

**CITY OF BRENHAM  
BOARD OF ADJUSTMENT MINUTES**

**April 13, 2026**

*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 April 13, 2026, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Jon Hodde, Chairman  
Justin Dreyer  
Dax Flisowski  
Arlen Thielemann  
Mary Lou Winkelmann

Commissioners absent:

Darren Huckert

Staff present:

Stephanie Doland, Development Services Director  
Shauna Laauwe, City Planner  
Kim Hodde, Planning Technician

Citizens / Media present:

Ken & Charlotte Williams  
Barbara Archer

**1. Call Meeting to Order**

Chairman Hodde called the meeting to order at 5:15 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, introduced Justin Dreyer, who is an architect with BRW Architects, as the newest Board Member. Justin is serving in an alternate capacity. Ms. Doland also informed the Board that a Board appreciation dinner will be held on June 25, 2026, at the Morriss Hall in the Barnhill Center. Additional details will be provided at a later date.

## 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 November 10, 2025, Board of Adjustment Meeting.

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

## REGULAR AGENDA

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

A motion was made by Commissioner Winkelmann and seconded by Commissioner Flisowski to elect Jon Hodde as the Chair and Arlen Thielemann as the Vice-Chair for the Board of Adjustment for 2026. The motion carried unanimously (5-0).

### 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.**

Shauna Laauwe, City Planner, presented the staff report for Case No. VARIANCE-26-0001. Ms. Laauwe stated that this is a request from Floresville Land Enterprises, Inc. / Pat Johnson, as the owner, and MBC Management / Cole Christian as the applicant. The subject property is addressed as 1900 US Highway 290 West and identified as Lot 1A, Block 1 of the Buddy Johnson Subdivision. The subject property is located on the northeast side of US Highway 290 West and west of the Timber Oaks Subdivision. The subject property and adjacent properties to the north and south are zoned B-2, Commercial Research and Technology with the properties to the northeast and southeast zoned B-1, Local Business Mixed District and the property adjacent to the east zoned R-1, Single Family Residential and developed with a mix of single-family residential and commercial uses. The properties to the west across US Highway 290 are zoned I, Industrial. The future land use map envisions this property for commercial uses. The subject property is 2.07-acres and is currently developed with and 18,420 square foot building that was constructed in 2016 and developed as Select Furnishings Retail Store.

As part of the TxDOT Clover Leaf Project, TxDOT has acquired additional road right-of-way (approximately 80-feet of this property and the loss of approximately 16 parking spaces) that will necessitate the property owner to relocate the existing off-street parking to the north side of the building. The property owner, Pat Johnson, has purchased an adjacent piece of property to the north that is approximately 9,625 square feet to reconfigure the existing parallel parking spaces into 90-degree parking spaces. The newly acquired property contains significant grade changes, and the varied

topography and steep elevation shifts in the relocation area make it impossible to maintain a 24-foot drive aisle while achieving a 3:1 slope and meeting ADA accessibility requirements. These constraints prevent the design from tying back to existing grades within the property boundaries. This variance request is limited to a 44' 7" section of the driveway, as the remainder of the drive aisle meets the 24-foot wide 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.

With the proposed site redevelopment the applicant is proposing a total of 25 parking spaces instead of the existing 23 spaces. There are an additional two parking spaces shown next to the detention pond; however, they are in the turnaround path for the 18-wheelers so they may no be usable and are not counted in the total parking calculations.

#### **STAFF ANALYSIS**

- The 24-foot aisle width requirement is to allow for backing up maneuvers out of a parking space into a drive aisle with two-way traffic and parking on the opposite sides.
- The need for the variance was not created by the applicant.
- There appears to be no viable alternative.
- Granting the variance would not be materially detrimental or injurious to other properties.
- A 21-foot aisle width should be ample for two vehicles to pass. Standard parking spaces are 9 feet in width.

Notices were mailed to property owners within 200 feet of the subject property regarding these requests on April 1, 2026. Staff did not receive any written comments but did receive one phone call from a resident of Timber Oaks Subdivision with questions about the trees and access point for this request.

Staff has reviewed the request and recommends approval of the requested Variances 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.

Chairman Hodde asked if the property had been replatted to reflect the additional property acquisition. Staff responded that the property had indeed been replatted to reflect the change in boundary. Commissioner Dreyer stated that there are requirements for a "landing area" and he asked that the owner verify the ability to meet those requirements.

Chairman Hodde opened the Public Hearing at 5:35 p.m. and asked for any comments. Kenneth Williams, who lives at 1802 Twin Oaks Circle, stated that he lives adjacent to the retention pond and he is concerned about additional runoff with the additional pavement. It was noted that although there is additional pavement being added, some of the existing pavement will be removed so there should be a minimal increase in the amount of impervious cover. Jon Hodde stated that the water should be routed to the detention area then released in a controlled manner. Staff stated that the drainage would be reviewed with the plan submittal in conjunction with the permit request.

Chairman Hodde closed the Public Hearing at 5:39 p.m. and re-opened the Regular Session.

A motion was made by Commissioner Thielemann and seconded by Commissioner Flisowski to **approve** the request from Floresville Land Enterprises, Inc. (Select Furnishings) for a variance 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, as presented. The motion carried unanimously (5-0).

**7. Adjourn**

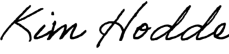
A motion was made by Commissioner Flisowski and seconded by Commissioner Winkelmann to adjourn the meeting at 5:40 p.m. The motion carried unanimously (5-0).

*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:

  
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Jon E. Hodde, Chairman

May 11, 2026  
Meeting Date

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

May 11, 2026  
Meeting Date