

CITY OF BRENHAM BOARD OF ADJUSTMENT MINUTES

October 13, 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 October 13, 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
Walt Edmunds
Dax Flisowski
Darren Huckert
Arlen Thielemann

Commissioners absent:

Mary Lou Winkelmann

Staff present:

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

Citizens / Media present:

Jake Carlile
Jason May, Brenham Banner

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

There were no reports or announcements.

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 September 8, 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-25-0011: A Request by Jake Carlile / Arete Property Group for a variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 1, Section 12.02 and Table 3, for a 15-foot north side yard setback and to allow a 0-foot bufferyard where a 20-foot bufferyard between a Multifamily use and a Single-Family use is required for construction of a multifamily-townhome style development to be located at 1307 N Park Street, described as Lot 2A, Block 16 of the Washington Terrace Addition in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. VARIANCE-25-0011. Ms. Laauwe stated that this is a request from Jake Carlile/Arete Property Group, as the applicant and owner. The subject property is addressed as 1307 N. Park Street and is identified as Lot 2A, Block 16 of the Washington Terrace Addition. It is generally located on the west side of N. Park Street, north of Sayles Street and South of McNeese Street. The subject property and adjacent properties to the north, south and east are zoned B-1, Local Business Mixed Use District and developed with a mix of residential and neighborhood commercial uses, including IQ Car Wash, Adult and Teen Challenge Center, and Lauren Concrete. The adjacent properties to the to the east are zoned R-1, Single Family Residential Use District and developed with a mix of residential uses. The subject property is 0.60-acres and is currently vacant land. The property was replatted in December 2024 into one lot from portions of five small lots. The applicant is proposing to construct a townhome style development that is 3-stories in height, with individual units side by side with 1st floor garages. Townhomes are considered to be single-family attached units that are on individually platted lots with a minimum of 3 units attached. Since these units are all on one lot and owned by one owner, they are considered multifamily units. Building 1 along the north side of the property will have 4 attached units that are 3-bedroom, 3-bath with a 2-car covered garage. Building 2 along N. Park Street will have 8 attached units that are 3-bedroom, 2-bath with a 1-car covered garage. The proposed site layout meets the parking requirement of 2.5 spaces per 3 bedroom unit plus 10% guest parking or 33 parking spaces. The parking is comprised of the garage spaces (16 spaces), 4 spaces in the SW corner of the property, 6 parallel spaces, as well as 8 parking spaces in the NW corner of the property.

In the B-1 District, the following setbacks apply:

Multifamily

Front – 25-feet

Side – 15-feet plus 20-foot bufferyard adjacent to single-family uses

Rear – 15-feet bufferyard adjacent to single-family uses

Townhomes

Front – 20-feet

Side – 10-feet between separated units / 15-feet street side setback

Rear – 15-feet / 25-feet is next to a street

The subject property is adjacent to single-family homes to the west and northwest resulting in a combined 35-foot setback and bufferyard. In order to meet the bufferyard and parking requirements, the applicant sought, and was granted, a 5-foot reduction in the front yard setback in June; therefore, a 20-foot front setback will be required for this development. There is a single-family home and an accessory dwelling unit (ADU) located on the adjacent property to the north. Since multifamily is defined as 3 or more units, staff notified the applicant that a bufferyard to the north would be needed or a variance would be required.

STAFF ANALYSIS

- Unique lot shape, constraints by lot size and setbacks.
- Townhome style development, if platted as individual town homes, a bufferyard would not be required.
- Will not be materially detrimental or injurious to other properties.
- The area is a transitional area with a variety of uses including Adult Teen Challenge, Lauren Concrete, public parks, residential neighborhoods, and neighborhood commercial uses.

Notices were mailed to property owners within 200 feet of the subject property regarding these requests on October 2, 2025. Staff did not receive written comments regarding this request and received one phone call today from Larry Tegeler who owns 102 Sayles Street. Mr. Tegeler expressed concerns about parking and density of the development.

STAFF RECOMMENDATION:

Staff has reviewed the request and ***recommends approval*** of the requested Variance to allow a 20-foot reduction in the minimum required 20-foot north side bufferyard for a north side setback of 15-feet for a multifamily development to be located at the existing site at 1307 N. Park Street.

Chairman Hodde opened the Public Hearing at 5:34 p.m. and asked for any comments. Mr. Carlile confirmed that the units will be rental units. There were no other public comments.

Chairman Hodde closed the Public Hearing at 5:35 p.m. and re-opened the Regular Session.

A motion was made by Commissioner Huckert and seconded by Commissioner Edmunds to **approve** the request from Jake Carlile / Arete Property Group for a variance for a 15-foot north side yard setback and to allow a 0-foot bufferyard where a 20-foot bufferyard between a Multifamily use and a Single-Family use is required for construction of a multifamily-townhome style development to be located at 1307 N Park Street, as presented. The motion carried unanimously (5-0).

6. Adjourn

A motion was made by Commissioner Flisowski and seconded by Commissioner Huckert to adjourn the meeting at 5:35 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
Jon E. Hodde, Chairman

November 10, 2025
Meeting Date

Kim Hodde
Attest, Staff Secretary

November 10, 2025
Meeting Date