

**CITY OF BRENHAM  
BOARD OF ADJUSTMENT MINUTES**

**May 11, 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 May 11, 2020 at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Thomas Painter, Vice Chairman  
Walt Edmunds (Alt)  
Danny Goss  
Arlen Thielemann  
Mary Lou Winkelmann

Commissioners absent:

Jon Hodde, Chairman (conflict of interest)

Staff present:

Donald Reese, Assistant City Manager  
Stephanie Doland, Development Services Director  
Kim Hodde, Planning Technician

Citizens present:

Darren Huckert  
Mark Feldhake

**1. Call Meeting to Order**

Vice Chairman Painter called the meeting to order at 5:19 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**

Stephanie Doland was welcomed back to work after her maternity leave.

**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 March 9, 2020 Board of Adjustment Meeting**

Vice Chairman Painter called for any corrections or additions to the minutes as presented. Kim Hodde noted that two corrections have been made to the minutes in the packet. Arlen Thielemann was shown to be present and absent at the meeting, so the minutes have been corrected to just show Mr. Thielemann as absent. Mary Lou Winkelmann was shown as Vice Chairman instead of Thomas Painter, so this correction has also been made. A

motion was made by Commissioner Goss and seconded by Commissioner Thielemann to approve the minutes from the March 9, 2020 meeting, as corrected. The motion carried unanimously.

## REGULAR AGENDA

5. **Public hearing, Discussion and Possible Action on Case Number B-20-003: A request by Blinn Jr. College for a Special Exception from the City of Brenham Code of Ordinances, Appendix A – Zoning, Part II, Division, 1, Section 16.06(11) to reduce the number of required parking spaces for a dormitory development to be located at 911 W. Fifth Street, described as Block 1, Lot 1 and Block 2, Lot 1 of the Blinn Fifth Street Subdivision, in Brenham, Washington County, Texas.**

Shauna Laauwe presented the staff report for case No. B-20-003 (on file in the Development Services Department). The subject property is zoned B-2 with the future land use designation as Institutional. The proposed use of the property is for student dormitory and parking. Parking requirements for fraternity, sorority or dormitory is 1.5 spaces for each sleeping room. The applicant (Blinn Jr. College) requests a reduction from the required 1.5 spaces per sleeping room to 1.16 spaces per sleeping room. The subject property, 911 W. Fifth Street, is proposed to house a dormitory and parking while 811 W. Fifth Street will be for parking only. Parking is proposed as follows:

Lot A (911 W. Fifth Street) – 111 parking spaces  
Lot B (811 W. Fifth Street) – 104 parking spaces  
215 on-site parking spaces

Solon's Hall parking - 88 designated parking spaces  
303 total parking spaces provided

Blinn conducted a parking analysis in the fall of 2019 and the results indicated that only 60% of on-campus residents purchased parking passes. Using the current parking requirements of 1.5 spaces per sleeping room, 393 parking spaces would be required. The applicant has requested 1.16 spaces per sleeping room or 303 parking spaces. This request meets 77% of the zoning parking requirement and 60% of the maximum number of residents (504). Since the site plan is still under building permit review and there may be some changes required that will eliminate a few parking spaces, staff recommends approval of the requested special exception to allow a 25% reduction for a minimum allowance of 295 parking spaces that equates to 1.13 parking spaces per sleeping room.

Notifications were mailed to property owners within 200-feet on April 30, 2020. No comments have been received regarding the request.

Commissioner Goss requested no-parking on the north side of W. Fifth Street from Green Street to Prairie Lea Street, and on High Street down to the first residence to protect the residences from having cars parked in front of their residences. Mark Feldhake, Blinn College representative, stated that Blinn is amenable to no-parking on W. Fifth Street and High Street to alleviate congestion. He stated that Blinn is working on a system to designate where students are permitted to park. Students typically try to park as close as they can to classes so on campus parking is primarily a behavioral issue that Blinn is working to address. Mr. Feldhake stated that the first building of the P3 student housing is scheduled to be completed by August 2021 with the second building completed by December 2020 – January 2021. He further stated that Blinn is looking at a Master Plan for the college due to the aging dormitories, buildings, etc. to ensure Blinn's ability to be competitive in the college market. Ms. Doland stated that staff will work with Blinn and the City Council regarding the no on-street parking request.

Vice Chairman Painter opened the Public Hearing at 5:37 pm and asked for any comments. There were no citizen comments.

Vice Chairman Painter closed the Public Hearing at 6:05 pm and re-opened the Regular Session.

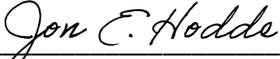
A motion was made by Commissioner Winkelmann and seconded by Commissioner Thielemann to approve a special exception to reduce the number of required parking spaces to 295 for a dormitory development to be located at 911 W. Fifth Street (Case No. B-20-003), as presented. The motion was approved with a 4-1 vote with Commissioner Goss voting against approval.

**6. Adjourn**

A motion was made by Commissioner Thielemann and seconded by Commissioner Edmunds to adjourn the meeting at 6:07 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

November 9, 2020  
Meeting Date

  
\_\_\_\_\_  
Attest, Staff Secretary

November 9, 2020  
Meeting Date