

# **CITY OF BRENHAM BOARD OF ADJUSTMENT MINUTES**

**September 08, 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 September 8, 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  
Mary Lou Winkelmann

Commissioners absent:

Darren Huckert  
Arlen Thielemann

Staff present:

Stephanie Doland, Development Services Director  
Shauna Laauwe, City Planner  
Megan Mainer, Assistant City Manager  
Kim Hodde, Planning Technician

Citizens / Media present:

Ronnie & Melissa Zientek

**1. Call Meeting to Order**

Chairman Hodde called the meeting to order at 5:16 p.m. with a quorum of four (4) 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 11, 2025, Board of Adjustment Meeting.**

Chairman Hodde called for any corrections or additions to the minutes as presented. A motion was made by Commissioner Flisowski and seconded by Commissioner Winkelmann 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-25-0010: by Ronnie L. Zientek for a Special Exception as described in Part IV, Division 4, Section 1.01(2) [extension or enlargement of a nonconforming structure] to allow a 10-inch west side yard setback, where a minimum 5-foot side yard setback is required, limited only to the proposed construction of an accessory structure (carport attached to the existing nonconforming detached garage) at 308 E. Tom Green Street, described as Lot PT 4, Block J of the Keys 2<sup>nd</sup> Addition, Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. VARIANCE-25-0010. Ms. Laauwe stated that this is a request from Ronnie L. Zientek, as the applicant and owner. The subject property is addressed as 308 E. Tom Green Street and is identified as Lot PT 4, Block J of the Keys 2<sup>nd</sup> Addition. It is generally located on the south side of E. Tom Green Street, east of S. Market Street and west of Lee Street. The subject property and adjacent properties to the north and west are zoned B-1, Local Business Mixed Use District and developed with a mix of residential and neighborhood commercial uses. The adjacent properties to the east are zoned R-1, Single Family Residential Use District and developed with single family homes. The property to the northeast across E. Tom Green Street is the Brenham Independent School District Pride Academy and rock gym. The subject property is 0.45-acres and is currently developed with a 1,938 square foot single family home and a 23'x30' (690 SF) detached garage structure that is located 16.5-inches from the west side property line. The Washington County Appraisal District says that the home and detached garage structure were built in 1949, which predates adoption of the Zoning and Subdivision Ordinances. The lot is approximately 93-feet wide by 209-feet in depth and meets or exceeds all of the zoning requirements except for the west side setback of 16.5" for the detached garage including the following:

- 40.1' north front yard setback
- 79' south rear yard setback
- 65' east side yard setback

The applicant proposes to construct a 20'x25' (500 SF) open air carport attached to the existing detached garage to provide protection from the weather. The applicant is requesting a 10-inch west side setback in order to have the posts beside the existing concrete. Placing the carport structure 5-feet from the property line would put the structure in front of the existing garage doors and would essentially render them useless.

No adverse effects to adjacent and surrounding properties are expected. The subject and adjacent properties to the north and west are within a B-1 District, Local Business/Residential Mixed-Use District, where both residential and local commercial businesses are permitted. The adjacent property to the west is a two-story single-family residence that is set further back than the subject garage and appears to meet the 10-foot side yard setback. Additionally, no adverse effects to the adjacent property to the west are expected as the property line is screened by a 6-foot-tall fence. The property to the north, across from E. Tom Green, is the rear yard of 1307 S. Market Street, a 1.00-acre single-family lot. The perimeter of the rear yard of 1307 S. Market Street is lined with tall vegetation. The adjacent properties to the east and south are within a R-1, Single-Family Residential District. Due to the garage being setback behind the home, the proposed carport would not be visible from the neighboring single-family homes to the east. Likewise, the proposed carport will not be visible to adjacent properties to the south as the existing garage would block visibility. Furthermore, it would not be reasonable to require the attached carport to be offset from the garage to meet the current setback regulations as it would obstruct the ability to park a vehicle inside the garage. The surrounding neighborhood was developed before the zoning and subdivision regulations were enacted in 1968, thus many of the residential structures in the vicinity have nonconforming setbacks, including accessory structures.

The provision to request a special exception states: “The extension or enlargement of a nonconforming structure, provided that the structure or portion thereof being extended or enlarged ***is not for the purpose of a nonconforming use.***” Accessory structures are allowed in the B-1 zoning district. The proposed expansion of the nonconforming structure will be required to meet the current B-1 standards, to include the adopted 2021 International Building Code and Fire Codes.

Based on the finding that the proposed expansion will not cause any adverse effects to the adjacent properties or surrounding neighborhood, this request meets the criteria for Part IV, Division 4, Section 1.01(2), Special Exceptions of the Zoning Ordinance. Should the special exception be denied, the applicant would be required to adhere to the 5-foot north side yard setback for the proposed accessory structure (carport).

#### **STAFF ANALYSIS**

- The existing home and garage were constructed in 1949. The detached garage is at a negligible setback.
- Granting this variance will not be materially detrimental or injurious to adjacent or surrounding properties.
- A 5-foot setback would place the carport in front of the garage doors.
- The request would not be out of character with the neighborhood.
- The need for the side yard variance was not created by the applicant/property owner.

Notices were mailed to property owners within 200 feet of the subject property regarding these requests on August 28, 2025. Staff did not receive any phone calls or written comments regarding this request.

#### **STAFF RECOMMENDATION:**

Staff has reviewed the request and ***recommends approval*** of the requested Special Exception to allow a 4-foot, 2-inch reduction in the minimum required 5-foot west side yard for a setback of 10-inches for construction of a carport to be attached to the existing nonconforming detached garage located at 308 E. Tom Green Street. This special exception applies only to construction of the carport.

Chairman Hodde opened the Public Hearing at 5:29 p.m. and asked for any comments. Property owner & Applicant, Ronnie L. Zientek, stated that they are just trying to improve their property and keep their vehicles and themselves out of the elements such as rain, hail, etc.

There were no other comments.

Chairman Hodde closed the Public Hearing at 5:30 p.m. and re-opened the Regular Session.

A motion was made by Commissioner Edmunds and seconded by Commissioner Flisowski to **approve** the request from Ronnie L. Zientek for a Special Exception to allow a 10-inch west side yard setback, where a minimum 5-foot side yard setback is required, limited only to the proposed construction of an accessory structure (carport attached to the existing nonconforming detached garage) at 308 E. Tom Green Street, as presented. The motion carried unanimously (4-0).

#### **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 (4-0).

*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

October 13, 2025  
Meeting Date

Kim Hodde  
Attest, Staff Secretary

October 13, 2025  
Meeting Date