

CITY OF BRENHAM BOARD OF ADJUSTMENT MINUTES

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

Commissioners absent:

None

Staff present:

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

Citizens / Media present:

Jake Carlile
Rachel Hays
BeverlyYancy

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

Shauna Laauwe introduced Kristina Garza as the Development Services Intern and stated that she would be with the City until December and hopefully be able to present a case to the Board. Ms. Garza was welcomed by the Board.

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 May 11, 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 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-26-0004: A request by Jake Carlile / Arete Property Group for variances from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 2, Section 2.05(2)(c)(ii) to allow 25-foot lot widths for proposed Lots 2, 3, & 4, where a minimum 30-foot lot width is required for a townhome development to be located on Clay Street, on properties described as Lots 65-D (and 0.034-acre of Magnolia Street) and 65-E (and 0.034-acre of Magnolia Street) of the College Heights Addition in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. VARIANCE-26-0004. Ms. Laauwe stated that this is a request from Jake Carlile / Arete Property Group as the applicant, for 5-foot variances to the minimum lot widths (25-foot lot widths requested instead of the required 30-foot) for three interior lots of a proposed townhome development. The owners are Zoleta Evans Yancy & Roosevelt Yancy and Bulah Mask & Robert Mask. City of Brenham Zoning Ordinance Appendix A – Zoning, Part II, Division 2, Section 2.05(2)(c)(ii) addresses the Townhome Development requirements. The subject properties are two undeveloped lots on the south side of Clay Street identified as Lots 65-D (and 0.034-acre of Magnolia Street) and 65-E (and 0.034-acre of Magnolia Street) of the College Heights Addition. The subject properties are located on the the south side of Clay Street, east of Sabine Street and southwest of Brown Street. The subject properties and adjacent properties are zoned R-2, Mixed Residential and B-1, Local Business Mixed Use farther to the east and developed with a mix of single family residential and multifamily residential. There is a 30 unit Townhome development to the northwest of this proposed development, two duplexes adjacent to the west and a large rural lot adjacent to the east of the subject properties. Brown Street is predominately single-family residences. The future land use map envisions this property as multifamily residential use.

The two subject properties have been vacant for over ten years. Each lot is 0.203-acres. These lots currently meet the requirements for single-family homes, duplexes, twin homes, and a triplex/fourplex. The current zoning regulations require that a townhome development lot have a minimum lot width of 30-feet and a lot depth of 100-feet. These two lots combined are 0.406-acres or 17,685 square feet with a combined lot width of 147.47 feet. For a five-unit townhome development, a minimum lot width of 150 square feet would be required. The applicant proposes to replat the two lots into one lot and construct a five-unit townhome development on these combined lots. The applicant proposes lot widths of 36.23 feet for the two end units and 25-foot lot widths for the three interior lots. Since the

two end units are required to have a 10-foot side setback, the building lot width for all five units would be 25-feet so they would all appear uniform.

Therefore, the applicant is requesting a variance for a 5-foot reduction in the minimum required 30-foot lot widths for the three interior lots for construction of a five-unit townhome development.

STAFF ANALYSIS

- Strict enforcement would eliminate a dwelling unit and create unnecessary hardship.
- The Housing Task Force and Comprehensive Plan supports compatible infill development.
- The requested lot width of 25 feet gives similar building widths as the exterior lots when accounting for the side setbacks.
- The development meets all other lot requirements.
- The need for the variance was not wholly 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 July 30, 2026. Staff did not receive any written comments regarding this request.

Staff reviewed the request and **recommended approval** of the requested variances to allow up to a 5-foot reduction in the required 30-foot lot width (minimum 25-foot lot widths) for interior lots, so long as the minimum lot size of 3,000 square feet is met, for a townhome development to be located on Clay Street.

Commissioner Thielemann noted that due to the varied lot depth proposed Lot 4, which is proposed as 25-feet by an average of 112.62-feet, would be slightly under the required 3,000 square foot lot area. Ms. Laauwe responded that Mr. Carlile would be required to make the lots meet the minimum lot area.

Commissioner Huckert asked if then Ebenezer Townhome development meets the 30-foot lot width. Ms. Laauwe responded that the Ebenezer lots are 30-foot wide; however, they received a variance for the side street setbacks.

Ms. Laauwe clarified that each unit would be required to have two off-street parking spaces and that this will be one building with contiguous walls.

Chairman Hodde opened the Public Hearing at 5:32 p.m. and asked for any comments. There were no citizen comments.

Chairman Hodde closed the Public Hearing at 5:33 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 Jake Carlile / Arete Property Group for variances to allow minimum 25-foot lot widths for interior lots, so long as the minimum lot size of 3,000 square feet is met, where a minimum 30-foot lot width is required for a townhome development to be located on Clay Street, on properties described as Lots 65-D (and 0.034-acre of Magnolia Street) and 65-E (and 0.034-acre of Magnolia Street) of the College Heights Addition, as presented. The motion carried unanimously (5-0).

6. Adjourn

A motion was made by Commissioner Winkelmann and seconded by Commissioner Thielemann to adjourn the meeting at 5:34 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
Jon E. Hodde, Chairman

September 14, 2026
Meeting Date

Kim Hodde
Attest, Staff Secretary

September 14, 2026
Meeting Date