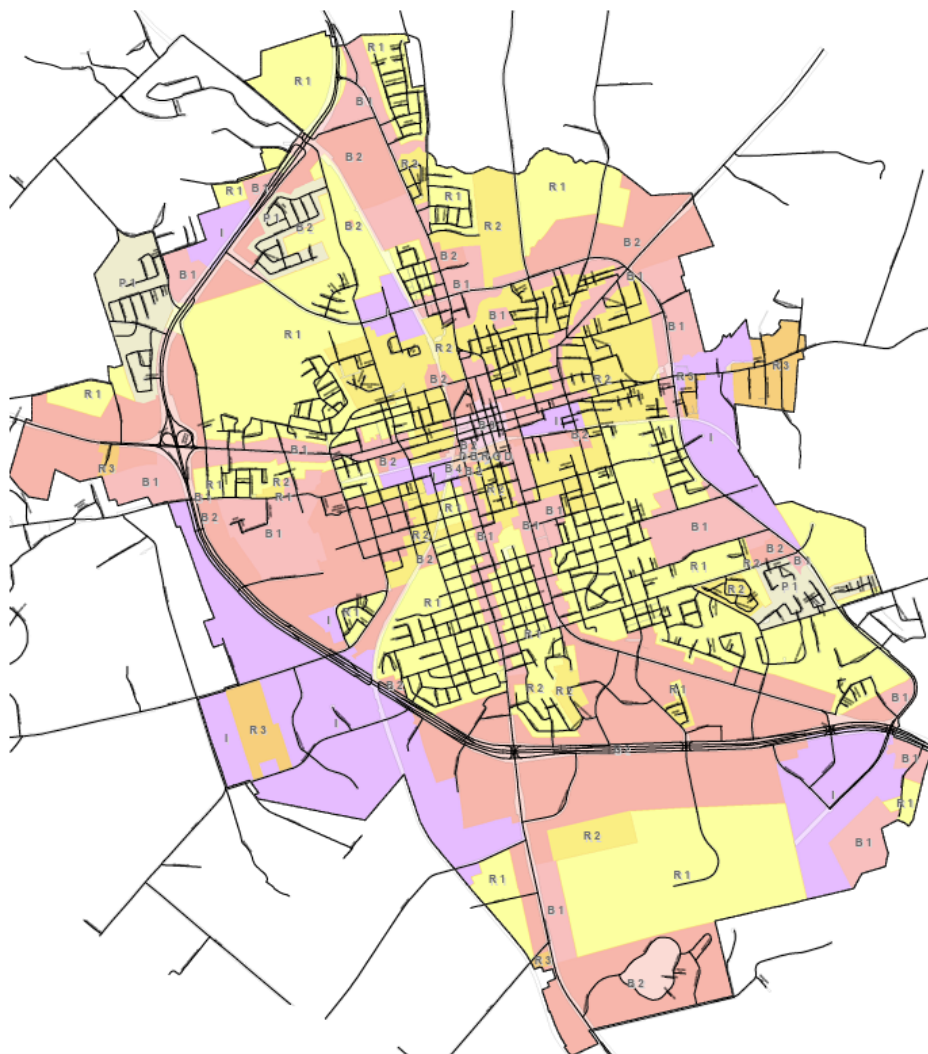
Phase 3: 29 Lots

Phases 1&2 Under Construction





# Residential Prospects



- Production Home Builder Interest
- Additional Townhomes
- Cottage Style Community



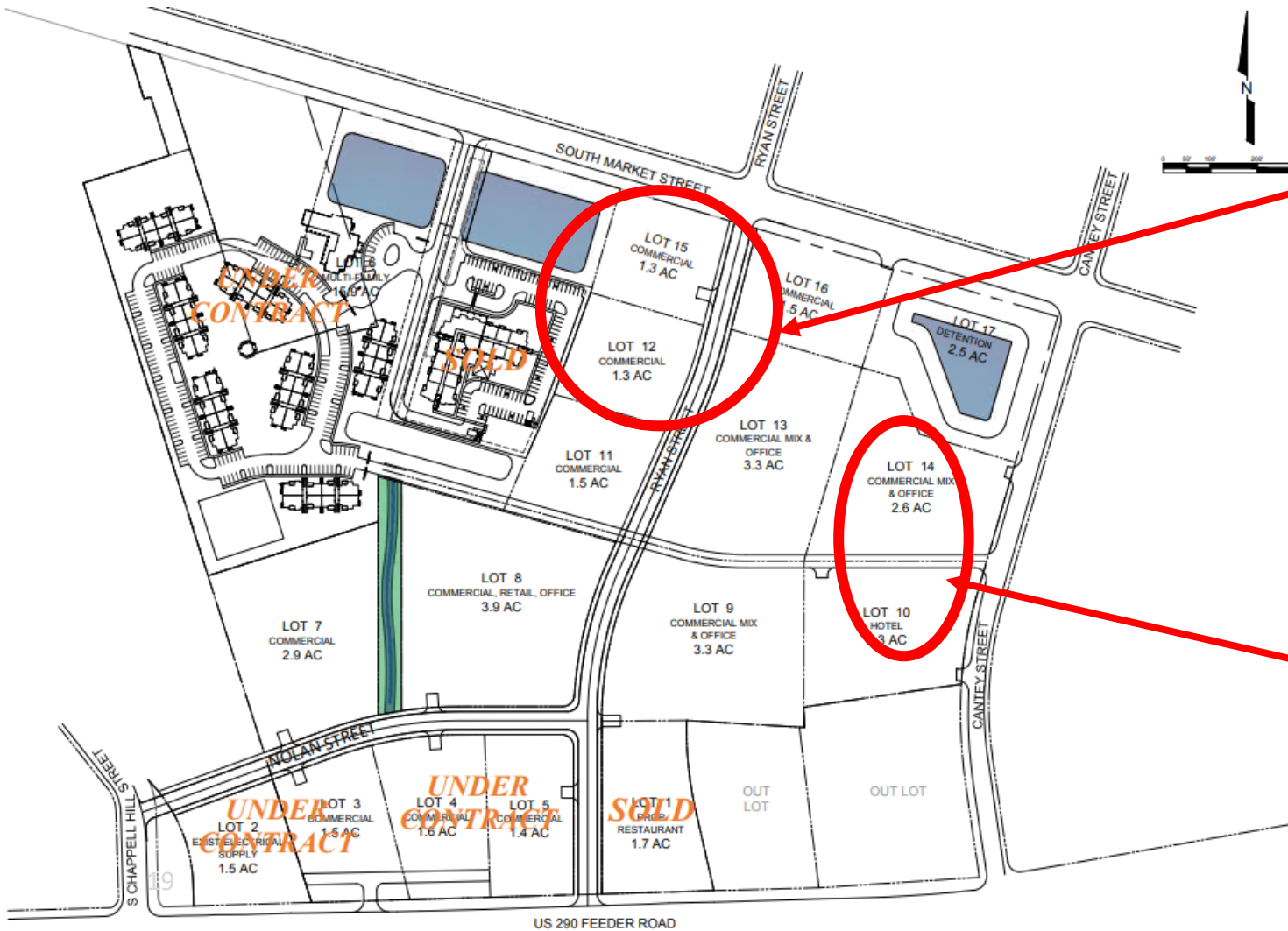
# Commercial Development

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# Brenham Market Square

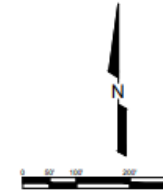
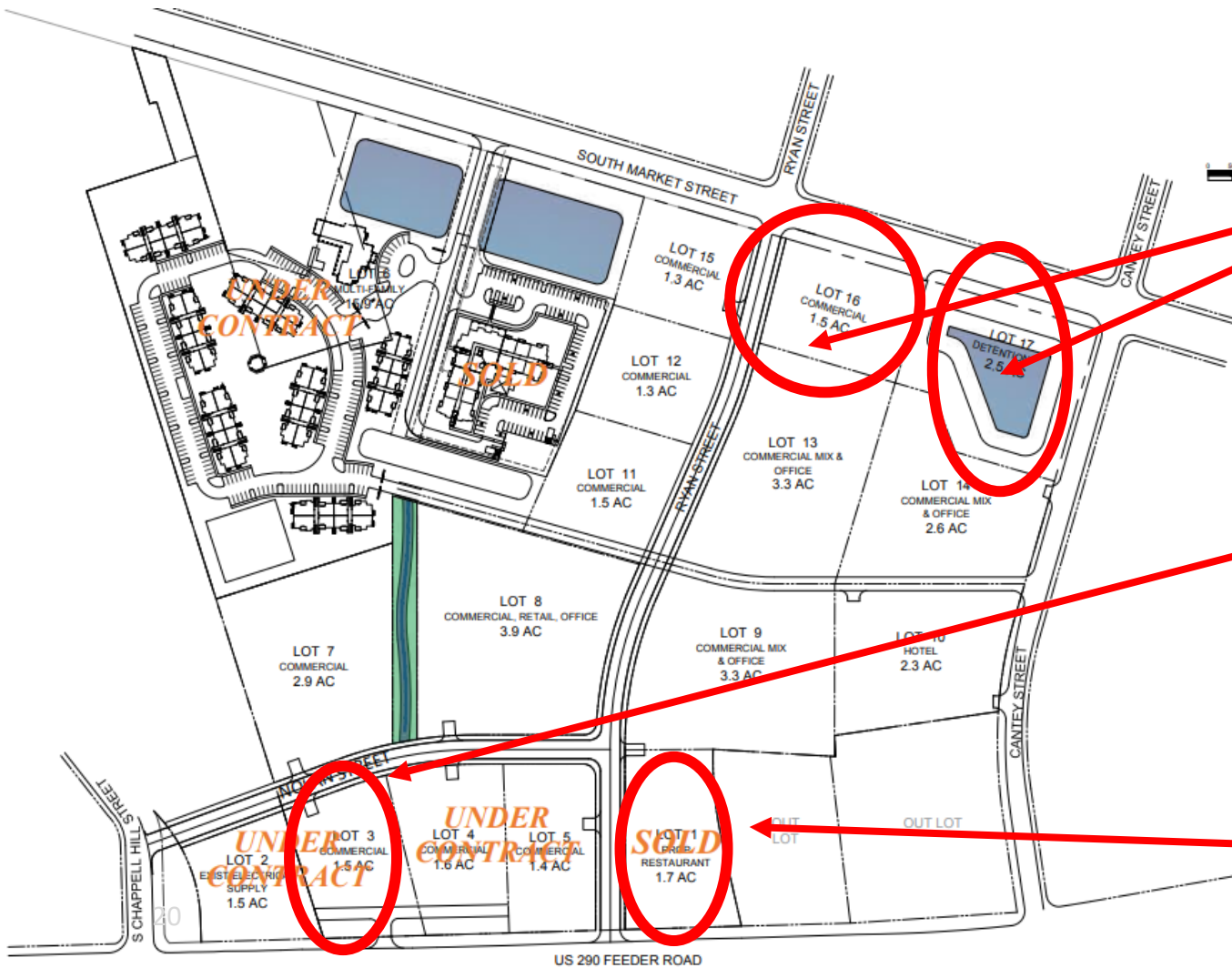


**LA QUINTA & HAWTHORN SUITES - DUAL BRAND**  
CANTEY ST. BRENHAM, TX 77833

**WYNDHAM**  
HOTELS & RESORTS



# Brenham Market Square



Medical Offices



5,485 SF C-Store & QSR



# Mecome Plaza



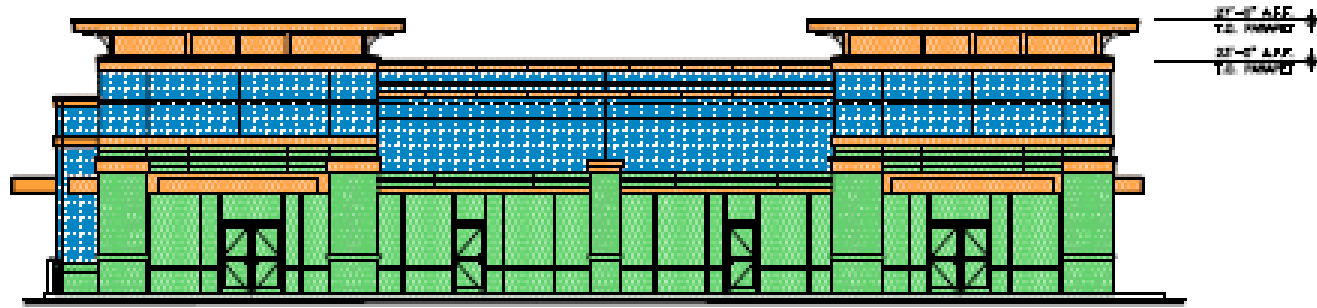
# VERABANK

GENUINE BANKING

Retina Consultants  
of Texas™



# Brenham Crossing



1 NORTH ELEVATION (FRONT)  
SCALE 1/8" = 1'-0"

NORTH MATERIAL PERCENTAGES		
	CALCULATION	PERCENTAGE
PRIMARY BUILDING MATERIALS	1,320 S.F. / 3,821 S.F.	34.5%
SECONDARY BUILDING MATERIALS	628 S.F. / 3,821 S.F.	16.4%
ADJACENT BUILDING MATERIALS	893 S.F. / 3,821 S.F.	23.1%

## Building "H1"

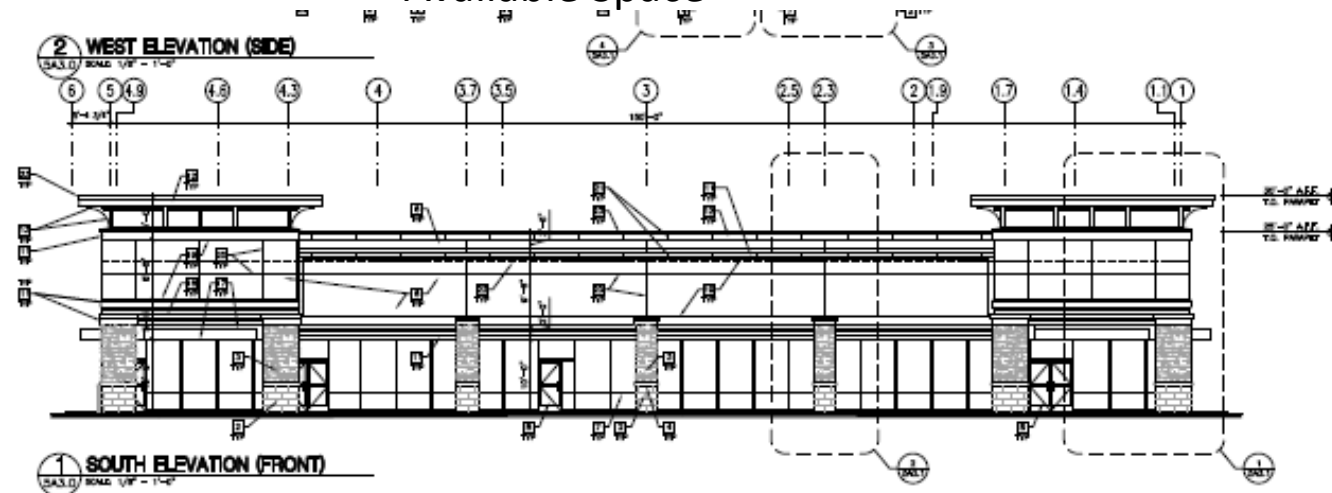
- West of T-Mobile/MOD Pizza
- 11,000 SF Retail Center
- Toasted Yolk 3,00SF
- Available Space

## Building "D"

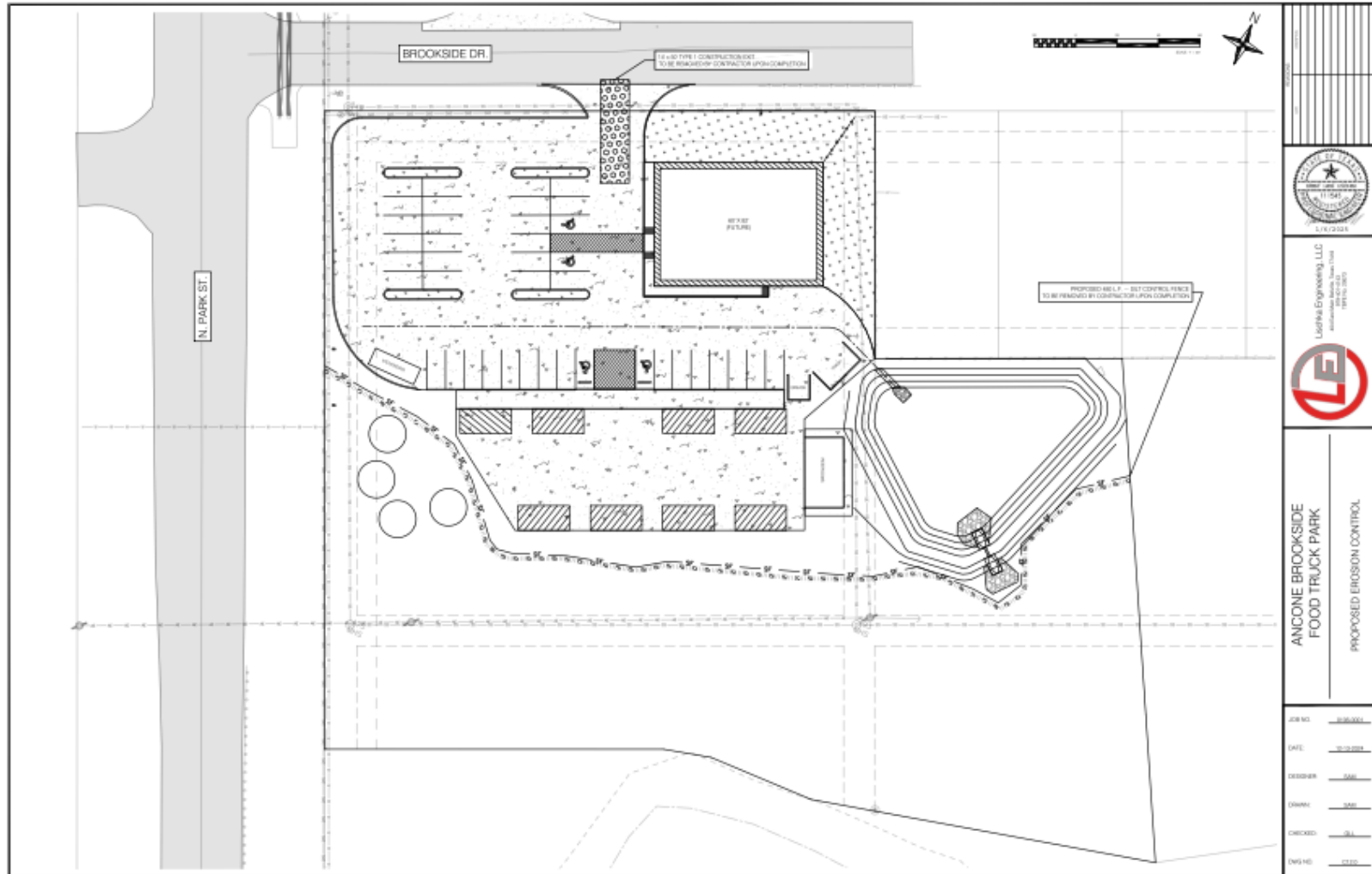
- West of Aspen Dental
- 7,500 SF Retail Center
- Available Space

Construction Start: June 1<sup>st</sup>

Shell Building Completion: December 2025



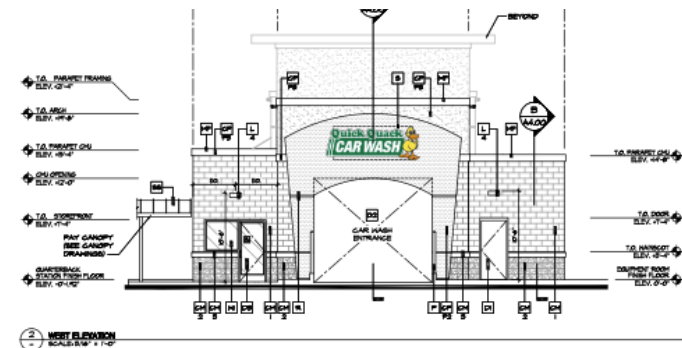
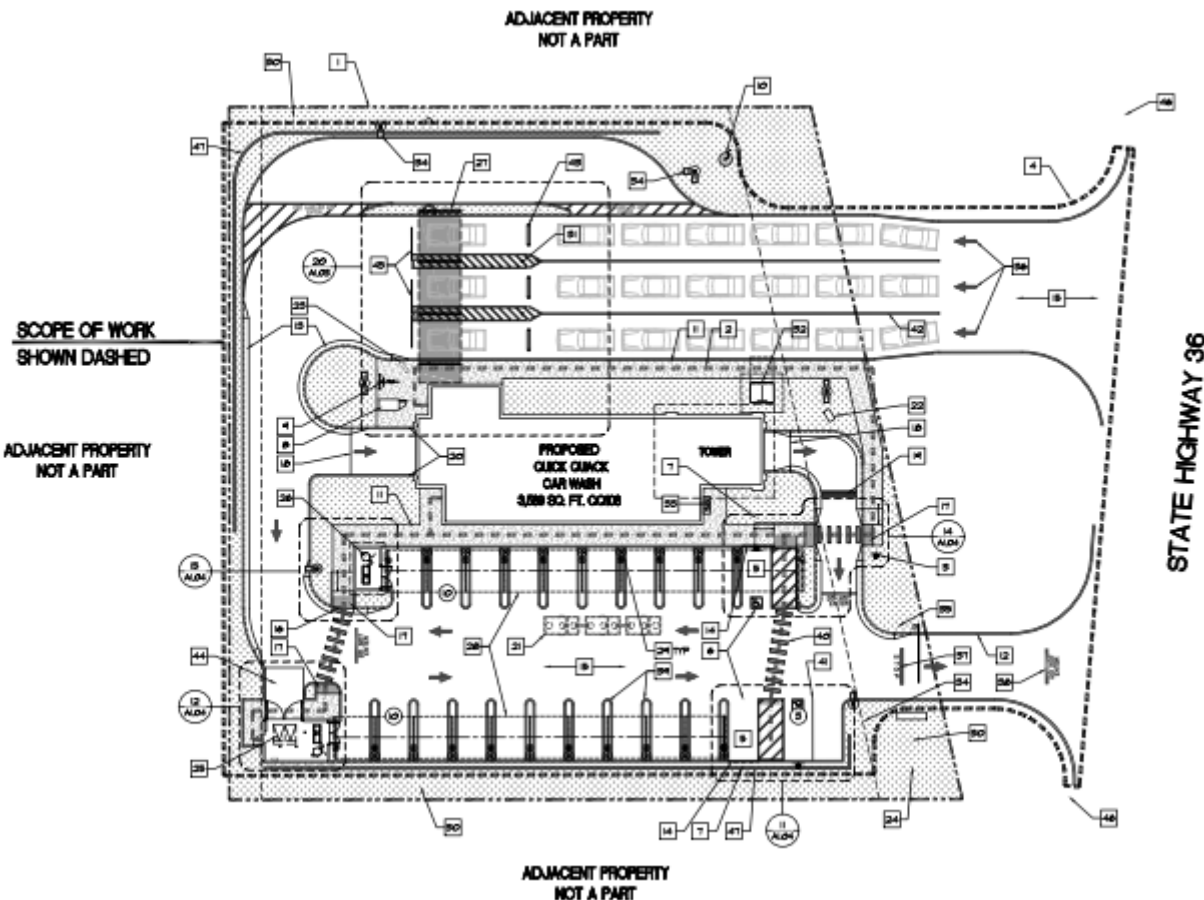
# Brookside Food Truck Park





# Quick Quack – Car Wash

2950 State Highway 36 S

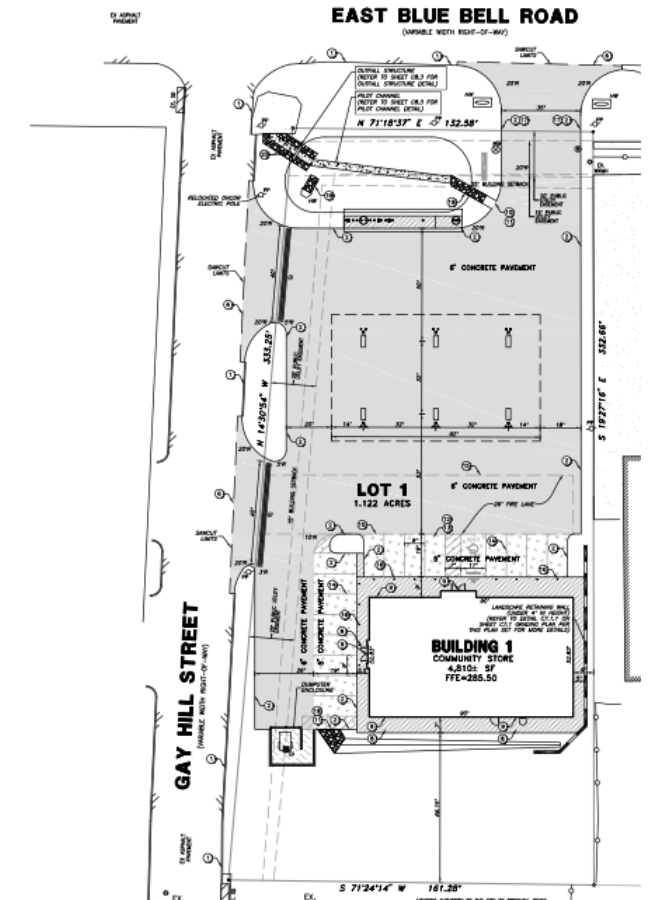


## ZIPPY J's CONVENIENCE STORE No. 22

804 E Blue Bell Road



**BRENHAM, TEXAS 77833**

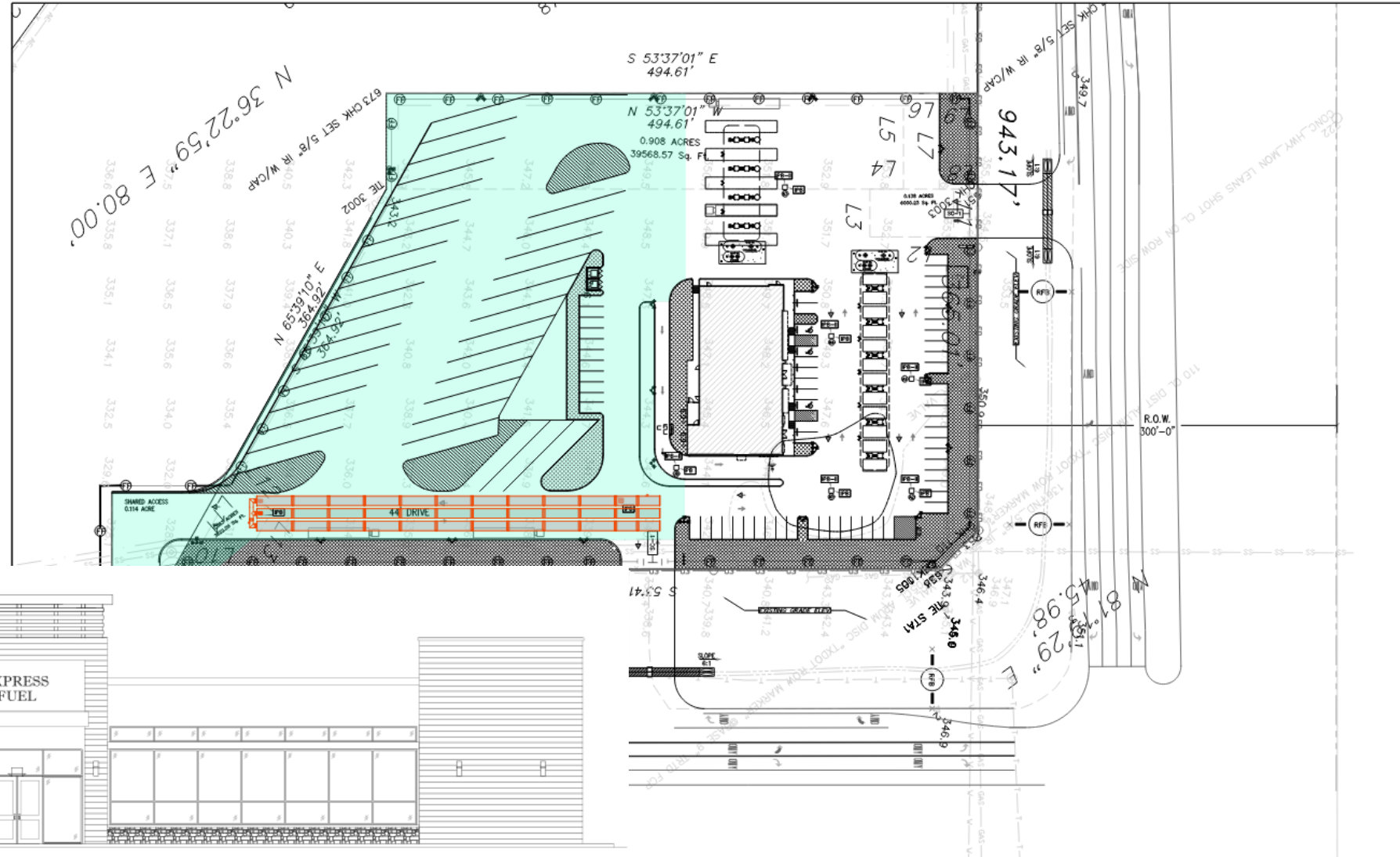




# Express Fuel Truck Stop

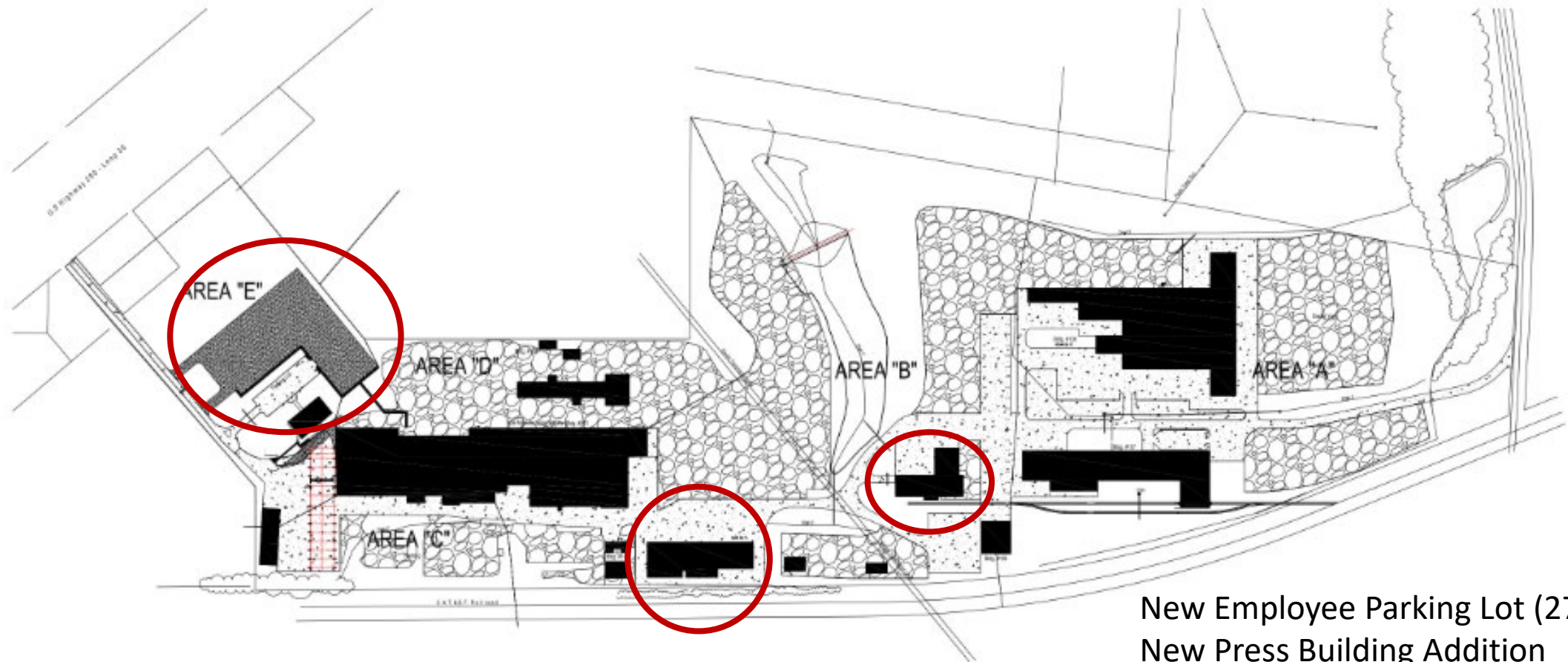
10,266 SF Truck Stop &  
Golden Chick QSR

4 Truck Bays  
6 Pedestrian Vehicle Bays









New Employee Parking Lot (275 spaces)  
New Press Building Addition  
New Building Coming Soon

VALMONT 2024 STORM WATER DISCHARGE CHART (PROPOSED CONDITION)									
Location	Rainfall Coefficient	Area Ac.	Frequency Year	Intensity In/hr	Discharge cfs	CHANGE FROM 2012 (ft)	DISCHARGE FROM POND (cfs)	MAX. POND ELEVATION	POND STORAGE (cu-ft)

VALMONT 2024 SITE (PROPOSED CONDITION)  
SCALE: 1"=100'



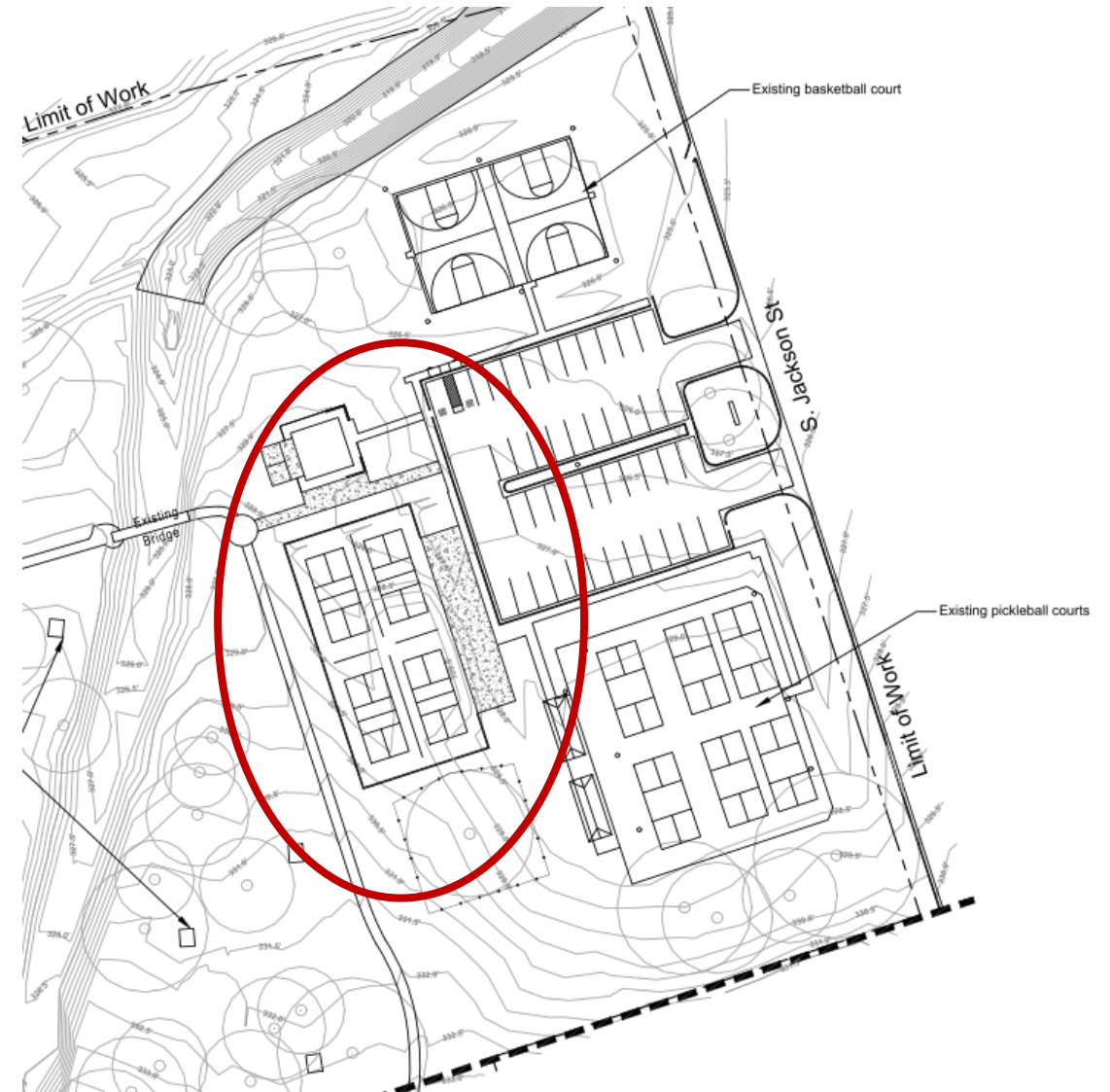
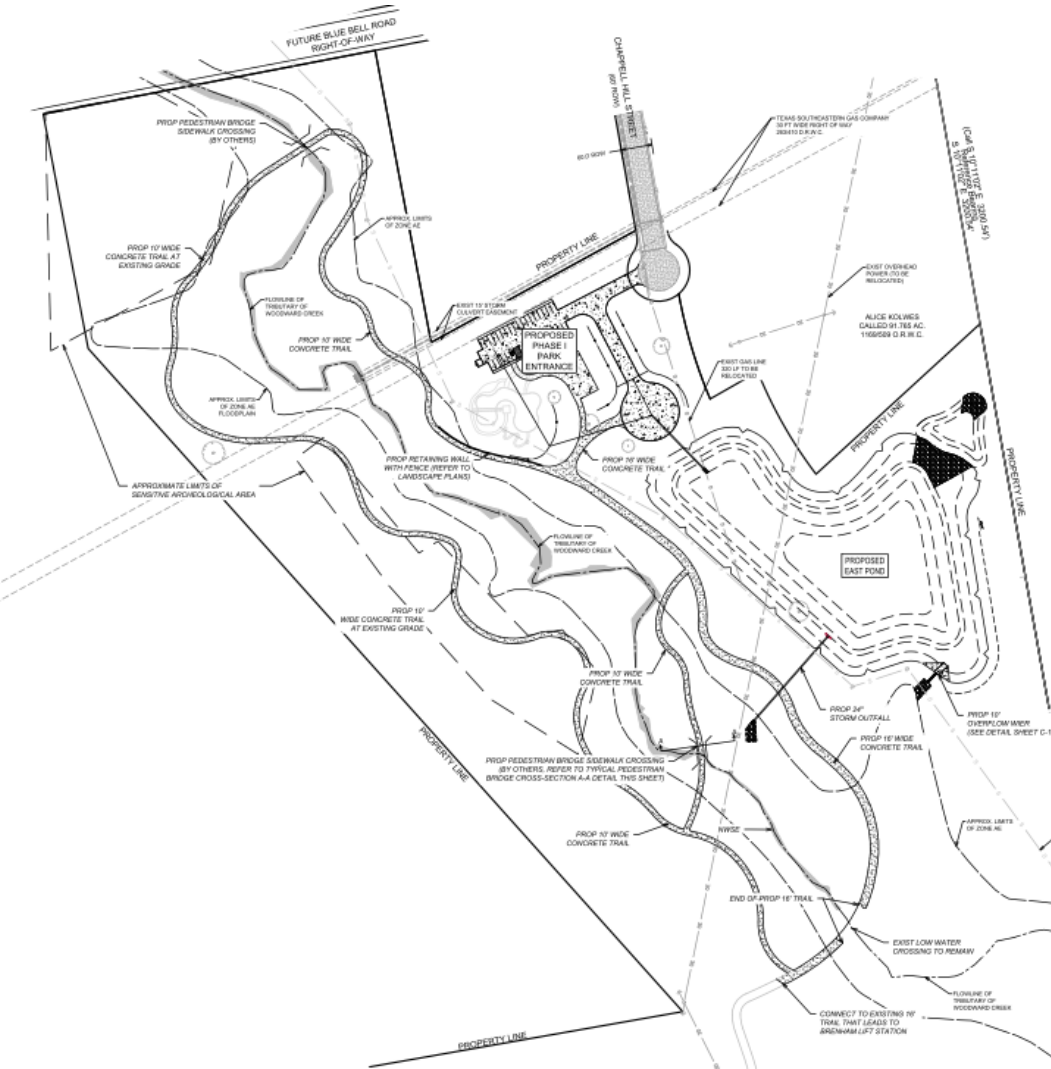


29 Arete Offices – 1403 W Main Street



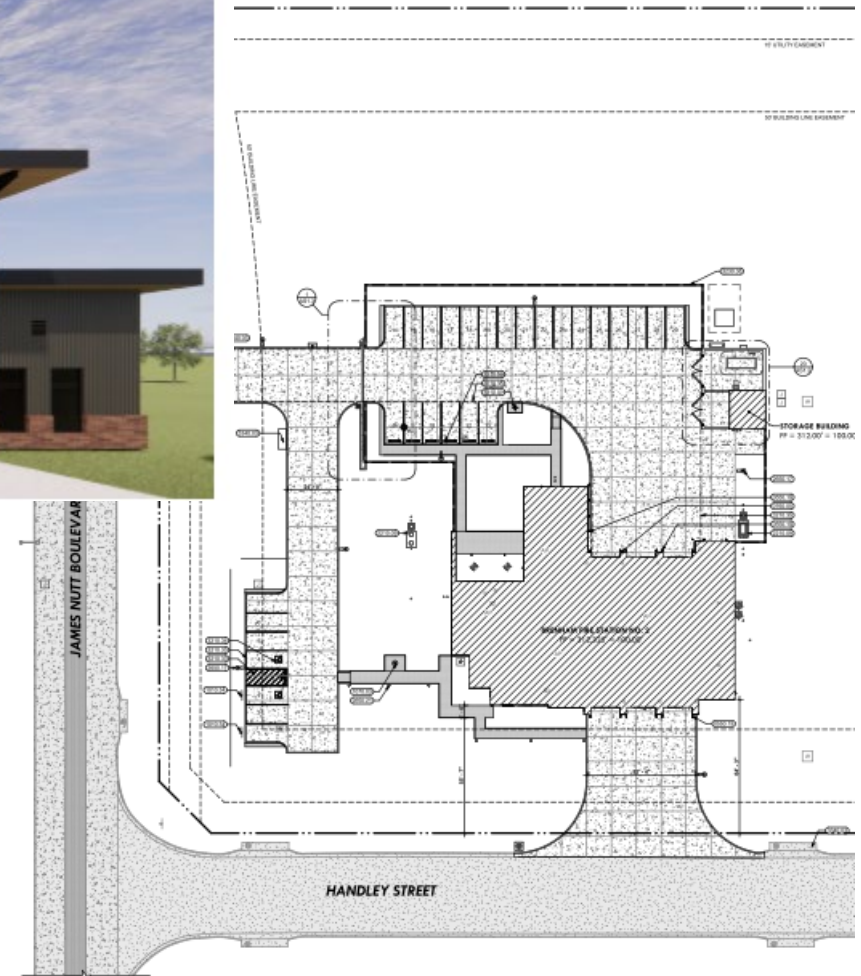
The Forge – 203 W Alamo Street

# Parks and Recreation





# Brenham Fire Station No.2





# Special Projects





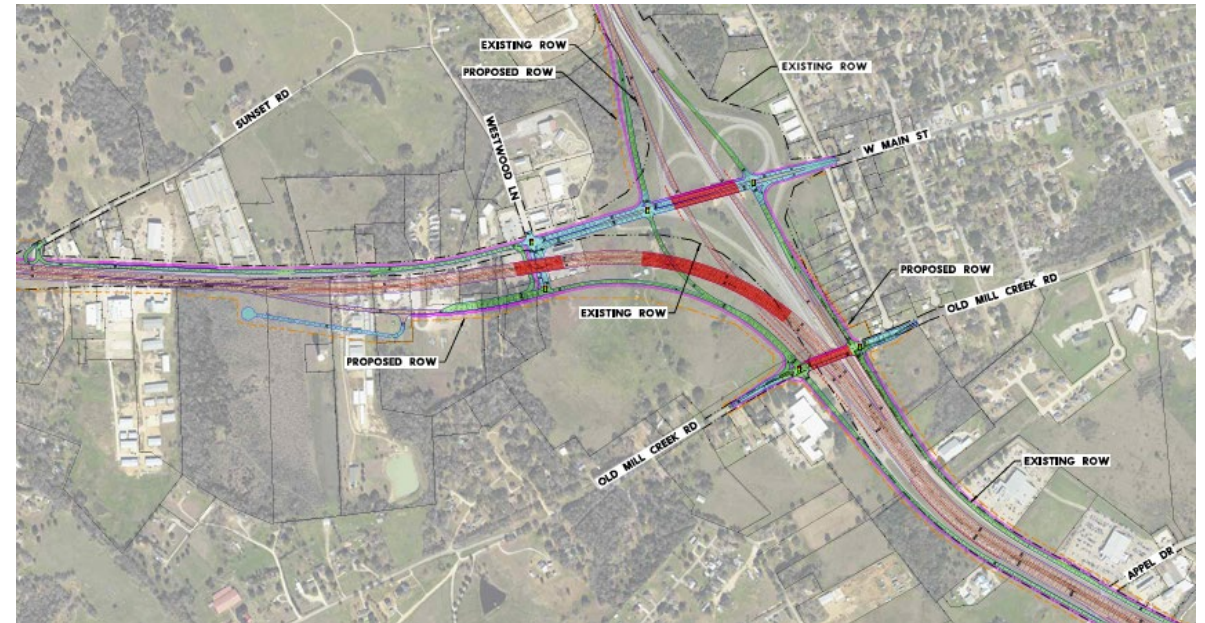
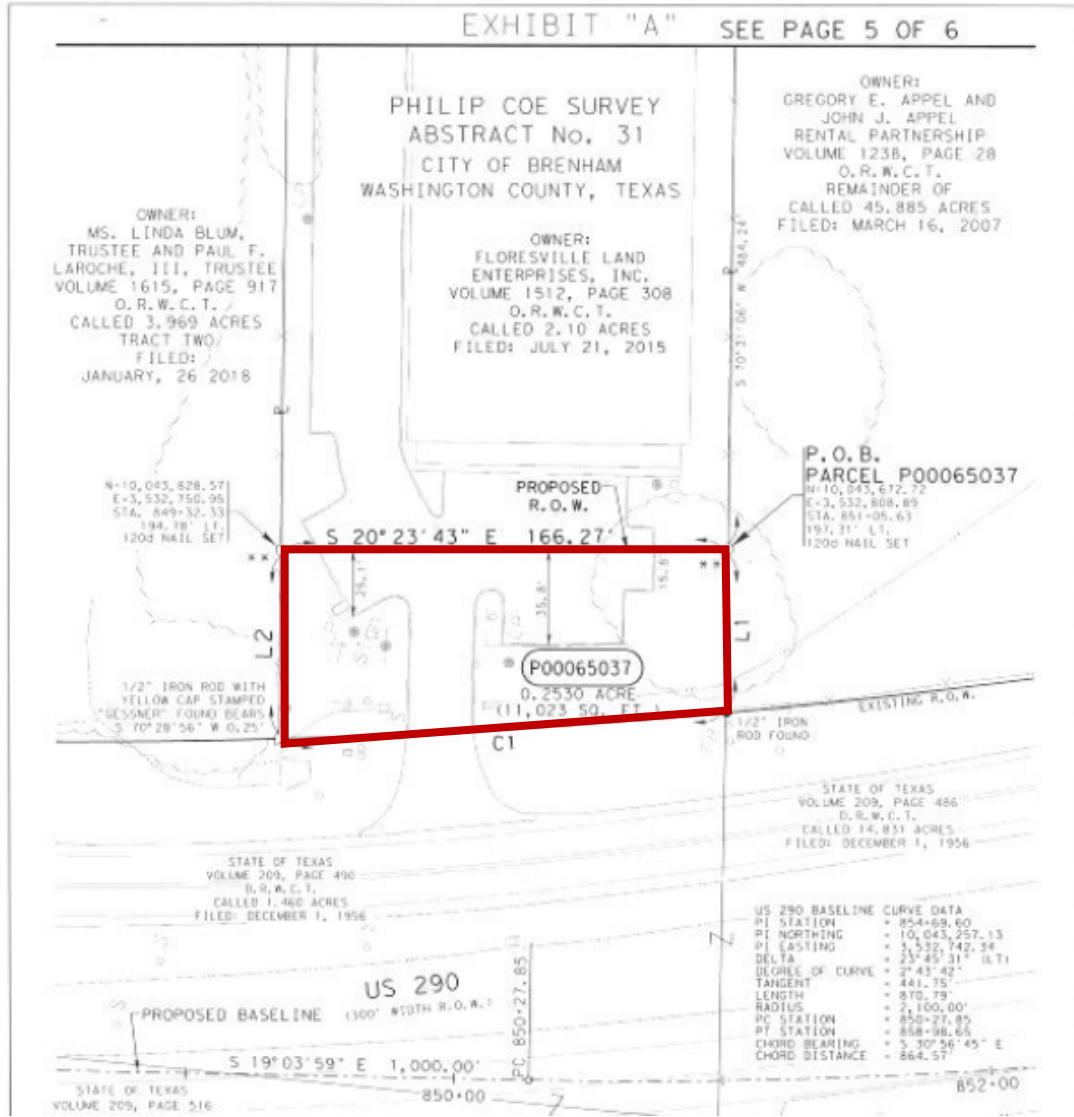
# Brenham Family Park Small Area Plan



- 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



# TXDOT Clover Leaf Re-Construction







# Questions?

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Stephanie Doland

Director of Development Services

City of Brenham, Texas

(979) 337-7269

[sdoland@cityofbrenham.org](mailto:sdoland@cityofbrenham.org)

[www.cityofbrenham.org](http://www.cityofbrenham.org)