

**CITY OF BRENHAM
BOARD OF ADJUSTMENT MINUTES**

March 9, 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 March 9, 2020 at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Jon Hodde, Chairman
Danny Goss
MaLisa Hampton (Alt)
Thomas Painter, Vice Chairman
Mary Lou Winkelmann

Commissioners absent:

Arlen Thielemann

Staff present:

Donald Reese, Assistant City Manager
Kim Hodde, Planning Technician

Citizens present:

Gloria Wills
Wilma Finley

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 public comments and/or receipt of petitions.

3. Reports and Announcements

There were no reports or announcements.

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 February 10, 2020 Board of Adjustment Meeting

Chairman Hodde called for any corrections or additions to the minutes as presented. A motion was made by Commissioner Painter and seconded by Commissioner Winkelmann to approve the minutes from the February 10, 2020 meeting, as presented. The motion carried unanimously.

REGULAR AGENDA

- 5. Public hearing, Discussion and Possible Action on Case Number B-20-002: A request by MC Property Holdings/Dara Childs for a Special Exception from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division 1, Section 1.05(1)(c) to allow a 20-foot rear yard setback where a minimum 25-foot rear yard setback is required for a single-family residence at 510 W. Jefferson Street, described as Lot 20, East Block of J. Wilkins Addition, in Brenham, Washington County, Texas.**

Kim Hodde presented the staff report for case No. B-20-002 (on file in the Development Services Department). Ms. Hodde stated that MC Property Holdings/Dara Childs, the applicant, is the owner of the property at 510 W. Jefferson Street. The subject property is an approximate 4,750 square foot undeveloped tract of land. The applicant is requesting a special exception for a 5-foot reduction to the 25-foot rear yard setback to develop this tract with a single-family detached dwelling unit. This property was platted prior to adoption of the City of Brenham Zoning Ordinance in 1967. As a result, properties along this block face are substandard lots measuring from 45-feet to 100-feet wide by 91-feet to 93-feet deep. Current city lot requirements are 60-feet wide by 115-foot deep and a minimum of 7,000 square feet lot area. The smaller lot size causes difficulty in developing a single-family residence in accordance with the setback requirements. Since there are four (4) other lots on the block that have non-conforming rear setbacks, a special exception could be granted.

One public comment was received in support of the request. Staff has reviewed the request and recommends approval of the requested special exception as presented.

Councilmember Goss asked about the side setbacks and if the proposed home would be built over the storm drain easement. He stated that when he was on City Council, the storm drain was filled in and the easement right-of-way was deeded to the adjoining property owners; however, they are unable to build on top of that abandoned easement. Ms. Hodde stated that the side setbacks are 10-feet and the abandoned easement is located to the west of this property. Kim Hodde reiterated that this request only pertains to the rear setback. All other requirements must be met.

Chairman Hodde opened the Public Hearing at 5:26 pm and asked for any comments. Gloria Wills asked whether he was building a “tiny home”. Kim Hodde replied that Mr. Childs is proposing to construct a 1,125 square foot home. The City of Brenham’s minimum residence size is 750 square feet; therefore, this residence is not considered a “tiny home”.

Chairman Hodde closed the Public Hearing at 5:29 pm and re-opened the Regular Session.

A motion was made by Commissioner Winkelmann and seconded by Commissioner Painter to approve a special exception to allow a 20-foot rear setback for a single-family residence at 510 W. Jefferson Street (Case No. B-20-002), as presented. The motion carried unanimously.

6. Adjourn

A motion was made by Commissioner Painter and seconded by Commissioner Hampton to adjourn the meeting at 5:30 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:

Thomas Painter

 Thomas Painter, Vice Chairman

May 11, 2020

 Meeting Date

Kim Hodde

 Attest, Staff Secretary

May 11, 2020

 Meeting Date