

**CITY OF BRENHAM
BOARD OF ADJUSTMENT MINUTES**

March 13, 2023

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 March 13, 2023, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Danny Goss, Vice Chairman
Walt Edmunds
Dax Flisowski
Mary Lou Winkelmann

Commissioners absent:

Jon Hodde (conflict of interest)
Arlen Thielemann

Staff present:

Shauna Laauwe, City Planner
Kim Hodde, Planning Tech

Citizens / Media present:

Jon Hodde on behalf of Four Vee, LLC

1. Call Meeting to Order

Vice Chairman Goss called the meeting to order at 5:21 p.m. with a quorum of four (4) Commissioners present.

2. Public Comments and Receipt of Petitions

There were no public 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 discuss and act upon it individually as part of the Regular Agenda.

4-a. Minutes from the February 13, 2023 Board of Adjustment Meeting.

Vice Chairman Goss called for any corrections or additions to the minutes as presented. A motion was made by Commissioner Winkelmann and seconded by Commissioner Flisowski to approve the Consent Agenda (minutes from the February 13, 2023 meeting), as presented. The motion carried unanimously (4-0).

REGULAR AGENDA

5. **Public hearing, Discussion and Possible Action on Case Number B-23-003: A request by Four Vee, LLC / Cody Vordenbaum 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 a 104.35-foot lot depth for proposed Lots 2-B and 2-C, where a minimum average lot depth of 115-foot lot is required, for the future development of single-family residences to be located on the property currently addressed as 803 Matchett Street, described as the east half of Lots 2 & 4, Block K, A.M. Lewis Addition, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. B-23-003 (on file in the Development Services Department). Ms. Laauwe stated that this is a request by Four Vee LLC (Cody Vordenbaum) to allow a 104.35-foot lot depth for proposed Lots 2-B and 2-C, where a minimum average lot depth of 115-foot lot is required, for the future development of the property currently addressed as 803 Matchett Street. The subject property is zoned R-2, Mixed Residential District. The current use is single-family residential / vacant land and the Comprehensive Plan shows the future land designation of the property as single-family residential. The surrounding properties are single-family residential with Brenham Village Apartments located to the south. Ms. Laauwe stated that Brenham's zoning ordinance requires the depth of a residential lot to be not less than one hundred fifteen (115) feet. Ms. Laauwe stated that the existing lot is an elongated lot containing approximately 1-acre of land being 104.35-feet wide and 419.17-feet in depth. The existing single-family structure is 925-square feet and was constructed in 1990. The new owner/applicant desires to divide the southern portion of the property into three lots for future single-family development. The lots would be addressed off Watson Street, thus allowing only for 104.35-feet of lot depth. Proposed Lots 2-B and 2-C would have a lot width of 78.44-feet and a lot depth of 104.35-feet (8,189 square feet); therefore, creating the need for a lot depth variance. Proposed Lot 2-D is also 104.35-feet deep but since it is a corner lot with a width of 111.86+feet, it is allowed to have a smaller lot depth.

The property was originally platted in the late 1800's. This lot was created by metes and bounds rather than through the replatting process. Floral Street is a dedicated 40-foot right of way that is currently not developed. Development of this property will require replatting to establish the new lot lines. A replat application has been submitted to divide the property as follows:

Lot 2-A: 0.360-acres. Consists of the existing single-family residence and 2-accessory structures.
Lot 2-B: 0.188-acres (8,185,21 SF). Lot width of 78.44-feet and depth of 104.35-feet.
Lot 2-C: 0.188-acres (8,185,21 SF). Lot width of 78.44-feet and depth of 104.35-feet.
Lot 2-D: 0.268-acres (11,672 SF). Lot width of 111.86-feet and depth of 104.35-feet.

Any future development will be required to meet all setbacks for the R-2 Zoning District: 25-foot front and rear setbacks and 10-foot side setbacks. The proposed density is less that what is allowed in the R-2 Zoning District. The Developer is currently working through the process to get utilities to the property. Watson Street will likely need to be improved in the future since it is currently approximately 20-foot wide although there is a 40-foot right-of-way dedicated for the roadway.

Notifications were mailed to property owners within 200-feet of the subject property on March 2, 2023. Staff received one citizen comment in support of the variance request.

Staff has reviewed the request and recommends approval of the requested variance to allow a lot depth of 104.35-feet for the proposed Lots 2-B and 2-C for future development.

In response to Commissioner comments, Ms. Laauwe stated that this development will not impede future improvement of Matchett Street since there is 40-feet of right-of-way dedicated and typically City streets are 32-foot wide.

Vice Chairman Goss opened the Public Hearing at 5:44 p.m. and asked for any comments. Jon Hodde spoke on behalf of the applicant, Four Vee, LLC. Mr. Hodde reiterated that the proposed lot size and lot widths are larger than required. He further stated that the proposed plat dedicates a 15-foot public utility easement in addition to the 40-foot road right-of-way that is already dedicated. This development should enhance the area and hopefully spur redevelopment and possibly development of Floral Street, which is currently undeveloped.

Vice Chairman Goss closed the Public Hearing at 5:47 p.m. and re-opened the Regular Session.

A motion was made by Commissioner Winkelmann and seconded by Commissioner Edmunds to approve the request by Four Vee, LLC (Cody Vordenbaum) for a variance from the City of Brenham Code of Ordinances to allow a 104.35-foot lot depth for proposed Lots 2-B and 2-C, where a minimum average lot depth of 115-foot lot is required, for the future development of the property currently addressed as 803 Matchett Street, as presented. The motion carried unanimously (4-0).

6. Adjourn

A motion was made by Commissioner Flisowski and seconded by Commissioner Edmunds to adjourn the meeting at 5:48 p.m. The motion carried unanimously.

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 10, 2023
Meeting Date



Attest, Staff Secretary

April 10, 2023
Meeting Date