



## 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 JANUARY 5, 2026 BEGINNING AT 6:28 P.M.

### MEMBERS PRESENT:

TROY COTHRAN	VICE CHAIRMAN
DENISE BRYAN	SECRETARY
MITCHELL CRAFT	COMMISSIONER
ALISHA MELTON	COMMISSIONER
ELIZABETH DELGADO	ALTERNATE COMMISSIONER

### MEMBERS ABSENT:

DON TIPPIT	CHAIRMAN
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### OTHER CITY OFFICIALS PRESENT WERE:

GREG MELCHING	CITY BUILDING OFFICIAL
ANGELA SMITH	CITY SECRETARY

CALL TO ORDER – Vice Chairman Cothran called the meeting to order at 6:28 p.m.

INVOCATION – The invocation was given by Commissioner Craft.

COMMENTS FROM AUDIENCE – No comments received.

1. APPROVAL OF MINUTES OF THE REGULAR BOARD OF ADJUSTMENT AND THE MINUTES OF THE PUBLIC HEARING BOTH HELD ON DECEMBER 1, 2025 (BUTLER, NORTHERN ROYAL ENTERPRISE & OGUARAIIDU) – Motion was made by Secretary Bryan and seconded by Commissioner Craft to approve the minutes of the regular Board of Adjustment meeting and the minutes of the Public Hearing both held on December 1, 2025. (Butler, Northern Royal Enterprise & Oguaraidu).

Motion carried 5 to 0.

2. CONSIDERATION OF AND ACTION ON THE RESULT OF THE PUBLIC HEARING FOR DARRELL DAVIS FOR A FOUR (4) FOOT VARIANCE TO THE WIDTH OF A DRIVEWAY TO BE CONSTRUCTED AT 2322 WESTSIDE DRIVE. – Motion was made by Commissioner Melton and seconded by Alternate Commissioner Delgado to approve the variance request from Darrell Davis for a four (4) foot variance to the width of a driveway to be constructed at 2322 Westside Drive.

Motion carried 5 to 0.

3. CONSIDERATION OF AND ACTION ON CALLING A PUBLIC HEARING ON FEBRUARY 2, 2026, AT 6:20 PM. ON THE REQUEST FROM 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 Secretary Bryan and seconded by Commissioner Craft to call a Public Hearing on February 2, 2026, on the request from Linda McCabe for a twelve (12) foot variance to the rear building line to construct a patio cover at 3901 Bluebonnet Trail.

Motion carried 5 to 0.

4. CONSIDERATION OF AND ACTION ON CALLING A PUBLIC HEARING ON FEBRUARY 2, 2026, AT 6:20 PM. ON THE REQUEST FROM MATT BROCATO FOR A SEVEN (7) FOOT VARIANCE TO THE WIDTH OF A DRIVEWAY TO BE CONSTRUCTED AT 1801 NORTH EVERGLADES DRIVE. – Motion was made by Commissioner Melton and seconded by Alternate Commissioner Delegado to call a Public Hearing on February 2, 2026, on the request from Matt Brocato for a seven (7) foot variance to the width of a driveway to be constructed at 1801 North Everglades Drive.

Motion carried 5 to 0.

ADJOURN – Vice Chairman Cothran adjourned the meeting at 6:31 p.m.

ATTEST:

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Angela Smith, TRMC, CMC  
City Secretary

APPROVED:

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Board of Adjustment