CITY OF BRENHAM
BOARD OF ADJUSTMENT MINUTES

September 14, 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 September 14, 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
Darren Huckert
Arlen Thielemann
Mary Lou Winkelmann

Commissioners absent:
Dax Flisowski

Staff present:
Stephanie Doland, Development Services Director
Shauna Laauwe, City Planner
Kristina Garza, Development Services Intern
Kim Hodde, Planning Technician

Citizens / Media present:
Keith Behrens

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 August 10, 2026, 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 Huckert 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-26-0005: **A request by Stephen & Jeanette Forman for a variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 2, Section 2.05(1)(a)(ii) to allow a 5-foot south side yard setback, where a minimum 10-foot side yard setback is required for construction of an attached carport at 607 Alma Street, described as Lot 4, Block A of the Woodlawn Heights Addition in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. VARIANCE-26-0005. Ms. Laauwe stated that this is a request from Stephen and Jeanette Forman, as the owners and applicants, for a 5-foot variance to the south side setback where a minimum 10-foot side setback is required for an attached carport per the City of Brenham Code of Ordinances Appendix A – Zoning, Part II, Division 2, Section 2.05(1)(a)(ii). The subject property is addressed as 607 Alma Street, zoned R-2, Mixed Residential District, and developed with a single-family residence. The Future Land Use Plan designates this are as single-family rsidential use. The property is located on the west side of Alma Street, north of E. Academy Street, south of Crockett Street, and east of Hosea. Ross Street is to the east. The subject property and all adjacent properties are zoned R-2, Mixed Residential District and developed with single family homes that predate the zoning and subdivison regulations that were adopted in 1968. Most of the homes in the area were built between 1920-1950. Though the subject property predates the zoning and subdivision regulations, it meets the current regulations for a single family use with a 63-foot lot width, 170-foot lot depth and a lot area of 10,389 square feet. The existing 3,320 square foot residential structure was constructed in 1946 and is considered legally non-conforming since it is just shy of meeting the current 25-foot front yard setback since it is approximately 24.1-feet. The property is also non-conforming on the north side with side setback of 4.1-feet instead of the required 10-feet. The south side was 14.3-feet with an attached porch. The porch has been removed.

In April, the applicant provided a site plan and building permit application for a detached open-sided carport on the south side of the house with a 5’ side setback shown. The carport is located behind the front façade of the principal home and meets the front yard setback. When the building inspector went to perform the inspections, it was noted that although there is a small gap between the carport beam and the house, the roof structure is flush and attached to the residence. Therefore, the carport is considered attached and has to meet the setbacks of the home, being a 10’ side setback instead of a 5-foot side setback.

The neighborhood has varying styles and setbacks, For example, the home at 605 Alma Street was constucted in 1930 and is built only 1-2 feet from the property line, and the home at 700 Alma Street was built in 1925 with a 2-foot side setback. Most of the homes in this neighborhood do not have garages but instead utilize carports, most of which are non-conforming to the side setbacks.

Therefore, the applicant is requesting a variance for a 5-foot reduction in the minimum required 10-foot south side setback to legitimize the attached carport.

STAFF ANALYSIS

- Strict enforcement would result in the carport impeding the driveway.
- This is a historic neighborhood with non-uniform property lines and setbacks.
- The carport is located behind the front façade and does not encroach into the front yard setback.
- The need for the variance was not created by the applicant.
- Granting the variance will not be materially detrimental or injurious to other properties.

Notices were mailed to property owners within 200 feet of the subject property regarding this request on September 3, 2026. Staff received one citizen comment from Kenneth Hall in support of this request.

Staff reviewed the request and ***recommended approval*** of the requested variance to allow a 5-foot reduction in the required 10-foot south side setback for an attached carport.

In response to Commissioner's questions, Ms. Laauwe clarified that although there is a slight separation between the carport beam and the home, the roof structure is flush with and attached to the residential structure.

Chairman Hodde opened the Public Hearing at 5:31 p.m. and asked for any comments. There were no citizen comments.

Chairman Hodde closed the Public Hearing at 5:31 p.m. and re-opened the Regular Session.

A motion was made by Commissioner Huckert and seconded by Commissioner Winkelmann to **approve** the request from Stephen & Jeanette Forman for a variance to allow a 5-foot south side yard setback, where a minimum 10-foot side yard setback is required for an attached carport at 607 Alma Street, as presented. The motion carried unanimously (5-0).

6. Adjourn

A motion was made by Commissioner Thielemann and seconded by Commissioner Huckert to adjourn the meeting at 5:32 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
_____ November 16, 2026
Jon E. Hodde, Chairman Meeting Date

Kim Hodde
_____ November 16, 2026
Attest, Staff Secretary Meeting Date