

Karleigh C. Brown

Public Engagement



EDUCATION

B.S., School of Architecture
Urban Planning & Construction
Management
Texas A&M University, 2021

Joined Firm in 2022

Years of Experience: 2

ASSOCIATIONS

American Planning Association
(APA)
Women in Transportation
Systems (WTS)
Institute of Transportation
Engineers (ITE)
Society of Women Engineers
(SWE)
Interdisciplinary Design and
Construction Association
(IDCA)
National Society of Black
Engineers (NSBE)

Karleigh has a robust skill set with her background in architecture, construction management, and urban planning. She is performance-driven and motivated to develop, innovate, and create renderings and language that elevates projects to their best potential. Karleigh is a technical specialist creating zoning and subdivision codes, reviewing, and executing development agreements and land use regulations, and providing data assembly and processing for mobility planning. She excels at interacting with the public and enjoys explaining complex topics with simple graphics.

REPRESENTATIVE PROJECTS

Magnolia, TX

Master Thoroughfare Plan

The project scope included a review of planning documents, engagement with the public, and identifying the future transportation system needs for vehicular, pedestrian, bicycle, and transit before the recommendations in the report are finalized. Karleigh performed the existing conditions research, produced the survey content for the public meetings, gathered the comment data, and worked with the Transportation Engineer to graphically illustrate the proposed cross sections for the Master Thoroughfare Plan map recommendations.

Magnolia, TX

City Planning Assistance

Karleigh worked closely with the Magnolia City Planner, Cristin Emshoff, to review and approve plats, site plans, and the technical aspects of review in the code of ordinances, Unified Development Code, plus the additional regulations in the 13 development agreements in the City of Magnolia. The review included zoning, land use, conceptual plans, signage, landscaping, parking, parkland dedications, open space ratios, net density calculations, and engineering approvals for site development.

Magnolia, TX

Unified Development Code Update

Developers have notified the city that the Unified Development Code regulations are too vague and have multiple conflicts throughout the chapters that need to be addressed. Karleigh assisted the Magnolia City Planner, Cristin Emshoff, rewriting the Unified Development Code, by simplifying and correcting omissions for best practices, and producing the content for the Unified Development Code Taskforce. She helped resolve conflicts between the ambiguous Comprehensive Plan, existing land uses, 50 zoning districts, and the calculations for density, open space ratio, floor area ratio, signage, landscaping, parking, and permitting.

Magnolia, TX

Zoning Map, Land Use and Lot Standards and Density Updates

The City currently has 26 zoning districts for a population of less than 3,000, 13 planned developments with zoning districts, one overlay zoning district, and six municipal utility districts spanning city limits and extraterritorial jurisdiction. There are a total of 50 zoning districts in the City. Karleigh is working closely with the Magnolia City Planner, Cristin Emshoff, to simplify the zoning districts, land uses, setbacks, and lot sizes, and update the zoning map.