

CITY OF BRENHAM BOARD OF ADJUSTMENT MINUTES

January 9, 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 January 9, 2023, 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
Danny Goss
Arlen Thielemann

Commissioners absent:

Mary Lou Winkelmann

Staff present:

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

Citizens / Media present:

David Wellmann
Kim Wellmann
Leah Cook

1. Call Meeting to Order

Chairman Hodde called the meeting to order at 5:18 p.m. with a quorum of five (5) Commissioners present.

2. Administer Oath of Office

- Dax Flisowski
- Danny Goss
- Arlen Thielemann

Kim Hodde, Notary Public in and for the State of Texas, administered the Oath of Office to the newly appointed and re-appointed Board Members - Dax Flisowski, Danny Goss, and Arlen Thielemann.

3. Public Comments and Receipt of Petitions

There were no public comments and/or receipt of petitions.

4. Reports and Announcements

- Dax Flisowski was welcomed as the newest member of the Board of Adjustment.
- The Board members were reminded of the Board Appreciation Dinner to be held at 6:00 pm on January 24th at the Barnhill Center.

CONSENT AGENDA

5. 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.

5-a. Minutes from the November 14, 2022, Board of Adjustment Meeting.

Chairman Hodde called for any corrections or additions to the minutes as presented. A motion was made by Commissioner Goss and seconded by Commissioner Thielemann to approve the Consent Agenda (minutes from the November 14, 2022 meeting), as presented. The motion carried unanimously.

REGULAR AGENDA

6. Election of a Chair and Vice Chair for the Board of Adjustment for 2023.

Kim Hodde reminded the Board that the Chair presides at the meeting. The Vice Chair acts on behalf of the Chair in the event that the Chair cannot attend the meeting and the Secretary signs all approved plats prior to their recordation.

A motion was made by Arlen Thielemann and seconded by Dax Flisowski to elect Jon Hodde as Chair and Danny Goss as Vice Chair for the Board of Adjustment for 2023. The motion carried unanimously.

7. Public hearing, Discussion and Possible Action on Case Number B-22-007: A request by David and Kim Wellmann for a variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 2, Section 3.05(C) to allow eighty-nine (89) percent lot coverage, where the maximum lot coverage allowed is eighty (80) percent, for expansion of the parking area located at 103 E Academy Street, described as Tract 173 of the Arrabella Harrington Survey, in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. B-22-007 (on file in the Development Services Department). Ms. Laauwe stated that this is a request by David and Kim Wellmann / Wellmann Insurance for a variance to allow eighty-nine (89%) percent lot coverage for expansion of the parking lot at 103 E. Academy Street. The subject property is zoned B-1, Local Business/Residential Mixed-Use District and the maximum lot coverage allowed is eighty (80%) percent. The current use is for a commercial office and the Comprehensive Plan shows the future land designation of the property as Commercial.

Ms. Laauwe stated that this property was developed as a commercial office use in 1966, before the Zoning Ordinance was adopted in 1968, and that it is currently non-conforming in off-street parking requirements as well as lot coverage. The existing lot coverage is 86.3% and the proposed additional parking will increase the lot coverage to 89%. The current site has eleven parking spaces, and the business currently has twelve employees; therefore, there is not adequate parking for the employees or the patrons of the business. The proposed parking expansion (9' x 50') is located at the rear of the property adjoining their existing parking and will not be visible from the street. The adjoining property owner, Baylor Scott and White Clinic, has a large, grassy area between their property and Wellmann Insurance to provide a buffer between the two areas. The surrounding properties were also developed prior to zoning, and most are non-conforming. There is no on-street parking allowed in this area and public parking is not allowed in the First United Methodist Church parking lot located across the street.

Notifications were mailed to property owners within 200-feet of the subject property on December 28, 2022. Staff did not receive any citizen comments in support of or against the request.

Staff has reviewed the request and recommends approval of the requested variance to allow eighty-nine (89%) percent lot coverage for expansion of the rear parking lot at 103 E. Academy Street.

Chairman Hodde opened the Public Hearing at 5:41 p.m. and asked for any comments. There were no citizen comments. The applicant, David Wellmann, stated that due to growth and expansion, additional parking is needed.

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

A motion was made by Commissioner Thielemann and seconded by Commissioner Edmunds to approve the request by David and Kim Wellmann for a variance from the City of Brenham Code of Ordinances to allow eighty-nine (89) percent lot coverage, where the maximum lot coverage allowed is eighty (80) percent, for expansion of the parking area located at 103 E Academy, as presented. The motion carried unanimously.

8. Adjourn

A motion was made by Commissioner Flisowski and seconded by Commissioner Thielemann to adjourn the meeting at 5:45 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 Hodde, Chairman

February 13, 2023
Meeting Date



Attest, Staff Secretary

February 13, 2023
Meeting Date