

**CITY OF BRENHAM
BOARD OF ADJUSTMENT MINUTES**

November 10, 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 November 10, 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
Dax Flisowski
Darren Huckert
Arlen Thielemann
Mary Lou Winkelmann

Commissioners absent:

None

Staff present:

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

Citizens / Media present:

Robert Knittel
Mike & Patti Kuhn
Penny Spreen
William Kmiec
Lawson Hamman
Dillon Thielemann
Beau Hinze

1. Call Meeting to Order

Chairman Hodde called the meeting to order at 5:16 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

Stephanie Doland, Director of Development Services, thanked the Board for their attendance at the recent training with Justin Golbabai, Professor from Texas A & M University. Annual Board member training is one of the criteria for the Planning Excellence Award that was awarded to the City of

Brenham Development Services Department at the American Planning Association (Texas Chapter) Conference that was held in August.

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 October 13, 2025, 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 Flisowski 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-25-0012: A request by Katherine Cooper and Colby Crouse 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 91-feet, where a minimum average lot depth of 115 feet is required, in order to combine two lots and replat the existing properties located at 500 and 506 W. Alamo Street, described as Lots 8A3 and 9A1 of the West Main Street Addition, A. Harrington Survey, A-55, in Brenham, Washington County, Texas into one lot.**

Commissioner Thielemann recused himself from deliberation and action on this item since Thielemann Construction Company is contracted to do work for the owners. Mr. Thielemann left the room.

Stephanie Doland, Development Services Director, presented the staff report for Case No. VARIANCE-25-0013. Ms. Doland stated that this is a request from Katherine Cooper and Colby Crouse, as the applicants and owners. The subject properties are addressed as 500 and 506 W. Alamo Street and are identified as Lots 8A3 and 9A1 of the West Main Street Addition (an unrecorded subdivision). They are generally located on the north side of W. Alamo Street, east of S. Jackson Street and South of W. Main Street. The subject properties and adjacent properties are zoned R-1, Mixed Residential Use District, B-1, Local Business Mixed Use Residential farther to the west, and R-1, Single Family Residential uses farther to the north. The area is developed with a mix of single-family and multi-family residential uses and neighborhood commercial uses to the west, including Hermann International Commercial Truck Sales, Parts & Service and the Thrivent Financial building. The property at 500 W. Alamo Street is developed with a single-family home that was originally constructed in 1920. The property at 506 W. Alamo Street is currently vacant land after the recent demolition of a single family residence. Both of the existing lots meet the current minimum lot area requirement of 7,000 square feet and the lot width of 60-feet; however, neither of the lots meet the 115-foot minimum lot depth. The property owners would like to combine the two lots into one lot.

The proposed replatting of the two lots into one lot would cause them to lose their conforming status and will require a lot depth variance. The properties have an existing lot depth of 91-feet, where the

minimum required lot depth is 115-feet. The City of Brenham Subdivision regulations require that proposed platted lots meet the zoning requirements or be granted variances by the Board of Adjustment. The applicants therefore are requesting a variance for the proposed combined lot to be allowed a 91-foot lot depth instead of the required 115-foot minimum average lot depth.

STAFF ANALYSIS

- The original plat predates Zoning and Subdivision Ordinances.
- The properties are constrained by development to the north and are unable to meet the required minimum average lot depth of 115-feet.
- The proposed lot and existing structures exceed the minimum lot area and setback requirements.
- The lots are in character with neighboring properties as all lots except one have similar lot depths.
- 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 these requests on October 29, 2025. Two written comments were received in support of the request. One from Andrea Millette and one from Craig Norman.

Staff has reviewed the request and recommends approval of the requested Variance to allow an average lot depth of 91-feet, for the property described as Lot 8A3 and Lot 9A1 of the West Main Street Subdivision and addressed as 500 and 506 W. Alamo Street in order to combine the two lots into one lot.

Chairman Hodde opened the Public Hearing at 5:25 p.m. and asked for any comments. There were no public comments.

Chairman Hodde closed the Public Hearing at 5:25 p.m. and re-opened the Regular Session.

A motion was made by Commissioner Flisowski and seconded by Commissioner Winkelmann to **approve** the request from Katherine Cooper and Colby Crouse for a variance to allow an average lot depth of 91-feet, where a minimum average lot depth of 115 feet is required, in order to combine two lots and replat the existing properties located at 500 and 506 W. Alamo Street, as presented. The motion carried unanimously (4-0).

Commissioner Thielemann re-entered the meeting.

- 6. Public hearing, Discussion and Possible Action on Case Number VARIANCE-25-0013: A request by William Kmiec for a variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 2, Section 2.05(b)(i) and (iii) to allow a lot size of 5,569 SF, where a minimum lot size of 7,000 square feet is required; and to allow an average lot depth of 92 feet, where a minimum average lot depth of 115 feet is required, in order to subdivide and plat the existing property into two (2) lots for the two existing single-family homes located at 1000 N Park Street and 103 Emile Street, described as Lot 25 of WM. Schomburg Subdivision, A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

Stephanie Doland, Development Services Director, presented the staff report for Case No. VARIANCE-25-0013. Ms. Doland stated that this is a request from William Kmiec, as the applicant and owner. The subject property is addressed as 1000 N. Park Street and 103 Emile Street and identified as Lot 25 of

the WM Schomburg Subdivision. The subject property is located on the northeast corner of N. Park Street and Emile Street, west of Schomburg Street. The subject property and adjacent properties are zoned B-1, Local Business Mixed Use District and developed with a mix of single and multi-family residential and commercial uses, including Kenjura Tile, K.T. Auto Sale and Repair, Kenjura Tile Training Center, Kuhn Storage Buildings, and Iglesia Evangelica Church. The subject property is 0.3755-acres and is currently developed with two single-family residences and an outdoor kitchen area. The home that faces N. Park Street is addressed as 1000 N. Park Street and is a 2,015 square feet single-family home constructed in 1920. The residential structure at the rear of the property is addressed as 103 Emile Street and is approximately 1,350 square feet but it is unknown when the structure was built.

The owner, William Kmiec, would like to subdivide the lot so that each structure is on its own lot. For a single-family residential use, the existing lot meets the current minimum lot area requirement of 7,000 square feet, and the lot width of 60-feet for the B-1 district; however, the proposed replatting of the lot into two lots will cause the proposed Lot 25B, addressed as 103 Emilie Street, to be nonconforming since the existing depth from Emile Street to the north property line is approximately 92-feet instead of the required 115-feet. Lot 25B is proposed to meet the lot width requirement of 60-feet; however, with the reduced lot depth the lot area is only 5,569 square feet instead of the required 7,000 square 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 a variance for proposed Lot 25B to allow a 92-foot lot depth instead of the required 115-foot minimum average lot depth, and to allow a lot area of 5,569 square feet instead of the required 7,000 square feet.

STAFF ANALYSIS

- The original plat predates Zoning & Subdivision Ordinances.
- The property is constrained by development to the north and east.
- The residential structure addressed as 103 Emile is a nonconforming Accessory Dwelling Unit (ADU) as the ADU is larger than 1,000 SF, more than ½ of the principal structure since the ADU is 1,350 SF and the principal structure is 2,015 SF.
- If the variances are approved, both would meet the standards for a single-family home: more than 750 SF and 2 off-street parking spaces provided.
- Without subdividing the property, the two homes would not be able to be sold separately.
- Granting the variances would not be materially detrimental or injurious to other properties.

Notices were mailed to property owners within 200 feet of the subject property regarding these requests on October 29, 2025. Two written comments (one from Roy Finke and one from Loretta Grimm) were received in support of this request. Two written comments (one from Robert Knittel and one from Lindi & Camaron Surovik) were received against this request.

Staff has reviewed the request and recommends approval of the requested Variances to allow a lot size of 5,569 square feet and an average lot depth of 92-feet for the proposed Lot 25B of the WM Schomburg Subdivision, addressed as 103 Emile Street.

Chairman Hodde opened the Public Hearing at 5:34 p.m. and asked for any comments. Mike Kuhn stated that he is the owner of the adjacent storage units and that he is against the replat since Mr. Kmiec knew what he was buying when he bought the property.

Mr. Robert Knittel, 204 Emile Street, spoke and stated that he is against the variance request since the proposed lots don't meet the minimum requirements. He stated that the proposed lot is 21% less than required and the lot depth is 20% less than required. He further stated that Mr. Kmiec is advertising a

catering business out of this address on Facebook that says that they are always open and offer outdoor seating. He said that there are people in the neighborhood that have respiratory problems and these commercial cookers could cause issues from the smoke. He further stated that this will cause his property value to decrease. He further stated that Lindi and Camaron Surovik, owners of Coldwell Bankers, are against this request. He stated that this is a quiet street and he doesn't want it to become a party place. The property needs to stay like it is.

The owner/applicant, William Kmiec, stated that he does not run a catering business. He stated that he has owned the property for 17 years and recently moved his mother from the smaller house into the larger house and remodeled the smaller house. He stated that he wants to divide the property so that he can sell it. He previously had it on the market for sale twice in 2015 and again in 2021-2022 with no offers. He said that most people do not want to buy property with two houses.

Ms. Doland stated that the property is zoned for commercial use; however, if a catering business were operated a fixed food establishment permit would be required. The City of Brenham Health Officer received a complaint about this, contacted the owner and after speaking with Mr. Kmiec determined that no fixed food permit would be required.

An additional written comment was received on Wednesday, 11-12-25 from Mrs. Roy (Janice) May, in support of the request.

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

A motion was made by Commissioner Huckert and seconded by Commissioner Flisowski to **approve** the request from William Kmiec for a variance to allow a lot size of 5,569 SF, where a minimum lot size of 7,000 square feet is required; and to allow an average lot depth of 92 feet, where a minimum average lot depth of 115 feet is required, in order to subdivide and plat the existing property into two (2) lots for the two existing single-family homes located at 1000 N Park Street and 103 Emile Street, as presented. The motion carried unanimously (5-0).

7. Adjourn

A motion was made by Commissioner Flisowski and seconded by Commissioner Huckert to adjourn the meeting at 5:46 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 13, 2026
Meeting Date



Attest, Staff Secretary

April 13, 2026
Meeting Date