



**NOTICE OF A REGULAR MEETING
BOARD OF ADJUSTMENT
MONDAY, MAY 11, 2026 AT 5:15 P.M.
SECOND FLOOR CITY HALL
COUNCIL CHAMBERS
200 W. VULCAN
BRENHAM, TEXAS**

1. Call Meeting to Order

2. Public Comments and Receipt of Petitions

[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]

3. Reports and Announcements

CONSENT AGENDA

4. Statutory Consent Agenda

The Statutory Consent 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.

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.

6. Adjourn.

CERTIFICATION

I certify that a copy of May 11, 2026, agenda of items to be considered by the Board of Adjustment, was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on May 5, 2026, at 3:30 p.m.

Kim Hodde

Kim Hodde, Planning Technician

Disability Access Statement: This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested seventy-two (72) hours before the meeting) by calling (979) 337-7567 for assistance.

I certify that the attached notice and agenda of items to be considered by the Board of Adjustment was removed by me from the City Hall bulletin board on the _____ day of _____, 2026 at _____ am/pm.

Signature

Title

**CITY OF BRENHAM
BOARD OF ADJUSTMENT MINUTES**

April 13, 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 April 13, 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:

Ken & Charlotte Williams
Barbara Archer

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

Stephanie Doland, Director of Development Services, introduced Justin Dreyer, who is an architect with BRW Architects, as the newest Board Member. Justin is serving in an alternate capacity. Ms. Doland also informed the Board that a Board appreciation dinner will be held on June 25, 2026, at the Morriss Hall in the Barnhill Center. Additional details will be provided at a later date.

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 November 10, 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. Election of a Chair and Vice-Chair for the Board of Adjustment for 2026.

A motion was made by Commissioner Winkelmann and seconded by Commissioner Flisowski to elect Jon Hodde as the Chair and Arlen Thielemann as the Vice-Chair for the Board of Adjustment for 2026. The motion carried unanimously (5-0).

6. **Public hearing, Discussion and Possible Action on Case Number VARIANCE-26-0001: A request by Floresville Land Enterprises, Inc. (Select Furnishings) for a variance from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 1, Section 16.01(1)(B) to allow a 21-foot drive aisle, where a minimum 24-foot drive aisle is required for a two-way drive aisle to be located at 1900 US Highway 290 West, described as Lot 1A, Block 1 of the Buddy Johnson Subdivision, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. VARIANCE-26-0001. Ms. Laauwe stated that this is a request from Floresville Land Enterprises, Inc. / Pat Johnson, as the owner, and MBC Management / Cole Christian as the applicant. The subject property is addressed as 1900 US Highway 290 West and identified as Lot 1A, Block 1 of the Buddy Johnson Subdivision. The subject property is located on the northeast side of US Highway 290 West and west of the Timber Oaks Subdivision. The subject property and adjacent properties to the north and south are zoned B-2, Commercial Research and Technology with the properties to the northeast and southeast zoned B-1, Local Business Mixed District and the property adjacent to the east zoned R-1, Single Family Residential and developed with a mix of single-family residential and commercial uses. The properties to the west across US Highway 290 are zoned I, Industrial. The future land use map envisions this property for commercial uses. The subject property is 2.07-acres and is currently developed with and 18,420 square foot building that was constructed in 2016 and developed as Select Furnishings Retail Store.

As part of the TxDOT Clover Leaf Project, TxDOT has acquired additional road right-of-way (approximately 80-feet of this property and the loss of approximately 16 parking spaces) that will necessitate the property owner to relocate the existing off-street parking to the north side of the building. The property owner, Pat Johnson, has purchased an adjacent piece of property to the north that is approximately 9,625 square feet to reconfigure the existing parallel parking spaces into 90-degree parking spaces. The newly acquired property contains significant grade changes, and the varied

topography and steep elevation shifts in the relocation area make it impossible to maintain a 24-foot drive aisle while achieving a 3:1 slope and meeting ADA accessibility requirements. These constraints prevent the design from tying back to existing grades within the property boundaries. This variance request is limited to a 44' 7" section of the driveway, as the remainder of the drive aisle meets the 24-foot wide requirement. In the off-street parking requirements for drive aisles found in Section 16.01(1)(B) of the Zoning Ordinance, a minimum 24-foot drive aisle is required for a two-way traffic aisle. Therefore, the applicant is requesting a variance for a 3-foot reduction in the minimum required 24-foot two-way drive aisle to allow a drive aisle width of 21-feet for this 44' 7" section of drive aisle.

With the proposed site redevelopment the applicant is proposing a total of 25 parking spaces instead of the existing 23 spaces. There are an additional two parking spaces shown next to the detention pond; however, they are in the turnaround path for the 18-wheelers so they may no be usable and are not counted in the total parking calculations.

STAFF ANALYSIS

- The 24-foot aisle width requirement is to allow for backing up maneuvers out of a parking space into a drive aisle with two-way traffic and parking on the opposite sides.
- The need for the variance was not created by the applicant.
- There appears to be no viable alternative.
- Granting the variance would not be materially detrimental or injurious to other properties.
- A 21-foot aisle width should be ample for two vehicles to pass. Standard parking spaces are 9 feet in width.

Notices were mailed to property owners within 200 feet of the subject property regarding these requests on April 1, 2026. Staff did not receive any written comments but did receive one phone call from a resident of Timber Oaks Subdivision with questions about the trees and access point for this request.

Staff has reviewed the request and recommends approval of the requested Variances to allow a 3-foot reduction in the minimum required 24-foot two-way drive aisle for a 21-foot two-way drive aisle on the north side of 1900 US Highway 290 West.

Chairman Hodde asked if the property had been replatted to reflect the additional property acquisition. Staff responded that the property had indeed been replatted to reflect the change in boundary. Commissioner Dreyer stated that there are requirements for a "landing area" and he asked that the owner verify the ability to meet those requirements.

Chairman Hodde opened the Public Hearing at 5:35 p.m. and asked for any comments. Kenneth Williams, who lives at 1802 Twin Oaks Circle, stated that he lives adjacent to the retention pond and he is concerned about additional runoff with the additional pavement. It was noted that although there is additional pavement being added, some of the existing pavement will be removed so there should be a minimal increase in the amount of impervious cover. Jon Hodde stated that the water should be routed to the detention area then released in a controlled manner. Staff stated that the drainage would be reviewed with the plan submittal in conjunction with the permit request.

Chairman Hodde closed the Public Hearing at 5:39 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 Floresville Land Enterprises, Inc. (Select Furnishings) for a variance to allow a 21-foot

drive aisle, where a minimum 24-foot drive aisle is required for a two-way drive aisle to be located at 1900 US Highway 290 West, as presented. The motion carried unanimously (5-0).

7. Adjourn

A motion was made by Commissioner Flisowski and seconded by Commissioner Winkelmann to adjourn the meeting at 5:40 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

May 11, 2026
Meeting Date

Attest, Staff Secretary

May 11, 2026
Meeting Date

DRAFT



CASE NUMBER: VARIANCE-26-0003
VARIANCE REQUEST: 1201 MANGRUM STREET

STAFF CONTACT: Shauna Laauwe, City Planner

OWNERS/APPLICANTS: Rivera Orlin Ernesto Melendez

ADDRESS/LOCATION: 1201 Mangrum Street (Exhibit “A”)

LEGAL DESCRIPTION: Lot 21 of the Gay’s Addition

LOT AREA: 0.16 Acres, 6,825 square feet

**ZONING DISTRICT/
USE:** R-2, Mixed Residential District / Single Family Residence (currently vacant land)
(Exhibit “B”)

**COMP PLAN
FUTURE LAND USE:** Single-Family Residential

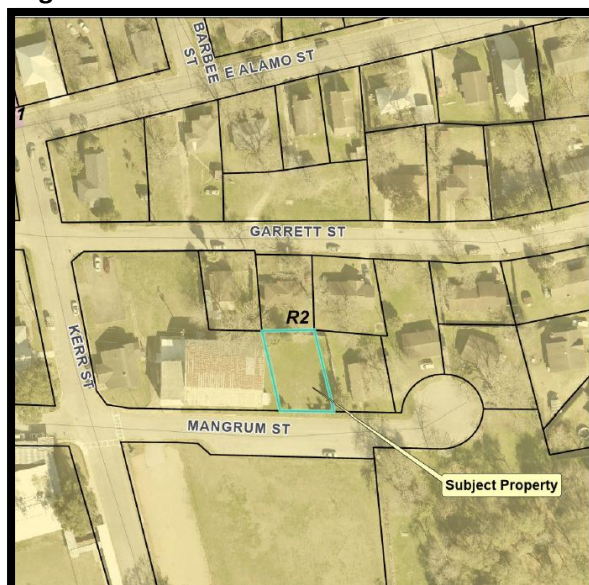
REQUEST: A request for Variances from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 2, Section 2.05(1)(a)(ii) to allow 5-foot side yard setbacks, where a minimum 10-foot side yard setback is required and Section 2.05(1)(a)(iii) to allow a 17-foot rear yard setback where a minimum 25-foot rear yard setback is required for construction of a new single family residence (Exhibit “C”).

BACKGROUND:

The subject property is addressed as 1201 Mangrum Street and is generally located on the north side of Mangrum Street, east of Kerr Street and south of Garrett Street. As shown in Figure 1, the subject property and all adjacent and surrounding properties are within an R-2, Mixed Residential Use District and developed with residential and institutional uses. The Brenham Early Childhood Learning Center, formally Pickard High School, gymnasium is adjacent to the the west, with the Learning Center’s large playground to the south across Mangrum Street and the main school building to the west across Kerr Street.

The subject property is a vacant, legally nonconforming 6,825 square foot that was platted before the City of Brenham subdivision and zoning regulations were adopted in 1968. The existing zoning regulations require that a single-family lot have a minimum lot area of 7,000 square feet with a minimum

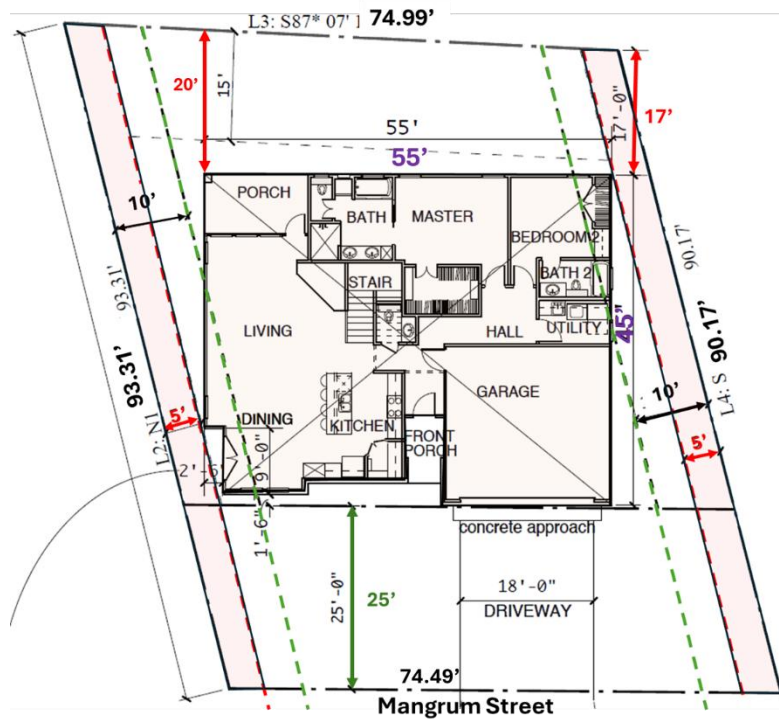
Figure 1



lot width of 60-feet and minimum lot depth of 115-feet. The lot is a uniquely shaped lot that is not square or rectangular, as it slants diagonally similar to a rhombus. As shown in Figure 2, the lot width is approximately 75-feet, however the lot length varies from a nonconforming 93.31-feet along the west property line and 90.17-feet along the east property line. The applicant, Rivera Melendez, wishes to construct an approximate 2,300 square foot two-story 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 conducted the actual lot lines were discovered to be more rhombus in nature and therefore the forms of the home were encroaching in the building setbacks. The form survey indicated that the proposed home when 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.

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.

Figure 2



APPLICABLE SECTION OF ORDINANCE AND ANALYSIS:

(Sec.5.02)(132)Variance: A type of relief that may be granted by the Board of Adjustment in order to accommodate appropriate development of a particular parcel of land that cannot otherwise be appropriately developed. The granting of such relief is subject to the standards and procedures as established in part IV, Variances, Special Exceptions, Nonconforming Uses and Appeals, Division 1. The Board may not grant variances to use requirements or procedural requirements related to the granting of a variance.

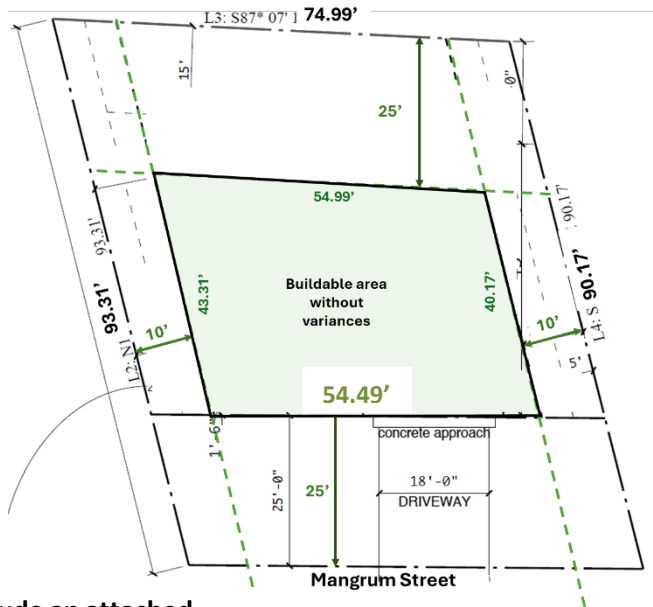
(DIVISION 2. VARIANCES Sec. 1. Limitations.) The Board of Adjustment shall have the authority to grant variances in accordance with the standards and procedures provided herein, from any and all technical requirements of the

zoning ordinance, but may not grant variances to use requirements or procedural requirements or for procedural requirements for hearing or notice, provided that:

- (1) *Such modifications are necessary to accommodate appropriate development of a particular parcel of land that is restricted by attributes inherent in the land such as area, shape or slope to the extent that it cannot otherwise be appropriately developed.*

The subject property does not meet the R-2 district’s minimum lot area requirement of 7,000 square feet or the minimum lot depth requirement of 115 feet. Its nonconforming status remains because the lot was platted in the Gay’s Addition prior to the adoption of subdivision and zoning regulations in 1968. The subject property has a lot depth of only 93-feet on the west property line and approximately 90-feet on the east property line. The different lot depths result in the lot having a rhombus (slanted) lot shape. As shown in Figure 3, the unique shape and reduced lot depth, restricts the buildable area of the subject property. These characteristics result in it being difficult to appropriately design and construct a home. The applicant proposes constructing an approximate 2,200 square foot two-story home with a footprint of 45’ x 55’, to include an attached garage (See Figure 1). Due to the irregular shape of the lot, the proposed home has variable rear and side yard setbacks, with the rear yard setback ranging from 20-feet on the northwest corner to 17-feet at the northeast corner. Likewise, the side yard setbacks range from 5-feet to approximately 12-feet. The portions of the proposed structure that will be encroaching into the side yard and rear yard setback is minimal and given the uniqueness of the property, such modifications are necessary to accommodate appropriate development.

Figure 3



- (2) *The granting of the variance will not be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, nor substantially increase the congestion in the public streets, nor increase the danger of fire, or in any way endanger the public health, safety and well-being of the neighborhood in which the subject property is located.*

Granting variances to allow 5-foot side yard setbacks and a 17-foot rear yard setback for a proposed single-family home will not be materially detrimental or injurious to other properties and improvements in the general vicinity of the subject property. The subject property is a legally nonconforming 6,825 square foot, uniquely shaped vacant lot located within a R-2 District. The Gay’s Addition was platted before the subdivision and zoning regulation were adopted and most of the lots, residences or structures in the area are nonconforming in at least one aspect as they predate the existing regulations. The proposed two-story residence should not impair an adequate supply of light or air to adjacent property. The property to the west is a school gymnasium and the side yard setback encroachment is isolated to a single corner on the east and west side of the residence and a result of the odd rhombus shaped property. In addition, the property owner also plans to remove the metal fencing that has been in place for many years and replace it with a traditional wood screening fence. The subject property has been vacant for many years and the

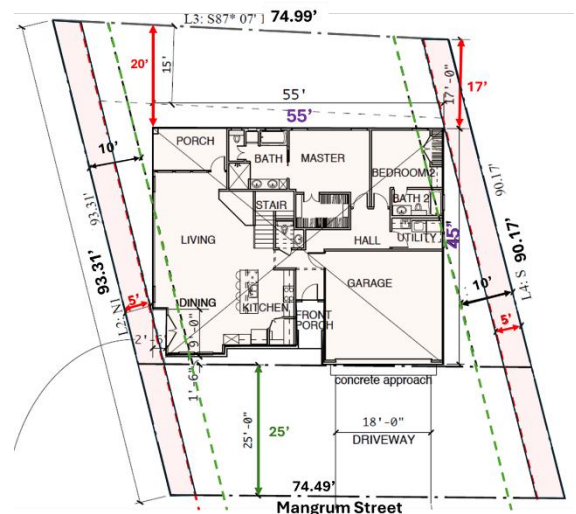
development will be improvement to the surrounding neighborhood. Staff finds the proposed setbacks if granted will not be materially detrimental to other properties or improvements in the general vicinity.

(3) *The literal enforcement of the ordinance would work on unnecessary hardship.*

The literal enforcement of the ordinance would limit the size and functionality of the proposed home. The standard setbacks if applied to this property would likely result in a home that is not positioned square to the street but rather would either be significantly reduced in size or redesigned to mirror the rhombus shaped property lines. Strictly enforcing the 10-foot side yard and 25-foot rear yard requirement would create an unnecessary hardship by significantly limiting the buildable area of the on the lot, considering the unique shape and reduced depth of the subject property. Thus, granting variances to allow a reduction to the minimum required 10-foot side yard and twenty-five rear yard setbacks are reasonable and would work on an unnecessary hardship.

(4) *The piece of property is unique and contains properties or attributes not common to other similarly situated properties.*

The Gay's Addition is one of Brenham's first platted subdivisions, predating the subdivision and zoning regulations adopted in 1968. No records of replatting of the subject property or adjacent properties could be found, thus it appears to be in its original configuration. Due to the rhombus (slanted) shaped lot giving the property no right angles and the lot having a reduced varying depth between 90 to 93 feet, the subject property is unique and has attributes not common to other similarly situated properties.



(5) *The need for the variance was not created by the applicant.*

While the property is vacant land, the need for the variance was not created by the applicant. As shown in Figure 2, the lot shape creates varying setback points where a typical square, or rectangular shaped home would encroach evenly along the plane. This causes the buildable area, as depicted in Figure 3, to be reduced as the setback points differentiate from west to east (side yard) and north to south (rear and front yard) along the property lines. This results in the proposed home being at a 20-foot rear yard setback on the northwest corner to a 17-foot rear yard setback at the northeast corner. Similarly, the side yard setbacks are as close as 5-feet on the southwest and northeast corners, and as great as 12-feet in the opposite northwest and southeast corners of the proposed building footprint.

(6) *The hardship to be suffered through the literal enforcement of the ordinance would not be financial alone.*

The hardship suffered through the literal enforcement of the ordinance would not be financial alone. Without the variances, additional modifications would be required to the proposed building footprint to

try to fit into the constraints of the property boundaries. There are no vacant adjacent properties available to increase the buildable area.

(7) The granting of the variance would not be injurious to the public health, safety and welfare or defeat the intent of the philosophy contained in the Zoning Ordinance.

Setbacks are established to provide adequate separation between adjacent structures for building and fire code purposes, to allow for open space, and to minimize density from adjacent residential properties. The adjacent single-family residence to the east, has an approximate 13-foot side yard nearest the subject property. The existing gymnasium to the west appears to be setback approximately 5-feet. To the north, the adjacent property is developed with a single-family home with a rear yard setback of approximately 30-feet. For the reasons stated previously, granting a variance to allow 5-foot side yard setback as well as a 17-foot rear yard setback, will allow for necessary open space, separation between structures and would not be injurious to the public health, safety, and welfare, nor would it defeat the intent of the philosophy contained in the zoning ordinance. If approved, the single-family home will be required to adhere to adopted Building and Fire Codes and be constructed in accordance with the approved building permit.

STAFF RECOMMENDATION:

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.

PUBLIC COMMENTS:

Property owners within 200 feet of the subject property were mailed notifications of this proposal on April 30, 2026. Any public comments will be provided in the Board of Adjustment Packet or during the public hearing.

EXHIBITS:

- A. Aerial Map
- B. Zoning Map
- C. Applicant Letter
- D. Site Plan
- E. Site Photos

EXHIBIT "A"
AERIAL MAP



Location Map
Variance Request - Rear & Side Yard Setbacks
1201 Mangrum Street

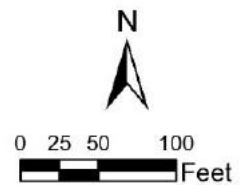
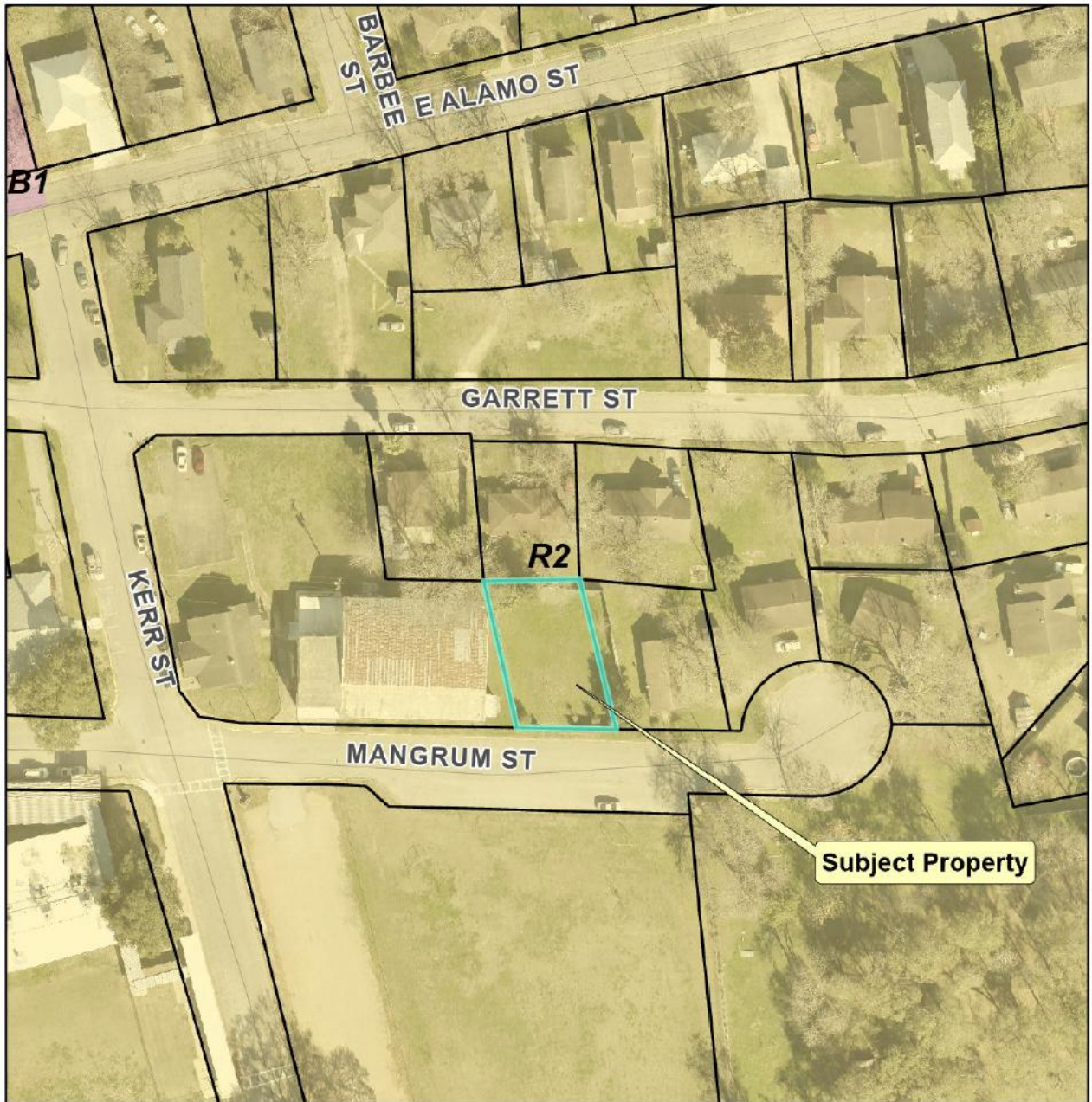


EXHIBIT "B"
ZONING MAP



Zoning Map
Variance Request - Rear & Side Yard Setbacks
1201 Mangrum Street

Zoning	
	B1 Local Business Mixed
	R2 Mixed Residential



EXHIBIT "C"
APPLICANT LETTER

Applying for a variance to allow a side yard of 5-feet on both sides instead of the required 10-feet and a rear yard of 17-feet instead of the required 25-feet. Propose to take out a 2.5' x 8'-6" corner of the Dining Room to accommodate the new survey/lot dimensions along with a variance request:

- 1) propose side yards be 5'-0" instead of 10'
- 2) propose rear yard be 17'0" instead of 20' (or 25')

Statement of Purpose

Modifications necessary

The lot has physical limitations such as its size/shape/slope, which make it difficult to develop under the current rules. The requested variance is needed to reasonably use the property as rectangular.

Materially detrimental or injurious

The variance will not negatively affect nearby properties. It will not block light or air, increase traffic, or create safety concerns. The use will remain consistent with the neighborhood.

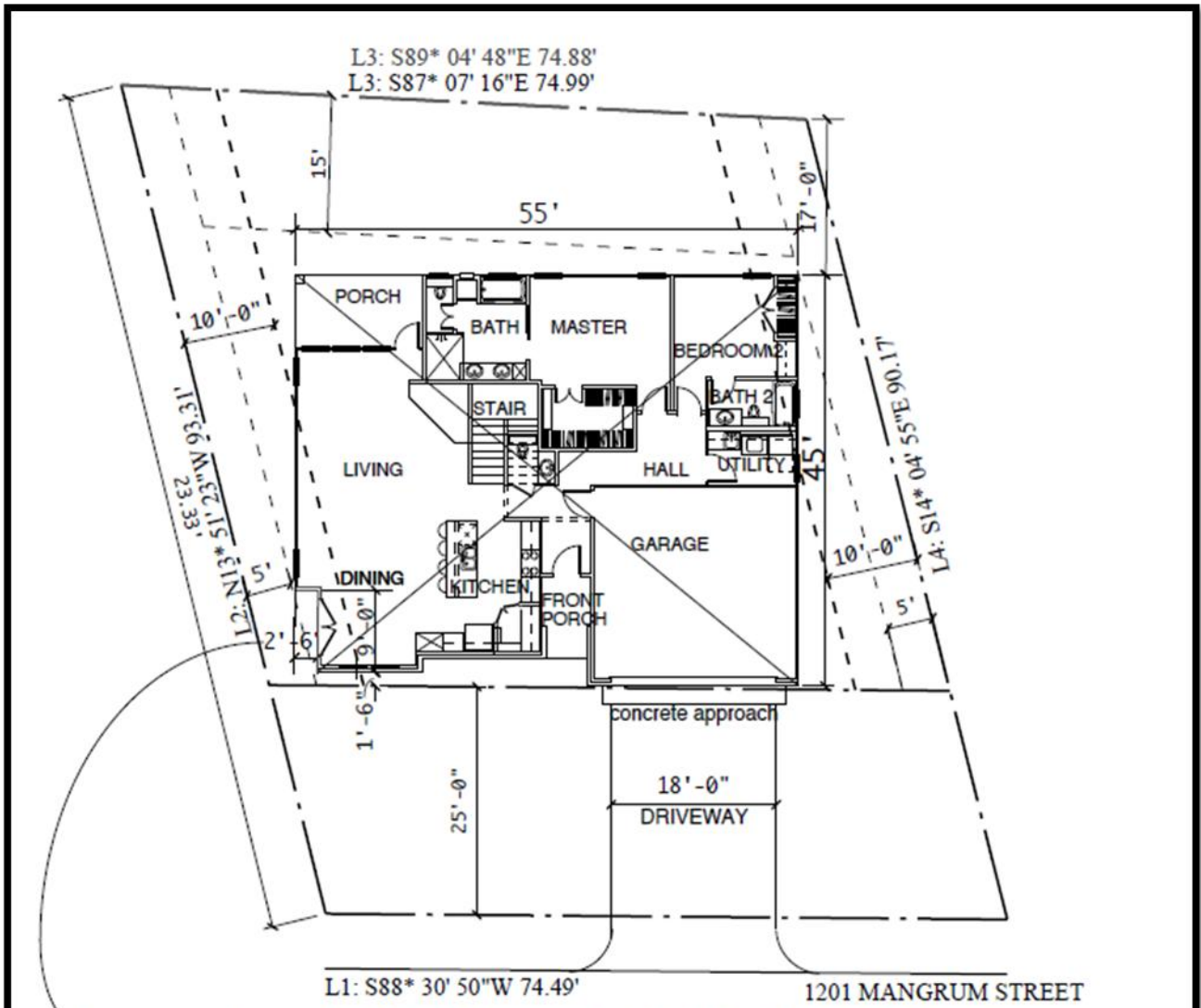
Unnecessary hardship

Strictly following the ordinance would prevent reasonable use of the property due to its physical limitations. The variance is needed to avoid this hardship.

Uniqueness

This property has unique conditions (such as shape, size, or topography) that are not common in other nearby properties, which creates the need for the variance.

EXHIBIT "D"
SITE PLAN



Propose to take out a 2'-6" x 9' (22.5') corner of the Dining Room to accommodate the new survey/lot dimensions along with a Variance Request:
 1) propose sideyards be 5'-0" instead of 10'.
 2) propose rear yard be 17'-0".

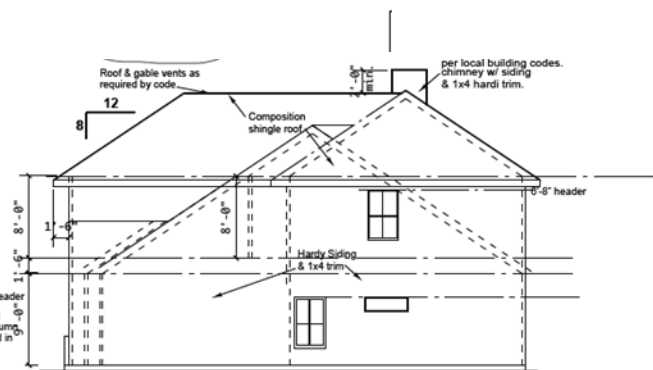
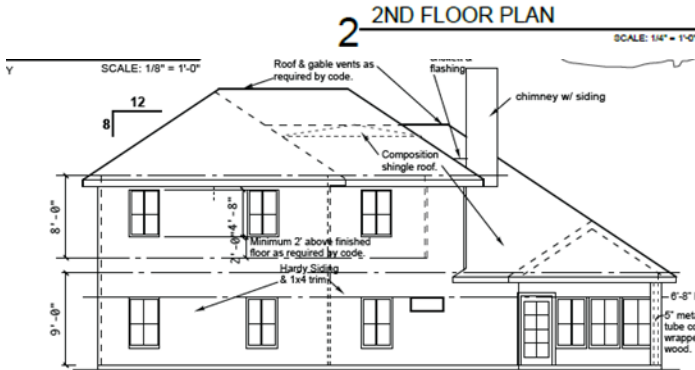
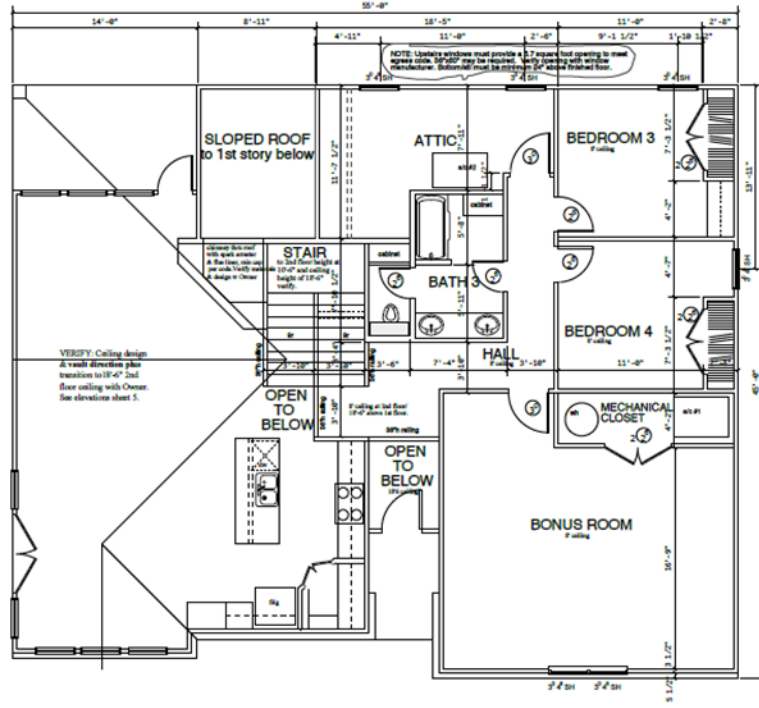
PROPOSED NEW SITE PLAN FOR MR. EARNESTO MELENDEZ UPON RECEIPT OF THE OFFICIAL SURVEY BY: 4 A SURVEY LOT 21 BLOCK 1 (1201) MANGRUM STREET 0.153 ACRE GW GAY'S ADDITION, BRENHAM TX

AccuPlan Design & Architecture
 5171 Wallis Road, Bryan, Texas 77808 979-778-8406

1 SITE PLAN - OPTION A revised 4.16.2026
 SINGLE FAMILY RESIDENCE

SCALE: 1/16" = 1'-0"(192)

EXHIBIT "E"
2ND FLOOR PLAN & ELEVATIONS



NOTE: Provide construction joints in masonry walls minimum every 20' feet. Confirm all masonry banding, headers and sills with Owner.

NOTE: Provide spark arrester, flue liner, & rain cap at chimney per local codes.

NOTE: Confirm type of venting (wind turbins, ridge vents, gable vents, electric blowers) for adequate air exchange.

NOTE: (Confirm with local codes) 2nd floor egress windows: min. 5.7sf operable opening, 24" min. & 44" max. sill height.

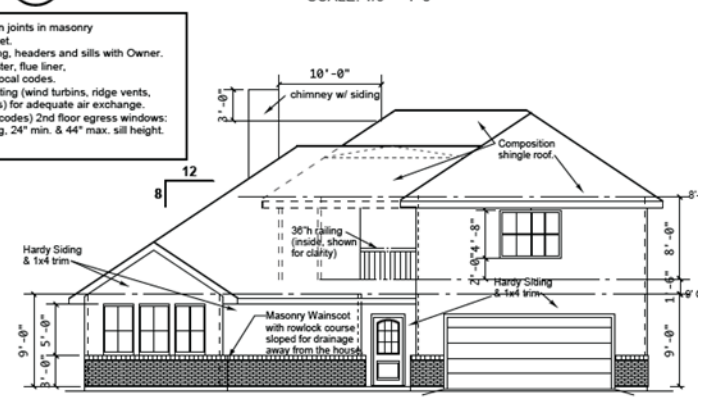
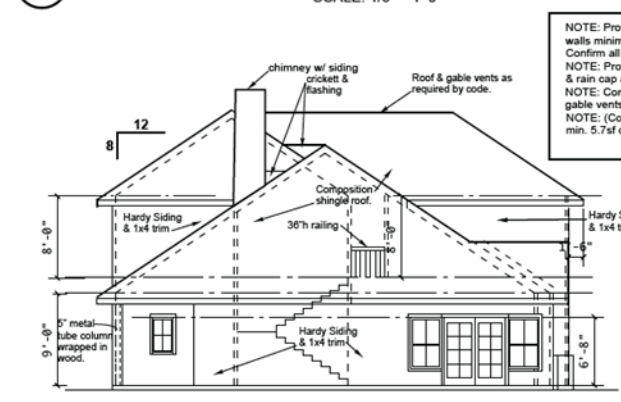


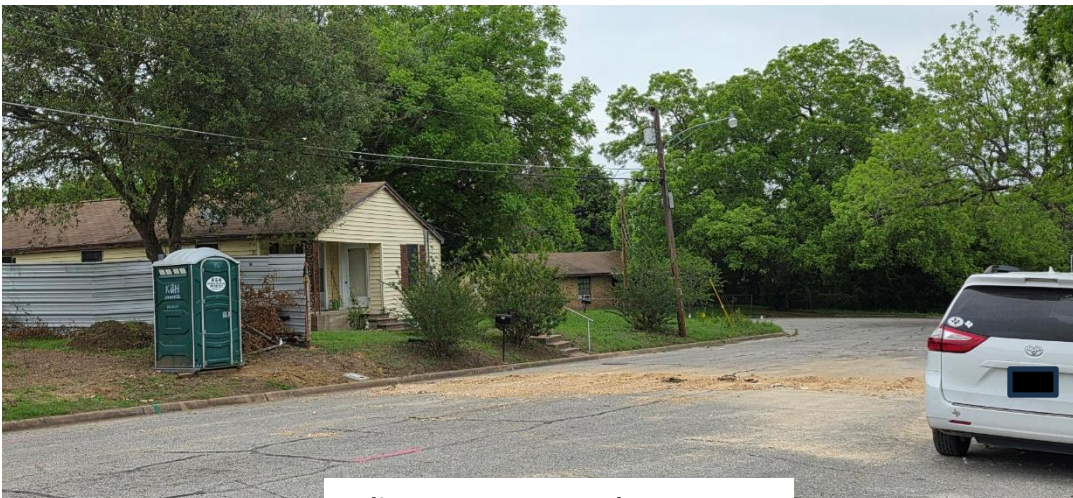
EXHIBIT "E"
SITE PHOTOS



1201 Mangrum Street



West property line & adjacent Brenham Early Childhood Center gymnasium



Adjacent property to the east



Residential properties to the east on Mangrum Street



West Mangrum Street- Early Childhood Center on the corner of Mangrum and Kerr Street, with StanPac in the distance.



Directly to the south of 1201 Mangrum Street