



## MINUTES OF THE BOARD OF ADJUSTMENT PUBLIC HEARING

A PUBLIC HEARING OF THE BOARD OF ADJUSTMENT OF THE CITY OF DEER PARK, TEXAS, HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, MARCH 03, 2025 SCHEDULED AT 6:20 P.M. RELATING TO THE REQUEST OF BRADY THERIOT, A REPRESENTATIVE FOR WALMART, IS REQUESTING AN EIGHTY (80) PARKING SPACE VARIANCE TO THE PARKING SPACE REQUIREMENT FOR A FOUR THOUSAND FOUR HUNDRED THIRTY- SEVEN (4,437) SQUARE FOOT BUILDING EXPANSION FOR THEIR ONLINE PICKUP AT 9025 SPENCER HWY WITH THE FOLLOWING MEMBERS PRESENT:

TROY COTHRAN  
MITCHELL CRAFT  
DENISE BRYAN  
ALISHA MELTON  
TERRI CLAUSEN

CHAIRMAN  
VICE CHAIRMAN  
COMMISSIONER  
COMMISSIONER  
ALTERNATE COMMISSIONER

### OTHER CITY OFFICIALS IN ATTENDANCE:

GREG MELCHING  
ANGELA SMITH

BUILDING OFFICIAL  
BOARD/CITY SECRETARY

Chairman Cothran opened the public hearing at 6:20 pm and directed the Board/City Secretary to read the Notice of Public Hearing (Exhibit A) and instructed the applicants to present their requests to the Board.

Chairman Cothran called three times for those in favor of the variance request.

1. Adam Barnes, DDG Firm, 2334 Poinsettia Drive, Houston Texas spoke on Walmart proposing a 4,437 square foot expansion to the online pickup area. Along with the expansion, an additional 36 parking stalls will be installed. Due to the building expansion reducing the total parking count from 987 to 972, Mr. Barnes explained that the city requires 1052 parking stalls which is the reason for the variance request to add 80 parking stalls to meet those requirements.

Chairman Cothran called three times for those in opposition of the variance request with none present.

Chairman Cothran closed the public hearing at 6:27 p.m. and adjourned the meeting.

ATTEST:

APPROVED:

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Angela Smith, TMRC, CMC  
Board/City Secretary

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Troy Cothran, Chairman  
Board of Adjustment