



**NOTICE OF A REGULAR MEETING  
BOARD OF ADJUSTMENT  
MONDAY, APRIL 13, 2026, AT 5:15 P.M.  
SECOND FLOOR CITY HALL  
COUNCIL CHAMBERS  
200 W. VULCAN  
BRENHAM, TEXAS**

**1. Call Meeting to Order**

**2. Public Comments and Receipt of Petitions**

*[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]*

**3. Reports and Announcements**

**CONSENT AGENDA**

**4. Statutory Consent Agenda**

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

**4-a. Minutes from November 10, 2025, Board of Adjustment Meeting.**

**REGULAR AGENDA**

**5. Election of a Chair and Vice-Chair for the Board of Adjustment for 2026.**

**6. Public hearing, Discussion and Possible Action on Case Number VARIANCE-26-0001: A request by Floresville Land Enterprises, Inc. (Select Furnishings) for a variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 1, Section 16.01(1)(B) to allow a 21-foot drive aisle, where a minimum 24-foot drive aisle is required for a two-way drive aisle to be located at 1900 US Highway 290 West, described as Lot 1A, Block 1 of the Buddy Johnson Subdivision, in Brenham, Washington County, Texas.**

**7. Adjourn.**

**CERTIFICATION**

I certify that a copy of April 13, 2026, agenda of items to be considered by the Board of Adjustment was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on April 7, 2026, at 4:00 p.m.

*Kim Hodde*

\_\_\_\_\_  
Kim Hodde, Planning Technician

**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 seventy-two (72) hours 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 Board of Adjustment was removed by me from the City Hall bulletin board on the \_\_\_\_\_ day of \_\_\_\_\_, 2026 at \_\_\_\_\_ am/pm.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

# CITY OF BRENHAM BOARD OF ADJUSTMENT MINUTES

November 10, 2025

*The meeting minutes herein are a summarization of meeting proceedings, not a verbatim transcription.*

A regular meeting of the Board of Adjustment was held on November 10, 2025, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Jon Hodde, Chairman  
Dax Flisowski  
Darren Huckert  
Arlen Thielemann  
Mary Lou Winkelmann

Commissioners absent:

None

Staff present:

Stephanie Doland, Development Services Director  
Megan Mainer, Assistant City Manager  
Kim Hodde, Planning Technician

Citizens / Media present:

Robert Knittel  
Mike & Patti Kuhn  
Penny Spreen  
William Kmiec  
Lawson Hamman  
Dillon Thielemann  
Beau Hinze

**1. Call Meeting to Order**

Chairman Hodde called the meeting to order at 5:16 p.m. with a quorum of five (5) Commissioners present.

**2. Public Comments and Receipt of Petitions**

There were no comments and/or receipt of petitions.

**3. Reports and Announcements**

Stephanie Doland, Director of Development Services, thanked the Board for their attendance at the recent training with Justin Golbabai, Professor from Texas A & M University. Annual Board member training is one of the criteria for the Planning Excellence Award that was awarded to the City of

Brenham Development Services Department at the American Planning Association (Texas Chapter) Conference that was held in August.

## CONSENT AGENDA

### 4. Statutory Consent Agenda

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

#### 4-a. Minutes from October 13, 2025, Board of Adjustment Meeting.

Chairman Hodde called for any corrections or additions to the minutes as presented. A motion was made by Commissioner Thielemann and seconded by Commissioner Flisowski to **approve** the Consent Agenda (item 4-a) as presented. The motion carried unanimously.

## REGULAR AGENDA

### 5. Public hearing, Discussion and Possible Action on Case Number VARIANCE-25-0012: A request by Katherine Cooper and Colby Crouse for a variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 2, Section 2.05(1)(b)(iii) to allow an average lot depth of 91-feet, where a minimum average lot depth of 115 feet is required, in order to combine two lots and replat the existing properties located at 500 and 506 W. Alamo Street, described as Lots 8A3 and 9A1 of the West Main Street Addition, A. Harrington Survey, A-55, in Brenham, Washington County, Texas into one lot.

*Commissioner Thielemann recused himself from deliberation and action on this item since Thielemann Construction Company is contracted to do work for the owners. Mr. Thielemann left the room.*

Stephanie Doland, Development Services Director, presented the staff report for Case No. VARIANCE-25-0013. Ms. Doland stated that this is a request from Katherine Cooper and Colby Crouse, as the applicants and owners. The subject properties are addressed as 500 and 506 W. Alamo Street and are identified as Lots 8A3 and 9A1 of the West Main Street Addition (an unrecorded subdivision). They are generally located on the north side of W. Alamo Street, east of S. Jackson Street and South of W. Main Street. The subject properties and adjacent properties are zoned R-1, Mixed Residential Use District, B-1, Local Business Mixed Use Residential farther to the west, and R-1, Single Family Residential uses farther to the north. The area is developed with a mix of single-family and multi-family residential uses and neighborhood commercial uses to the west, including Hermann International Commercial Truck Sales, Parts & Service and the Thrivent Financial building. The property at 500 W. Alamo Street is developed with a single-family home that was originally constructed in 1920. The property at 506 W. Alamo Street is currently vacant land after the recent demolition of a single family residence. Both of the existing lots meet the current minimum lot area requirement of 7,000 square feet and the lot width of 60-feet; however, neither of the lots meet the 115-foot minimum lot depth. The property owners would like to combine the two lots into one lot.

The proposed replatting of the two lots into one lot would cause them to lose their conforming status and will require a lot depth variance. The properties have an existing lot depth of 91-feet, where the

minimum required lot depth is 115-feet. The City of Brenham Subdivision regulations require that proposed platted lots meet the zoning requirements or be granted variances by the Board of Adjustment. The applicants therefore are requesting a variance for the proposed combined lot to be allowed a 91-foot lot depth instead of the required 115-foot minimum average lot depth.

#### **STAFF ANALYSIS**

- The original plat predates Zoning and Subdivision Ordinances.
- The properties are constrained by development to the north and are unable to meet the required minimum average lot depth of 115-feet.
- The proposed lot and existing structures exceed the minimum lot area and setback requirements.
- The lots are in character with neighboring properties as all lots except one have similar lot depths.
- Granting the variance will not be materially detrimental or injurious to other properties.

Notices were mailed to property owners within 200 feet of the subject property regarding these requests on October 29, 2025. Two written comments were received in support of the request. One from Andrea Millette and one from Craig Norman.

Staff has reviewed the request and recommends approval of the requested Variance to allow an average lot depth of 91-feet, for the property described as Lot 8A3 and Lot 9A1 of the West Main Street Subdivision and addressed as 500 and 506 W. Alamo Street in order to combine the two lots into one lot.

Chairman Hodde opened the Public Hearing at 5:25 p.m. and asked for any comments. There were no public comments.

Chairman Hodde closed the Public Hearing at 5:25 p.m. and re-opened the Regular Session.

A motion was made by Commissioner Flisowski and seconded by Commissioner Winkelmann to **approve** the request from Katherine Cooper and Colby Crouse for a variance to allow an average lot depth of 91-feet, where a minimum average lot depth of 115 feet is required, in order to combine two lots and replat the existing properties located at 500 and 506 W. Alamo Street, as presented. The motion carried unanimously (4-0).

*Commissioner Thielemann re-entered the meeting.*

- 6. Public hearing, Discussion and Possible Action on Case Number VARIANCE-25-0013: A request by William Kmiec for a variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 2, Section 2.05(b)(i) and (iii) to allow a lot size of 5,569 SF, where a minimum lot size of 7,000 square feet is required; and to allow an average lot depth of 92 feet, where a minimum average lot depth of 115 feet is required, in order to subdivide and plat the existing property into two (2) lots for the two existing single-family homes located at 1000 N Park Street and 103 Emile Street, described as Lot 25 of WM. Schomburg Subdivision, A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

Stephanie Doland, Development Services Director, presented the staff report for Case No. VARIANCE-25-0013. Ms. Doland stated that this is a request from William Kmiec, as the applicant and owner. The subject property is addressed as 1000 N. Park Street and 103 Emile Street and identified as Lot 25 of

the WM Schomburg Subdivision. The subject property is located on the northeast corner of N. Park Street and Emile Street, west of Schomburg Street. The subject property and adjacent properties are zoned B-1, Local Business Mixed Use District and developed with a mix of single and multi-family residential and commercial uses, including Kenjura Tile, K.T. Auto Sale and Repair, Kenjura Tile Training Center, Kuhn Storage Buildings, and Iglesia Evangelica Church. The subject property is 0.3755-acres and is currently developed with two single-family residences and an outdoor kitchen area. The home that faces N. Park Street is addressed as 1000 N. Park Street and is a 2,015 square foot single-family home constructed in 1920. The residential structure at the rear of the property is addressed as 103 Emile Street and is approximately 1,350 square feet but it is unknown when the structure was built.

The owner, William Kmiec, would like to subdivide the lot so that each structure is on its own lot. For a single-family residential use, the existing lot meets the current minimum lot area requirement of 7,000 square feet, and the lot width of 60-feet for the B-1 district; however, the proposed replatting of the lot into two lots will cause the proposed Lot 25B, addressed as 103 Emilie Street, to be nonconforming since the existing depth from Emile Street to the north property line is approximately 92-feet instead of the required 115-feet. Lot 25B is proposed to meet the lot width requirement of 60-feet; however, with the reduced lot depth the lot area is only 5,569 square feet instead of the required 7,000 square feet. The City of Brenham Subdivision regulations require that proposed lots meet the zoning requirements or be granted variances by the Board of Adjustment. The applicant, therefore, is requesting a variance for proposed Lot 25B to allow a 92-foot lot depth instead of the required 115-foot minimum average lot depth, and to allow a lot area of 5,569 square feet instead of the required 7,000 square feet.

#### **STAFF ANALYSIS**

- The original plat predates Zoning & Subdivision Ordinances.
- The property is constrained by development to the north and east.
- The residential structure addressed as 103 Emile is a nonconforming Accessory Dwelling Unit (ADU) as the ADU is larger than 1,000 SF, more than ½ of the principal structure since the ADU is 1,350 SF and the principal structure is 2,015 SF.
- If the variances are approved, both would meet the standards for a single-family home: more than 750 SF and 2 off-street parking spaces provided.
- Without subdividing the property, the two homes would not be able to be sold separately.
- Granting the variances would not be materially detrimental or injurious to other properties.

Notices were mailed to property owners within 200 feet of the subject property regarding these requests on October 29, 2025. Two written comments (one from Roy Finke and one from Loretta Grimm) were received in support of this request. Two written comments (one from Robert Knittel and one from Lindi & Camaron Surovik) were received against this request.

Staff has reviewed the request and recommends approval of the requested Variances to allow a lot size of 5,569 square feet and an average lot depth of 92-feet for the proposed Lot 25B of the WM Schomburg Subdivision, addressed as 103 Emile Street.

Chairman Hodde opened the Public Hearing at 5:34 p.m. and asked for any comments. Mike Kuhn stated that he is the owner of the adjacent storage units and that he is against the replat since Mr. Kmiec knew what he was buying when he bought the property.

Mr. Robert Knittel, 204 Emile Street, spoke and stated that he is against the variance request since the proposed lots don't meet the minimum requirements. He stated that the proposed lot is 21% less than required and the lot depth is 20% less than required. He further stated that Mr. Kmiec is advertising a

catering business out of this address on Facebook that says that they are always open and offer outdoor seating. He said that there are people in the neighborhood that have respiratory problems and these commercial cookers could cause issues from the smoke. He further stated that this will cause his property value to decrease. He further stated that Lindi and Camaron Surovik, owners of Coldwell Bankers, are against this request. He stated that this is a quiet street and he doesn't want it to become a party place. The property needs to stay like it is.

The owner/applicant, William Kmiec, stated that he does not run a catering business. He stated that he has owned the property for 17 years and recently moved his mother from the smaller house into the larger house and remodeled the smaller house. He stated that he wants to divide the property so that he can sell it. He previously had it on the market for sale twice in 2015 and again in 2021-2022 with no offers. He said that most people do not want to buy property with two houses.

Ms. Doland stated that the property is zoned for commercial use; however, if a catering business were operated a fixed food establishment permit would be required. The City of Brenham Health Officer received a complaint about this, contacted the owner and after speaking with Mr. Kmiec determined that no fixed food permit would be required.

An additional written comment was received on Wednesday, 11-12-25 from Mrs. Roy (Janice) May, in support of the request.

Chairman Hodde closed the Public Hearing at 5:44 p.m. and re-opened the Regular Session.

A motion was made by Commissioner Huckert and seconded by Commissioner Flisowski to **approve** the request from William Kmiec for a variance to allow a lot size of 5,569 SF, where a minimum lot size of 7,000 square feet is required; and to allow an average lot depth of 92 feet, where a minimum average lot depth of 115 feet is required, in order to subdivide and plat the existing property into two (2) lots for the two existing single-family homes located at 1000 N Park Street and 103 Emile Street, as presented. The motion carried unanimously (5-0).

## **7. Adjourn**

A motion was made by Commissioner Flisowski and seconded by Commissioner Huckert to adjourn the meeting at 5:46 p.m. The motion carried unanimously (5-0).

*The City of Brenham appreciates the participation of our citizens, and the role of the Board of Adjustment in this decision-making process.*

Certification of Meeting Minutes:

\_\_\_\_\_  
Jon E. Hodde, Chairman

April 13, 2026  
Meeting Date

\_\_\_\_\_  
Attest, Staff Secretary

April 13, 2026  
Meeting Date



**CASE NUMBER: VARIANCE-26-0001**  
**VARIANCE REQUEST: 1900 US HIGHWAY 290 WEST**

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**STAFF CONTACT:** Shauna Laauwe, City Planner

**OWNERS/APPLICANTS:** Floresville Land Enterprises, Inc. (Pat Johnson) / MBC Management (Cole Christian)

**ADDRESS/LOCATION:** 1900 US Highway 290 West (Exhibit "A")

**LEGAL DESCRIPTION:** Lot 1A, Block 1, Buddy Johnson Subdivision

**LOT AREA:** 2.07 Acres

**ZONING DISTRICT/  
USE:** B-2, Commercial Research & Technology District / Retail Store  
(Exhibit "B")

**COMP PLAN  
FUTURE LAND USE:** Commercial

**REQUEST:** A request for a Variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 1, Section 16.01(1)(B) to allow a 21-foot drive aisle, where a minimum 24-foot drive aisle is required for a two-way drive aisle traffic (Exhibit "C").

**BACKGROUND:**

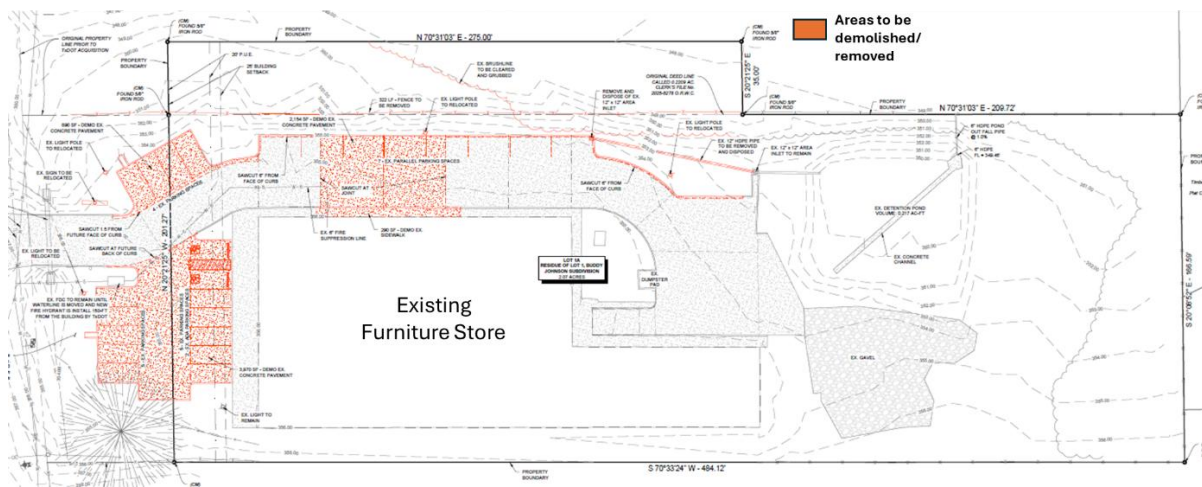
The subject property is addressed as 1900 US Highway 290 West and is generally located on the north side of US Highway 290 West, west of Timber Oaks Subdivision and north of Appel Dodge Auto Dealership. As shown in Figure 1, the subject property and all adjacent properties along US Highway 290 West are within a B-2, Commercial Research and Technology Use District and developed with commercial uses. Adjacent properties immediately to the east are within the Timber Oaks Subdivision that was recently rezoned in March 2026 to R-1, Single-Family Residential. A majority of the properties to the northeast and southeast are within the B-1 Local Business Mixed Use district and developed with a mixture of commercial uses and single-family residential homes. The properties across US Highway 290 W to the west are zoned I, Industrial Use. The subject 2.07-acre property is approximately 166.27'x 484.12' (71,782 SF), not including the approximately 8,712 square foot detention area, and consists of an 18,420 square foot structure that was constructed in 2016 and developed as Select Furnishings Retail Store.

**Figure 1**

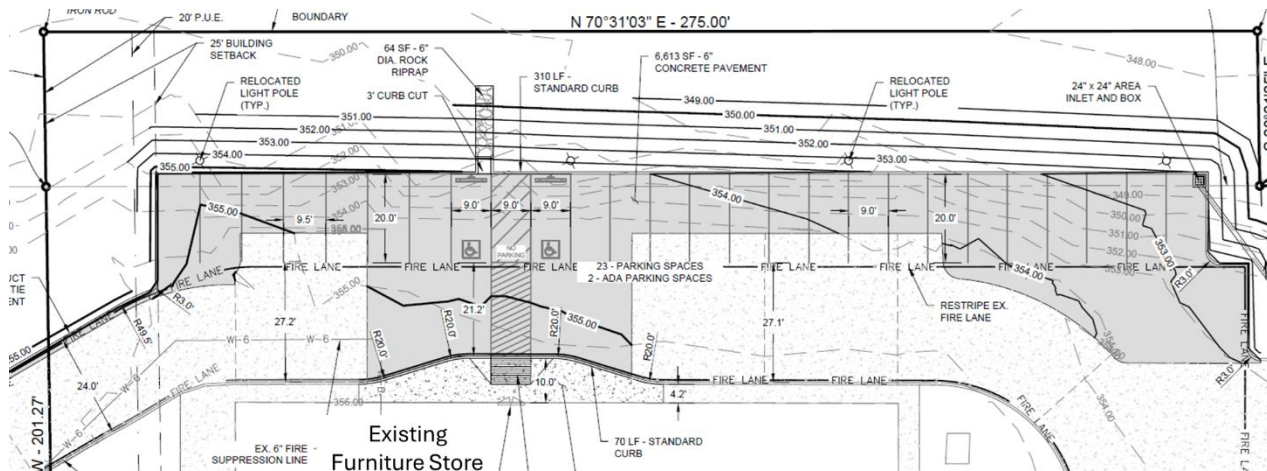


As part of the TxDOT Clover Leaf Project, TxDOT has acquired additional road right-of-way that will necessitate the property owner to relocate the existing off-street parking to the north side of the building (Figure 2). Below, in Figure 3, the proposed site plan with the new off-street parking and driveway configuration is shown. With the varied topography and significant elevation changes in the relocation area, maintaining a 24-foot drive aisle width while achieving a 3:1 slope, and providing for the required ADA accessibility, is not possible within the property boundaries to tie back to the existing grades. This variance request is limited to a 44' 7" section of the driveway, shown in Figure 4, as the remainder of the drive aisle meets the 24-foot requirement. In the off-street parking requirements for drive aisles found in Section 16.01(1)(B) of the Zoning Ordinance, a minimum 24-foot drive aisle is required for a two-way traffic aisle. Therefore, the applicant is requesting a variance for a 3-foot reduction in the minimum required 24-foot two-way drive aisle to allow a drive aisle width of 21-feet for this 44' 7" section of drive aisle.

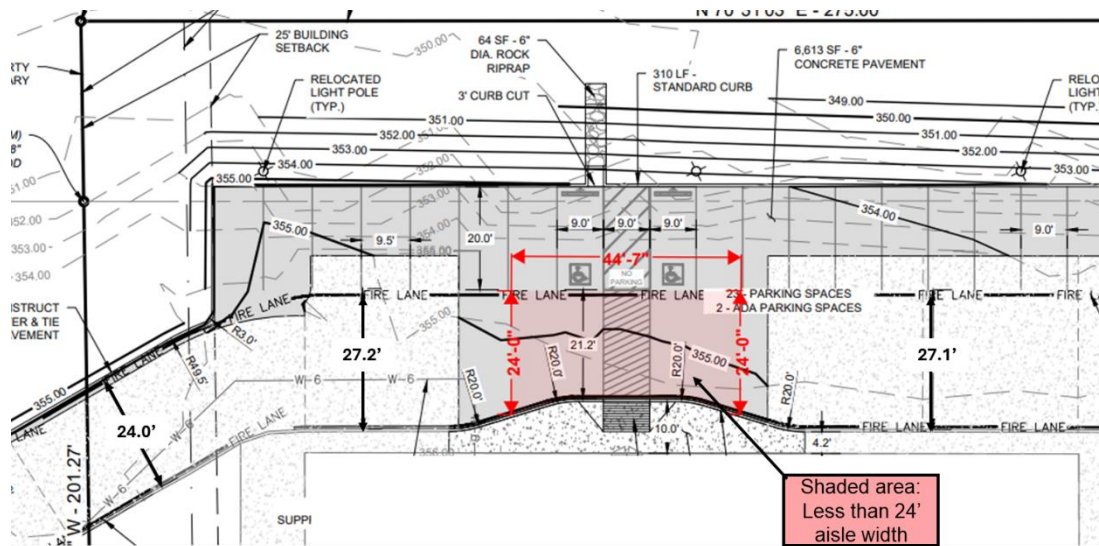
**Figure 2: Existing Site Plan**



**Figure 3: Proposed Site Plan with New Parking & Driveway Configuration**



**Figure 4: Variance- Aisle reduction portion**



**APPLICABLE SECTION OF ORDINANCE AND ANALYSIS:**

(Sec.5.02)(132)Variance: A type of relief that may be granted by the Board of Adjustment in order to accommodate appropriate development of a particular parcel of land that cannot otherwise be appropriately developed. The granting of such relief is subject to the standards and procedures as established in part IV, Variances, Special Exceptions, Nonconforming Uses and Appeals, Division 1. The Board may not grant variances to use requirements or procedural requirements related to the granting of a variance.

(DIVISION 2. VARIANCES Sec. 1. Limitations.) The Board of Adjustment shall have the authority to grant variances in accordance with the standards and procedures provided herein, from any and all technical requirements of the zoning ordinance, but may not grant variances to use requirements or procedural requirements or for procedural requirements for hearing or notice, provided that:

- (1) *Such modifications are necessary to accommodate appropriate development of a particular parcel of land that is restricted by attributes inherent in the land such as area, shape or slope to the extent that it cannot otherwise be appropriately developed.*

In the Fall of 2025, a 0.2530-acre portion of the former tract was deeded to the State of Texas for the TxDOT US Highway 290 Cloverleaf project. This resulted in the loss of 16 parking spaces, and the need for a new driveway configuration, realignment of utilities, and replacement of a fire hydrant. The property owner purchased a 35' x 275' (9,625 SF) section of land from the adjacent neighbor to the north to meet the parking requirements. The property was replatted on November 24, 2025, to reflect the new property boundaries of the 2.07-acre tract. The existing 18,420 square foot structure is on the south side of the elongated rectangular shaped property. Once the new site and paving plan were submitted, it was found that the parking aisle could not meet the minimum 24-foot two-way drive aisle width due to the property elevations not accommodating the 3:1 slope required for Americans with Disabilities Act (ADA) access to the existing structure and from the parking area. This portion can be seen in the reddish portion in Figure 4 that illustrates the ADA parking spaces, the pedestrian walkway and the entrance slope and grades cut to meet Texas Accessibility Act Standards. The only portion of the driveway aisle that does not meet the minimum width is the portion needed to provide access from the ADA parking spaces to the new main entrance of the existing furniture store. Acquiring additional property to the north to widen the aisle is not feasible as

the topography drops off due to the vicinity of Higgins Branch Creek, as can be seen in the contour lines shown in Figure 4.

- (2) *The granting of the variance will not be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, nor substantially increase the congestion in the public streets, nor increase the danger of fire, or in any way endanger the public health, safety and well-being of the neighborhood in which the subject property is located.*

Granting the variance to the minimum drive aisle width will not be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located, or in any way endanger the public health, safety and well-being of the employees and public in which the subject property is located. Drive aisle width minimums are established to provide adequate separation between buildings or parking rows for vehicles to safely maneuver and pass. The furniture store use has low traffic volume and only a small portion of the drive aisle is restricted to less than 24-feet. Furthermore, due to the drive aisle serving only one row of parking spaces along the north property line, with no parking spaces to the south side that would be attempting to also back out, there is ample space in the proposed 21-foot drive-aisle for two-way traffic.

- (3) *The literal enforcement of the ordinance would work on unnecessary hardship.*

Staff finds that the literal enforcement of this ordinance would not provide adequate ADA access entry to the existing business. The site is required to provide handicap accessible access, however due to significant elevation changes in the relocated parking area, maintaining a 24-foot aisle width while achieving the minimum 3:1 slope for ADA access is not possible within the property boundaries. The proposed parking lot has 25 parking spaces and will not have a large amount of congestion. The literal enforcement of this ordinance would require the reduction of the width of the existing structure to increase the aisle width. The property owner acquired additional land to the north to provide for the proposed parking area, however topography sloping towards Higgins Branch Creek limits the depth of the lot expansion. The parking lot may not be expanded to the south due to the existing detention pond nor to the east due to the adjacent Timber Oaks Subdivision. Thus, granting a variance for a reduction to the two-way drive aisle width is reasonable and would work on an unnecessary hardship.

- (4) *The piece of property is unique and contains properties or attributes not common to other similarly situated properties.*

The property is unique and contains attributes not common to other similarly situated properties as the need for a new parking layout and driveway aisle is due to unforeseen circumstances and surrounding topography. A 0.2530-acre portion of the former tract was deeded to the State of Texas for the TxDOT US Highway 290 Cloverleaf project that resulted in the loss of 16 parking spaces and is causing the need to acquire additional land and reconfigure the site to accommodate additional parking on a narrow, uneven site. The property owner purchased a 35' x 275' (9,625 SF) section of land from the adjacent neighbor to the north to meet the parking requirements. The property was replatted on November 24, 2025, to reflect the new property boundaries of the 2.07-acre tract. The existing 18,420 square foot structure is on the south side of an elongated rectangular shaped property. Once the new site and paving plan was

submitted, it was found that the parking aisle could not meet the minimum required 24-foot two-way drive aisle width due the property elevations not accommodating the 3:1 slope needed for ADA access to the existing structure. The only portion of the driveway aisle encumbered is the portion needed to provide access from the ADA parking spaces to the new main entrance of the existing furniture store. Acquiring additional property to the north to widen the aisle is not feasible as the topography drops off due to the vicinity of Higgins Branch Creek, as can be seen in the contour lines shown in Figure 4.

(5) *The need for the variance was not created by the applicant.*

The need for the variance was not created by the applicant. The TxDOT cloverleaf expansion has resulted in TxDOT to recently acquire a substantial amount of right-of-way along the west property line and an acquisition from the property owner. This causes the loss of 16 off-street parking spaces and the need to reconfigure the north parking site and drive aisle of the subject property.

(6) *The hardship to be suffered through the literal enforcement of the ordinance would not be financial alone.*

The hardship suffered through the literal enforcement of the ordinance would not be financial alone. Additional land to the north was acquired to provide the proposed 18 replacement off-street parking spaces and bring the existing off-street parking from 23 spaces to 25. The topography of the land along the reduced aisle area and the need to provide a handicap accessible drive ramp does not allow for parking spaces to be placed further to the north. Without the requested variance, the existing structure that was constructed in 2016 would be required to be reduced in size.

(7) *The granting of the variance would not be injurious to the public health, safety and welfare or defeat the intent of the philosophy contained in the Zoning Ordinance.*

Minimum drive aisle widths are established to provide adequate separation of vehicles to pass in each direction and to allow for safe maneuverability into the aisle when reversing out of a parking space. The 24-foot drive aisle typically applies to parking areas with 90-degree head-in parking on each side of a driving aisle. In the City of Brenham, the minimum required dimension for a 90-degree head-in parking space is 9-feet by 19-feet. The proposed site plan has one row of head-in parking near the north property line of the site, with the existing structure being separated by the drive aisle. The drive aisle meets or exceeds the 24-foot minimum two-way width except for the 44'7" portion that is gradually narrowed to 21'2" to provide for the required ADA wheelchair slope at the safety crosswalk. A majority of the drive aisle is in conformance with the minimum width, and the Select Furnishings retail site has low vehicle turnover with no negative traffic impacts anticipated. Granting a 3-foot variance to the drive-aisle width would allow for necessary separation and maneuverability and would not be injurious to the public health, safety, and welfare, nor would it defeat the intent of the philosophy contained in the zoning ordinance. If approved, the structure and commercial site would be required to obtain a building permit and necessary reviews and approvals by the Building Official to ensure adherence to adopted Building Codes.

#### **STAFF RECOMMENDATION:**

Staff has reviewed the request and ***recommends approval*** of the requested variance to allow a 3-foot reduction in the minimum required 24-foot two-way drive aisle for a 21-foot two-way drive aisle on the north side of 1900 US Highway 290 West.

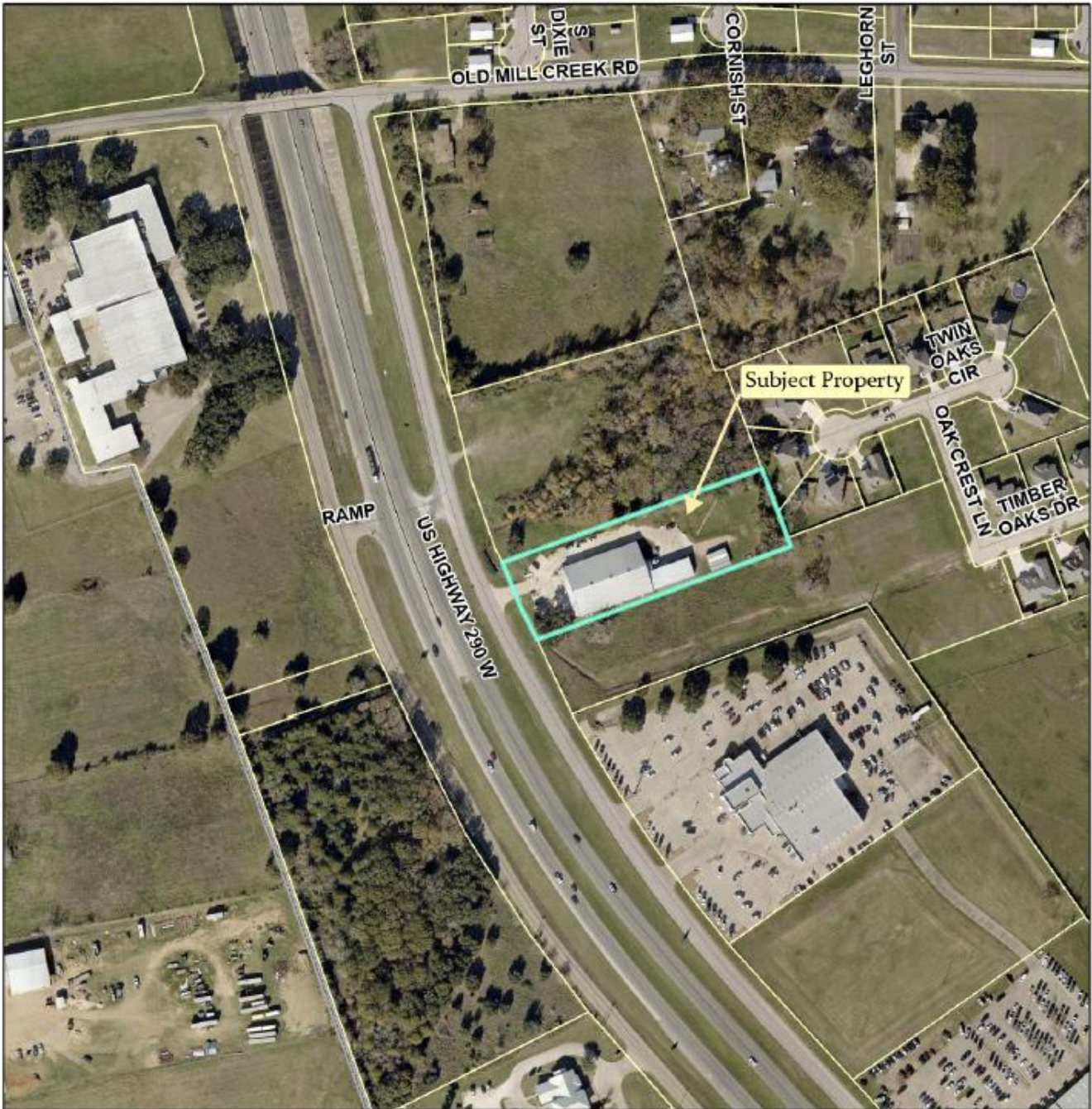
**PUBLIC COMMENTS:**

Property owners within 200 feet of the subject property were mailed notifications of this proposal on April 2, 2026. Any public comments will be provided in the Board of Adjustment Packet or during the public hearing.

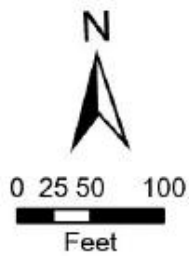
**EXHIBITS:**

- A. Aerial Map
- B. Zoning Map
- C. Applicant Letter
- D. Site Plan
- E. Site Photos

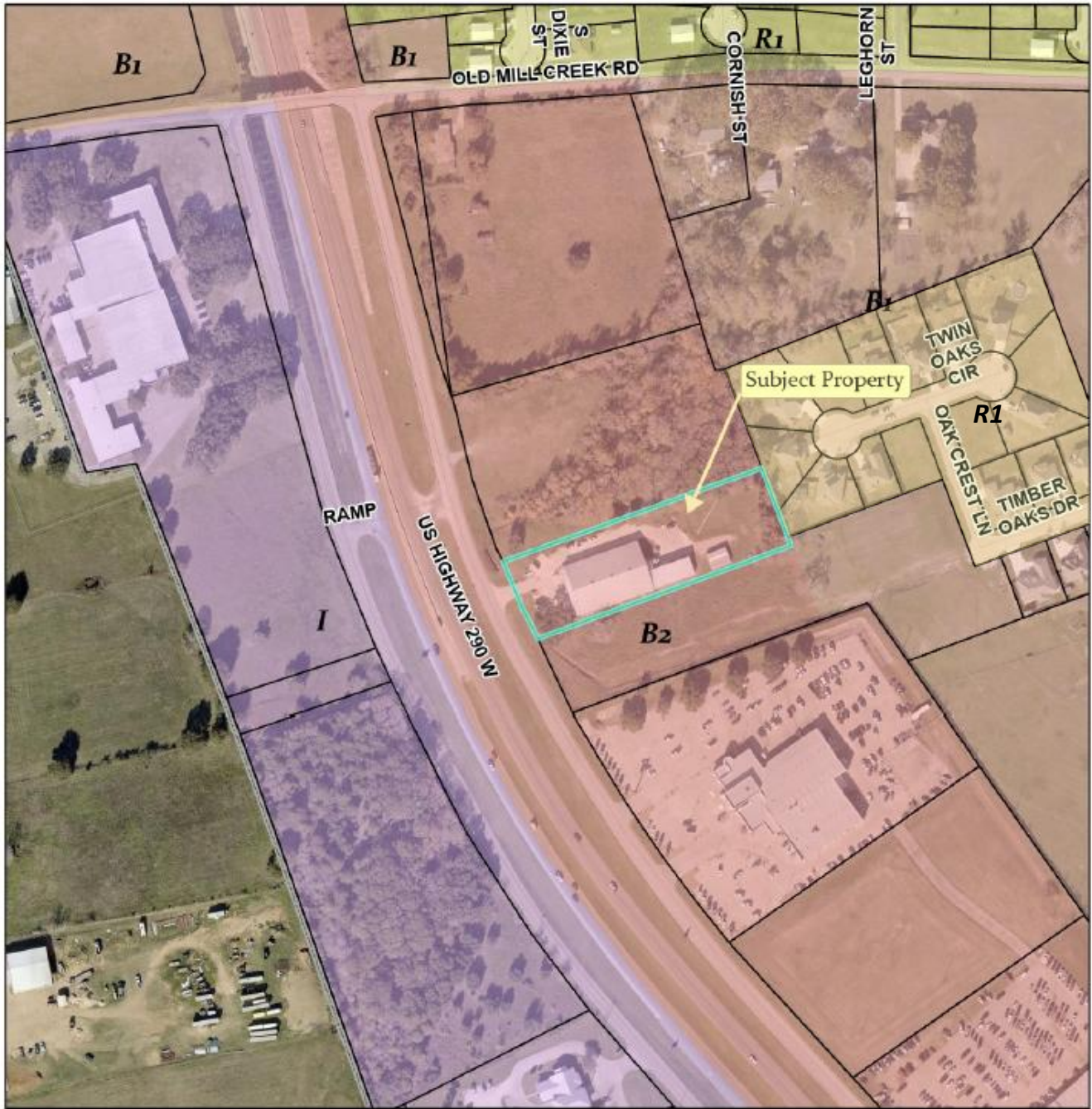
**EXHIBIT "A"**  
**AERIAL MAP**



**Location Map**  
**Variance - Drive aisle width**  
**1900 US Hwy 290 W**



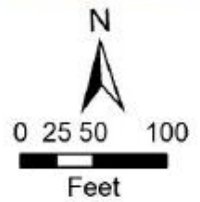
**EXHIBIT "B"  
ZONING MAP**



**Legend**

-  City Parcels
-  B1 Local Business Mixed
-  P1 Planned Development
-  R1 Residential Single Family
-  City Roads

**Zoning Map  
Variance - Drive aisle width  
1900 US Hwy 290 W**



**EXHIBIT "C"**  
**APPLICANT LETTER**



**MBC Management, Inc.**  
TBPE Firm: F-789  
7984 Highway 6  
Navasota TX 77868  
(P) 936-825-1603

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March 10, 2026

Development Services, City of Brenham  
200 W. Vulcan  
Brenham, TX 77833

Re: Driveway Width Variance Request – Select Furnishings Parking Lot Improvements  
City of Brenham Project Number: MISC-PRKG-26-0001

To Whom It May Concern,

A variance is requested from the 24-foot minimum two-way drive aisle requirement. This request stems from a TxDOT eminent domain acquisition that required the owner to relocate existing parking. Due to significant elevation changes in the relocation area, maintaining a 24-foot width while achieving a 3:1 slope is not possible within the property boundaries to tie back to existing grades.

This variance is limited to a single 44'-7" segment of the driveway (highlighted in red on the attached site plan); the remainder of the drive aisle meets the 24-foot standard. The proposed design complies with all fire code requirements and poses no safety risks. Furthermore, because the property operates as a furniture store with low vehicle turnover, no negative traffic impacts are anticipated.

Please let me know if you have any additional questions or comments.

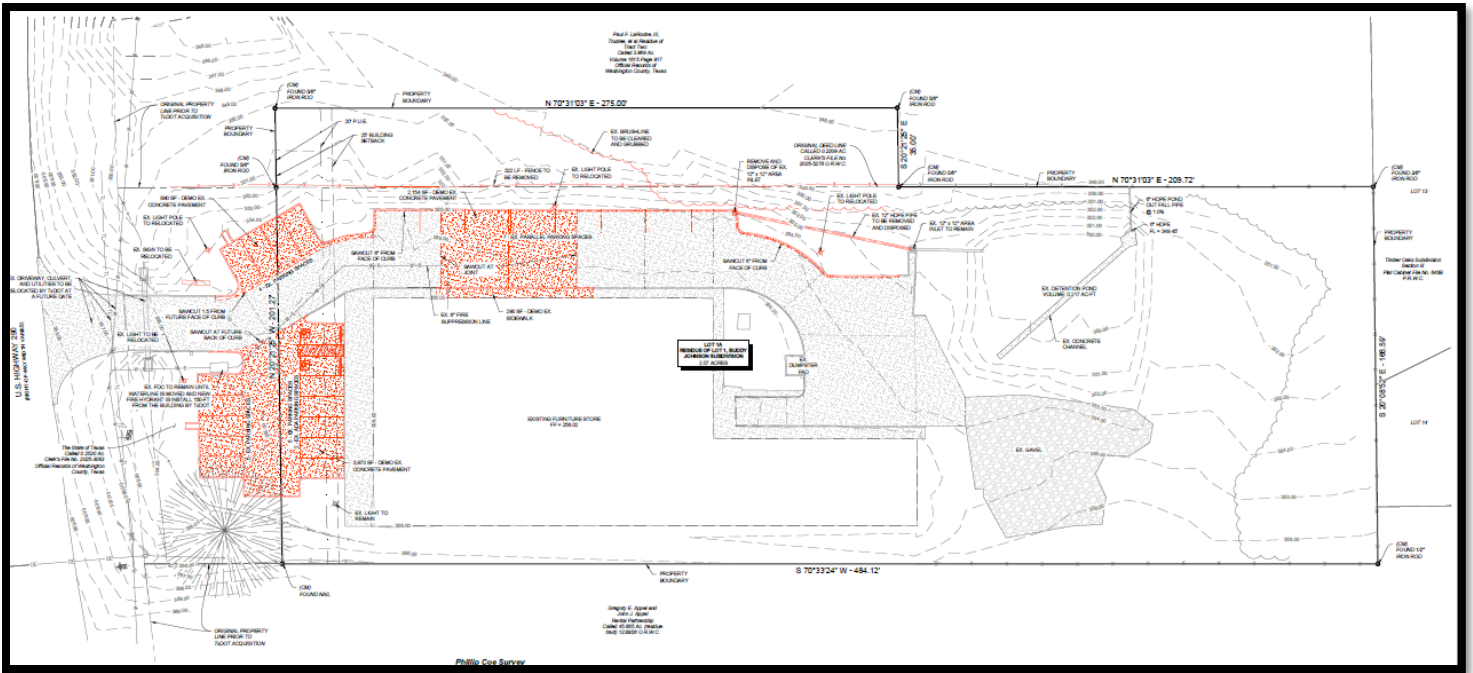
Sincerely,

MBC Management, Inc.

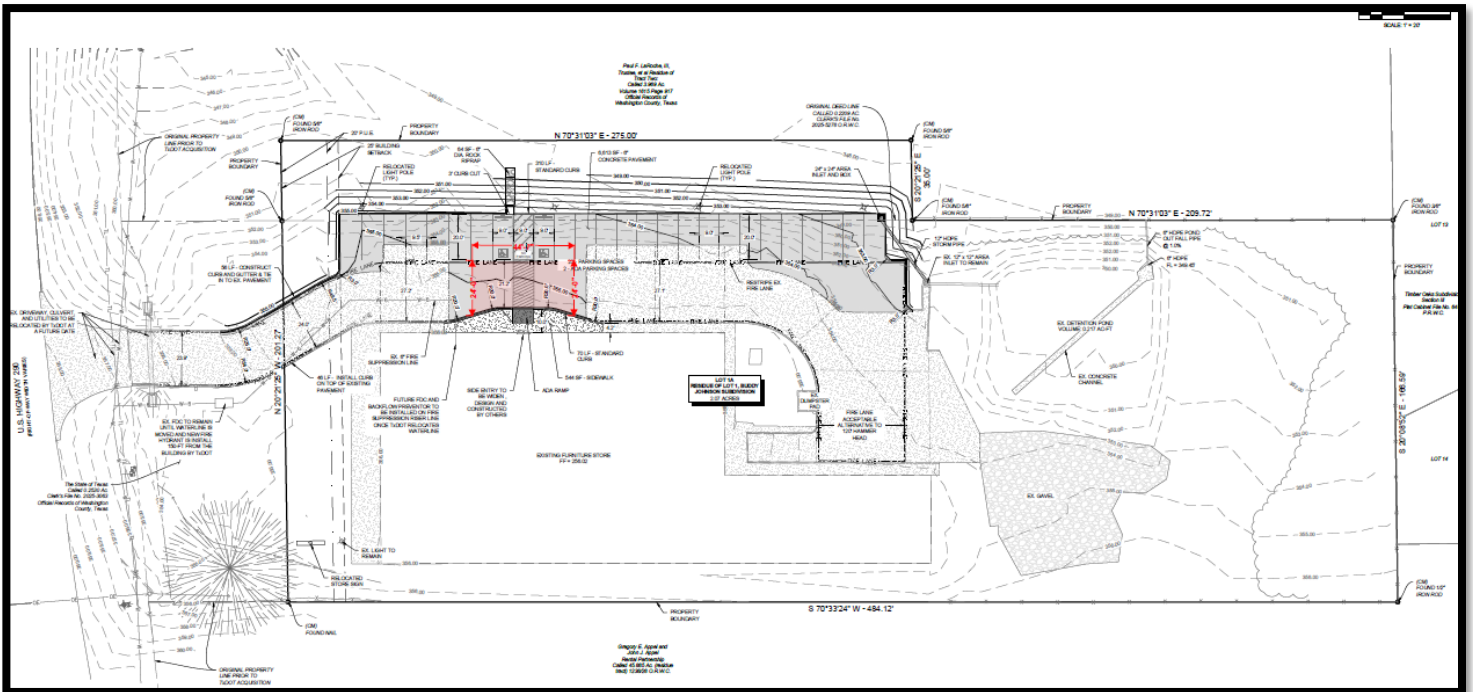
A handwritten signature in blue ink, appearing to read "Cole Christian", is written over a light blue horizontal line.

Cole Christian, P.E.  
Lead Civil Engineer

## EXHIBIT "D" SITE PLAN



**Demolition Plan – Area west of property line sold to TxDOT**



**Proposed Parking Plan – Area in red is variance request portion**

**EXHIBIT "E"**  
**SITE PHOTOS**



**Existing parking to be lost**



**Existing parking to be lost**



**Existing parallel parking along north property line.**



**Existing driving aisle & parallel parking along north property line.**



**Existing drainage pond and truck turnaround.**