

**CITY OF BRENHAM  
BOARD OF ADJUSTMENT MINUTES**

**February 14, 2022**

*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 February 14, 2022, 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  
Danny Goss  
Arlen Thielemann  
Mary Lou Winkelmann

Commissioners absent:

Thomas Painter

Staff present:

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

Citizens / Media present:

Artis Edwards, Jr.

**1. Call Meeting to Order**

Chairman Hodde called the meeting to order at 5:27 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**

- The Board was reminded of the training session on February 28, 2022 at 4:00 pm.
- The Board was informed that the Development Services Department moved upstairs to the second floor.

**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 the December 13, 2021, 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 Goss to approve the minutes from the December 13, 2021, meeting, as presented. The motion carried unanimously.

## **REGULAR AGENDA**

### **5. Election of a Chair and Vice Chair for the Board of Adjustment for 2022**

A motion was made by Commissioner Thielemann and seconded by Commissioner Winkelmann to appoint Jon Hodde as Chair and Thomas Painter as Vice Chair for the Board of Adjustment for 2022. The motion carried unanimously.

### **6. Public hearing, Discussion and Possible Action on Case Number B-22-001: A request by Artis Edwards, Jr. for a Special Exception from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 2, Section 2.05(1)(a)(iii) to allow a 15-foot rear yard setback where a minimum 25-foot rear yard setback is required for construction of a two-family/duplex residence at 1005 Armbrister Street, described as Lot 14, Block 4 of the W.A. Wood Subdivision of the Armbrister Addition, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. B-22-001 (on file in the Development Services Department). Ms. Laauwe stated that this request by Artis Edwards, Jr. is for a 10-foot special exception to the required 25-foot rear setback to allow a 15-foot rear setback for construction of a two-family / duplex residence at 1005 Armbrister Street. There are no consistent setbacks on the block since at least six other structures in the block encroach into either the front, rear, or side setbacks; therefore, this request for a reduction to the rear setback can be considered as a special exception instead of a variance. The subject property is zoned R-2, Mixed Residential Use District and is currently vacant with surrounding properties being zoned R-2. The future land use designation for this property is single-family residential. The subject property is a 62-foot by 85-foot (5,295 square foot) lot and is identified as Lot 14, Block 4 of the W.A. Wood Subdivision of the Armbrister Addition. The W.A. Wood Subdivision was platted in 1898 which is prior to the City's adoption of the Zoning Ordinance in 1967. Current R-2 zoning for single-family residential and duplexes require a minimum lot size of 7000 square feet, a lot width of 60-feet and a minimum lot depth of 115-feet. The smaller lot size and depth of the subject property makes it difficult to construct a modern residential structure on the lot. The proposed duplex is 42-foot wide by 40-foot deep. Both units of the duplex structure are proposed to have 3-bedrooms, 2-baths (1,363 square feet) and a single car garage.

Notifications were mailed to property owners within 200-feet of the subject property on February 3, 2022. One citizen comment was received in support of the request.

Staff has reviewed the request and recommends approval of the requested special exception to allow a 15-foot rear setback for a two family / duplex residence to be located at 1005 Armbrister Street.

Chairman Hodde opened the Public Hearing at 5:41 p.m. and asked for any comments. There were no citizen comments.

Chairman Hodde closed the Public Hearing at 5:42 p.m. and re-opened the Regular Session.

A motion was made by Commissioner Winkelmann and seconded by Commissioner Edmunds to approve the request by Artis Edwards, Jr. for a Special Exception to allow a 15-foot rear yard setback where a minimum 25-foot rear yard setback is required for construction of a two-family/duplex residence at 1005 Armbrister Street, as presented. The motion carried unanimously.

**7. Adjourn**

A motion was made by Commissioner Thielemann and seconded by Commissioner Winkelmann to adjourn the meeting at 5:42 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:

*Thomas Painter*  
\_\_\_\_\_  
Thomas Painter, Vice Chairman

May 9, 2022  
Meeting Date

*Kim Hodde*  
\_\_\_\_\_  
Attest, Staff Secretary

May 9, 2022  
Meeting Date