

CITY OF BRENHAM BOARD OF ADJUSTMENT MINUTES

December 9, 2024

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 December 9, 2024, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

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

Commissioners absent:

Arlen Thielemann

Staff present:

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

Citizens / Media present:

Lindi Braddock

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 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 August 12, 2024, Board of Adjustment Meeting.

Chairman Hodde 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 (item 4-a). The motion carried unanimously.

REGULAR AGENDA

- 5. Public hearing, Discussion and Possible Action on Case Number B-24-008: A request by the Estate of Jeanette O. Parry / Russell Noe, Executor 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 90-feet and 91-feet, where a minimum average lot depth of 115 feet is required, in order to subdivide and plat the existing property located at 407 W. Main Street, described as Lot 5A1A of the West Main Street Addition, A. Harrington Survey, A-55, in Brenham, Washington County, Texas into two (2) lots (Proposed Lot 5A1a-1 and Lot 5A1a-2).**

Shauna Laauwe, City Planner, presented the staff report for Case No. B-24-008 (on file in the Development Services Department). Ms. Laauwe stated that this is a request from the Estate of Jeanette O. Parry / Russell Noe, Executor. The subject property is zoned as R-2, Mixed Residential Use District and currently is developed with a single-family residence, a storage shed, and a detached garage on the northern portion of the lot along W. Main Street, while the southern portion of the property along W. Alamo Street is vacant land.

The subject 0.4238-acre (18,461 SF) tract addressed as 407 West Main Street, is a through and corner lot with frontage along West Main Street to the north, West Alamo Street to the south, and Seward Street to the east. The future land use designation is Mixed Use Downtown Adjacent, and the proposed use is single-family residential. The subject property is surrounded by a R-2, Mixed Residential Zoning and a mix of single and multifamily residential. The existing 18,461 square foot property meets the current minimum lot area requirement of 7,000 square feet, lot depth of 115-feet, and lot width of 60-feet for R-2 district property.

The property owner, the Estate of Jeannette O. Parry / Russell Noe, Executor, would like to divide the property to sell as two individual lots since infill lots are currently difficult to find in the City of Brenham. The proposed subdividing/platting the lot into two lots would cause the lot to lose its conforming status and require lot depth variances. Splitting the subject property into two lots would result in proposed Lot 5A1A-1 having a lot depth of 90-feet and proposed Lot 5A1A-2 having a lot depth of approximately 91-feet, where the minimum required lot depth is 115-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 variances for proposed Lot 5A1A-1 and Lot 5A1A-2 to allow a 90.02-foot lot depth and a 91.46-foot lot depth, respectively, instead of the required 115-foot minimum average lot depth. The proposed lot depths align with neighboring lots; thus, the request would not be visibly out of character for the neighborhood.

STAFF ANALYSIS

- West Main Addition is one of the original subdivisions in Brenham and predates the Zoning and Subdivision regulations.
- The subject property is an unusually shaped lot.
- The owner/applicant would like the possibility to subdivide the lot and sell them separately. A replat would be required to legally subdivide the lot.
- To meet the requirements for platting, lot depth variances are needed.
- The subject property is not eligible for replatting unless the variances are granted.
- The requested approximate 90-foot lot depth is characteristic of this area.
- The replat would not be materially detrimental or injurious to other properties since several other properties in this immediate area have 90-foot to 95-foot lot depths. No change would be evident to the surrounding neighborhood.

Notifications were mailed to property owners within 200-feet of the subject property on November 27, 2024. Staff received one citizen comment from Craig and Theresa Norman, who live at 532 W. Third Street, in support of the variance request.

Since Ms. Braddock advised that she did not wish to speak and there were no other citizens present, Chairman Hodde chose to forgo the public hearing and called for a motion on the item.


A motion was made by Commissioner Flisowski and seconded by Commissioner Winkelmann to approve the request by the Estate of Jeanette O. Parry / Russell Noe, Executor, for a variance from the City of Brenham Code of Ordinances, to allow average lot depths of 90-feet and 91-feet, where a minimum average lot depth of 115 feet is required, in order to subdivide and plat the existing lot into two (2) lots for the property currently addressed as 407 W. Main Street. The motion carried unanimously (5-0).

6. Adjourn

A motion was made by Commissioner Flisowski and seconded by Commissioner Winkelmann to adjourn the meeting at 5:31 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 14, 2025
Meeting Date



Attest, Staff Secretary

April 14, 2025
Meeting Date