



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, AUGUST 25, 2025, AT 5:15 PM
SECOND FLOOR CITY HALL BUILDING
COUNCIL CHAMBERS
200 W. VULCAN STREET
BRENHAM, TEXAS**

1. Call Meeting to Order

2. Public Comments

[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]

3. Reports and Announcements

CONSENT AGENDA

4. Statutory Consent Agenda

The Statutory Consent Agenda includes non-controversial and routine items that the Commission may act on with one single vote. A Commissioner may pull any item from the Consent Agenda in order that the Commission discusses and act upon it individually as part of the Regular Agenda.

4-a. Minutes from July 28, 2025, Planning and Zoning Commission Meeting.

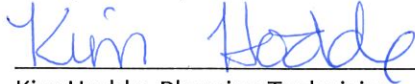
REGULAR AGENDA

5. Public Hearing, Discussion and Possible Action on Case Number REZONE-25-0002: A request by Rainer & Son Development Company for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to assign a zoning classification of Planned Development District (PDD) on approximately 169.42 acres of land located west of Dixie Road and north of Sunset Road, being further described as part of the called 219.28 acre tract one and the called 52.458 acre tract two recorded in volume 373, page 476 and the called 90.00 acre tract recorded in volume 375, Page 333 of the Official Records of Washington County, Texas, and approximately 0.778 acre of land, located south and west of Dixie Road, being further described as part of the called 12.866 acre tract recorded in volume 1765, page 518 of the Official Records of Washington County, Texas, out of the Phillip Coe Survey, A-31, in Washington County, Texas.

6. Adjourn

CERTIFICATION

I certify that a copy of August 25, 2025, 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 August 15, 2025, at 4:00 p.m.



Kim Hodde, Planning Technician

Disability Access Statement: This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested seventy-two (72) 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 _____, 2025 at _____.

Signature

Title

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
JULY 28, 2025**

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

A regular meeting of the Brenham Planning and Zoning Commission was held on July 28, 2025, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Deanna Alfred, Vice Chair
Chris Cangelosi
Darren Heine
Calvin Kossie
Cayte Neil

Commissioners absent:

M. Keith Behrens, Chair
Cyndee Smith

Staff present:

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

Citizens/Media present:

Donald W. Lampe
Amado Escobar, Jr.
Sarah Forsythe, Brenham Banner

1. Call Meeting to Order

Vice Chair Alfred called the meeting to order at 5:17 pm with a quorum of five (5) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

Stephanie Doland, Development Services Director, stated that there was a recent legislative change that affects the posting requirements. Currently an agenda has to be posted 72 hours prior to a meeting; however, the new legislation requires that an agenda be posted 3 business days prior to the meeting, excluding federal, state, and local holidays. This means that for the regular Monday meeting, the agenda will have to be posted on Tuesday of the previous week in order to meet these new guidelines. The plan is to continue with the current meeting and submission dates for the remainder of the year and then evaluate whether the meeting dates and/or submittal deadlines may need to be changed. The Planning and Zoning Commission meetings may need to be moved earlier in the month instead of the 4th Monday so that the items are not delayed 3-4 weeks for City Council hearings due to the new posting requirements.

Ms. Doland further stated that there would be a Capital Improvements Advisory Committee meeting on August 25, 2025 just prior to the Planning and Zoning Commission.

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 June 23, 2025, Planning and Zoning Commission Meeting.

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

REGULAR SESSION

5. Public Hearing, Discussion and Possible Action on Case Number LOTLINE-25-0007: A request by Amado & Roni Escobar, Jr. and Ken & Pam Hill for approval of a Replat of Lot 3, Block 3 of the Hillcrest Addition and 16,704 square feet out of Tract 8 of the A. Harrington Survey to create Lots 3A and 3B, Block 3 of the Hillcrest Addition containing 0.493-acres and 0.212-acres, currently addressed as 205 Mary Gene Street and 204 McNeese, respectively, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. LOTLINE-25-0007. Ms. Laauwe stated that the property owners and applicants are Amado & Roni Escobar, Jr. and Ken & Pam Hill, and the surveyor is Donald W. Lampe/ Lampe Surveying, Inc. The subject properties, currently identified as Lot 3, Block 3 of the Hillcrest Addition (205 Mary Gene Street) and Tract 8 of the A. Harrington Survey (204 McNeese Street) are owned by Amado & Roni Escobar, Jr. and Ken & Pam Hill, respectively. The subject properties are a combined 0.705-acres and generally located on the south side of Mary Gene Street and the north side of McNeese Street, west of Sandy Street and east of Cedar Street. The properties are currently developed with single family residences. The property owners would like to replat the property to increase the size of Lot 3, Block 3 (proposed Lot 3A). Proposed Lot 3A will be 0.493-acres and proposed Lot 3B will be 0.212-acres.

A Public Hearing Notice was published in the Banner Press and notices were mailed to property owners within 200 feet of the subject properties on July 10, 2025. One written comment from Lucy Hernandez, who lives at 208 Mary Gene Street, was received in support of the request.

The requested replat meets all city ordinances and regulations; therefore, Staff recommends approval of the replat as presented.

Vice Chair Alfred closed the regular session and opened the public hearing at 5:27 pm. There were no public comments.

Vice Chair Alfred closed the public hearing and re-opened the regular session at 5:28 pm.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Kossie to approve the request by Amado & Roni Escobar, Jr. and Ken & Pam Hill for approval of a Replat of Lot 3, Block 3 of the Hillcrest Addition and 16,704 square feet out of Tract 8 of the A. Harrington Survey to create Lots 3A and 3B, Block 3 of the Hillcrest Addition containing 0.493-acres and 0.212-acres, currently addressed as 205 Mary Gene Street and 204 McNeese, respectively, as presented. The motion carried unanimously.

6. Adjourn.

A motion was made by Commissioner Neil and seconded by Commissioner Kossie to adjourn the meeting at 5:28 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:

M. Keith Behrens
Planning and Zoning Commission

Kim Hodde
Attest

M. Keith Behrens
Vice Chair

Kim Hodde
Staff Secretary

August 25, 2025
Meeting Date

August 25, 2025
Meeting Date



CASE NUMBER: REZONE-25-0002

**ZONE CHANGE REQUEST – Establishing a Planned Development District on
169.42 acres of land west of Dixie Road and north of Sunset Road**

STAFF CONTACT:	Stephanie Doland, Director of Development Services Shauna Laauwe, City Planner
OWNERS:	James Brown, Melanie Breneman, Dwayne Ray McGee, & LuAnn Gourley
APPLICANT:	Rainer & Son Development Company / Stephen Grove (Stylecraft Builders)
ADDRESS/LOCATION:	475 Sunset Road/West of Dixie Road and north of Sunset Road (Exhibit A).
LEGAL DESCRIPTION:	169.42 acres of land located west of Dixie Road and north of Sunset Road, being further described as part of the called 219.28 acre tract one and the called 52.458 acre tract two recorded in volume 373, page 476 and the called 90.00 acre tract recorded in volume 375, Page 333 of the Official Records of Washington County, Texas, and approximately 0.778 acre of land, located south and west of Dixie Road, being further described as part of the called 12.866 acre tract recorded in volume 1765, page 518 of the Official Records of Washington County, Texas, out of the Phillip Coe Survey, A-31, in Washington County, Texas.
LOT AREA:	Approximately 169.42 acres
ZONING DISTRICT/USE:	Not currently zoned as property is in the ETJ / Vacant undeveloped land (Exhibit B)
FUTURE LAND USE:	Single-Family Residential
REQUEST:	A request to assign a zoning classification of Planned Development District (PD) for the development of a single-family, townhome, and multifamily home subdivision (Exhibit C).

BACKGROUND:

The subject property is generally located south and west of Dixie Road and north of Sunset Road. The property is currently vacant land and is not assigned a zoning distinction because it is located in the City of Brenham ETJ. The property includes 168 acres currently owned by the Dr. James Brown family and a narrow 0.77-acre cattle path currently owned by Dwayne Ray McGee and LuAnn Gourley along Dixie Road that is required for direct access to Dixie Road. The applicant, Stephen Grove of Stylecraft Builders on behalf of Rainer & Son Development Company is requesting the subject 169.42 acres be annexed into the City of Brenham and assigned Planned Development District zoning for the development of a

residential subdivision. The proposed residential subdivision will predominately consist of single-family homes, but will feature townhomes and a possible multifamily area as well. The subject tract is west of the existing Vintage Farms Subdivision, of which Phase 5 is currently constructing homes, while Phases 6, 7, and 8 is under civil construction by Stylecraft Builders. Stylecraft intends to connect the existing subdivision to the subject tract and identify the additional development as an extension of the Vintage Farms Subdivision.

PROPOSED PLANNED DEVELOPMENT (PD) DISTRICT

The applicants are requesting zoning of the property to a PD district upon its annexation into the City of Brenham so that alternative standards to the City's typical zoning and subdivision development standards may be established. The proposed PD establishes the underlying base zoning district as the Residential (R-1) district for the construction of single-family dwellings and as Mixed Residential District (R-2) for construction of three separate small sections of Patio Homes, Townhomes, and a Multifamily development. The applicants are proposing the following development standards. The complete PD proposal and exhibits are enclosed (Exhibit D).

Subdivision Features and Characteristics:

- Construction of Westwood Lane by the developer, a designated collector road on the Thoroughfare Plan, at an 80-foot wide publicly dedicated right-of-way with 41-foot-wide pavement, measured back-of-curb to back-of-curb.
- Westwood Lane will be developed with a roundabout, and common areas along both sides that are landscaped with canopy trees and grass to be maintained by the HOA.
- Minimum of 20,826 linear feet (3.94 miles) of five foot (5') wide concrete sidewalks and concrete trails within the residential area, and a minimum of 11,637 linear feet (2.20 miles) of eight foot (8') wide concrete sidewalks constructed in the greenspace/common areas and along Westwood Lane. A minimum of seven (7) pedestrian access points connecting the greenspace trails to the neighborhood sidewalk system shall be provided.
- Perimeter fencing and landscaping installed along Dixie Road, Vintage Farm Way and Westwood Lane, and along the residential collectors which connect to Westwood Lane within the community. Perimeter fencing will be a stained, capped, and trimmed wooden privacy fence with steel posts to match the existing perimeter fence in the existing Vintage Farms community. This fencing will be maintained by the HOA.
- One (1) canopy tree in the front yard of all single-family residential lots
- Community trees planted at a ratio of one-half (1/2) the number of lots in each phase reflected on the plat.
- Credit for trees preserved during development
- Minimum of eight (8) exercise stations in the common areas along the trail system throughout the proposed Vintage Farms community.
- Right-of-Way Dedication - Developer shall purchase the additional .778-acre strip of land (Exhibit E) in order to connect Westwood Lane to Dixie Road at the north end of the 169.42-acre tract. At the time of a platting the developer shall dedicate additional right-of-way for Dixie Road widening and general road improvements in accordance with the City's adopted Major Thoroughfare Plan.

Subdivision of Land:

- **Planning Area 1 & 2- Single-Family Residential Detached Homes – 50-foot and 55-foot-wide lots**
 - Planning Area 1: 100% masonry on front façade and side elevations
 - Planning Area 2: 25% on front facade

- 100% of the lots shall be a minimum of 6,000 square feet
 - 30% of the lots shall be a minimum of 6,600 square feet
 - Minimum lot width shall be 50 and 55-feet, except for radial lots which shall be a minimum 45-feet measured at the front setback.
 - Minimum lot depth shall be 120 feet except for radial lots which shall have an average minimum lot depth of 110 feet.
 - 25-foot front setback
 - 20-foot rear setback
 - 5-foot side setback
 - 15-foot side street setback
- **Planning Area 3 - Single-Family Residential Detached Homes – 40-foot-wide lots**
 - 20% masonry front façade
 - 100% of lots shall be a minimum of 4,800 square feet
 - Minimum lot width shall be 40 feet
 - Minimum lot depth shall be 120 feet except for radial lots which shall have an average minimum lot depth of 110 feet.
 - 20-foot front setback
 - 15-foot rear setback
 - 15-foot side street setback
 - 5-foot setback adjacent to common areas.
 - Minimum 10-foot separation between adjacent patio homes.
- **Planning Area 4 – Townhomes – 25- and 30-foot-wide lots**
 - 100% of the lots shall be a minimum of 2,500 square feet, except exterior end lots which shall be a minimum of 3,000 square feet.
 - Minimum lot width for interior lots shall be 25 feet, and minimum lot width for exterior lots shall be 30 feet.
 - Minimum lot depth shall be 100 feet
 - 25-foot front setback for lots adjacent to Westwood Lane.
 - 15-rear setback
 - Side yards: The following instances require side yards:
 - 15-feet adjacent to a side street.
 - 10-feet between townhome buildings.
 - 5-feet for lots adjacent to common areas.
- **Planning Area 5 – Multi-Family Units**
 - Shall meet the requirements set forth in the Zoning Regulations, R-2 District listed in Section 2.05(6)(a-d).
 - Multifamily dwellings on sites less than two (2) acres shall be a permitted use.
 - Multifamily development that meets the standard density requirements for the R-2 District and is proposed for a development site of two (2) acres or more shall be a permitted use.
 - Maximum height.
 - No building shall exceed two (2) stories in height within a 100-foot bufferyard from the property line of Vintage Farms, Phase IV (Single-Family Residential). No building shall exceed a maximum of forty-five (45) feet or three (3) stories in height.
 - Multi-family structures greater than two (2) stories in height shall have a minimum 35-foot bufferyard from adjacent property lines to lots of Vintage Farms Townhomes.

- Bufferyards. To further minimize potential noise, drainage, glare or other potential incompatibilities between the different uses, at least twenty (20) percent of any bufferyard shall be landscaped, pervious surface, said twenty (20) percent to be located at the outermost edge or perimeter of the bufferyard. The remaining land constituting a bufferyard may be used for onsite parking provided it meets all applicable performance standards.
- The following shall not be permitted within the R-2 Mixed Residential area within the Planned Development District:
 - Single Family Detached Units;
 - Cluster housing in accordance with cluster housing development provisions of the Subdivision Ordinance of the City of Brenham;
 - Group residential uses as provided by state law, such as “family homes,” “community homes, “ or “group homes;”
 - Accessory Dwelling Units;
 - Two-family dwellings or duplexes;
 - Twin homes;
 - Mobile homes or manufactured homes;
 - Zero lot line housing development, in accordance with zero lot line development provisions of the Subdivision Ordinance of the City of Brenham; or
 - Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business.

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, 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.
- 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, and north of Sunset Road. Property located adjacent to the east 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. Adjacent properties to the north, across Dixie Road, and to the south and west, are largely undeveloped with rural residential uses and vacant land. Stylecraft Builders intends to develop these 169+ acres of land with a mixture of residential types to include single-family homes, patio homes, townhomes, and multifamily. Each residential type will be designated by a planning area, to be known as Planning Area I, Planning Area II, Planning Area III, Planning Area IV, and Planning Area V.

Planning Areas I and II of the proposed development plan consists of traditional single-family residential lots that minimally deviate from the City of Brenham standard zoning by including a mixture of lot sizes with 55-foot and 50-foot-wide lots, with 30% of the lots being at 6,600 square feet or greater and the remainder being a minimum of 6,000 square feet. Planning Area I is shown in the “rust color” in Exhibit “F” and features approximately 312, 55-foot-wide lots located mainly along the outer edges of the new subdivision along Dixie Road and the west greenspace area and will feature 100 percent masonry on the front and side elevations of each dwelling. Planning Area II is shown as “light green” and “light blue” in Exhibit “E” and comprises of approximately 192 lots. The lots in the “light green” area are proposed to be 50-foot-wide lots, while the “light blue” lots will be 55-foot-wide lots. The lots in Planning Area II will feature a minimum of 25 percent masonry on the front façade. The current City standard for single-family homes is 60-foot lot width and minimum lot area of 7,000 square feet. Current standards for the existing Vintage Farms Subdivision allow for all lots to be 6,600 square feet or greater. In Planning Areas I and II of the subdivision, Stylecraft proposes having reduced side building setbacks of 5-feet (10-foot standard) and a rear setback of 20-feet (25-foot standard).

The minimum setbacks and lots areas for the proposed residential uses in Planning Areas III, IV, and V are like the current zoning requirements of the R-2, Mixed Residential District. Proposed Planning Area III will be located south of Westwood Lane and will comprise of approximately seventy (70) patio home lots that are 40-feet in width and 120-feet in depth and homes with a minimum 20-percent masonry on the front façade. The Planning Area III setbacks mirror the current R-2 regulations for patio homes with minimum 20-foot front yard setback, 15-foot rear yard and side-street setbacks, and a minimum of 10-feet between adjacent patio homes. Differences to the current zoning is a provision that lots adjacent to common areas maintain a 5-foot side setback, and that greater lot depth and lot area requirements than the minimum 100 feet and 4,800 square feet, respectively. Planning Area IV is located west and adjacent to the new collector road, Westwood

Lane, and consists of 63 townhome lots. These lots are proposed to be 25-30-foot-wide lots with interior lots having a minimum width of 25-feet and exterior lots being 30-feet (30-feet is standard). The minimum lot depth for all lots is 100 feet and front yards adjacent to Westwood Lane have a minimum front yard setback of 25-feet and minimum rear yard setbacks of 15-feet. The minimum side yard ranges from 5-feet to 15-feet based on if the building is adjacent to a side street, between townhome buildings, or adjacent to a common area. Lastly, Planning Area V is a 15-acre section of land located east of Westwood Lane and on the southern tip of the development that is designated for multi-family development. The applicant proposes that this area will be developed with either additional townhome units or multi-family units. To protect existing Vintage Farms phases to the east, bufferyards of 100-feet are proposed for any structures within Planning Area V greater than two (2) stories in height from single-family residential use property lines and 35-feet from the existing Vintage Farms Townhome subdivision property lines.

In exchange for the deviations to the City of Brenham subdivision standards, Stylecraft proposes trails and greenspace amenities that are detailed in Exhibit "G." These extensive amenities include a minimum of 20,826 linear feet (3.94 miles) of five foot (5') wide sidewalks and trails within the residential area, and a minimum of 11,637 linear feet (2.20 miles) of eight foot (8') wide sidewalks constructed in the greenspace/common areas and along Westwood Lane. In addition, a minimum of seven (7) pedestrian access points connecting the greenspace trails to the neighborhood sidewalk system will also be provided. Stylecraft also proposes a total of 24-acres of common areas to be included along Westwood Lane, within the development, and along the western edge of the development where a creek and flood plain is located. The City of Brenham Subdivision and Zoning Ordinances seek to establish standards which provide for the orderly, safe and healthy 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 policies 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 most of these guidelines by providing features such as the traffic calming roundabout within Westwood Lane, streetscaping, and an additional 24 acres of greenspace and common areas. Furthermore, the applicants have provided a design with equal importance to pedestrian and vehicular traffic by encouraging connectivity to the existing Vintage Farms subdivisions by both roadways and connections to the regional walking trail system that includes a combined 6.14 miles (32,463 linear feet) of new sidewalks and trails within the new development. 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 and access to additional services within the existing Vintage Farms Subdivision. A water and sanitary sewer hydraulic study was performed by Strand Associates at the cost of the Developer to evaluate the planned residential development and its impact to the water and sanitary sewer utility systems. In accordance with the adopted Public Infrastructure Design Manual and applicable codes and ordinances, the applicant shall extend services located at the edge of the property throughout the development. As provided in the results of the hydraulic study, the developer shall make improvements to the sanitary sewer force main along Dixie Road and beyond, and install an additional lift station necessitated by the new growth. Additionally, the developer shall loop water mains throughout the development to maintain adequate pressures and meet design standards. The developer does not intend to use the gas utility but is also required to extend gas along Dixie Road to allow for service to additional customers in the vicinity. As required by state statute and in tandem with the Annexation consideration, a Municipal Services Agreement has been executed for the development and further outlines the responsibilities of the developer as it relates to city services and utility systems. The 169+ acres are within the Bluebonnet electric service area and the applicant has been in contact with this provider for extension of services. Lastly, impact fees will be assessed at the time of subdivision plat for all units within the development. Staff finds that utilities in the area shall be extended at the cost of the developer 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 August 14, 2025. The Notice of Public Hearing was published in the Brenham Banner on August 14, 2025. 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. As shown in Exhibit "G," the proposed subdivision includes development of 24 acres of greenspace, 20,826 linear feet of 5' wide concrete sidewalks and a minimum of 11,637 linear feet of eight foot (8') wide concrete sidewalks constructed in the greenspace/common areas and along Westwood Lane 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. The development also

has sidewalk/trail connectivity throughout to allow for residents of all phases of the Vintage Farms neighborhoods to access the public amenities. 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.

As highlighted in the Comprehensive Plan to include street trees for a favorable neighborhood design to “soften” an otherwise intensive atmosphere, the development plan requires community trees along the Westwood Lane streetscape common areas that will be maintained by the Homeowners Association.

Staff finds 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 20,826 linear feet, or 3.94 miles, of 5-foot-wide sidewalks on one side of the street, as well as 24-acres of greenspace to include a linear park with and regional concrete trails. While smaller than normal lot sizes are proposed, the 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 one canopy tree to contribute to an aesthetic streetscape. Similar to the existing phases of 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 developer will also include extensive landscaping to include canopy trees and common areas along the new collector street, Westwood Lane that will be developed within the subdivision. The City's development standards do not require fencing 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 neighborhood. 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, Sunset 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 residential subdivision. The subject property is adjacent to a local street and though the development will include a new collector street, it is 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 new 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. The proposed PD does include for Planning Area V, the multi-family section, a maximum height of 45-feet and no more than three (3) stories for any structures within a 100-foot bufferyard of the single-family homes of the adjacent Vintage Farms Phase IV, and a 35-foot bufferyard to the adjacent Vintage Farm Townhome lots. In addition, as mentioned above, the smaller than standard lot sizes and reduced setbacks proposed are mitigated by the 24-acres of greenspace and common areas, to include a linear 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 (Exhibit "F") shows both vehicular and pedestrian connection between both the existing subdivision and the proposed 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. In addition, Oak Creek Way provides a primary entrance to Dixie Road for Phase V of Vintage Farms. The proposed subdivision includes the extension of Westwood Lane, a designated collector street on the Thoroughfare Plan. It is shown in Figure 1 as the pink dashed line runs from the intersection of Westwood Lane and Sunset Road north to Dixie Road. In the proposed development plan shown in Figure 2, Westwood Lane is shown, including a roundabout at the intersection with Vintage Farms Way. The Developer has agreed to construct Westwood Lane, at the collector street standard of 80-foot wide publicly dedicated right-of-way with 41-foot-wide pavement, measured back-of-curb to back-of-curb. Westwood Lane will serve as the primary access of the development to SH 36 N, an arterial freeway, directly via the existing light at Sunset Road, with alternative connections to SH 36 available via Vintage Farms Way and 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 pedestrian crosswalks in an effort to increase pedestrian safety within the subdivision, specifically to connect homes to the regional trail system. The development includes a minimum of seven (7) pedestrian connections that will link the Vintage Farm neighborhoods with the new and existing linear trail system in the proposed development and in turn with the entire Vintage Farms neighborhood. Staff finds the proposed PD accounts for the safety and convenience of vehicular and pedestrian traffic generated within the development.

North Dixie Street is also on the list for the construction of a three-lane undivided (two-way, left-turn lane) concrete roadway from Business SH 36 to the city limits. Westwood Lane, a collector street to be constructed by the developer and the future improvements to Dixie Road should provide safe and efficient traffic control for the proposed development and adjacent properties.

- (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.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed zoning to a Planned Development District (PD) for the subject 169.42-acre tract known as the Vintage Farms Phases 9-16 Planned Development.

EXHIBITS:

- A. Aerial Map
- B. Zoning Map
- C. Future Land Use Map
- D. Thoroughfare Plan Map
- E. Proposed Planned Development District
- F. Development Map
- G. Greenspace & Trail Map
- H. Site Photos

EXHIBIT "A"
AERIAL MAP



Location Map
Zoning Designation Planned Development District
475 Sunset Road

- City Parcels
- County Parcels
- City Limits

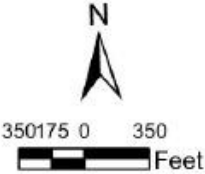
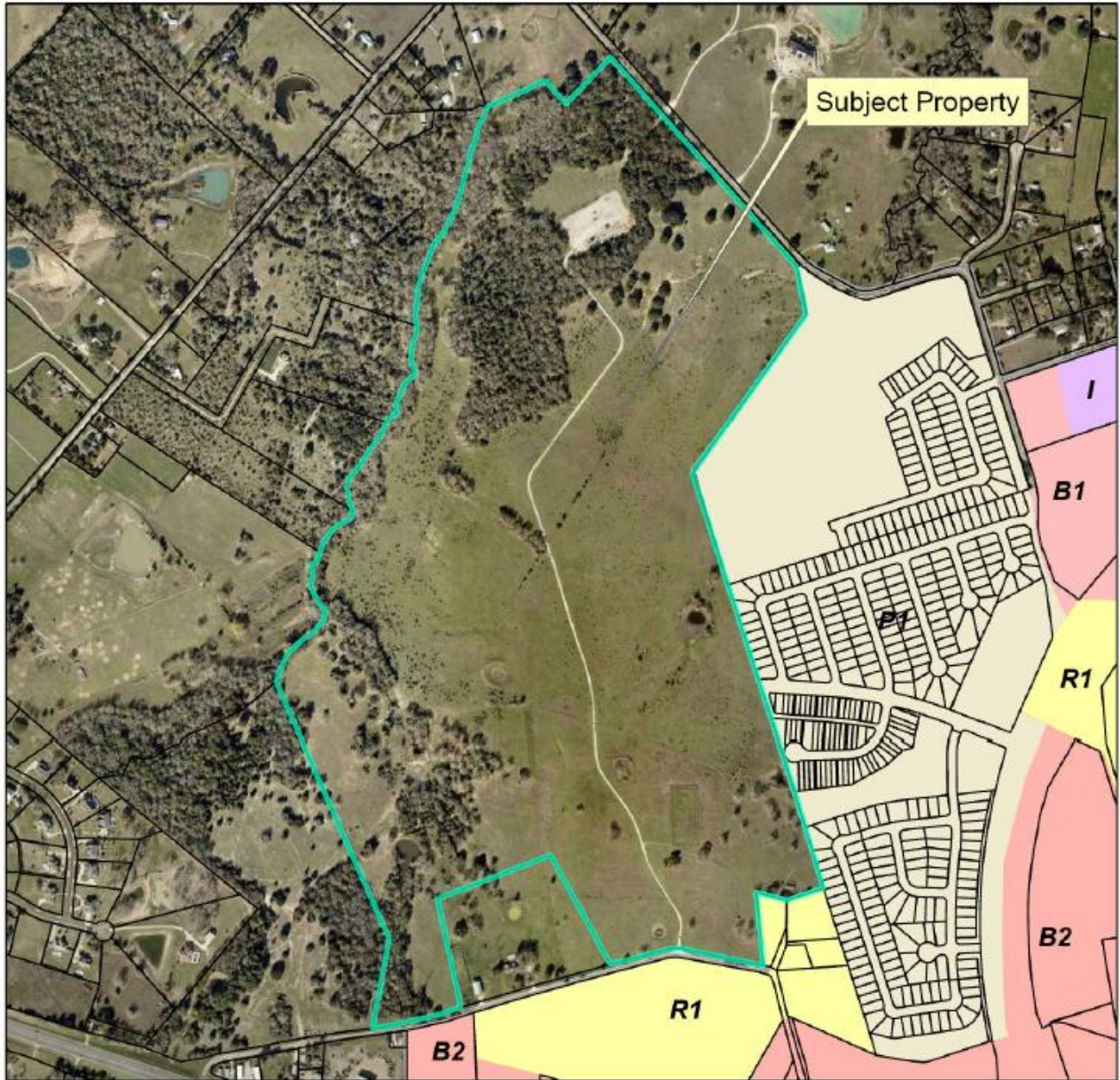


EXHIBIT "B"
ZONING MAP



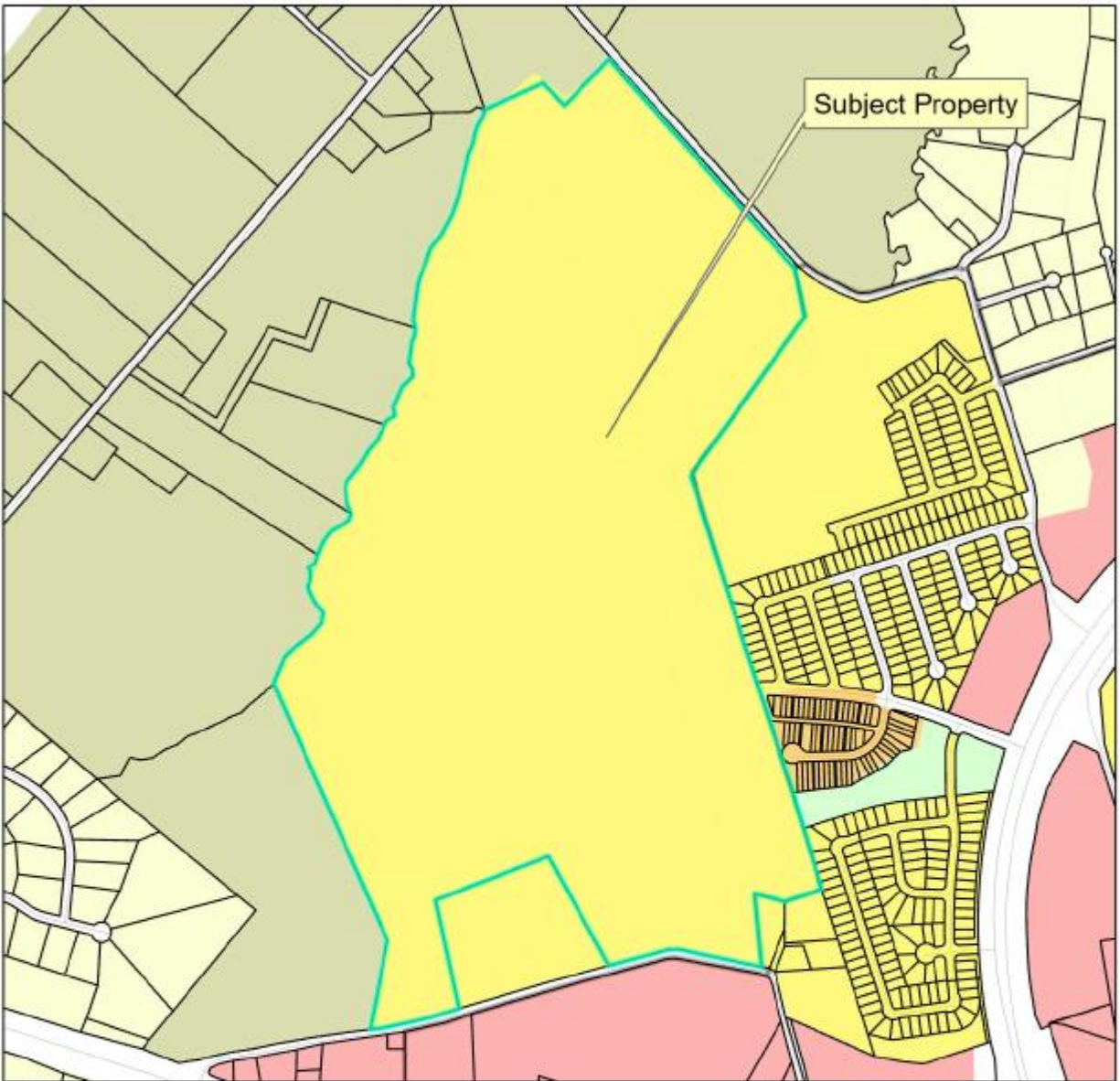
Zoning Map
Zoning Designation Planned Development District
475 Sunset Road

Zoning

- B1 Local Business Mixed
- B2 Commercial
- Research and Technology
- I Industrial
- P1 Planned Development
- R1 Residential Single Family



EXHIBIT "C"
FUTURE LAND USE MAP



Future Land Use Map
Zoning Designation Planned Development District
475 Sunset Road

Future Land Use
Plan
FLU_FINAL
Rural
Open Space
Estate Residential
Single Family
Residential
Multi-Family Residential
Commercial
City Roads
City Limits

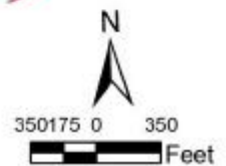
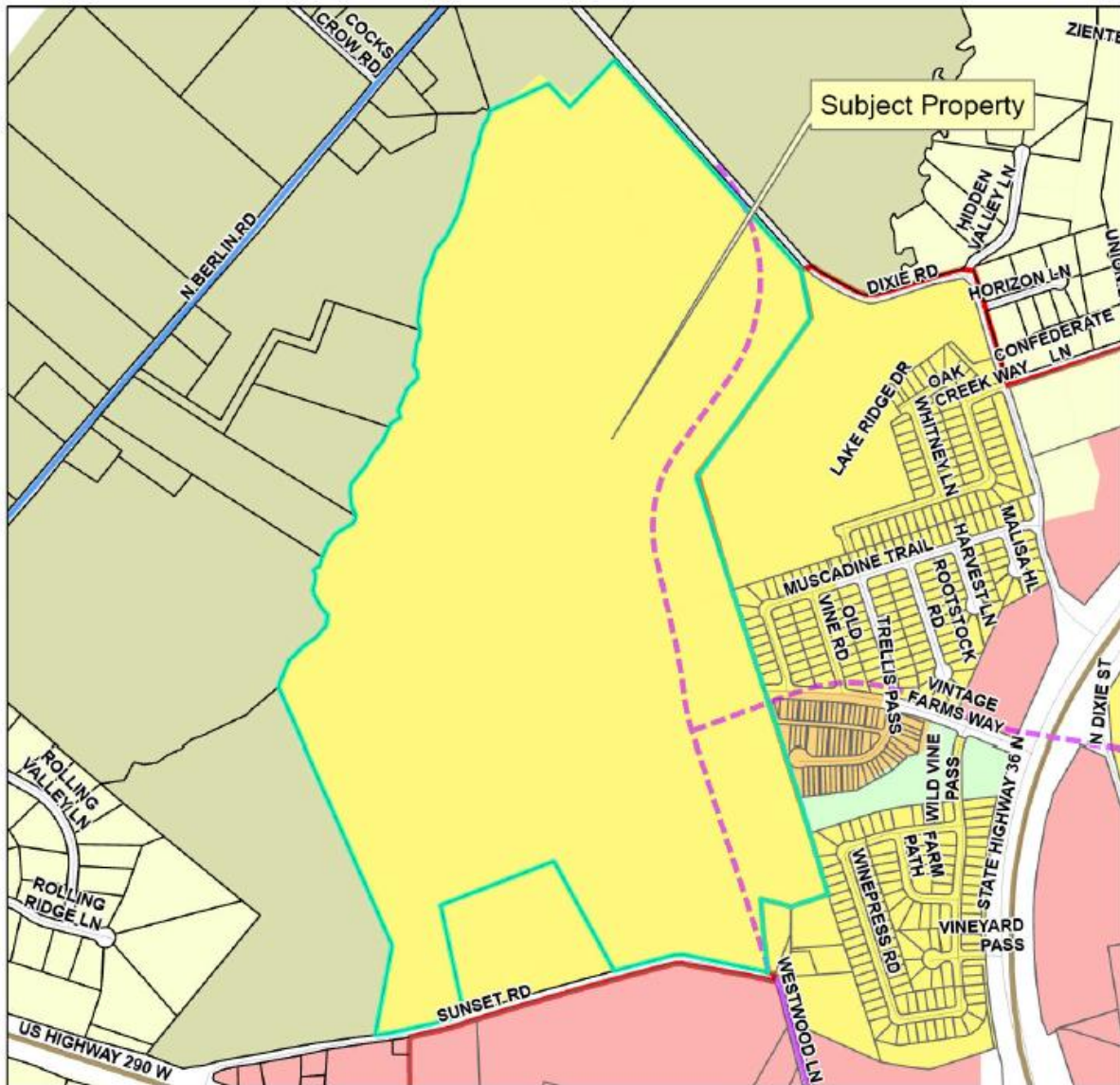


EXHIBIT "D"
THOROUGHFARE PLAN MAP



Thoroughfare Plan / Future Land Use Map
Zoning Designation Planned Development District
475 Sunset Road

Layer	FLU_FINAL
TxDOT Principal Arterial	Rural
City Arterial	Open Space
City Collector	Estate Residential
Proposed City Collector (80-ft. ROW)	Single Family Residential
City Parcels	Multi-Family Residential
County Parcels	Commercial
	City Limits

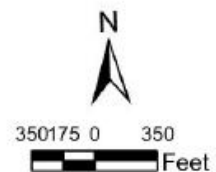


EXHIBIT "E"
PROPOSED PLANNED DEVELOPMENT DISTRICT

SECTION I.

PURPOSE AND INTENT. This Planned Development District (PD) which will contain Vintage Farms Phases 9-16 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. This PD is intended to add this approximately 169.42-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 enhance the development's overall livability and enjoyment. Additionally, this 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. It 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, this addition to 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.

SECTION II.

LAND USE AND PHYSICAL DEVELOPMENT.

This addition to the community shall be managed and maintained by the expanded Vintage Farms Homeowners Association ("HOA") to include all residents of Vintage Farms Subdivision and shall be made subject to the same Declaration of Covenants, Conditions and Restrictions applicable to and governing Vintage Farms Subdivision Phases 1-8. 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 for single-family detached dwellings 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 detached dwelling shall include, at a minimum, a two-car private, enclosed garage.
- D. Each home in Planning Area 1 (Exhibit A) shall have 100% masonry on its front and side elevations exclusive of windows, doors, eaves, gables, trim work, walls above roof lines, and entryways/porches/patios.
- E. Each home in Planning Area 2 shall have a minimum of 25% masonry on its front face exclusive of windows, doors, eaves, gables, trim work, walls above roof lines, and entryways/porches/patios.
- F. Each home in Planning Area 3 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.

- G. The required minimum right-of-way for local streets shall be a 55-foot wide publicly dedicated right-of-way with 31-foot wide pavement, measured back-of-curb to back-of-curb.
- H. The required minimum right-of-way for Westwood Lane shall be 80-foot wide publicly dedicated right-of-way with 41-foot-wide pavement, measured back-of-curb to back-of-curb. Within the Westwood Lane right-of-way and maintained by the HOA a 8-foot wide sidewalk/trail shall be located on one side of the street. Community trees as required in Section I of this Ordinance shall be located within the Westwood Lane right-of-way and maintained by the HOA.
- I. A minimum of 20,826 linear feet of five foot (5') wide concrete sidewalks and concrete trails shall be constructed within the residential area, and a minimum of 11,637 linear feet of eight foot (8') wide concrete sidewalks shall be constructed in the greenspace/common areas and along Westwood Lane. The Developer shall provide:
 - a. Minimum of 20,826 linear feet of five foot (5') wide concrete sidewalks on one side of the local streets, which shall correspond with the same look and feel of the design and layout of the existing Vintage Farms Subdivision.
 - b. Minimum of 11,637 linear feet of eight foot (8') wide concrete trails within the Westwood Lane right-of-way, greenspace 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 B because the exact location and design shall be determined by the final design.
 - c. As shown on Exhibit B, in addition to sidewalks and trail connections located along the City Street right-of-way a minimum of seven (7) pedestrian access points connecting the greenspace trails to the neighborhood sidewalk system shall be provided.
- J. Landscape/Fencing
 - a. Perimeter fencing and landscaping shall be installed along Dixie Road, Vintage Farm Way and Westwood Lane, and along the residential collectors which connect to Westwood Lane within the community. Perimeter Fencing shall be stained, capped and trimmed wooden privacy fence with steel posts to match the existing perimeter fence in the existing Vintage Farms community. This fencing will be maintained by the HOA.
 - b. Masonry columns shall be installed approximately every 150' in the perimeter fencing along Westwood Lane, Dixie Road and Vintage Farms Way.
 - c. Each lot shall be landscaped and irrigated, at a minimum, with fully sodded 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 – As the community develops, and prior to the final Certificate of Occupancy being issued by the City, community trees shall be planted throughout the development at a ratio of at least one-half (1/2) of the total number of lots of the final plat. Required trees shall be planted along roadways, 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 (h)(e) herein above.

K. Greenspace

- a. Developer shall reserve a minimum of twenty-four (24) acres of greenspace and common area for neighborhood use, all of which shall be maintained by the HOA.
- b. Developer shall install a minimum of eight (8) benches in the common areas along the trail system throughout the proposed Vintage Farms community.
- c. Developer shall design and construct Westwood Lane with a roundabout and streetscape along both sides of Westwood Lane. These areas shall be landscaped with canopy trees, irrigation, grass and shall be maintained by the HOA.
- d. Developer shall install a minimum of eight (8) exercise stations in the common areas along the trail system throughout the proposed Vintage Farms community.
- e. Developer shall install signage in the greenspace with posted rules and warnings regarding usage and safety. This signage shall be maintained and updated by the HOA.
- f. Right-of-Way Dedication - Developer shall purchase the additional 0.788 acre strip of land (Exhibit C) in order to connect Westwood Lane to Dixie Road at the north end of the 169.42 acre tract. At the time of a platting the developer shall dedicate additional right-of-way for Dixie Road widening and general road improvements in accordance with the City's adopted Major Thoroughfare Plan.

SECTION III.

SUBDIVISION OF LAND. The development of land within this PD includes four (4) different single-family dwelling products. Dwellings located in Planning Areas 1 and 2 (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 Areas 3, 4 and 5 (Exhibit A) shall comply with the development standards applicable to properties in a Mixed Residential (R-2) zoning district, except as follows:

- A. Planning Areas 1 & 2- Single-Family Residential Detached Homes – 50 foot and 55-foot-wide lots
 - a. 100% of the lots shall be a minimum of 6,000 square feet
 - b. 30% of the lots shall be a minimum of 6,600 square feet
 - c. Minimum lot width shall be 50 and 55-feet, as shown on Exhibit A except for radial lots which shall be a minimum 45-feet measured at the front setback.
 - d. 3-Sided masonry is required on lots in Planning Area 2 which back up to Dixie Road and the greenspace on the west side of the community as depicted in Exhibit A.

- e. 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.
 - f. Front yards shall be setback a minimum of 25 feet as per current City development requirements.
 - g. 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.
 - h. Rear yards shall be setback a minimum of 20 feet.
- ii. Planning Area 3 - Single-Family Residential Detached Homes – 40-foot wide lots
 - a. 100% of the lots shall be a minimum of 4,800 square feet
 - b. Minimum lot width shall be 40 feet
 - c. 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.
 - d. Front yards shall be setback a minimum of 20 feet.
 - e. 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.
 - f. Rear yards shall be setback a minimum of 15 feet.
- iii. Planning Area 4 – Townhomes – 25- and 30-foot-wide lots
 - a. 100% of the lots shall be a minimum of 2,500 square feet, except exterior end lots which shall be a minimum of 3,000 square feet.
 - b. Minimum lot width for interior lots shall be 25 feet, and minimum lot width for exterior lots shall be 30 feet.
 - c. Minimum lot depth shall be 100 feet (determined by the average of the two side lot lines).
 - d. Front yards adjacent to Westwood Lane shall be setback a minimum of 25 feet on all lots.
 - e. Side yards: The following instances require side yards.
 - i. Adjacent to a side street shall have a minimum setback of 15 feet.
 - ii. Distances between townhome buildings shall not be less than 10 feet.
 - iii. Lots adjacent to common areas shall maintain the 5-foot side setback.
 - f. Rear yards shall be setback a minimum of 15 feet on all lots.
- iv. Planning Area 5 – Multi-Family Units
 - a. Shall meet the requirements set forth in the Zoning Regulations, R-2 District listed in Section 2.05(6)(a-d).
 - b. Multifamily dwellings on sites less than two (2) acres shall be a permitted use.
 - c. Multifamily development that meets the standard density requirements for the R-2 District and is proposed for a development site of two (2) acres or more shall be a permitted use.
 - d. Maximum height.
 - No building shall exceed two (2) stories in height within a 100-foot bufferyard from the property line of Vintage Farms, Phase IV (Single-Family Residential). No building shall exceed a maximum of forty-five (45) feet or three (3) stories in height.

- Multi-family structures greater than two (2) stories in height shall have a minimum 35-foot bufferyard from adjacent property lines to lots of Vintage Farms Townhomes.
- e. Bufferyards. To further minimize potential noise, drainage, glare or other potential incompatibilities between the different uses, at least twenty (20) percent of any bufferyard shall be landscaped, pervious surface, said twenty (20) percent to be located at the outermost edge or perimeter of the bufferyard. The remaining land constituting a bufferyard may be used for onsite parking provided it meets all applicable performance standards.
- f. The following shall not be permitted within the R-2 Mixed Residential area within the Planned Development District:
- Single Family Detached Units;
 - Cluster housing in accordance with cluster housing development provisions of the Subdivision Ordinance of the City of Brenham;
 - Group residential uses as provided by state law, such as “family homes,” “community homes, “ or “group homes;”
 - Accessory Dwelling Units;
 - Two-family dwellings or duplexes;
 - Twin homes;
 - Mobile homes or manufactured homes;
 - Zero lot line housing development, in accordance with zero lot line development provisions of the Subdivision Ordinance of the City of Brenham; or
 - Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business.

PROPERTY ANALYSIS		T.E.		ANNUAL RATE	
LOT	AREA	LOT	AREA	LOT	AREA
1	1.00	1	1.00	1	1.00
2	1.00	2	1.00	2	1.00
3	1.00	3	1.00	3	1.00
4	1.00	4	1.00	4	1.00
5	1.00	5	1.00	5	1.00
6	1.00	6	1.00	6	1.00
7	1.00	7	1.00	7	1.00
8	1.00	8	1.00	8	1.00
9	1.00	9	1.00	9	1.00
10	1.00	10	1.00	10	1.00

PARK & TRAIL SUMMARY

PARK	TRAIL	TOTAL	PARK	TRAIL	TOTAL
1.0000	1.0000	2.0000	1.0000	1.0000	2.0000
2.0000	2.0000	4.0000	2.0000	2.0000	4.0000
3.0000	3.0000	6.0000	3.0000	3.0000	6.0000
4.0000	4.0000	8.0000	4.0000	4.0000	8.0000
5.0000	5.0000	10.0000	5.0000	5.0000	10.0000
6.0000	6.0000	12.0000	6.0000	6.0000	12.0000
7.0000	7.0000	14.0000	7.0000	7.0000	14.0000
8.0000	8.0000	16.0000	8.0000	8.0000	16.0000
9.0000	9.0000	18.0000	9.0000	9.0000	18.0000
10.0000	10.0000	20.0000	10.0000	10.0000	20.0000
11.0000	11.0000	22.0000	11.0000	11.0000	22.0000
12.0000	12.0000	24.0000	12.0000	12.0000	24.0000
13.0000	13.0000	26.0000	13.0000	13.0000	26.0000
14.0000	14.0000	28.0000	14.0000	14.0000	28.0000
15.0000	15.0000	30.0000	15.0000	15.0000	30.0000
16.0000	16.0000	32.0000	16.0000	16.0000	32.0000
17.0000	17.0000	34.0000	17.0000	17.0000	34.0000
18.0000	18.0000	36.0000	18.0000	18.0000	36.0000
19.0000	19.0000	38.0000	19.0000	19.0000	38.0000
20.0000	20.0000	40.0000	20.0000	20.0000	40.0000
21.0000	21.0000	42.0000	21.0000	21.0000	42.0000
22.0000	22.0000	44.0000	22.0000	22.0000	44.0000
23.0000	23.0000	46.0000	23.0000	23.0000	46.0000
24.0000	24.0000	48.0000	24.0000	24.0000	48.0000
25.0000	25.0000	50.0000	25.0000	25.0000	50.0000
26.0000	26.0000	52.0000	26.0000	26.0000	52.0000
27.0000	27.0000	54.0000	27.0000	27.0000	54.0000
28.0000	28.0000	56.0000	28.0000	28.0000	56.0000
29.0000	29.0000	58.0000	29.0000	29.0000	58.0000
30.0000	30.0000	60.0000	30.0000	30.0000	60.0000
31.0000	31.0000	62.0000	31.0000	31.0000	62.0000
32.0000	32.0000	64.0000	32.0000	32.0000	64.0000
33.0000	33.0000	66.0000	33.0000	33.0000	66.0000
34.0000	34.0000	68.0000	34.0000	34.0000	68.0000
35.0000	35.0000	70.0000	35.0000	35.0000	70.0000
36.0000	36.0000	72.0000	36.0000	36.0000	72.0000
37.0000	37.0000	74.0000	37.0000	37.0000	74.0000
38.0000	38.0000	76.0000	38.0000	38.0000	76.0000
39.0000	39.0000	78.0000	39.0000	39.0000	78.0000
40.0000	40.0000	80.0000	40.0000	40.0000	80.0000
41.0000	41.0000	82.0000	41.0000	41.0000	82.0000
42.0000	42.0000	84.0000	42.0000	42.0000	84.0000
43.0000	43.0000	86.0000	43.0000	43.0000	86.0000
44.0000	44.0000	88.0000	44.0000	44.0000	88.0000
45.0000	45.0000	90.0000	45.0000	45.0000	90.0000
46.0000	46.0000	92.0000	46.0000		

EXHIBIT "H"
SITE PHOTOS



Westwood Lane – South to SH 36



Sunset Road & Westwood Lane Intersection



Dixie Road at Oak Creek Way



Dixie Road



Trellis Pass in VF Phase 8 – Would continue to Westwood Ln extension



Existing street trees at Trellis Pass / Lake Ridge intersection