



**NOTICE OF A REGULAR MEETING  
BRENHAM PLANNING AND ZONING COMMISSION  
MONDAY, OCTOBER 26, 2020 AT 5:15 P.M.  
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 September 28, 2020 Planning and Zoning Commission Meeting.
- 4-b. Case No. P-20-035: Final Plat of the Sycamore Hill Subdivision, Block 1, Lots 1-3, being 5.219 acres out of the Phillip H. Coe Survey, A-31 in Brenham, Washington County, Texas.
- 4-c. Case No. P-20-037: Final Plat of the Vintage Farms Subdivision, Phase III, being a replat of Reserve "A" of the Vintage Farms Subdivision, Phase I, containing 10.677 acres out of the Phillip H. Coe Survey, A-31 in Brenham, Washington County, Texas.

**REGULAR AGENDA**

5. Public Hearing, Discussion and Possible Action on Case No. P-20-036: A city-initiated request for an amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances for an amendment to the Planned Development District Ordinance Number O-20-013 to correct a scrivener's error in Section IV for the Lakes at Vintage Farms, being approximately 52.428 acres of land located south and west of Dixie Road and further described as Tract 7 of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.
6. Discussion, Update and Possible Direction to Staff on the Planning and Zoning Commission's Plan of Work for 2020-2021.
7. Adjourn

**CERTIFICATION**

I certify that a copy of the October 26, 2020, 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 October 22, 2020, at 4:00 pm.

*Kim Hodde*

\_\_\_\_\_  
Kim Hodde

**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 \_\_\_\_\_, 2020 at \_\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

**CITY OF BRENHAM  
PLANNING AND ZONING COMMISSION MINUTES  
September 28, 2020**

*The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

Due to COVID-19 recommendations from the CDC and Texas Governor Greg Abbott's Executive Order, this Regular Meeting of the Brenham Planning and Zoning Commission was conducted virtually via teleconference and/or videoconference. The meeting was audible to members of the public and allowed for two-way communication for those desiring to participate in the meeting.

A regular meeting of the Brenham Planning and Zoning Commission was held on July 27, 2020 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 (via video/teleconference)  
Dr. Deanna Alfred, Vice Chair (via video/teleconference)  
Artis Edwards, Jr. (via video/teleconference)  
Calvin Kossie (via video/teleconference)  
Cayte Neil (via video/teleconference)  
Lynnette Sheffield (via video/teleconference)  
Marcus Wamble (via video/teleconference)

Commissioners absent:

None

Staff present:

Stephanie Doland, Director of Development Services (on-site at City Hall)  
Shauna Laauwe, Project Planner (on-site at City Hall)  
Kim Hodde, Planning Technician (on-site at City Hall)  
Alton Sommerfield, Public Utilities Director (on-site at City Hall)

Citizens present:

Jennifer Dawson (via video/teleconference)  
Darren Huckert (via video/teleconference)  
Jenny Vo (via video/teleconference)  
Elizabeth Kolby (via video/teleconference)  
Tuan Vo (via video/conference)  
Rozanne Shelton (via video/teleconference)  
Gabbi Berry / Josh Blaschke, KWHI (via video/teleconference)  
Alyssa Faykus, Brenham Banner Press (via video/teleconference)

**1. Call Meeting to Order**

Chairman Behrens called the meeting to order at 5:30 pm with a quorum of seven (7) Commissioners present.

## 2. Public Comments

Jennifer Dawson stated that she was interested in the Dark Street / Mills Street rezoning. Stephanie Doland stated that the rezoning is not on this agenda but would be considered at a future meeting.

## 3. Reports and Announcements

- Board appointments / re-appointments. The following board members have terms that will be expiring in December 2020: Calvin Kossie, Marcus Wamble, Artis Edwards, Jr. (who is serving Leroy Jefferson's unexpired term) and Lynnette Sheffield. Kim Hodde asked everyone who is interested in being re-appointed to please get their re-appointment request form turned in ASAP since they are due by October 1, 2020. Ms. Hodde further stated that Lynnette Sheffield will not be seeking re-appointment.
- Meeting format. Ms. Doland asked if the Board wanted to continue with online meetings or hold in-person meetings. The board's opinion was unanimous to go back to in-person meetings.
- Historic Preservation Committee / Ordinance. At the October 1<sup>st</sup> City Council meeting, Council will be appointing members to serve on the City of Brenham's Historic Preservation Ordinance Committee (Commissioners Alfred and Neil from the Planning and Zoning Commission).
- Recognition dinner for outgoing board members. Staff will be scheduling a dinner to honor / recognize several P & Z board members who have served many years and are no longer serving on the Board or will be ending their term in December – Nancy Low, Leroy Jefferson, and Lynnette Sheffield.
- Plan of Work / training. Stephanie Doland informed the Commission that staff does not have an update on the Commission's Plan of Work at this time; however, she will provide an update at the next meeting. Also, the City Attorney is willing to provide additional, in-person Board training. Staff will get some possible dates and consult with Board members.

## 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 July 27, 2020 Planning and Zoning Commission Meeting.**
- 4-b. **Case No. P-20-031: Preliminary Plat of the River Eagle Subdivision, Block 1, Lot 1, being 39.31 acres out of the Phillip H. Coe Survey, A-31 in Brenham, Washington County, Texas.**
- 4-c. **Case No. P-20-032: Final Plat of the River Eagle Subdivision, Block 1, Lot 1, being 39.31 acres out of the Phillip H. Coe Survey, A-31 in Brenham, Washington County, Texas.**
- 4-d. **Case No. P-20-034: Preliminary Plat of the Sycamore Hill Subdivision, Block 1, Lots 1-3, being 5.219 acres out of the Phillip H. Coe Survey, A-31 in Brenham, Washington County, Texas.**

Chairman Behrens called for a motion for the statutory consent agenda. A motion was made by Commissioner Alfred and seconded by Commissioner Wamble to approve the Statutory Consent Agenda Items 4-a, 4-b, 4-c, and 4-d, as presented. The motion carried unanimously.

## REGULAR SESSION

5. **Public Hearing, Discussion and Possible Action on Case No. P-20-030: A request to Replat Part of Lot 3 and Lot 4, Block 1 of the A.M. Lewis Addition to create the T.L. Division No. 1, consisting of two tracts; Tract 1 containing 0.520-acres and Tract 2 containing 0.387-acres, and a 0.011-acre portion dedicated for public right of way, out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

Kim Hodde, Planning Technician, presented the staff report for Case No. P-20-030 (on file in the Development Services Department). Ms. Hodde stated that the subject property is currently a 0.907-acre "L" shaped vacant lot on the northwest corner of Burleson Street and Matchett Street. The property owner / applicant would like to divide the tract into two lots for residential development. The proposed replat includes a 0.011-acre dedicated public right-of-way strip along the east property line of Tract 2 for the future widening of Burleson Street as indicated in the City of Brenham's Thoroughfare Plan. Notices were mailed to property owners within 200-feet of the subject property on September 10, 2020 and published in the newspaper. No citizen comments were received.

Chairman Behrens opened the Public Hearing at 5:40 pm. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:41 pm.

A motion was made by Commissioner Wamble and seconded by Commissioner Alfred to approve a request to Replat Part of Lot 3 and Lot 4, Block 1 of the A.M. Lewis Addition to create the T.L. Division No. 1, as presented. The motion carried unanimously.

6. **Discussion and Possible Action on Case No. P-20-029: A request for a variance to Section 23-21(3)(a) and (3)(c) of Article III of the Subdivision Ordinance to allow a subdivision of land located in the City of Brenham's Extraterritorial Jurisdiction (ETJ) to allow Tract 1 to have a lot size of .75-acre of land instead of the required 1-acre (43,560 square feet), and to allow Tract 2 to have a front lot width of twenty-five feet (25') at the road instead of the required one hundred twenty-five feet (125') for property located at 1093 S. Berlin Road in Washington County, Texas.**

Shauna Laauwe, Project Planner, presented the staff report for Case No. P-20-029 (on file in the Development Services Department). Ms. Laauwe stated that the subject property is located at 1093 S. Berlin Road and contains approximately 8.156-acres with two existing residential structures. The property owner, Christine Stovall, desires to subdivide the 8.156-acre property into two tracts of land, Tract 1 being a .75-acre tract and Tract 2 being a 7.41-acre tract; however, the proposed division is not in compliance with the City's subdivision ordinance, specifically Chapter 23-21(3)(a) and (3)(c). The owner requests a variance to allow Tract 1 to have a lot size of .75-acre instead of the required 1-acre (43,560 square feet), and a variance to allow Tract 2 to have a width of twenty-five feet (25') at the road instead of the required one-hundred twenty-five feet (125') to accommodate the existing residences and structures.

Staff's analysis and findings are as follows:

- The only road access for the existing residence on Tract 2 is via a gravel driveway to S. Berlin Road along the south boundary of the Tract 1.

- Allowing a 25' width at S. Berlin Road will enable the proposed Tract 2 to have direct access by deed rather than a travel (access) easement.
- A lot size of 0.75-acres is a minimum and reasonable reduction that results from lessening a hardship on an adjacent property.
- The Washington County Engineer has reviewed the variance requests and has no objections.
- The applicant will be required to formally plat the property into the proposed lot configuration if the variance request is approved.

The variance requests are scheduled to be considered by City Council at their meeting on October 1, 2020. Staff recommends approval of the variance requests.

A motion was made by Commissioner Wamble and seconded by Commissioner Neil to recommend approval of a request for a variance to Section 23-21(3)(a) and (3)(c) of Article III of the Subdivision Ordinance to allow a subdivision of land located in the City of Brenham's Extraterritorial Jurisdiction (ETJ) to allow Tract 1 to have a lot size of .75-acre of land instead of the required 1-acre (43,560 square feet), and to allow Tract 2 to have a front lot width of twenty-five feet (25') at the road instead of the required one hundred twenty-five feet (125') for property located at 1093 S. Berlin Road in Washington County, Texas, as presented. The motion carried with a vote of 6-1. Commissioner Sheffield voted in opposition due to a concern about setting a precedence.

**7. Public Hearing, Discussion and Possible Action on Case No. P-20-033: A request to amend the City of Brenham's Code of Ordinances, Chapter 23 - Subdivisions, to require all utilities to be located underground throughout all development and to amend the assurances for completion of improvements.**

Stephanie Doland, Development Services Director, presented the staff report for Case No. P-20-033 (on file in the Development Services Department). Ms. Doland stated that due to the increase in both commercial and residential development, staff has identified two sections of the Subdivision Ordinance that are outdated and in need of revisions: (1) requirement for underground utilities, and (2) assurances for completion of improvements.

Currently the Subdivision Ordinance only requires underground utilities within residential developments. Staff recommends revision of this requirement to include commercial developments as well as residential developments. This amendment will not do away with overhead electric lines entirely since overhead electric lines may be used to bring power to a development but then underground would be required within the development. Ms. Doland gave examples such as Woodbridge Subdivision along FM 577 and Blinn College along High Street.

The fiscal security provisions section of the Subdivision Ordinance details the required processes for a private developer to construct public infrastructure within a subdivision. After a private developer's construction of public infrastructure, the city accepts the infrastructure. The existing language in the ordinance concerning infrastructure acceptance via a fiscal security (identified as Guarantee of performance) is listed as a sub-section of the Final Plat section (23-10(b)(4) and is unclear or silent on several items such as:

- Posting a security
- Completion deadline
- Infrastructure acceptance process
- Guarantee of workmanship (maintenance bond)

Staff proposes to amend this section to eliminate confusion about the required processes and fiscal security options available by having a section identified as Assurances for Completion of Improvements (proposed as Section 23-31) and will further define the following:

- Security options: Performance Bond, Escrow Account, Letter of Credit
- Completion deadline: One (1) year from date of plat approval
- Infrastructure acceptance process clarified.
- Maintenance bond procedure established.

Notice of the public hearing was published in the newspaper on September 24, 2020. No citizen comments were received.

In response to Commissioner questions, Ms. Doland clarified:

- If approved, the proposed policy will apply to City of Brenham utilities as well as Bluebonnet Electric utilities within the City of Brenham.
- The proposed changes to underground utilities will not be retroactive with existing lines and service. As new development occurs, then the new policy would apply.
- The requirements for utilities to be placed underground would be applied when property is platted into a Subdivision for development or re-platted for further development.

Chairman Behrens opened the Public Hearing at 6:16 pm and asked for any public comments. There were no citizen comments. Commissioner Neil commended staff for an organized, well-written document.

Chairman Behrens closed the Public Hearing at 6:16 pm.

A motion was made by Commissioner Sheffield and seconded by Commissioner Alfred to recommend approval of a request to amend the City of Brenham’s Code of Ordinances, Chapter 23 – Subdivisions, to require all utilities to be located underground throughout all development and to amend the assurances for completion of improvements, as presented. The motion carried unanimously.

**8. Adjourn.**

A motion was made by Commissioner Alfred and seconded by Commissioner Neil to adjourn the meeting at 6:18 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>October 26, 2020</u>
Planning and Zoning Commission	Chairman	Meeting Date

_____	<u>Kim Hodde</u>	<u>October 26, 2020</u>
Attest	Staff Secretary	Meeting Date



**CASE P-20-035**  
**FINAL PLAT: SYCAMORE HILL SUBDIVISION**

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**PLAT TITLE:** Sycamore Hill Subdivision **CITY/ETJ:** City

**PLAT TYPE:** Final Plat

**OWNER/APPLICANT:** MC Property Holdings, LLC / Dara Childs

**ADDRESS/LOCATION:** Generally located West of S. Saeger Street, south of W. Main Street and east of Wyandotte Lane and Meadow Brook Lane.

**LEGAL DESCRIPTION:** Proposed Lots 1-3, Block 1 of the Sycamore Hill Subdivision in Brenham, Washington County, Texas

**LOT AREA:** 5.219 acres total acreage. Lot 1 – 2.511 acres, Lot 2 – 1.354 acres, Lot 3 – 1.354 acres

**ZONING DISTRICT:** R-1, Single Family Residential

**EXISTING USE:** Vacant land

**COMP PLAN** Single Family Residential  
**FUTURE LAND USE:**

**REQUEST:** A request for a Final Plat of the Sycamore Hill Subdivision creating Lots 1-3, Block 1, being 5.219 acres of land out of the Philip H. Coe Survey, A-31 in Brenham, Washington County, Texas.

**BACKGROUND:**

The applicant/owner requests approval of a Final Plat of the Sycamore Hill Subdivision that creates Lots 1-3, Block 1, containing 5.219 total acres of land with Lot 1 being 2.511 acres, Lot 2 being 1.354 acres and Lot 3 being 1.354 acres. The subject 5.219 acres of land is owned by MC Property Holdings, LLC / Dara Childs. Mr. Childs desires to develop the property for residential use. The subject site does not have a recorded plat and thus, approval of a Preliminary Plat and Final Plat is required for future development. The Preliminary Plat was approved by the Planning and Zoning Commission on September 28, 2020.

Existing easements are shown on the plat for reference only. No new easements are being created.

**STAFF ANALYSIS AND RECOMMENDATION:**

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

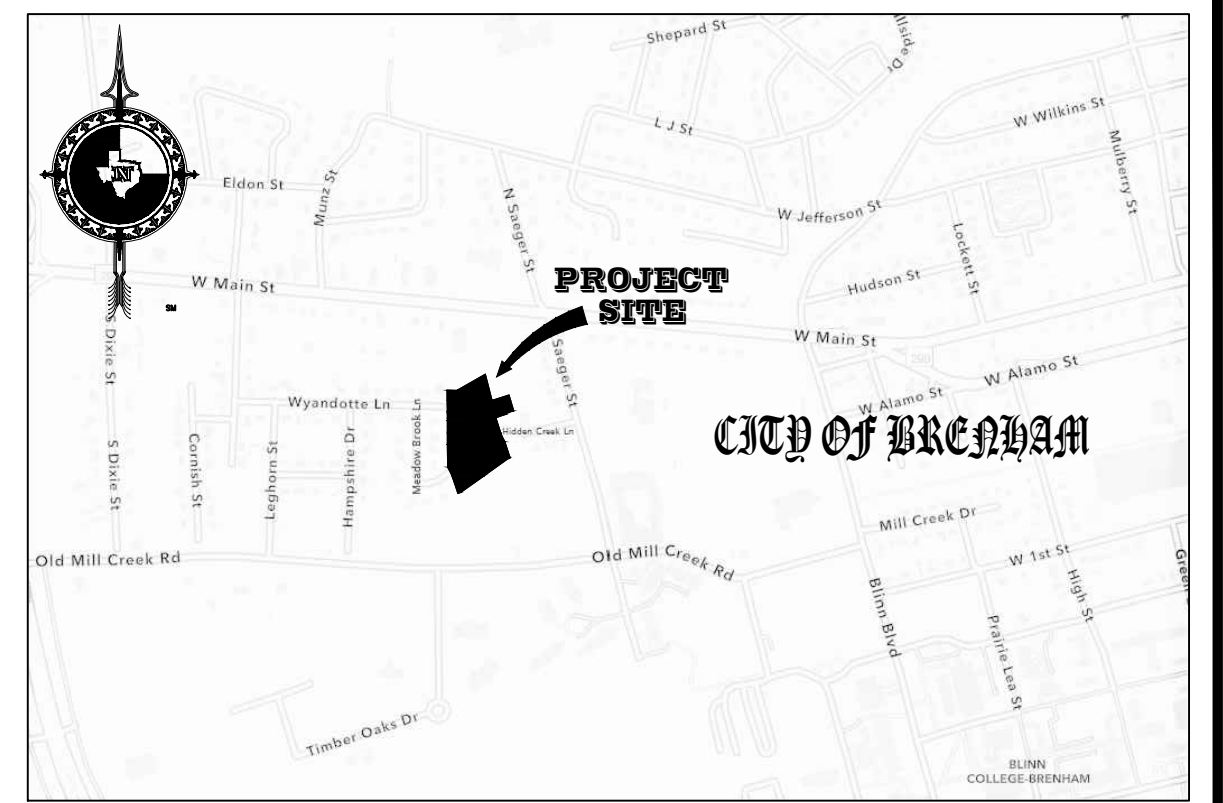
**EXHIBITS:**

A. Proposed Final Plat



**FINAL PLAT**  
**SYCAMORE HILL SUBDIVISION**  
**LOT 1 ( 2.511 Acre )**  
**LOT 2 ( 1.354 Acre )**  
**LOT 3 ( 1.354 Acre )**  
**BLOCK 1**

**OF THAT 5.219 ACRE TRACT AS RECORDED IN**  
**VOLUME 1658, PAGE 617, OF THE OFFICIAL RECORDS**  
**OF WASHINGTON COUNTY, TEXAS**  
**PHILLIP COE SURVEY, A-31**  
**CITY OF BRENHAM**  
**WASHINGTON COUNTY, TEXAS**



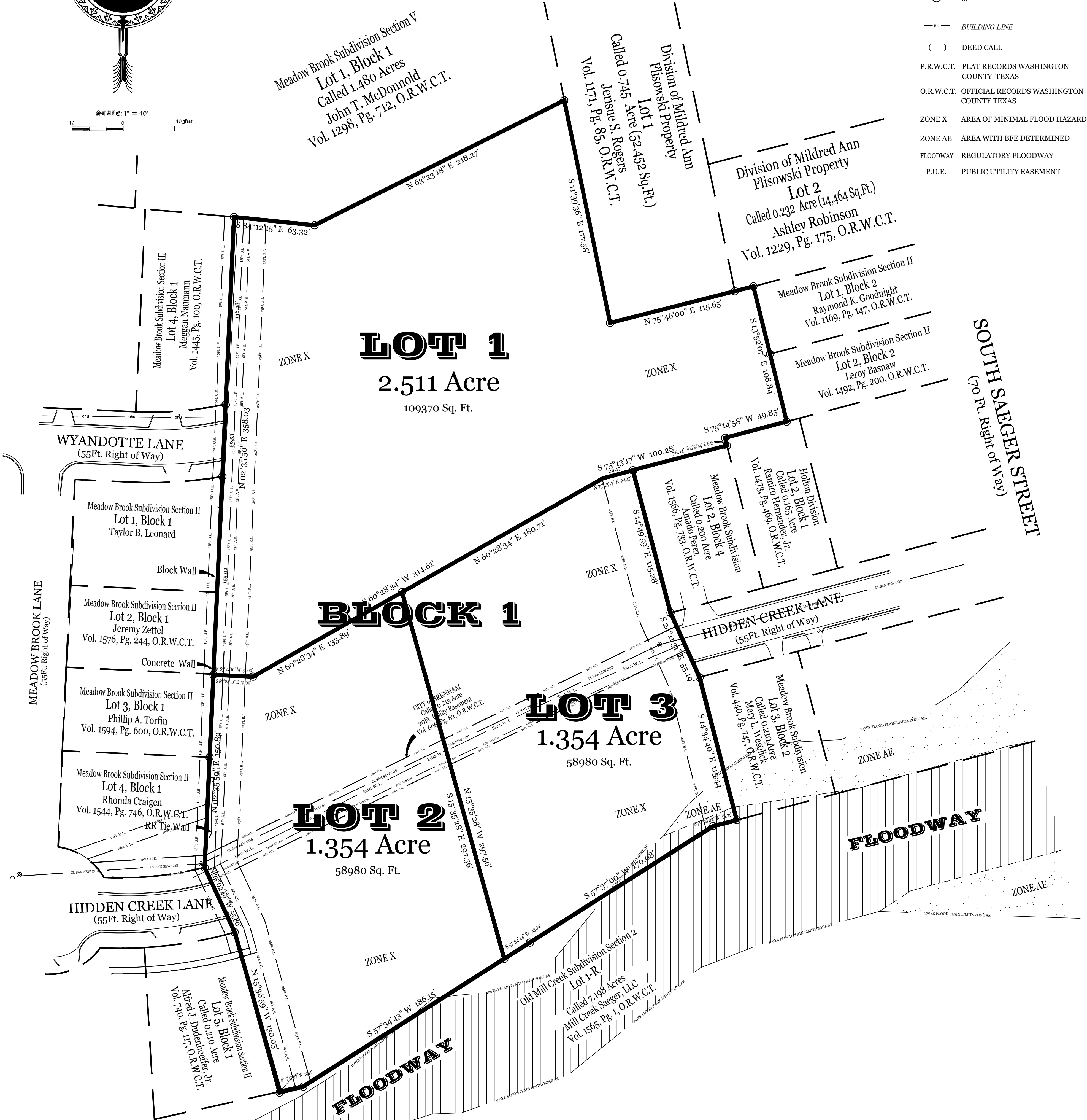
**KEY MAP**

**LEGEND**

- 1" IRON BAR FOUND
- 3/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 5/8" IRON ROD SET
- BL — BUILDING LINE
- ( ) DEED CALL
- P.R.W.C.T. PLAT RECORDS WASHINGTON COUNTY TEXAS
- O.R.W.C.T. OFFICIAL RECORDS WASHINGTON COUNTY TEXAS
- ZONE X AREA OF MINIMAL FLOOD HAZARD
- ZONE AE AREA WITH BFE DETERMINED
- FLOODWAY REGULATORY FLOODWAY
- P.U.E. PUBLIC UTILITY EASEMENT



SCALE: 1" = 40'  
 0 20 40 feet



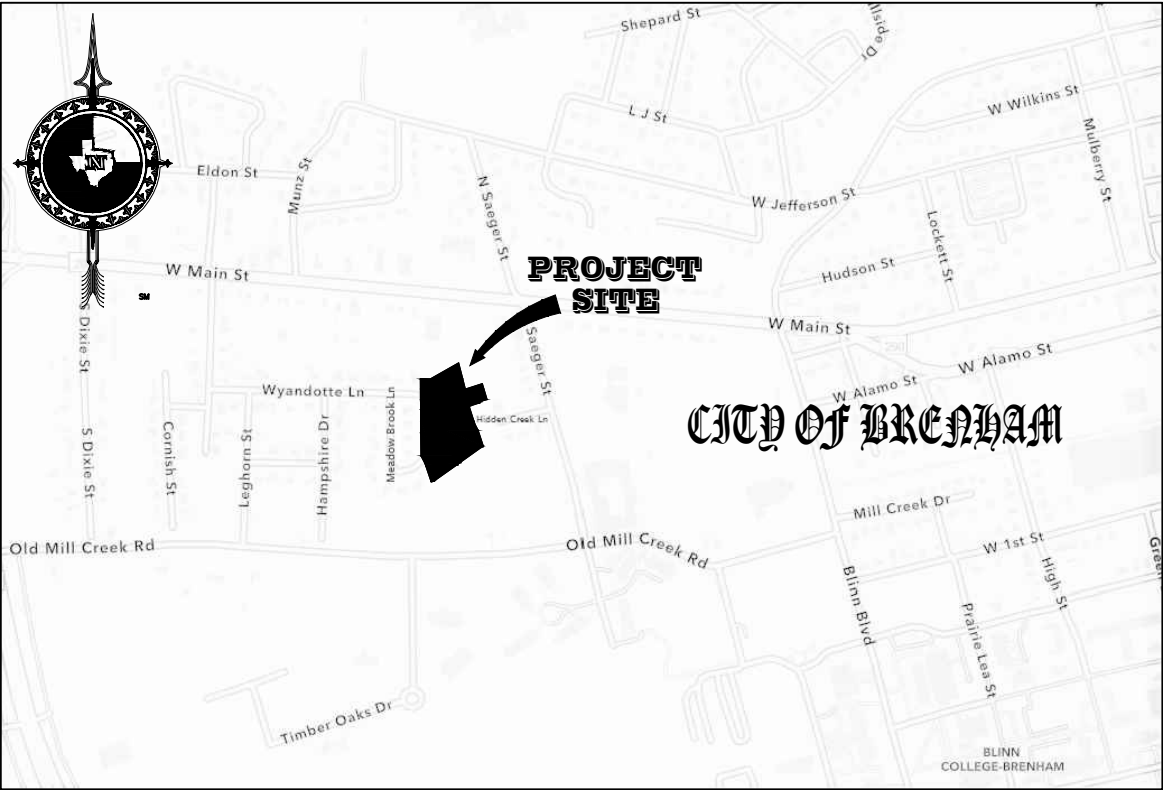
PLAT PREPARED BY

**A-SURVEY, INC.**  
**"THE MASTERS OF MEASUREMENT"™**  
 19 NORTH MILLER  
 BELLVILLE, TEXAS 77418  
 979-865-8111  
 1-800-4-A-SURVEY  
 4ASURVEY.COM  
 4ASURVEY@GMAIL.COM  
 T.B.P.L.S. FIRM REG. LIC. No. 10076700  
 PROJECT No.: 20204AR

OWNER - DEVELOPER

DARA CHILDS, JR.  
 M. C. PROPERTY HOLDINGS, LLC  
 1330 S. BERLIN ROAD  
 BRENHAM, TEXAS 77833  
 1-281-914-9416  
 DARACHILDS@YAHOO.COM

**FINAL PLAT**  
**SYCAMORE HILL SUBDIVISION**  
**LOT 1 ( 2.511 Acre )**  
**LOT 2 ( 1.354 Acre )**  
**LOT 3 ( 1.354 Acre )**  
**BLOCK 1**  
**OF THAT 5.219 ACRE TRACT AS RECORDED IN**  
**VOLUME 1658, PAGE 617, OF THE OFFICIAL RECORDS**  
**OF WASHINGTON COUNTY, TEXAS**  
**PHILLIP COE SURVEY, A-31**  
**CITY OF BRENHAM**  
**WASHINGTON COUNTY, TEXAS**



**KEY MAP**

**OWNER ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
 COUNTY OF WASHINGTON  
 WE, M.C. PROPERTY HOLDINGS, LLC, THE OWNER OF THE LAND DESCRIBED HEREON, WHOSE NAMES ARE SUBSCRIBED HERETO, DO HEREBY OFFER, ADOPT AND ACKNOWLEDGE THE SUBDIVISION OF SAID PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HEREON.

\_\_\_\_\_  
 DARA CHILDS, JR., M.C. PROPERTY HOLDINGS, LLC

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY OF \_\_\_\_\_, 2020, BY DARA CHILDS, JR.

NOTARY PUBLIC  
 STATE OF TEXAS

\_\_\_\_\_  
 NOTARY NAME (PRINTED)  
 NOTARY COMMISSION EXPIRES

**SURVEYOR CERTIFICATION**

THE STATE OF TEXAS  
 COUNTY OF WASHINGTON  
 KNOW ALL MEN BY THESE PRESENTS: THAT I RONALD K. BRYANT, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS AS SHOWN THEREON WERE PROPERLY PLACED OR LOCATED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BRENHAM, TEXAS.

\_\_\_\_\_  
 RONALD K. BRYANT  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR No. 4361

\_\_\_\_\_  
 DATE

**GENERAL NOTES**

1. THE SURVEYOR HAS CONDUCTED A LIMITED ABSTRACT OF THE SUBJECT PROPERTY.
2. THIS PLAT IS BASED ON A TITLE REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY, UNDER G.F. NO. 180946, ISSUED JULY 28, 2020.
3. SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECTS OR COULD AFFECT THE SUBJECT PARCEL. NO SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY; AND THOSE CERTAIN COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS, BUILDING LINES AND RESTRICTIONS.
4. SUBJECT TO THAT CERTAIN FIFTEEN FT. (15 FT.) UTILITY EASEMENT AS SHOWN ON PLAT RECORDED IN PLAT CABINET NOS. 257B, 258A, 257B AND 422A OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
5. SUBJECT TO THAT CERTAIN FIFTEEN FT. (15 FT.) UTILITY EASEMENT, BEING SEVEN AND ONE-HALF FEET (7.5 FT.) ON EACH SIDE OF PROPERTY LINE AS SHOWN ON IN PLAT CABINET FILE NOS. 257B, 258A OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
6. SUBJECT TO AN UNOBSTRUCTED AERIAL EASEMENT FOR UTILITIES FIVE FEET (5 FT.) WIDE FROM A PLANE TWENTY FEET (20 FT.) ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN ON PLAT FILED IN PLAT CABINET FILE NOS. 161A, 257B AND 258A OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
7. SUBJECT TO THAT CERTAIN FIVE FOOT (5 FT.) GUY EASEMENT AS SHOWN ON PLAT RECORDED IN PLAT CABINET FILE NOS. 257B AND 258A OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
8. SUBJECT TO THAT CERTAIN EXISTING SIX FOOT (6 FT.) SANITARY SEWER LINE AS SHOWN ON PLAT RECORDED IN PLAT CABINET FILE NOS. 257B AND 258A OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
9. SUBJECT TO THAT PORTION OF THE PROPERTY AFFECTED BY THE SPECIAL FLOOD HAZARD.
10. SUBJECT TO THAT CERTAIN OVERHEAD ELECTRIC LINE, UTILITY POLE, GUY, CONTROL POINT LOCATION, HYDRANT, WATER VALVE, TELEPHONE PEDESTAL AND ANY AGREEMENT RIGHTS APPURTENANT THERETO.
11. THE BUILDING LINES SHOWN ON THIS PLAT SHALL BE IN ADDITION TO, AND SHALL NOT LIMIT OR REPLACE, ANY BUILDING LINES REQUIRED BY THE CITY OF BRENHAM CODE OF ORDINANCES AT THE TIME OF THE DEVELOPMENT OF THE PROPERTY.
12. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR WASHINGTON COUNTY, TEXAS. THE SUBJECT TRACT DOES LIE WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY, AND IS IN ZONE "X", ZONE "AE" AND FLOODWAY AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48477C0295C, EFFECTIVE DATE: AUGUST 16, 2011.

PLAT PREPARED BY  
**A-SURVEY, inc.**  
**"THE MASTERS OF MEASUREMENT"™**  
 19 NORTH MILLER  
 BELLVILLE, TEXAS 77418  
 979-865-8111  
 1-800-4-A-SURVEY  
 4ASURVEY.COM  
 4ASURVEY@GMAIL.COM  
 T.B.P.L.S. FIRM REG. LIC. No. 10076700  
 PROJECT No.: 20204AR

**COUNTY CLERK CERTIFICATION**

THE STATE OF TEXAS  
 COUNTY OF WASHINGTON  
 I, BETH ROTHERMEL, COUNTY CLERK IN AND FOR WASHINGTON COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED IN MY OFFICE THE DAY OF \_\_\_\_\_, 2020, A.D. \_\_\_\_\_ AT O'CLOCK, M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D. IN THE PLAT RECORDS IN SLIDE NO. \_\_\_\_ WITNESSED BY HAND AND SEAL OF THE COUNTY COURT OF WASHINGTON COUNTY, IN BRENHAM, TEXAS.

\_\_\_\_\_  
 DEPUTY

\_\_\_\_\_  
 BETH ROTHERMEL  
 COUNTY CLERK  
 WASHINGTON COUNTY,  
 TEXAS

**PLANNING AND ZONING COMMISSION**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM.

\_\_\_\_\_  
 CHAIRMAN

\_\_\_\_\_  
 SECRETARY

**OWNER - DEVELOPER**

DARA CHILDS, JR.  
 M. C. PROPERTY HOLDINGS, LLC  
 1330 S. BERLIN ROAD  
 BRENHAM, TEXAS 77833  
 1-281-914-9416  
 DARACHILDS@YAHOO.COM



**CASE P-20-037**  
**FINAL PLAT: Vintage Farms Subdivision, Phase III**

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**PLAT TITLE:** Vintage Farms Subdivision, Phase III      **CITY/ETJ:** City Limits

**PLAT TYPE:** Final Plat

**OWNER/APPLICANT:** Ranier & Son Development Company (Stylecraft Builders, Inc.) / McClure & Browne - Jeffrey Robertson

**LOT AREA /LOCATION:** 10.677 acres located on State Highway 36 North near Dixie Road

**LEGAL DESCRIPTION:** Reserve "A", Vintage Farms Subdivision, Phase 1

**ZONING DISTRICT** Planned Development District (O-17-005) / Residential

**EXISTING USE:** Vacant land

**COMP PLAN** Mixture of Single Family and Multi-Family  
**FUTURE LAND USE:**

**REQUEST:** A request to replat Reserve "A" of the Vintage Farms Subdivision, Phase I to create Vintage Farms Subdivision, Phase III consisting of 10.677 acres, in the City of Brenham, Washington County, Texas.

**BACKGROUND:**

On October 23, 2017, the Planning and Zoning Commission approved the Preliminary Plat for the Vintage Farms Subdivision, Phases I, II and III.

On November 27, 2017, the Commission approved the Final Plat creating Vintage Farms Subdivision, Phase I. The Final Plat for Phase I included platting of 102 residential lots and Reserves A-F.

On June 24, 2019, the Planning and Zoning Commission approved the Final Plat creating Vintage Farms Subdivision, Phase II. The Final Plat for Phase II included platting of 52 residential lots and corresponding right-of-way and easements.

On February 24, 2020, the Planning and Zoning Commission approved the Final Plat creating Vintage Farms Townhomes. The Final Plat for Vintage Farms Townhomes consisted of 13.711 acres of land and included platting of 57 residential townhome lots and corresponding right-of-way and easements

**CURRENT REQUEST:**

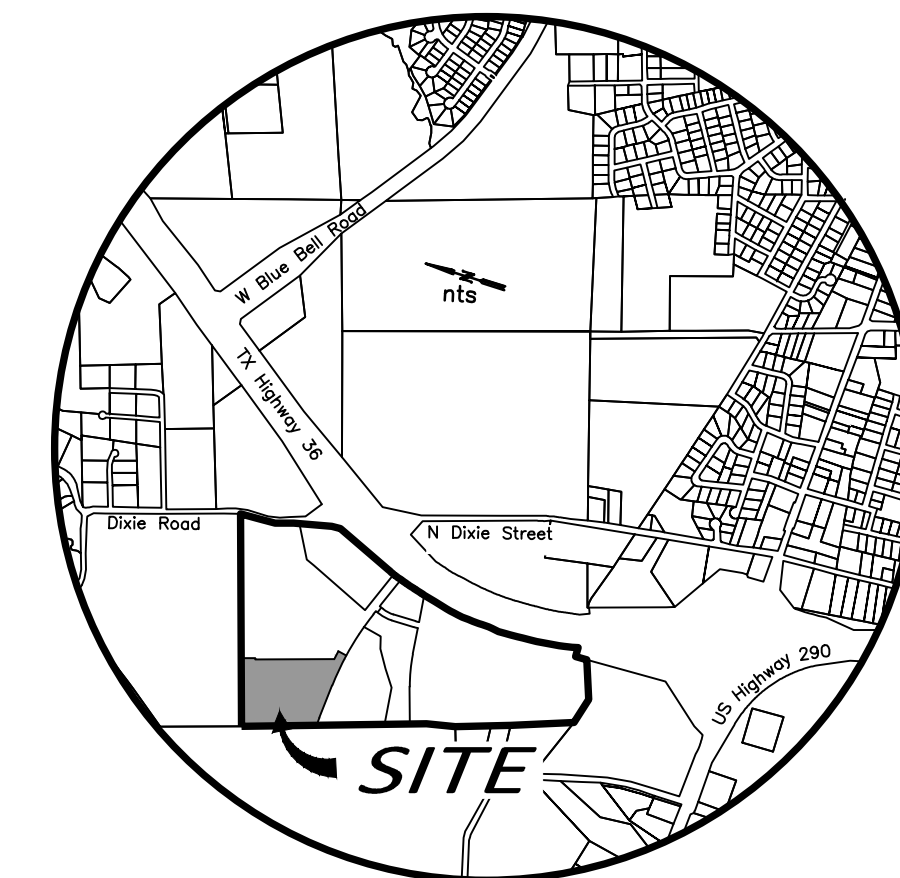
Ranier & Son Development Company (formerly known as CTX Land Investments, LLC) requests approval of a Final Plat to replat Reserve "A" of the Vintage Farms Subdivision, Phase I to create Vintage Farms Subdivision, Phase III, consisting of 10.677 acres of land and the creation of 44 residential lots, Reserve "G" (0.057-acres) and a common area of 0.106-acres along with corresponding right-of-way and easements. The proposed plat meets all applicable standards of the Planned Development District.

**STAFF RECOMMENDATION:**

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

**EXHIBITS:**

A. Proposed Final Plat



VICINITY MAP

- ORIGIN OF BEARING SYSTEM: VINTAGE FARMS, PHASE 1, as recorded in Cabinet 694 B, Plat Records of Washington County, Texas.
- According to the Flood Insurance Rate Maps for Washington County, Texas and the City of Brenham, Community Panel No. 48477C025C effective date of August 16, 2011, no portion of the subject property lies within the 100 year Flood Hazard Area.
- The minimum building setback requirements per Zoning Ordinance No. 0-17-005 are as follows:  
Front: 20 feet  
Rear: 20 feet  
Sides: 7.5 feet  
Side Street: 15 feet
- Minimum Lot Area: 6,600 square feet.
- All distances shown along curves are arc lengths.
- All Right-of-ways dedicated to the public.
- Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods. Additionally PK Nail Control Monuments are set in the Asphalt Pmnt. at  $\frac{1}{4}$  Intersections,  $\frac{1}{4}$  Points of Curvatures and the  $\frac{1}{4}$  Radius of Curldases.
- Direct access from lots or common areas will not be permitted to collector or arterial streets.
- Unless otherwise noted all corners are marked with 1/2" Iron Rods  
- 1/2" Iron Rod Found  
- 1/2" Iron Rod Set
- Abbreviations:  
B.E.  $\odot$  - Bluebonnet Electric Easement  
P.D.E.  $\circ$  - Public Drainage Easement (City of Brenham)  
P.U.E.  $\circ$  - Public Utility Easement (City of Brenham)  
Pr.D.E. - Private Drainage Easement
- Common Areas shall be owned and maintained by Home Owner's Association.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	1'47'30"	2535.00'	79.27'	39.64'	S 76°51'48" E	79.26'
C2	6'47'52"	2455.00'	291.27'	145.81'	N 79°21'59" W	291.10'
C3	9°18'13"	455.00'	73.88'	37.02'	N 87°25'02" W	73.80'
C4	2°50'29"	2535.01'	125.72'	62.87'	N 79°10'47" W	125.71'
C5	80°49'25"	25.00'	35.27'	21.29'	S 40°11'20" E	32.41'
C6	14°48'33"	227.50'	58.80'	29.57'	N 7°10'54" W	58.84'
C7	90°00'00"	25.00'	39.27'	25.00'	N 30°24'50" E	35.36'
C8	90°00'00"	25.00'	39.27'	25.00'	S 59°35'10" E	35.36'
C9	9°01'56"	172.50'	27.19'	13.62'	N 10°04'12" W	27.16'
C10	102°47'19"	25.00'	44.85'	31.31'	N 45°50'25" E	39.07'
C11	83°08'32"	25.00'	36.28'	22.17'	N 41°11'39" W	33.18'
C12	10°52'01"	227.50'	43.15'	21.64'	N 5°03'23" W	43.08'
C13	90°00'00"	25.00'	39.27'	25.00'	N 30°24'50" E	35.36'
C14	9°16'41"	535.00'	86.63'	43.41'	N 89°21'30" W	86.54'
C15	99°42'41"	25.00'	43.51'	29.64'	S 45°25'30" W	38.22'
C16	10°09'20"	172.50'	30.57'	15.33'	S 9°30'30" E	30.53'
C17	24°47'36"	50.00'	21.64'	10.99'	S 26°58'58" E	21.47'
C18	138°51'50"	65.00'	157.54'	173.22'	S 30°03'09" W	121.71'
C19	24°04'14"	50.00'	21.01'	10.66'	S 87°26'57" W	20.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 75°24'50" W	10.06'
L2	S 14°01'57" W	80.00'

**Phase 1**  
23,681 Acres  
Vintage Farms Subdivision  
Single-Family Residential

**Old Vine Road**  
(31' Pmnt.)

**Muscadine Trail**  
(31' Pmnt.)

**Reserve "C"**  
8.294 Acres  
Future Addition to  
Vintage Farms Subdivision  
Multi-Family Residential

N 14°47'54" W - 665.59'

Called 259.87 Acres  
Now or Formerly  
James Brown  
V.499, P.95

Scale: 1"=40'

Called 61.42 Acres  
Now or Formerly  
Joyce Baker  
V.1555, P.160

SHEET NO.

**1**

OF 2 SHEETS

# FINAL PLAT

## VINTAGE FARMS SUBDIVISION PHASE III

BEING A REPLAT OF RESERVE "A",  
VINTAGE FARMS PHASE I,  
RECORDED IN CABINET 694 B,  
A TOTAL OF 10.677 ACRES

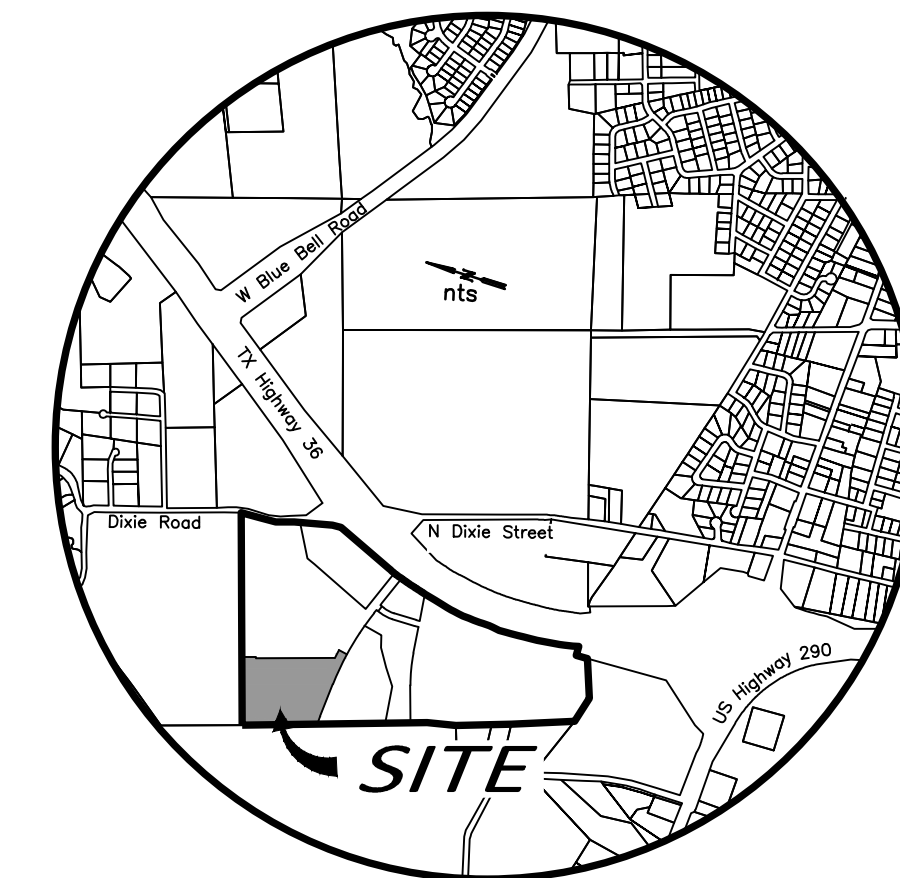
10.677 ACRES  
PHILLIP COE SURVEY, A-31  
BRENNHAM, WASHINGTON COUNTY, TEXAS  
SEPTEMBER, 2020  
SCALE 1"=40'

Owner:  
CTX Land Investments LLC &  
Ronier & Son Development Company  
4090 South TX Highway 6  
College Station, TX 77845  
(979) 690-1222

Surveyor:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

Texas Firm Registration No. 10103300

10530081-fp.dwg



VICINITY MAP

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS  
COUNTY OF WASHINGTON

I, Beth A. Rothermel, Clerk of the County Court of Washington County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_ at \_\_\_\_\_ o'clock, \_\_\_\_\_ m., and duly recorded on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in cabinet \_\_\_\_\_ sheet \_\_\_\_\_ of record of \_\_\_\_\_ for said county.

Witness my hand and seal of office, at Brenham, Washington County, Texas, the day and date last above written.

\_\_\_\_\_  
CLERK, COUNTY COURT  
WASHINGTON COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

\_\_\_\_\_  
Gregory Hopcus, R.P.L.S. No. 6047

LEINHOLDERS ACKNOWLEDGMENT

Bank, owner and holder of a lien against the property described in the plat shown hereon, said lien being evidenced by instrument of record in Volume 1240, Page 508 of the Official Records of Washington County, Texas, does hereby in all things subordinate to said plat said lien, and hereby confirms they are the present owner of said lien and has not assigned the same nor any part thereof.

\_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Planning and Zoning Commission of the City of Brenham, Texas.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
SECRETARY

OWNER ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF WASHINGTON

We, CTX Land Investments LLC, a Texas Corporation, Doug French, CEO, owner of the property subdivided in the foregoing map of Vintage Farms Subdivision to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown and designate said subdivision as Vintage Farms Subdivision to the City of Brenham, Texas, located in Brenham, Washington County, Texas, and we do hereby dedicate to public use, as such the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated or occasioned by the alteration of the surface of any portion of streets and alleys to conform to such grades, and do hereby bind ourselves, our heirs, executors, and administration to warrant and forever defend the title to the land so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon. We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

Witness my hand and at \_\_\_\_\_, \_\_\_\_\_ County, Texas on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DOUG FRENCH, CEO  
CTX LAND INVESTMENTS LLC

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

NOTARYS NAME (PRINTED): \_\_\_\_\_

NOTARYS COMMISSION EXPIRES: \_\_\_\_\_

OWNER ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF WASHINGTON

We, Ranier & Son Development Company LLC, a Texas Corporation, Doug French, Vice President, owner of the property subdivided in the foregoing map of Vintage Farms Subdivision to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown and designate said subdivision as Vintage Farms Subdivision to the City of Brenham, Texas, located in Brenham, Washington County, Texas, and we do hereby dedicate to public use, as such the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated or occasioned by the alteration of the surface of any portion of streets and alleys to conform to such grades, and do hereby bind ourselves, our heirs, executors, and administration to warrant and forever defend the title to the land so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon. We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

Witness my hand and at \_\_\_\_\_, \_\_\_\_\_ County, Texas on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DOUG FRENCH, VICE PRESIDENT  
RANIER & SON DEVELOPMENT COMPANY LLC

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

NOTARYS NAME (PRINTED): \_\_\_\_\_

NOTARYS COMMISSION EXPIRES: \_\_\_\_\_

FINAL PLAT

VINTAGE FARMS  
SUBDIVISION  
PHASE III

BEING A REPLAT OF RESERVE "A",  
VINTAGE FARMS PHASE I,  
RECORDED IN CABINET 694 B,  
A TOTAL OF 10.677 ACRES

10.677 ACRES

PHILLIP COE SURVEY, A-31  
BRENNHAM, WASHINGTON COUNTY, TEXAS

SEPTEMBER, 2020  
SCALE 1"=40'

SHEET NO.

2  
OF 2 SHEETS

Owner:  
CTX Land Investments LLC &  
Ranier & Son Development Company  
4090 South TX Highway 6  
College Station, TX 77845  
(979) 690-1222

Surveyor:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838





**CASE NUMBER P-20-036**

**ZONE CHANGE REQUEST – Correcting a scrivener’s error for a Planned Development District on 52.428 acres of land south and west of Dixie Road**

---

**STAFF CONTACT:** Stephanie Doland, Director of Development Services

**OWNERS:** Ranier & Son Development Company (**Stylecraft Builders**)

**APPLICANT:** City Initiated Request

**ADDRESS/LOCATION:** South and west of Dixie Road (Exhibit B).

**LEGAL DESCRIPTION:** Tract 7 of the Phillip Coe Survey, A-31

**LOT AREA:** Approximately 52.428 acres of land

**ZONING DISTRICT/USE:** Planned Development District / Vacant undeveloped land (Exhibit C)

**FUTURE LAND USE:** Single-Family Residential

**REQUEST:** A city-initiated request to correct a scrivener’s error for a Planned Development District on 52.428 acres of land south and west of Dixie Road (Exhibit A).

**BACKGROUND:**

The subject property is located generally south and west of Dixie Road and north of Muscadine Trail. The property is currently vacant land and was annexed into the City of Brenham city limits on May 21, 2020 and assigned the zoning distinction of Planned Development District. The subject tract is north of the existing Vintage Farms Subdivision which is currently under construction by Stylecraft Builders. The subject 52+ acres of land is planned to be developed with additional Single-Family homes by Stylecraft Builders.

The proposed rezoning is scheduled for consideration by the Planning and Zoning Commission because it has come to staff’s attention that the original signed, recorded and adopted Ordinance contains a error. The adopted Ordinance (Exhibit A), contains six sections which outline development standards for the proposed subdivision. However, Section VI (4) of the adopted ordinance should not have been included with this Planned Development District Ordinance. Since Planned Development District Ordinances can only be amended by re-writing and re-adopting a new Ordinance, Staff is initiating a rezoning to correct the scrivener’s error, specifically to remove Section VI. Included in Exhibit A is a redlined version of the adopted Ordinance which depicts the section to be removed with the proposed rezoning request.

**Staff recommends approval** of the proposed rezoning to correct a scrivener’s error, by removing Section VI of Ordinance No. O-20-013 for a Planned Development District (PD) on a 52.428-acre tract known as the Lakes of Vintage Farms Planned Development.

**EXHIBITS:**

- A. Existing Redlined Planned Development District and Exhibits
- B. Aerial Map
- C. Zoning Map
- D. Future Land Use Map
- E. Site Photos
- F. Staff Analysis of Original Zoning Request as Presented in Original Staff Report (April 27, 2020)



## **Exhibit "A"**

### **Existing Redlined Planned Development District and Exhibits**

#### **ORDINANCE NO. O-20-013**

**AN ORDINANCE OF THE CITY OF BRENHAM, TEXAS, AMENDING APPENDIX A - "ZONING" OF THE CODE OF ORDINANCES, AND THE OFFICIAL ZONING MAP OF THE CITY OF BRENHAM, TO ASSIGN A ZONING CLASSIFICATION OF PLANNED DEVELOPMENT DISTRICT (PDD) ON APPROXIMATELY 52.428 ACRES OF LAND LOCATED SOUTH AND WEST OF DIXIE ROAD, BEING FURTHER DESCRIBED AS TRACT 7 OF THE PHILLIP COE SURVEY, A-31, IN BRENHAM, WASHINGTON COUNTY, TEXAS.**

**WHEREAS**, the owners of the 52.428 acres of land generally located south and west of Dixie Road, being further described as Tract 7 of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas, (the "Property"), have requested that the Property be annexed into the City of Brenham and assigned zoning; and

**WHEREAS**, the owners have presented an application to the City for a Planned Development District to allow the construction of a single-family residential development; and

**WHEREAS**, at least ten (10) days after publication in the official newspaper of the City of the time and place of the public hearing and at least ten (10) days written notice of that hearing to the owners of the land within two hundred feet (200') of the Property in the manner required by law, the Planning & Zoning Commission held a public hearing on the proposal to rezone the Property to a Planned Development District; and

**WHEREAS**, the Planning & Zoning Commission recommended on April 27, 2020 that City Council grant such request to assign the Property as Planned Development District upon annexation into the City of Brenham city limits; and

**WHEREAS**, the City Council deems it appropriate to grant such proposed zoning district classification of the Property;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRENHAM, TEXAS THAT APPENDIX A – "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF BRENHAM, TEXAS, AND THE OFFICIAL ZONING MAP BE AMENDED AS FOLLOWS:**

That Appendix A - "Zoning" of the Code of Ordinances of the City of Brenham, Texas, and the Official Zoning Map of the City of Brenham are hereby amended by assigning the zoning district classification of Planned Development District (PDD) on approximately 52.428 acres of land generally located south and west of Dixie Road, being further described as Tract 7 of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas, said area of land being further described and depicted in Exhibits "A" and "B" attached hereto and incorporated herein for all purposes.

## SECTION I.

**PURPOSE AND INTENT.** The Lakes at Vintage Farms Planned Development District (“The Lakes PD”) is intended to guide land use and physical development of the subject property. This development plan is enacted as a means to provide the City of Brenham and the Developer with alternative standards set forth by the City for their mutual benefit. The Lakes PD is intended to add this approximately 52.428 acre tract of land to the existing Vintage Farms Subdivision (“Vintage Farms”) development by incorporating the existing design and feel of Vintage Farms while providing new elements which will differentiate The Lakes at Vintage Farms as unique. Additionally, The Lakes PD looks to improve property utilization by facilitating the highest and best uses, provide quality cost-efficient housing, strengthen the area economy, and enhance the general welfare of the surrounding community. The Lakes PD reflects the goals of the City’s adopted Comprehensive Plan - Historic Past, Bold Future: Plan 2040 which establishes recommendations for developing quality neighborhood design. To this end, The Lakes at Vintage Farms shall include public amenities such as, but not limited to, sidewalks, landscaping, and parkland which exceed City of Brenham subdivision standards and are intended to provide a valuable product for the Brenham community. The Lakes PD shall allow only single-family residential uses on approximately 52.428 acres of land out of the Phillip Coe Survey, being generally west of Dixie Road and State Highway 36 (Concept Plan - Exhibit A).

## SECTION II.

**LAND USE AND PHYSICAL DEVELOPMENT.** The Lakes at Vintage Farms by Stylecraft Builders will be managed and maintained by the existing Vintage Farms Homeowners Association (“HOA”) but shall be subject to a separate Declaration of Covenants, Conditions and Restrictions from the current Declaration pertaining to Vintage Farms. Nothing herein shall modify or amend the existing ordinances or Declaration applicable to Vintage Farms.

- A. No floor plan shall be repeated on the lot directly across the street, diagonally across the street, or within two (2) lots on either side of the subject lot.
- B. Minimum square footage of each home shall be 1,200 square feet exclusive of garages, porches, patios and areas of the home that are not conditioned space (heat/AC). This square footage minimum matches the existing restrictions in Vintage Farms.
- C. Each single-family dwelling shall include, at a minimum, a two-car private, enclosed garage.
- D. Each home in Planning Area 1 (Exhibit A) shall have a minimum of 60% masonry on its front face exclusive of windows, doors, eaves, gables, trim work, walls above roof lines, and entryways/porches/patios.
- E. Each home in Planning Area 2 (Exhibit A) shall have a minimum of 20% masonry on its front face exclusive of windows, doors, eaves, gables, trim work, walls above roof lines, and entryways/porches/patios.
- F. The required minimum right-of-way shall be a 55-foot wide publicly dedicated right-of-way with 30-foot wide pavement, measured back-of-curb to back-of-curb.

- G. A minimum of 4,500 linear feet of five foot (5') wide concrete sidewalks and concrete trails shall be constructed within the residential area, and a minimum of 2,800 linear feet of eight foot (8') wide concrete sidewalks shall be constructed in the greenspace/common areas. The Developer shall provide:
- a. Minimum of 4,500 linear feet of five foot (5') wide concrete sidewalks on one side of the streets, which shall correspond with the same look and feel of the design and layout of Vintage Farms.
  - b. Minimum of 2,800 linear feet of eight foot (8') wide concrete trails within the greenspace around the lakes and common areas throughout the development to be consistent with the trail system of Vintage Farms. The final location of the trail system may differ from what is shown on Exhibit A because the exact location and design shall be determined by the topography and location of preserved trees.
  - c. Pedestrian connectivity to the existing phase of Vintage Farms sidewalks and trails, as shown on Exhibit A.
  - d. Five (5) pedestrian access points connecting the greenspace trails to the neighborhood sidewalk system.

H. Landscape/Fencing

- a. Perimeter fencing shall be installed along Dixie Road, and shall be stained, capped and trimmed wooden privacy fence with steel posts to match the existing perimeter fence in Vintage Farms, Phase 1. This fencing will be maintained by the HOA.
- b. Ten (10) masonry columns shall be installed in the perimeter fencing installed along Dixie Road, and shall be maintained by the HOA.
- c. Each lot shall be landscaped and irrigated, at a minimum, with full sod in the front yard.
- d. Single-family residential lots shall have at least one (1) two inch (2") or larger caliper (measured six inches (6") above the tree base) canopy or shade tree or two (2) non-canopy ornamental trees, as well as a minimum of five (5) one-gallon shrubs, planted in the front yard of the residence prior to the Certificate of Occupancy being issued by the City.
- e. Community Trees - Prior to the first Certificate of Occupancy being issued by the City for each phase of the development, community trees shall be planted throughout the development at a ratio of at least one-half (1/2) of the total number of lots in each phase as reflected on the final plat. Required trees shall be planted in common areas, greenspace, along trails and sidewalks and other areas viewable to the public. Fifty percent (50%) of the required trees shall be canopy trees measuring at least six feet (6') tall and two inches (2") in caliper when measured six inches (6") from the ground.
- f. Preservation of trees – In accordance with Appendix A - Zoning, Part II, Division 1, Section 12.05 (3) of the City of Brenham Code of Ordinances, developer shall receive credit for each existing tree that is preserved towards the number of community trees that are required by Section II (I)(f) herein above.

- I. Greenspace
  - a. Developer shall reserve a minimum of fifteen (15) acres of greenspace and common area for neighborhood use, including four (4) acres of lakes, all of which shall be maintained by the HOA.
  - b. Developer shall install signage around the lakes with posted rules and warnings regarding usage and safety. This signage shall be maintained and updated by the HOA.
  - c. Developer shall provide at minimum a 400 square foot pavilion in the greenspace/park area with the location and size to be determined based on topography, location of preserved trees, and final design of trail system. Pavilion and associated landscaping shall be maintained by the HOA.

### **SECTION III.**

**DEVELOPMENT OF LAND.** The development of land within The Lakes at Vintage Farms includes two different single-family dwelling products. Dwellings located in Planning Area 1 (Exhibit A) shall comply with the development standards applicable to properties in a Single-Family Residential (R-1) zoning district, and dwellings located in Planning Area 2 (Exhibit A) shall comply with the development standards applicable to properties in a Mixed Residential (R-2) zoning district, except as follows:

- A. Planning Area 1 - The Lakes at Vintage Farms – Single-Family Residential Detached Homes
  - a. 100% of the lots shall be a minimum of 6,600 square feet
  - b. 35% of the lots shall be a minimum of 7,000 square feet
  - c. Minimum lot width shall be 55 feet except for radial lots which shall be a minimum 50 feet measured at the front setback.
  - d. Minimum lot depth shall be 120 feet (determined by the average of the two side lot lines) except for radial lots which shall have an average minimum lot depth of 110 feet.
  - e. Front yards shall be setback a minimum of 25 feet as per current City development requirements.
  - f. Side yards shall be setback a minimum of 7.5 feet unless adjacent to a side street in which case the minimum shall be 15 feet.
  - g. Rear yards shall be setback a minimum of 20 feet
- B. Planning Area 2 - The Cove at Vintage Farms – Patio Homes
  - a. 100% of the lots shall be a minimum of 4,400 square feet
  - b. 30% of the lots shall be a minimum of 5,700 square feet
  - c. Minimum lot width shall be 40 feet
  - d. Minimum lot depth shall be 120 feet (determined by the average of the two side lot lines). Three lots shall be permitted to have a minimum lot depth of 100 feet, as established in current City development requirements.
  - e. Front yards shall be setback a minimum of 20 feet

- f. Side yards shall be setback a minimum of 5 feet unless adjacent to a side street in which case the minimum shall be 15 feet. Distances between adjacent patio homes shall not be less than 10 feet. Lots adjacent to common areas shall maintain the 5-foot side setback.
- g. Rear yards shall be setback a minimum of 15 feet

#### **SECTION IV.**

**SUBDIVISION OF LAND.** The subdivision of land within the Liberty Village PD shall be in accordance with subdivision standards for properties in a Residential (R-1) zoning district with the following exceptions or additions to ordinary standards:

- A. Front yards shall have a minimum depth of 25 feet as per current city ordinance.
- B. Side yards shall have a minimum depth of 7.5 feet unless adjacent to a side street in which case the minimum side yard shall be 15 feet.
- C. Rear yards shall have a minimum depth of 20 feet.
- D. The average lot depth shall not be less than 115 feet as per current city ordinance.
- E. The minimum lot width shall be 55 feet.
- F. The minimum lot area shall be 6,325 square feet.
- G. At least 40% of all platted lots within the development shall be a minimum of 7,000 square feet or greater.
- H. At least 60% of all platted lots within the development shall be a minimum of 6,600 square feet or greater.
- I. The minimum right-of-way standards shall be a 50 feet wide dedicated right-of-way with 30-foot wide pavement, measured from back-of-curb to back-of-curb.
- J. Three (3) pedestrian peninsulas as shown on Planning Area Exhibit 2 shall be provided as traffic calming measures to break up longer than average block lengths. Pedestrian crossings shall be provided at the pedestrian peninsula locations.

#### **SECTION V.**

This Ordinance shall take effect as provided by the Charter of the City of Brenham, Texas.

**SECTION VI.**

This Ordinance shall in no manner amend, change, supplement or revise any portion of any ordinance of the City, save and except the change in zoning classification for the Property provided herein subject to the regulations, restrictions, terms and conditions of the Planned Development District provided for herein.

**PASSED and APPROVED** on its first reading this the 7<sup>th</sup> day of May 2020.

**PASSED and APPROVED** on its first reading this the 21<sup>st</sup> day of May 2020.

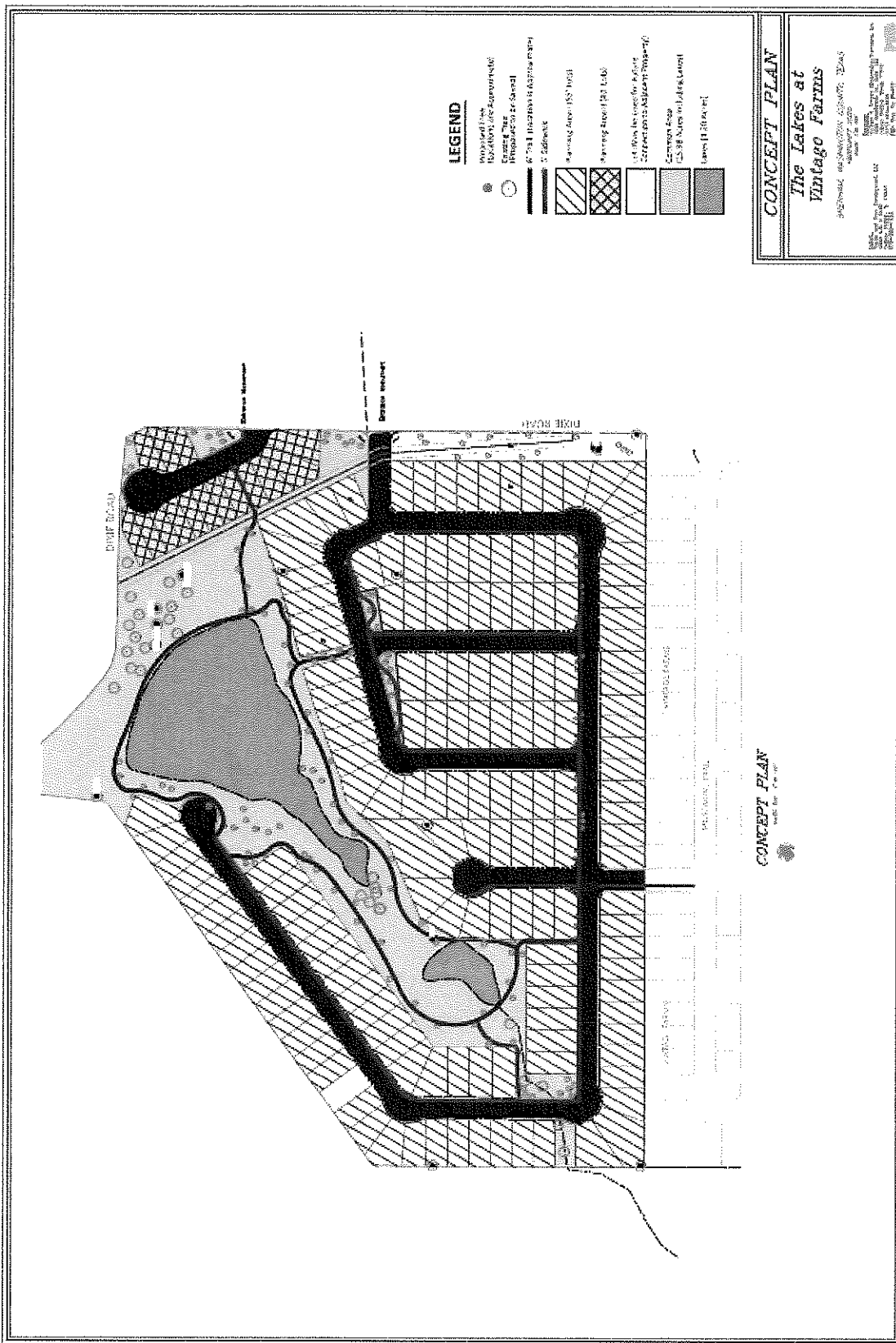


*Milton Y. Tate, Jr.*  
Milton Y. Tate, Jr.  
Mayor

**ATTEST:**

*Jeanne Bellinger*  
\_\_\_\_\_  
Jeanne Bellinger, TRMC, CMC  
City Secretary

# EXHIBIT A



# EXHIBIT B

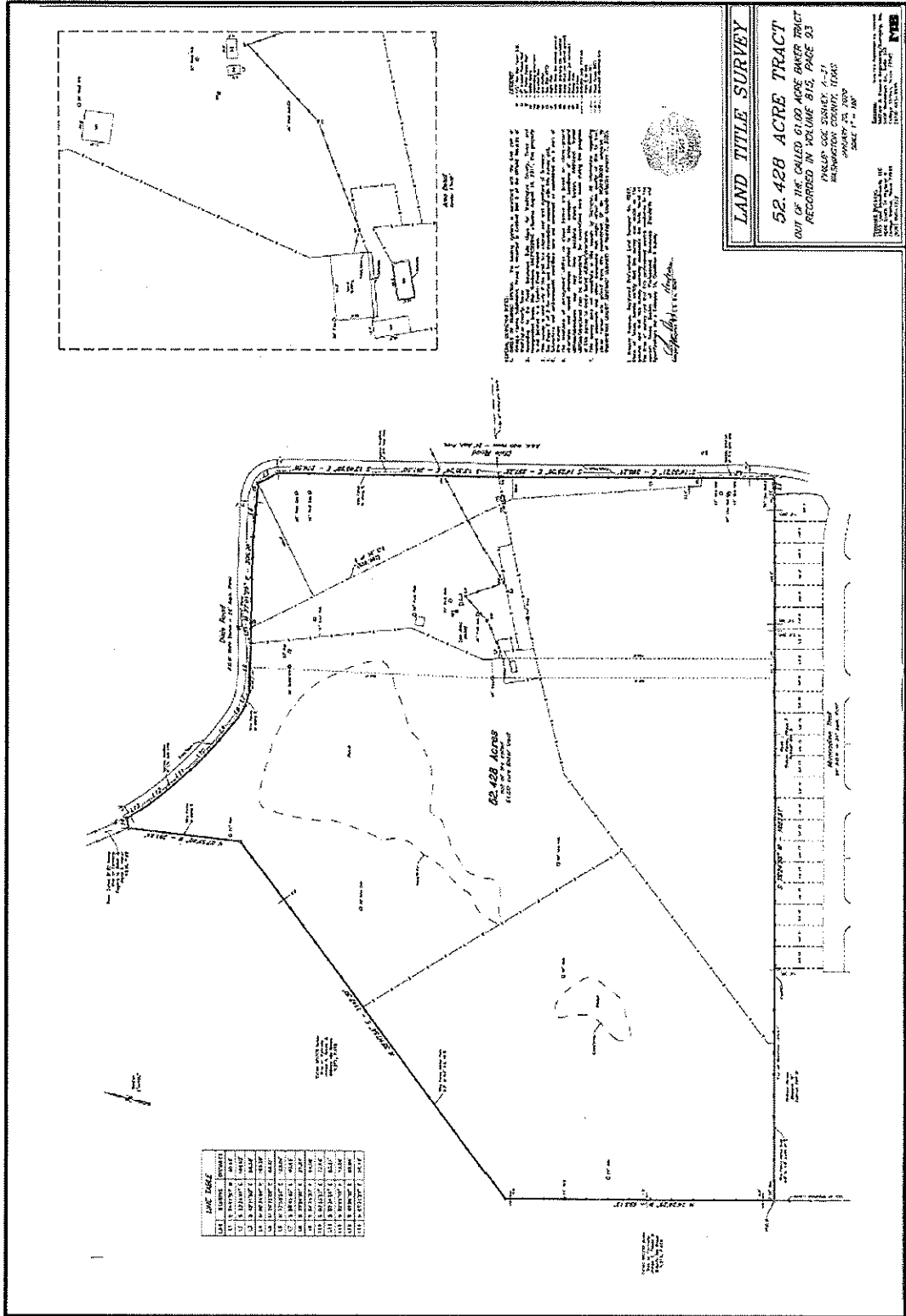




EXHIBIT "B"

AERIAL MAP



**Aerial Map  
The Lakes at Vintage Farms**




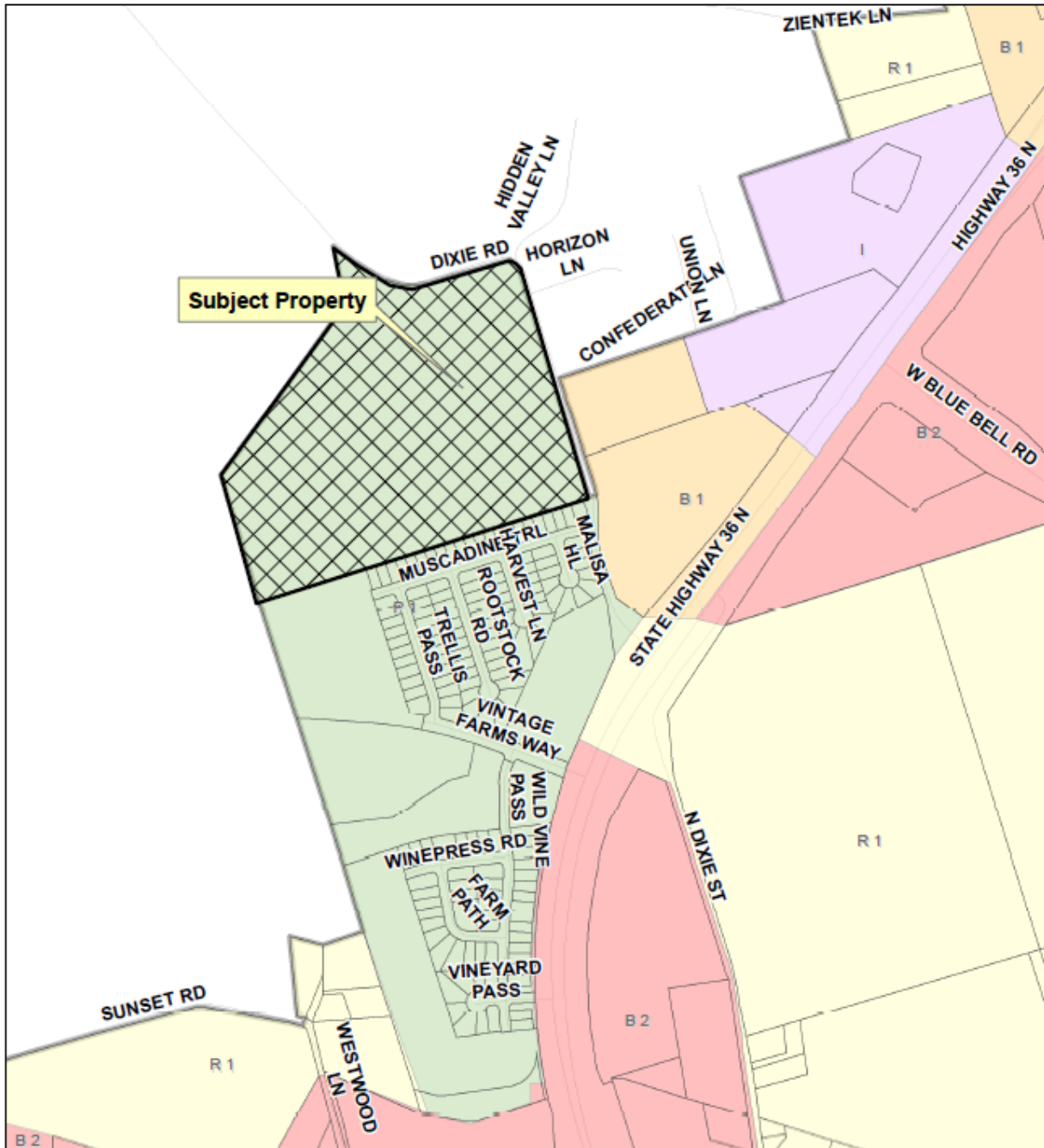
-  City Parcels
-  City Roads
-  City Limits



EXHIBIT "C"  
ZONING MAP



**The Lakes at Vintage Farms**

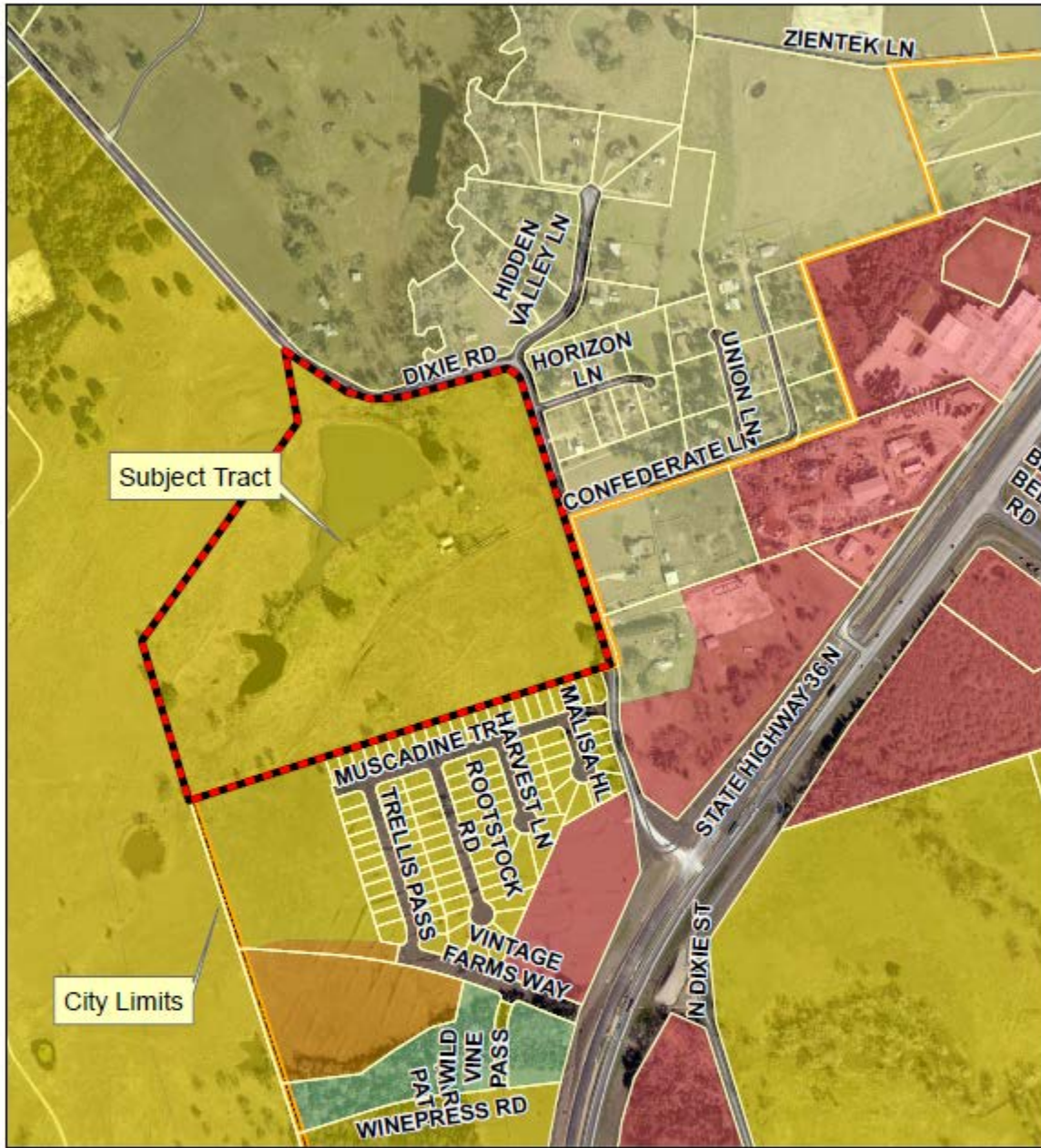
- |                                       |  |                                  |
|---------------------------------------|--|----------------------------------|
| City Parcels                          | B4 Neighborhood Business District              | R1 Residential Single Family     |
| B1 Local Business Mixed               | Downtown Business/Residential Overlay District | R2 Mixed Residential             |
| B2 Commercial Research and Technology | I Industrial                                   | R3 Manufactured Home Residential |
| B3 Historical and Central Business    | P1 Planned Development                         | City Roads                       |
|                                       |  | City Limits                      |



1 inch = 722 feet



**EXHIBIT "D"**  
**FUTURE LAND USE MAP**



<b>Legend</b>	
City Limits	Multi-Family Residential
<b>Future Land Use Plan</b>	
<b>FLU_FINAL</b>	
Rural	Mixed Use Blinn Adjacent
Open Space	Mixed Use Downtown Adjacent
Park	Corridor Mixed Use
Estate Residential	Planned Development
Single Family Residential	Downtown
Manufactured Homes	Local Public Facilities
	Commercial
	Industrial

**Future Land Use Map**



1 inch = 508 feet



EXHIBIT "E"



View from Dixie Road – Vintage Farms Subdivision in Background



Subject Property facing west from Dixie Road

## EXHIBIT "F"

### Staff Analysis of Original Zoning Request as Presented in Original Staff Report (April 27, 2020)

#### RELATION TO THE BRENHAM COMPREHENSIVE PLAN, PLAN 2040: HISTORIC PAST, BOLD FUTURE

Plan 2040 was adopted as the City of Brenham Comprehensive Plan on September 19, 2019 and serves as the City's guiding document in determining zoning and land uses decisions. Adopted with the Comprehensive Plan is the Future Land Use Plan and the establishment of use-specific land use policies, general city-wide land use policies, and standards which produce a quality neighborhood design. Staff finds the following excerpt from Plan 2040 (page 37-38) is relevant for consideration of this request:

Typical features of a quality neighborhood design include:

- Some focal point, whether a park or central green, school, community center, place of worship, or small-scale commercial activity, that enlivens the neighborhood and provides a gathering place.
- Equal importance of pedestrian and vehicular circulation. Street design accommodates, but also calms, necessary automobile traffic. Sidewalks along or away from streets, and/or a network of off-street trails, provide for pedestrian and bicycle circulation (especially for school children) and promote interconnectivity of adjacent neighborhoods.
- A variety of compatible dwelling types to address a range of needs among potential residents (based on age, income level, household size, etc.).
- An effective street layout that provides multiple paths to external destinations (and critical access for emergency vehicles) while also discouraging non-local or cut-through traffic.
- Appealing streetscapes, whether achieved through street trees or other design elements, which "soften" an otherwise intensive atmosphere and draw residents to enjoy common areas of their neighborhood. This should include landscape designs consistent with local climate and vegetation.
- Compatibility of fringe or adjacent uses, or measures to buffer the neighborhood from incompatible development.
- Evident definition of the neighborhood "unit" through recognizable identity and edges, without going so far (through walls and other physical barriers) as to establish "fortress" neighborhoods.
- Set-aside of conservation areas, greenbelts or other open space as an amenity, to encourage leisure and healthful living, and to contribute to neighborhood buffering and definition.
- Use of local streets for parking to reduce the lot area that must be devoted to driveways and garages, and for the traffic calming benefits of on-street parking.

#### ANALYSIS OF CITY OF BRENHAM ZONING POLICIES:

The purpose of zoning policies is to provide guidelines for considering future amendments to the zoning ordinance (Part 1, Section 4 of Appendix A – "Zoning" of the Brenham Code of Ordinances). They are as follows:

- (1) The city's zoning should recognize and seek to preserve the small-town attributes that make Brenham a special place for its citizens to live, work and play.

**The subject property is currently located in the Brenham ETJ, generally west of the intersection of State Highway 36 N and Dixie Road. Property located to the south is zoned Planned Development District and is currently being developed with a Mixed-Use development, primarily the single-family**

residential subdivision known as Vintage Farms. Property to the east and across Dixie Road is developed and zoned with a mixture of uses, including rural residential along Dixie and industrial along SH 36 N. Stylecraft Builders intends to develop these 50+ acres of land with additional phases of single-family homes, to be known as The Lakes and The Cove at Vintage Farms. The Lakes at Vintage Farms is proposed to be traditional single-family homes, whereas The Cove at Vintage Farms is planned to be developed with patio homes.

The Lakes portion of the proposed development plan deviates from the City of Brenham standard zoning by including a mixture of lot sizes including 35% of the subdivision at 7,000 square feet or greater (City standard) and the remainder at 6,600 square feet or greater. Current standards for the existing Vintage Farms Subdivision allow for all lots to be 6,600 square feet or greater. In this portion of the subdivision Stylecraft proposes reduced side building setbacks of 7.5-feet (15-foot standard) and a rear setback of 20-feet (25-foot standard). Stylecraft also proposes to include 60% masonry on all front facades.

The Cove portion of the proposed development plan is planned to be developed with a single cul-de-sac for construction of patio homes. Patio homes are sometimes referred to zero-lot line or garden style homes and are typically located on 4,000 square foot (smaller) lots and have a reduced setback. Stylecraft proposes the patio homes within this portion of the development be located on lots that are between 4,400 and 5,700 square feet. Homes within this portion of the development are planned to include 20% masonry on all front facades.

In exchange for the deviations to the City of Brenham subdivision standards, Stylecraft proposes amenities including a minimum of 2,800 linear feet of eight-foot wide concrete walking trails, sidewalks along both sides of the street and a 15-acre greenspace/public park with a water feature and pavilion.

The City of Brenham Subdivision and Zoning Ordinances seek to establish standards which provide for the orderly, safe and healthful development of the community and protect the morals and general welfare of residents and citizens while protecting small town character as reflected in the Comprehensive Plan. Staff finds that the proposed PD meets the intent of the development standards by providing neighborhood design characteristics and elements which make a subdivision attractive and valuable for the long-term.

- (2) The city's zoning should be guided by the future land use plan and other applicable guidelines found in the Comprehensive Plan.

The future land use map portion of Plan 2040: Historic Past, Bold Future, suggests the subject property may be appropriate for single-family residential uses. If the requested zone change were approved, the subject property would allow for development in keeping with the Future Land Use Plan and polices by allowing a single-family home subdivision with a mixture of housing types at this location.

Furthermore, the proposed PD includes amenities and subdivision design characteristics that exceed the City's standard subdivision and zoning standards as recommended in Plan 2040. Plan 2040 includes an excerpt which highlights what neighborhood attributes contribute to a sustainable and attractive subdivision. The applicants are proposing to meet a majority of these guidelines by providing features such as, traffic calming measures, street scaping, a passive park, a regional walking trail and a design with equal importance to pedestrian and vehicular traffic. Staff finds that the proposed request is aligned with the goals and land use policies established in the Comprehensive Plan.

- (3) The city's zoning should be designed to facilitate the more efficient use of existing and future city services and utility systems in accordance with the Comprehensive Plan.

**The subject property has access to City of Brenham water, gas and sanitary sewer along Dixie Road as well as access to additional services within the existing Vintage Farms Subdivision. The applicant plans to extend services located at the property throughout the development. The 50+ acres are within the Bluebonnet electric service area and the applicant has been in contact with this provider for extension of services. Staff finds that utilities in the area can be extended to serve the subject property and the proposed development.**

- (4) The city's zoning should be organized and as straight forward as possible to minimize use problems and enforcement problems.

**The proposed zone change, if approved, will be reflected on the City of Brenham zoning map available for citizen viewing on the City of Brenham homepage.**

- (5) The city's zoning process should be fair and equitable, giving all citizens adequate information and opportunity to be heard prior to adoption of zoning amendments.

**Property owners within 200 feet of the project site were mailed notifications of this request on April 16, 2020. The Notice of Public Hearing was published in the Brenham Banner on April 16, 2020. Any public comments submitted to staff will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.**

- (6) The city's zoning should ensure that adequate open space is preserved as residential and commercial development and redevelopment occur.

**If approved, the subject property will be required to adhere to site development standards established in the proposed PD, all applicable ordinances adopted by the City of Brenham and not specified in the PD document. Furthermore, adherence to adopted building codes, maximum impervious coverage requirements, and drainage standards for property zoned R-1 and R-2 shall apply to the subject tract. The Lakes at Vintage Farms includes development of a 15-acre passive park, 4-acre pond, and multi-use trails to account for a mixture of lot sizes in the development, specifically those which fall below the adopted minimum lot size of 7,000 square feet. Staff finds that the public green space requirements will ensure that adequate open spaces are maintained throughout the proposed subdivision.**

- (7) The city's zoning should ensure Brenham's attractiveness for the future location of business and housing by preserving an attractive and safe community environment in order to enhance the quality of life for all of its residents.

**Staff believes that the requested zoning and associated land uses are appropriate in this location given adjacent zoning designations, existing development in the vicinity, and conformance with the City's adopted future land use map.**

- (8) The city's zoning ordinance should preserve neighborhood culture by retaining and promoting land uses consistent with the community's plan for the development and/or redevelopment of its neighborhoods.

**The applicant proposes a variety of subdivision standards that contribute to quality neighborhood**

culture and promote land development consistent with adopted development standards and the adopted Comprehensive Plan. For example, the City of Brenham subdivision ordinance does not currently require the development of sidewalks or parks within a single-family home subdivision. However, the applicant proposes to provide 5-foot wide sidewalks on one side of the street as well as a 15-acre park, and regional concrete trails. While smaller than normal lot sizes are proposed, the aforementioned amenities meet the intent of the ordinance in terms of preserving open spaces within the development.

Additionally, the applicant proposes landscaping on each platted lot and throughout the development. Each lot within the subdivision shall have either one canopy tree or two ornamental trees to contribute to an aesthetic street scape. Similar to Vintage Farms, Stylecraft plans to include a wooden fence with masonry columns along Dixie Street and landscaping throughout the development in common areas and along rights-of-way. The City's development standards do not require the aforementioned fence or landscaping standards for residential development and staff finds that these offerings (and the additional proposed standards) will ensure the long-term viability of the. In summary, staff finds that the proposed PD, if approved will allow for the development of a single-family neighborhood in accordance with the adopted development standards and Plan 2040 in terms of promoting land uses consistent with the community's plan.

- (9) The city's zoning should protect existing and future residential neighborhoods from encroachment by incompatible uses.

**The subject property is adjacent to vacant land, Dixie Road and Vintage Farms Subdivision. Staff is unable to determine any incompatible uses or development with the proposed PD.**

- (10) The city's zoning should assist in stabilizing property values by limiting or prohibiting the development of incompatible land uses or uses of land or structures, which negatively impact adjoining properties.

**Staff is unable to determine any destabilizing effects on the neighboring properties should this rezoning request be approved.**

- (11) The city's zoning should make adequate provisions for a range of commercial uses in existing and future locations that are best suited to serve neighborhood, community and regional markets.

**If approved, the proposed rezoning will allow for the development of a single-family home subdivision. The subject property is adjacent to a local street and therefore not located in an area where commercial development is likely to prosper. The nearest land currently available for Commercial development is located southeast of the subject tract immediately adjacent to SH 36 N and planned for Commercial Development with the original Vintage Farms PD.**

- (12) The city's zoning should give reasonable accommodation to legally existing incompatible uses, but it should be fashioned in such a way that over time, problem areas will experience orderly change through redevelopment that gradually replaces the nonconforming uses.

**The property is currently undeveloped, vacant land. Staff is not aware of any hindrances on the property created by legally existing incompatible uses. The proposed rezoning will allow for compatible, legally conforming development.**

- (13) The city's zoning should provide for orderly growth and development throughout the city.



**Staff finds that the proposed rezoning change will allow for the orderly growth and development in the general vicinity and throughout the city. Furthermore, the proposed rezoning is in accordance with the City's adopted Future Land Use Map and Comprehensive Plan.**

**PLANNED DEVELOPMENT DISTRICT GENERAL GUIDELINES:**

In addition to the zoning policies above, Planned Development Districts must also meet the following guidelines:

- (1) A Planned Development District shall conform to applicable regulations and standards established by this ordinance.

**The zoning regulations that The Lakes at Vintage Farms PD deviates from do not undermine the density requirements or intent of the single-family residential zoning district. Furthermore, modifications to lot size and setbacks are accommodated by quality neighborhood design standards as specified in the Comprehensive Plan, Plan 2040.**

- (2) A Planned Development District should be compatible with existing or permitted uses on abutting sites, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features.

**This proposed single-family residential development is compatible with the surrounding land uses, including Dixie Street, rural residential and industrial uses. The proposed PD includes the underlying R-1 and R-2 zoning district standards and does not deviate from building height, drainage, access or impervious coverage requirements. As mentioned above, the smaller than standard lot sizes and reduced setbacks proposed are mitigated by the 15-acre park and trail system proposed within the development.**

- (3) A Planned Development District shall not create unfavorable effects or impacts on other existing or permitted uses on abutting sites that cannot be mitigated by the provisions of the planned development.

**There are no foreseen unfavorable effects or impacts on the area.**

- (4) A Planned Development District shall not adversely affect the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed development and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

**This property is adjacent to the existing Vintage Farms Subdivision and the attached conceptual plan shows connection between the two phases of construction. The existing subdivision currently has two access points to SH 36 N, one direct access and one access point through Vintage Farms Way. State Highway 36 is a freeway that is capable of handling large volumes of traffic and will serve as the primary route for traffic into and out of the subdivision. In addition to connection to the existing subdivision, Stylecraft intends to construct a primary entrance to The Lakes along Dixie Road.**

**A feature of quality neighborhood design listed in Plan 2040 includes placing equal importance on vehicular and pedestrian traffic. The proposed subdivision layout includes reduced block lengths and pedestrian crosswalks in an effort to increase pedestrian safety within the subdivision, specifically to connect homes to the regional trail system and park.**

**Staff finds the proposed PD accounts for the safety and convince of vehicular and pedestrian traffic generated within the development.**

- (5) A Planned Development District must reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.

**Drainage information will be required at the time of platting and a Homeowners Association will be created with bylaws and governing documents pertaining to the maintenance of the proposed detention areas.**

- (6) A Planned Development District shall not adversely affect traffic control or adjacent properties by inappropriate location, lighting, or types of signs.

**Staff is unable to determine any adverse impacts caused by inappropriate lighting or types of signs. As with all development, an increase in traffic is expected around the subject property. Staff will review traffic counts and mitigation measures proposed by the developer at the time the civil construction documents are submitted to the City for review.**

- (7) A Planned Development District must protect the public health, safety, or welfare, and shall not be materially injurious to properties or improvements in the vicinity.

**This request should not have any adverse impact on the public health, safety or welfare of adjacent property or property in the general vicinity. Furthermore, the proposed amenities within the subdivision will enhance the public health and welfare of the Vintage Farms homeowners and City of Brenham residents in general.**



## Development Services Department

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## Memorandum

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Date October 21, 2020

To Chair Keith Behrens and Planning and Zoning Commission

From Stephanie Doland, Director of Development Services

Subject P-20-026 Workshop – Planning & Zoning Commission Plan of Work

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During the June Planning and Zoning Commission meeting a workshop session was held to discuss the Commission's Plan of Work for the upcoming year. During the workshop session Staff presented the Commission with a list of projects that could be considered as action items. Staff and the Commissioners discussed the projects listed below. During the workshop presentation Staff received direction to provide additional details about each item on the project list. Below, please find an update on each of the items and an estimated timeline for completion.

- **Sidewalks Installation with New or Redevelopment**
  - On August 20, 2020 the Utilities Council Subcommittee met to discuss revisions to the Subdivision Ordinance. At that meeting the conversation of requiring sidewalks at the time of development was discussed in relation to an upcoming road widening and reconstruction project for Chappell Hill Road. The Subcommittee did not recommend sidewalks be added to the project scope for Chappell Hill and recommended against requiring sidewalks on private development due to concerns with initial construction and long-term maintenance costs. At this time, Staff does not recommend pursuing a sidewalk ordinance.
  
- **Adoption of a Historic Preservation Ordinance**
  - On October 1, 2020 the Brenham City Council appointed members to serve on the Historic Preservation Ordinance Committee. Representing the Planning and Zoning Commission, Deanna Alfred and Cayte Neil were appointed to serve on the Committee. The first Committee meeting was held on October 22, 2020. Staff anticipates that the Committee will meet monthly for the next 6-12 months to prepare and recommend adoption of an Ordinance
  
- **Market Street Study**
  - The Department of Agriculture has announced a new grant opportunity through the Community Development Block Grant Program. The new grant is known as RED or Rural Economic Development Grant and would offer jurisdictions the opportunity

to apply for grant funding for both planning and implementation dollars. It is anticipated that the new grant would offer the option for multiple-year funding, first to conduct a Market Street corridor planning study, followed by a second year of funding specifically to implement the actions outlined in the plan. The RED Grant is anticipated to be released in the last quarter of 2020 with an application deadline in Spring of 2021. Once the new grant program is released a more detailed proposal of project costs, needs and timeline can be provided.

- **Text Amendments, Including:**

1. RV Parks as an allowed use;
2. Revisions to the definitions and standards pertaining to public, institutional, and philanthropic uses;
3. Clarification of Mixed-Use definition and development in the B-3, B-4, PD, and DBROD Districts;
4. Buffer-yard standards.

In order to complete each of the above text amendments, Staff time would be the primary cost to complete the process. Each of the text amendments could be completed in house and would consist of Staff research, a workshop to present findings, drafting of an ordinance amendment, and the conclusion of the project would be ordinance adoption and implementation. Since significant work has already been completed for the review to the RV Park standards and revisions to the definitions of public uses, a reasonable expectation is that amendments to those ordinances could be completed and adopted in 4-6 months. The remaining amendments to mixed-use definitions or bufferyard standards would take additional staff time, approximately 6-9 months.

In conclusion, Staff is seeking feedback and direction regarding the above described projects. Staff will continue to work on adoption of a Historic Preservation Ordinance and a Market Street Study and requests feedback from the Commission on any additional items they feel should be a priority in the coming year. If none of the items presented are items the Commission seeks to pursue at this time, Staff can provide additional options for consideration or is open to additional suggestions.