



**NOTICE OF A SPECIAL MEETING
THE BRENHAM CITY COUNCIL
THURSDAY, NOVEMBER 14, 2019 AT 1:00 P.M.
SECOND FLOOR CITY HALL
COUNCIL CHAMBERS
200 W. VULCAN ST.
BRENHAM, TEXAS**

- 1. Call Meeting to Order**
- 2. Invocation and Pledges to the US and Texas Flags – City Manager James Fisher**

PUBLIC HEARING

- 3. Proposed Annexation of Three Areas of Land into the City Limits and Explanation of Service Plan for Each Area Proposed for Annexation**

Section 2019-1: Approximately 44.068 Acres of Land Situated in Washington County, Texas, Out of the Phillip Coe Survey, A-31, Consisting of a Single Tract of Land with Frontage Along Industrial Blvd., FM 332 and FM 389.

Section 2019-2: Approximately 0.643 Acres of Land Situated in Washington County, Texas, Part of the A. Harrington Survey, A-55, Consisting of Portions of Multiple Tracts of Land with Frontage Along the West Side of Old Masonic Road.

Section 2019-3: Approximately 194.762 Acres of Land Situated in Washington County, Texas, Part of the A. Harrington Survey, A-55, Consisting of Multiple Tracts of Land with Frontage Along the East Side of Farmers Road Between FM 389 and Old Mill Creek Road, and the North Side of Old Mill Creek Road Between the Current City Limit Line and Jackson Creek.

Pages 1-35

Adjourn

CERTIFICATION

I certify that a copy of the November 14, 2019 agenda of items to be considered by the City of Brenham City Council was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on November 8, 2019 at **12:05 p.m.**

Karen Stack

Deputy City Secretary II

Disability Access Statement: This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested twenty-four (24) hours before the meeting) by calling (979) 337-7567 for assistance.
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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 _____, 2019 at _____ AM PM.

Signature

Title



AGENDA ITEM 3

DATE OF MEETING: November 14, 2019		DATE SUBMITTED: October 31, 2019
DEPT. OF ORIGIN: Administration		SUBMITTED BY: Jeana Bellinger
MEETING TYPE:	CLASSIFICATION:	ORDINANCE:
☐ REGULAR	☒ PUBLIC HEARING	☐ 1 ST READING
☒ SPECIAL	☐ CONSENT	☐ 2 ND READING
☐ EXECUTIVE SESSION	☐ REGULAR	☐ RESOLUTION
	☐ WORK SESSION	
AGENDA ITEM DESCRIPTION: Proposed Annexation of Three Areas of Land into the City Limits and Explanation of Service Plan for Each Area Proposed for Annexation Section 2019-1: Approximately 44.068 Acres of Land Situated in Washington County, Texas, Out of the Phillip Coe Survey, A-31, Generally Consisting of a Single Tract of Land with Frontage Along Industrial Blvd., FM 332 and FM 389 Section 2019-2: Approximately 0.643 Acres of Land Situated in Washington County, Texas, Part of the A. Harrington Survey, A-55, Consisting of Portions of Multiple Tracts of Land with Frontage Along the West Side of Old Masonic Road. Section 2019-3: Approximately 194.762 Acres of Land Situated in Washington County, Texas, Part of the A. Harrington Survey, A-55, Consisting of Multiple Tracts of Land with Frontage Along the East Side of Farmers Road Between FM 389 and Old Mill Creek Road, and the North Side of Old Mill Creek Road Between the Current City Limit Line and Jackson Creek.		
SUMMARY STATEMENT: See attached memo.		
STAFF ANALYSIS (For Ordinances or Regular Agenda Items): A. PROS: B. CONS:		
ALTERNATIVES (In Suggested Order of Staff Preference):		
ATTACHMENTS: (1) Memo from Jeana Bellinger, City Secretary/Director of Administrative Services; (2) Maps of areas being recommended for annexation in December 2019; (3) Copies of presentations from Town Hall Meetings; and (4) Draft of an Annexation Service Plan		

FUNDING SOURCE (Where Applicable):
RECOMMENDED ACTION: No action – Public Hearing only.
APPROVALS: James Fisher



To: Mayor and Council

From: Jeana Bellinger, TRMC, CMC
City Secretary

Subject: Public Hearing, November 14, 2019
Proposed Annexation

Date: November 8, 2019

In May the City Council adopted Resolution No. R-19-013 directing the City Manager to prepare the necessary service plans for the areas in the City's ETJ under consideration for possible annexation. The following areas were identified by City staff as possible areas for annexation:

- North Area: 132.005 acres
- Northwest Area: 748.357 acres
- Northeast Area: 138.676 acres
- Southeast Area: 1,050.958 acres
- Southwest Area: 194.762 acres

The staff also recommended the following areas for annexation:

- 0.633 acres in the Scenic Estates Subdivision that was surveyed incorrectly years ago when the subdivision was constructed and annexed into the City limits; and
- Three (3) requests from property owners for voluntary annexation.

Because there are so many different areas for consideration by the City Council, staff broke out the areas into three (3) separate possible annexations over the next 12 months. The areas were divided as follows:

December 29, 2019	June 18, 2020	December 17, 2020
Southwest Area Scenic Estates Voluntary Tract No. 1	North Area Northwest Area Voluntary Tract Nos. 2 & 3	Southeast Area Northeast Area
239.463 Acres 75 Parcels	897.333 Acres 91 Parcels	1,189.634 Acres 62 Parcels

As outlined in the table above, the only areas being considered for annexation in 2019 are:

Section 2019-1: Approximately 44.068 Acres of Land Situated in Washington County, Texas, Out of the Phillip Coe Survey, A-31, Generally Consisting of a Single Tract of Land with Frontage Along Industrial Blvd., FM 332 and FM 389 (*Voluntary Tract No. 1*).

Section 2019-2: Approximately 0.643 Acres of Land Situated in Washington County, Texas, Part of the A. Harrington Survey, A-55, Generally Consisting of Multiple Tracts of Land with Frontage Along the West Side of Old Masonic Road that is not Currently Within the City Limits (*Scenic Estates*).

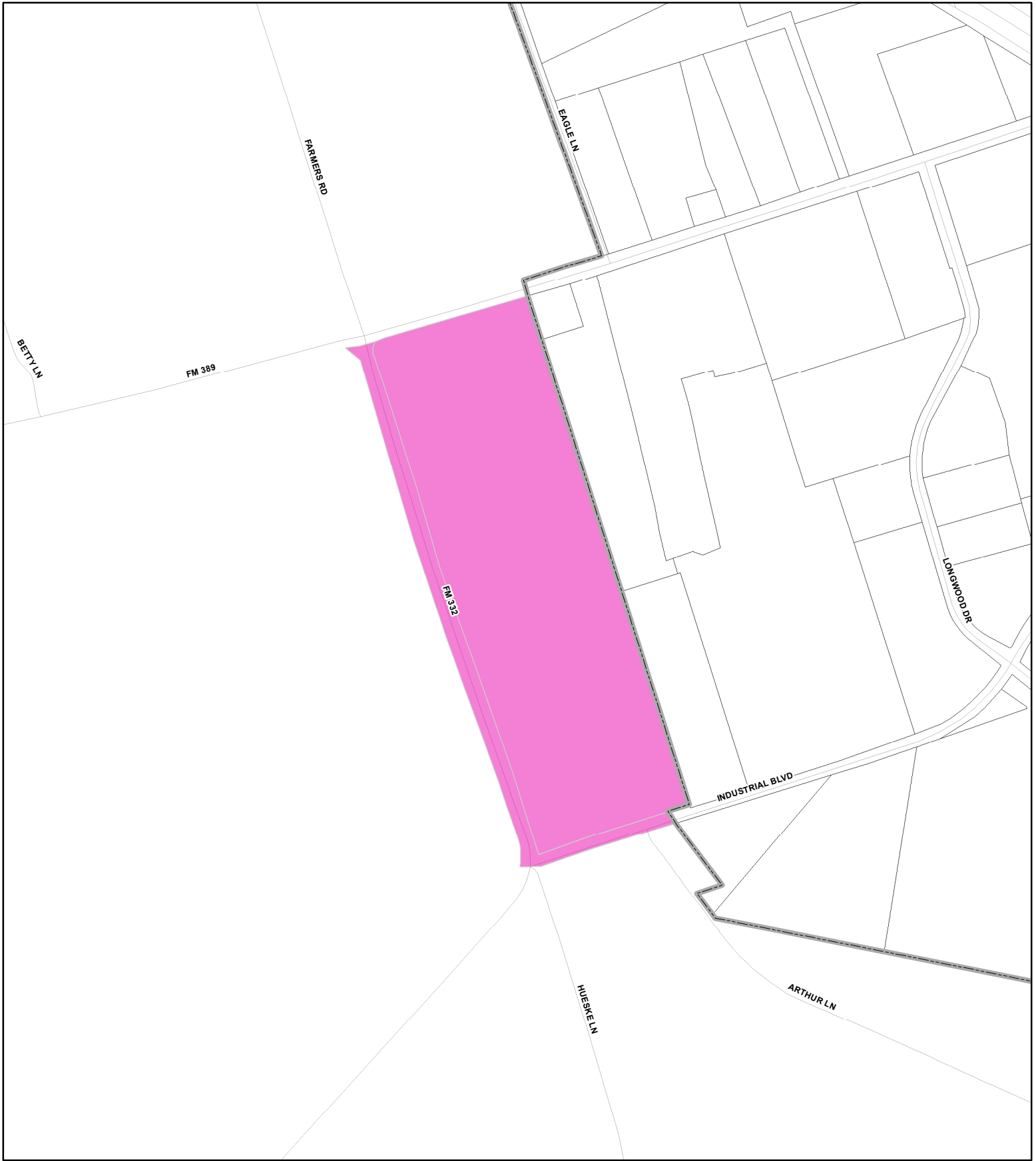
Section 2019-3: Approximately 194.762 Acres of Land Situated in Washington County, Texas, Part of the A. Harrington Survey, A-55, Generally Consisting of Multiple Tracts of Land with Frontage Along the East Side of Farmers Road Between FM 389 and Old Mill Creek Road, and the North Side of Old Mill Creek Road Between the Current City Limit Line and Jackson Creek (*Southwest Area*).

As recommended to the City Council at the November 7, 2019 Public Hearing, staff's recommendation is to move forward with the annexation of Section 2019-1 (Voluntary) and 2019-2 (Scenic Estates) and postpone Section 2019-3 (Southwest Area) until all associated infrastructure costs can be evaluated.

The timeline, going forward, for the annexation of Sections 2019-1 and 2019-2 is as follows:

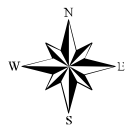
- December 5, 2019: 1st reading of Annexation Ordinance
- December 19, 2019: 2nd reading of Annexation Ordinance
- December 29, 2019: Annexation finalized

If you have any questions related to this memo or the annexation process, please do not hesitate to contact me at 979-337-7567.



Section 2019-1

1 inch = 600 feet

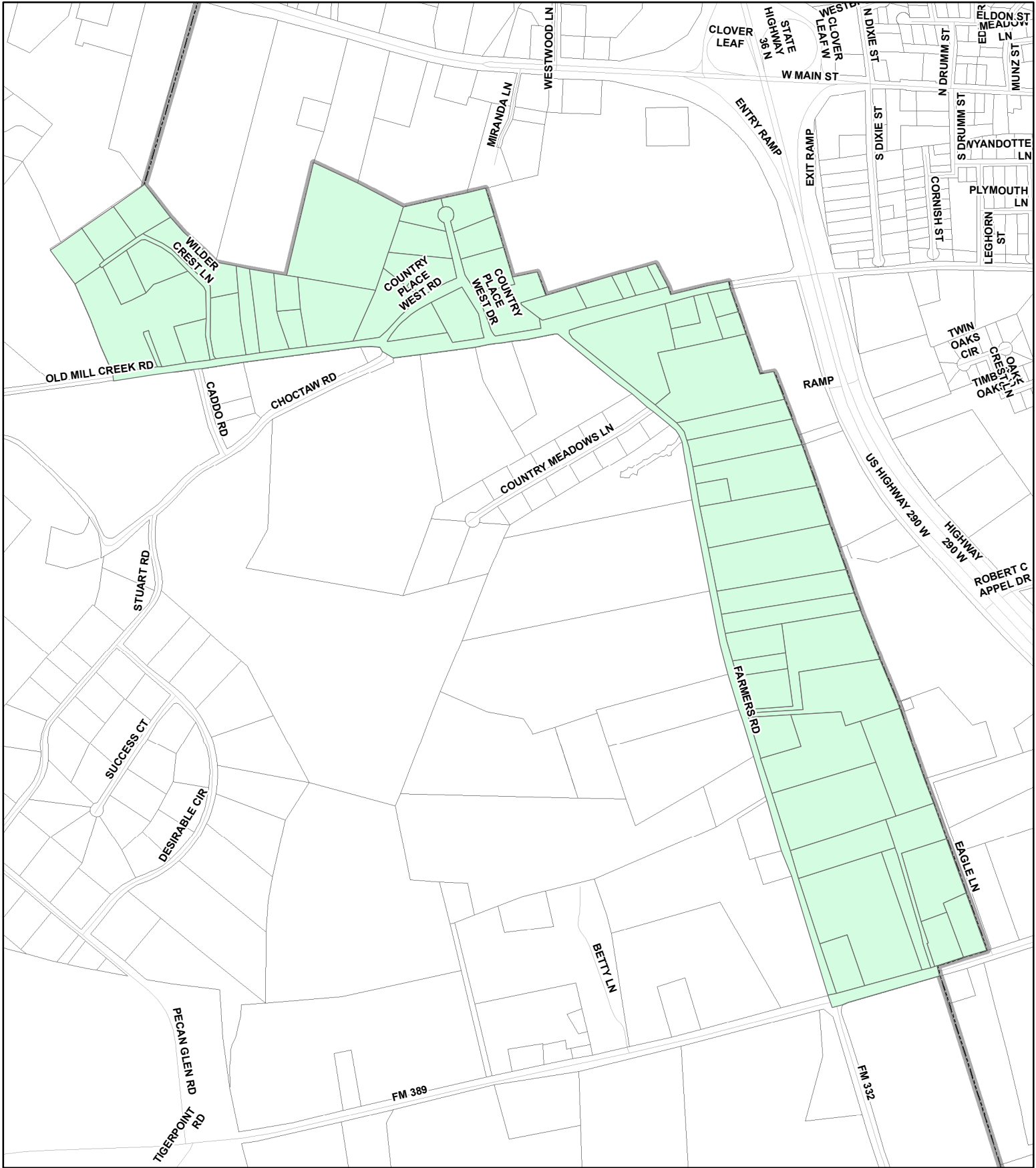




Section 2019 - 2

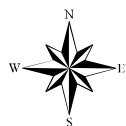
1 inch = 85 feet





Section 2019 - 3

1 inch = 944 feet





2019 Proposed Annexation

October 15, 2019



BACKGROUND

- Resolution No. R-19-013 was adopted by the City Council on May 7, 2019
- Resolution authorized the City Manager to identify areas for possible annexation
- Five (5) areas were identified based on development and growth patterns:
 - **North:** 132.005 acres
 - **Northwest:** 748.357 acres
 - **Northeast:** 138.676 acres
 - **Southeast:** 1,050.958 acres
 - **Southwest:** 194.762 acres

Amendment (Scenic Estates):
0.633 Acres

Voluntary:
61.039 Acres

TIMELINE OF IDENTIFIED AREAS

December 29, 2019	June 18, 2020	December 17, 2020
Southwest: 194.762 Scenic Estates: 0.633 Voluntary: 44.068	North: 132.005 Northwest: 748.357 Voluntary: 9.971 Voluntary: 7.0	Southeast: 1,050.958 Northeast: 138.676
239.463 Acres 75 Parcels	897.333 Acres 91 Parcels	1,189.634 Acres 62 Parcels



DECEMBER 29, 2019 ANNEXATION

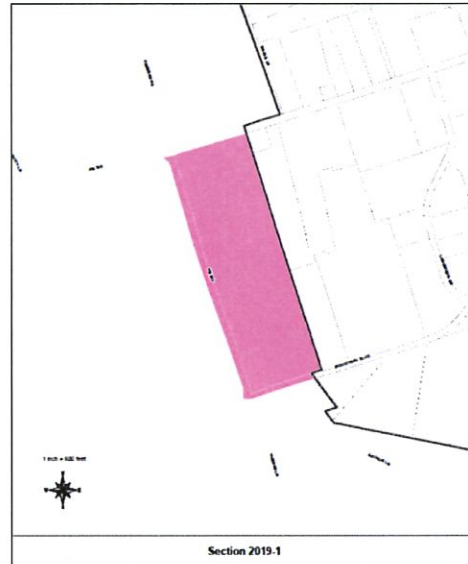
Three (3) areas selected for possible annexation:

1. **Section 2019-1:** Southwest Industrial Park - An area bounded by Industrial Blvd., FM 332 and FM 389, consisting of 44.068 acres
2. **Section 2019-2:** Scenic Estates - An area along the west side of Old Masonic Road, consisting of 0.633 acres
3. **Section 2019-3:** Southwest - An area located on the east side of Farmers Road between FM 389 and Old Mill Creek Road, and the north side of Old Mill Creek Road between the current city limit line and Jackson Creek, consisting of 194.762 acres



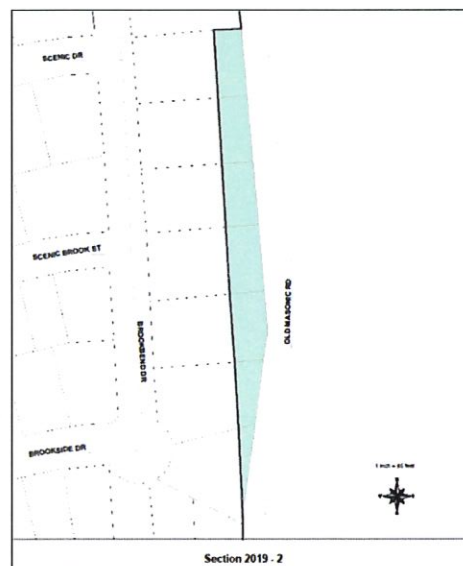
SECTION 2019-1 SOUTHWEST INDUSTRIAL PARK

**Brenham Community Development Corp.
Voluntary Annexation
44.068 Acres**



SECTION 2019-2 SCENIC ESTATES

**Amendment Annexation:
Scenic Estates
0.633 Acres**





SECTION 2019-3 SOUTHWEST

194.762 Acres



DEVELOPMENT AGREEMENT

Section 43.06 of the Local Government Code provides that a city may not annex an area that is appraised for ad valorem tax purposes as agricultural, wildlife management, or timber management unless the city offers a development agreement to the landowner that would:

1. Guarantee the continuation of the ETJ status of the area; and
2. Authorize the enforcement of all regulations and planning authority of the city that do not interfere with the use of the area for agricultural, wildlife management, or timber management



DEVELOPMENT AGREEMENT

Section 43.06 of the Local Government Code mandates that the landowner may either:

1. Accept the Development Agreement; or
2. Decline the Agreement and be subject to annexation

***13 landowners in the Southwest Section were offered Development Agreements
11 were accepted; 2 were declined***



SERVICE PLAN - CITY SERVICES

Section 43.056 of the Local Government Code requires the City to prepare a Service Plan outlining the services to be provided and when those services will be available to newly annexed areas.

The City is required to provide most services (police and fire protection, operation and maintenance of streets, and access to city-owned recreation facilities and parks) immediately upon annexation.



SERVICE PLAN - UTILITIES

The City will consider things such as services currently being provided, topography, land use and population when determining when to provide City utility services.

- 2½ years: In areas where services are deemed to be below an acceptable level.
- 4½ years: Services must be available and/or provided.



SERVICE PLAN – SOLID WASTE

Solid waste collection will be provided at the same or similar level of service now being provided to other areas of the City with like topography, land use and population.

The City may negotiate with a provider and/or property owner to allow continued services with an existing solid waste provider.

After the 2nd anniversary of the annexation, the City will impose solid waste collection fees and provide the service.



WHAT'S NEXT

- **City Council** will hold two (2) Public Hearings:
 - Thursday, November 7th at 1:00 p.m.
 - Thursday, November 14th at 1:00 p.m.
- **Planning and Zoning Commission** will review zoning for the tracts being considered for annexation on Monday, November 25th at 5:30 p.m.
- **City Council** will consider an ordinance for annexation on:
 - Thursday, December 5th at 1:00 p.m.
 - Thursday, December 19th at 1:00 p.m.

*If approved by the City Council, the annexation would be final on
December 29, 2019*



Frequently Asked Questions

Will being annexed into the City affect my property values?

No, annexation does not affect property values. As improvements are made to properties, there may be a reevaluation and appraisal done at that point.

Specific questions regarding the appraised value of your property should be addressed to the Washington County Appraisal District.



My property has an ag exemption, so can the City still annex my property?

Yes, however, the City is required to offer you a Development Agreement that would guarantee the continuation of ETJ status of your land.

If you agreed to the terms of the Development Agreement, your property would be immune from annexation for the period of time outlined in your Agreement (10 years).



Will being annexed into the City affect the agricultural, wildlife management or timber land exemption currently on my property?

No. If your property is currently appraised with one of these exemptions, it will not change after annexation.

Specific questions regarding property tax exemptions should be addressed to the Washington County Appraisal District.



After annexation, when will City of Brenham taxes be added to my property tax bill?

If approved, the annexation would be effective December 29, 2019.

Property owners will see City taxes on their October 2020 tax statements.



What zoning will be placed on my property after annexation?

City staff will work with you to determine the most appropriate zoning district based on existing improvements, adjacent land uses, adjacent roadway classifications and Brenham's Future Land Use map established in the City's Comprehensive Plan.



What type of uses are allowed on my property after annexation?

Land uses allowed on property within the City limits is determined by the zoning district assigned to the property during annexation.



Will I be able to continue the use of my property after annexation?

Properties with existing improvements and/or uses that are not in accordance with the City's zoning ordinance will be considered legally non-conforming or "grandfathered."

Grandfathered uses can remain on the property, but cannot be expanded or substantially reconstructed in the event the improvement or use is removed.



Will I need a building permit to build on my property or make repairs to existing structures?

The City requires permitting and inspection of construction projects in order to protect consumers from poor construction practices and health and safety hazards.

Minor building maintenance does not require building permits; however, new construction and renovations do require permits.



When will residents see improvement in roads that are annexed?

Street and right-of-way maintenance priorities are determined on a city-wide basis taking into consideration such things as:

- City's Thoroughfare Plan
- Street width and street condition
- Volume of traffic
- Public safety hazards



How will annexation affect my use of a firearm?

Generally, it is unlawful to discharge a firearm within the city limits.

However, there are some exceptions in State law depending on the size of the property and the type of firearm (refer to handout).



Will I be able to use fireworks after annexation?

No, fireworks are not permitted within the City limits.

Please contact the Brenham Fire Department with any questions.



Will I be able to burn trash and/or yard waste after annexation?

No, burning trash and/or yard waste is not allowed within the City limits.

Please contact the Brenham Fire Department with any questions.



ADDITIONAL QUESTIONS

Please check the City's website at

www.cityofbrenham.org





2019 Proposed Annexation

October 29, 2019



BACKGROUND

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DECEMBER 29, 2019 ANNEXATION

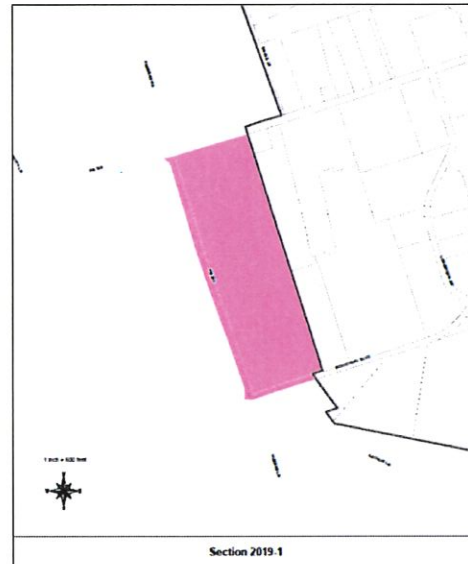
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2. **Section 2019-2:** Scenic Estates - An area along the west side of Old Masonic Road, consisting of 0.633 acres
3. **Section 2019-3:** Southwest - An area located on the east side of Farmers Road between FM 389 and Old Mill Creek Road, and the north side of Old Mill Creek Road between the current city limit line and Jackson Creek, consisting of 194.762 acres



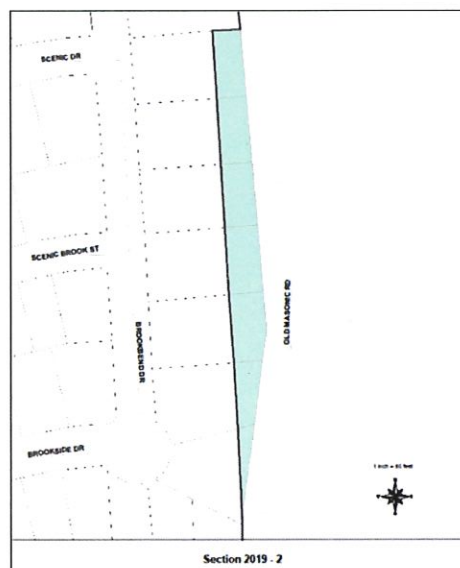
SECTION 2019-1 SOUTHWEST INDUSTRIAL PARK

**Brenham Community Development Corp.
Voluntary Annexation
44.068 Acres**



SECTION 2019-2 SCENIC ESTATES

**Amendment Annexation:
Scenic Estates
0.633 Acres**





SECTION 2019-3 SOUTHWEST

194.762 Acres



OVERVIEW OF STEPS FOR ANNEXATION

1. Development Agreements
2. Service Plans
3. Timeline of Annexation Process
4. Follow-Up Questions



DEVELOPMENT AGREEMENT

Section 43.06 of the Local Government Code mandates that the landowner may either:

1. Accept the Development Agreement; or
2. Decline the Agreement and be subject to annexation

***13 landowners in the Southwest Section were offered Development Agreements
11 were accepted; 2 were declined***



SERVICE PLANS

City Services: The City is required to provide most services (police and fire protection, operation and maintenance of streets, and access to city-owned recreation facilities and parks) immediately upon annexation.

Utilities: Must be available and/or provided with 4½ years; unless stated otherwise in a Council-adopted Service Plan.

Solid Waste: After the 2nd anniversary of the annexation, the City will impose solid waste collection fees and provide the service.



ANNEXATION TIMELINE

- **City Council** will hold two (2) Public Hearings:
 - Thursday, November 7th at 1:00 p.m.
 - Thursday, November 14th at 1:00 p.m. (*Special City Council Meeting*)
- **Planning and Zoning Commission** will review zoning for the tracts being considered for annexation on Monday, November 25th at 5:15 p.m.
- **City Council** will consider an ordinance for annexation on:
 - Thursday, December 5th at 1:00 p.m.
 - Thursday, December 19th at 1:00 p.m.

*If approved by the City Council, the annexation would be final on
December 29, 2019*



Follow-Up Questions

What about the agricultural exemption currently on my property?

Chapter 11 of the Texas Tax Code provides for property tax exemptions throughout the State.

If your property currently has an approved exemption, you will not lose the exemption after annexation.



What zoning will be placed on my property after annexation?

City staff will work with you to determine the most appropriate zoning district based on existing improvements, adjacent land uses, adjacent roadway classifications and Brenham's Future Land Use map.



Will I be able to continue the current use of my property after annexation?

Properties with existing uses that are not in line with the City's zoning ordinance will be "grandfathered" or considered legally non-conforming.

Grandfathered uses can remain on the property, but cannot be expanded or substantially reconstructed in the event the use is removed.



What about my chickens and other animals?

City ordinances mandate things such as the animal limits, proximity to public buildings, cleanliness of enclosures, tethering, rabies enforcement, dangerous dogs and cat colonies.

The number of animals would be "grandfathered"; however, other provisions of the ordinance may apply (i.e. cleanliness, rabies, tethering, etc.)



What if I want to give my land to my children or other family members?

The Development Agreement would be binding on any person to which the property is conveyed (i.e. family members).

The Agreement would only terminate if the use of the property changes.



What about road improvements?

Streets that are currently being maintained by Washington County as their right-of-way would be maintained by the City after annexation.

Private roads that are not currently maintained by the County as part of their right-of-way may be taken over by the City, if approved by the City Council.



What if I'm currently in the middle of a construction or building improvement project?

Prior to annexation, the property owner must provide documentation to the City verifying the following:

- Construction start date & estimated completion date
- Site plan and/or scope of work
- Information on company(ies) working on project
- Copies of any permits obtained from the County

Projects will be evaluated on a case-by-case basis and additional documentation may be requested by the City.

ADDITIONAL QUESTIONS

Please check the City's website at

www.cityofbrenham.org



SERVICE PLAN FOR 2019 ANNEXATION AREA(S)

Upon annexation of the area identified in Exhibits _____ and _____, the City of Brenham will provide City services utilizing methods by which it extends services to any other equivalent area of the City.

SERVICES PROVIDED BY THE EFFECTIVE DATE OF ANNEXATION

Police Protection

The City of Brenham and its Police Department will provide police protection to the newly annexed area at the same or similar level of service now being provided to other areas of the City with like topography, land use and population density as those found within the newly annexed area. The Police Department will have the responsibility to respond to all dispatched calls for service or assistance within the newly annexed area.

Fire Protection

The City of Brenham and its Fire Department will provide fire protection to the newly annexed area at the same or similar level of service now being provided to other areas of the City with like topography, land use and population density as those found within the newly annexed area. The Fire Department will have the responsibility to respond to all dispatched calls for service or assistance within the newly annexed area.

Maintenance of Water and Wastewater Facilities

Any and all water and wastewater facilities owned, operated or maintained by the City of Brenham Public Utilities Department at the time of annexation shall continue to be maintained by Public Utilities. Any and all water and wastewater facilities which may be acquired subsequent to the annexation of the proposed area shall be operated and maintained by the City's Public Utilities Department to the extent of the City's ownership. The now existing water and wastewater mains at existing locations shall be available for the point of use extension based upon the City's standard extension policy now existing or as may be amended. On-site sewage systems may be maintained in accordance with the City's Code of Ordinances and other applicable regulations.

Solid Waste Collection

The City of Brenham or its authorized franchisees, collect solid waste and refuse within the corporate limits of the City. Solid waste collection will be provided to citizens in the newly annexed area at the same or similar level of service now being provided to other areas of the City with like topography, land use and density as those found within the newly annexed area. The City may negotiate with the annexed area to allow continued services with an existing solid waste provider. After the second anniversary of the annexation date, the City will impose solid waste collection fees and provide the service.

If areas with private roads and/or gates are arranged so that garbage may be collected without creating a safety hazard, the City, at its discretion, may collect the garbage provided proper indemnification is received from the community association or individual property owner(s). The City will then impose solid waste collection fees and provide the service. Garbage collection locations shall be subject to the approval of the Sanitation Superintendent. In the event the City does not collect garbage within the areas with private roads and/or gates, residents of these areas will not be billed for service after the two-year date.

Maintenance of Roads and Streets

Any and all public roads, streets, or alleyways shall be maintained to the same degree and extent that other public roads, streets, and alleyways are maintained in areas of the City with like topography, land use and density as those found within the newly annexed area. Private roads will remain under private ownership until dedicated to and accepted by the City, and as such shall be maintained by the property owner(s).

Maintenance of Parks, Playgrounds and Swimming Pools

The City of Brenham is not aware of the existence of any publicly owned parks, playgrounds or swimming pools now located in the proposed area of annexation. In the event any such parks, playgrounds or swimming pools do exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed area. Private facilities will remain under private ownership and as such, shall be maintained by the owner.

Maintenance of any Publicly Owned Facility, Building or Municipal Service

The City of Brenham is not aware of the existence of any publicly owned facility, building, or other municipal service now located in the proposed area of annexation. In the event any publicly owned facility, building, or other municipal service does exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed area. Private facilities will remain under private ownership and as such, shall be maintained by the owner.

Other Services

The City of Brenham finds and determines that such services as planning, code enforcement, animal control, library, parks and recreation, municipal court and general administration will be made available after the effective date of the annexation as the same or similar level of service now being provided to other areas of the City with similar topography, land use and density as those found within the newly annexed area.

CONSTRUCTION OF ANY CAPITAL IMPROVEMENTS TO BE SUBSTANTIALLY COMPLETE WITHIN TWO AND ONE-HALF (2½) YEARS

The City of Brenham will provide full municipal services in the annexed area no later than 2 ½ years after the effective date of the annexation unless certain services cannot reasonably be provided within that period. In the event the services cannot be provided within two and one-half (2½) years, the City will propose a schedule for providing those services, and will include a list of all services to be provided under the plan and a schedule to extend the period of providing certain services. The schedule will provide for the provision of full municipal services no later than four and one-half (4½) years after the effective date of the annexation.

Police Protection, Fire Protection, and Solid Waste Collection

The City of Brenham finds and determines it is not necessary to acquire or construct any capital improvements within two and one-half (2½) years of the effective date of the annexation of the particular annexed area for the purpose of providing police protection, fire protection, emergency medical services or solid waste collection. The City finds and determines that it has at the present time adequate facilities and other resources to provide same type, kind and level of service and protection which is presently being administered to other areas already incorporated in the City of Brenham with like topography, land use and population density as those found within the newly annexed area.

Water and Wastewater Facilities

The City of Brenham finds and determines that there is sufficient capacity for water and wastewater to provide services to the annexed area pursuant to Public Utilities extension policies. The construction of any capital improvements necessary to extend water and wastewater services to an annexed area will be substantially complete with within two and one-half (2½) years after the effective date of the annexation unless said time period is extended pursuant to Chapter 43 of the Texas Local Government Code, as amended.

Roads and Streets

The City of Brenham finds and determines it is not necessary to acquire or construct any capital improvements within two and one-half (2½) years of the effective date of the particular annexed area.

Maintenance of Parks, Playgrounds, Swimming Pools, and Other Publicly Owned Facility, Building or Service

The City of Brenham finds and determines it is not necessary to acquire or construct any capital improvements within two and one-half (2½) years of the effective date of the particular annexed area for the purpose of parks maintenance, playgrounds, swimming pools and other publicly owned facility, building or service.

SPECIFIC FINDINGS

The City of Brenham find and determines that this proposed service plan will not provide any fewer service and will not provide a lower level of service in the area being considered for annexation that were in existence in the proposed area at the time immediately preceding the annexation process. Given the proposed annexation area's topography, land utilization and population density, the service levels to be provided in the newly annexed area will be equivalent to those provided to other areas of the City with similar characteristics.

TERMS

This Plan shall be valid for a term of ten (10) years. Renewal of this Plan is at the discretion of the City of Brenham

LEVEL OF SERVICE

Nothing in this Plan shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

AMENDMENTS

This Plan shall not be amended except in accordance with Chapter 43 of the Texas Local Government Code.