

Brenham City Council Minutes

A Regular Meeting of the Brenham City Council was held on Thursday, September 4, 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
Councilmember Albert Wright

Members Absent:

None

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 Utilities Shawn Bolenbarr, Director of Water and Wastewater Jerry Saldivar, Director of Finance Stacy Hardy, Director of Public Works Dane Rau, Chief Financial Officer Julie Flagg, Director of HR and Risk Management Susan Nienstedt, Police Chief Gary Boshears, Development Services Director Stephanie Doland, Economic & Community Development Director Teresa Rosales, Shauna Laauwe, Kevin Boggus, Jason Lange, Ande Bostain, Kyle Branham, Gabriela Trejo, Marisol Urbina, Nancy Stafford, Jessica Perez, JoAnne Hynes, Kim Hodde, Chrintine Simich and Leigh Linden

Citizens/Others Present:

Stephen Grove, Melinda Fay, Peter Fay, Randy and Char Wilson, Frank Camodeca, LuAnn Gourley, Mike Brannon, Shirley Herring, David and Debbie Roberson, Steve Sefcik, Gary McCasland, Fredericka DeBerry, Willy Dilworth, Linda Newton, Ann Gardner Arens, Dan Mason, Susannah Compton, Cindy Nash, Sue Hewitt, Brandon Roznovsky, Janette Beckendorf, Deborah Tobinski, Tricia Turner, Leesa Donake, Charlotte Hoover, Marilyn Lange, Milton Tate, Bruce and Donna McCaskill, Carrie Gilbert, Kelsey Hart, Allen Oberender, Jeff Robertson, Denise Robertson,

Media Present:

Joshua Blaschke with KWHI

- 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**

Police Chief Boshears introduced new Brenham Police Department Officer Darrell Nunn. No other citizen comments were heard.

CONSENT AGENDA

- 7. Statutory Consent 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**

A motion was made by Councilmember Wright and seconded by Councilmember Saunders to approve Consent Agenda Items 7.a. through 7.h.

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, Councilmember Wright

No: None

Absent: None

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

Chief Financial Officer Julie Flagg presented this item. Flagg explained that 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.

Flagg then provided the City Council with the following information:

- Combined Fund Summary
- Utility Operating Funds Summary
- General Fund Summary
- General Fund Budget Priorities
 1. 3 Firefighters
 2. Deputy Fire Marshal
 3. Fire Station No. 2
- General Fund Incremental Expenditures
 1. Step Increases for City employees: \$239,588 (3% for Public Safety; 2.5% for General Government)
 2. Fire Department New Positions: \$235,627 (3 Firefighters and Deputy Fire Marshal)
 3. Police Department Training Programs and New Software: \$39,250
 4. Parks Department Upgrades: \$33,000 (All Sports Building and Splash Pad)
 5. Street Condition Study: \$53,000 (Update to study done in 2021)

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**

Director of Development Services Stephanie Doland presented this item. Doland explained that this was the first of five items related to the annexation and development of the proposed annexed property.

Doland explained that 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.

Doland stated that 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 170-acre tract into the City. Doland also explained that in addition to the 170-acre tract the annexation also includes a 1.6-acre portion of road and right-of-way currently developed as Dixie Road.

Doland advised that due to numerous concerns voiced by citizens at the August 25th Planning and Zoning Commission meeting related to the multifamily apartments being constructed within the subdivision, Stylecraft Builders has agreed to remove that housing option and replace it with townhomes, cottage homes or tiny homes.

Doland explained that more information about this change in the development plan would be discussed in more detail during the next Public Hearing item.

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

City Planner Shauna Laauwe presented this item. Laauwe provided the following information about Case No. REZONE-25-002, Planned Development District for 169.42 acres – Vintage Farms Mixed Residential Expansion:

- Planning Area I: Single Family Residential
 1. 100% masonry on front façade and side elevations

2. 100% of homes with minimum of 6,000 square feet lot size; 30% with minimum of 6,600 square feet lot size
 3. 55-foot minimum lot width and 120-foot minimum lot depth
 4. 25-foot front setback, 20-foot rear setback, 5-foot side setback and 15-foot side street setback
- Planning Area II: Single Family Residential
 1. 25% masonry on front façade
 2. 100% of homes with minimum of 6,000 square feet lot size; 30% with minimum of 6,600 square feet lot size
 3. 50 and 55-foot minimum lot widths and 120-foot minimum lot depth
 4. 25-foot front setback, 20-foot rear setback, 5-foot side setback and 15-foot side street setback
 - Planning Area III: Single Family Residential Detached Home
 1. 20% masonry on front façade
 2. Minimum 4,800 square feet lot size
 3. 40-foot minimum lot width and 120-foot minimum lot depth
 4. 20-foot front setback, 15-foot rear setback, and 15-foot side street setback
 5. 5-foot setback adjacent to common areas
 6. Minimum of 10-foot separation between adjacent patio homes
 - Planning Area IV: Townhomes
 1. No access from Westwood Lane; rear garage entry
 2. Minimum 2,500 square feet lot size and 3,000 square foot exterior lot size
 3. 25-foot interior lot width and 30-foot exterior lot width
 4. 100-foot minimum lot depth
 5. 25-foot front setback and 15-foot rear setback
 6. Side yards at 15-foot side street, 10-foot between structures, and 5-feet adjacent to common areas
 - Planning Area V: Dense Residential – In place of multifamily apartment complex
 1. Townhomes as specified in Planning Area IV
 2. Twin homes
 3. Cluster homes
 4. Alleys are encouraged – no driveway access to Westwood Lane or Vintage Farms Way
 5. Minimum 35-foot bufferyard from property line of Vintage Farms, Phase IV (single family residential)
 6. Prohibited uses include multifamily dwellings greater than and less than 2 acres, group homes, accessory dwelling units, duplexes, mobile homes, manufactured homes, zero lot line housing, and accessory buildings and uses
 - Greenspace and Trail Features
 1. 24 acres of greenspace common areas
 2. 6.148 miles of sidewalks and trails

Director of Development Services Stephanie Doland presented information regarding the City's Comprehensive Plan outlining the requirements for quality

neighborhood design. Doland stated that this development meets the design requirements of the Comprehensive Plan.

Doland explained the City's Roadway Capital Improvement Plan and provided the following information:

- Traffic Impact Analysis (TIA) was done. The TIA estimated that 8,029 trips per day would be generated from this development. The TIA showed Dixie Road to have an increase in both in-bound and out-bound traffic volume.
- Collector and Arterial Roadway Needs:
 1. City's responsibility will include:
 - Westwood Lane within current City limits (Sunset to US 290) at \$1.5M plus land acquisition
 - Dixie Road from future Westwood Lane to SH 36 at \$4.5M
 2. Stylecraft Builders responsibility will include:
 - Westwood Lane within the development at \$3.5M
 - Round-about at Westwood Lane and Vintage Farms Way
 - Develop Vintage Farms Way at local street standards
 - All local streets within the development
 3. Westwood Lane will include 80-foot right-of-way, 41-foot wide pavement from back of curb to back of curb, 8-foot wide sidewalk along one side, and right-of-way dedication for .778 acre strip to connect Westwood Lane and Dixie Road.
- Water and Wastewater Utilities
 1. CCN adjustment would be required
 2. Connection count update
 3. Results of hydraulic study
 4. Planned water improvements
 5. Impact fees to be paid by Stylecraft

Doland explained that the annexation request to provide city services is only for water, wastewater and emergency services. Stylecraft has not requested any natural gas service. The electric service for this development will be provided by Bluebonnet Electric Cooperative.

Doland advised Council that the Planning & Zoning Commission unanimously recommended approval with the exception that there be a 100-foot buffer between the single family residential in Vintage Farms, Phase IV and the proposed multifamily residential with 20% of the buffer yard being restricted to screening, trees and landscaping. Doland stated that staff recommends approval of the requested Planned Development District for the subject 169.42 acres, as presented, to be known as Vintage Farms, Phase 9-16.

Several citizens addressed the City Council to express their concerns about the development. Some of the concerns noted were:

- The need for elderly housing within the development
- Increase noise and crime if parts of the development are rental units
- Traffic on Westwood Lane and Dixie Road
- Number of trees being lost and wildlife being displaced
- Try and save some of the larger, older, trees
- How the school district is going to handle the influx of students
- The lack of grocery stores
- Current drainage issues in front of the current Vintage Farms subdivision

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

Chief Financial Officer Julie Flagg presented this item. Flagg explained that 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. Flagg stated that this agenda item is for the first reading of the Ordinance to adopt the proposed FY2025-26 budget and that Council must take a record vote on this item.

A motion was made by Councilmember Wright and seconded by Councilmember Saunders to approve an Ordinance on its first reading adopting the budget for fiscal year beginning October 1, 2025 and ending September 30, 2026.

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

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

No: None

Absent: None

A motion was made by None and seconded by None to Approve an Ordinance on its first reading adopting the budget for fiscal year beginning October 1, 2025 and ending September 30, 2026..

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

A motion was made by Councilmember Wright and seconded by Councilmember Saunders to Approve an Ordinance on its first reading adopting the budget for fiscal year beginning October 1, 2025 and ending September 30, 2026..

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

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

Chief Financial Officer Julie Flagg presented this item. Flagg stated that in compliance with the Texas Local Government Code, if a municipal budget raises more property taxes than in the previous year's budget, the 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.

Flagg stated that 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 motion was made by Mayor Pro Tem Kolby and seconded by Councilmember Wright 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.

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, Councilmember Wright

No: None

Absent: None

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

Chief Financial Officer Julie Flagg presented this item. Flagg explained that 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.

A motion was made by Councilmember Saunders and seconded by Councilmember Wright to 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.

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, Councilmember Wright

No: None

Absent: None

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

Chief Financial Officer Julie Flagg presented this item. Flagg stated that with the passage of SB1173 (effective September 1, 2025) Section 252.021 (a) of Local Government Code was amended to raise the competitive procurement threshold from \$50,000 to \$100,000. Flagg advised that staff is recommending that the City's Purchasing Policy also be amended to reflect this change in state law.

Flagg explained that 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 and all purchases greater than \$50,000 will still require City Council authorization.

A motion was made by Councilmember Wright and seconded by Councilmember Cook to approve Resolution No. R-25-021 amending the financial policies for the City of Brenham.

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, Councilmember Wright

No: None

Absent: None

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

Director of Development Services Stephanie Doland presented this item. Doland explained that 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. An MSA fulfills this statutory requirement and outlines the full range of municipal services to be provided to the subject property upon annexation. These services include things such as:

- 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

Doland advised that the subject property, totaling approximately 170 acres, is proposed for a 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.

Doland explained that as discussed in the Public Hearing for the rezoning of property, the removal of multifamily housing within the development will require amendments to the language of the MSA. Doland requested that City Council approve the MSA contingent upon final approval of the wording by the City Attorney.

A motion was made by Councilmember Soman and seconded by Councilmember LaRoche to approve a Municipal Service Agreement related to the

annexation of approximately 170.198 acres of land, as approved by the City Attorney, and authorize the Mayor to execute any necessary documentation.

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, Councilmember Wright

No: None

Absent: None

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**

Director of Development Services Stephanie Doland presented this item. Doland explained that 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. Doland stated that Stylecraft Builders, the developer of the existing Vintage Farms Subdivision located west of State Highway 36 and southwest of Dixie Road, is currently under contract to purchase an additional approximately 170-acre tract for the purpose of expanding the subdivision with additional single-family housing. Doland advised that 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 of Brenham.

Doland stated that in addition to the 170-acre tract for development by Stylecraft Builders, the annexation consideration also 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.

A motion was made by Mayor Pro Tem Kolby and seconded by Councilmember Soman to 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.

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

Yes: Mayor Kenjura, Mayor Pro Tem Kolby, Councilmember LaRoche, Councilmember Soman, Councilmember Wright

No: Councilmember Cook, Councilmember Saunders

Absent: None

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)

Director of Development Services Stephanie Doland presented this item. Doland stated that this Ordinance is to assign a zoning classification of Planned Development District (PDD) for the development of a proposed single-family and townhome 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.

Doland explained that 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. As discussed during the Public Hearing, the proposed residential subdivision has been amended to only consist of single-family homes but will feature townhomes, twin homes and cluster homes. Stylecraft intends to connect the existing subdivision to the subject tract and identify the additional development as an extension of the current Vintage Farms Subdivision. Doland advised that as discussed during the Public Hearing, the development meets the design requirements of the City's Comprehensive Plan.

A motion was made by Councilmember LaRoche and seconded by Councilmember Wright to approve an Ordinance on its first reading, with the changes as presented, 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).

Mayor Pro Tem Kolby called for a vote. The motion passed with Council voting as follows:

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

No: None

Absent: Mayor Kenjura

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

Director of Development Services Stephanie Doland presented this item. Doland explained that the Texas Department of Transportation through the Civil Rights Division and the ADA Compliance Team have been in contact with 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 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.

Doland stated that staff continues 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 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. Doland advised that the Policy also 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.

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

Mayor Pro Tem Kolby called for a vote. The motion passed with Council voting as follows:

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

No: None

Absent: Mayor Kenjura

19. Administrative/Elected Officials Report

City Manager Carolyn Miller provided an update on the following:

- Brenham PD Officer swearing in on Monday, September 8th at 9:00 a.m.
- Washington County Fair Parade will be Saturday, September 13th
- Next City Council meeting will be Thursday, September 18th
- The official City Council photo will be taken on Thursday, September 18th at 11:30 a.m.

ADJOURN

Atwood C. Kenjura

Atwood C. Kenjura
Mayor

Jeana Bellinger, TRMC, CMC

Jeana Bellinger, TRMC, CMC
City Secretary

