



**NOTICE OF A REGULAR MEETING
THE BRENHAM CITY COUNCIL
THURSDAY, SEPTEMBER 4, 2025 AT 1:00 PM
SECOND FLOOR CITY HALL
COUNCIL CHAMBERS
200 W. VULCAN STREET
BRENHAM, TEXAS**

- 1. Call Meeting to Order**
- 2. Invocation and Pledges to the US and Texas Flags - Councilmember Albert Wright**
- 3. Service Recognitions**
 - **Jared Beckendorf, Public Utilities - 5 Years**
 - **Jimmy Ha, Police Department - 5 Years**
 - **Jose Perez, Police Department - 10 Years**
 - **Jason Lange, Public Utilities - 20 Years**
- 4. Proclamations**
 - **Washington County READ**
- 5. Special Presentation by the City of Brenham Community Services Grant Recipient, Washington County Healthy Living**
- 6. Citizen Comments**

CONSENT AGENDA

7. Statutory Consent Agenda

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

- 7.a. Approve the Minutes from the August 21, 2025 Regular City Council Meeting**
- 7.b. Approve Ordinance No. O-25-013 on Its Second Reading Amending the Rate Tariff Schedule for the City of Brenham Sanitation Rates**
- 7.c. Approve Payment of a \$4,236.00 Tariff Surcharge to Terex Corporation Related to the Purchase of a Bucket Truck Through Sourcewell Contract No. 110421-TER for the City of Brenham Electric Department and Authorize the Mayor to Execute Any Necessary Documentation**

- 7.d. Approve the Purchase and Installation of a Pump and Motor from Austin Armature Works, LP, through BuyBoard Contract No. 770-25, In the Amount of \$62,245.53, for the City of Brenham Water Treatment Plant and Authorize the Mayor to Execute Any Necessary Documentation
- 7.e. Approve Final Payment in the Amount of \$48,706.42 to Brenham Iron Works Related to RFP No. 25-005 for the Construction of an Electric Equipment Building for the City of Brenham Electric Department and Authorize the Mayor to Execute Any Necessary Documentation
- 7.f. Approve a Payment to Brazos River Authority in the Amount of \$527,244.00 for the City of Brenham Raw Water Supply and Authorize the Mayor to Execute Any Necessary Documentation
- 7.g. Approve Change Order No.1 and Final Payment to Dudley Construction, LLC, in the Amount of \$70,329.87, Related to Project No. 66C-15C for the Industrial Boulevard Pumping Station Replacement and Authorize the Mayor to Execute Any Necessary Documentation
- 7.h. Approve Payment to Clifford Power Systems, Inc. through BuyBoard Contract No. 757-24, in the Amount of \$58,133.35 for Repairs to the Stand-by Generator at the City of Brenham Water Treatment Plant and Authorize the Mayor to Execute Any Necessary Documentation

PUBLIC HEARING

8. Proposed Budget for Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026
 - The FY2025-26 proposed budget for the City of Brenham will raise more revenue from total property taxes than last year's budget by an amount of \$855,418, which is a 7.81 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$191,678.

TAXPAYER IMPACT:

Scenario	Median Taxable Homestead Value	Tax Rate	Estimated Tax Bill	Change from Current Year
Current Year Adopted Rate	\$245,880 (2024)	\$0.4584	\$1,127.11	
No-New Revenue Rate (FY26)	\$256,175 (2025)	\$0.4691	\$1,201.72	\$74.61
Proposed Budget (FY26)	\$256,175 (2025)	\$0.4676	\$1,197.87	\$70.76

9. Proposed Annexation of Approximately 171.798 Acres of Land Situated in Washington County, Texas and Being Further Described as:
 - Section 2025-01: Approximately 169.42 Acres of Land Located West of Dixie Road and North of Sunset Road
 - Section 2025-02: Described Generally as a 0.778 Acre Tract of Land Extending from the Current City Limit Line Northwesterly Along the Northeast Line of the James Stewart Brown and Melanie Ida Brown Tract to the Southeast Corner of a 12.866 Acre Tract Owned by Dwayne Ray McGee, et ux
 - Section 2025-03: Approximately 1.6 Acres of Land, Called Dixie Road and Right-Of-

Way, Situated in Washington County, Texas Extending from the Current City Limit Line Northwesterly to the Southeast Corner of a 12.866 Acre Tract Owned by Dwayne Ray McGee, et ux

- 10. Public Hearing for Rezoning 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, and Approximately 0.778 Acres of Land Located South and West of Dixie Road, Said 169.42 Acre Tract and 0.778 Acre Tract Being More Particularly Described in the Proposed PDD Rezoning Ordinance**

REGULAR SESSION

- 11. Discuss and Possibly Act Upon an Ordinance on Its First Reading Adopting the Budget for Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026**
- 12. Discuss and Possibly Action Upon Ratification of the Property Tax Increase Reflected in the Proposed Budget for Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026, Which Raises More Revenue from Property Taxes than Last Year's Budget**
- 13. Discuss and Possibly Act Upon an Ordinance on Its First Reading Levying Property Taxes for the Tax Year 2025 for the City of Brenham at \$0.4676 per \$100.00 Valuation**
- 14. Discuss and Possibly Act Upon Resolution No. R-25-021 Amending the Financial Policies for the City of Brenham**
- 15. Discuss and Possibly Act Upon the Approval of a Municipal Service Agreement Related to the Annexation of Approximately 170.198 Acres of Land and Authorize the Mayor to Execute Any Necessary Documentation**
- 16. Discuss and Possibly Act Upon an Ordinance on Its First Reading Annexing the Hereinafter Described Territory into the City of Brenham:**
 - Section 2025-01: Approximately 169.42 Acres of Land Located West of Dixie Road and North of Sunset Road**
 - Section 2025-02: Described Generally as a 0.778 Acre Tract of Land Extending from the Current City Limit Line Northwesterly Along the Northeast Line of the James Stewart Brown and Melanie Ida Brown Tract to the Southeast Corner of a 12.866 Acre Tract Owned by Dwayne Ray McGee, et ux**
 - Section 2025-03: Approximately 1.6 Acres of Land, Called Dixie Road and Right-Of-Way, Situated in Washington County, Texas Extending from the Current City Limit Line Northwesterly to the Southeast Corner of a 12.866 Acre Tract Owned by Dwayne Ray McGee, et ux**
- 17. Discuss and Possibly Act Upon an Ordinance on It's First Reading Amending 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, and Approximately 0.778 Acres of Land, Located South and West of Dixie Road, Said 169.42 Acre Tract and 0.778 Acre Tract Being More Particularly Described in the PDD Rezoning Ordinance (Case No. REZONE-25-0002)

- 18. Discuss and Possibly Act Upon Resolution No. R-25-022 Adopting a Policy in Accordance with the Americans with Disability Act Title II and Section 504 of the Rehabilitation Act of 1973 Non-Discrimination for City of Brenham Facilities and Public Services**
- 19. Administrative/Elected Officials Report**

Administrative/Elected Officials Reports: Reports from City Officials or City staff regarding items of community interest, including expression of thanks, congratulations or condolences; information regarding holiday schedules; honorary or salutary recognitions of public officials, public employees or other citizens; reminders about upcoming events organized or sponsored by the City; information regarding social, ceremonial, or community events organized or sponsored by a non-City entity that is scheduled to be attended by City officials or employees; and announcements involving imminent threats to the public health and safety of people in the City that have arisen after the posting of the agenda.

ADJOURN

Executive Sessions: The City Council for the City of Brenham reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, including but not limited to §551.071 - Consultation with Attorney, §551.072 - Real Property, §551.073 - Prospective Gifts, §551.074 - Personnel Matters, §551.076 - Security Devices, §551.086 - Utility Competitive Matters, and §551.087 - Economic Development Negotiation

CERTIFICATION

I certify that a copy of the agenda of items to be considered by the City of Brenham City Council on Thursday, September 4, 2025 was posted to the City Hall bulletin board at 200 W. Vulcan St., Brenham, TX on Thursday, August 28, 2025 at 9:15 a.m.

Jeana Bellinger, TRMC, CMC
City Secretary

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 three (3) business days 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 City Council was removed by me from the City Hall bulletin board on the _____ day of _____, 2025 at _____ a.m./p.m.

Signature

Title

PROCLAMATION

- WHEREAS** A community read program encourages reading by having all involved read the same book, and
- WHEREAS** Lifetime Learning, a group of volunteers who have brought outstanding speakers and classes to the Washington County area since 2002, has proposed its seventeenth annual Washington County READ, and
- WHEREAS** On October 7 at 5:30 p.m., Lifetime Learning and Unity Theatre will hold a free community reception, dramatic reading by Unity Theatre actors, remarks and book-signing by Eileen Garvin, a nationally recognized author, and
- WHEREAS** This endeavor has the support of Unity Theatre, Brenham Independent School District, The Book Nook, Nancy Carol Roberts Memorial Library, Washington County Chamber of Commerce, and many individuals and businesses in the community, and
- WHEREAS** All residents of Washington County are encouraged to read THE MUSIC OF BEES, a beautifully moving, warm, and uplifting novel about the power of friendship, compassion in the face of loss, and finding the courage to start over (at any age) when things do not turn out the way you expect, and
- WHEREAS** It is right and just for the members of the Brenham City Council and the residents of Washington County to join together to applaud the Lifetime Learning volunteers for their dedication to service and their commitment to encourage reading,

NOW, THEREFORE, I, Atwood C. Kenjura, Mayor of the City of Brenham, Texas do hereby proclaim September 11 through October 9 as the official period of

WASHINGTON COUNTY READ

In Witness, Whereof, I have set my hand and affixed the Seal of Brenham.



Atwood C. Kenjura
Mayor

Brenham City Council Minutes

A Regular Meeting of the Brenham City Council was held on Thursday, August 21, 2025 beginning at 1:00 PM in the Brenham City Hall, City Council Chambers, at 200 W. Vulcan Street, Brenham, Texas.

Members Present:

Mayor Atwood Kenjura
Mayor Pro Tem Clint Kolby
Councilmember Leah Cook
Councilmember Paul LaRoche
Councilmember Adonna Saunders
Councilmember Steve Soman

Members Absent:

Councilmember Albert Wright

City of Brenham Staff Present:

City Manager Carolyn Miller, City Attorney Cary Bovey, Assistant City Manager Megan Mainer, City Secretary/Director of Administrative Services Jeana Bellinger, General Manager of Public Utilities William Bisette, Director of Gas and Utility Services Shawn Bolenbarr, Director of Water and Wastewater Jerry Saldivar, Director of Public Works Dane Rau, Chief Financial Officer Julie Flagg, Fire Chief Mark Donovan, Assistant Fire Chief David Cella, Police Chief Gary Boshears, Development Services Director Stephanie Doland, Kyle Branham, Jared Beckendorf, Gabriela Trejo, Christine Simich and Kevin Boggus

Citizens/Others Present:

Brandon Roznovsky and Jeremiah Byerly

Media Present:

Joshua Blaschke with KWHI, and Sarah Forsythe with Brenham Banner Press

- 1. Call Meeting to Order**
- 2. Invocation and Pledges to the US and Texas Flags - Councilmember Adonna Saunders**
- 3. Special Recognition:**
 - Introduction of New Police Chief Gary Boshears**
- 4. Citizen Comments**

No citizen comments were heard.

CONSENT AGENDA

5. Statutory Consent Agenda

- 5.a. Approve the Minutes from the August 7, 2025 Regular City Council Meeting**
- 5.b. Approve Ordinance No. O-25-012 on Its Second Reading to Repeal O-24-009 Relating to the Non-Exclusive Franchise Granted to Waste Solutions USA, LLC to Operate a Roll-Off Container Service for Residents, Businesses, and Industries Inside Brenham City Limits**
- 5.c. Approve a Recommendation from the Tax Increment Reinvestment Zone (TIRZ) No. 1 Board to Approve TIRZ Funding Corrections, in the Amount of \$199,715.87, for Fiscal Years 2020-2024 Due to Revised Property Valuations and Authorize the Mayor to Execute Any Necessary Documentation**

A motion was made by Councilmember Saunders and seconded by Mayor Pro Tem Kolby to approve Consent Agenda Items 5.a. through 5.c. with corrections to the Minutes (5.a.) as presented.

Mayor Kenjura called for a vote. The motion with Council voting as follows:

- Yes:** Mayor Kenjura, Mayor Pro Tem Kolby, Councilmember Cook, Councilmember LaRoche, Councilmember Saunders, Councilmember Soman
- No:** None
- Absent:** Councilmember Wright

WORK SESSION

6. Discussion and Presentation on the Passage of House Bill 1522 in the 89th Texas Legislative Session

City Secretary Jeana Bellinger presented this item. Bellinger explained that during the recent 89th Legislative Session, House Bill 1522 was signed into law to become effective on September 1, 2025. This new law made changes to the Open Meetings Act related to agenda posting requirements for all City Council and Advisory Board agendas, and it requires specific wording on agendas when the annual budget is being discussed and considered by City Council.

Bellinger presented the following information to the City Council about the new law:

- House Bill 1522: 3 Business-Day Law
- Timeline of HB 1522
- Two Parts of HB 1522
- Change to the Open Meetings Act - Section 551.043 of the Government Code
- Definition of Business Day
- Exceptions to the 3 Business Day Rule
- What the new rule means to City Council and City Advisory Boards
- Holidays - State, Federal and Local
- New agenda and agenda packet processing procedures

REGULAR SESSION

7. Discuss and Possibly Act Upon an Ordinance on Its First Reading Amending the Rate Tariff Schedule for the City of Brenham Sanitation Rates

Public Works Director Dane Rau presented this item. Rau explained that in May 2025, Brannon Industrial Group, aka BVR Waste and Recycling (BVR) notified the City about proposed rate increases. Rau stated that staff met with BVR and looked at all rate classes and considered how a rate increase would affect our seniors, residents, commercial businesses and users of the Collection Station.

Rau stated that after working with BVR, we settled on a blended rate increase of 7.9% related to sanitation and recycling services. Rau explained the rate increases would be as follows:

- Curbside sanitation and recycling rate would go from \$17.00 to \$18.00 per month;
- Senior citizen rate would go from \$12.50 to \$13.00 per month;
- Commercial sanitation would have an overall increase of 10% as this part of the operation requires more expensive trucks, more travel and has more risks with sanitation pickup, which leads to higher costs.

Rau explained that these rate increases were based on operating costs, risk, and markets for materials. Rau advised that while staff did not want to raise rates, they feel that in order to operate effectively and to maintain a partnership between BVR, the City and the customers we all serve, it is important at this time. BVR has done well and, in order to maintain fair wages for their employees, keep up with higher insurance costs as well as increased prices on all equipment; therefore, staff believes this increase is needed.

A motion was made by Councilmember Cook and seconded by Councilmember Saunders

to approve an Ordinance on its first reading amending the rate tariff schedule for the City of Brenham Sanitation Rates.

Mayor Kenjura called for a vote. The motion passed with Council voting as follows:

Yes: Mayor Kenjura, Mayor Pro Tem Kolby, Councilmember Cook, Councilmember LaRoche, Councilmember Saunders, Councilmember Soman

No: None

Absent: Councilmember Wright

8. Discuss and Possibly Act Upon Resolution No. R-25-020 Related to the Appointment of Members to Serve on the Capital Improvements Advisory Committee (CIAC)

Director of Development Services Stephanie Doland presented this item. Doland explained that on July 5, 2023 the City Council appointed the inaugural Capital Improvements Advisory Committee (CIAC) to review, advise, and recommend adoption of assessing impact fees following the results of the impact fee study as completed by Strand Associates. The Impact Fee Ordinance was subsequently adopted by Council on February 22, 2024 following the recommendation by the CIAC.

Doland stated that during the recent legislative session, Senate Bill 1883 was passed with an effective date of September 1, 2025 that specifically alters the requirements of the industry professionals required to serve on the CIAC. Previously the statute allowed the City's Planning and Zoning Commission to serve as the CIAC; however, with SB 1883, at least 50% of the committee's members shall be representatives of the real estate, development, or building industries who are not employees or officials of the governmental entity.

Doland stated that staff recommends a new CIAC Board be reappointed to comply with the new requirements of SB 1833. Doland asked that the following seven (7) members, set to staggered terms, be appointed:

- Dr. Paul LaRoche - City Council Representative: Term to expire on December 31, 2028
- Cayte Neil - P&Z Representative: Term to expire on December 31, 2026
- Blake Brannon - ETJ Representative: Term to expire on December 31, 2027
- Wende Buckley - Real Estate Representative: Term to expire on December 31, 2028
- Blake Lucherker - Real Estate Representative: Term to expire on December 31, 2027
- Dale Martin - Real Estate Representative: Term to expire on December 31, 2026

- Elizabeth Price - Building Industry (Architect) Representative: Term to expire on December 31, 2028

A motion was made by Councilmember Saunders and seconded by Mayor Pro Tem Kolby to approve Resolution No. R-25-020 related to the appointment of seven (7) members, as presented, to serve on the Capital Improvements Advisory Committee (CIAC).

Mayor Kenjura called for a vote. The motion with Council voting as follows:

Yes: Mayor Kenjura, Mayor Pro Tem Kolby, Councilmember Cook, Councilmember LaRoche, Councilmember Saunders, Councilmember Soman

No: None

Absent: Councilmember Wright

9. Discuss and Possibly Act Upon Amendment No. 1 to the Professional Services Agreement Between the City of Brenham and Strand Associates, Inc. Related to Project No. 63C-21C, Surface Water Treatment Plant Rehab and Expansion, and Authorize the Mayor to Execute Any Necessary Documentation

Director of Gas and Utility Services Shawn Bolenbarr presented this item. Bolenbarr advised that the City entered into a Professional Services Agreement with Strand Associates on September 1, 2023, for engineering services related to Project No. 63C-21C (Surface Water Treatment Plant Rehab and Expansion) for an amount not to exceed \$2,520,000.00.

Bolenbarr explained that Public Utilities staff would like to amend the Agreement to include bidding and construction-related services for additional upgrades to the chlorine room located at the Water Treatment Plant. Bolenbarr stated that the amendment would increase the contract amount by \$7,500.00 making the new total contract amount for the project \$2,527,500.00. This amendment would also adjust the time of performance from a completion date of October 1, 2027, to January 31, 2028.

A motion was made by Councilmember LaRoche and seconded by Councilmember Saunders to approve Amendment No. 1 to the Professional Services Agreement between the City of Brenham and Strand Associates, Inc. related to Project No. 63C-21C, Surface Water Treatment Plant Rehab and Expansion, in the amount of \$7,500.00 and authorize the Mayor to execute any necessary documentation.

Mayor Kenjura called for a vote. The motion with Council voting as follows:

Yes: Mayor Kenjura, Mayor Pro Tem Kolby, Councilmember Cook, Councilmember LaRoche, Councilmember Saunders, Councilmember Soman

No: None

Absent: Councilmember Wright

10. Administrative/Elected Officials Report

City Secretary Jeana Bellinger provided the following update:

- Clear The Shelter on Saturday, August 23rd from 10:00 a.m. to 4:00 p.m. at the Brenham Animal Shelter.

City Manager Carolyn Miller provided the following update:

- Special City Council Meeting on August 27th at 8:30 a.m.
- Labor Day Holiday on September 1st
- Regular City Council meeting will be September 4th
- Washington County Fair Parade on September 13th
- City Council Photo on September 18th at 11:45 a.m.

Council adjourned into Executive Session at 1:45 p.m.

EXECUTIVE SESSION

11. Section 551.072, Texas Government Code - Deliberation Regarding Real Property - Discussion Regarding the Purchase, Exchange and/or Acquisition of Real Property for the City of Brenham Sanitary Sewer Improvements and Facilities

12. Section 551.071, Texas Government Code - Consultation with Attorney - Consultation with City Attorney Concerning the Brenham Municipal Airport, Its Operations and Services, and Associated Matters

Executive Session adjourned at 3:02 p.m.

ADJOURN

Atwood C. Kenjura
Mayor

Jeana Bellinger, TRMC, CMC
City Secretary

Draft

ORDINANCE NO. O-25-013

AN ORDINANCE OF THE CITY OF BRENHAM, TEXAS AMENDING THE RATE TARIFF SCHEDULES FOR RESIDENTIAL AND COMMERCIAL SOLID WASTE COLLECTION, DISPOSAL AND RECYCLING SERVICES, AND THE CITY'S COLLECTION AND TRANSFER STATION; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE

WHEREAS, the City Council of the City of Brenham, Texas deems it necessary to change the rates for all residential and commercial solid waste collection, disposal and recycling services and the services that are provided at the City of Brenham's Collection and Transfer Station.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Brenham, Texas:

SECTION I.

The City Council of the City of Brenham, Texas, does hereby adopt the Residential and Commercial Solid Waste Collection, Disposal and Recycling Services Rate Schedule and the Collection and Transfer Station Rate Schedule for brush & waste that is disposed of at the City of Brenham's Collection and Transfer Station as set forth in the attached Exhibit "A", which is made a part hereof for all purposes pertinent, to be effective with utility billing occurring on or after October 1, 2025.

SECTION II.

This Ordinance shall take effect as provided by the Charter of the City of Brenham, Texas. The implementation of rates as set forth herein and on the attached Exhibit "A" shall be effective with utility billing occurring on and after October 1, 2025.

PASSED and APPROVED on its first reading the 21st day of August 2025.

PASSED and APPROVED on its second reading the 4th day of September 2025.

Atwood C. Kenjura
Mayor

ATTEST:

Jeana Bellinger, TRMC, CMC
City Secretary

EXHIBIT "A"

CITY OF BRENHAM
200 WEST VULCAN STREET P. O. BOX 1059
BRENHAM, WASHINGTON COUNTY, TEXAS 77834-1059

ALL SERVICES	800	810
TARIFF	SECTION NO.	SHEET NO.
RESIDENTIAL AND COMMERCIAL SOLID WASTE COLLECTION, DISPOSAL AND RECYCLING SERVICES AND COLLECTION AND TRANSFER STATION RATE SCHEDULE	OCTOBER 1, 2025	
SECTION TITLE	EFFECTIVE DATE	

(Supersedes Rate Change effective – October 1, 2022)

RATE SCHEDULE - RESIDENTIAL

Residential Collection:

Curbside Solid Waste Collection and Recycling Services
One Time Per Week Solid Waste Collection
Bi-Weekly Recycling Collection
\$18.00 per month/per household

Residential Collection: Senior/Disabled Persons (Age 65 or older):

Curbside Solid Waste Collection and Recycling Services
One Time Per Week Solid Waste Collection
Bi-Weekly Recycling Collection
\$13.00 per month/per household (application required for discounted rate)

Additional Container: \$10.00 per month, per container (sanitation customers only).

Curbside Brush Pick-up: Upon request only. \$18.00 per request.

- Curbside brush pick-up is limited to 12 bags per household.
- All limbs must be bundled and tied together. Each bundle shall be no larger than four (4) foot in length and six (6) inches in diameter.

RATE SCHEDULE - COMMERCIAL

Commercial Collection – Front Load Dumpster:

Size	Number of Pick-Ups Per Week						
	1X	2X	3X	4X	5X	6X	Extra
2 YD	90.55	163.87	237.17	311.93	385.23	395.30	25.00
4 YD	113.55	209.86	306.19	403.92	500.21	597.97	35.00
6 YD	124.56	229.75	339.09	433.20	537.01	644.96	40.00
8 YD	148.70	267.36	388.11	495.91	615.22	735.96	45.00

EXHIBIT "A"

CITY OF BRENHAM
200 WEST VULCAN STREET P. O. BOX 1059
BRENHAM, WASHINGTON COUNTY, TEXAS 77834-1059

ALL SERVICES	800	811
TARIFF	SECTION NO.	SHEET NO.
RESIDENTIAL AND COMMERCIAL SOLID WASTE COLLECTION, DISPOSAL AND RECYCLING SERVICES AND COLLECTION AND TRANSFER STATION RATE SCHEDULE	OCTOBER 1, 2025	
SECTION TITLE	EFFECTIVE DATE	

(Supersedes Rate Change effective – October 1, 2022)

Commercial Collection – 96 Gallon Cart:

No. Of Carts	Monthly Fee
1	\$ 25.87
2	43.11
3	60.37
4	86.12
5	99.65
6	120.57

Commercial Recycling:

Choice of 2, 4, 6 or 8-Yard Dumpster
One Time Per Week Collection
\$60.00 per month, per dumpster
\$40.00 per additional pick-up

Any location where dumpster and/or cart is blocked and collection vehicles must return to provide service shall be an additional \$15.00, per occurrence.

Lock bar installed on sanitation dumpster shall be an additional \$45.00 per dumpster.

RATE SCHEDULE – COLLECTION/TRANSFER STATION

Transfer Station Services – Compactible Waste:

Receiving, hauling, packing and transporting to a Type 1 Landfill
In-City rate
\$ 70.00 per ton

Receiving, hauling, packing and transporting to a Type 1 Landfill
Out-of-City rate
Price shall be negotiable between exclusive franchise holder and transfer company disposing of waste from outside the city limits.

EXHIBIT "A"

CITY OF BRENHAM
200 WEST VULCAN STREET P. O. BOX 1059
BRENHAM, WASHINGTON COUNTY, TEXAS 77834-1059

ALL SERVICES	800	812
TARIFF	SECTION NO.	SHEET NO.
RESIDENTIAL AND COMMERCIAL SOLID WASTE COLLECTION, DISPOSAL AND RECYCLING SERVICES AND COLLECTION AND TRANSFER STATION RATE SCHEDULE	OCTOBER 1, 2025	
SECTION TITLE	EFFECTIVE DATE	

(Supersedes Rate Change effective – October 1, 2022)

Transfer Station Services – Non-Compactable Waste:

Receiving, hauling, packing and transporting to a Type 1 Landfill
\$ 95.00 per ton (minimum \$5.50)

Receiving, hauling, packing and transporting to a Type 1 Landfill
City of Brenham Departments only
\$ 45.00 per ton

Transfer Station Services – Brush

Residential Brush, Per Ton	\$30.00 (\$5.00 minimum)
Commercial Brush, Per Ton	\$40.00 (\$ 55.00 minimum)
Residential Brush Collected by City of Brenham Departments	\$22.50 per ton

Transfer Station Services – Tires

15" or less	\$8.00 per tire
16" or greater	\$18.00 per tire
Tractor tires	\$75.00 per tire

Collection Station Services – Mulch

Double ground	\$22.50 per ton
Single ground	\$10.00 per ton
50 tons or more within 30 days	\$17.50 per ton
2 cubic feet bag	\$2.50 per bag

Residential Garbage

\$2.50 per bag

EXHIBIT "A"

CITY OF BRENHAM
200 WEST VULCAN STREET P. O. BOX 1059
BRENHAM, WASHINGTON COUNTY, TEXAS 77834-1059

ALL SERVICES	800	813
TARIFF	SECTION NO.	SHEET NO.
RESIDENTIAL AND COMMERCIAL SOLID WASTE COLLECTION, DISPOSAL AND RECYCLING SERVICES AND COLLECTION AND TRANSFER STATION RATE SCHEDULE	OCTOBER 1, 2025	
SECTION TITLE	EFFECTIVE DATE	

(Supersedes Rate Change effective – October 1, 2022)

Collection Station Services – Rake-Off Fees

Brush	\$10.00 per occurrence
Debris	\$10.00 per occurrence
Shingles and other roofing materials	\$25.00 per occurrence

Collection Station Services – Recycling, Unlimited Drop-Offs

City of Brenham Resident	No Charge
Washington County (non-City resident)	\$65.00 per year
City of Brenham Commercial Business	\$65.00 per year*

*If the Commercial Business is participating in monthly recycling services, there will be no additional charge.

EXHIBIT "A"

CITY OF BRENHAM
200 WEST VULCAN STREET P. O. BOX 1059
BRENHAM, WASHINGTON COUNTY, TEXAS 77834-1059

ALL SERVICES	800	814
TARIFF	SECTION NO.	SHEET NO.
RESIDENTIAL AND COMMERCIAL SOLID WASTE COLLECTION, DISPOSAL AND RECYCLING SERVICES AND COLLECTION AND TRANSFER STATION RATE SCHEDULE	OCTOBER 1, 2025	
SECTION TITLE	EFFECTIVE DATE	

(Supersedes Rate Change effective – October 1, 2022)

POLICIES FOR SOLID WASTE COLLECTION, DISPOSAL AND RECYCLING SERVICES – RESIDENTIAL AND COMMERCIAL

1. A new customer or a change in service requires Form 7, Application of Service, be filled out at the Public Utilities Office. The form must be signed by the applicant. Copies will be disbursed to the following departments: Public Works and Utility Billing Department.
2. Any changes to the rates contained herein must be approved by the City Council and shall be effective on the date determined by the City Council. Utility Billing Department will adjust customer bills accordingly.
3. Any customer requesting to be included in any special sanitation program must complete the necessary paperwork.
4. Any customer who has residential utility service with the City shall be subject to charges for solid waste collection, disposal and recycling services and shall comply with all City health ordinances regarding the disposal of solid waste.
5. Residential solid waste service shall be collected once per week on a regularly scheduled day. Residential recycling service shall be collected bi-weekly on a regularly scheduled day.
6. Services are available outside the city limits to residential customers presently residing on a current residential truck route that is adjacent to the city limits.
7. Solid waste and recycling containers must be at the curb by 8:00 A.M. on collection day and removed from the curb by 8:00 p.m. on collection day. Containers shall not be placed at the curb for collection prior to 8:00 p.m. the day prior to the scheduled collection day.
8. All solid waste and recycling containers must be placed within three feet of the curb or edge of pavement if there is no curb.
9. Residential collection trucks will not pick up tires, grass clippings, leaves, tree trimming, batteries, carpet, construction materials, furniture and heavy metal objects.
10. Disposal of hazardous waste, explosives, ammunition, used oil and filters, flammable liquids, radioactive waste and/or lead-acid batteries at the Collection/Transfer Station is strictly prohibited. Vehicle tires shall not be placed for curb-side collection, but will be accepted for disposal at the Collection/Transfer Station



City Council Regular Meeting **AGENDA ITEM 7.c**

Agenda Item: **Approve Payment of a \$4,236.00 Tariff Surcharge to Terex Corporation Related to the Purchase of a Bucket Truck Through Sourcewell Contract No. 110421-TER for the City of Brenham Electric Department and Authorize the Mayor to Execute Any Necessary Documentation**

Meeting Date: September 4, 2025

Department: Public Utilities

Staff Contact: Jason Lange, Electric Superintendent

SUMMARY STATEMENT:

On April 3, 2025, the City Council and Mayor approved the purchase of a 2025 HV507 SF A 4X4 60' Bucket Truck at a quoted cost of \$324,350.00. At the time of approval, this quote reflected the current market pricing and applicable fees. Since then, the vehicle has been successfully delivered; however, the final invoice totaled \$328,586.00 an increase of \$4,236.00 over the originally approved amount.

This increase is attributed to a Tariff Surcharge that was applied at the time of delivery. Following the recent national election, changes in trade policy led to an adjustment in import tariffs on specific vehicle components and manufacturing materials. These policy shifts resulted in an unanticipated cost increase from the supplier, which was passed along in the final invoice. As a result, the total cost exceeded the original quote due to circumstances outside of the City's control.

ATTACHMENTS:

1. TEREX Invoice
2. Quote #31652

RECOMMENDATION:

Approve payment of a \$4,236.00 tariff surcharge to Terex Corporation related to the purchase of a bucket truck through Sourcewell Contract No. 110421-TER for the City of Brenham Electric Department and authorize the Mayor to execute any necessary documentation.



Tax Invoice

Invoice : 7575689
Invoice Date (Tax Point) : 14-AUG-25
Page No.: 1 of 2

Seller: Terex USA, LLC., 301 MERRITT 7, 4TH FL, Norwalk CT 06851, United States
Accounts Receivable Contact: Tel: Accounts Receivable contact: 1-877-794-5284 Email:
GBS.US.AR@Terex.com

Bill To:
CITY OF BRENHAM
P.O. BOX 1059
BRENHAM TX 77834-1059
UNITED STATES
Attn:

Ship To:
CITY OF BRENHAM
200 W. VULCAN
BRENHAM TX 77834-1059
UNITED STATES

Sold To:
CITY OF BRENHAM
P.O. BOX 1059
BRENHAM TX 77834-1059
UNITED STATES

Customer Purchase Order	Payment Terms	Tracking	Shipping Reference	Payment Due Date	Terex Contact	Customer Account Number
QU31652	30 Days Invoice Date			13-SEP-25	Terex USA LLC dba Terex Utilities	8016754
Date Shipped	Ship Via	Incoterms® CPT, Incoterms® 2020, WATERTOWN		Order Number	Currency	Ship From
14-AUG-25				1050453177	USD	Watertown, US

Line	Product	COO	Qty	UoM	Net Price	Extended Amount	Tax Code
1	INSTALL-QU31652-V1-Q1-TU TL60 TELESCOPIC AERIAL DEVICE INSTALLED ON INTERNATIONAL HV507 4X4 CHASSIS - REFERENCE CHASSIS SPECS INCLUDED WITH QUOTE	US	1	Each	209,436.46	209,436.46	TXVERTEX
2	Notes: Unit Serial: 251050378393 CHASSIS-QU31652-V1-Q1-TU INTERNATIONAL HV507 4X4 CHASSIS - REFERENCE CHASSIS SPECS INCLUDED WITH QUOTE	US	1	Each	114,913.54	114,913.54	TXVERTEX
3	Notes: 3HAEETAN7SL717998 SURCHARGE-TARIFF-INS-MV-TU TARIFF SURCHARGE FOR TEREX UTILITIES - NON-TAXABLE		1	Each	4,236.00	4,236.00	TXVERTEX

These commodities, technology, or software are subject to the United States Export Administration Regulations. If you choose to export them, you, as the exporter, must apply with all applicable law.

Wire Transfer: Account Name : Terex USA, Account Number : 375 185 1851, SWIFT : BOFA US3N

Remit To: TEREX USA, LLC 4686 COLLECTIONS CENTER DRIVE, CHICAGO, IL 60693

Please ensure payment is submitted to the bank account noted on this invoice and will be received by the Payment Due Date. The form of payment chosen will impact the length of time payments take to be received. Your Payment Terms and Credit Arrangements may be impacted if payment is not received by Payment Due Date.





Tax Invoice

Invoice : 7575689
Invoice Date (Tax Point) : 14-AUG-25
Page No.: 2 of 2

Seller: Terex USA, LLC., 301 MERRITT 7, 4TH FL, Norwalk CT 06851, United States
Accounts Receivable Contact: Tel: Accounts Receivable contact: 1-877-794-5284 Email: GBS.US.AR@Terex.com

Notes:

Rebilling invoice 7564646 to remove incorrect change order

Subtotal	328,586.00
Total Charges	0.00
Total Taxes	0.00
Total Amount	328,586.00
Payment Received	0.00
Amount Due(USD)	328,586.00

Tax Code	Tax Rate	Tax Amount
TXVERTEX	0.00%	0.00

All applicable Sales and Use Tax to be paid direct at time of registration for motor vehicle sales.

These commodities, technology, or software are subject to the United States Export Administration Regulations. If you choose to export them, you, as the exporter, must apply with all applicable law.

Wire Transfer: Account Name : Terex USA, Account Number : 375 185 1851, SWIFT : BOFA US3N

Remit To: TEREX USA, LLC 4686 COLLECTIONS CENTER DRIVE, CHICAGO, IL 60693

Please ensure payment is submitted to the bank account noted on this invoice and will be received by the Payment Due Date. The form of payment chosen will impact the length of time payments take to be received. Your Payment Terms and Credit Arrangements may be impacted if payment is not received by Payment Due Date.





Sales Order Acknowledgement

Sales Order No.: 1050378393 - 0
Print Date: 24-APR-2025
Page: 1 of 3

Seller: Terex USA, LLC. 45 Glover Avenue, 4th Floor, Norwalk Fairfield CT 06850 United States

Ship From: 3140 15th Ave SE
Watertown, Codington
SD57201
UNITED STATES

Sales Order Date: 2025-04-24 18:24:48.0
Payment Terms: 30 Days Invoice Date
Customer PO: QU31652
Incoterms@: CPT , Incoterms@ 2020 ,
WATERTOWN

Shipping Method:
Freight Payment Term:

Buyer: CITY OF BRENHAM
Buyer No.: 8016754
Address: CITY OF BRENHAM
P.O. BOX 1059
BRENHAM WASHINGTON TX 77834-1059
UNITED STATES

Bill To: CITY OF BRENHAM
P.O. BOX 1059
BRENHAM WASHINGTON TX
77834-1059
UNITED STATES

Ship To: CITY OF BRENHAM
200 W. VULCAN
BRENHAM WASHINGTON
TX 77834-1059
UNITED STATES

Notes: Buyer agrees that it shall not export or re-export Terex equipment or parts, technology, information or warranty related services directly or with its knowledge indirectly into: (a) Russia, Belarus or the following regions of Ukraine: Crimea, Sevastopol, Donetsk People's Republic (DNR), Luhansk People's Republic (LNR), Kherson and Zaporizhzhia; or (b) Iran, Cuba, Syria or North Korea without first obtaining written approval from Seller.

Line	Product	UOM	Qty	Ext Net Price
1.1	TL60 TELESCOPIC AERIAL DEVICE INSTALLED ON INTERNATIONAL HV507 4X4 CHASSIS - REFERENCE CHASSIS SPECS INCLUDED WITH QUOTE	Each	1	209,436.46
2.1	INTERNATIONAL HV507 4X4 CHASSIS - REFERENCE CHASSIS SPECS INCLUDED WITH QUOTE S/N:3HAEETAN7SL717998	Each	1	114,913.54

Subtotal	USD 324,350.00
Charges	
Total Charges	USD 0.00
Tax	
Total Taxes	USD 0.00
Total	USD 324,350.00

Shipping and handling charges are estimated and subject to change





City Council Regular Meeting **AGENDA ITEM 7.d**

Agenda Item: **Approve the Purchase and Installation of a Pump and Motor from Austin Armature Works, LP, through BuyBoard Contract No. 770-25, In the Amount of \$62,245.53, for the City of Brenham Water Treatment Plant and Authorize the Mayor to Execute Any Necessary Documentation**

Meeting Date: September 4, 2025

Department: Public Utilities

Staff Contact: Jerry Saldivar, Director of Water and Wastewater

SUMMARY STATEMENT:

On April 22, 2025, water treatment staff inspected backwash pump 2 due to performance issues and found a broken motor-to-pump coupling and discovered that the pump shaft was not rotating properly. Due to this reason, water treatment staff felt that the best approach to the issues was to have a reputable vendor come and inspect the pump and make recommendations on repairs.

On April 30, 2025, the City of Brenham Water Treatment Plant had Austin Armature Works (AAW) perform a teardown inspection of backwash pump 2. The pump was removed and transported to Austin Armature Works (AAW) workshop in Buda, TX, on May 29, 2025, for further inspection. On July 22, 2025, it was reported that the pump was very old and had a lot of rust buildup and pitting within the pump casing. During the pump rebuild process, it was found that the rust buildup on the pump housing exceeded the material's integrity, rendering it unrepairable. Due to this reason, Austin Armature Works (AAW) recommended replacing backwash pump 2. Along with the replacement of the pump, Austin Armature Works (AAW) also recommended replacing the existing motor due it not being properly sized for the new pump.

Based off the recommendation of Austin Armature Works (AAW), staff respectfully request Council to approve the purchase and installation of a pump and motor from Austin Armature Works for \$62,245.53. Please note that Austin Armature Works (AAW) is a member of Buyboard (Buyboard Contract # 770-25).

ATTACHMENTS:

1. Austin Armature Quote. (Buyboard Contract # 770-25)

RECOMMENDATION:

Approve the purchase and installation of a pump and motor from Austin Armature Works, LP, through BuyBoard Contract No. 770-25, in the amount of \$62,245.53, for the City of Brenham Water Treatment Plant and authorize the Mayor to execute any necessary documentation.



Austin Armature Works, LP
 496 Commercial drive, Buda, TX 78610
 Phone (512)312 0088 Fax (512)312 0988

Quote

Contact

Jerry Saldavar

Customer Number

002202

Quote Date

8/13/2025

Quote Number

NSQ27087

Quote To:

CITY OF BRENHAM
 PO Box 1059
 BRENHAM, TX 77834

Ship To:

CITY OF BRENHAM
 PO Box 1059
 BRENHAM, TX 77834

FOB

Ship Via

EMS Delivery

Terms

Net 30

Quoted By

Allison Kramer

Customer RFQ

Customer PO

Product ID	Qty	Description	Sales Price		Total
Pump, Custom Build	1	Buyboard 770-25 Peerless 10AE14A NSF 61 Splt Case Pump 4000 GPM @ 38 TDH Aluminum Bronze Impeller with Integral Rings Seal Material: JC, Tp 8-1, 32-73°F, NSF Carbon/Sil-Car, EPR, 316SS (Set of 2) 304 SS Shaft Sleeves Fabricated Steel Non-Drip Rim Base Dodge, G Lign SteelGrid: 1070T10 Coupling Coupling Guard: ANSI B15.1 Coupling Guard, Steel	44,868.10	20.00% DISC.	35,894.48
NP0506	1	Buyboard 770-25 TECO 50 hp, 1,200 rpm, 230/460 Volts, 3 Phase, Max-PE, Frame: 364/365T, TEFC, Foot Mounted	9,669.00	55.00% DISC.	4,351.05
Labor	1	Labor and materials to install new pump. Includes all piping, retrofitting, electrical terminations, and startup.	22,000.00		22,000.00

Quotes are only Valid for 30 days.

Unless specifically listed, the quote does not include any tariff fees. If
 tariff fees are charged at the time of shipment, they will be added to
 the final invoice

Subtotal:	62,245.53
Freight:	0.00
Other:	0.00
0.0000 % Sales Tax 1:	0.00
0.0000 % Sales Tax 2:	0.00
Total:	62,245.53

SIGNATURE: _____

DATE: _____

PO# (IF NOT ALREADY ISSUED):



City Council Regular Meeting **AGENDA ITEM 7.e**

Agenda Item: **Approve Final Payment in the Amount of \$48,706.42 to Brenham Iron Works Related to RFP No. 25-005 for the Construction of an Electric Equipment Building for the City of Brenham Electric Department and Authorize the Mayor to Execute Any Necessary Documentation**

Meeting Date: September 4, 2025

Department: Purchasing

Staff Contact: Kyle Branham, Purchasing/Public Works Project Manager

SUMMARY STATEMENT:

In April, Council approved the award of RFP 25-005 to Brenham Iron Works for the construction of the Electric Equipment Building for the amount of \$56,856.42. This was broken down into 3 sections: (1) \$30,855.73 for the metal structure; (2) \$8,150.00 for the concrete piers; and (3) \$17,850.69 for labor.

This building is a 40ft x 80ft lean to shed with twelve concrete foundation piers. During the early stages of excavation for the concrete piers, contractors ran into some unforeseen obstacles on several of them. It was determined that two of them needed to be redesigned as they could not dig any deeper. Brenham Iron works reached back out to their engineer and those two piers were redesigned. An increase of \$2,400 was needed for the additional concrete and labor required to meet engineer recommendations.

After the piers were completed, final construction of the metal structure happened quickly and without any issues. The project was completed in early August and final payment in the amount of \$48,706.42 has been requested. The new total construction cost is \$59,256.42, which is still under the budgeted amount of \$108,447.00. The Consent of Surety and engineer's letter of completion have been received.

ATTACHMENTS:

1. Final Invoice
2. Concrete Piers Invoice
3. Electric Building Pictures
4. Engineer Letter

RECOMMENDATION:

Approve final payment in the amount of \$48,706.42 to Brenham Iron Works related to RFP No. 25-005 for the construction of an electric equipment building for the City of Brenham Electric Department and authorize the Mayor to execute any necessary documentation.



Brenham Iron Works, LLC
4455 Hwy 290 West
Brenham, TX 77833
979-277-0151

Invoice

Date	Invoice #
4/14/2025	25-235

Bill To
City of Brenham PO Box 1059 Brenham, TX 77834-1059

Due Date
8/21/2025

Description	Qty	Rate	Amount
* Due to uncontrollable material shortages and price changes, estimate may be withdrawn by Brenham Iron Works, LLC (BIW) if not accepted within 5 days from date above. * BIW estimates are based on cash/check payments. Credit card payments incur a 4% processing convenience fee. Returned/NSF check payments incur a \$35 charge. * PRICE ESCALATION: If BIW receives notification of a price increase from its suppliers between the date of this contract and the date of shipment, the project will be subject to re-pricing by BIW at BIW's sole discretion, to reflect any increases in labor and/or material costs along with reasonable and normal profit margins on such increases. CITY OF BRENHAM ELECTRICAL BUILDING Invoice Matching Job ID: 24-002 40'x80'x14' Low side - 14'-4" High side Labor for Building Erection			
	1	30,855.73	30,855.73
	1	17,850.69	17,850.69

Brenham Iron Works jobs are based on a cash/check customer payment. Credit card payments will incur a 4% convenience fee. Returned/NSF check payments incur a \$35 charge. All past due balances will incur an 18% annual finance charge, with a \$10 per month minimum.

Subtotal	\$48,706.42
Sales Tax (6.75%)	\$0.00
Payments/Credits	\$0.00
Balance Due	\$48,706.42



Brenham Iron Works, LLC
4455 Hwy 290 West
Brenham, TX 77833
979-277-0151

Invoice

Date	Invoice #
4/14/2025	25-322R

Bill To
City of Brenham PO Box 1059 Brenham, TX 77834-1059

Due Date
7/23/2025

Description	Qty	Rate	Amount
* Due to uncontrollable material shortages and price changes, estimate may be withdrawn by Brenham Iron Works, LLC (BIW) if not accepted within 5 days from date above. * BIW estimates are based on cash/check payments. Credit card payments incur a 4% processing convenience fee. Returned/NSF check payments incur a \$35 charge. * PRICE ESCALATION: If BIW receives notification of a price increase from its suppliers between the date of this contract and the date of shipment, the project will be subject to re-pricing by BIW at BIW's sole discretion, to reflect any increases in labor and/or material costs along with reasonable and normal profit margins on such increases.			
CITY OF BRENHAM ELECTRICAL BUILDING			
Concrete Piers - per engineered drawing	12	679.16667	8,150.00
Additional Concrete & Labor Required - Upon engineer recommendation - (2) piers 2'-6"x2'-6"x5'	1	2,400.00	2,400.00

Brenham Iron Works jobs are based on a cash/check customer payment. Credit card payments will incur a 4% convenience fee. Returned/NSF check payments incur a \$35 charge. All past due balances will incur an 18% annual finance charge, with a \$10 per month minimum.

Subtotal	\$10,550.00
Sales Tax (6.75%)	\$0.00
Payments/Credits	\$0.00
Balance Due	\$10,550.00







August 14, 2025

Brenham Iron Works
4455 Hwy 290 W
Brenham, TX 77833

Re: **City of Brenham PEMB**
City of Brenham Permit#: COM-ADD-24-0019
SSE Project #: 2413

I have reviewed installation documentation provided by Brenham Iron Works. The review is related to the structural framing for the building. After review I confirm that the structural steel is installed per the submitted drawings and is ready for occupancy. Installation meets the requirements specified in the approved plans, and the installation appears to be in conformance with the relevant building codes.

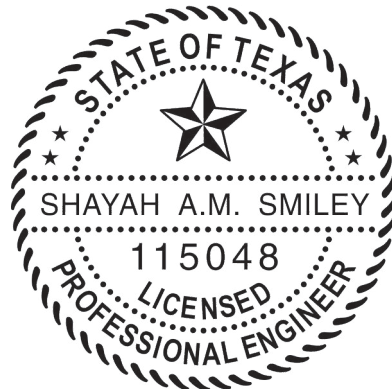
All review done in accordance with the 2021 International Building Code.

We appreciate you using Smiley Structural Engineering for structural expertise. Please do not hesitate to contact me with any questions or comments in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Shayah Smiley', written over a blue line.

SMILEY STRUCTURAL ENGINEERING, LLC
Shayah Smiley, PE
Principal



08/14/2025



City Council Regular Meeting **AGENDA ITEM 7.f**

Agenda Item: **Approve a Payment to Brazos River Authority in the Amount of \$527,244.00 for the City of Brenham Raw Water Supply and Authorize the Mayor to Execute Any Necessary Documentation**

Meeting Date: September 4, 2025

Department: Public Utilities

Staff Contact: William Bisette, General Manager of Public Utilities

SUMMARY STATEMENT:

The City of Brenham has a long-standing agreement with Brazos River Authority (BRA) that allows for the purchase of 4,200 acre-feet of water per year. In 2019, the City entered into another water availability agreement, also for municipal use, with BRA for an additional 774 acre-feet of raw water.

Brazos River Authority notifies the city each year of the proposed System Rate, established annually by the Board of Directors of Brazos River Authority. The System Rate is calculated by utilizing a Budget Cost of Service Basis, considering all reasonable economic requirements to develop, operate, maintain, protect and/or expand the System.

Each year, the City is invoiced by BRA for these two agreements. Based on this year's water rate of \$106.00 per acre foot, the invoice amount is \$527,244.00.

ATTACHMENTS:

1. May 29, 2025, Letter from Brazos River Authority
2. BRA Invoice #30298

RECOMMENDATION:

Approve a payment to Brazos River Authority in the amount of \$527,244.00 for the City of Brenham raw water supply and authorize the Mayor to execute any necessary documentation.

May 29, 2025

Ms. Carolyn Miller
City Manager
City of Brenham
Attn: Accounts Payable
P.O. Box 1059
Brenham, Texas 77834-1059

Dear Ms. Miller:

The Brazos River Authority (BRA) would like to invite you and your guests to attend our annual water customer meeting. We will host two of these at the times and locations shown below.

10:30 a.m. – Tuesday, June 24, 2025 – Student Center on the Brenham Campus of Blinn College
10:30 a.m. – Thursday, June 26, 2025 – Waco Convention Center

Customer meetings are an opportunity for you to learn more about the programs and services offered by the BRA, our strategic priorities, our proposed fiscal year (FY) 2026 annual budget, the proposed system water rate of \$106.00 per acre-foot and the proposed agricultural water rate of \$74.20 per acre-foot. More importantly, we would like to receive your input on our services and provide an opportunity for you to ask questions prior to our Board of Directors meeting on July 28, 2025, where our Directors will finalize the annual budget and adopt the water rates for FY 2026.

The information provided at each meeting will be identical. You may attend either meeting. Directions to each location are enclosed for your convenience. Both meetings will be recorded, and the videos will be available at <https://brazos.org/> for those who cannot attend in person.

Please complete and return the enclosed reply slip via fax (254/400-2180), e-mail (Kathy.Dickson@brazos.org), or mail by June 18. Lunch will be provided, so please include all guests on the reply slip. If you have any questions, please call Amy Muttoni, Customer Relations Business Manager, at (254/761-3165). We appreciate your business and look forward to seeing you at our customer meetings.

Sincerely,



DAVID COLLINSWORTH
General Manager/CEO

DC:kld
Enclosures



DEVELOP ★ MANAGE ★ PROTECT
WATER RESOURCES OF THE BRAZOS RIVER BASIN



4600 COBBS DRIVE ★ P.O. BOX 7555 ★ WACO, TEXAS 76714-7555
(254) 761-3100

REMITTANCE SECTION

Customer No. 944
Invoice No. 30298
Invoice Date: 08/15/2025
Due Date: 09/15/2025
Amount Due: \$527,244.00

City of Brenham
Attn: Accounts Payable
P.O. Box 1059
Brenham, TX 77834-1059

Keep lower portion for your records - Please return upper portion with your payment

INVOICE DETAIL

Item / Description	Qty	UOM	Price	Amount
944-03 SYSTEM WATER AVAILABILITY AGRT Annual Invoice	4,200.00	AF	106.00	445,200.00
944-04 SWAA-SYS OPS WATER AGREEMENT Annual Invoice	774.00	AF	106.00	82,044.00

APPROVED


William Bissette, General Manager / Public Utilities

8/25/25
Date

Atwood C. Kenjura, Mayor

Date

↓ Look ↓ Fast & Easy Pay Option ↓ Look ↓

Total Amount Due: \$ \$527,244.00

Save Postage & Time:

To pay online, visit our website at www.brazos.org and click on 'Doing Business' then select 'Make an Online Payment'

IMPORTANT NOTICE

Questions? Call 254-761-3100

Please remove the above Remittance Section and return with your payment to the mailing address listed. If unable to include the remittance section, your customer account number must be written legibly on the check to ensure proper account credit.

Please remit by due date to prevent additional late fees and finance charges.



City Council Regular Meeting **AGENDA ITEM 7.g**

Agenda Item: **Approve Change Order No.1 and Final Payment to Dudley Construction, LLC, in the Amount of \$70,329.87, Related to Project No. 66C-15C for the Industrial Boulevard Pumping Station Replacement and Authorize the Mayor to Execute Any Necessary Documentation**

Meeting Date: September 4, 2025

Department: Public Utilities

Staff Contact: Shawn Bolenbarr, Director of Municipal Gas & Utility Services

SUMMARY STATEMENT:

On September 17, 2024, City Council awarded Project #66C-15C (Industrial Blvd. Pumping Station Replacement) to Dudley Construction, LLC for an amount not to exceed \$1,075,900.00.

On July 28, 2025 the Public Utilities Department received Change Order #1 for a deductive change with net savings of \$2,199.19. This cost savings are due to a decrease in the cash allowance needed for material testing.

On August 14, 2025 the Public Utilities Department received the Final Pay Application (Pay App #8). The total cost for (Pay App #8) is \$72,529.06.

Dudley Construction, LLC has completed the project and it has been determined by Strand Associates and the City that the project is substantially complete. Both the City and Strand Associates conducted a final walk-through of the project. Based on our inspection, we have determined that all components have been installed correctly and are working properly. Staff respectfully request that Council approve Change Order #1 and Final Pay Application for the Industrial Blvd. Pumping Station Replacement.

ATTACHMENTS:

1. Change Order No. 1
2. Payment Application #8 (July '25)

RECOMMENDATION:

Approve Change Order No. 1 and Final Payment to Dudley Construction, LLC, in the amount of \$70,329.87, related to Project No. 66C-15C for the Industrial Boulevard Pumping Station Replacement and authorize the Mayor to execute any necessary documentation.



July 28, 2025

CHANGE ORDER NO. 1

PROJECT: 2024 Industrial Boulevard Lift Station Replacement
OWNER: City of Brenham, Texas
CONTRACT: 66C-15C
CONTRACTOR: Dudley Construction, LLC

Description of Change

1a	The scope of Base Bid Item No. 7 has been expanded to include the cost to establish a temporary power setup for the existing lift station.	ADD	\$0.00
1b	New Item: Furnish and install materials for an additional drop connection for Manhole No. 3 (1 lump sum [LS] at \$1,765.81 per LS). Drop connections were also changed from internal to external drops. This change was made to account for an additional drop connection being found within the existing manhole.	ADD	\$1,765.81
1c	Decrease the cash allowance amount for construction materials testing (Base Bid Item No. 8) from \$15,000 to \$11,035 (1 LS). This change reflects the final cost to perform construction materials testing.	(DEDUCT)	(\$3,965.00)
TOTAL VALUE OF THIS CHANGE ORDER:		(DEDUCT)	(\$2,199.19)

Contract Price Adjustment

Original Contract Price	\$1,075,900.00
Previous Change Order Adjustments	\$0.00
Adjustment in Contract Price this Change Order	(\$2,199.19)
Current Contract Price including this Change Order	\$1,073,700.81

Contract Substantial and Final Completion Date Adjustment

Original Contract Final Completion Date	July 29, 2025
Contract Final Completion Date Adjustments due to previous Change Orders	0 Days
Contract Final Completion Date Adjustments due to this Change Order	0 Days
Current Final Contract Completion Dates including all Change Orders	July 29, 2025

City of Brenham, Texas–Dudley Construction, LLC
Contract 66C-15C, Change Order No. 1
Page 2
July 28, 2025

This document shall become a supplement to the Contract and all provisions will apply hereto.

RECOMMENDED

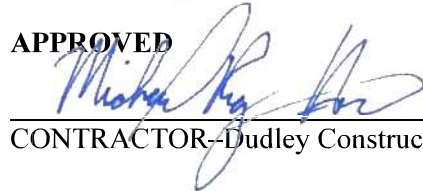


ENGINEER–Strand Associates, Inc.®

July 28, 2025

Date

APPROVED



CONTRACTOR–Dudley Construction, LLC

July 28, 2025

Date

APPROVED

OWNER–City of Brenham, Texas

Date

APPLICATION FOR PAYMENT NO. 8

TO OWNER: CITY OF BRENHAM, 200 WEST VULCAN, BRENHAM, TEXAS 77833

FROM CONTRACTOR: DUDLEY CONSTRUCTION, LLC

PROJECT: 2024 INDUSTRIAL BOULEVARD LIFT STATION REPLACEMENT

STRAND PROJECT NO. 3900.279

CONTRACT AWARDED: September 17, 2024

PERIOD FROM: July 8, 2025

CONST. TIME ALLOTTED (Days): 270

NOTICE TO PROCEED: November 1, 2024

PERIOD TO: July 29, 2025

TIME USED (Days): 270

ITEM	BASE BID A	CONTRACT QUANTITY	UNIT	PREVIOUS PERIOD	CURRENT PERIOD	TOTAL	UNIT PRICE	TOTAL VALUE OF WORK COMPLETED
1	Mobilization (Not To Exceed 10% of Total Project Costs Excluding Mobilization)	1	LS	1		1	\$ 33,000.00	\$ 33,000.00
ITEM #2 - TRIPLEX LIFT STATION, FORCE MAIN, SANITARY SEWER, MANHOLES, ELECTRICAL, FENCING, AND DRIVEWAY								
WET WELL								
2.01	Excavation & Hauloff For Wet Well - Install	1	LS	1		1	\$ 133,655.00	\$ 133,655.00
2.02	Wet Well Foundation	1	LS	1		1	\$ 12,500.00	\$ 12,500.00
2.03	Concrete Wet Well - Furnish	1	LS	1		1	\$ 135,000.00	\$ 135,000.00
2.04	Concrete Wet Well - Install	1	LS	1		1	\$ 75,000.00	\$ 75,000.00
2.05	Lift Station Concrete Top	1	LS	1		1	\$ 8,000.00	\$ 8,000.00
2.06	Pumps, Wet Well Hatch, Guide Rails, Floats, Float Hangers & Control Panel	1	LS	1		1	\$ 195,000.00	\$ 195,000.00
2.07	Pump & Wet Well Piping - Install	1	LS	1		1	\$ 15,872.00	\$ 15,872.00
ABOVE GROUND PIPING								
2.08	Ductile Iron Pipe, Fittings, Valves & Misc. Accessories	1	LS	1		1	\$ 75,000.00	\$ 75,000.00
2.09	Installation - Above Ground Piping	1	LS	1		1	\$ 35,000.00	\$ 35,000.00
2.10	Pipe Painting and Coating	1	LS	1		1	\$ 8,500.00	\$ 8,500.00
ELECTRICAL								
2.11	Mobilization	1	LS	1		1	\$ 8,000.00	\$ 8,000.00
2.12	Electrical Underground	1	LS	1		1	\$ 15,500.00	\$ 15,500.00
2.13	Fixtures & Devices	1	LS	1		1	\$ 17,500.00	\$ 17,500.00
2.14	Feeders	1	LS	1		1	\$ 15,000.00	\$ 15,000.00
2.15	Distribution Equipment	1	LS	1		1	\$ 35,000.00	\$ 35,000.00
2.16	Electrical Rack Structure	1	LS	1		1	\$ 14,000.00	\$ 14,000.00
SITE WORK & SITE CONCRETE								
2.17	Select Fill Installation at Site	1	LS	1		1	\$ 14,500.00	\$ 14,500.00
2.19	10" Concrete Lift Station Pad	1	LS	1		1	\$ 14,788.00	\$ 14,788.00
2.2	Concrete Pipe Support	1	LS	1		1	\$ 2,527.00	\$ 2,527.00
2.22	6" Concrete Drive	1	LS	1		1	\$ 5,158.00	\$ 5,158.00
2.23	Fencing & Gates	1	LS	1		1	\$ 9,000.00	\$ 9,000.00

FORCE MAIN, SANITARY SEWER LINE WORK AND MANHOLES								
2.24	Force Main - Furnish	1	LS	1		1	\$ 8,800.00	\$ 8,800.00
2.25	Force Main - Install	1	LS	1		1	\$ 8,500.00	\$ 8,500.00
2.26	Paving Repair at Force Main Construction	1	LS	1		1	\$ 10,500.00	\$ 10,500.00
2.27	Sanitary Sewer Line Work - Furnish	1	LS	1		1	\$ 6,500.00	\$ 6,500.00
2.28	Sanitary Sewer Line Work - Install	1	LS	1		1	\$ 12,500.00	\$ 12,500.00
2.29	Manholes - Furnish	1	LS	1		1	\$ 8,900.00	\$ 8,900.00
2.3	Manholes - Install	1	LS	1		1	\$ 8,800.00	\$ 8,800.00
2.31	Bypass Pumping	1	LS	1		1	\$ 8,000.00	\$ 8,000.00
ITEM #3 - DECOMMISSION OF EXISTING LIFT STATION								
3.01	Decommission Existing Industrial Boulevard Lift Station	1	LS	0	1	1	\$ 10,200.00	\$ 10,200.00
ITEM #4 - EXCAVATION AND TRENCH SAFETY								
4.01	Provide Lift Station Shoring	1	LS	1		1	\$ 38,000.00	\$ 38,000.00
4.02	Provide Manhole Shoring	2	EA	2		2	\$ 1,186.50	\$ 2,373.00
4.03	Linework Trench Safety	115	LF	115		115	\$ 9.80	\$ 1,127.00
ITEM #5 - TRAFFIC CONTROL								
5.01	Traffic Control For Wet Well Installation	1	LS	1		1	\$ 5,900.00	\$ 5,900.00
5.02	Traffic Control For Force Main	1	EA	1		1	\$ 3,500.00	\$ 3,500.00
5.03	Traffic Control For Concrete Drive Apron	1	EA	1		1	\$ 1,500.00	\$ 1,500.00
ITEM #6 - EROSION CONTROL, SITE RESTORATION, SEEDING AND CLEANUP								
6.01	Install Erosion Control Measures	1	LS	1		1	\$ 3,300.00	\$ 3,300.00
6.02	Site Restoration and Seeding	1	EA	0	1	1	\$ 3,500.00	\$ 3,500.00
6.03	Cleanup and Erosion Control Removal	1	EA	0	1	1	\$ 1,500.00	\$ 1,500.00
ITEM #7 - CASH ALLOWANCE FOR NEW ELECTRICAL SERVICE COORDINATION								
7	Coordinate new electrical service with Utility Owner (Bluebonnet Electric).	1	LS	1		1	\$ 40,000.00	\$ 40,000.00
ITEM #8 - CASH ALLOWANCE FOR MATERIALS TESTING								
8	Construction Materials Testing Including Compaction.	1	LS	0.5443334	0.4556666	1	\$ 11,035.00	\$ 11,035.00
CHANGE ORDER NO. 1 - RECONCILIATION								
1b	Construction Materials Testing Including Compaction.	1	LS	0	1	1	\$ 1,765.81	\$ 1,765.81

Original Contract:	\$ 1,075,900.00
Plus Additions:	\$ -
Less Deductions:	\$ 2,199.19
Adjusted Contract:	\$ 1,073,700.81

Value of Work Performed to Date	\$ 1,073,700.81
Plus Materials Stored at Close of Period	\$ -
Net Amt Earned to Date	\$ 1,073,700.81
Less 5% Retainage	\$ -
Subtotal	\$ 1,073,700.81
Less Previous Pay Applications	\$ 1,001,171.75
Amount Due this Application	\$ 72,529.06

AFFIDAVIT & CERTIFICATION OF PAY APPLICATION BY CONTRACTOR

STATE OF TEXAS
COUNTY OF WASHINGTON

WHEREAS, the undersigned, Michael Ham, who being duly sworn, on oath, says that he is the legal representative of Dudley Construction, LLC., has been employed by City of Brenham to furnish labor and materials for the installation of the Industrial Boulevard Lift Station Replacement project in Brenham, Texas.

The undersigned Contractor certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not

BY:

Michael Ham

DATE: 07/07/2025

DUDLEY CONSTRUCTION, LLC

PRINTED NAME: Michael Ham

TITLE: Sr. Project Manager

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE

29th

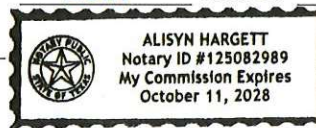
DAY OF

July

, 2025

Alisyn Hargett

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS.



RECOMMENDED BY:

Lauren Anderson

STRAND ASSOCIATES, INC.®

DATE: 8/1/25

APPROVED BY:

DATE:

CITY OF BRENHAM, TEXAS



City Council Regular Meeting **AGENDA ITEM 7.h**

Agenda Item: **Approve Payment to Clifford Power Systems, Inc. through BuyBoard Contract No. 757-24, in the Amount of \$58,133.35 for Repairs to the Stand-by Generator at the City of Brenham Water Treatment Plant and Authorize the Mayor to Execute Any Necessary Documentation**

Meeting Date: September 4, 2025

Department: Maintenance

Staff Contact: Stephen Draehn, Maintenance Supervisor

SUMMARY STATEMENT:

The generator located at the Water Treatment Plant is needing repairs to the radiator and cooling system. Clifford Power Systems identified this issue during a service call and recommended the following repairs: removal of the existing radiator, taking the radiator to a subcontracted shop for repairs, returning to site and installing the repaired radiator, installing new heater hoses, installing new coolant hoses, replacing thermostat and gaskets, remove and replacing belts, removing and replacing air filters, removing and replacing batteries, and calibrating battery charger. Subcontracted repair shop will take 8–10 weeks to manufacture the radiator assembly. The lead time on all other parts is 7–10 days from the date of the order. Service will require 2 technicians due to the scale of work. 2 trips to the site will be required due to subcontracted repair drop off and pick up. Crane rental will be needed for 2 days of service as well. Travel and mileage have been quoted accordingly.

During the 8–10 weeks of downtime, Clifford Power has also provided a quote for a rental generator to be placed at the Water Treatment Plant to provide emergency backup power if necessary. The cost of the rental is not included with this quote for repairs.

ATTACHMENTS:

1. Water Plant Generator Repairs

RECOMMENDATION:

Approve a payment to Clifford Power Systems, Inc. through BuyBoard Contract No. 757-24, in the amount of \$58,133.35 for repairs to the stand-by generator at the City of Brenham Water Treatment Plant and authorize the Mayor to execute any necessary documentation.

Original Call#: 25-21580

22811 Industry Ln
Tomball, TX 77375

Quote #: SERV_QTE-00042475

Date: August 22, 2025

Valid Until: September 21, 2025

phone: (346) 980-0266

e-mail: Service-HOU@CliffordPower.com

Equipment Location:

City of Brenham
Water Treatment Plant
1105 S Austin St
Brenham, TX 77833

Bill To:

City of Brenham

PO BOX 1059
BRENHAM, TX 77834-1059

Payment Terms:

Due on Receipt

Contact:

Phone:

E-Mail:

GENERATOR:

Manufacturer: MTU
kW: 600

Model Number: DS600
Description: MTU-576833-1210-600KW-DIESEL

Serial Number: 329808-1-1-0211

AUTOMATIC TRANSFER SWITCH:

Manufacturer:

Volts-Phase-Amps:

Serial Number:

Description of Proposed Work
BUYBOARD 757-24 While on site for a service call, technician found the radiator leaking coolant and recommends replacement of radiator, coolant, hoses, thermostats, belts and air filter. Technician also recommends the unit batteries be replaced due to age. A crane rental will be required due to scale of work/weight of parts. Clifford Power recommends the following service: Travel to site and disable system. Drain coolant. Utilize crane to remove enclosure panels and radiator. Take radiator to subcontracted shop for repair. Once subcontracted shop has completed repairs, pick up radiator and travel back to site for installation. Install repaired radiator. Remove and replace heater hoses with new heavy duty hoses. Install new coolant hoses. Remove and replace thermostats and gaskets with new. Remove and replace belts with new. Check alignment, adjust tension and torque to proper specification. Remove and replace air filters with new. Clean pre cleaners and check air inlet seals. Reinstall enclosure panels and all other components removed to gain access. Refill system with new extended life coolant and purge air from cooling system. Remove and replace batteries with new. Clean and protect terminals, and calibrate battery charger. Enable generator and test run complete system to verify proper operation. Dispose of coolant and batteries by recycling. Subcontracted repair shop will take 8-10 weeks to manufacture radiator assembly. Lead time on all other parts 7-10 days from date of order. Service will require 2 technicians due to scale of work. 2 trips are also required due to subcontracted repair drop off and pick up. Crane rental will be needed for 2 days of service as well. Travel and mileage have been quoted accordingly. **All work to be performed during normal business hours (8am - 5pm) M - F. If requested after hours, overtime rates will apply. Sundays & Holidays, double time rates will apply.
Total Quoted Amount (less tax): \$58,133.35
Please Note: Pricing Does Not Include any applicable taxes.

This is a good faith Estimate of Repairs.

Any concealed damage or additional work found necessary will be estimated separately.

Prices are subject to change based on new or adjusted tariffs, duties, or government-imposed fees.

Signature: _____

Date: _____

Print Name: _____

PO #: _____

Clifford Power Systems, Inc. is committed to be the preferred leader in the power generation industry.
We will fulfill this mission by providing our Customers with service above and beyond their expectations.



City Council Regular Meeting **AGENDA ITEM 8**

Agenda Item: **Proposed Budget for Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026**

- The FY2025-26 proposed budget for the City of Brenham will raise more revenue from total property taxes than last year's budget by an amount of \$855,418, which is a 7.81 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$191,678.

TAXPAYER IMPACT:

Scenario	Median Taxable Homestead Value	Tax Rate	Estimated Tax Bill	Change from Current Year
Current Year Adopted Rate	\$245,880 (2024)	\$0.4584	\$1,127.11	
No-New Revenue Rate (FY26)	\$256,175 (2025)	\$0.4691	\$1,201.72	\$74.61
Proposed Budget (FY26)	\$256,175 (2025)	\$0.4676	\$1,197.87	\$70.76

Meeting Date: September 4, 2025

Department: Finance

Staff Contact: Julie Flagg, Chief Financial Officer

SUMMARY STATEMENT:

The FY2025-26 Proposed Budget for the City of Brenham includes appropriations of operating resources for 35 separate funds and authorizes \$116.3 million in expenditures. For more detailed information, see the attached Proposed FY2025-26 Budget.

ATTACHMENTS:

1. FY26 Budget Hearing - Budget Summary
2. FY26 Budget Hearing - Budget Change Sheets

RECOMMENDATION:

Public Hearing to receive citizen comments regarding the Proposed FY2025-26 Budget.

CITY OF BRENHAM

BUDGET SUMMARY

	Fund	Revenue	Other Sources	Expenditures	Other Uses	Change in Fund Balance
101	General	21,855,186	3,126,680	24,875,996	105,870	0
215	Airport	657,948	93,217	751,165	0	0
225	PD Equip	0	0	0	0	0
226	Public Safety Trng	2,500	0	5,000	0	(2,500)
232	Donations	126,750	125,000	75,650	0	176,100
236	Capital/NonRoutine Items	0	0	654,784	144,619	(799,403)
249	Tourism & Marketing	553,822	773,000	1,322,521	0	4,301
118	Debt Service	3,325,072	0	3,644,038	0	(318,966)
109	Hotel/Motel	979,000	0	21,000	958,000	0
229	Criminal Law Enforcement	16,000	0	0	0	16,000
233	Courts Security/Tech	31,100	0	22,300	10,000	(1,200)
244	Water Impact Fees	552,304	0	0	100,000	452,304
245	Wastewater Impact Fees	71,430	0	0	75,000	(3,570)
260	Brenham Comm Projects	0	0	0	0	0
203	Airport Capital Improv	180,000	12,653	200,000	0	(7,347)
234	Parks Capital Improv	24,000	406,000	1,082,910	0	(652,910)
237	Streets/Drainage	40,000	144,619	744,619	212,204	(772,204)
270	General Govt Cap Improv	150,000	7,700,000	6,586,063	0	1,263,937
301	TIRZ No. 1	933,378	0	180,000	1,700,000	(946,622)
102	Electric	8,591,106	857,617	7,465,438	1,939,358	43,927
122	Electric Wholesale Power	18,910,015	0	19,710,015	0	(800,000)
132	Electric Capital	0	348,723	382,004	0	(33,281)
103	Gas	1,713,003	0	1,429,741	570,706	(287,444)
123	Gas Wholesale Power	1,868,928	0	1,872,651	0	(3,723)
104	Water	8,995,995	100,000	7,914,619	609,075	572,301
134	Water Capital Projects	510,000	5,800,847	14,416,111	0	(8,105,264)
105	Wastewater	4,939,411	75,000	4,585,999	428,412	0
135	Wastewater Capital Proj.	954,813	200,000	5,652,579	0	(4,497,766)
106	Sanitation	2,804,096	0	2,633,628	138,000	32,468
107	Drainage	724,460	0	500,107	175,017	49,336
137	Drainage Capital Projects	2,833,772	1,907,221	4,575,544	0	165,449
220	Central Fleet	0	0	0	0	0
240	Vehicle/Equip Replace	113,692	0	113,692	0	0
500	Worker's Comp	224,337	0	222,000	0	2,337
600	Employee Benefits	2,730,978	0	2,730,816	0	162
250	BCDC	2,913,871	0	1,391,871	1,522,000	0
252	BCDC Capital	503,000	1,500,000	500,000	0	1,503,000
GRAND TOTAL		88,829,967	23,170,577	116,262,861	8,688,261	(12,950,578)

IN \$	TOTAL GENERAL FUND	DEBT SERVICE FUND	SPECIAL REVENUE FUNDS	CAPITAL PROJECT FUNDS	ENTERPRISE FUNDS	INTERNAL SERVICE FUNDS	BCDC	TOTAL
BEGINNING FUND BALANCE/WRKG CAP	9,344,106	1,142,386	527,971	12,144,388	48,300,067	1,685,643	3,949,765	77,094,326
TOTAL REVENUES	23,196,206	3,325,072	1,649,834	1,327,378	52,845,599	3,069,007	3,416,871	88,829,967
TOTAL EXPENDITURES	27,685,116	3,644,038	43,300	8,793,592	71,138,436	3,066,508	1,891,871	116,262,861
OTHER FINANCING SOURCES (USES)								
TRANSFERS IN	4,097,897	-	-	1,263,272	1,827,092	-	1,500,000	8,688,261
TRANSFERS OUT	(250,489)	-	(1,143,000)	(1,912,204)	(3,860,568)	-	(1,522,000)	(8,688,261)
NOTE PROCEEDS	-	-	-	-	141,469	-	-	141,469
INSURANCE PROCEEDS	20,000							20,000
DEBT PROCEEDS	-	-	-	7,000,000	7,320,847	-	-	14,320,847
TOTAL OTHER FINANCING SOURCES (USES)	3,867,408	-	(1,143,000)	6,351,068	5,428,840	-	(22,000)	14,482,316
CHANGE IN FUND BALANCE/NET POSITION	(621,502)	(318,966)	463,534	(1,115,146)	(12,863,997)	2,499	1,503,000	(12,950,578)
ENDING FUND BALANCE/WRKG CAP	8,722,604	823,420	991,505	11,029,242	35,436,069	1,688,142	5,452,765	64,143,747

IN \$	FUND 101 GENERAL GOVT	FUND 215 AIRPORT	FUND 225 PD EQUIP FUND	FUND 226 PUBLIC SAFETY TRAINING FUND	FUND 232 DONATIONS FUND	FUND 236 CAPITAL/ NON- ROUTINE FUND	FUND 249 TOURISM & MKTING	TOTAL
BEGINNING FUND BALANCE	8,025,402	-	-	17,382	472,215	1,050,381	(221,274)	9,344,106
TOTAL REVENUES	21,855,186	657,948	-	2,500	126,750	-	553,822	23,196,206
TOTAL EXPENDITURES	24,875,996	751,165	-	5,000	75,650	654,784	1,322,521	27,685,116
OTHER FINANCING SOURCES (USES)								
TRANSFERS IN	3,106,680	93,217	-	-	125,000	-	773,000	4,097,897
TRANSFERS OUT	(105,870)	-	-	-	-	(144,619)	-	(250,489)
INSURANCE PROCEEDS	20,000	-	-	-	-	-	-	20,000
DEBT PROCEEDS	-	-	-	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	3,020,810	93,217	-	-	125,000	(144,619)	773,000	3,867,408
CHANGE IN FUND BALANCE	-	-	-	(2,500)	176,100	(799,403)	4,301	(621,502)
ENDING FUND BALANCE	8,025,402	-	-	14,882	648,315	250,978	(216,973)	8,722,604

IN \$	FUND 118 DEBT SERVICE FUND
BEGINNING FUND BALANCE (WORKING CAP)	1,142,386
TOTAL REVENUES	3,325,072
TOTAL EXPENDITURES	3,644,038
OTHER FINANCING SOURCES (USES)	
TRANSFERS IN	
TRANSFERS OUT	
DEBT PROCEEDS	
TOTAL OTHER FINANCING SOURCES (USES)	-
CHANGE IN FUND BALANCE	(318,966)
ENDING FUND BALANCE	823,420

IN \$	FUND 109 HOTEL/MOTEL FUND	FUND 229 CRIMINAL LAW ENFORCE	FUND 233 COURTS SECURITY/ TECH	FUND 244 WATER IMPACT FEES	FUND 245 WASTEWTR IMPACT FEES	FUND 260 BRENHAM COMMUNITY PROJECTS	TOTAL SPECIAL REVENUE FUNDS
BEGINNING FUND BALANCE	264,947	52,577	79,430	115,056	14,880	1,081	527,971
TOTAL REVENUES	979,000	16,000	31,100	552,304	71,430	-	1,649,834
TOTAL EXPENDITURES	21,000	-	22,300	-	-	-	43,300
OTHER FINANCING SOURCES (USES)							
TRANSFERS IN	-	-	-			-	-
TRANSFERS OUT	(958,000)	-	(10,000)	(100,000)	(75,000)	-	(1,143,000)
DEBT PROCEEDS	-	-	-			-	-
TOTAL OTHER FINANCING SOURCES (USES)	(958,000)	-	(10,000)	(100,000)	(75,000)	-	(1,143,000)
CHANGE IN FUND BALANCE	-	16,000	(1,200)	452,304	(3,570)	-	463,534
ENDING FUND BALANCE	264,947	68,577	78,230	567,360	11,310	1,081	991,505

IN \$	FUND 203 AIRPORT CAPITAL	FUND 234 PARKS CAPITAL PROJECTS	FUND 237 STREETS CAPITAL PROJECTS	FUND 270 GEN GOVT CAPITAL PROJECTS	FUND 301 TIRZ NO 1 FUND	TOTAL CAPITAL PROJECTS FUNDS
BEGINNING FUND BALANCE	7,347	816,552	1,199,281	8,026,177	2,095,031	12,144,388
TOTAL REVENUES	180,000	24,000	40,000	150,000	933,378	1,327,378
TOTAL EXPENDITURES	200,000	1,082,910	744,619	6,586,063	180,000	8,793,592
OTHER FINANCING SOURCES (USES)						
TRANSFERS IN	12,653	406,000	144,619	700,000	-	1,263,272
TRANSFERS OUT	-	-	(212,204)	-	(1,700,000)	(1,912,204)
DEBT PROCEEDS	-	-		7,000,000	-	7,000,000
TOTAL OTHER FINANCING SOURCES (USES)	12,653	406,000	(67,585)	7,700,000	(1,700,000)	6,351,068
CHANGE IN FUND BALANCE	(7,347)	(652,910)	(772,204)	1,263,937	(946,622)	(1,115,146)
ENDING FUND BALANCE	(0)	163,642	427,077	9,290,114	1,148,409	11,029,242

IN \$	FUND 102/122/132 ELECTRIC	FUND 103/123 GAS	FUND 104/134 WATER	FUND 105/135 WASTEWATER	FUND 106 SANITATION	FUND 107/137 DRAINAGE	TOTAL ENTERPRISE FUNDS
BEGINNING FUND BAL (WORKING CAP)	16,016,100	810,720	21,995,561	7,663,667	568,779	1,245,240	48,300,067
TOTAL REVENUES	27,501,121	3,581,931	9,505,995	5,894,224	2,804,096	3,558,232	52,845,599
TOTAL EXPENDITURES	27,557,457	3,302,392	22,330,730	10,238,578	2,633,628	5,075,651	71,138,436
OTHER FINANCING SOURCES (USES)							
TRANSFERS IN	1,064,871	-	100,000	275,000	-	387,221	1,827,092
TRANSFERS OUT	(1,939,358)	(570,706)	(609,075)	(428,412)	(138,000)	(175,017)	(3,860,568)
NOTE PROCEEDS	141,469	-	-	-	-	-	141,469
DEBT PROCEEDS	-	-	5,800,847	-	-	1,520,000	7,320,847
TOTAL OTHER FINANCING SOURCES (USES)	(733,018)	(570,706)	5,291,772	(153,412)	(138,000)	1,732,204	5,428,840
CHANGE IN FUND BALANCE	(789,354)	(291,167)	(7,532,963)	(4,497,766)	32,468	214,785	(12,863,997)
ENDING FUND BALANCE (WORKING CAP)	15,226,746	519,553	14,462,598	3,165,900	601,247	1,460,025	35,436,069

IN \$	FUND 220 CENTRAL FLEET	FUND 240 VERF	FUND 500 WORKERS COMP	FUND 600 EMPLOYEE BENEFITS	TOTAL INTERNAL SERVICE FUNDS
BEGINNING FUND BALANCE	0	884,457	196,739	604,448	1,685,643
TOTAL REVENUES	-	113,692	224,337	2,730,978	3,069,007
TOTAL EXPENDITURES	-	113,692	222,000	2,730,816	3,066,508
OTHER FINANCING SOURCES (USES)					
TRANSFERS IN	-	-	-	-	-
TRANSFERS OUT	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
CHANGE IN FUND BALANCE	-	-	2,337	162	2,499
ENDING FUND BALANCE	0	884,457	199,076	604,610	1,688,142

IN \$	FUND 250 BCDC FUND	FUND 252 BCDC CAPITAL FUND	TOTAL BCDC FUNDS
BEGINNING FUND BALANCE	2,960,053	989,712	3,949,765
TOTAL REVENUES	2,913,871	503,000	3,416,871
TOTAL EXPENDITURES	1,391,871	500,000	1,891,871
OTHER FINANCING SOURCES (USES)			
TRANSFERS IN	-	1,500,000	1,500,000
TRANSFERS OUT	(1,522,000)	-	(1,522,000)
DEBT PROCEEDS	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	(1,522,000)	1,500,000	(22,000)
CHANGE IN FUND BALANCE	-	1,503,000	1,503,000
ENDING FUND BALANCE	2,960,053	2,492,712	5,452,765

CITY OF BRENHAM
CHANGES TO DRAFT FY 25-26 GENERAL FUND BUDGET
SINCE PRESENTATION CITY COUNCIL ON JULY 21, 2025

101 - General Fund

ORIGINAL PRESENTATION TO CITY COUNCIL ON JULY 21, 2025

	New Proposed Budget
Beginning Revenues	\$ 21,653,768
Beginning Expenditures	\$ 24,674,578
Transfers (In)/Out & Insurance Proceeds	\$ (3,020,810)
Excess/(Use) of Unreserved Fund Balance	\$ -

CHANGES MADE AFTER JULY 21, 2025

REVENUE CHANGES

Revenue projection presented to Council on July 21, 2025	\$ 21,653,768
Adjustments made after Presentation to Council:	
101-4-102.00 Ad Valorem (final NNR & VA tax rate calculations)	\$ 361,856
101-4-310.00 Building Permits	\$ (33,652)
101-4-740.00 Aquatics Admissions	\$ (22,000)
101-4-410.00 Corporation Court Fines	\$ (35,000)
101-4-410.05 Traffic Fines	\$ (10,000)
101-4-513.30 Interest Income - TexPool	\$ (35,786)
101-4-513.35 Interest Income - TexStar	\$ (24,000)
Total Adjusted Revenues	\$ 21,855,186

EXPENDITURE CHANGES

Expenditures Presented to Council on July 21, 2025	\$ 24,674,578
Adjustments made after Presentation to Council:	
5-110-924.00 Contingency	\$ 201,418
Total Adjusted Expenditures	\$ 24,875,996

TRANSFER CHANGES

Transfers presented to Council on July 21, 2025	\$ (3,020,810)
Adjustments made after Presentation to Council:	
	\$ -
Total Adjusted Revenues	\$ (3,020,810)

PROPOSED BUDGET SUMMARY AS AMENDED AFTER JULY 21, 2025

	New Proposed Budget
Total Revenues	\$ 21,855,186
Total Expenditures	\$ 24,875,996
Transfers (In)/Out	\$ (3,020,810)
Excess/(Use) of Unreserved Fund Balance	\$ -

CITY OF BRENHAM
CHANGES TO DRAFT FY 25-26 BUDGET
SINCE PRESENTATION CITY COUNCIL ON JULY 21, 2025

118 - DEBT

ORIGINAL PRESENTATION TO CITY COUNCIL ON JULY 21, 2025

	Proposed Budget
Beginning Revenues	\$ 3,350,797
Beginning Expenditures	\$ 3,644,038
Transfers (In)/Out	\$ -
Excess/(Use) of Unreserved Fund Balance	\$ (293,241)

CHANGES MADE AFTER JULY 21, 2025

REVENUE CHANGES

Revenue projection presented to Council on July 21, 2025	\$ 3,350,797
Adjustments made after Presentation to Council:	
118-4-183.00 Ad Valorem (final NNR & VA tax rate calculations)	\$ 66,312
118-4-513.00 Interest	\$ (92,037)
Total Adjusted Revenues	\$ 3,325,072

EXPENDITURE CHANGES

Expenditures Presented to Council on July 21, 2025	\$ 3,644,038
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Adjustments made after Presentation to Council:

Total Adjusted Expenditures	\$ 3,644,038
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TRANSFER CHANGES

Transfers presented to Council on July 21, 2025	\$ -
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Adjustments made after Presentation to Council:

Total Adjusted Revenues	\$ -
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PROPOSED BUDGET SUMMARY AS AMENDED AFTER JULY 21, 2025

	New Proposed Budget
Total Revenues	\$ 3,325,072
Total Expenditures	\$ 3,644,038
Transfers (In)/Out	\$ -
Excess/(Use) of Unreserved Fund Balance - Matches Tax Rate Calculation Form 50-856	\$ (318,966)

CITY OF BRENHAM
CHANGES TO DRAFT FY 25-26 BUDGET
SINCE PRESENTATION CITY COUNCIL ON JULY 21, 2025

301 - TIRZ

ORIGINAL PRESENTATION TO CITY COUNCIL ON JULY 21, 2025

	Proposed Budget
Beginning Revenues	\$ 908,422
Beginning Expenditures	\$ 180,000
Transfers (In)/Out	\$ 1,700,000
Excess/(Use) of Unreserved Fund Balance	\$ (971,578)

CHANGES MADE AFTER JULY 21, 2025

REVENUE CHANGES

Revenue projection presented to Council on July 21, 2025	\$ 908,422
Adjustments made after Presentation to Council: 301-4-102.00 Ad Valorem (final NNR & VA tax rate calculations)	\$ 24,956
Total Adjusted Revenues	\$ 933,378

EXPENDITURE CHANGES

Expenditures Presented to Council on July 21, 2025	\$ 180,000
Adjustments made after Presentation to Council:	\$ -
Total Adjusted Expenditures	\$ 180,000

TRANSFER CHANGES

Transfers presented to Council on July 21, 2025	\$ 1,700,000
Adjustments made after Presentation to Council:	
Total Adjusted Revenues	\$ 1,700,000

PROPOSED BUDGET SUMMARY AS AMENDED AFTER JULY 21, 2025

	New Proposed Budget
Total Revenues	\$ 933,378
Total Expenditures	\$ 180,000
Transfers (In)/Out	\$ 1,700,000
Excess/(Use) of Unreserved Fund Balance	\$ (946,622)



City Council Regular Meeting **AGENDA ITEM 9**

Agenda Item: **Proposed Annexation of Approximately 171.798 Acres of Land Situated in Washington County, Texas and Being Further Described as:**

- **Section 2025-01: Approximately 169.42 Acres of Land Located West of Dixie Road and North of Sunset Road**
- **Section 2025-02: Described Generally as a 0.778 Acre Tract of Land Extending from the Current City Limit Line Northwesterly Along the Northeast Line of the James Stewart Brown and Melanie Ida Brown Tract to the Southeast Corner of a 12.866 Acre Tract Owned by Dwayne Ray McGee, et ux**
- **Section 2025-03: Approximately 1.6 Acres of Land, Called Dixie Road and Right-Of-Way, Situated in Washington County, Texas Extending from the Current City Limit Line Northwesterly to the Southeast Corner of a 12.866 Acre Tract Owned by Dwayne Ray McGee, et ux**

Meeting Date: September 4, 2025

Department: Development Services

Staff Contact: Stephanie Doland, Director of Development Services

SUMMARY STATEMENT:

In accordance with Chapter 26, Section 7 of the City of Brenham Code of Ordinances, properties located outside the City limits are not eligible for City-provided water or sewer services unless annexed into the City. Stylecraft Builders, the developer of the existing Vintage Farms Subdivision located west of State Highway 36 and southwest of Dixie Road, is under contract to purchase an additional 170-acre tract for the purpose of expanding the subdivision with additional single-family and multi-family housing.

Stylecraft Builders desires to serve the expanded Vintage Farms subdivision with City water and sanitary sewer utilities and has coordinated with the current property owners to formally request annexation of the tract into the City. This request is being processed in accordance with Section 43 of the Texas Local Government Code (Statute), which governs owner-requested annexations.

In addition to the 170-acre tract for development by Stylecraft Builders the annexation consideration includes a 1.6-acre portion of right-of-way currently developed as Dixie Road. The Statute requires that should the City Council approve the annexation request for the 170-acres, that the adjacent Dixie Road right-of-way be annexed at the same time.

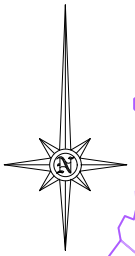
All required notifications have been published and mailed. This Public Hearing is the first of five related items concerning this annexation request.

ATTACHMENTS:

1. Map of Section 2025-01: 169.42 Acres
2. Map of Section 2025-2 (0.778 Acres) and Section 2025-3 (1.6 Acres)

RECOMMENDATION:

Public Hearing to receive citizen input.



N. BERLIN ROAD

DIXIE ROAD

DIXIE ROAD

LITTLE SANDY CREEK

CITY OF BRENHAM
ANNEXATION

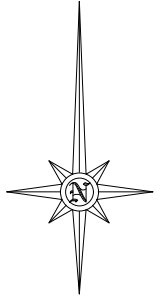
PHILIP COE SURVEY, A-31
WASHINGTON COUNTY, TEXAS

SECTION 2025-1
169.42 ACRES

SUNSET ROAD

CITY OF BRENHAM ANNEXATION

PHILIP COE SURVEY, A-31
WASHINGTON COUNTY, TEXAS



DWAYNE RAY MCGEE, ET UX
CALLED 12.866 ACRES
VOL. 1765, PAGE 518
(ORWCT)

MICHAEL H. HOPKINS, JR.
AND KATHERINE E. HOPKINS
CALLED 97.6 ACRES
VOL. 1745, PAGE 378
(ORWCT)

SECTION 2025-3
1.6± ACRES

SECTION 2025-2
0.778 ACRE

DIXIE ROAD

JAMES STEWART BROWN
AND MELANIE IDA BROWN
RESIDUE OF ORIGINAL TRACT
CALLED 219.28 ACRES
VOL. 373, PAGE 476
(DRWCT)

RANIER & SON
DEVELOPMENT COMPANY, LLC
CALLED 8.704 ACRES
INSTRUMENT NO. 2024-6101
(ORWCT)



City Council Regular Meeting **AGENDA ITEM 10**

Agenda Item: **Public Hearing for Rezoning 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, and Approximately 0.778 Acres of Land Located South and West of Dixie Road, Said 169.42 Acre Tract and 0.778 Acre Tract Being More Particularly Described in the Proposed PDD Rezoning Ordinance**

Meeting Date: September 4, 2025

Department: Development Services

Staff Contact: Stephanie Doland, Director of Development Services
Shauna Laauwe, City Planner

SUMMARY STATEMENT:

This item is Public Hearing for a request to assign a zoning classification of Planned Development District for the development of a single-family, townhome, and multifamily home subdivision. 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 to a zoning distinction because it is in the City's 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 169.42 acres be annexed into the City 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. *Please see the attached Staff Report for details of the Planned Development and ties to the Comprehensive Plan. All written public comments received as of 8/26/25 are also attached.*

On Monday, August 25, 2025, after conducting a Public Hearing and much deliberation, the Planning and Zoning Commission unanimously voted (7-0) for approval of a recommendation to City Council to accept staff's recommendation for approval of the planned development district zoning classification as presented with the exception that there be a 100-foot buffer between the single-family residential in Vintage Farms, Phase IV and the proposed new multi-family development with the first 20% (20-feet) of the buffer yard being restricted to screening, trees and landscaping. Parking would be allowed in the remainder of the buffer yard.

ATTACHMENTS:

1. Staff Report for Case No. REZONE-25-0002

2. Proposed PDD and Citizen Comments

RECOMMENDATION:

Public Hearing to receive citizen input.



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 104, 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 400 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 lot 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 pressure 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.

Figure 1

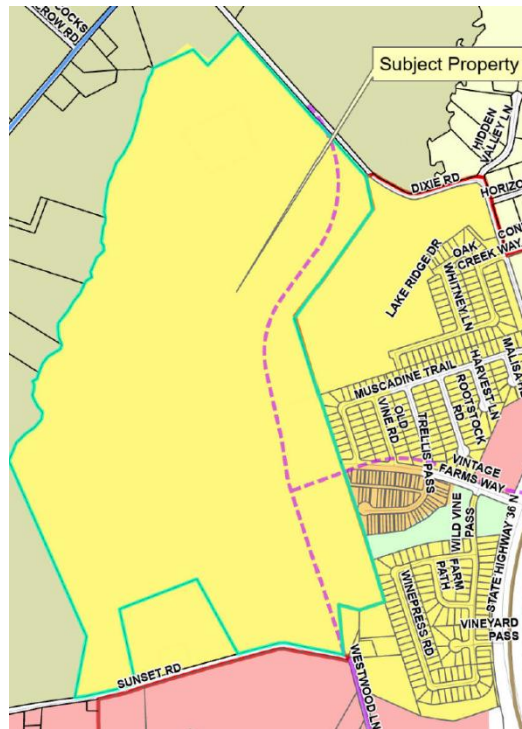


Figure 2



- (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.

Detention is planned in the creek/floodplain area on the west side of the development. 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 developments, an increase in traffic is expected around the subject property. A Traffic Impact Analysis (TIA) was commissioned by the applicant, specifically regarding the potential impact on Dixie Road. The TIA found that including the existing Vintage Farms phases under construction and the proposed PD, 8,029 trips would be generated between the single-family and multi-family uses per day, including an increase of 45% outbound and 20% inbound traffic on Dixie Road. However, due to the proposed TxDOT upgrades to the interchange of US-290 at SH 36, the improvements will impact Westwood Lane. The existing eastbound/westbound through traffic will be grade separated with an overpass, and the TxDOT schematic design for the intersection of US 290 at Westwood Lane shows that it will be a 4-way signal under the overpass. With this signalization and ramp options to access SH 36 and US 290 more efficiently, it is assumed that vehicular traffic will likely select to utilize the future Westwood Lane for trips instead of Dixie Road or Vintage Farms Way. Dixie Road is a narrow road that does not meet the City's standards. It is currently on the City's Capital Improvement Projects list for extension of a three-lane undivided (two-way, left-turn lane) concrete roadway from SH 36 to FM 577.

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

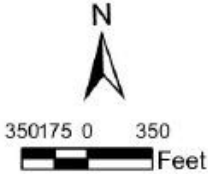
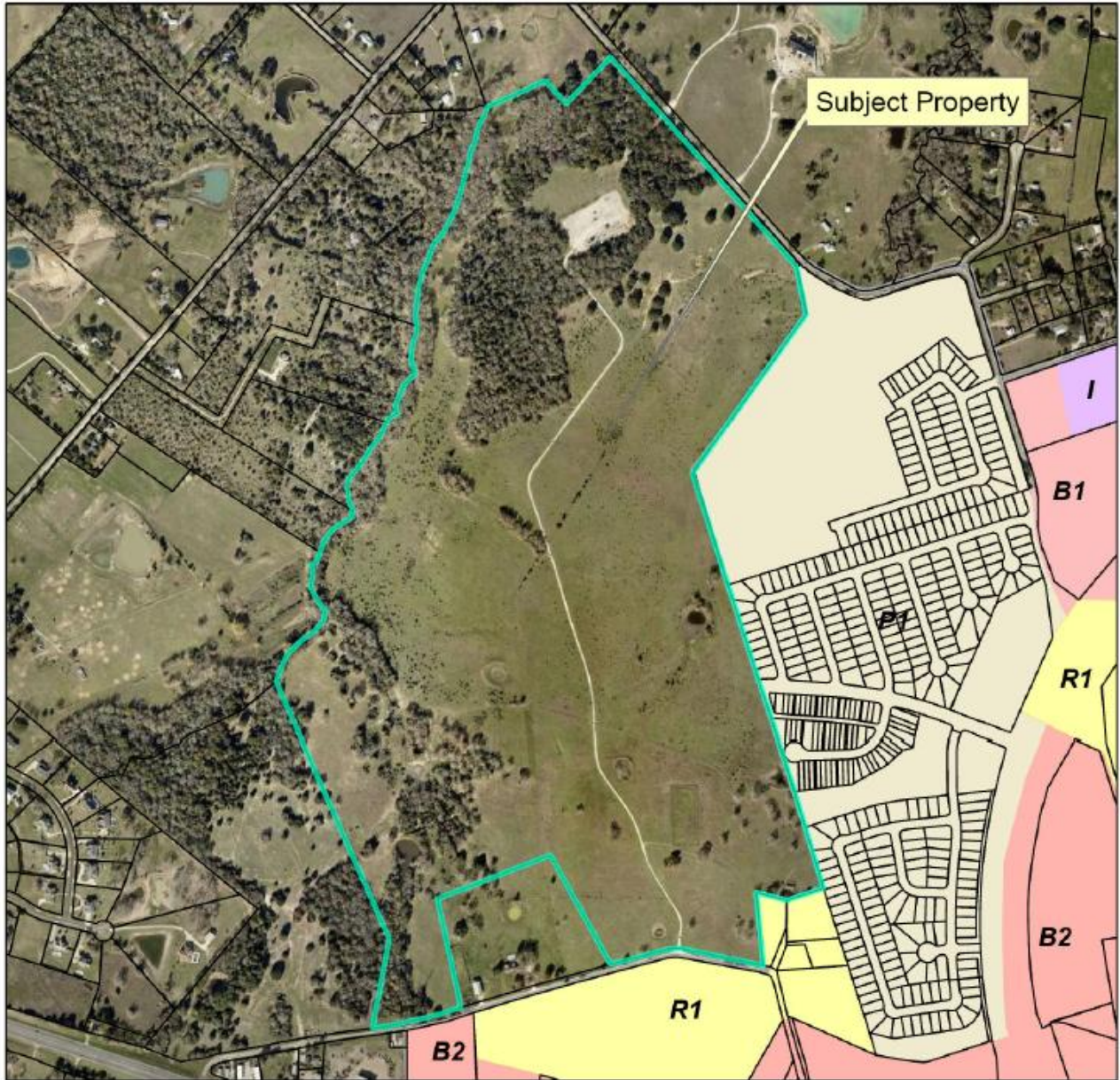


EXHIBIT "B"
ZONING MAP



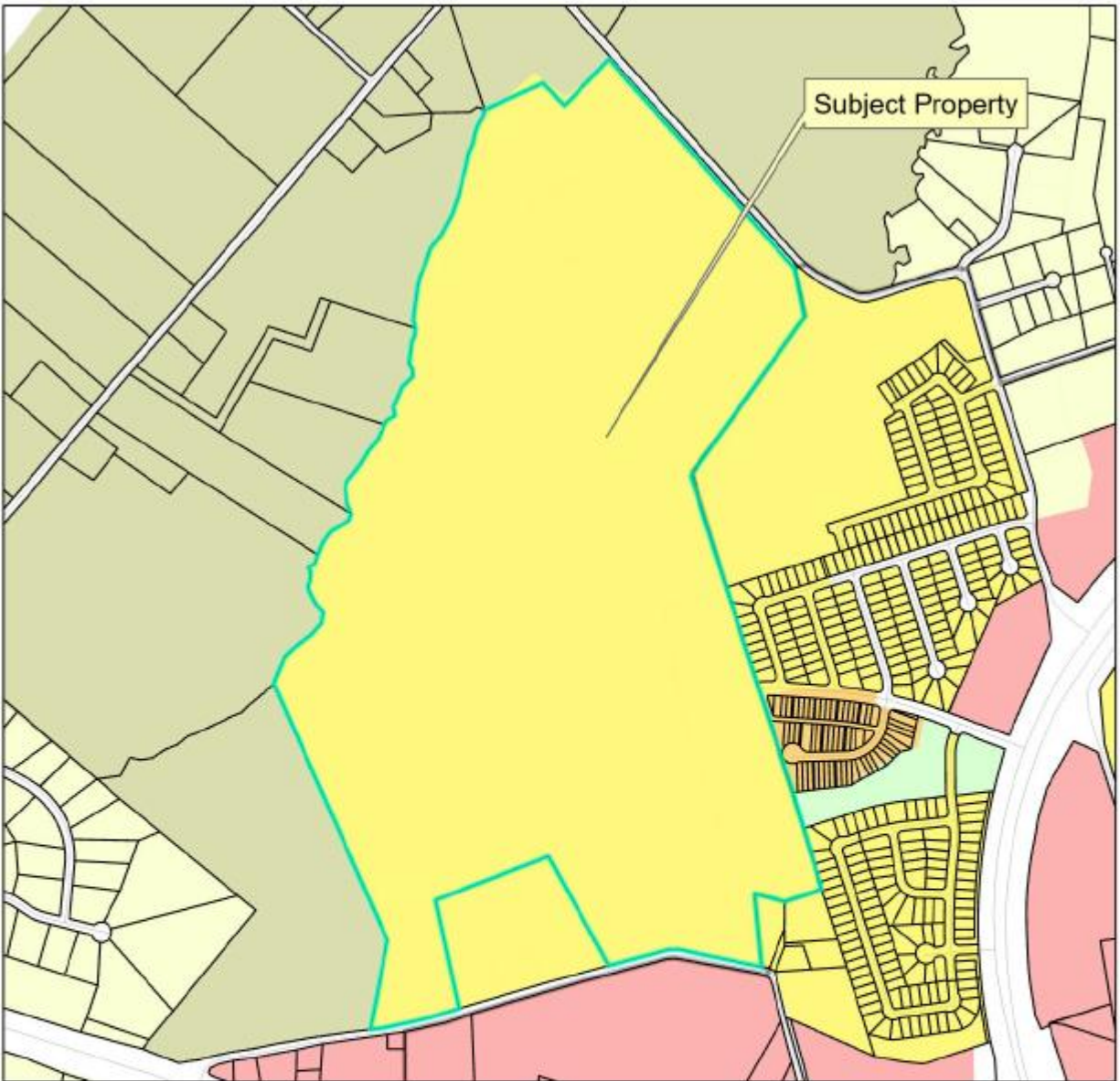
Zoning Map
Zoning Designation Planned Development District
475 Sunset Road

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

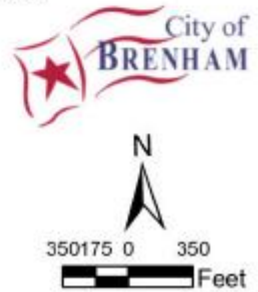
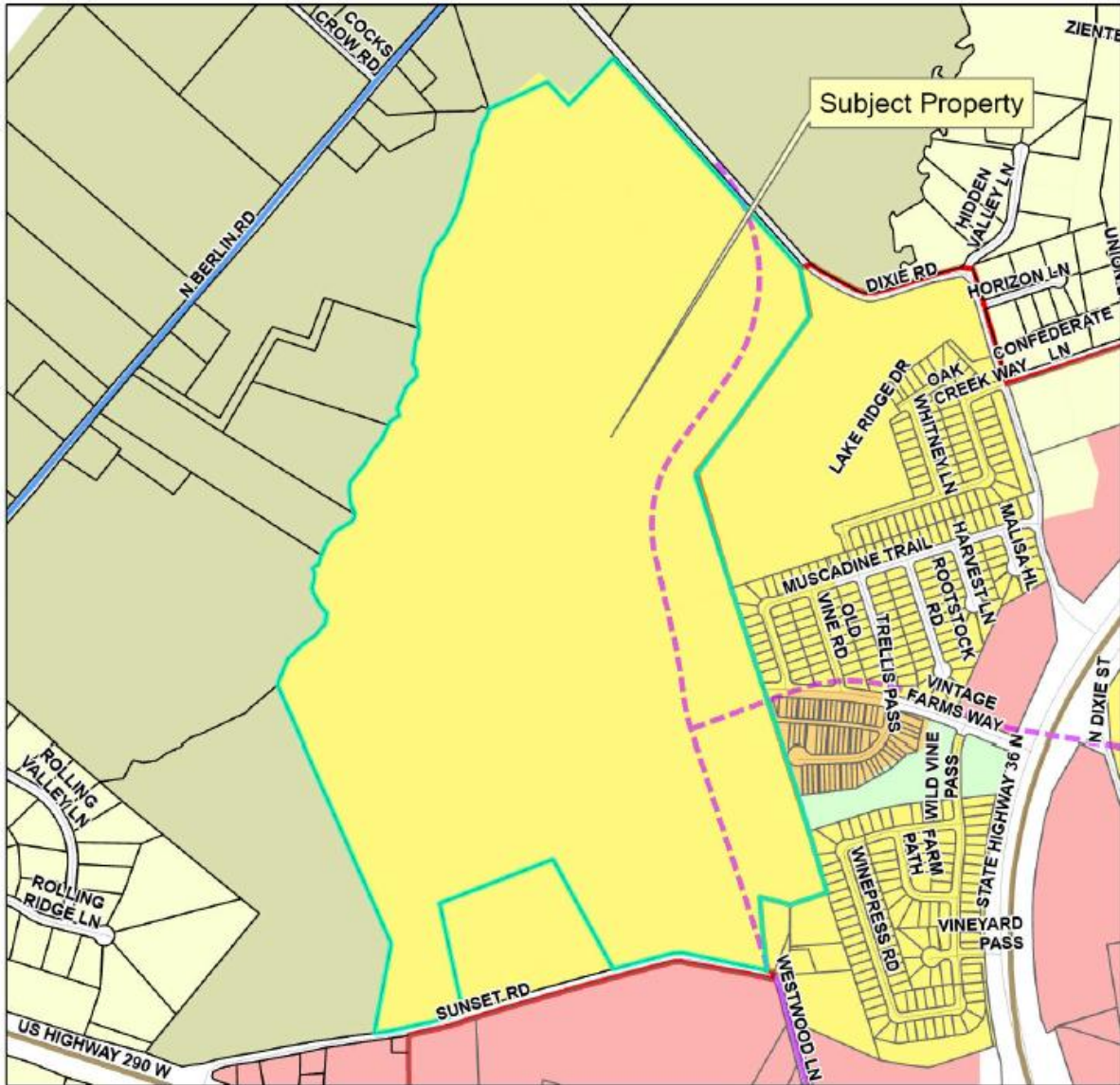
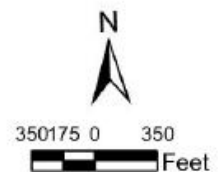


EXHIBIT "D"
THOROUGHFARE PLAN MAP



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.

EXHIBIT "F"

DEVELOPMENT MAP



[illegible]

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

From: [Michaelyn Davis](#)
To: [Kim Hodde](#)
Subject: Case Number: REZONE-25-0002
Date: Saturday, August 23, 2025 6:29:59 PM

My name is Michaelyn Davis, property owner at 2032 Winepress Rd., Brenham, TX 77833. I received a notice regarding REZONE-25-0002. I am AGAINST the requested Zone Change Request.

On a map obtained from the City of Brenham by my neighbor on Winepress Rd., the 15 acre tract directly behind Winepress Rd. is designated as "Multi-Family" which means apartments. Apartments would bring in transient tenants that have no vested interest in maintaining the integrity of the neighborhood.

Although I am a native of Brenham, I spent many years living in Houston. I saw many quality neighborhoods ruined when apartments were built adjacent to nice neighborhoods. Crime rates went up, property values went down. Original property owners moved out, usually taking a loss on their homes, and as a result, another undesirable area of Houston was created.

Please don't let this happen here in Brenham and to our very peaceful Vintage Farms neighborhood. I do not object to single family homes being built in the expansion areas of the neighborhood, but please do not approve the Multi-Family use 15 acre tract of Case REZONE-25-0002.

Sincerely,
Michaelyn Davis

From: [Mike Hopkins, Jr.](#)
To: [Stephanie Doland](#)
Cc: [Teresa Rosales](#); [Dane Rau](#); [Kim Hodde](#); [Shauna Laauwe](#)
Subject: RE: Dixie Road and city maintain update?
Date: Friday, August 22, 2025 3:41:30 PM
Attachments: [image002.png](#)
[image003.png](#)

Stephanie,

Sure thing and thanks again for your time and diligent efforts for our city! Do you all want me to take pictures and document flooding and line of sight issues or anything else I can be of assistance with on the matter?

Driving that road for the past decade+ has been enlightening for sure to see the changes. Fully supportive of the development, I just fear for the high school aged kids in sedans flying around tough corners and crossing running water.

Since the pond disappeared, the new road flooding has been decently consistent near R23001 (which is new) flowing into the creek. The road flooding is a "known, known" near R12592 the entire time and people just take HWY 290 around to avoid and come down N Berlin.

Thanks again and have a great weekend!

Mike Hopkins, Jr.
President
MHD Inc.
Cell: 979-220-BEER
Office: 979-836-2022
www.mhdhhd.com

From: Stephanie Doland <sdoland@cityofbrenham.org>
Sent: Friday, August 22, 2025 2:42 PM
To: Mike Hopkins, Jr. <Mike.Hopkins@mhdinc.net>
Cc: Teresa Rosales <trosales@cityofbrenham.org>; Dane Rau <DRau@cityofbrenham.org>; Kim Hodde <KHodde@cityofbrenham.org>; Shauna Laauwe <slaauwe@cityofbrenham.org>
Subject: RE: Dixie Road and city maintain update?

Warning: Unusual sender <sdoland@cityofbrenham.org>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Mike,

Thank you for your time this afternoon to discuss the conditions of Dixie Road, both from a drainage and flooding perspective as well as width and development condition. Attached for your reference is the P&Z agenda and packet for Monday's meeting. In the staff report you'll find details about the traffic impact analysis and the planned Westwood Lane connection.

Please review and reach out with any additional questions you may have.

Thank you,

Stephanie Doland, AICP
Director of Development Services
Office : 979.337.7269
Email: sdoland@cityofbrenham.org



From: Mike Hopkins, Jr. <Mike.Hopkins@mhdinc.net>
Sent: Wednesday, August 20, 2025 1:42 PM
To: Stephanie Doland <sdoland@cityofbrenham.org>; Kim Hodde <KHodde@cityofbrenham.org>
Cc: Teresa Rosales <trosales@cityofbrenham.org>
Subject: Dixie Road and city maintain update?

Kim/Stephanie,

Afternoon and hope this note finds you both doing well! See that Stylecraft is indeed marching along with the rest of their land plans. Teresa lives over there, so she certainly has an inside track at their developments!

Thanks again for connecting me with Stephan Groves directly and I already called him previously in support of whatever they needed from my side of the street (proverbially).

Believe there was some discussion about the city taking over Dixie Road should Stylecraft continue to develop. Has that gained any traction or any idea longer term plans for this road?

Additionally, did they ever figure out how to stop flooding the hard corner near your substation? Hard summer rains washed it out pretty bad and made it fairly narrow. Know it would just get more dangerous as more traffic continues down that road.

Also thought about the safety factor of a privacy fence at that same corner near Hidden Valley Lane. If they are allowed to erect a fence there, visibility would be significantly reduced on a tight turn as is!

Happy to help in any way I can and certainly don't want to mess up their project....just see a lot of safety issues long-term since I drive it daily and think through that kind of stuff!



Mike Hopkins, Jr.
President
MHD Inc.
Cell: 979-220-BEER
Office: 979-836-2022
www.mhdbud.com

RCvd
8.2525

**City of Brenham
Development Services Department**



PUBLIC COMMENT FORM

All submitted forms will become a part of the public record.

Please return to:

City of Brenham

Attn: Development Services Dept., Case REZONE-25-0002

P.O. Box 1059

Brenham, Texas 77834-1059

Name:

(please print)

Address:

Gary McCasland

2030 Winepress Rd

Brenham

Signature:

Gary McCasland

Date:

8/25/25

☒ I am FOR the requested ZONE CHANGE REQUEST as explained on the attached public notice for P&Z Case REZONE-25-0002 (Please state reasons below)

☐ I am AGAINST the requested ZONE CHANGE REQUEST as explained on the attached public notice for P&Z Case REZONE-25-0002 (Please state reasons below)

Date, Location, & Time of Planning and Zoning Commission meeting:

Monday, August 25, 2025, 5:15 PM

City Council Chambers, 2nd Floor, City of Brenham City Hall
200 West Vulcan Street, Brenham, Texas 77833

Date, Location, & Time of City Council meeting:

Thursday, September 4, 2025, 1:00 PM

City Council Chambers, 2nd Floor, City of Brenham City Hall
200 West Vulcan Street, Brenham, Texas 77833

COMMENTS/REASONS:

Any possibility of a multi-family property right behind my home is unacceptable. We were told when we bought home last summer (2024) that the field behind us would remain undeveloped. Now we are told that an apartment could be there with noise issues of multi-family property, and potential crime rates could be right behind our back fence.

You may also submit comments via email to khodde@cityofbrenham.org. Please reference the case number in the subject line.

For questions regarding this proposal, please call the Development Services Department at (979) 337-7220.

From: [Tricia turner](#)
To: [Kim Hodde](#)
Subject: Case REZONE-25-0002
Date: Tuesday, August 26, 2025 7:29:11 AM

We are AGAINST the requested ZONE CHANGE REQUEST as explained on the public notice for P&Z CASE REZONE-25-0002.

Reasons: WE object to the multifamily units (apartments) included in this plan. They need to be townhomes, the same as in the original Vintage Farms subdivision. And we object to the round-about slotted for Westwood. They are dangerous as no one knows how to use them. Use a traffic light or stop sign. Roundabouts seem good in theory, but we have experienced the ones put in Katy, Texas and they do not work.

Thank you for allowing us to vote on this expansion.

James & Patricia Turner
2060 Muscadine Trail
Brenham, Texas 77833
(Vintage Farms residents)
713-962-5415



City Council Regular Meeting **AGENDA ITEM 11**

Agenda Item: Discuss and Possibly Act Upon an Ordinance on Its First Reading Adopting the Budget for Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026

Meeting Date: September 4, 2025

Department: Finance

Staff Contact: Julie Flagg, Chief Financial Officer

SUMMARY STATEMENT:

The proposed FY2025-26 budget has been developed in compliance with the Property Tax Code, Local Government Code, and City Charter. The proposed budget includes appropriations of operating resources for 35 separate funds and authorizes \$116.3 million in expenditures. The proposed budget is on the City's website and on file with the City Secretary. This agenda item is for the first reading of the Ordinance to adopt the proposed FY2025-26 budget. **Council must take a record vote on this item.**

ATTACHMENTS:

1. FY26 Budget Ordinance

RECOMMENDATION:

Approve an Ordinance on its first reading adopting the budget for fiscal year beginning October 1, 2025 and ending September 30, 2026.

ORDINANCE NO. _____

AN ORDINANCE ADOPTING A BUDGET FOR THE CITY OF BRENHAM, TEXAS FOR THE FISCAL YEAR 2025-26; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Brenham, Texas, has prepared a budget for the fiscal year October 1, 2025 through September 30, 2026 and has filed same with the City Secretary and has held a public hearing on same, all after due notice as required by statute.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRENHAM, TEXAS:

SECTION I.

That the City Council of the City of Brenham, Texas does hereby adopt the Budget for the City of Brenham, Texas, for the fiscal year October 1, 2025 through September 30, 2026 as shown in the attached Exhibit "A", which is incorporated herein as though copied herein verbatim.

SECTION II.

That authority is hereby given to the City Manager to approve transfers of portions of any item of appropriation within the same department and transfers from one department to another department within the same fund.

SECTION III.

This Ordinance shall become effective as provided by the Charter of the City of Brenham, Texas.

PASSED AND APPROVED on its first reading the ____ day of September 2025.

PASSED AND ADOPTED on its second reading the ____ day of September 2025.

Atwood C. Kenjura
Mayor

ATTEST:

Jeana Bellinger, TRMC, CMC
City Secretary

Cary Bovey
City Attorney

Exhibit A**CITY OF BRENHAM****BUDGET SUMMARY**

	Fund	Revenue	Other Sources	Expenditures	Other Uses	Change in Fund Balance
101	General	21,855,186	3,126,680	24,875,996	105,870	0
215	Airport	657,948	93,217	751,165	0	0
225	PD Equip	0	0	0	0	0
226	Public Safety Trng	2,500	0	5,000	0	(2,500)
232	Donations	126,750	125,000	75,650	0	176,100
236	Capital/NonRoutine Items	0	0	654,784	144,619	(799,403)
249	Tourism & Marketing	553,822	773,000	1,322,521	0	4,301
118	Debt Service	3,325,072	0	3,644,038	0	(318,966)
109	Hotel/Motel	979,000	0	21,000	958,000	0
229	Criminal Law Enforcement	16,000	0	0	0	16,000
233	Courts Security/Tech	31,100	0	22,300	10,000	(1,200)
244	Water Impact Fees	552,304	0	0	100,000	452,304
245	Wastewater Impact Fees	71,430	0	0	75,000	(3,570)
260	Brenham Comm Projects	0	0	0	0	0
203	Airport Capital Improv	180,000	12,653	200,000	0	(7,347)
234	Parks Capital Improv	24,000	406,000	1,082,910	0	(652,910)
237	Streets/Drainage	40,000	144,619	744,619	212,204	(772,204)
270	General Govt Cap Improv	150,000	7,700,000	6,586,063	0	1,263,937
301	TIRZ No. 1	933,378	0	180,000	1,700,000	(946,622)
102	Electric	8,591,106	857,617	7,465,438	1,939,358	43,927
122	Electric Wholesale Power	18,910,015	0	19,710,015	0	(800,000)
132	Electric Capital	0	348,723	382,004	0	(33,281)
103	Gas	1,713,003	0	1,429,741	570,706	(287,444)
123	Gas Wholesale Power	1,868,928	0	1,872,651	0	(3,723)
104	Water	8,995,995	100,000	7,914,619	609,075	572,301
134	Water Capital Projects	510,000	5,800,847	14,416,111	0	(8,105,264)
105	Wastewater	4,939,411	75,000	4,585,999	428,412	0
135	Wastewater Capital Proj.	954,813	200,000	5,652,579	0	(4,497,766)
106	Sanitation	2,804,096	0	2,633,628	138,000	32,468
107	Drainage	724,460	0	500,107	175,017	49,336
137	Drainage Capital Projects	2,833,772	1,907,221	4,575,544	0	165,449
220	Central Fleet	0	0	0	0	0
240	Vehicle/Equip Replace	113,692	0	113,692	0	0
500	Worker's Comp	224,337	0	222,000	0	2,337
600	Employee Benefits	2,730,978	0	2,730,816	0	162
250	BCDC	2,913,871	0	1,391,871	1,522,000	0
252	BCDC Capital	503,000	1,500,000	500,000	0	1,503,000
GRAND TOTAL FY2025-26 BUDGET		88,829,967	23,170,577	116,262,861	8,688,261	(12,950,578)



City Council Regular Meeting **AGENDA ITEM 12**

Agenda Item: Discuss and Possibly Action Upon Ratification of the Property Tax Increase Reflected in the Proposed Budget for Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026, Which Raises More Revenue from Property Taxes than Last Year's Budget

Meeting Date: September 4, 2025

Department: Finance

Staff Contact:

SUMMARY STATEMENT:

In compliance with Local Government Code, if a municipal budget raises more property taxes than in the previous year's budget, City Council must formally ratify a property tax increase. The City is proposing to adopt a property tax rate of \$0.4676, which is **below** the No-New-Revenue Rate of \$0.4691. However, due to new properties added to the tax roll and an increase in existing property valuations, the FY2025-26 budget will raise more total property taxes than last year's budget. For FY2025-26, the City estimates an increase of \$855,418 (7.81%) in property tax revenue compared to last year's budget, and of that amount, \$191,678 is tax revenue to be raised from new property added to the tax roll. A vote must be taken to ratify the property tax increase reflected in the budget.

ATTACHMENTS:

None

RECOMMENDATION:

Ratify the Property Tax Increase with the following motion:

I move to ratify the property tax increase reflected in the proposed budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026, which raises more revenue from property taxes than the previous year's budget.



City Council Regular Meeting **AGENDA ITEM 13**

Agenda Item: Discuss and Possibly Act Upon an Ordinance on Its First Reading Levying Property Taxes for the Tax Year 2025 for the City of Brenham at \$0.4676 per \$100.00 Valuation

Meeting Date: September 4, 2025

Department: Finance

Staff Contact: Julie Flagg, Chief Financial Officer

SUMMARY STATEMENT:

The proposed FY2025-26 budget includes a tax rate of \$0.4676 per \$100 valuation which has two components: maintenance and operations (M&O) and interest and sinking (I&S). The proposed tax rate of \$0.4676 will allocate \$0.3256 to the General Fund for maintenance and operations, and the balance of \$0.1420 to the Debt Service Fund for interest and sinking. The City has complied with all the notices and publications as required by the Tax Code. The proposed tax rate is below the no-new revenue rate.

ATTACHMENTS:

1. Tax Rate Memo 25-26
2. Notice of Meeting to Vote on Tax Rate
3. Tax Levy Ordinance 2025

RECOMMENDATION:

Approve an Ordinance on its first reading levying property taxes for the Tax Year 2025 for the City of Brenham at \$0.4676 per \$100.00 valuation.



MEMORANDUM

To: Mayor, Council and City Manager

From: Julie Flagg
Chief Financial Officer

Subject: Proposed 2025 Tax Rate

Date: September 4, 2025

The proposed FY2025-26 budget was presented to Council at the Budget Workshop held on July 21, 2025. The proposed budget is on the City's website and on file with the City Secretary.

A property tax rate of \$0.4676 per \$100 valuation is proposed to fund the FY2025-26 budget. Of this rate, \$0.3256 will be for maintenance and operations (M&O). The balance of \$0.1420 is for interest and sinking (I&S, or debt service.)

Property Tax Rate	M&O	I&S (Debt)	Total
Current Tax Rate	\$ 0.3164	\$ 0.1420	\$ 0.4584
Proposed Tax Rate	\$ 0.3256	\$ 0.1420	\$ 0.4676
Increase/(Decrease)	\$ 0.0092	\$ 0.0000	\$ 0.0092

Based on the certified taxable values of \$2,679,549,983, the No-New-Revenue rate is \$0.4691 per \$100 valuation and the Voter-Approval rate is \$0.4802 per \$100 valuation for the 2025 Tax Year. The No-New-Revenue rate is the tax rate that would produce the same amount of tax revenue if applied to the same properties taxed in both years. The Voter-Approval rate is the highest tax rate that may be adopted without holding an election to seek voter approval of the rate. The proposed rate is less than the Voter-Approval rate, so no election will be necessary. The proposed rate is also less than the No-New-Revenue rate, so a public hearing is not required before the tax rate is adopted.

Tax Rate Comparison		
	2025 (FY26) PROPOSED	2024 (FY25) ADOPTED
Property Tax Rate	\$ 0.4676	\$ 0.4584
Voter-Approval Tax Rate	\$ 0.4802	\$ 0.4666
No-New-Revenue Tax Rate	\$ 0.4691	\$ 0.4555
No-New-Revenue M&O Rate	\$ 0.3256	\$ 0.3119
M&O Tax Rate	\$ 0.3256	\$ 0.3164
Debt Tax Rate	\$ 0.1420	\$ 0.1420

Below is a comparison chart showing the average homestead taxable value for the tax year 2024 (FY25) versus tax year 2025 (FY26), and the total change in taxes.

Comparison Table	Tax Year		Change	
	2024 (FY25)	2025 (FY26)	Dollar	Percent
Total Tax Rate (per \$100 of value)	\$ 0.4584	\$ 0.4676	\$ 0.0092	2.01%
Average Homestead Taxable Value	\$ 272,061	\$ 286,168	\$ 14,107	5.19%
Tax on Average Homestead	\$ 1,247.13	\$ 1,338.12	\$ 90.99	7.30%
Total Tax Levy on All Properties	\$ 11,390,452	\$ 12,006,579	\$ 616,127	5.41%

Recommendation

Approve an Ordinance on its first reading adopting a Tax Rate of \$0.4676 per \$100 valuation.

NOTICE OF MEETING TO VOTE ON TAX RATE

A tax rate of \$0.4676 per \$100 valuation has been proposed by the governing body of the City of Brenham.

PROPOSED TAX RATE	\$ 0.4676	per \$100
NO-NEW-REVENUE TAX RATE	\$ 0.4691	per \$100
VOTER-APPROVAL TAX RATE	\$ 0.4802	per \$100

The no-new-revenue tax rate is the tax rate for the 2025 tax year that will raise the same amount of property tax revenue for City of Brenham from the same properties in both the 2024 tax year and the 2025 tax year.

The voter-approval rate is the highest tax rate that the City of Brenham may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is not greater than the no-new-revenue tax rate. This means that the City of Brenham is not proposing to increase property taxes for the 2025 tax year.

A PUBLIC MEETING TO VOTE ON THE PROPOSED TAX RATE WILL BE HELD ON SEPTEMBER 4, 2025, AT 1:00 P.M. AT CITY HALL, 200 WEST VULCAN STREET, BRENHAM, TEXAS 77833

The proposed tax rate is also not greater than the voter-approval tax rate. As a result, the City of Brenham is not required to hold an election to seek voter approval of the rate. However, you may express your support for or opposition to the proposed tax rate by contacting members of the City Council of City of Brenham at their offices or by attending the public meeting mentioned above.

YOUR TAXES OWED UNDER ANY OF THE TAX RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

$$\text{Property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

The members of the governing body voted to consider the proposed tax rate as follows:

FOR the proposal:	Atwood Kenjura	Clint Kolby	Albert Wright
	Adonna Saunders	Leah Cook	Dr. Paul LaRoche
AGAINST the proposal:			
PRESENT and not voting:			
ABSENT:	Steve Soman		

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by the City of Brenham last year to the taxes proposed to be imposed on the average residence homestead by the City of Brenham this year:

	2024	2025	Change
Total tax rate (per \$100 of value)	\$ 0.4584	\$ 0.4676	Increase of \$0.0092, or 2.01%
Average homestead taxable value	\$ 272,061	\$ 286,168	Increase of 5.19%
Tax on average homestead	\$ 1,247.13	\$ 1,338.12	Increase of \$90.99, or 7.30%
Total tax levy on all properties	\$ 11,390,452	\$ 12,006,579	Increase of \$616,127, or 5.41%

For assistance with tax calculations, please contact the tax assessor for City of Brenham at (979)277-3740 or dwhite2@brenhamk-12.net, or visit www.washingtoncad.org for more information.

ORDINANCE NO. _____

AN ORDINANCE LEVYING TAXES FOR THE TAX YEAR 2025 FOR THE CITY OF BRENHAM, TEXAS AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRENHAM, TEXAS:

SECTION I.

That there be and is hereby levied an ad valorem tax of \$0.3256 on each one hundred dollars' worth of property owned and situated within the City Limits of the City of Brenham, Texas, both real and personal and mixed, for General Fund maintenance and operating purposes for the Tax Year 2025.

SECTION II.

That there be and is hereby levied for the use of the City of Brenham, for the Tax Year 2025, an ad valorem tax of \$0.1420 on each one hundred dollars' worth of real, personal and mixed property owned and situated in the City Limits of the City of Brenham, Texas, for the payment of principal and interest on all outstanding bonds and lease payments, not otherwise provided for, of the City of Brenham.

SECTION III.

Wherefore, the combined tax rate in accordance with V.T.C.A. Tax Code Section 26.05 shall be \$0.4676 on each one hundred dollars' worth of real, personal, and mixed property of owned and situated within the City Limits of the City of Brenham, Texas.

SECTION IV.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

SECTION V.

This Ordinance shall become effective as provided by the Charter of the City of Brenham, Texas.

PASSED AND APPROVED on its first reading this ____ day of September, 2025.

PASSED AND ADOPTED on its second reading this ____ day of September, 2025.

Atwood C. Kenjura
Mayor

ATTEST:

Jeana Bellinger, TRMC, CMC
City Secretary

Cary Bovey
City Attorney



City Council Regular Meeting **AGENDA ITEM 14**

Agenda Item: Discuss and Possibly Act Upon Resolution No. R-25-021 Amending the Financial Policies for the City of Brenham

Meeting Date: September 4, 2025

Department: Finance

Staff Contact: Julie Flagg, Chief Financial Officer

SUMMARY STATEMENT:

SB1173 with an effective date of September 1, 2025 amends Section 252.021 (a) of Local Government Code and raises the competitive procurement threshold from \$50,000 to \$100,000. We are recommending that the Purchasing Policy contained in the City of Brenham Financial Policies be amended to reflect this change. Three vendor quotes, or purchase from a cooperative program, will be required for all purchases between \$3,000 and \$99,999. Any purchase of \$100,000 or greater will require a formal bid process, in compliance with Section 252.021 (a) of Local Government Code. All purchases greater than \$50,000 will still require City Council authorization.

No other changes are being made to the City of Brenham Financial Policies.

ATTACHMENTS:

1. Redline Showing Change in Financial Policy
2. Resolution No. R-25-021
3. Exhibit A - Financial Policy

RECOMMENDATION:

Approve Resolution No. R-25-021 amending the financial policies for the City of Brenham.

FINANCIAL POLICIES

1. All annual budget appropriations lapse at the end of the fiscal year.
2. Department heads may make transfers of appropriations within a department up to \$2,500. Transfers over this amount require the approval of the City Manager or Assistant City Manager.
3. The City Manager is authorized to transfer budgeted amounts between line items and departments within any fund.
4. Any budget revisions that alter the total expenditures of any fund must be approved by the City Council.
5. The legal level of budgetary control (the level at which expenditures may not legally exceed appropriations) is the fund level.
6. The budget is originally enacted by ordinance; therefore, any amendments to the budget must also be made by ordinance.
 - a. Proposed amendments and the justification thereof will be presented during a work session of a meeting of the City Council.
 - b. The proposed ordinance amending the budget will be presented during a formal session at two subsequent meetings of the City Council.

FUND BALANCE POLICY

1. See the City of Brenham's adopted written fund balance policy.

INVESTMENT POLICY

1. The City of Brenham adopts a written investment policy annually.

DEBT POLICY

1. See the City of Brenham's adopted written debt policy.

PURCHASING POLICY

1. The City of Brenham will comply with Purchasing Laws of the State as adopted by Resolution R-07-020.
2. Department heads may authorize purchases less than \$3,000.
3. Three vendor quotes are required on all purchases between \$3,000 and ~~\$49,999~~\$99,999.
4. Division directors may authorize non-contractual purchases between \$3,000 and \$24,999.
5. The City Manager may authorize all purchases between \$3,000 and \$50,000, as approved in Resolution R-12-019.
6. The City Council must authorize all purchases greater than \$50,000.
7. Purchases of ~~\$50,000~~\$100,000 or more must go through a formal bid process and be authorized by City Council.

RESOLUTION NO. R-25-021

A RESOLUTION AMENDING THE FINANCIAL POLICIES FOR THE CITY OF BRENHAM, TEXAS

WHEREAS, the primary objective of financial policies is to help the City achieve a long-term, stable, and positive financial condition; and

WHEREAS, the Government Finance Officers Association (GFOA) has identified best practices and recommends that a government's financial policies be written and available for public inspection; and

WHEREAS, the City of Brenham is responsible to its citizens and customers to carefully account for public funds, to manage City finances wisely and to plan for the adequate funding of services desired by the public; and

WHEREAS, the City of Brenham Financial Policies document was adopted by City Council on October 15, 2009 with the passage of Resolution No. R-09-023; and

WHEREAS, SB 1173 became effective on September 1, 2025 and amended Section 252.021 (a) of Local Government Code, it is in the best interest of the City of Brenham to amend the Financial Policies document to reflect the new competitive procurement threshold;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Brenham, Texas as follows:

Section 1: That the recitals set forth above are incorporated herein for all purposes as if fully set forth in the body of this Resolution.

Section 2: That the City Council of the City of Brenham hereby adopts the revisions to the Financial Policies document for the City of Brenham as set forth in and attached hereto as "Exhibit A" and incorporated herein for all purposes.

Section 3: That this Resolution shall be in full force and effect immediately after its passage and approval according to law.

APPROVED on this 4th day of September 2025

Atwood C. Kenjura
Mayor

ATTEST:

Jeana Bellinger, TRMC, CMC
City Secretary



FINANCIAL POLICIES

The City of Brenham is responsible to its citizens and customers to carefully account for public funds, to manage City finances wisely and to plan for the adequate funding of services desired by the public. The primary objective of financial policies is to help the City achieve a long-term, stable and positive, financial condition. Hence, the following financial policies have been adopted by the City of Brenham.

BUDGET POLICY

1. The budget process of the City shall conform to the Texas Uniform Budget Law.
2. The City Manager, as chief executive officer, has ultimate responsibility for the budget.
3. The City Manager formulates the budget goals for the City under the direction of City Council.
4. All agencies of the City are required to submit requests for appropriations to the City Manager on or before the 15th of July each year.
5. All budgets are prepared and adopted on a basis consistent with generally accepted accounting principles which is the same basis of accounting used for financial reporting.
6. The appropriated budget is prepared by fund and department.
7. The City Manager must present a proposed budget to the City Council for review prior to August 30th each year.
8. The City Council will hold public hearings on the proposed budget and adopt a final budget by ordinance no later than September 30th each year.
9. The City Council shall adopt a balanced budget; the revenues must equal the expenditures. The budget may include a fund balance transfer as a resource to balance the budget.
 - a. The City will strive to maintain an unrestricted fund balance reserve in the General Fund sufficient to cover 90 days of operating expenditures.
 - b. The City will strive to maintain an unrestricted fund balance reserve in the Utility Funds sufficient to cover 60 days of operating expenditures.
10. Annual appropriated budgets are adopted for all governmental fund types except the following:
 - a. Budgets for certain grants, established as special revenue funds, which are created pursuant to the terms of the related grant documents.
 - b. Budgets for funds set up to receive special donations or assessments for specific purposes, which are established as special revenue funds.
 - c. Budgets for certain major capital improvements that are set up as capital projects funds. Annual budgets are not adopted because these projects span more than one fiscal year.

11. All annual budget appropriations lapse at the end of the fiscal year.
12. Department heads may make transfers of appropriations within a department up to \$2,500. Transfers over this amount require the approval of the City Manager or Assistant City Manager.
13. The City Manager is authorized to transfer budgeted amounts between line items and departments within any fund.
14. Any budget revisions that alter the total expenditures of any fund must be approved by the City Council.
15. The legal level of budgetary control (the level at which expenditures may not legally exceed appropriations) is the fund level.
16. The budget is originally enacted by ordinance; therefore, any amendments to the budget must also be made by ordinance.
 - a. Proposed amendments and the justification thereof will be presented during a work session of a meeting of the City Council.
 - b. The proposed ordinance amending the budget will be presented during a formal session at two subsequent meetings of the City Council.

FUND BALANCE POLICY

1. See the City of Brenham's adopted written fund balance policy.

INVESTMENT POLICY

1. The City of Brenham adopts a written investment policy annually.

DEBT POLICY

1. See the City of Brenham's adopted written debt policy.

PURCHASING POLICY

1. The City of Brenham will comply with Purchasing Laws of the State as adopted by Resolution R-07-020.
2. Department heads may authorize purchases less than \$3,000.
3. Three vendor quotes are required on all purchases between \$3,000 and \$99,999.
4. Division directors may authorize non-contractual purchases between \$3,000 and \$24,999.
5. The City Manager may authorize all purchases between \$3,000 and \$50,000, as approved in Resolution R-12-019.
6. The City Council must authorize all purchases greater than \$50,000.
7. Purchases of \$100,000 or more must go through a formal bid process and be authorized by City Council.

FINANCIAL POLICIES

CAPITAL ASSET POLICY

1. Infrastructure assets (e.g. roads, bridges, sidewalks, utility lines and plants, and similar items) in excess of \$50,000 and an estimated useful life of 40 to 50 years will be capitalized and recorded at historical cost.
2. Capital assets, other than infrastructure assets, costing more than \$15,000 and possessing an estimated useful life in excess of one year, will be capitalized and recorded at historical cost.
3. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives will not be capitalized.
4. Major outlays for capital assets and improvements will be capitalized as projects are constructed.
5. Property, plant and equipment will be depreciated using the straight line method over the useful lives.

PROCUREMENT POLICY – FEDERAL GRANTS AND AGREEMENTS

1. The City of Brenham will comply with procurement requirements and/or subsequent amendments in Title 2 *Code of Federal Regulations (CFR) Grants and Agreements*.
2. The procurement process must be carried out in a fair, uniform and thorough manner to provide open competition in securing all products and services.
3. The required procurement documentation must include the rationale for procurement method, selection of contract type, contractor selection/rejection and basis for contract price.
4. Every procurement in excess of the Simplified Acquisition Threshold (\$150,000) must have a cost or price analysis performed, including contract modifications.
5. Cost plus a percentage of cost must not be used and are explicitly disallowed.
6. Contracts must contain the applicable provisions of Appendix II of 2 CFR §200.326.
7. The City will maintain good administrative practices and sound business judgment during the procurement process.
8. Prepare the Checklist for Reviewing Procurements Under Grants by Non-Federal Entities which was created to assist recipients in complying with the federal requirements that procurements must meet for expenses to be eligible for reimbursement.

Adopted by Council: October 15, 2009 (R-09-023)

Amended: April 4, 2013

Amended: March 19, 2020 (R-20-013)

Amended: September 4, 2025 (R-20-)



City Council Regular Meeting **AGENDA ITEM 15**

Agenda Item: Discuss and Possibly Act Upon the Approval of a Municipal Service Agreement Related to the Annexation of Approximately 170.198 Acres of Land and Authorize the Mayor to Execute Any Necessary Documentation

Meeting Date: September 4, 2025

Department: Development Services

Staff Contact: Stephanie Doland, Director of Development Services
Shauna Laauwe, City Planner

SUMMARY STATEMENT:

This is a companion Agenda Item for the Public Hearings held during Agenda Item 8 and 9. This is the first action item associated with the annexation request for the approximately 170-acre development by Stylecraft Builders. In accordance with Section 43 of the Texas Local Government Code, the City is required to enter into a Municipal Service Agreement (MSA) with property owners prior to annexing land into the City limits. The attached agreement fulfills this statutory requirement and outlines the full range of municipal services provided to the subject property upon annexation. These services include:

- Emergency response services provided by the City's Fire and Police Departments
- Access to all publicly owned parks, facilities, and buildings
- Inclusion in the City's Drainage Utility System and Solid Waste Collection Program
- Planning, zoning, and building inspection services
- Code compliance enforcement

The subject property, totaling approximately 170 acres, is proposed for phased residential development. The MSA outlines the developer's responsibility to construct all necessary infrastructure including water, wastewater, and natural gas utilities. The City agrees to serve the completed utility infrastructure upon inspection and acceptance and establishes annual limits on utility connections to ensure service capacity is maintained. The agreement also includes provisions for phased construction of Westwood Lane, a key thoroughfare identified in the City's Thoroughfare Plan. All infrastructure shall be designed and constructed in accordance with applicable ordinances and the adopted Public Infrastructure Design Manual. Staff has reviewed the agreement and recommends approval of the attached draft Municipal Service Agreement.

ATTACHMENTS:

1. Municipal Service Agreement

RECOMMENDATION:

Approve a Municipal Service Agreement related to the annexation of approximately 170.198 acres of land and authorize the Mayor to execute any necessary documentation.

**MUNICIPAL SERVICE AGREEMENT BETWEEN THE CITY OF BRENHAM,
TEXAS AND PROPERTY OWNERS: JAMES BROWN AND MELANIE
BRENNEMAN, DWAYNE MCGEE AND LU GOURLEY, AND THEIR HEIRS,
SUCCESSORS AND ASSIGNS**

This Municipal Services Agreement ("Agreement") is entered into on the ____ day of _____, 20____ by and between the City of Brenham, a Texas a home-rule municipal corporation ("City") and James Brown and Melanie Breneman, husband and wife, Dwayne McGee, and Lu Gourley (sometimes individually referred to herein as "Owner" or "Property Owner; and sometimes collectively referred to herein as "Owners" or "Property Owners"). The City and the Property Owners are sometimes individually referred to herein as a "Party," and collectively referred to herein as "Parties."

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

WHEREAS, Section 43.0671 et seq. of the Texas Local Government Code ("LGC") permits the City to annex an area if each owner of land in an area requests the annexation; and

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner "Owner(s)" that sets forth the City services to be provided for the Property on or after the effective date of annexation; and

WHEREAS, James Brown and Melanie Breneman own certain parcel(s) of land situated in Washington County, Texas, which consists of approximately 169.42 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described in Exhibit A attached hereto and incorporated herein for all purposes pertinent ("Property A"); and

WHEREAS, Dwayne McGee, and Lu Gourley own certain parcel(s) of land situated in Washington County, Texas, which consists of approximately 0.778 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described in Exhibit B attached hereto and incorporated herein for all purposes pertinent ("Property B"); and

WHEREAS, Property A and Property B are sometimes collectively referred to herein as the "Property;" and

WHEREAS, the Owners have filed a written request with the City for annexation of the Property and intend to sell Property A and Property B to Rainer and Sons Development, LLC ("Developer") who anticipates to develop the property as a mixed-use residential development in accordance with Exhibit C - Planned Development District Development Plan, attached hereto and incorporated herein for all purposes pertinent; and

WHEREAS, in accordance with Section 43.0672 of the LGC, City and Owners desire to set out

the City services to be provided for Property A and Property B on and after the effective date of annexation; and

WHEREAS, the annexation and execution of this Agreement are subject to approval by the Brenham City Council;

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owners agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property which is the subject of the annexation.
2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.
3. **MUNICIPAL SERVICES.**
 - a. Commencing on the effective date of annexation, the City will provide the municipal services set forth herein below. As used in this Agreement, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including but not limited to the City's infrastructure extension policies and developer or owner participation in accordance with applicable City ordinances, rules, regulations, manuals and policies.
 - i. Fire – The City's Fire Department will provide emergency and fire protection services.
 - ii. Police – The City's Police Department will provide police protection and law enforcement services.
 - iii. Planning, Zoning, and Building – The City's Development Services Department will provide planning, land development, land use, and building review and inspection services in accordance with all applicable ordinances, laws, rules, and regulations.
 - iv. Publicly Owned Parks, Facilities, and Buildings
 1. Residents of the Property will be permitted to utilize all existing publicly-owned and available parks, facilities (including, community service facilities, libraries, swimming pools, etc.), and buildings throughout the City.
 2. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.
 - v. Drainage Utility System – The Property will be included in the City's Drainage Utility System service area and will be assessed a monthly fee in accordance with the provisions of the City's ordinances governing the Drainage Utility System. The fees will cover the direct and indirect costs of Drainage Utility System services and operations. City regulations concerning stormwater management will extend to the newly annexed territory on the effective date of annexation, and must be designed and built in accordance with applicable City ordinances, codes and standards, including but not limited to the City's Public Infrastructure Design Manual.

vi. Streets

1. The City's Public Works Department will maintain the public streets over which the City has jurisdiction. The City will provide regulatory signage services in accordance with the City's policies and procedures and applicable laws.
2. Construction of new roads and streets necessitated by the proposed development within the Property are the responsibility of the Developer as outlined in Exhibit C - Development Plan and must be designed and built in accordance with applicable City of Brenham ordinances, codes and standards, including but not limited to the City's the Public Infrastructure Design Manual.
3. The Developer shall be responsible for the design and construction of the Westwood Lane thoroughfare within the Property as adopted in the City of Brenham Thoroughfare Plan and shown on Exhibit C - Development Plan. Westwood Lane shall be constructed in a phased manner adjacent to and simultaneously with each phase of the proposed Development. Accordingly, the roundabout at the intersection of Westwood Lane and Vintage Farms Way shall be constructed simultaneously with Phase 1, and the extension of Westwood Lane to Sunset Road shall be constructed simultaneously with Phase 2, and as further outlined in Exhibit C – Development Plan.

vii. Natural Gas – The Property is located in the City's natural gas utility service area. At the sole cost of the Developer, the existing City of Brenham gas main at the present location within Vintage Farms Subdivision Phase 5 shall be extended to the north end of Property B generally along Dixie Road, as approved by the City within its sole discretion, and following inspection and acceptance by the City, fifty percent (50%) of the total documented, actual material and labor cost of the gas main extension paid by the Developer shall be reimbursed by the City of Brenham. The gas main shall be constructed in conjunction with proposed Phase 1 as outlined on Exhibit C – Development Plan. Once connected to the City's natural gas utility system, the natural gas service shall be provided by the City at rates established by City ordinances for such services, as may be amended from time to time.

viii. Water and Wastewater – The City of Brenham, following a CCN Boundary Adjustment in accordance with TCEQ Standards, shall annex the Property into the City of Brenham service territory at the cost of the City and will provide water and wastewater services to the Property in accordance with applicable City ordinances, regulations, codes and standards.

1. At the time of development as outlined in the attached Exhibit D - Ability to Serve Water and Wastewater Study, the Developer shall connect to the City water and sewer system, in accordance with the City's utility connection and service policies, regulations and applicable law in effect at the time of connection. Once connected to the City's water and sanitary sewer mains, the water and sanitary sewage service will be provided by the City at rates established by City ordinances for such services, as may be amended from time to time.
2. As outlined in Exhibit D – Ability to Serve Water and Wastewater Study,

the Developer shall be responsible for the improvements to the wastewater public utility system necessitated by the development of the Property to include off-site and downstream improvements as per City approved design by Developer and completed hydraulic study showing design is adequate by Strand Associates, Inc. All improvements shall be designed in accordance with the City's Public Infrastructure Design Manual and reviewed and approved by the General Manager of Public Utilities or designee.

3. The Developer shall be limited to a maximum quantity of water and wastewater connections each year as outlined in the table below. Connection counts shall be administered on a cumulative, not to exceed basis. Therefore, any connections not obtained by the end of the respective calendar year shall remain eligible connections in subsequent years until the Property is developed in accordance with Exhibit C - Development Plan. In addition to the connection counts outlined herein below, the Developer shall be permitted the additional water and wastewater connections necessary to serve the 15-acre multi-family tract to be developed on the Property.

Annual Single-Family Home Connection Limitations	
Calendar Year	Maximum Connections Permitted
2027	70
2028	84
2030	84
2032	130
2035	90
2037	73
2039	90
Total	621

- ix. Solid Waste Services – The City, or its contractor, will provide solid waste collection services in accordance with the City's ordinances, agreements and policies, except where prohibited by law. During construction as outlined in Exhibit C – Development Plan, developer shall be responsible for providing designated on-site temporary solid waste receptacles to contain litter caused during construction.
- x. Code Compliance – The City's Code Compliance Division will provide education, enforcement, and abatement relating to code violations within the Property.
- b. It is acknowledged and agreed by the parties that the City is not required to provide a service that is not expressly included in this Agreement.
- c. Owner acknowledges that the City departments and divisions listed herein may change names or be re-organized by the City Manager. Any reference to a specific department

or division also includes any subsequent City department or division that will provide the same or similar services.

4. **AUTHORITY.** City and Owners represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owners acknowledge and agree that approval of the annexation is within the sole jurisdiction of the Brenham City Council. Nothing in this Agreement guarantees favorable decisions by the Brenham City Council.
5. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by a court to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
6. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them had the opportunity to be represented by legal counsel in the negotiation and drafting of this Agreement.
7. **GOVERNING LAW AND VENUE.** Exclusive venue shall be in the state courts located in Washington County, Texas or the United States District Court for the Western District of Texas, Austin Division and construed in conformity with the provisions of the laws of the State of Texas, including but not limited to Texas Local Government Code Chapter 43.
8. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.
9. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.
10. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
11. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.
12. **AGREEMENT BINDS HEIRS, SUCCESSORS AND ASSIGNS, AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, and their heirs, successors, and assigns. The terms of this Agreement constitutes covenants running with the land comprising the Property and is binding on all parties. This Agreement shall be recorded in the Official Records of Washington County, Texas.
13. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

14. EFFECTIVE DATE. This Agreement shall only be effective and binding on the parties upon the effective date of the ordinance annexing the Property adopted by the Brenham City Council.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF BRENHAM

Atwood C. Kenjura
Mayor

ATTEST:

Jeana Bellinger, TRMC, CMC
City Secretary

OWNERS (PROPERTY A)

By: James S. Brown
JAMES BROWN

By: _____
MELANIE BRENEMAN

OWNERS (PROPERTY B):

By: Dwayne McGee
DWAYNE MCGEE

By: Lu Gourley
LU GOURLEY

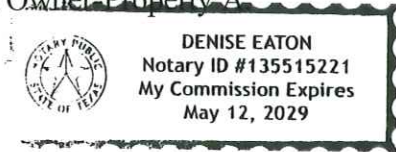
State of Texas §
County of Washington §

This instrument was acknowledged before me on the ____ day of _____, 20____, by Atwood C. Kenjura, Mayor of the City of Brenham, a Texas home-rule municipal corporation, on behalf of said municipal corporation.

By: _____
Notary Public, State of Texas

State of Texas §
County of Washington §

This instrument was acknowledged before me on the 21 day of August 2025, by James Brown, Owner-Property A.



By: Denise Eaton
Notary Public, State of Texas

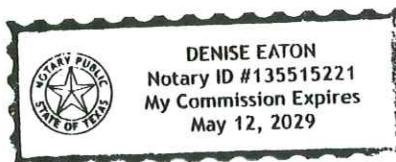
State of Texas §
County of _____ §

This instrument was acknowledged before me on the _____ day of _____ 20____, by Melanie Breneman, Owner-Property A.

By: _____
Notary Public, State of Texas

State of Texas §
County of Washington §

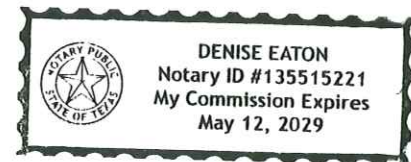
This instrument was acknowledged before me on the 18 day of August 2025, by Dwayne McGee, Owner-Property B.



By: Denise Eaton
Notary Public, State of Texas

State of Texas §
County of Washington §

This instrument was acknowledged before me on the 18 day of August 2025, by Lu Gourley, Owner-Property B.



By: Denise Eaton
Notary Public, State of Texas

After Recording Return to: City Secretary
City of Brenham
P.O. Box 1059
Brenham, Texas 77834-1059

CITY OF BRENHAM

Atwood C. Kenjura
Mayor

ATTEST:

Jeana Bellinger, TRMC, CMC
City Secretary

OWNERS (PROPERTY A)

By: _____
JAMES BROWN

By: Melanie Breneman
MELANIE BRENEMAN

OWNERS (PROPERTY B):

By: _____
DWAYNE MCGEE

By: _____
LU GOURLEY

State of Texas §
County of Washington §

This instrument was acknowledged before me on the ____ day of _____ 20____, by
Atwood C. Kenjura, Mayor of the City of Brenham, a Texas home-rule municipal corporation, on behalf
of said municipal corporation.

By: _____
Notary Public, State of Texas

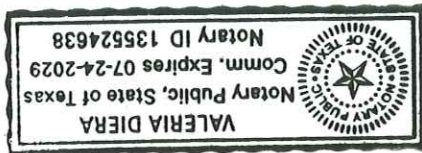
State of Texas §
County of _____ §

This instrument was acknowledged before me on the _____ day of _____ 20____, by James Brown, Owner-Property A.

By: _____
Notary Public, State of Texas

State of Texas §
County of Tarrant §

This instrument was acknowledged before me on the 18 day of August 2025, by Melanie Breneman, Owner-Property A.



By: VDiera
Notary Public, State of Texas

State of Texas §
County of _____ §

This instrument was acknowledged before me on the _____ day of _____ 20____, by Dwayne McGee, Owner-Property B.

By: _____
Notary Public, State of Texas

State of Texas §
County of _____ §

This instrument was acknowledged before me on the _____ day of _____ 20____, by Lu Gourley, Owner-Property B.

By: _____
Notary Public, State of Texas

After Recording Return to: City Secretary
City of Brenham
P.O. Box 1059
Brenham, Texas 77834-1059

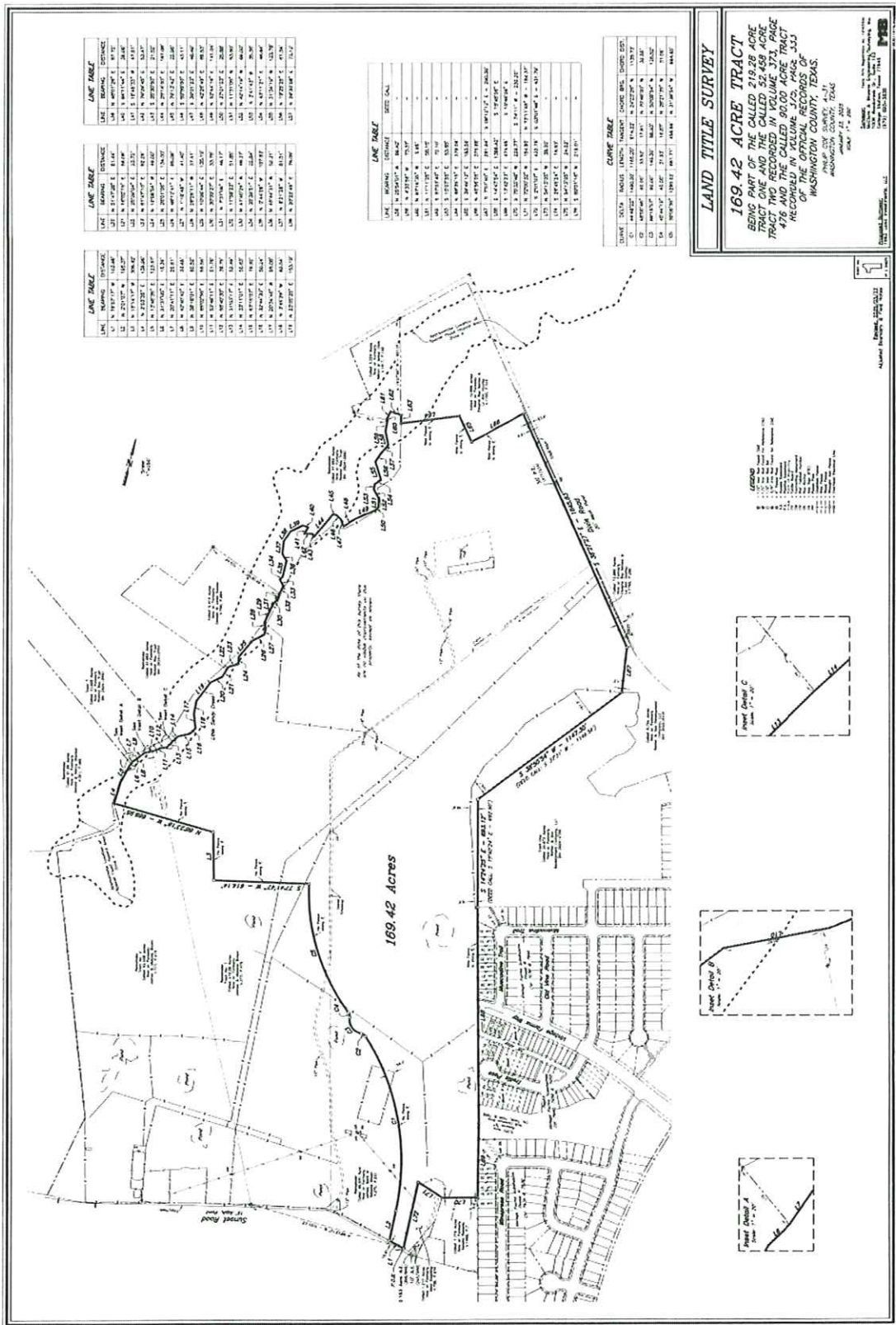


Exhibit A – Property A - 169.42-Acre Tract Metes and Bounds Description

LAND TITLE SURVEY

169.42 ACRE TRACT
BEING PART OF THE CALLED 219.28 ACRE
TRACT ONE AND THE CALLED 52.458 ACRE
TRACT TWO RECORDED IN VOLUME 171, PAGE
100, OF THE OFFICIAL RECORDS OF
WASHINGTON COUNTY, TEXAS.
RECORDED IN VOLUME 172, PAGE 311
OF THE OFFICIAL RECORDS OF
WASHINGTON COUNTY, TEXAS.
DATE 4-1-2007
BY: [Signature]
[Stamp]

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Exhibit B – Property B - 0.778-Acre Tract
Metes and Bounds Description

FIELD NOTES
0.778 ACRES

Being all that certain tract or parcel of land lying and being situated in the PHILIP COE SURVEY, Abstract No. 31, in Brenham, Washington County, Texas and being part of the called 12.866 acre tract described in the deed from Susan B. Love, Independent Executrix of the Estate of Joyce E. Baker to Dwayne Ray McGee a/k/a Dwayne R. McGee and spouse, Lu Ann Gourley recorded in Volume 1765, Page 518 of the Official Records of Washington County, Texas (O.R.W.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the west corner of this herein described tract, said iron rod also marking a corner of the called 12.866 acre McGee and Gourley tract and the north corner of the called 219.28 acre James S. Brown and Melanie Ida Brown remainder Tract No. 1 recorded in Volume 373, Page 476 of the Deed Records of Washington County, Texas (D.R.W.C.), from whence a found 6-inch fence post marking a corner of the called 12.866 acre McGee and Gourley tract bears S 46° 56' 05" W at a distance of 376.88 feet for reference;

THENCE: N 46° 56' 05" E into and through the called 12.866 acre McGee and Gourley tract for a distance of 15.65 feet to a 1/2-inch iron rod set for the north corner of this tract, said iron rod also being in the southwest margin of Dixie Road;

THENCE: along the southwest margin of said Dixie Road for the following two (2) calls:

- 1) S 38° 24' 01" E (DEED CALL: S 41° 35' 25" E) for a distance of 1.41 feet to a found 8-inch fence post marking an angle point of this tract, and
- 2) S 38° 48' 08" E (DEED CALL: S 41° 59' 19" E – 1,650.95') for a distance of 1,651.13 feet to a found 8-inch fence post marking the common east corner of this herein described tract and the called 12.866 acre McGee and Gourley tract, said fence post also marking the north corner of the called 8.704 acre Ranier & Son Development Company, LLC tract recorded in Document No. 2024-6101 (O.R.W.C.);

THENCE: S 63° 32' 27" W (DEED CALL: S 58° 16' 29" W – 25.91') along the common line of this tract and the called 8.704 acre Ranier & Son Development Company, LLC tract for a distance of 26.10 feet to a found 6-inch fence post marking the common south corner of this tract and the called 12.866 acre McGee and Gourley tract, said fence post also marking an angle point of the called 8.704 acre Ranier & Son Development Company, LLC tract and an angle point of the called 90.000 acre James Stewart Brown, Mark Edward Brown and Melanie Ida Brown tract recorded in Volume 375, Page 333 (D.R.W.C.);

THENCE: N 38° 27' 27" W (DEED CALL: N 41° 38' 39" W – 1,646.61') along the common line of this tract, the called 90.000 acre Brown tract and the called 219.28 acre Brown remainder Tract No. 1 for a distance of 1,645.83 feet to the POINT OF BEGINNING and containing 0.778 acres of land.

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on January 25, 2025.

See survey plat on Page 1 of 2
for additional information



PROPERTY ANALYSIS

TOTAL		TOTAL	
TH LOTS	% ACRES	TH LOTS	% ACRES
1	10	1	10
2	10	2	20
3	10	3	30
4	10	4	40
5	10	5	50
6	10	6	60
7	10	7	70
8	10	8	80
9	10	9	90
10	10	10	100

LOTS BY PHASE

PHASE	TH LOTS	% ACRES
1	10	10
2	10	20
3	10	30
4	10	40
5	10	50
6	10	60
7	10	70
8	10	80
9	10	90
10	10	100

CONCEPT PLAN

Scale: 1" = 100'

North Arrow

BERLIN ROAD

DUNE ROAD

SUNSET ROAD

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

PHASE 7

12 ACRES MULTIFAMILY

Existing Vintage Farms Subdivision

Exhibit D – Ability To Serve Water and Wastewater Study

Page 1 of 2

City of Brenham - Vintage Farms, Brown Tract

Ability to Serve Water and Wastewater Study

DEVELOPMENT NARRATIVE: The Vintage Farms, Brown Tract (development) is anticipated to consist of approximately 584 residential lots and 240 multi-family units. The development is anticipated to be built in seven phases with each phase consisting of approximately 90 lots per phase. Access is anticipated to be provided by extending Trellis Pass further to the northwest, Vintage Farms Way further to the west, and Westwood Lane further to the north.

WATER DESCRIPTION: Water service is anticipated to be provided by existing 8-inch and 12-inch water mains looped throughout the development. Initially, two connections to the City's existing water distribution system are anticipated: (1) 8-inch water main on Trellis Pass and (2) 12-inch water main on Vintage Farms Way. The City also requested this study evaluate options to improve pressures and fire flow availability within the development.

WATER DEMANDS (WD)	DEMAND*	UNIT
WD1 - Existing Conditions / Main Pressure Plane	-	gpm
WD2 - Vintage Farms, Brown Tract / Main Pressure Plane	586	gpm
WD3 - Vintage Farms, Brown Tract / Westside Pressure Plane	586	gpm

* Peak water demand provided by McClure and Browne Engineering/Surveying, Inc.

WATERGEMS WATER MODEL RESULTS	AVERAGE	LOWEST	UNIT	RESULT
WD1 - Static Pressure	45-55	40	psi	ADEQUATE
WD1 - Fire Flow Availability	2,500	< 500	gpm	ADEQUATE
WD2 - Static Pressure	40-50	38	psi	ADEQUATE
WD2 - Fire Flow Availability	2,000	< 500	gpm	ADEQUATE
WD3 - Static Pressure	65-75	56	psi	ADEQUATE
WD3 - Fire Flow Availability	2,500	500 to 1,500	gpm	ADEQUATE

WATER CONCLUSION: Based on the WaterGEMS water model, the City's water distribution system maintains adequate static pressures and fire flow availability in proximity to the development, whether the development remains in the Main Pressure Plane or is moved to the Westside Pressure Plane. However, there are locations (mostly in cul-de-sacs) within the existing development that currently (and in the future too) experience reduced static pressures and fire flow availability. The water model indicates minimum static pressures at or just below 40 psi, barely exceeding the 35 psi minimum pressure that is required by the TCEQ during normal operating conditions. Moving the Vintage Farms development to the Westside Pressure Plane improves both static pressures and fire flow availability throughout the development. The enclosed water model maps provide additional detail on anticipated static pressures and fire flow availability for each of the existing and future water demand scenarios, in addition to proposed pressure reducing valve improvements.

WASTEWATER DESCRIPTION: Sanitary flows are anticipated to be collected and conveyed through proposed 8-inch gravity sanitary sewers throughout the development. Sanitary flows will then be conveyed into the existing Vintage Farms development at three locations: (1) Approximately 372 residential lots to a new lift station (LS) located at the far north end of the Brown Tract, which for purposes of this study will be referred to as the Brown LS, (2) Approximately 212 residential lots into the existing development along Trellis Pass and Lake Ridge Drive, and (3) 240 multi-family units into the existing townhome portion of the development at the Trellis Pass cul-de-sac. Sanitary flows gathered at the Brown LS will be pumped into the Dixie LS's sewershed, and then into the Vintage Farms LS's sewershed. Sanitary flows gathered at the Vintage Farms LS's sewershed will be pumped into the Munz LS's, Henderson Park LS's, and WWTP LS's sewersheds, in that order.

WASTEWATER DEMANDS	DEMAND*	UNIT
WWD1 - Vintage Farms, Brown Tract / Western Portion of 372 Lots	181	gpm
WWD2 - Vintage Farms, Brown Tract / Eastern Portion of 212 Lots	103	gpm
WWD3 - Vintage Farms, Brown Tract / Eastern Portion + Phases 5-8	195	gpm
WWD4 - Vintage Farms, Brown Tract / Eastern Portion + Phases 5-8 + Brown LS	376	gpm
WWD5 - Vintage Farms, Brown Tract / Multifamily	83	gpm
WWD6 - Vintage Farms, Brown Tract / Multifamily + Townhomes	109	gpm
WWD7 - Vintage Farms, Brown Tract / Multifamily + Townhomes + Phases 1 and 3	180	gpm
WWD8 - Vintage Farms, Brown Tract / Multifamily + Townhomes + Phases 1 and 3 + Dixie LS	556	gpm
WWD9 - Vintage Farms, Brown Tract / Multifamily + Townhomes + Phases 1-4 + Dixie LS	610	gpm

* Peak sanitary demands provided by McClure and Browne Engineering/Surveying, Inc.; Peaking factor of 2.5 was used based on age of the infrastructure within the sewershed.

Exhibit D – Ability To Serve Water and Wastewater Study

Page 2 of 2

WASTEWATER COLLECTION ANALYSIS	D, MINIMUM (inches)	SLOPE, MIN (%)	Q, AVAIL (gpm)	Q, DEMAND (gpm)	RESULT
WWD1	8	0.335%	313.92	181	ADEQUATE
WWD2	8	0.335%	313.92	103	ADEQUATE
WWD3	8	0.335%	313.92	195	ADEQUATE
WWD4	6	0.510%	179.85	376	INADEQUATE
WWD5	6	1.300%	287.14	83	ADEQUATE
WWD6	6	0.920%	241.56	109	ADEQUATE
WWD7	8	0.350%	320.87	180	ADEQUATE
WWD8	8	0.350%	320.87	556	INADEQUATE
WWD9	8	2.630%	879.58	610	ADEQUATE

WASTEWATER LIFT STATION ANALYSIS / DIXIE LIFT STATION	Q, PUMP 1* (gpm)	Q, PUMP 2* (gpm)	Q, RATED* (gpm)	Q, DEMAND (gpm)	RESULT
WWD4	136	136	136	376	INADEQUATE

* Lift station duty point of 136 gpm at 75 feet TDH obtained from drawings for Vintage Farms, Phase 5.

WASTEWATER LIFT STATION ANALYSIS / VINTAGE FARMS LIFT STATION	Q, PUMP 1 (gpm)	Q, PUMP 2 (gpm)	Q, RATED (gpm)	Q, DEMAND (gpm)	RESULT
WWD9 - Duty Point based on Design Capacity*	276	276	276	610	INADEQUATE
WWD9 - Duty Point based on Drawdown Tests**	370	360	360	610	INADEQUATE

* Lift station duty point of 276 gpm at 129 feet TDH obtained from drawings for Vintage Farms, Phase 1.
 ** Lift station rated capacity of 360 gpm obtained from drawdown tests performed during Impact Fee Study (2023).

WASTEWATER LIFT STATION ANALYSIS / MUNZ LIFT STATION	Q, PUMP 1* (gpm)	Q, PUMP 2* (gpm)	Q, RATED* (gpm)	Q, DEMAND (gpm)	RESULT
WWD9 + Existing Sanitary Flows at Munz LS**	345	320	320	437	INADEQUATE
WWD9 + Existing Sanitary Flows at Munz LS***	345	320	320	610	INADEQUATE

* Lift station rated capacity of 320 gpm obtained from drawdown tests performed during Impact Fee Study (2023).
 ** Sanitary flows calculated to be peaked influent flows at the Munz LS (187 gpm) plus required increase in Vintage Farms LS's pumping capacity (250 gpm).
 *** Sanitary flows calculated to be WWD9 (610 gpm), since the Vintage Farms LS's sanitary flows will be routed through the Munz LS.

WASTEWATER LIFT STATION ANALYSIS / HENDERSON PARK LIFT STATION	Q, PUMP 2* (gpm)	Q, PUMP 3* (gpm)	Q, RATED* (gpm)	Q, DEMAND (gpm)	RESULT
WWD9 + Existing Sanitary Flows at Henderson Park LS	1,400	1,455	2,795	1,751	ADEQUATE

* Lift station rated capacity of 2,795 gpm obtained from drawdown tests performed during Impact Fee Study (2023).
 ** Sanitary flows calculated to be peaked influent flows at the Henderson Park LS (1,461 gpm) plus required increase in Munz LS's pumping capacity (290 gpm).

WASTEWATER CONCLUSION: Sanitary flows are anticipated to enter the City's existing collection system at several locations as previously indicated. In general, the City has sufficient capacity to accept sanitary flows from the development with few exceptions. The study identifies that the Dixie LS, Vintage Farms LS, and Munz LS are all undersized to accept peaked sanitary flows from the development. Upsizing the capacities of these lift stations creates additional capacity issues in the sanitary collection system.

WWD4 represents the required pumping capacity for an improved Dixie LS, which discharges into the existing collection system near the intersection of Muscadine Trail and Malisa Hill. The existing collection system on Muscadine Trail, Malisa Hill, and downstream of the Malisa Hill cut-de-sac is undersized to receive the increased flows from the Dixie LS.

WWD8 represents all the sanitary flows from the existing and proposed development except for Vintage Farms, Phases 2 and 4. The existing collection system on Vintage Farms Way (between its intersections with Trellis Pass and Wild Vine Pass) and on Wild Vine Pass (between its intersection with Vintage Farms Way and the Vintage Farms LS site) is undersized to receive the increased flows from the proposed development and upsized Dixie LS.

Upsizing the Dixie LS, Vintage Farms LS, and Munz LS is anticipated to be a significant and costly effort. One alternative that was considered as part of this study is to upsize the Dixie LS and reroute the force main along Dixie Road to its intersection with State Highway 36. The force main would then be extended northward to the intersection of State Highway 36 and West Blue Bell Road. The force main could then be tied into the existing 6-inch gravity sewer that is bored across State Highway 36 (if that gravity sewer has sufficient grade and capacity available to receive flows from the Dixie LS) or a new bore could be constructed across State Highway 36. If a bore is needed, the rerouted force main could be tied into either the existing 8-inch or 21-inch gravity sewers on West Blue Bell Road. Rerouting the force main in this manner would shift the Dixie LS's sanitary flows into the Highway 105 LS's sewershed, which has considerably larger gravity sewers that run along Little Sandy Creek and its tributaries. Design of a Highway 105 LS rehabilitation project is currently underway, which once constructed, the improved Highway 105 LS will have sufficient capacity to receive the diverted flows from the Dixie LS.

If the Dixie LS's force main is rerouted in this manner, the City will have sufficient capacity to accept sanitary flows from the development with no further modification to the Vintage Farms LS, Munz LS, or the gravity sewer sections identified as being deficient when conveying the WWD4 and WWD8 sanitary flows.



City Council Regular Meeting **AGENDA ITEM 16**

Agenda Item: **Discuss and Possibly Act Upon an Ordinance on Its First Reading
Annexing the Hereinafter Described Territory into the City of Brenham:**

- **Section 2025-01: Approximately 169.42 Acres of Land Located West of Dixie Road and North of Sunset Road**
- **Section 2025-02: Described Generally as a 0.778 Acre Tract of Land Extending from the Current City Limit Line Northwesterly Along the Northeast Line of the James Stewart Brown and Melanie Ida Brown Tract to the Southeast Corner of a 12.866 Acre Tract Owned by Dwayne Ray McGee, et ux**
- **Section 2025-03: Approximately 1.6 Acres of Land, Called Dixie Road and Right-Of-Way, Situated in Washington County, Texas Extending from the Current City Limit Line Northwesterly to the Southeast Corner of a 12.866 Acre Tract Owned by Dwayne Ray McGee, et ux**

Meeting Date: September 4, 2025

Department: Development Services

Staff Contact: Stephanie Doland, Director of Development Services

SUMMARY STATEMENT:

This item is a companion item to the Public Hearing held during Agenda Item 8 and 9, and the Municipal Services Agreement considered during Agenda Item 14.

In accordance with Chapter 26, Section 7 of the City of Brenham Code of Ordinances, properties located outside the City limits are not eligible for City-provided water or sewer services unless annexed into the City. Stylecraft Builders, the developer of the existing Vintage Farms Subdivision located west of State Highway 36 and southwest of Dixie Road, is under contract to purchase an additional approximately 170-acre tract for the purpose of expanding the subdivision with additional single-family and multi-family housing.

Stylecraft Builders desires to serve the expanded Vintage Farms subdivision with City of Brenham water and sanitary sewer utilities and has coordinated with the current property owners to formally request annexation of the tract into the City of Brenham. This request is being processed in accordance with Section 43 of the Texas Local Government Code (Statute), which governs owner-requested annexations.

In addition to the 170-acre tract for development by Stylecraft Builders the annexation consideration includes a 1.6-acre portion of right-of-way currently developed as Dixie Road. The Statute requires that should the City Council approve the annexation request for the 170-acres, that the adjacent Dixie Road right-of-way be annexed at the same time.

Staff recommends approval of the attached draft Ordinance annexing a total of 171.798-acres of land into the City of Brenham City Limits for the construction of a single-family and multiple-family residential development and the adjacent Dixie Road right-of-way.

ATTACHMENTS:

- | |
|--|
| <ol style="list-style-type: none">1. Ordinance for 1st Reading2. Exhibit A3. Exhibits B thru D |
|--|

RECOMMENDATION:

Approve an Ordinance on its first reading annexing the hereinafter described territory into the City of Brenham:

- Section 2025-01: Approximately 169.42 acres of land located west of Dixie Road and north of Sunset Road
- Section 2025-02: Described generally as a 0.778 acre tract of land extending from the current city limit line northwesterly along the northeast line of the James Stewart Brown and Melanie Ida Brown tract to the southeast corner of a 12.866 acre tract owned by Dwayne Ray McGee, et ux
- Section 2025-03: Approximately 1.6 acres of land, called Dixie Road and Right-Of-Way, situated in Washington County, Texas extending from the current city limit line northwesterly to the southeast corner of a 12.866 acre tract owned by Dwayne Ray McGee, et ux

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRENHAM, TEXAS FOR THE PURPOSE OF EXTENDING THE CORPORATE LIMITS OF THE CITY OF BRENHAM, TEXAS; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 171.798 ACRES OF LAND, COMPRISED OF THREE (3) TRACTS HEREINAFTER MORE SPECIFICALLY DESCRIBED, TO THE CITY OF BRENHAM, TEXAS FOR ALL MUNICIPAL PURPOSES; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING THAT SUCH AREAS SHALL BECOME A PART OF THE CITY AND THAT THE INHABITANTS THEREOF SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND TO BE HEREINAFTER ADOPTED; PROVIDING FOR A MUNICIPAL SERVICE AGREEMENT FOR THE ANNEXED AREAS; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL MAP OF THE BOUNDARIES OF THE CITY; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PROPER NOTICE AND MEETING

WHEREAS, the City of Brenham, Texas is a Texas home-rule municipality; and

WHEREAS, Chapter 43 of the Texas Local Government Code, V.T.C.A., authorizes municipalities to annex territory in accordance with the procedures provided for therein; and

WHEREAS, Article I, Section 3 of the Charter of the City of Brenham authorizes annexation of territory to the City, in accordance with the laws of this State; and

WHEREAS, the hereinafter described property lies within the extraterritorial jurisdiction of the City of Brenham; and

WHEREAS, notice of the required public hearing was published in a newspaper having general circulation in the City of Brenham, Texas and the public hearing was conducted and held in accordance with applicable law; and

WHEREAS, the City of Brenham, Texas approved a Municipal Service Agreement for the extension of municipal services into the area to be annexed, said Municipal Service Agreement being attached hereto as Exhibit "A" and incorporated herein for all purposes; and

WHEREAS, pursuant to Section 43.0671 et seq. of the Texas Local Government Code, the owners of the areas of land described in Exhibits "B" and "C" attached hereto and incorporated herein for all purposes, filed a written request with the City for the annexation of said areas; and

WHEREAS, pursuant to Sections 43.1056 and 43.106 of the Texas Local Government Code, the City is annexing the entire width of the county road and the adjacent right-of-way on both sides of the county road described in Exhibit “D” attached hereto and incorporated herein for all purposes; and

WHEREAS, all notices, publications and hearings have been duly given and held as required by law;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRENHAM, TEXAS:

- Section 1.** That the hereinafter described tracts of land are within the extraterritorial jurisdiction of, and are adjacent to and is contiguous to the present corporate limits of the City of Brenham, Texas, be, the same is hereby, annexed to the City of Brenham, Texas for all municipal purposes and the corporate boundaries and limits of the City of Brenham, Texas are hereby extended to embrace the said tracts of land, which are more particularly described and attached hereto as Exhibit “B”, “C”, and “D” and incorporated herein for all purposes.
- Section 2.** That the inhabitants, if any, of the property hereby annexed to the City of Brenham, Texas shall be entitled to all the rights and privileges of said citizens of the City of Brenham, Texas, and shall be bound by the acts, ordinances, codes, resolutions and regulations of the City of Brenham, Texas.
- Section 3.** That the Municipal Service Agreement which is attached hereto as Exhibit “A” is hereby approved and incorporated herein as part of this Ordinance for all purposes and is applicable to the areas annexed to the City as described in Exhibits “B” and “C” attached hereto.
- Section 4.** That the official map and boundaries of the City of Brenham, Texas, heretofore adopted and amended be and is hereby amended so as to include the aforementioned areas as part of the City of Brenham, Texas.
- Section 5.** That the City Secretary is hereby directed and authorized to perform or cause to be performed all acts necessary to amend the official map of the City of Brenham, Texas to add the territory hereby annexed as required by law.
- Section 6.** If any section, subsection, sentence, phrase, word, paragraph or provision of this Ordinance be found to be illegal, invalid or unconstitutional or if any portion of said property is incapable of being annexed by the City of Brenham, Texas, for any reason whatsoever, the adjudication shall not affect any other section, subsection, sentence, phrase, word, paragraph or provision of this Ordinance or the application of any other section, subsection, sentence, phrase, word, paragraph or provision of any other Ordinance of the City. The City Council declares that it would have adopted the valid portions and applications of this Ordinance and would have annexed the valid property without the invalid part, and as to this end the provisions of this Ordinance are declared to be severable.
- Section 7.** That this Ordinance shall become effective upon its passage.

Section 8. That the meetings at which this Ordinance was enacted were open to the public as required by the Texas Open Meetings Act, and that notice of the time, place, and subject matter of said meetings was given as required by the Texas Open Meetings Act.

PASSED and APPROVED on its first reading this the ____ day of _____ 2025.

PASSED and APPROVED on its second reading this the ____ day of _____ 2025.

Atwood C. Kenjura
Mayor

ATTEST

Jeana Bellinger, TRMC, CMC
City Secretary

Exhibit "A"

MUNICIPAL SERVICE AGREEMENT BETWEEN THE CITY OF BRENHAM, TEXAS AND PROPERTY OWNERS: JAMES BROWN AND MELANIE BRENEMAN, DWAYNE MCGEE AND LU GOURLEY, AND THEIR HEIRS, SUCCESSORS AND ASSIGNS

This Municipal Services Agreement ("Agreement") is entered into on the ____ day of _____, 20____ by and between the City of Brenham, a Texas a home-rule municipal corporation ("City") and James Brown and Melanie Breneman, husband and wife, Dwayne McGee, and Lu Gourley (sometimes individually referred to herein as "Owner" or "Property Owner; and sometimes collectively referred to herein as "Owners" or "Property Owners"). The City and the Property Owners are sometimes individually referred to herein as a "Party," and collectively referred to herein as "Parties."

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

WHEREAS, Section 43.0671 et seq. of the Texas Local Government Code ("LGC") permits the City to annex an area if each owner of land in an area requests the annexation; and

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner "Owner(s)" that sets forth the City services to be provided for the Property on or after the effective date of annexation; and

WHEREAS, James Brown and Melanie Breneman own certain parcel(s) of land situated in Washington County, Texas, which consists of approximately 169.42 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described in Exhibit A attached hereto and incorporated herein for all purposes pertinent ("Property A"); and

WHEREAS, Dwayne McGee, and Lu Gourley own certain parcel(s) of land situated in Washington County, Texas, which consists of approximately 0.778 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described in Exhibit B attached hereto and incorporated herein for all purposes pertinent ("Property B"); and

WHEREAS, Property A and Property B are sometimes collectively referred to herein as the "Property;" and

WHEREAS, the Owners have filed a written request with the City for annexation of the Property and intend to sell Property A and Property B to Rainer and Sons Development, LLC ("Developer") who anticipates to develop the property as a mixed-use residential development in accordance with Exhibit C - Planned Development District Development Plan, attached hereto and incorporated herein for all purposes pertinent; and

WHEREAS, in accordance with Section 43.0672 of the LGC, City and Owners desire to set out

the City services to be provided for Property A and Property B on and after the effective date of annexation; and

WHEREAS, the annexation and execution of this Agreement are subject to approval by the Brenham City Council;

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owners agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property which is the subject of the annexation.
2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.
3. **MUNICIPAL SERVICES.**
 - a. Commencing on the effective date of annexation, the City will provide the municipal services set forth herein below. As used in this Agreement, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including but not limited to the City's infrastructure extension policies and developer or owner participation in accordance with applicable City ordinances, rules, regulations, manuals and policies.
 - i. Fire – The City's Fire Department will provide emergency and fire protection services.
 - ii. Police – The City's Police Department will provide police protection and law enforcement services.
 - iii. Planning, Zoning, and Building – The City's Development Services Department will provide planning, land development, land use, and building review and inspection services in accordance with all applicable ordinances, laws, rules, and regulations.
 - iv. Publicly Owned Parks, Facilities, and Buildings
 1. Residents of the Property will be permitted to utilize all existing publicly-owned and available parks, facilities (including, community service facilities, libraries, swimming pools, etc.), and buildings throughout the City.
 2. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.
 - v. Drainage Utility System – The Property will be included in the City's Drainage Utility System service area and will be assessed a monthly fee in accordance with the provisions of the City's ordinances governing the Drainage Utility System. The fees will cover the direct and indirect costs of Drainage Utility System services and operations. City regulations concerning stormwater management will extend to the newly annexed territory on the effective date of annexation, and must be designed and built in accordance with applicable City ordinances, codes and standards, including but not limited to the City's Public Infrastructure Design Manual.

vi. Streets

1. The City's Public Works Department will maintain the public streets over which the City has jurisdiction. The City will provide regulatory signage services in accordance with the City's policies and procedures and applicable laws.
2. Construction of new roads and streets necessitated by the proposed development within the Property are the responsibility of the Developer as outlined in Exhibit C - Development Plan and must be designed and built in accordance with applicable City of Brenham ordinances, codes and standards, including but not limited to the City's the Public Infrastructure Design Manual.
3. The Developer shall be responsible for the design and construction of the Westwood Lane thoroughfare within the Property as adopted in the City of Brenham Thoroughfare Plan and shown on Exhibit C - Development Plan. Westwood Lane shall be constructed in a phased manner adjacent to and simultaneously with each phase of the proposed Development. Accordingly, the roundabout at the intersection of Westwood Lane and Vintage Farms Way shall be constructed simultaneously with Phase 1, and the extension of Westwood Lane to Sunset Road shall be constructed simultaneously with Phase 2, and as further outlined in Exhibit C – Development Plan.

vii. Natural Gas – The Property is located in the City's natural gas utility service area. At the sole cost of the Developer, the existing City of Brenham gas main at the present location within Vintage Farms Subdivision Phase 5 shall be extended to the north end of Property B generally along Dixie Road, as approved by the City within its sole discretion, and following inspection and acceptance by the City, fifty percent (50%) of the total documented, actual material and labor cost of the gas main extension paid by the Developer shall be reimbursed by the City of Brenham. The gas main shall be constructed in conjunction with proposed Phase 1 as outlined on Exhibit C – Development Plan. Once connected to the City's natural gas utility system, the natural gas service shall be provided by the City at rates established by City ordinances for such services, as may be amended from time to time.

viii. Water and Wastewater – The City of Brenham, following a CCN Boundary Adjustment in accordance with TCEQ Standards, shall annex the Property into the City of Brenham service territory at the cost of the City and will provide water and wastewater services to the Property in accordance with applicable City ordinances, regulations, codes and standards.

1. At the time of development as outlined in the attached Exhibit D - Ability to Serve Water and Wastewater Study, the Developer shall connect to the City water and sewer system, in accordance with the City's utility connection and service policies, regulations and applicable law in effect at the time of connection. Once connected to the City's water and sanitary sewer mains, the water and sanitary sewage service will be provided by the City at rates established by City ordinances for such services, as may be amended from time to time.
2. As outlined in Exhibit D – Ability to Serve Water and Wastewater Study,

the Developer shall be responsible for the improvements to the wastewater public utility system necessitated by the development of the Property to include off-site and downstream improvements as per City approved design by Developer and completed hydraulic study showing design is adequate by Strand Associates, Inc. All improvements shall be designed in accordance with the City's Public Infrastructure Design Manual and reviewed and approved by the General Manager of Public Utilities or designee.

3. The Developer shall be limited to a maximum quantity of water and wastewater connections each year as outlined in the table below. Connection counts shall be administered on a cumulative, not to exceed basis. Therefore, any connections not obtained by the end of the respective calendar year shall remain eligible connections in subsequent years until the Property is developed in accordance with Exhibit C - Development Plan. In addition to the connection counts outlined herein below, the Developer shall be permitted the additional water and wastewater connections necessary to serve the 15-acre multi-family tract to be developed on the Property.

Annual Single-Family Home Connection Limitations	
Calendar Year	Maximum Connections Permitted
2027	70
2028	84
2030	84
2032	130
2035	90
2037	73
2039	90
Total	621

- ix. Solid Waste Services – The City, or its contractor, will provide solid waste collection services in accordance with the City's ordinances, agreements and policies, except where prohibited by law. During construction as outlined in Exhibit C – Development Plan, developer shall be responsible for providing designated on-site temporary solid waste receptacles to contain litter caused during construction.
- x. Code Compliance – The City's Code Compliance Division will provide education, enforcement, and abatement relating to code violations within the Property.
- b. It is acknowledged and agreed by the parties that the City is not required to provide a service that is not expressly included in this Agreement.
- c. Owner acknowledges that the City departments and divisions listed herein may change names or be re-organized by the City Manager. Any reference to a specific department

or division also includes any subsequent City department or division that will provide the same or similar services.

4. **AUTHORITY.** City and Owners represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owners acknowledge and agree that approval of the annexation is within the sole jurisdiction of the Brenham City Council. Nothing in this Agreement guarantees favorable decisions by the Brenham City Council.
5. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by a court to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
6. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them had the opportunity to be represented by legal counsel in the negotiation and drafting of this Agreement.
7. **GOVERNING LAW AND VENUE.** Exclusive venue shall be in the state courts located in Washington County, Texas or the United States District Court for the Western District of Texas, Austin Division and construed in conformity with the provisions of the laws of the State of Texas, including but not limited to Texas Local Government Code Chapter 43.
8. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.
9. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.
10. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
11. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.
12. **AGREEMENT BINDS HEIRS, SUCCESSORS AND ASSIGNS, AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, and their heirs, successors, and assigns. The terms of this Agreement constitutes covenants running with the land comprising the Property and is binding on all parties. This Agreement shall be recorded in the Official Records of Washington County, Texas.
13. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

14. EFFECTIVE DATE. This Agreement shall only be effective and binding on the parties upon the effective date of the ordinance annexing the Property adopted by the Brenham City Council.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF BRENHAM

Atwood C. Kenjura
Mayor

ATTEST:

Jeana Bellinger, TRMC, CMC
City Secretary

OWNERS (PROPERTY A)

By: James S. Brown
JAMES BROWN

By: _____
MELANIE BRENEMAN

OWNERS (PROPERTY B):

By: Dwayne McGee
DWAYNE MCGEE

By: Lu Gourley
LU GOURLEY

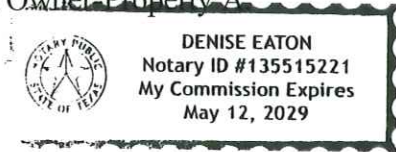
State of Texas §
County of Washington §

This instrument was acknowledged before me on the ____ day of _____, 20____, by Atwood C. Kenjura, Mayor of the City of Brenham, a Texas home-rule municipal corporation, on behalf of said municipal corporation.

By: _____
Notary Public, State of Texas

State of Texas §
County of Washington §

This instrument was acknowledged before me on the 21 day of August 2025, by James Brown, Owner-Property A.



By: Denise Eaton
Notary Public, State of Texas

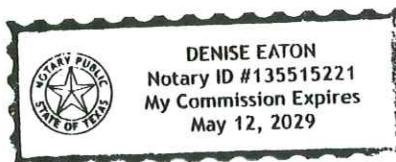
State of Texas §
County of _____ §

This instrument was acknowledged before me on the _____ day of _____ 20____, by Melanie Breneman, Owner-Property A.

By: _____
Notary Public, State of Texas

State of Texas §
County of Washington §

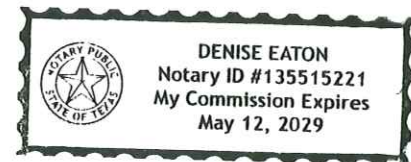
This instrument was acknowledged before me on the 18 day of August 2025, by Dwayne McGee, Owner-Property B.



By: Denise Eaton
Notary Public, State of Texas

State of Texas §
County of Washington §

This instrument was acknowledged before me on the 18 day of August 2025, by Lu Gourley, Owner-Property B.



By: Denise Eaton
Notary Public, State of Texas

After Recording Return to: City Secretary
City of Brenham
P.O. Box 1059
Brenham, Texas 77834-1059

CITY OF BRENHAM

Atwood C. Kenjura
Mayor

ATTEST:

Jeana Bellinger, TRMC, CMC
City Secretary

OWNERS (PROPERTY A)

By: _____
JAMES BROWN

By: Melanie Breneman
MELANIE BRENEMAN

OWNERS (PROPERTY B):

By: _____
DWAYNE MCGEE

By: _____
LU GOURLEY

State of Texas §
County of Washington §

This instrument was acknowledged before me on the ____ day of _____ 20____, by
Atwood C. Kenjura, Mayor of the City of Brenham, a Texas home-rule municipal corporation, on behalf
of said municipal corporation.

By: _____
Notary Public, State of Texas

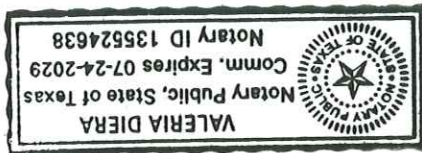
State of Texas §
County of _____ §

This instrument was acknowledged before me on the _____ day of _____ 20____, by James Brown, Owner-Property A.

By: _____
Notary Public, State of Texas

State of Texas §
County of Tarrant §

This instrument was acknowledged before me on the 18 day of August 2025, by Melanie Breneman, Owner-Property A.



By: VDiera
Notary Public, State of Texas

State of Texas §
County of _____ §

This instrument was acknowledged before me on the _____ day of _____ 20____, by Dwayne McGee, Owner-Property B.

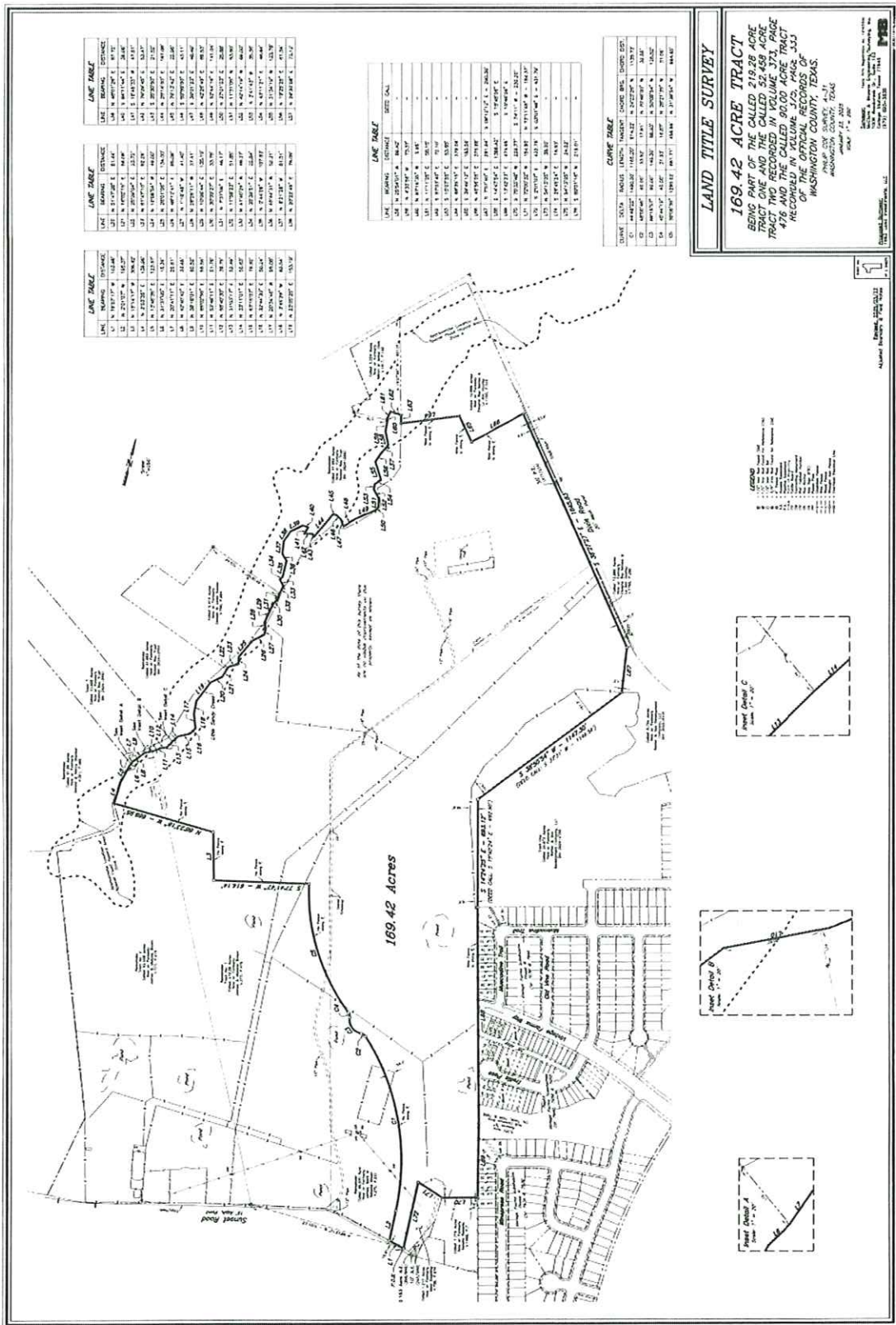
By: _____
Notary Public, State of Texas

State of Texas §
County of _____ §

This instrument was acknowledged before me on the _____ day of _____ 20____, by Lu Gourley, Owner-Property B.

By: _____
Notary Public, State of Texas

After Recording Return to: City Secretary
City of Brenham
P.O. Box 1059
Brenham, Texas 77834-1059



169.42 ACRE TRACT
BEING PART OF THE CALLED 219.28 ACRE
TRACT THIS BEING THE CALLED 15.4 ACRE
TRACT AND THE CALLED 80.00 ACRE TRACT
RECORD IN THE PUBLIC RECORDS OF
WASHINGTON COUNTY, TEXAS.
JANUARY 21, 1907
RECORDED FOR DEEDS, TEXAS
JANUARY 21, 1907

LAND TITLE SURVEY

169.42 ACRE TRACT

BEING PART OF THE CALLED 219.28 ACRE
TRACT THIS BEING THE CALLED 15.4 ACRE
TRACT AND THE CALLED 80.00 ACRE TRACT
RECORD IN THE PUBLIC RECORDS OF
WASHINGTON COUNTY, TEXAS.
JANUARY 21, 1907
RECORDED FOR DEEDS, TEXAS
JANUARY 21, 1907

**Exhibit B – Property B - 0.778-Acre Tract
Metes and Bounds Description**

FIELD NOTES
0.778 ACRES

Being all that certain tract or parcel of land lying and being situated in the PHILIP COE SURVEY, Abstract No. 31, in Brenham, Washington County, Texas and being part of the called 12.866 acre tract described in the deed from Susan B. Love, Independent Executrix of the Estate of Joyce E. Baker to Dwayne Ray McGee a/k/a Dwayne R. McGee and spouse, Lu Ann Gourley recorded in Volume 1765, Page 518 of the Official Records of Washington County, Texas (O.R.W.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the west corner of this herein described tract, said iron rod also marking a corner of the called 12.866 acre McGee and Gourley tract and the north corner of the called 219.28 acre James S. Brown and Melanie Ida Brown remainder Tract No. 1 recorded in Volume 373, Page 476 of the Deed Records of Washington County, Texas (D.R.W.C.), from whence a found 6-inch fence post marking a corner of the called 12.866 acre McGee and Gourley tract bears S 46° 56' 05" W at a distance of 376.88 feet for reference;

THENCE: N 46° 56' 05" E into and through the called 12.866 acre McGee and Gourley tract for a distance of 15.65 feet to a 1/2-inch iron rod set for the north corner of this tract, said iron rod also being in the southwest margin of Dixie Road;

THENCE: along the southwest margin of said Dixie Road for the following two (2) calls:

- 1) S 38° 24' 01" E (DEED CALL: S 41° 35' 25" E) for a distance of 1.41 feet to a found 8-inch fence post marking an angle point of this tract, and
- 2) S 38° 48' 08" E (DEED CALL: S 41° 59' 19" E – 1,650.95') for a distance of 1,651.13 feet to a found 8-inch fence post marking the common east corner of this herein described tract and the called 12.866 acre McGee and Gourley tract, said fence post also marking the north corner of the called 8.704 acre Ranier & Son Development Company, LLC tract recorded in Document No. 2024-6101 (O.R.W.C.);

THENCE: S 63° 32' 27" W (DEED CALL: S 58° 16' 29" W – 25.91') along the common line of this tract and the called 8.704 acre Ranier & Son Development Company, LLC tract for a distance of 26.10 feet to a found 6-inch fence post marking the common south corner of this tract and the called 12.866 acre McGee and Gourley tract, said fence post also marking an angle point of the called 8.704 acre Ranier & Son Development Company, LLC tract and an angle point of the called 90.000 acre James Stewart Brown, Mark Edward Brown and Melanie Ida Brown tract recorded in Volume 375, Page 333 (D.R.W.C.);

THENCE: N 38° 27' 27" W (DEED CALL: N 41° 38' 39" W – 1,646.61') along the common line of this tract, the called 90.000 acre Brown tract and the called 219.28 acre Brown remainder Tract No. 1 for a distance of 1,645.83 feet to the POINT OF BEGINNING and containing 0.778 acres of land.

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on January 25, 2025.

See survey plat on Page 1 of 2
for additional information



Exhibit C – Development Concept

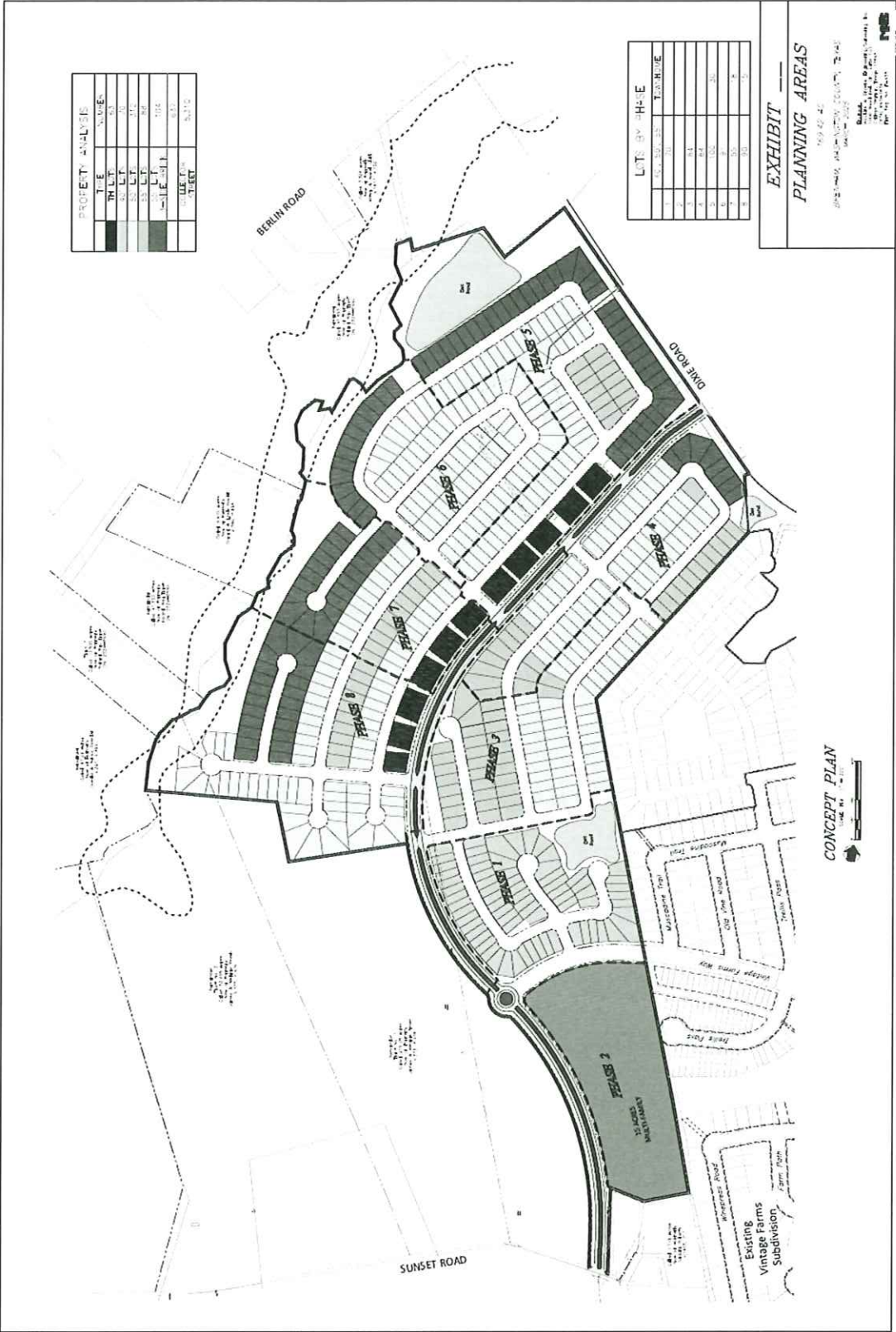


Exhibit D – Ability To Serve Water and Wastewater Study

Page 1 of 2

City of Brenham - Vintage Farms, Brown Tract

Ability to Serve Water and Wastewater Study

DEVELOPMENT NARRATIVE: The Vintage Farms, Brown Tract (development) is anticipated to consist of approximately 584 residential lots and 240 multi-family units. The development is anticipated to be built in seven phases with each phase consisting of approximately 90 lots per phase. Access is anticipated to be provided by extending Trellis Pass further to the northwest, Vintage Farms Way further to the west, and Westwood Lane further to the north.

WATER DESCRIPTION: Water service is anticipated to be provided by existing 8-inch and 12-inch water mains looped throughout the development. Initially, two connections to the City's existing water distribution system are anticipated: (1) 8-inch water main on Trellis Pass and (2) 12-inch water main on Vintage Farms Way. The City also requested this study evaluate options to improve pressures and fire flow availability within the development.

WATER DEMANDS (WD)	DEMAND*	UNIT
WD1 - Existing Conditions / Main Pressure Plane	-	gpm
WD2 - Vintage Farms, Brown Tract / Main Pressure Plane	586	gpm
WD3 - Vintage Farms, Brown Tract / Westside Pressure Plane	586	gpm

* Peak water demand provided by McClure and Browne Engineering/Surveying, Inc.

WATERGEMS WATER MODEL RESULTS	AVERAGE	LOWEST	UNIT	RESULT
WD1 - Static Pressure	45-55	40	psi	ADEQUATE
WD1 - Fire Flow Availability	2,500	< 500	gpm	ADEQUATE
WD2 - Static Pressure	40-50	38	psi	ADEQUATE
WD2 - Fire Flow Availability	2,000	< 500	gpm	ADEQUATE
WD3 - Static Pressure	65-75	56	psi	ADEQUATE
WD3 - Fire Flow Availability	2,500	500 to 1,500	gpm	ADEQUATE

WATER CONCLUSION: Based on the WaterGEMS water model, the City's water distribution system maintains adequate static pressures and fire flow availability in proximity to the development, whether the development remains in the Main Pressure Plane or is moved to the Westside Pressure Plane. However, there are locations (mostly in cul-de-sacs) within the existing development that currently (and in the future too) experience reduced static pressures and fire flow availability. The water model indicates minimum static pressures at or just below 40 psi, barely exceeding the 35 psi minimum pressure that is required by the TCEQ during normal operating conditions. Moving the Vintage Farms development to the Westside Pressure Plane improves both static pressures and fire flow availability throughout the development. The enclosed water model maps provide additional detail on anticipated static pressures and fire flow availability for each of the existing and future water demand scenarios, in addition to proposed pressure reducing valve improvements.

WASTEWATER DESCRIPTION: Sanitary flows are anticipated to be collected and conveyed through proposed 8-inch gravity sanitary sewers throughout the development. Sanitary flows will then be conveyed into the existing Vintage Farms development at three locations: (1) Approximately 372 residential lots to a new lift station (LS) located at the far north end of the Brown Tract, which for purposes of this study will be referred to as the Brown LS, (2) Approximately 212 residential lots into the existing development along Trellis Pass and Lake Ridge Drive, and (3) 240 multi-family units into the existing townhome portion of the development at the Trellis Pass cul-de-sac. Sanitary flows gathered at the Brown LS will be pumped into the Dixie LS's sewershed, and then into the Vintage Farms LS's sewershed. Sanitary flows gathered at the Vintage Farms LS's sewershed will be pumped into the Munz LS's, Henderson Park LS's, and WWTP LS's sewersheds, in that order.

WASTEWATER DEMANDS	DEMAND*	UNIT
WWD1 - Vintage Farms, Brown Tract / Western Portion of 372 Lots	181	gpm
WWD2 - Vintage Farms, Brown Tract / Eastern Portion of 212 Lots	103	gpm
WWD3 - Vintage Farms, Brown Tract / Eastern Portion + Phases 5-8	195	gpm
WWD4 - Vintage Farms, Brown Tract / Eastern Portion + Phases 5-8 + Brown LS	376	gpm
WWD5 - Vintage Farms, Brown Tract / Multifamily	83	gpm
WWD6 - Vintage Farms, Brown Tract / Multifamily + Townhomes	109	gpm
WWD7 - Vintage Farms, Brown Tract / Multifamily + Townhomes + Phases 1 and 3	180	gpm
WWD8 - Vintage Farms, Brown Tract / Multifamily + Townhomes + Phases 1 and 3 + Dixie LS	556	gpm
WWD9 - Vintage Farms, Brown Tract / Multifamily + Townhomes + Phases 1-4 + Dixie LS	610	gpm

* Peak sanitary demands provided by McClure and Browne Engineering/Surveying, Inc.; Peaking factor of 2.5 was used based on age of the infrastructure within the sewershed.

Exhibit D – Ability To Serve Water and Wastewater Study

Page 2 of 2

WASTEWATER COLLECTION ANALYSIS	D, MINIMUM (inches)	SLOPE, MIN (%)	Q, AVAIL (gpm)	Q, DEMAND (gpm)	RESULT
WWD1	8	0.335%	313.92	181	ADEQUATE
WWD2	8	0.335%	313.92	103	ADEQUATE
WWD3	8	0.335%	313.92	195	ADEQUATE
WWD4	6	0.510%	179.85	376	INADEQUATE
WWD5	6	1.300%	287.14	83	ADEQUATE
WWD6	6	0.920%	241.56	109	ADEQUATE
WWD7	8	0.350%	320.87	180	ADEQUATE
WWD8	8	0.350%	320.87	556	INADEQUATE
WWD9	8	2.630%	879.58	610	ADEQUATE

WASTEWATER LIFT STATION ANALYSIS / DIXIE LIFT STATION	Q, PUMP 1* (gpm)	Q, PUMP 2* (gpm)	Q, RATED* (gpm)	Q, DEMAND (gpm)	RESULT
WWD4	136	136	136	376	INADEQUATE

* Lift station duty point of 136 gpm at 75 feet TDH obtained from drawings for Vintage Farms, Phase 5.

WASTEWATER LIFT STATION ANALYSIS / VINTAGE FARMS LIFT STATION	Q, PUMP 1 (gpm)	Q, PUMP 2 (gpm)	Q, RATED (gpm)	Q, DEMAND (gpm)	RESULT
WWD9 - Duty Point based on Design Capacity*	276	276	276	610	INADEQUATE
WWD9 - Duty Point based on Drawdown Tests**	370	360	360	610	INADEQUATE

* Lift station duty point of 276 gpm at 129 feet TDH obtained from drawings for Vintage Farms, Phase 1.
 ** Lift station rated capacity of 360 gpm obtained from drawdown tests performed during Impact Fee Study (2023).

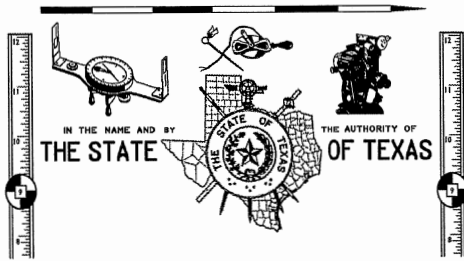
WASTEWATER LIFT STATION ANALYSIS / MUNZ LIFT STATION	Q, PUMP 1* (gpm)	Q, PUMP 2* (gpm)	Q, RATED* (gpm)	Q, DEMAND (gpm)	RESULT
WWD9 + Existing Sanitary Flows at Munz LS**	345	320	320	437	INADEQUATE
WWD9 + Existing Sanitary Flows at Munz LS***	345	320	320	610	INADEQUATE

* Lift station rated capacity of 320 gpm obtained from drawdown tests performed during Impact Fee Study (2023).
 ** Sanitary flows calculated to be peaked influent flows at the Munz LS (187 gpm) plus required increase in Vintage Farms LS's pumping capacity (250 gpm).
 *** Sanitary flows calculated to be WWD9 (610 gpm), since the Vintage Farms LS's sanitary flows will be routed through the Munz LS.

WASTEWATER LIFT STATION ANALYSIS / HENDERSON PARK LIFT STATION	Q, PUMP 2* (gpm)	Q, PUMP 3* (gpm)	Q, RATED* (gpm)	Q, DEMAND (gpm)	RESULT
WWD9 + Existing Sanitary Flows at Henderson Park LS	1,400	1,455	2,795	1,751	ADEQUATE

* Lift station rated capacity of 2,795 gpm obtained from drawdown tests performed during Impact Fee Study (2023).
 ** Sanitary flows calculated to be peaked influent flows at the Henderson Park LS (1,461 gpm) plus required increase in Munz LS's pumping capacity (290 gpm).

WASTEWATER CONCLUSION: Sanitary flows are anticipated to enter the City's existing collection system at several locations as previously indicated. In general, the City has sufficient capacity to accept sanitary flows from the development with few exceptions. The study identifies that the Dixie LS, Vintage Farms LS, and Munz LS are all undersized to accept peaked sanitary flows from the development. Upsizing the capacities of these lift stations creates additional capacity issues in the sanitary collection system. WWD4 represents the required pumping capacity for an improved Dixie LS, which discharges into the existing collection system near the intersection of Muscadine Trail and Malisa Hill. The existing collection system on Muscadine Trail, Malisa Hill, and downstream of the Malisa Hill cut-de-sac is undersized to receive the increased flows from the Dixie LS. WWD8 represents all the sanitary flows from the existing and proposed development except for Vintage Farms, Phases 2 and 4. The existing collection system on Vintage Farms Way (between its intersections with Trellis Pass and Wild Vine Pass) and on Wild Vine Pass (between its intersection with Vintage Farms Way and the Vintage Farms LS site) is undersized to receive the increased flows from the proposed development and upsized Dixie LS. Upsizing the Dixie LS, Vintage Farms LS, and Munz LS is anticipated to be a significant and costly effort. One alternative that was considered as part of this study is to upsize the Dixie LS and reroute the force main along Dixie Road to its intersection with State Highway 36. The force main would then be extended northward to the intersection of State Highway 36 and West Blue Bell Road. The force main could then be tied into the existing 6-inch gravity sewer that is bored across State Highway 36 (if that gravity sewer has sufficient grade and capacity available to receive flows from the Dixie LS) or a new bore could be constructed across State Highway 36. If a bore is needed, the rerouted force main could be tied into either the existing 8-inch or 21-inch gravity sewers on West Blue Bell Road. Rerouting the force main in this manner would shift the Dixie LS's sanitary flows into the Highway 105 LS's sewershed, which has considerably larger gravity sewers that run along Little Sandy Creek and its tributaries. Design of a Highway 105 LS rehabilitation project is currently underway, which once constructed, the improved Highway 105 LS will have sufficient capacity to receive the diverted flows from the Dixie LS. If the Dixie LS's force main is rerouted in this manner, the City will have sufficient capacity to accept sanitary flows from the development with no further modification to the Vintage Farms LS, Munz LS, or the gravity sewer sections identified as being deficient when conveying the WWD4 and WWD8 sanitary flows.



HODDE & HODDE
LAND SURVEYING, INC.
Registered Professional Land Surveying
613 E. Blue Bell Road
Brenham, Texas 77833-2411

OFFICE PHONE: (979) 836-5681
FAX: (979) 836-5683
www.hoddesurveying.com
TEXAS FIRM REGISTRATION NO. 10018800

Exhibit "B"

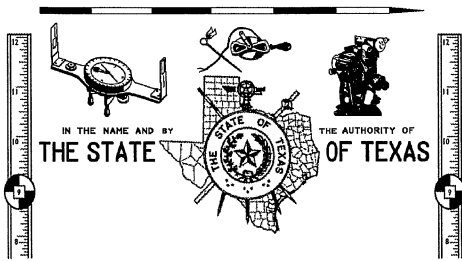
City of Brenham – 2025 Annexation Description – Section 2025-1

All that certain tract or parcel of land, lying and being situated in Washington County, Texas, part of the Philip Coe Survey, A-31, being all of a 169.42 acres tract as shown on a survey prepared by McClure & Browne Engineering/Surveying, Inc, dated January 23, 2025 and revised March 17, 2025 being part of the same land described as 219.28 acre (Tract No. 1) and 52.458 acres (Tract No. 2) in the deed from Stewart L. Brown and wife, Betty Sue Brown to James S. Brown and Melanie Ida Brown, dated July 24, 1978, as recorded in Volume 373, Page 476, in the Deed Records of Washington County, Texas, and being part of the same land described as 90.000 acres in the deed from Stewart L. Brown to James Stewart Brown, Mark Edward Brown and Melanie Ida Brown, dated January 1, 1979, as recorded in Volume 375, Page 333, in the Deed Records of Washington County, Texas, and being described as follows:

BEGINNING at a 1/2 inch iron rod found for a North corner hereof and of said original tract called 219.28 acres and of said 169.42 acres tract, being an interior corner of the Dwayne Ray McGee, et ux tract called 12.866 acres, as recorded in Volume 1765, Page 518, in the Official Records of Washington County, Texas, being the West corner of a 0.778 acre tract surveyed by McClure & Browne Engineering/Surveying, Inc, dated January 25, 2025 out of said McGee tract called 12.866 acres;

THENCE in a Southeasterly direction, being along a Southwest line of said McGee tract called 12.866 acres, being along the Southwest line of said 0.778 acre tract, being along a portion of a Northeast line of said original tract called 219.28 acres for a Northeast line hereof and of said original tract called 90.000 acres and of said 169.42 acres tract to a 1/2 inch iron rod found for an exterior corner hereof and of original tract called 90.000 acres, being a South corner of said McGee tract called 12.866 acres, and being the South corner of said 0.778 acre tract, also being a West corner of the Ranier & Son Development Company, LLC tract called 8.704 acres, as recorded in Instrument Number 2024-6101, in said Official Records of Washington County, Texas and of the City of Brenham Annexation (Ordinance Number O-20-012) called 52.428 acres, as recorded in Volume 1732, Page 94, in said Official Records of Washington County, Texas;

THENCE in a Southerly direction, being along a West line of said Ranier & Son Development Company, LLC tract called 8.704 acres and of said City of Brenham Annexation (Ordinance Number O-20-012) for an East line hereof and of said original tract called 90.000 acres and of said 169.42 acres tract to an exterior corner hereof and of said original tract called 90.000 acres and of said 169.42 acres tract, being a Southwest corner of said Ranier & Son Development Company, LLC tract called 8.704 acres, being a Northwest corner of the Ranier & Son Development Company, LLC tract called 24.872 acres, as recorded in Instrument Number 2024-4786, in said Official Records of Washington County, Texas, being an interior corner of said City of Brenham Annexation (Ordinance Number O-20-012);



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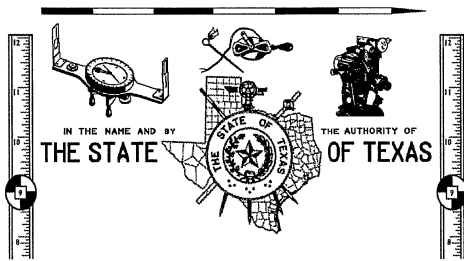
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THENCE in a Southwesterly direction, being along the Northwest line of said Ranier & Son Development Company, LLC tract called 24.872 acres, being along the Northwest line of said City of Brenham Annexation (Ordinance Number O-20-012) for a Southeast line hereof and of said original tract called 90.000 acres and of said 169.42 acres tract to an exterior corner of said Ranier & Son Development Company, LLC tract called 24.872 acres and of said City of Brenham Annexation (Ordinance Number O-20-012), being an interior corner hereof and of said original tract called 90.000 acres and of said 169.42 acres tract;

THENCE in a Southerly direction, being along a West line of said Ranier & Son Development Company, LLC tract called 24.872 acres and of said City of Brenham Annexation (Ordinance Number O-20-012), being along the West line of Vintage Farms Subdivision, Phase III, a map or plat being of record in Plat Cabinet File Slide Numbers 763B and 764A, in the Plat Records of Washington County, Texas, being along West lines of Vintage Farms Townhomes Subdivision, a map or plat bang of record in Plat Cabinet File Slide Numbers 794B, 795A and 795B, in said Plat Records of Washington County, Texas, and being along a portion of a West line of Remainder of Reserve "F" (called 12.019 acres) of Vintage Farms Subdivision, Phase II, a map or plat being of record in Plat Cabinet File Slide Numbers 729A, 729B, 730A and 730B, in said Plat Records of Washington County, Texas, also being along West lines of the City of Brenham Annexation (Ordinance Number O-17-003) called 86.664 acres, as recorded in Volume 1580, Page 705, in said Official Records of Washington County, Texas for East lines hereof and of said original tract called 90.000 acres and of said 169.42 acres tract to the Northeast corner of the Sandra Roberts tract called 1.718 acres, as recorded in Volume 1465, Page 7, in said Official Records of Washington County, Texas, being on a West line of said Remainder of Reserve "F" (called 12.019 acres) of said Vintage Farms Subdivision, Phase II for a Southeast corner hereof and of said original tract called 90.000 acres and of said 169.42 acres tract;

THENCE in a Westerly direction, being along the North line of said Roberts tract called 1.718 acres, being along the North line of the Tyler Engeling tract called 1.217 acres, as recorded in Volume 1345, Page 821, in said Official Records of Washington County, Texas for South lines hereof and of said original tract called 90.000 acres and of said 169.42 acres tract to the Northwest corner of said Engeling tract called 1.217 acres for an interior corner hereof and of said original tract called 90.000 acres and of said 169.42 acres tract;

THENCE in a Southerly direction, being along the West line of said Engeling tract called 1.217 acres for an East line hereof and of said original tract called 90.000 acres and of said 169.42 acres tract to a 1/2 inch iron rod found on a North margin of Sunset Road for the Southwest corner of said Engeling tract called 1.217 acres, being a Southeast corner hereof and of said original tract called 90.000 acres and of said 169.42 acres tract;



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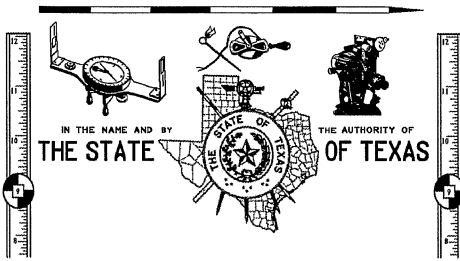
THENCE in a Westerly direction, being along a portion of a North margin of said Sunset Road, being along a portion of a South line of said original tract called 90.000 acres for a South line hereof and of said 169.42 acres tract to a Southwest corner hereof and of said 169.42 acres tract, being on a North margin of said Sunset Road, being on a South line of said original tract called 90.000 acres;

THENCE in a Northerly and Westerly direction, severing said original tract called 90.000 acres, severing the residue of said original tract called 219.28 acres and severing said original tract called 52.458 acres, being along West and South lines hereof and of said 169.42 acres tract to the center of Little Sandy Creek, being on a West line of said original tract called 52.458 acres, being on an East line of the Donald L. Boecker, et ux residue of original tract called 61.06 acres, as recorded in Volume 361, Page 499, in said Deed Records of Washington County, Texas for a Southwest corner hereof and of said 169.42 acres tract;

THENCE in along the center of said Little Sandy Creek with its meanders for Western lines hereof and of said original tracts called 52.458 acres and 219.28 acres and being along Western lines of said 169.42 acres tract, being along Eastern lines of said Boecker residue of original tract called 61.06 acres, being along Eastern lines of the Roland Rau, Trustee of the Roland Rau Trust tract called 10.500 acres, as recorded in Instrument Number 2024-2551, in said Official Records of Washington County, Texas, being along Eastern lines of the Roland Rau, Trustee of the Roland Rau Trust tract called 41.653 acres, as recorded in Instrument Number 2024-2550, in said Official Records of Washington County, Texas, being part of a 73.0 acres tract described in Volume 158, Page 439, in said Deed Records of Washington County, Texas, being along Eastern lines of the Donald W. Kocian, et ux tract called 9.410 acres, as recorded in Volume 796, Page 864, in said Official Records of Washington County, Texas, being along Eastern lines of the Milton Clark, et ux tract called 3.324 acres, as recorded in Volume 1817, Page 150, in said Official Records of Washington County, Texas to a West line of said McGee tract called 12.866 acres, being in the center of said Little Sandy Creek for a Northeast corner hereof and of said original tract called 219.28 acres and of said 169.42 acres tract, being a Southeast corner of said Clark tract called 3.324 acres;

THENCE in a Southerly direction, being along a portion of a West line of said McGee tract called 12.866 acres for an East line hereof and of said original tract called 219.28 acres and of said 169.42 acres tract to a Southwest corner of said McGee tract called 12.866 acres, being an interior corner hereof and of said original tract called 219.28 acres and of said 169.42 acres tract;

THENCE in an Easterly, Southeasterly and Northeasterly direction, being along South, Southwest and Southeast lines of said McGee tract called 12.866 acres for North, Northeast and Northwest lines hereof and of said original tract called 219.28 acres and of said 169.42 acres tract to the PLACE OF BEGINNING and containing 169.42 acres of land, more or less.

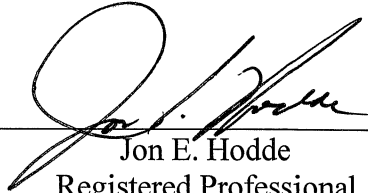


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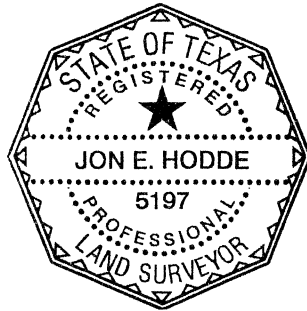
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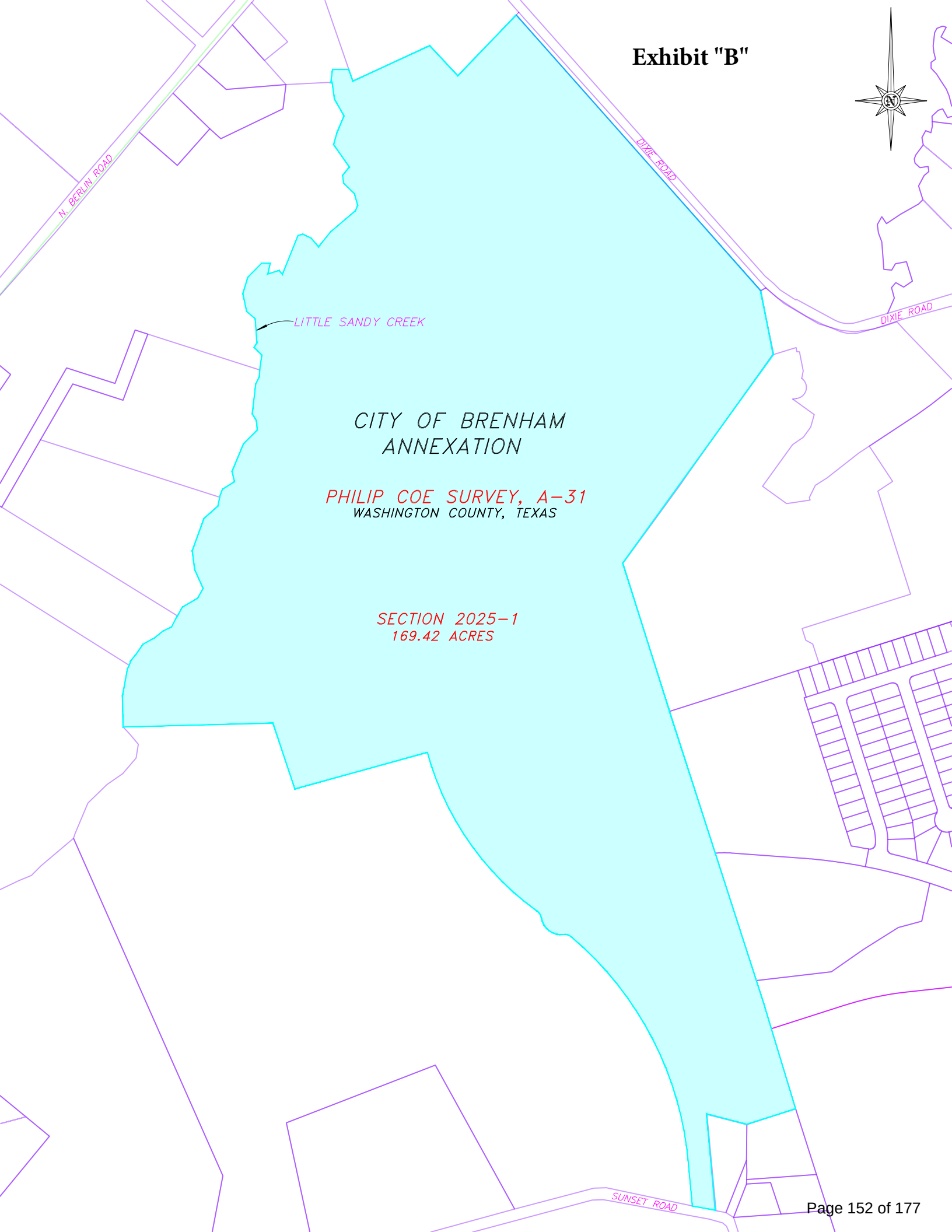
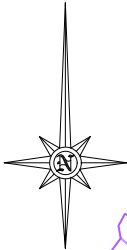
This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. Acreages stated herein are approximate.

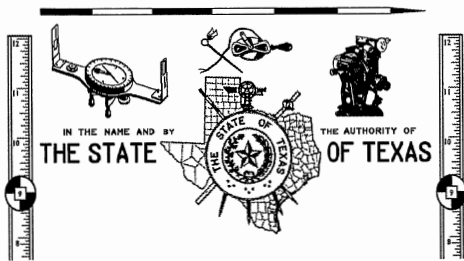
Dated this the 7th day of August 2025, A. D.



Jon E. Hodde
Registered Professional
Land Surveyor No. 5197







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Exhibit "C"

City of Brenham – 2025 Annexation Description – Section 2025-2

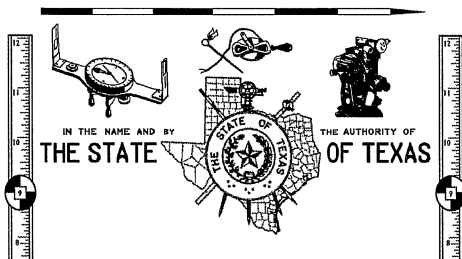
All that certain tract or parcel of land, lying and being situated in Washington County, Texas, part of the Philip Coe Survey, A-31, being all of a 0.778 acre tract as shown on a survey prepared by McClure & Browne Engineering/Surveying, Inc, dated January 25, 2025, being part of the same land described as 12.866 acre in the deed from Susan B. Love, Independent Executrix of the Estate of Joyce E. Baker, Deceased to Dwayne Ray McGee a/k/a Dwayne R. McGee and spouse, Lu Ann Gourley, dated March 4, 2021, as recorded in Volume 1765, Page 518, in the Official Records of Washington County, Texas, and being described as follows:

BEGINNING at an 8 inch cedar fence post on a Southwest margin of Dixie Road for the East corner hereof and of said original tract called 12.866 acres and of said 0.778 acre tract, being the North corner of the Ranier & Son Development Company, LLC tract called 8.704 acres, as recorded in Instrument Number 2024-6101, in said Official Records of Washington County, Texas, being the North corner of the City of Brenham Annexation (Ordinance Number O-20-012) called 52.428 acres, as recorded in Volume 1732, Page 94, in said Official Records of Washington County, Texas;

THENCE in a Southwesterly direction for a Southeast line of said original tract called 12.866 acres, being along the Southeast line hereof and of said of said 0.778 acre tract, being along a Northwest line of said Ranier & Son Development Company, LLC tract called 8.704 acres and of said City of Brenham Annexation (Ordinance Number O-20-012) to a 1/2 inch iron rod found for a South corner of said original tract called 12.866 acres, being the South corner hereof and of said 0.778 acre tract, being a West corner of said Ranier & Son Development Company, LLC tract called 8.704 acres and of said City of Brenham Annexation (Ordinance Number O-20-012), also being an exterior corner of the James Stewart Brown, et al tract called 90.000 acres, as recorded in Volume 375, Page 333, in the Deed Records of Washington County, Texas;

THENCE in a Northwesterly direction for a Southwest line of said original tract called 12.866 acres, being along the Southwest line hereof and of said 0.778 acre tract, being along a Northeast line of said Brown tract called 90.000 acres, and being along a Northeast line of the James Stewart Brown and Melanie Ida Brown residue of original tract called 219.28 acres, as recorded in Volume 373, Page 476, in said Deed Records of Washington County, Texas to a 1/2 inch iron rod found for an interior corner of said original tract called 12.866 acres, being the West corner hereof and of said 0.778 acre tract, being a North corner of said Brown residue of original tract called 219.28 acres;

THENCE in a Northeasterly direction severing said original tract called 12.866 acres with the Northwest line hereof and of said 0.778 acre tract to an 8 inch fence post on a Southwest margin of Dixie Road, being on a Northeast line of said original tract called 12.866 acres for the North corner hereof and of said 0.778 acre tract;



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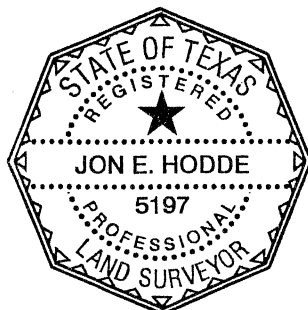
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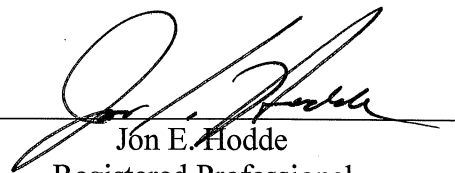
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THENCE in a Southeasterly direction, being along a portion of a Southwest margin of said Dixie Road, being along a portion of a Northeast line of said original tract called 12.866 acres for the Northeast line hereof and of said 0.778 acre tract to the PLACE OF BEGINNING and containing 0.778 acre of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. Acreages stated herein are approximate.

Dated this the 7th day of August, 2025, A. D.




Jon E. Hodde
Registered Professional
Land Surveyor No. 5197

CITY OF BRENHAM
ANNEXATION

PHILIP COE SURVEY, A-31
WASHINGTON COUNTY, TEXAS

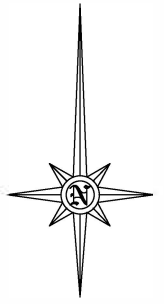


Exhibit "C"

DWAYNE RAY MCGEE, ET UX
CALLED 12.866 ACRES
VOL. 1765, PAGE 518
(ORWCT)

MICHAEL H. HOPKINS, JR.
AND KATHERINE E. HOPKINS
CALLED 97.6 ACRES
VOL. 1745, PAGE 378
(ORWCT)

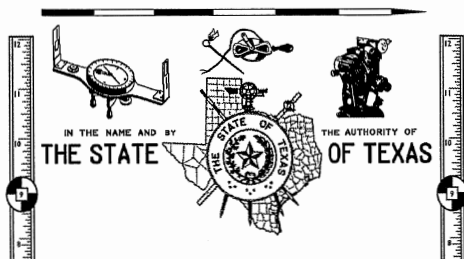
SECTION 2025-3
1.6± ACRES

SECTION 2025-2
0.778 ACRE

DIXIE ROAD

JAMES STEWART BROWN
AND MELANIE IDA BROWN
RESIDUE OF ORIGINAL TRACT
CALLED 219.28 ACRES
VOL. 373, PAGE 476
(DRWCT)

RANIER & SON
DEVELOPMENT COMPANY, LLC
CALLED 8.704 ACRES
INSTRUMENT NO. 2024-6101
(ORWCT)



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TEXAS FIRM REGISTRATION NO. 10018800

Exhibit "D"

City of Brenham – 2025 Annexation Description – Section 2025-3

All that certain tract or parcel of land, lying and being situated in Washington County, Texas, part of the Philip Coe Survey, A-31, being a portion of Dixie Road, and being described as follows:

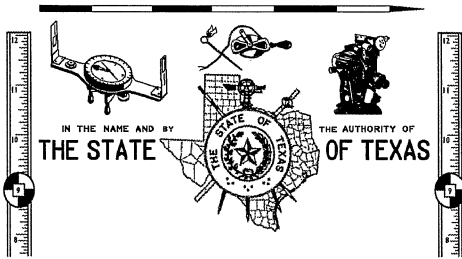
BEGINNING at an 8 inch cedar fence post on a Southwest margin of said Dixie Road for the North corner of the Ranier & Son Development Company, LLC tract called 8.704 acres, as recorded in Instrument Number 2024-6101, in the Official Records of Washington County, Texas, being the North corner of the City of Brenham Annexation (Ordinance Number O-20-012) called 52.428 acres, as recorded in Volume 1732, Page 94, in said Official Records of Washington County, Texas, being the East corner of the Dwayne Ray McGee, et ux tract called 12.866 acres, as recorded in Volume 1765, Page 518, in said Official Records of Washington County, Texas, and being the South corner hereof, also being the East of a 0.778 acre tract surveyed by McClure & Browne Engineering/Surveying, Inc, dated January 25, 2025 out of the McGee tract called 12.866 acres;

THENCE in a Northwesterly direction, being along a portion of a Northeast line of said McGee tract called 12.866 acres, being along a portion of a Southwest margin of Dixie Road for the Southwest line hereof, being along the Northeast line of said 0.778 acre tract to an 8 inch fence post on a Southwest margin of said Dixie Road, being on a Northeast line of said McGee tract called 12.866 acres for the North corner of said 0.778 acre tract, being the West corner hereof;

THENCE in a Northeasterly direction, crossing said Dixie Road, being a projection of the Northwest line of said 0.778 acre tract for the Northwest line hereof to the North corner hereof, being on a Northeast margin of said Dixie Road, being on a Southwest line of the Michael H. Hopkins, Jr. and Katherine E. Hopkins tract called 97.6 acres, as recorded in Volume 1745, Page 378, in said Official Records of Washington County, Texas;

THENCE in a Southeasterly direction, being along Northeast margins of said Dixie Road, being along Southwest lines of said Hopkins tract called 97.6 acres for Northeast lines hereof to the East corner hereof, being on a Northeast margin of said Dixie Road, being on a Southwest line of said Hopkins tract called 97.6 acres;

THENCE in a Southwesterly direction, crossing said Dixie Road for the Southeast line hereof, being a projection of a Southeast line of said McGee tract called 12.866 acres and of the Southeast line of said 0.778 acre tract to the PLACE OF BEGINNING and containing approximately 1.6 acres of land, more or less.

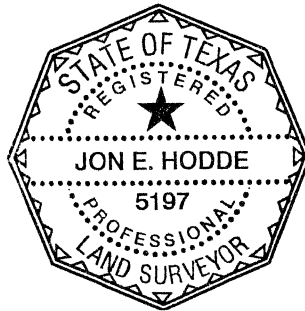


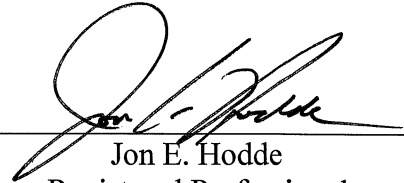
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Dated this the 7th day of August, 2025, A. D.





Jon E. Hodde
Registered Professional
Land Surveyor No. 5197

CITY OF BRENHAM
ANNEXATION

PHILIP COE SURVEY, A-31
WASHINGTON COUNTY, TEXAS

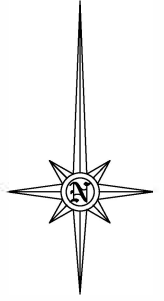


Exhibit "D"

DWAYNE RAY MCGEE, ET UX
CALLED 12.866 ACRES
VOL. 1765, PAGE 518
(ORWCT)

MICHAEL H. HOPKINS, JR.
AND KATHERINE E. HOPKINS
CALLED 97.6 ACRES
VOL. 1745, PAGE 378
(ORWCT)

SECTION 2025-3
1.6± ACRES

SECTION 2025-2
0.778 ACRE

DIXIE ROAD

JAMES STEWART BROWN
AND MELANIE IDA BROWN
RESIDUE OF ORIGINAL TRACT
CALLED 219.28 ACRES
VOL. 373, PAGE 476
(DRWCT)

RANIER & SON
DEVELOPMENT COMPANY, LLC
CALLED 8.704 ACRES
INSTRUMENT NO. 2024-6101
(ORWCT)



City Council Regular Meeting **AGENDA ITEM 17**

Agenda Item: Discuss and Possibly Act Upon an Ordinance on It's First Reading Amending 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, and Approximately 0.778 Acres of Land, Located South and West of Dixie Road, Said 169.42 Acre Tract and 0.778 Acre Tract Being More Particularly Described in the PDD Rezoning Ordinance (Case No. REZONE-25-0002)

Meeting Date: September 4, 2025

Department: Development Services

Staff Contact: Stephanie Doland, Director of Development Services
Shauna Laauwe, City Planner

SUMMARY STATEMENT:

This is a companion item to the Public Hearing of Agenda Item #9 and is the First Reading of an Ordinance to assign a zoning classification of Planned Development District (PDD) for the development of a proposed single-family, townhome, and multifamily home subdivision on approximately 169.42 acres of land generally located south and west of Dixie Road and north of Sunset Road. The property includes 168 acres currently owned by 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 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 are 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.

On Monday, August 25, 2025, after conducting a Public Hearing and much deliberation, the Planning and Zoning Commission unanimously voted (7-0) for approval of a recommendation to City Council to accept staff's recommendation for approval of the planned development district zoning classification as presented with the exception that there be a 100-foot buffer between the single-family residential in Vintage Farms, Phase IV and the proposed multifamily with the first 20% (20-feet) of the buffer yard being restricted to screening, trees and landscaping. Parking would be allowed in the remainder of the buffer yard.

ATTACHMENTS:

1. PDD Ordinance for 1st Reading

RECOMMENDATION:

Approve an Ordinance on it's first reading amending 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, and approximately 0.778 acres of land, located south and west of Dixie Road, said 169.42 acre tract and 0.778 acre tract being more particularly described in the PDD rezoning ordinance (Case No. REZONE-25-0002).

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL 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 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 NO. 1 AND THE CALLED 52.458 ACRE TRACT NO. 2 DESCRIBED IN THE DEED RECORDED IN VOLUME 373, PAGE 476, AND THE CALLED 90.00 ACRE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 375, PAGE 333 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND APPROXIMATELY 0.778 ACRES OF LAND, LOCATED SOUTH AND WEST OF DIXIE ROAD, BEING FURTHER DESCRIBED AS PART OF THE CALLED 12.866 ACRE TRACT DESCRIBED IN THE DEED 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.

WHEREAS, the owners of the 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 No. 1 and the called 52.458 acre Tract No. 2 described in the deed recorded in Volume 373, Page 476, and the called 90.00 acre tract described in the deed recorded in Volume 375, Page 333 of the Official Records of Washington County, Texas, and approximately 0.778 acres of land, located south and west of Dixie Road, being further described as part of the called 12.866 acre tract described in the deed 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, (the "Property"), have requested that the Property be annexed into the City of Brenham ("City") 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 mixed-use 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 zone the Property as Planned Development District upon annexation into the City of Brenham; and

WHEREAS, the Planning & Zoning Commission recommended on August 25, 2025 that City Council grant such request to assign the Property as a Planned Development District upon annexation into the 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 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 No. 1 and the called 52.458 acre Tract No. 2 described in the deed recorded in Volume 373, Page 476, and the called 90.00 acre tract described in the deed recorded in Volume 375, Page 333 of the Official Records of Washington County, Texas, and approximately 0.778 acres of land, located south and west of Dixie Road, being further described as part of the called 12.866 acre tract described in the deed 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, said area of land being further depicted and described in Exhibits “A” and “B” attached hereto and incorporated herein for all purposes.

SECTION I.

PURPOSE AND INTENT. This Planned Development District (PDD), which will contain an additional eight (8) phases of the Vintage Farms subdivision, 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 PDD 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 PDD 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 C) 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 Subsection J 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 D because the exact location and design shall be determined by the final design.
 - c. As shown on Exhibit D, 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 Farms 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, 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 shown on 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 B) 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 PDD includes four (4) different single-family dwelling products. Dwellings located in Planning Areas 1 and 2 (Exhibit C) 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 C) 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 C 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 C.
 - 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.
- B. 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.
- C. 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.

D. 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) of the City of Brenham Code of Ordinances.
- b. Townhomes as specified in Planning Area 4 shall be permitted use within Planning Area 5.
- c. Multifamily dwellings on sites less than two (2) acres shall be a permitted use.
- d. 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.
- e. Maximum height.
 - i. No building shall ~~exceed two (2) stories in height~~ be constructed 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.
 - ii. 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.
- f. 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.
- g. The following shall not be permitted within the R-2 Mixed Residential area within the Planned Development District:
 - i. Single Family Detached Units;
 - ii. Cluster housing in accordance with cluster housing development provisions of the Subdivision Ordinance of the City of Brenham;
 - iii. Group residential uses as provided by state law, such as “family homes,” “community homes,” or “group homes;”
 - iv. Accessory Dwelling Units;
 - v. Two-family dwellings or duplexes;
 - vi. Twin homes;

- vii. Mobile homes or manufactured homes;
- viii. Zero lot line housing development, in accordance with zero lot line development provisions of the Subdivision Ordinance of the City of Brenham; or
- ix. 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.

SECTION IV.

All provisions of any ordinance, resolution or other action of the City in conflict with this Ordinance are hereby repealed to the extent they are in conflict. Any remaining portions of said ordinances, resolutions or other actions shall remain in full force and effect.

SECTION V.

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.

SECTION VI.

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

PASSED and APPROVED on its first reading this the ____ day of _____, 2025.

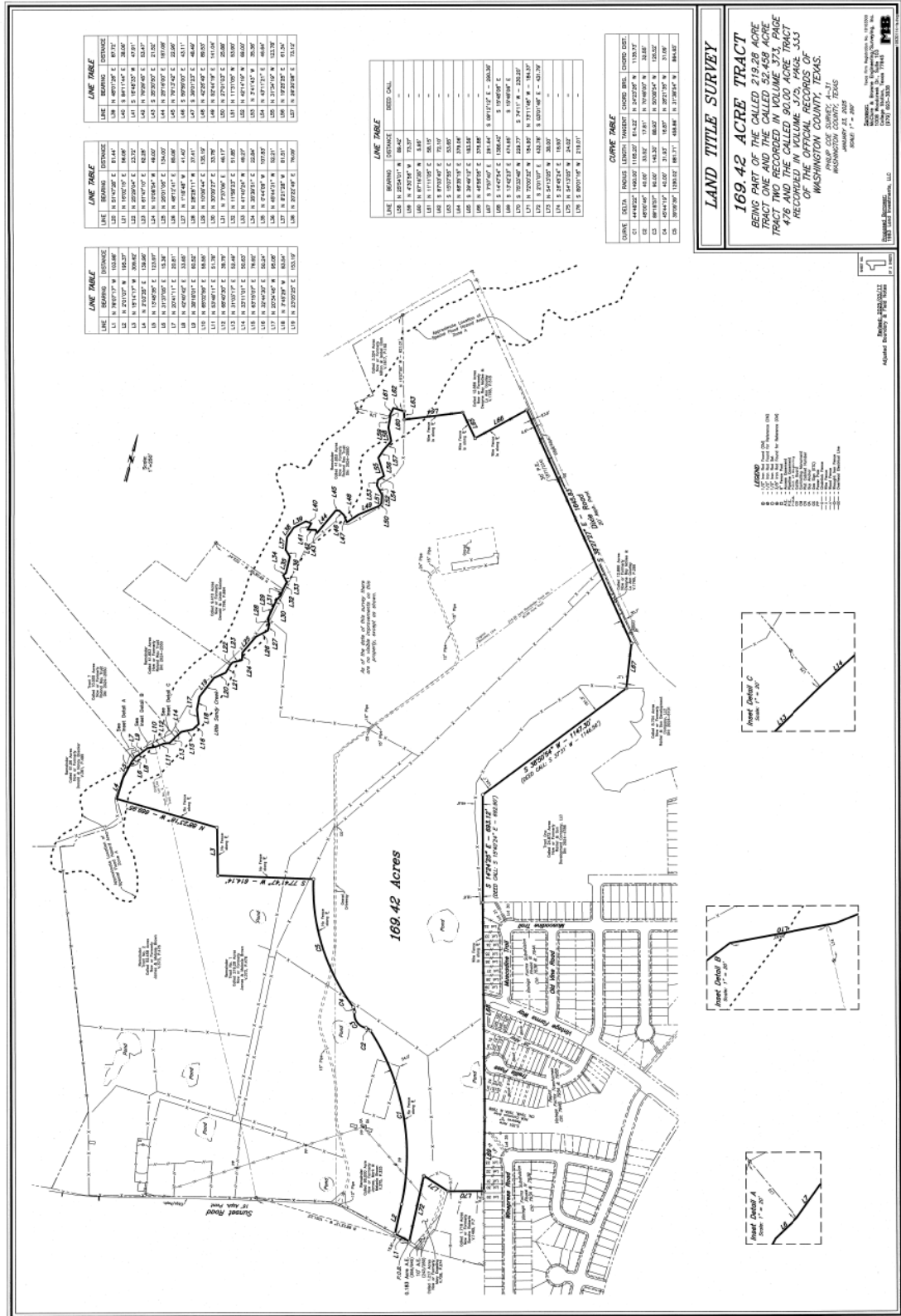
PASSED and APPROVED on its first reading this the ____ day of _____, 2025.

Atwood C. Kenjura
Mayor

ATTEST:

Jeana Bellinger, TRMC, CMC
City Secretary

EXHIBIT A – 169.42- Acre Tract Survey and Description



1) Being part of the coded 250.28 acres Tract No. 3 described in the deed from Elmer L. Brown and wife, Betty Sue Brown to James S. Brown and Melinda Jo Brown recorded in Volume 273, Page 476 of the Washington County, Texas Public Records, District No. 35, in Hawkins, Washington County, Texas and being a total of 162.44 acres of land consisting of the being of that certain tract or parcel of land lying and being situated in the PHILIP CDE SURVEY, District No. 35, in Hawkins, Washington County, Texas and being a total of 162.44 acres of land consisting of the following three (3) individual tracts:

- [illegible]

[illegible]

19	19	for a distance of 12.15 feet to an upole point.
20	20	for a distance of 12.15 feet to an upole point.
21	21	for a distance of 14.55 feet to an upole point.
22	22	for a distance of 14.55 feet to an upole point.
23	23	for a distance of 14.55 feet to an upole point.
24	24	for a distance of 14.55 feet to an upole point.
25	25	for a distance of 14.55 feet to an upole point.
26	26	for a distance of 12.15 feet to an upole point.
27	27	for a distance of 12.15 feet to an upole point.

Table 1. The 3000 'best' total distances that occurred in Experiment 1.

Index	Distance	Index	Distance	Index	Distance
1	10.0	101	10.0	201	10.0
2	10.0	102	10.0	202	10.0
3	10.0	103	10.0	203	10.0
4	10.0	104	10.0	204	10.0
5	10.0	105	10.0	205	10.0
6	10.0	106	10.0	206	10.0
7	10.0	107	10.0	207	10.0
8	10.0	108	10.0	208	10.0
9	10.0	109	10.0	209	10.0
10	10.0	110	10.0	210	10.0
11	10.0	111	10.0	211	10.0
12	10.0	112	10.0	212	10.0
13	10.0	113	10.0	213	10.0
14	10.0	114	10.0	214	10.0
15	10.0	115	10.0	215	10.0
16	10.0	116	10.0	216	10.0
17	10.0	117	10.0	217	10.0
18	10.0	118	10.0	218	10.0
19	10.0	119	10.0	219	10.0
20	10.0	120	10.0	220	10.0
21	10.0	121	10.0	221	10.0
22	10.0	122	10.0	222	10.0
23	10.0	123	10.0	223	10.0
24	10.0	124	10.0	224	10.0
25	10.0	125	10.0	225	10.0
26	10.0	126	10.0	226	10.0
27	10.0	127	10.0	227	10.0
28	10.0	128	10.0	228	10.0
29	10.0	129	10.0	229	10.0
30	10.0	130	10.0	230	10.0
31	10.0	131	10.0	231	10.0
32	10.0	132	10.0	232	10.0
33	10.0	133	10.0	233	10.0
34	10.0	134	10.0	234	10.0
35	10.0	135	10.0	235	10.0
36	10.0	136	10.0	236	10.0
37	10.0	137	10.0	237	10.0
38	10.0	138	10.0	238	10.0
39	10.0	139	10.0	239	10.0
40	10.0	140	10.0	240	10.0
41	10.0	141	10.0	241	10.0
42	10.0	142	10.0	242	10.0
43	10.0	143	10.0	243	10.0
44	10.0	144	10.0	244	10.0
45	10.0	145	10.0	245	10.0
46	10.0	146	10.0	246	10.0
47	10.0	147	10.0	247	10.0
48	10.0	148	10.0	248	10.0
49	10.0	149	10.0	249	10.0
50	10.0	150	10.0	250	10.0
51	10.0	151	10.0	251	10.0
52	10.0	152	10.0	252	10.0
53	10.0	153	10.0	253	10.0
54	10.0	154	10.0	254	10.0
55	10.0	155	10.0	255	10.0
56	10.0	156	10.0	256	10.0
57	10.0	157	10.0	257	10.0
58	10.0	158	10.0	258	10.0
59	10.0	159	10.0	259	10.0
60	10.0	160	10.0	260	10.0
61	10.0	161	10.0	261	10.0
62	10.0	162	10.0	262	10.0
63	10.0	163	10.0	263	10.0
64	10.0	164	10.0	264	10.0
65	10.0	165	10.0	265	10.0
66	10.0	166	10.0	266	10.0
67	10.0	167	10.0	267	10.0
68	10.0	168	10.0	268	10.0
69	10.0	169	10.0	269	10.0
70	10.0	170	10.0	270	10.0
71	10.0	171	10.0	271	10.0
72	10.0	172	10.0	272	10.0
73	10.0	173	10.0	273	10.0

[illegible][illegible][illegible][illegible][illegible][illegible][illegible]

Key: 1 = 1st, 2 = 2nd, 3 = 3rd, 4 = 4th, 5 = 5th, 6 = 6th, 7 = 7th, 8 = 8th, 9 = 9th, 10 = 10th, 11 = 11th, 12 = 12th, 13 = 13th, 14 = 14th, 15 = 15th, 16 = 16th, 17 = 17th, 18 = 18th, 19 = 19th, 20 = 20th, 21 = 21st, 22 = 22nd, 23 = 23rd, 24 = 24th, 25 = 25th, 26 = 26th, 27 = 27th, 28 = 28th, 29 = 29th, 30 = 30th, 31 = 31st, 32 = 32nd, 33 = 33rd, 34 = 34th, 35 = 35th, 36 = 36th, 37 = 37th, 38 = 38th, 39 = 39th, 40 = 40th, 41 = 41st, 42 = 42nd, 43 = 43rd, 44 = 44th, 45 = 45th, 46 = 46th, 47 = 47th, 48 = 48th, 49 = 49th, 50 = 50th, 51 = 51st, 52 = 52nd, 53 = 53rd, 54 = 54th, 55 = 55th, 56 = 56th, 57 = 57th, 58 = 58th, 59 = 59th, 60 = 60th, 61 = 61st, 62 = 62nd, 63 = 63rd, 64 = 64th, 65 = 65th, 66 = 66th, 67 = 67th, 68 = 68th, 69 = 69th, 70 = 70th, 71 = 71st, 72 = 72nd, 73 = 73rd, 74 = 74th, 75 = 75th, 76 = 76th, 77 = 77th, 78 = 78th, 79 = 79th, 80 = 80th, 81 = 81st, 82 = 82nd, 83 = 83rd, 84 = 84th, 85 = 85th, 86 = 86th, 87 = 87th, 88 = 88th, 89 = 89th, 90 = 90th, 91 = 91st, 92 = 92nd, 93 = 93rd, 94 = 94th, 95 = 95th, 96 = 96th, 97 = 97th, 98 = 98th, 99 = 99th, 100 = 100th, 101 = 101st, 102 = 102nd, 103 = 103rd, 104 = 104th, 105 = 105th, 106 = 106th, 107 = 107th, 108 = 108th, 109 = 109th, 110 = 110th, 111 = 111th, 112 = 112th, 113 = 113th, 114 = 114th, 115 = 115th, 116 = 116th, 117 = 117th, 118 = 118th, 119 = 119th, 120 = 120th, 121 = 121st, 122 = 122nd, 123 = 123rd, 124 = 124th, 125 = 125th, 126 = 126th, 127 = 127th, 128 = 128th, 129 = 129th, 130 = 130th, 131 = 131st, 132 = 132nd, 133 = 133rd, 134 = 134th, 135 = 135th, 136 = 136th, 137 = 137th, 138 = 138th, 139 = 139th, 140 = 140th, 141 = 141st, 142 = 142nd, 143 = 143rd, 144 = 144th, 145 = 145th, 146 = 146th, 147 = 147th, 148 = 148th, 149 = 149th, 150 = 150th, 151 = 151st, 152 = 152nd, 153 = 153rd, 154 = 154th, 155 = 155th, 156 = 156th, 157 = 157th, 158 = 158th, 159 = 159th, 160 = 160th, 161 = 161st, 162 = 162nd, 163 = 163rd, 164 = 164th, 165 = 165th, 166 = 166th, 167 = 167th, 168 = 168th, 169 = 169th, 170 = 170th, 171 = 171st, 172 = 172nd, 173 = 173rd, 174 = 174th, 175 = 175th, 176 = 176th, 177 = 177th, 178 = 178th, 179 = 179th, 180 = 180th, 181 = 181st, 182 = 182nd, 183 = 183rd, 184 = 184th, 185 = 185th, 186 = 186th, 187 = 187th, 188 = 188th, 189 = 189th, 190 = 190th, 191 = 191st, 192 = 192nd, 193 = 193rd, 194 = 194th, 195 = 195th, 196 = 196th, 197 = 197th, 198 = 198th, 199 = 199th, 200 = 200th, 201 = 201st, 202 = 202nd, 203 = 203rd, 204 = 204th, 205 = 205th, 206 = 206th, 207 = 207th, 208 = 208th, 209 = 209th, 210 = 210th, 211 = 211st, 212 = 212nd, 213 = 213rd, 214 = 214th, 215 = 215th, 216 = 216th, 217 = 217th, 218 = 218th, 219 = 219th, 220 = 220th, 221 = 221st, 222 = 222nd, 223 = 223rd, 224 = 224th, 225 = 225th, 226 = 226th, 227 = 227th, 228 = 228th, 229 = 229th, 230 = 230th, 231 = 231st, 232 = 232nd, 233 = 233rd, 234 = 234th, 235 = 235th, 236 = 236th, 237 = 237th, 238 = 238th, 239 = 239th, 240 = 240th, 241 = 241st, 242 = 242nd, 243 = 243rd, 244 = 244th, 245 = 245th, 246 = 246th, 247 = 247th, 248 = 248th, 249 = 249th, 250 = 250th, 251 = 251st, 252 = 252nd, 253 = 253rd, 254 = 254th, 255 = 255th, 256 = 256th, 257 = 257th, 258 = 258th, 259 = 259th, 260 = 260th, 261 = 261st, 262 = 262nd, 263 = 263rd, 264 = 264th, 265 = 265th, 266 = 266th, 267 = 267th, 268 = 268th, 269 = 269th, 270 = 270th, 271 = 271st, 272 = 272nd, 273 = 273rd, 274 = 274th, 275 = 275th, 276 = 276th, 277 = 277th, 278 = 278th, 279 = 279th, 280 = 280th, 281 = 281st, 282 = 282nd, 283 = 283rd, 284 = 284th, 285 = 285th, 286 = 286th, 287 = 287th, 288 = 288th, 289 = 289th, 290 = 290th, 291 = 291st, 292 = 292nd, 293 = 293rd, 294 = 294th, 295 = 295th, 296 = 296th, 297 = 297th, 298 = 298th, 299 = 299th, 300 = 300th, 301 = 301st, 302 = 302nd, 303 = 303rd, 304 = 304th, 305 = 305th, 306 = 306th, 307 = 307th, 308 = 308th, 309 = 309th, 310 = 310th, 311 = 311st, 312 = 312nd, 313 = 313rd, 314 = 314th, 315 = 315th, 316 = 316th, 317 = 317th, 318 = 318th, 319 = 319th, 320 = 320th, 321 = 321st, 322 = 322nd, 323 = 323rd, 324 = 324th, 325 = 325th, 326 = 326th, 327 = 327th, 328 = 328th, 329 = 329th, 330 = 330th, 331 = 331st, 332 = 332nd, 333 = 333rd, 334 = 334th, 335 = 335th, 336 = 336th, 337 = 337th, 338 = 338th, 339 = 339th, 340 = 340th, 341 = 341st, 342 = 342nd, 343 = 343rd, 344 = 344th, 345 = 345th, 346 = 346th, 347 = 347th, 348 = 348th, 349 = 349th, 350 = 350th, 351 = 351st, 352 = 352nd, 353 = 353rd, 354 = 354th, 355 = 355th, 356 = 356th, 357 = 357th, 358 = 358th, 359 = 359th, 360 = 360th, 361 = 361st, 362 = 362nd, 363 = 363rd, 364 = 364th, 365 = 365th, 366 = 366th, 367 = 367th, 368 = 368th, 369 = 369th, 370 = 370th, 371 = 371st, 372 = 372nd, 373 = 373rd, 374 = 374th, 375 = 375th, 376 = 376th, 377 = 377th, 378 = 378th, 379 = 379th, 380 = 380th, 381 = 381st, 382 = 382nd, 383 = 383rd, 384 = 384th, 385 = 385th, 386 = 386th, 387 = 387th, 388 = 388th, 389 = 389th, 390 = 390th, 391 = 391st, 392 = 3

1. **Gudy Kozluch**, Registered Professional Land Surveyor No. 7054, State of Texas, hereby certifies that this survey was made on the ground on January 21, 2002, and that the mode on the ground correctly represents the facts stated in this survey and that the professional service conforms to the surveying rules and regulations of the State of Texas and the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

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LAND TITLE SURVEY

169.42 ACRE TRACT
BEING PART OF THE CALLED 219.28 ACRE TRACT ONE AND THE CALLED 32.453 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.
PHILIP CODE SURVEY, 4-31
WASHINGTON COUNTY, TEXAS

PHILIP C. COE
JANUARY 23, 2005
SCALE: 1" = 250'

Source:
McQuay & Breese Engineering/Seawing, Inc.
1008 Woodmont Dr., Suite 103
College Station, Texas 77840
(937) 693-3616

MB

LLC

SHEET NO. **2** OF 1 SHEET
 Revision: 0000.001.112
 Adjusted Boundary & Field Notes

FIELD NOTES
0.778 ACRES

Being all that certain tract or parcel of land lying and being situated in the PHILIP COE SURVEY, Abstract No. 31, in Brenham, Washington County, Texas and being part of the called 12.866 acre tract described in the deed from Susan B. Love, Independent Executrix of the Estate of Joyce E. Baker to Dwayne Ray McGee a/k/a Dwayne R. McGee and spouse, Lu Ann Gourley recorded in Volume 1765, Page 518 of the Official Records of Washington County, Texas (O.R.W.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the west corner of this herein described tract, said iron rod also marking a corner of the called 12.866 acre McGee and Gourley tract and the north corner of the called 219.28 acre James S. Brown and Melanie Ida Brown remainder Tract No. 1 recorded in Volume 373, Page 476 of the Deed Records of Washington County, Texas (D.R.W.C.), from whence a found 6-inch fence post marking a corner of the called 12.866 acre McGee and Gourley tract bears S 46° 56' 05" W at a distance of 376.88 feet for reference;

THENCE: N 46° 56' 05" E into and through the called 12.866 acre McGee and Gourley tract for a distance of 15.65 feet to a 1/2-inch iron rod set for the north corner of this tract, said iron rod also being in the southwest margin of Dixie Road;

THENCE: along the southwest margin of said Dixie Road for the following two (2) calls:

- 1) S 38° 24' 01" E (DEED CALL: S 41° 35' 25" E) for a distance of 1.41 feet to a found 8-inch fence post marking an angle point of this tract, and
- 2) S 38° 48' 08" E (DEED CALL: S 41° 59' 19" E – 1,650.95') for a distance of 1,651.13 feet to a found 8-inch fence post marking the common east corner of this herein described tract and the called 12.866 acre McGee and Gourley tract, said fence post also marking the north corner of the called 8.704 acre Ranier & Son Development Company, LLC tract recorded in Document No. 2024-6101 (O.R.W.C.);

THENCE: S 63° 32' 27" W (DEED CALL: S 58° 16' 29" W – 25.91') along the common line of this tract and the called 8.704 acre Ranier & Son Development Company, LLC tract for a distance of 26.10 feet to a found 6-inch fence post marking the common south corner of this tract and the called 12.866 acre McGee and Gourley tract, said fence post also marking an angle point of the called 8.704 acre Ranier & Son Development Company, LLC tract and an angle point of the called 90.000 acre James Stewart Brown, Mark Edward Brown and Melanie Ida Brown tract recorded in Volume 375, Page 333 (D.R.W.C.);

THENCE: N 38° 27' 27" W (DEED CALL: N 41° 38' 39" W – 1,646.61') along the common line of this tract, the called 90.000 acre Brown tract and the called 219.28 acre Brown remainder Tract No. 1 for a distance of 1,645.83 feet to the POINT OF BEGINNING and containing 0.778 acres of land.

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on January 25, 2025.

See survey plat on Page 1 of 2
for additional information



EXHIBIT C – Development Plan



EXHIBIT D – Parks and Trails Exhibit





City Council Regular Meeting **AGENDA ITEM 18**

Agenda Item: Discuss and Possibly Act Upon Resolution No. R-25-022 Adopting a Policy in Accordance with the Americans with Disability Act Title II and Section 504 of the Rehabilitation Act of 1973 Non-Discrimination for City of Brenham Facilities and Public Services

Meeting Date: September 4, 2025

Department: Development Services

Staff Contact: Stephanie Doland, Director of Development Services

SUMMARY STATEMENT:

The Texas Department of Transportation through the Civil Rights Division and the ADA Compliance Team have been in contact with City Staff through a series of compliance surveys. As per the requirements of the Department of Justice's Americans with Disabilities Act Title II regulations for state and local governments, the City of Brenham is required to publish a public notice of the organization's adopted non-discrimination policy, establish a formal complaint process and designate an ADA coordinator to process grievances received.

City staff continue to make steady progress in addressing the ongoing requirements of Title II. ADA Title II requirements, specific to local governments with more than 50 employees, specify that an ADA coordinator be established to review, process and address complaints related to City of Brenham services, programs, or activities. As outlined in the attached Notice, Policy, and Complaint Process, the City will generally make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all City programs and activities. The policy and complaint process outlines the process to submit a complaint and receive a response.

Staff recommends Allen Jacobs as the ADA Coordinator due to his prior Texas Accessibility Training and experience with the enforcement of ADA requirements for public buildings. Staff recommends approval of the attached draft Resolution and the corresponding Notice, Complaint Process and designation of Allen Jacobs as the ADA Coordinator.

ATTACHMENTS:

1. Resolution No. R-25-022
2. ADA Policy

RECOMMENDATION:

Approve Resolution No. R-25-022 adopting a policy in accordance with the Americans with Disability Act Title II and Section 504 of the Rehabilitation Act of 1973 Non-Discrimination for City of Brenham Facilities and Public Services.

RESOLUTION NO. R-25-022

A RESOLUTION OF THE CITY OF BRENHAM, TEXAS ADOPTING A NOTICE REGARDING THE 1990 AMERICANS WITH DISABILITIES ACT TITLE II & SECTION 504 OF THE REHABILITATION ACT OF 1976 NON-DISCRIMINATION POLICY

WHEREAS, the City of Brenham is designated a Title II local government agency under the 1990 Americans with Disabilities Act (ADA); and

WHEREAS, the ADA requires Title II agencies to designate an ADA coordinator, and to adopt and publish a non-discrimination policy that includes a formal grievance process; and

WHEREAS, the City Council of the City of Brenham desires to adopt policies and procedures that remove barriers to access of City programs, services, and activities; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRENHAM TEXAS AS FOLLOWS:

1. The City Council hereby adopts the Notice Regarding the 1990 Americans with Disabilities Act Title II & Section 504 of the Rehabilitation Act of 1976 Non-Discrimination Policy, as it may be amended in the future, attached hereto as Exhibit A.
2. The Building Official is designated as the City's ADA Coordinator. The City Manager may designate qualified alternate or additional coordinators as necessary.
3. The Mayor is authorized to execute any necessary documentation.
4. This Resolution is effective immediately upon passage.

PASSED and APPROVED on the 4th day of September 2025.

Atwood C. Kenjura
Mayor

ATTEST:

Jeana Bellinger, TRMC, CMC
City Secretary

NOTICE REGARDING THE 1990 AMERICANS WITH DISABILITIES ACT TITLE II & SECTION 504 OF THE REHABILITATION ACT OF 1973 NON-DISCRIMINATION POLICY

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (“ADA”), the City of Brenham, Texas (“City”) will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities.

Employment

The City does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under Title I of the ADA.

Effective Communication

The City will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in City programs, services, and activities, including qualified sign language interpreters, copies of documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments.

Modifications to Policies and Procedures

The City will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all City programs, services, and activities. For example, individuals with service animals are welcomed into City offices, even where pets are generally prohibited.

City Council Meetings

City Council meetings are wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building (City Hall). Accessible parking spots are located adjoining the entrance. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested three business days before the meeting by calling (979) 337-7567 for assistance.

Complaints

Complaints that programs, services, or activities of the City are not accessible to individuals with disabilities should be directed to the ADA coordinator, Alan Jacobs, at:

Phone: 979-337-7214

Email: ajacobs@cityofbrenham.org

Mail: PO Box 1059, Brenham, Texas, 77834

In person: 200 W Vulcan, Brenham, Texas, 77833

Fax: 979-337-7218

ADA Title II Complaint Process

The complaint should be submitted on the City's ADA Grievance Form. The form is available online and at City Hall. It should contain information about the alleged discrimination such as name, address, phone number of the complainant and location, date, and description of the problem. Alternative means of filing complaints, such as personal interviews or a tape recording of the complaint, will be made available for individuals with disabilities upon request.

Within fifteen (15) calendar days after receipt of the complaint, the ADA Coordinator or his designee will contact the complainant to arrange a meeting to discuss the complaint and possible resolutions. Within fifteen (15) calendar days after the meeting, the ADA Coordinator will respond in writing or, where appropriate, in a format accessible to the complainant, such as large print, Braille, or audio tape. The response will explain the position of the City and offer options for substantive resolution of the complaint.

If the response by the ADA Coordinator or his designee does not satisfactorily resolve the issue, the complainant and/or his/her designee may appeal the decision within fifteen (15) calendar days after receipt of the response to the City Manager.

Within fifteen (15) days after receipt of the appeal, the City Manager or his/her designee will contact the complainant to arrange a meeting to discuss the complaint and possible resolutions. Within fifteen (15) days after the meeting, the City Manager or his/her designee will respond in writing and, where appropriate, in a format accessible to the complainant, with a final resolution of the complaint.