



## MINUTES OF THE BOARD OF ADJUSTMENT REGULAR MEETING

THE REGULAR MEETING OF THE BOARD OF ADJUSTMENT OF THE CITY OF DEER PARK, TEXAS, HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS, ON MARCH 03, 2025 BEGINNING AT 6:30 P.M., 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 PRESENT WERE:

GREG MELCHING  
ANGELA SMITH

CITY BUILDING OFFICIAL  
BOARD/CITY SECRETARY

CALL TO ORDER – Chairman Cothran called the meeting to order at 6:30 p.m.

INVOCATION – The invocation was given by Commissioner Bryan.

COMMENTS FROM AUDIENCE – No comments received.

1. APPROVAL OF MINUTES OF REGULAR BOARD OF ADJUSTMENT MEETING ON FEBRUARY 3, 2025 AND MINUTES OF THE PUBLIC HEARING HELD ON FEBRUARY 3, 2025. (CORONADO) – Motion was made by Commissioner Bryan and seconded by Vice Chairman Craft to approve the minutes of the Board of Adjustment meeting on February 3, 2025 and minutes of the Public Hearing held on February 3, 2025. (Coronado. Motion carried 5 to 0.
2. CONSIDERATION OF AND ACTION ON THE RESULT OF THE PUBLIC HEARING FOR BRADY THERIOT, A REPRESENTATIVE FOR WALMART, FOR 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 – Motion was made by Vice Chairman Craft and seconded by Commissioner Melton to grant the request from Brady Theriot, a representative for Walmart, for 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. Motion carried 5 to 0.
3. CONSIDERATION OF AND ACTION ON CALLING A PUBLIC HEARING FOR APRIL 7, 2025 AT 6:20 PM. ON A REQUEST FROM KENNETH & MICHELLE

DERRICK FOR A THREE (3) FOOT SIX (6) INCH VARIANCE TO THE SIDE BUILDING LINE TO CONSTRUCT A CARPORT AT 1116 ALICE LANE – Motion was made by Vice Chairman Craft and seconded by Commissioner Bryan to call a Public Hearing for April 7, 2025 at 6:20 pm. on a request from Kenneth & Michelle Derrick for a three (3) foot six (6) inch variance to the side building line to construct a carport at 1116 Alice Lane. Motion carried 5 to 0.

4. CONSIDERATION OF AND ACTION ON CALLING A PUBLIC HEARING FOR APRIL 7, 2025 AT 6:20 PM. ON A REQUEST FROM KENNETH & MICHELLE DERRICK FOR A FIVE (5) FOOT VARIANCE TO THE LENGTH OF A CARPORT TO CONSTRUCT A CARPORT AT 1116 ALICE LANE – Motion was made by Vice Commissioner Melton and seconded by Commissioner Bryan to call a Public Hearing for April 7, 2025 at 6:20 pm. on a request from Kenneth & Michelle Derrick for a five (5) foot variance to the length of a carport to construct a carport at 1116 Alice Lane. Motion carried 5 to 0.
5. CONSIDERATION OF AND ACTION ON CALLING A PUBLIC HEARING FOR APRIL 7, 2025 AT 6:20 PM. FROM MICHAEL WELDON FOR AN EIGHT (8) FOOT VARIANCE TO THE REAR BUILDING LINE TO CONSTRUCT A PATIO COVER AT 1501 CHEROKEE STREET – Motion was made by Vice Chairman Craft and seconded by Commissioner Bryan on calling a Public Hearing for April 7, 2025 at 6:20 pm. from Michael Weldon for an eight (8) foot variance to the rear building line to construct a patio cover at 1501 Cherokee Street. Motion carried 5 to 0.

ADJOURN – Vice Chairman Craft adjourned the meeting at 6:34 p.m.

ATTEST:

APPROVED:

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Angela Smith, TRMC, CMC  
Board/City Secretary

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Troy Cothran, Chairman  
Board of Adjustment