



## **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 JULY 07, 2025 BEGINNING AT 6:45 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

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

OTHER CITY OFFICIALS PRESENT WERE:

GREG MELCHING	CITY BUILDING OFFICIAL
ANGELA SMITH	CITY SECRETARY

CALL TO ORDER –Chairman Tippit called the meeting to order at 6:45 p.m. and recessed at 6:45 pm. The meeting came back from recess at 6:56 pm.

INVOCATION – The invocation was given by Vice Chairman Cothran.

COMMENTS FROM AUDIENCE – No comments received.

1. APPROVAL OF MINUTES OF BOARD OF ADJUSTMENT MEETING ON JUNE 2, 2025 AND MINUTES OF THE PUBLIC HEARING HELD ON JUNE 2, 2025 (HUNT) (LEDEZMA & REYES)– Motion was made by Vice Chairman Cothran and seconded by Alternate Commissioner Delgado to approve the minutes of the Board of Adjustment meeting on June 2, 2025 and minutes of the Public Hearing held on June 2, 2025. (Hunt) (Ledezman and Reyes).

Motion carried 5 to 0.

2. CONSIDERATION OF AND ACTION ON THE RESULT OF THE PUBLIC HEARING FOR IGNACIO RAMIREZ FOR A SEVEN (7) FOOT VARIANCE TO THE HEIGHT OF AN ACCESSORY STRUCTURE TO CONSTRUCT AN ACCESSORY STRUCTURE AT 2040 OKLAHOMA AVENUE – Motion was made by Commissioner Craft and seconded by Commissioner Melton to grant the request from Ignacio Ramirez for a seven (7) foot variance to the height of an accessory structure to construct an accessory structure at 2040 Oklahoma Avenue.

Motion carried 5 to 0.

3. CONSIDERATION OF AND ACTION ON THE RESULT OF THE PUBLIC HEARING FOR LISA BOUCHER FOR A FOURTEEN (14) FOOT VARIANCE TO THE WIDTH OF A DRIVEWAY TO BE CONSTRUCTED AT 718 PRINCETON LANE. – Motion was made by Commissioner Craft and seconded by Vice Chairman Cothran to DENY the request for Lisa Boucher for a fourteen (14) foot variance to the width of a driveway to be constructed at 718 Princeton Lane.

Motion carried 5 to 0.

4. CONSIDERATION OF AND ACTION ON THE RESULT OF THE PUBLIC HEARING FOR JOSE GUERRERO FOR A TWO (2) FOOT VARIANCE TO THE LENGTH OF PARKING SPACE REQUIREMENTS FOR A NEW PARKING LOT TO BE CONSTRUCTED AT 5114 RAILROAD STREET. – Motion was made by Vice Chairman Cothran and seconded by Commissioner Melton to grant the request from Jose Guerrero for a two (2) foot variance to the length of parking space requirements for a new parking lot to be constructed at 5114 Railroad Street.

Motion carried 5 to 0.

5. CONSIDERATION OF AND ACTION ON THE RESULT OF THE PUBLIC HEARING FOR JOSE GUERRERO FOR 0.10 ACRE – FEET PER ACRE DETENTION RATE VARIANCE REQUIREMENTS FOR A NEW PARKING LOT TO BE CONSTRUCTED AT 5114 RAILROAD STREET. – Motion was made by Alternate Commissioner Delgado and seconded by Commissioner Craft to grant the request from Jose Guerrero for 0.10 acre – feet per acre detention rate variance requirements for a new parking lot to be constructed at 5114 Railroad Street.

Motion carried 5 to 0.

6. CONSIDERATION OF AND ACTION ON THE RESULT OF THE PUBLIC HEARING FOR FRANK PRESTON FOR A TWENTY-FOUR (24) PERCENT REAR YARD LOT COVERAGE OVERAGE VARIANCE TO CONSTRUCT AN ACCESSORY STRUCTURE AT 1201 E. PASADENA BLVD. – Motion was made by Vice Chairman Cothran and seconded by Alternate Commissioner Delgado to grant the request from Jose Guerrero for 0.10 acre – feet per acre detention rate variance requirements for a new parking lot to be constructed at 5114 Railroad Street.

Motion carried 5 to 0.

7. CONSIDERATION OF AND ACTION ON THE RESULT OF A PUBLIC HEARING FOR FRANK PRESTON FOR A FIFTEEN (15) FOOT VARIANCE TO THE HEIGHT OF AN ACCESSORY STRUCTURE TO BE CONSTRUCTED AT 1201 E. PASADENA BLVD. Motion was made by Vice Chairman Cothran and seconded by Commissioner Craft to grant the request from Frank Preston for a fifteen (15) foot variance to the height of an accessory structure to be constructed at 1201 E. Pasadena Blvd.

Motion carried 5 to 0.

8. CONSIDERATION OF AND ACTION ON CALLING A PUBLIC HEARING ON AUGUST 4, 2025 AT 6:20 PM ON THE REQUEST FROM KENNETH SMITH FOR A FIVE (5) FOOT VARIANCE TO THE HEIGHT OF AN ACCESSORY STRUCTURE TO BE CONSTRUCTED AT 1809 MEADOW LARK STREET. Motion was made by Commissioner Craft and seconded by Commissioner Melton to approve the request for a public hearing on August 4, 2025 at 6:20 pm on the request from Kenneth Smith for a five (5) foot variance to the height of an accessory structure to be constructed at 1809 Meadow Lark Street.

Motion carried 5 to 0.

*Chairman Tippitt recessed the Board of Adjustment meeting at 7:05 pm and he also had to leave the meeting. Vice Chairman Cothran reopened the meeting at 7:06 pm.*

9. CONSIDERATION OF AND ACTION ON CALLING A PUBLIC HEARING ON AUGUST 4, 2025 AT 6:20 PM ON THE REQUEST FROM GABRIELA GONZALEZ FOR A NINE (9) FOOT FOUR (4) INCH VARIANCE TO THE WIDTH OF A DRIVEWAY TO BE CONSTRUCTED AT 2218 KINGWOOD DRIVE. Motion was made by Commissioner Craft and seconded by Alternate Commissioner Delgado to approve the request for a public hearing on August 4, 2025 at 6:20 pm on the request from Gabriela Gonzalez for a nine (9) foot four (4) inch variance to the width of a driveway to be constructed at 2218 Kingwood Drive.

Motion carried 5 to 0.

10. CONSIDERATION OF AND ACTION ON CALLING A PUBLIC HEARING ON AUGUST 4, 2025 AT 6:20 PM ON THE REQUEST FROM LARRY AND SONJA DRUELL FOR A FIVE (5) FOOT VARIANCE TO THE WIDTH OF A DRIVEWAY TO BE CONSTRUCTED AT 2209 KINGWOOD DRIVE. Motion was made by Alternate Commissioner Delgado and seconded by Commissioner Melton to approve the request for a public hearing on August 4, 2025 at 6:20 pm on the request from Larry and Sonja Druell for a five (5) foot variance to the width of a driveway to be constructed at 2209 Kingwood Drive.

Motion carried 5 to 0.

11. CONSIDERATION OF AND ACTION ON CALLING A PUBLIC HEARING ON AUGUST 4, 2025 AT 6:20 PM ON THE REQUEST FROM DEREK WALKER FOR A VARIANCE FOR A CARPORT NOT ATTACHED TO A GARAGE TO BE CONSTRUCTED AT 2120 PLUNKETT STREET. Motion was made by Commissioner Craft and seconded by Alternate Commissioner Delgado to approve the request for a public hearing on August 4, 2025 at 6:20 pm on the request from Derek Walker for a variance for a carport not attached to a garage to be constructed at 2120 Plunkett Street.

Motion carried 5 to 0.

12. CONSIDERATION OF AND ACTION ON CALLING A PUBLIC HEARING ON AUGUST 4, 2025 AT 6:20 PM ON THE REQUEST FROM DEREK WALKER FOR A TWENTY (20) FOOT VARIANCE TO THE LENGTH OF A CARPORT TO BE CONSTRUCTED AT 2120 PLUNKETT STREET. Motion was made by Commissioner Melton and seconded by Alternate Commissioner Delgado to approve the request for a public hearing on August 4, 2025 at 6:20 pm on the request Derek Walker for a twenty (20) foot variance to the length of a carport to be constructed at 2120 Plunkett Street.

Motion carried 5 to 0.

13. CONSIDERATION OF AND ACTION ON CALLING A PUBLIC HEARING ON AUGUST 4, 2025 AT 6:20 PM ON THE REQUEST FROM DEREK WALKER FOR A FOUR (4) FOOT VARIANCE TO THE SIDE BUILDING FOR A CARPORT THAT WILL BE CONSTRUCTED AT 2120 PLUNKETT STREET. Motion was made by Alternate Commissioner Delgado and seconded by Commissioner Craft to approve the request for a public hearing on August 4, 2025 at 6:20 pm on the request from Derek Walker for a four (4) foot variance to the side building for a carport that will be constructed at 2120 Plunkett Street.

Motion carried 5 to 0.

ADJOURN – Vice Chairman Cothran adjourned the meeting at 7:09 p.m.

ATTEST:

APPROVED:

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Angela Smith, TRMC, CMC  
Board Secretary

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Board of Adjustment