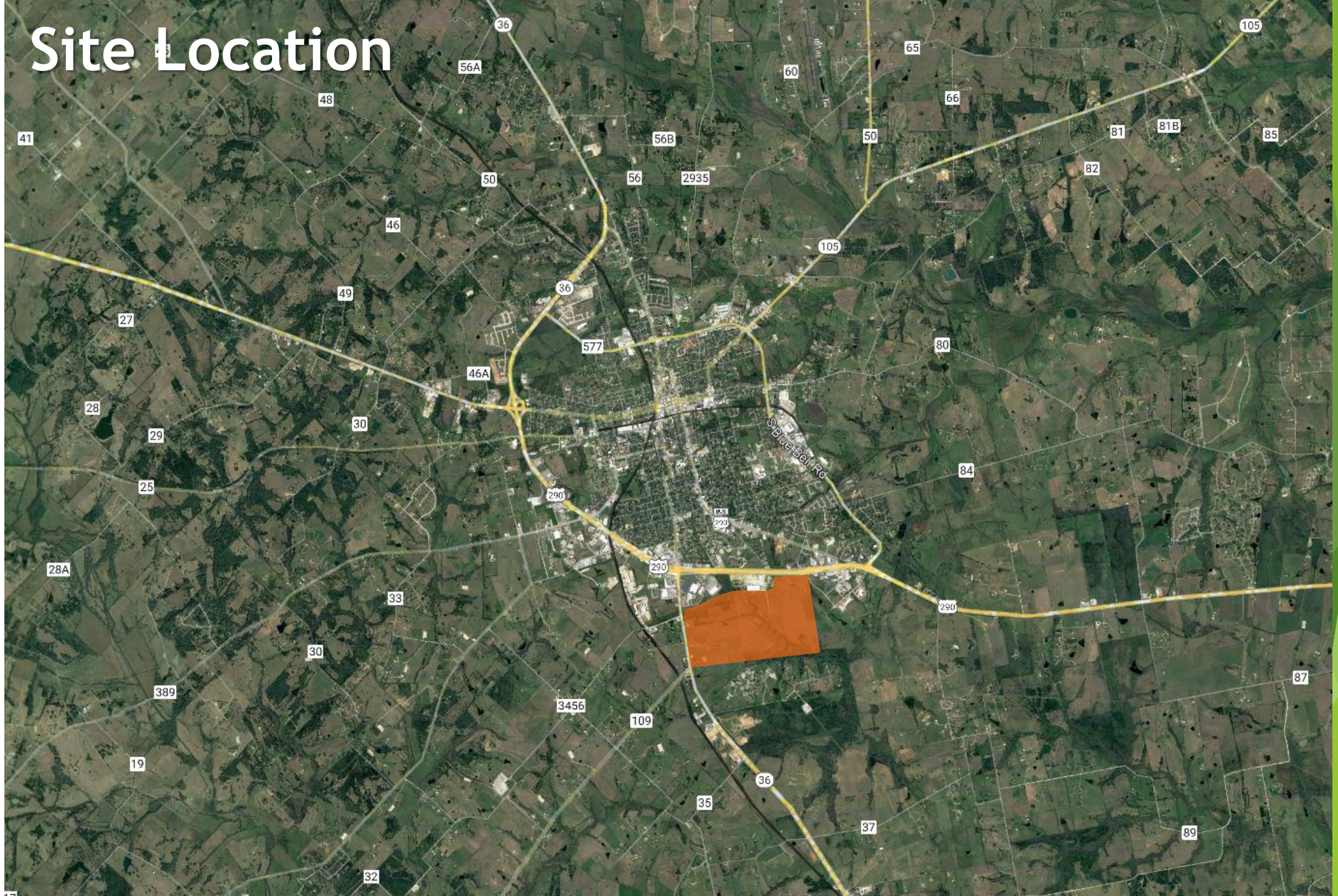


The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. These shapes are primarily located on the left and right sides of the page, framing the central white area where the text is placed.

Brenham Family Park Area Plan

Site Location



PWG Members

Clint Kolby- Councilmember

Keith Behrens- P&Z Representative

Gary Crocker- TIRZ Board

Bill Betts- BCDC & Parks Board

William (Dusty) Robinson – Parks & Rec Board

Jeff Miles- TXDOT

Darren Heine- Architect

Darren Huckert- Civil Engineer

Pete Simpson

Wes Hall – Kruse Family Representative

Carl Detering – Property owner

Reuben Feazle- property owner

Mike and Shirley Gajeske- property owners

John Gajeske- property owner

Shanan Gajeske- property owner

Jean Warmke- property owner

Sandra Perry- property owner

Process and Timeline

May 19

Meeting 1

Introduction and Discussion

Property owners interviews

Real estate professionals roundtable

Public input via online survey

June
16

Meeting 2

Alternative Design Concepts

Aug
10

Meeting 3

Refine Preliminary Draft Plan

Feedback via public meeting

Sept
18

Meeting 4 (3:30-5:00)

Final Proposed Plan

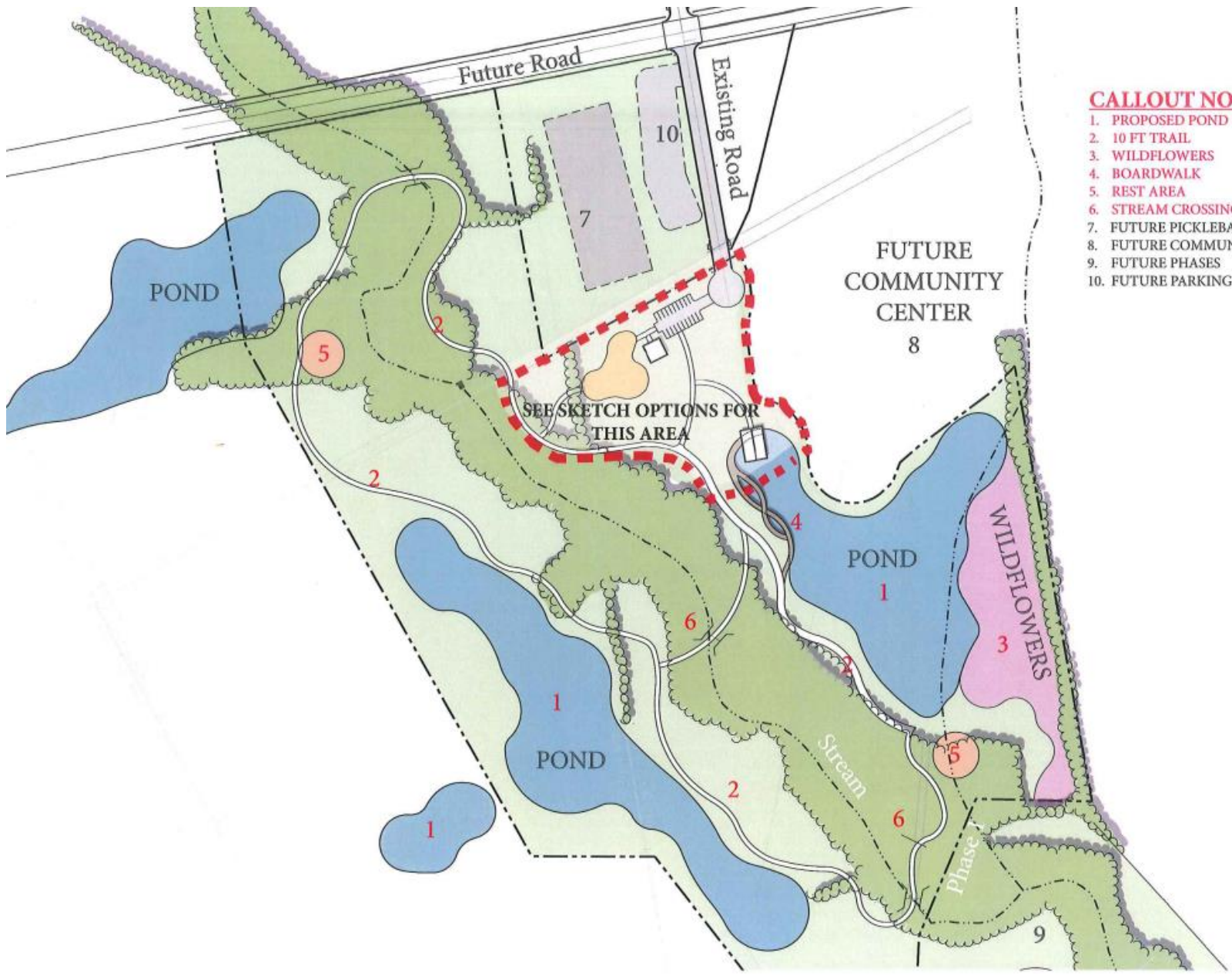
Presentation at joint session of:

- *City Council*
- *Planning & Zoning Commission*
- *TIRZ Board*



What We've Heard So Far

- ▶ **Protect the park**
- ▶ **Housing options & affordability**
- ▶ **Higher quality housing**
- ▶ **Consider new school**
- ▶ **Larger lots nearer the park**
- ▶ **Coordinated, planned (not piecemeal) development**
- ▶ **Stormwater management**



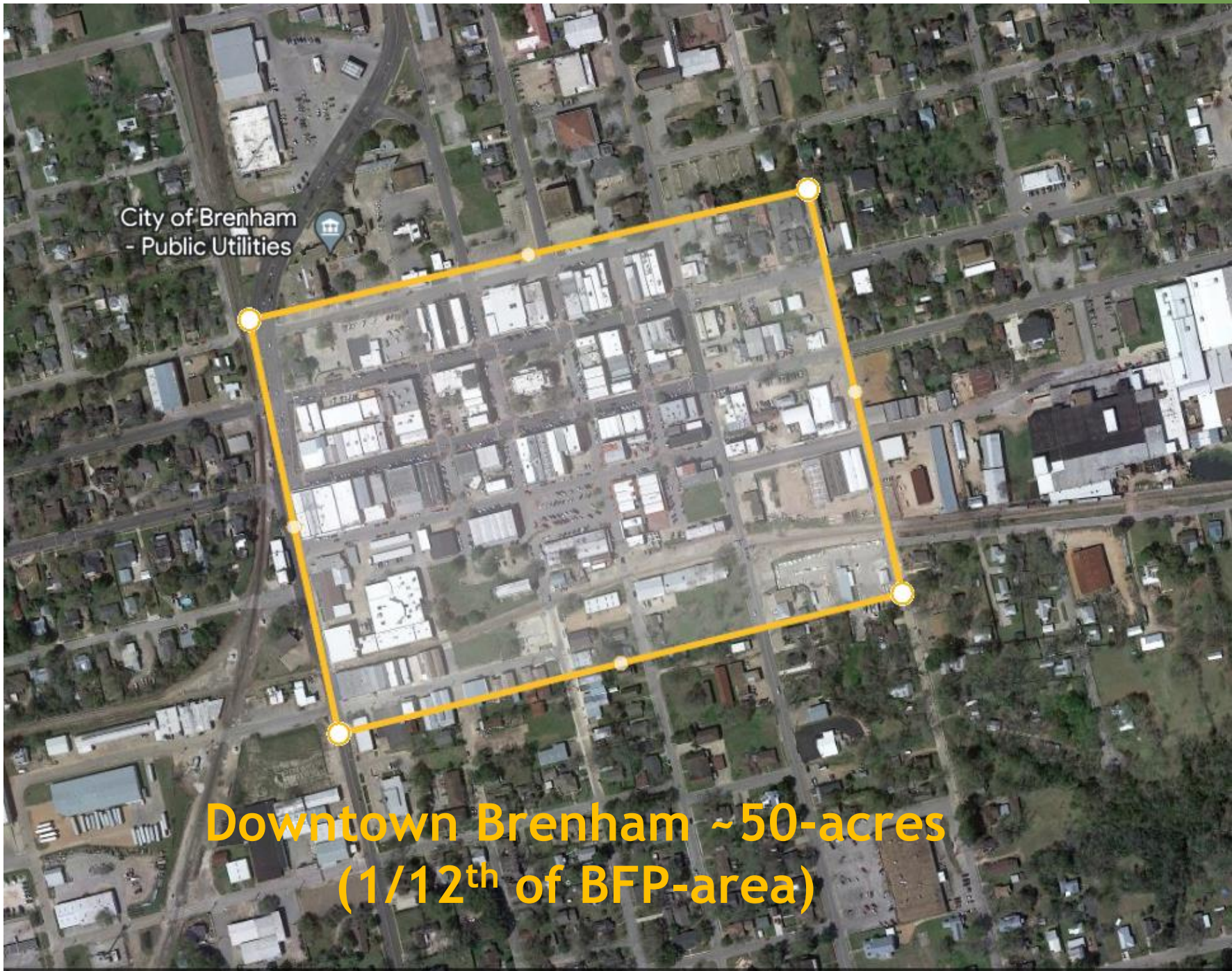
CALLOUT NOTES

- 1. PROPOSED POND
- 2. 10 FT TRAIL
- 3. WILDFLOWERS
- 4. BOARDWALK
- 5. REST AREA
- 6. STREAM CROSSING
- 7. FUTURE PICKLEBALL FACILITY
- 8. FUTURE COMMUNITY CENTER
- 9. FUTURE PHASES
- 10. FUTURE PARKING



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City of Brenham
- Public Utilities

Downtown Brenham ~ 50-acres
(1/12th of BFP-area)



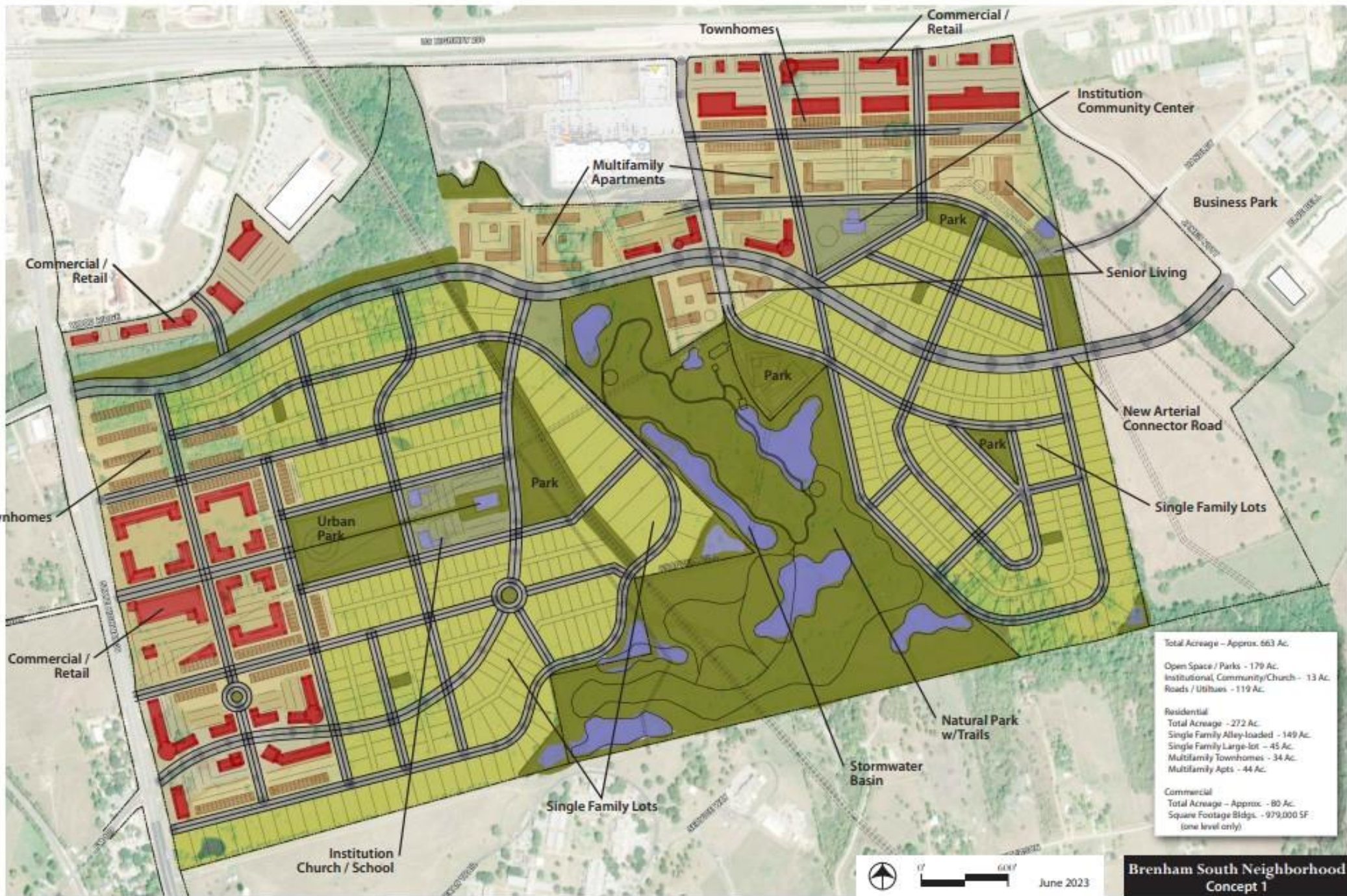
BEACON HILL VILLAGE - AERIAL VIEW OF VILLAGE GREEN

Architectural rendering by [unreadable]

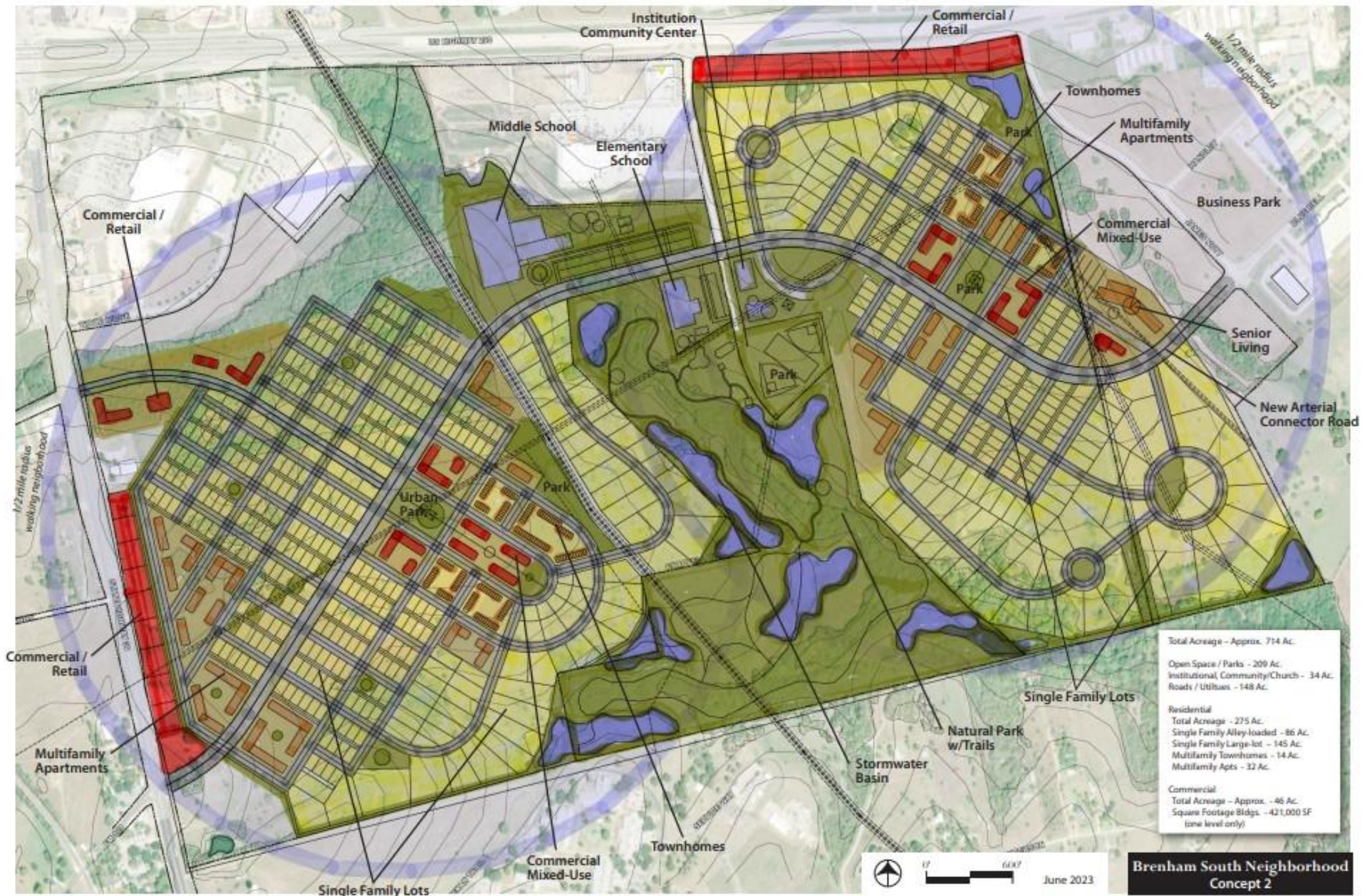


Town Center Features

- ▶ **Mixed-use (residential/commercial)**
- ▶ **“Town square”**
- ▶ **Parking behind**
- ▶ **Mixed housing**
- ▶ **Connected streets**
- ▶ **Public amenities**



Total Acreage - Approx. 663 Ac.	
Open Space / Parks	- 179 Ac.
Institutional, Community/Church	- 13 Ac.
Roads / Utilities	- 119 Ac.
Residential	
Total Acreage	- 272 Ac.
Single Family Alley-loaded	- 149 Ac.
Single Family Large-lot	- 45 Ac.
Multifamily Townhomes	- 34 Ac.
Multifamily Apts	- 44 Ac.
Commercial	
Total Acreage - Approx.	- 80 Ac.
Square Footage Bldgs.	- 979,000 SF (one level only)



Total Acreage - Approx. 714 Ac.
Open Space / Parks - 209 Ac.
Institutional, Community/Church - 34 Ac.
Roads / Utilities - 148 Ac.
Residential
Total Acreage - 275 Ac.
Single Family Alley-loaded - 86 Ac.
Single Family Large-lot - 145 Ac.
Multifamily Townhomes - 14 Ac.
Multifamily Apts - 32 Ac.
Commercial
Total Acreage - Approx. - 46 Ac.
Square Footage Bldgs. - 421,000 SF (one level only)



 June 2023

**Brenham South Neighborhood
Concept 2**



Total Acreage - Approx. 663 Ac.

Open Space / Parks / Stormwater - 203 Ac.
 Institutional - Community, Church - 35 Ac.
 Roads / Utilities - 126 Ac.

Residential
 Total Acreage - 140 Ac.

Single Family Alley-loaded - 83 Ac.
 No. Small Lots - 458
 Avg. Size - 7,800 SF
 Single Family Large-lot - 57 Ac.
 No. Large Lots - 150
 Avg. Size - 16,500 SF
 Total No. Lots - 608
 Avg. Size All Lots - 10,000 SF (0.23 Ac.)
 Avg. Lots per Acre - 2.30

Multifamily Townhomes - 44 Ac.
 No. Townhomes - 555
 Multifamily Apts - 31 Ac.
 No. Apts - 1,085 units
 (372,000 sf, 3.5 floors, 1,200 sf/unit)

Commercial
 Total Acreage - Approx. - 84 Ac.
 Square Footage Bldgs. - 1,034,000 SF
 (one-level)



**Brenham South Neighborhood
 Concept 3**

	Concept 3
Open space	203-ac (31%)
Institutional/schools	35-ac (5%)
Roads	126-ac (19%)
1-family (alley)	89-ac (13%) <i>(avg. 7800 s.f.)</i>
1- family (large lot)	57-ac (9%) <i>(avg. 16,500 s.f.)</i>
Multi-family	69-ac (10%)
Commercial	84-ac (13%) <i>(~1.034M s.f.)</i>

	Concept 3
Avg. lot size	10,000 s.f. <i>(~0.28-ac)</i>
Avg. 'small' lot size	7,800 s.f. <i>(~5.5 homes/ac)</i>
Avg. large/med lot size	16,500 s.f. <i>(~2.64 homes/ac)</i>
Avg. density/acre	2.3 homes/ac
# 1-family lots	494
Townhomes	555
# Apartments	~858 units













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Top Priorities?

- ▶ **Open space**
- ▶ **Housing options & affordability**
- ▶ **Roadway network**
- ▶ **Walkability**
- ▶ **Stormwater management**

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The End

Thank You