

CITY OF BRENHAM BOARD OF ADJUSTMENT MINUTES

May 11, 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 May 11, 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
Dax Flisowski
Arlen Thielemann
Mary Lou Winkelmann

Commissioners absent:

Darren Huckert

Staff present:

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

Citizens / Media present:

Lauren Lezanna
Sarah Sorto

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 presented.

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 April 13, 2026, 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-26-0003: A request by Rivera Orlin Ernesto Melendez for variances from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 2, Section 2.05(1)(a)(ii) to allow 5-foot side yard setbacks, where a minimum 10-foot side yard setback is required and Section 2.05(1)(a)(iii) to allow a 17-foot rear yard setback where a minimum 25-foot rear yard setback is required for construction of a new single family residence to be located at 1201 Mangrum Street, described as Lot 21 of the Gay's Addition, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. VARIANCE-26-0003. Ms. Laauwe stated that this is a request from Rivera Orlin Ernesto Melendez, as the owner and applicant. The subject property is addressed as 1201 Mangrum Street and identified as Lot 21 of the Gay's Addition. The subject property is located on the north side of Mangrum Street, east of Kerr Street and south of Garrett Street. The subject property and adjacent properties are zoned R-2, Mixed Residential and developed with a mix of residential and institutional uses. The future land use map envisions this property as single family residential use. The Brenham Early Childhood Learning Center (ECLC) gymnasium, formally Pickard High School, is adjacent on the west side of the subject property, the ECLC's large playground is located to the south across Mangrum Street and the main school building to the southwest across Kerr Street. The Camptown Cemetery is located to the southeast adjacent to the school's large playground area. This is an african-american cemetery that dates from the 1860's and is associated with Mount Rose Missionary Baptist Church, this is located on the northwest corner of Kerr Street and Mangrum Street.

The subject property is a vacant, legally nonconforming, 6,825 square foot (0.16-acres) lot that was platted before the City of Brenham subdivision and zoning regulations were adopted in 1968. The current zoning regulations require that a single-family lot have a minimum lot area of 7,000 square feet with a minimum lot width of 60-feet and minimum lot depth of 115-feet. This lot is a uniquely shaped lot that is not square or rectangular, as it slants diagonally. The lot width is approximately 75-feet, and the lot depth varies from a nonconforming 93.31-feet along the west property line and 90.17-feet along the east property line resulting in an average lot depth of 91.74-feet. The lot width of 74.49-feet is greater than the minimum 60-foot that is required. The applicant, Rivera Orlin Ernesto Melendez, wishes to construct a two-story, 2,300 square foot, single-family home on the subject lot. When the house plans were initially reviewed and approved, the applicant provided building plans on a site plan showing the vacant lot to be a standard rectangular lot and provided house plans that met the required

setbacks. However, when the form survey inspection was submitted, the actual lot lines were discovered to be more rhombus in nature and the forms of the slab were encroaching in the building setbacks. The form survey indicated that the proposed home, if squared to the street, would not fit within the minimum required setbacks on the diagonal slanted lot. After reviewing the lot survey and discussing the issue with the project architect, modifications were made to adjust the home layout. However, the side yard setbacks were only able to be modified to 5-feet and the rear yard setback to 17- feet. Shifting the house into the front setback was not an option since this would create side setbacks of 2-feet or less in some areas which would create additional building code and fire code requirements. The applicant proposes to remove the existing sheet metal fencing and install a 6-foot wooden privacy fence.

Therefore, the applicant is requesting a variance for a 5-foot reduction in the minimum required 10-foot side yard setbacks and an 8-foot reduction in the minimum required 25-foot rear yard setback to allow side setbacks of 5-feet and a rear setback of 17-feet for construction of a new single-family residence.

STAFF ANALYSIS

- This is a legally, nonconforming lot with a unique lot shape.
- To maximize the buildable area would require the home to be unusually shaped and not square with the street.
- The requested side yard setbacks are only for a portion of the structure.
- The rear yard setback varies from 17-feet to 20-feet.
- 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 these requests on April 30, 2026. Staff received one written comment from the Brenham Independent School District in support of the request.

Staff has reviewed the request and ***recommends approval*** of the requested variances to allow a 5-foot reduction in the minimum required 10-foot side yard setbacks and an 8-foot reduction in the minimum required 25-foot rear yard setback for construction of a new single-family residence to be located at 1201 Mangrum Street.

In response to a question by Commissioner Flisowski, Ms. Laauwe clarified that if the home were to be moved closer to the front setback to be more in-line with the neighborhood, it would make portions of the home to be less than 5-feet from the adjacent property line which would result in additional code requirements.

Commissioner Thielemann asked if there was a certain percentage that a home could be “out of square” with the front property line or street. Ms. Doland responded that there is nothing in the ordinance regarding this issue and that it is the applicant’s preference to square the house with the street instead of the lot.

Chairman Hodde opened the Public Hearing at 5:30 p.m. and asked for any comments. There were no citizen comments.

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

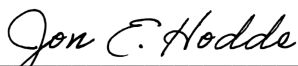
A motion was made by Commissioner Thielemann and seconded by Commissioner Flisowski to **approve** the request from Rivera Orlin Ernesto Melendez for variances to allow 5-foot side yard setbacks, where a minimum 10-foot side yard setback is required and to allow a 17-foot rear yard setback where a minimum 25-foot rear yard is required for a single family residence to be located at 1201 Mangrum Street, as presented. 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).

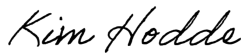
The City of Brenham appreciates the participation of our citizens, and the role of the Board of Adjustment in this decision-making process.

Certification of Meeting Minutes:



Jon E. Hodde, Chairman

August 10, 2026
Meeting Date



Attest, Staff Secretary

August 10, 2026
Meeting Date