

**CITY OF BRENHAM
BOARD OF ADJUSTMENT MINUTES**

February 10, 2020

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 10, 2020 at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Arlen Thielemann, Chairman
Jon Hodde, Vice Chairman
Danny Goss
Thomas Painter
Mary Lou Winkelmann

Commissioners absent:

None

Staff present:

Shauna Laauwe, Project Planner
Donald Reese, Assistant City Manager
Kim Hodde, Planning Technician

Citizens present:

Joshua Blaschke, KWHI
Alyssa Faykus, Brenham Banner Press
Cody Stelter
Travis Gonzales

1. Call Meeting to Order

Chairman Thielemann 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 public comments and/or receipt of petitions.

3. Reports and Announcements

Kim Hodde made the following reports/announcements:

- Introduced Donald Reese as the new Assistant City Manager of Public Utilities/Development Services.
- Introduced Shauna Laauwe as the Project Planner for Development Services.
- Informed the Board members that Devyn Addison Doland was born 1-30-20. Stephanie and the baby are both doing well. Stephanie will be out on maternity leave full-time for February and March, working part-time in April then returning full-time in May.
- Welcomed Danny Goss as the new board member. Danny replaces MaLisa Hampton who will be moving to the open alternate position.

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 July 8, 2019 Board of Adjustments Meeting

Chairman Thielemann called for any corrections or additions to the minutes as presented. A motion was made by Commissioner Hodde and seconded by Commissioner Goss to approve the minutes from the July 8, 2019 meeting, as presented. The motion carried unanimously.

REGULAR AGENDA

5. Election of a Chair and Vice Chair for the Board of Adjustment for 2020.

Kim Hodde reminded the Board that since this is the first meeting of 2020, a Chair and a Vice Chair need to be elected / appointed for 2020.

A motion was made by Commissioner Painter and seconded by Commissioner Thielemann to appoint Jon Hodde as Chair for 2020. There were no other nominations. The motion carried unanimously.

A motion was made by Commissioner Winkelmann and seconded by Commissioner Thielemann to appoint Tom Painter as Vice Chair for 2020. There were no other nominations. The motion carried unanimously.

Chairman Hodde began presiding over the meeting at this point.

6. Public hearing, Discussion and Possible Action on Case Number B-20-001: A request by the Brenham Independent School District for a Special Exception from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 1, Section 16.01 to allow an on-site gravel drive and parking area where an all-weather surface is typically required for the FFA Ag Building located at 227 Shepard Lane, described as Lot 30, PT 31, 36, all Lot 37 & 38 of the McIntyre-Walker Addition, in Brenham, Washington County, Texas.

Shauna Laauwe presented the staff report for case No. B-20-001 (on file in the Development Services Department). Ms. Laauwe stated that the Brenham Independent School District (BISD) is the owner of the property at 227 Shepard Lane which is a 5.36-acre tract of land generally located on the southeast corner of the Shepard Lane and Old Chappell Hill Road. The property is undeveloped except for an agricultural facility (known as the FFA Ag Farm for over 20 years) that has a dirt access via Shepard Lane. The existing agricultural facility was built before this tract was annexed into the city limits in 2008.

BISD is asking for a special exception to allow a gravel surface for construction of a new access entrance via Old Chappell Hill Road and a new 60'x100' off-street parking area. The facility and site will undergo upgrades and improvements including a 30-foot culvert to create a new driveway entrance. The proposed parking will be large enough to accommodate school busses, trucks and cattle trailers. The existing dirt access makes it impassible in inclement weather and difficult for students and staff to care for and tend to the livestock at this facility.

The subject property is zoned R-3, Manufactured Home Residential with surrounding properties to the north, south and west also zoned as R-3. The property to the east is outside the city limits but is within the City's Extraterritorial Jurisdiction (ETJ). The neighboring properties appear to be existing, non-conforming properties with none having an all-weather driveway or parking surface.

The Future Land Use Map, adopted as part of the Comprehensive Plan, envisions this area as single-family residential. A paved or all-weather surface at this site would not be in character with the current neighborhood nor compatible to a possible future single-family development.

Staff has reviewed the request and recommends approval of the requested special exception as presented.

Chairman Hodde opened the Public Hearing at 5:29 pm and asked for any comments. There were no citizen comments.

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

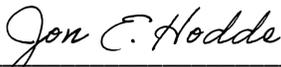
A motion was made by Commissioner Painter and seconded by Commissioner Winkelmann to approve a special exception to allow an on-site gravel drive and parking area where an all-weather surface is typically required for the FFA Ag Building located at 227 Shepard Lane (Case No. B-20-001), as presented. Commissioner Goss stated that ordinances are in place to control how property is developed and to possibly raise valuations in this area. The motion carried unanimously.

6. Adjourn

A motion was made by Commissioner Thielemann and seconded by Commissioner Painter to adjourn the meeting at 5:32 pm. 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:



Jon E. Hodde, Chairman

March 9, 2020
Meeting Date



Attest, Staff Secretary

March 9, 2020
Meeting Date