



MINUTES OF THE BOARD OF ADJUSTMENT PUBLIC HEARING

A PUBLIC HEARING OF THE BOARD OF ADJUSTMENT OF THE CITY OF DEER PARK, TEXAS, WAS HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, JULY 7, 2025, AT 6:20 P.M. WITH THE FOLLOWING MEMBERS PRESENT:

DON TIPPITT	CHAIRMAN
TROY COTHRAN	VICE CHAIRMAN
MITCHELL CRAFT	COMMISSIONER
ALISHA MELTON	COMMISSIONER
ELIZABETH DELGADO	ALTERNATE COMMISSIONER

OTHER CITY OFFICIALS IN ATTENDANCE:

GREG MELCHING	BUILDING OFFICIAL
DILCIA JIMINEZ	DIRECTOR
	PLANNING/DEVELOPMENT/CITY
	ENGINEER
ANGELA SMITH	CITY SECRETARY

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

1. IGNACIO RAMIREZ FOR A SEVEN (7) FOOT VARIANCE TO THE HEIGHT OF AN ACCESSORY STRUCTURE TO BE CONSTRUCTED AT 2040 OKLAHOMA AVENUE.

Chairman Tippitt called for those in favor of this request.

Ignacio Ramirez, 2040 Oklahoma Avenue, spoke in favor of this request as he is the owner. He wishes to build a building and needs a variance. Mr. Cothran asked if this was close to another property and Mr. Ramirez replied that it is about 80 feet away and in the neighbor's yard is a pool, backyard and then the neighbor's house. He is ordering a building and will have someone install it for him.

Chairman Tippitt called for those against this request. No one spoke.

2. LISA BOUCHER FOR A FOURTEEN (14) FOOT VARIANCE TO THE WIDTH OF A DRIVEWAY TO BE CONSTRUCTED AT 718 PRINCETON LANE.

Chairman Tippitt called for those in favor of this request. Ms. Boucher did not show up for the hearing. No one spoke for this item.

Chairman Tippitt called for those against this request. No one spoke against this item.

3. JOSE GUERRERO FOR A TWO (2) FOOT VARIANCE TO THE LENGTH OF PARKING SPACE REQUIREMENTS PERTAINING TO A NEW PARKING LOT TO BE CONSTRUCTED AT 5114 RAILROAD STREET.

Chairman Tippitt called for those in favor on this request.

Jose Guerrero, civil engineer, spoke for the 5114 Railroad Street variance. The property needs more employee parking. Currently the city's ordinance requires parking spaces to be 9x20 feet. The owner would like to add 20 more parking spaces but they are limited in their space so he is asking for parking spaces to be 9x18 feet instead. Mr. Guerrero states that the current spaces are already 9x18.

Randy Wilholm, owner of 5114 Railroad Street spoke in favor of this variance. The prior occupant did not need additional employee parking spaces so this was not an issue before, also there is plenty of overflow parking on side of building for larger vehicles.

Chairman Tippitt called for those against this request. None spoke.

4. JOSE GUERRERO FOR A 0.10 ACRE-FEET PER ACRE DETENTION RATE VARIANCE FOR A NEW PARKING LOT TO BE CONSTRUCTED AT 5114 RAILROAD STREET.

Chairman Tippitt called for those in favor on this request.

Jose Guerrero, civil engineer, spoke for 5114 Railroad Street variance. He stated that the City's ordinance does not account for lots less than one acre when dealing with detention. They will be putting in underground pipes for detention and discussed this with the City's building official during a pre-development meeting. Chief Building Official Greg Melching stated that plans will be reviewed by the engineering department when they are turned in but this was not a decision that could be approved by his department since there was not an ordinance that covered it.

Randy Wilholm, owner of 5114 Railroad Street spoke for the variance. He also stated that he walked through all of the concerns and issues with the City of Deer Park on a recent Teams call. They will have restrictions in the pipes.

Chairman Tippitt called for those against this request. None spoke.

5. FRANK PRESTON FOR A TWENTY (24) FOUR PERCENT REAR YARD LOT COVERAGE OVERAGE VARIANCE TO CONSTRUCT AN ACCESSORY STRUCTURE AT 1201 E. PASADENA BLVD.

Chairman Tippitt called for those in favor on this request.

Frank Preston, owner of 1201 E. Pasadena Blvd, spoke for this variance. He stated he is putting a 37x60 building with awning of 20 feet in his backyard. It should have been done when the home was built but his builder got fired for poor work. It was asked by

the board what this type of variance is for, Chief Building Official Melching stated that an owner can't occupy more than 30% of his rear yard and if his variance is granted, he will be at 54% coverage.

Mr. Preston's new builder, Jay, also spoke in favor of this variance. He stated that the building will not impede anyone and will maintain the current structure of other existing buildings. Jay mentioned that Mr. Preston is a car guy and likes to rebuild and restore vehicles so the building will be for that purpose.

Will Dillard, project manager for 1201 E. Pasadena Blvd also spoke in favor of this variance. He stated that the one overhang is for vehicles and one is for added luxury in the backyard. There will be concrete floors and it will attach to the house.

Chairman Tippit called for those against this request. None spoke.

6. FRANK PRESTON FOR A FIFTEEN (15) FOOT VARIANCE TO THE HEIGHT OF AN ACCESSORY STRUCTURE TO BE CONSTRUCTED AT 1201 E. PASADENA BLVD.

Chairman Tippitt called for those in favor on this request.

Frank Preston, owner, spoke in favor of this request. He stated that he needs to be able to stack cars so he is installing elevators/lifts to move them up and down so this is the main reason for the height variance request.

Mr. Preston's new builder, Jay, spoke in favor of this request. The final building will be 29/30 feet high. The building will compliment the existing home and does not impede any setbacks or easements. It also doesn't have any windows at the top or close to neighbors.

Will Dillard, project manager for 1201 E. Pasadena Blvd also spoke in favor of this variance. This variance request is for the car lifts and there are no windows and the pitch of the roof will go with the house.

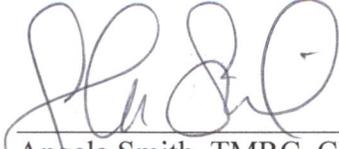
Chairman Tippit called for those against this request.

Jerry Hicks, 3317 Luella, spoke against this variance request. He respects their rights to build but is concerned about the impact on the neighborhood, visual appearance and could set a precedent for taller buildings. He also just doesn't like a 30-foot building near their home.

No other people spoke against the request.

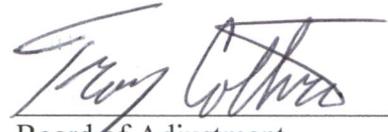
Chairman Tippitt closed the public hearing at 6:56 p.m. and adjourned the meeting.

ATTEST:



Angela Smith, TMRC, CMC
City Secretary

APPROVED:



Board of Adjustment