



## 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 FEBRUARY 2, 2026, BEGINNING AT 6:28 P.M.

### MEMBERS PRESENT:

DON TIPPIT	CHAIR
DENISE BRYAN	SECRETARY
MITCHELL CRAFT	COMMISSIONER
ALISHA MELTON	COMMISSIONER

### MEMBER ABSENT:

TROY COTHRAN	VICE CHAIR
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### OTHER CITY OFFICIALS PRESENT:

GREG MELCHING	CITY BUILDING OFFICIAL
ANGELA SMITH	CITY SECRETARY

CALL TO ORDER - Chairman Tippit called the meeting to order at 6:28 p.m.

INVOCATION - The invocation was given by Chairman Tippit.

COMMENTS FROM AUDIENCE - No comments received.

### APPROVAL OF MINUTES

1. APPROVAL OF MINUTES FOR THE REGULAR BOARD OF ADJUSTMENT MEETING AND THE PUBLIC HEARING (DAVIS) BOTH HELD ON JANUARY 5, 2026. - Motion was made by Secretary Bryan and seconded by Commissioner Craft to approve the minutes of the regular Board of Adjustment meeting and the Public Hearing (Davis) both held on January 5, 2026.

Motion carried 4 to 0.

NEW BUSINESS

2. CONSIDERATION OF AND ACTION ON THE RESULT OF THE PUBLIC HEARING FOR LINDA MCCABE FOR A TWELVE (12) FOOT VARIANCE TO THE REAR BUILDING LINE TO CONSTRUCT A PATIO COVER AT 3901 BLUEBONNET TRAIL. - Motion was made by Commissioner Craft and seconded by Commissioner Melton to grant approval for Linda McCabe for a twelve (12) foot variance to the rear building line to construct a patio cover at 3901 Bluebonnet Trail.

Motion carried 4 to 0.

3. CONSIDERATION OF AND ACTION ON THE RESULT OF THE PUBLIC HEARING FOR MATT BROCATO FOR A SEVEN (7) FOOT VARIANCE TO THE WIDTH OF A DRIVEWAY TO BE CONSTRUCTED AT 1801 N. EVERGLADES DRIVE. - Motion was made by Secretary Bryan and seconded by Commissioner Melton to grant approval for Matt Brocato for a seven (7) foot variance to the width of a driveway to be constructed at 1801 N. Everglades Drive.

Motion carried 4 to 0.

4. CONSIDERATION OF AND ACTION ON A CALLING FOR A PUBLIC HEARING FOR MARCH 2, 2026 AT 6:20 P.M. ON THE REQUEST FROM DANIEL SANDERS FOR A VARIANCE TO CONSTRUCT A CARPORT NOT ATTACHED TO A GARAGE AT 2302 KINGSDALE DRIVE. - Motion was made by Commissioner Melton and seconded by Secretary Bryan to call a Public Hearing on March 2, 2026 at 6:20 p.m. on the request from Daniel Sanders for a variance to construct a carport not attached to a garage at 2302 Kingsdale Drive.

Motion carried 4 to 0.

ADJOURN – Chairman Tippit adjourned the meeting at 6:30 p.m.

ATTEST:

APPROVED:

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Angela Smith, TRMC, CMC  
Board Secretary

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Board of Adjustment