



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 JUNE 1, 2026, BEGINNING AT 6:28 P.M.

MEMBERS PRESENT:

TROY COTHRAN
DENISE BRYAN
MITCHELL CRAFT
ALISHA MELTON
ELIZABETH DELGADO

VICE CHAIR (Appointed Chair)
SECRETARY (Appointed Vice Chair)
COMMISSIONER (Appointed Secretary)
COMMISSIONER
COMMISSIONER

OTHER CITY OFFICIALS PRESENT:

GREG MELCHING
ANGELA SMITH
GLADIS SANCHEZ

CITY BUILDING OFFICIAL
CITY SECRETARY
DEPUTY CITY SECRETARY

CALL TO ORDER - Vice Chair Cothran called the regular meeting to order at 6:28 p.m. The regular meeting recessed at 6:28 and reconvened at 6:30 p.m.

INVOCATION - The invocation was given by Vice Chair Cothran.

COMMENTS FROM AUDIENCE - No comments were received from the public.

1. WELCOME TO THE BOARD OF ADJUSTMENTS AS NEW BOARD MEMBERS - COMMISSIONER ELIZABETH DELGADO AND ALTERNATE COMMISSIONER GRACIE SERRANO.

Vice Chair Cothran announced the appointment of Commissioner Elizabeth Delgado, who moved from Alternate Commissioner to Commissioner following the resignation of Chair Don Tippit. He also welcomed Alternate Commissioner Gracie Serrano, who was appointed by Council to fill the alternate position previously held by Commissioner Delgado.

APPROVAL OF MINUTES

2. APPROVAL OF MINUTES FOR THE REGULAR BOARD OF ADJUSTMENT MEETING AND THE PUBLIC HEARING (VERA) BOTH HELD ON MAY 4, 2026. - Motion was made by Secretary Bryan and seconded by Commissioner Melton approve the minutes of the regular Board of Adjustment meeting and the Public Hearing (Vera) both held on May 4, 2026.

Motion carried 5 to 0.

NEW BUSINESS

3. CONSIDERATION OF AND ACTION ON THE ELECTION OF OFFICER FOR 2026-2027. - Motion was made by Secretary Denise Bryan and seconded by Commissioner Melton to appoint Vice Chair Cothran as Chairman.

Motion was made by Commissioner Craft and seconded by Commissioner Melton to appoint Secretary Bryan as Vice Chair.

Motion was made by Vice Chair Cothran and seconded by Commissioner Melton to appoint Commissioner Craft as Secretary.

Motion carried 5 to 0.

4. CONSIDERATION OF AND ACTION ON THE RESULTS OF THE PUBLIC HEARING FOR EYVONNE LABUA FOR AN ELEVEN (11) FOOT VARIANCE TO THE FRONT BUILDING LINE TO CONSTRUCT A PATIO COVER AT 1726 N. PARK SIDE DRIVE. - Motion was made by Secretary Craft and seconded by Vice Chair Bryan to deny the request from Eyvonne LaBua for an eleven (11) foot variance to the front of the building line to construct a patio cover at 1726. N. Park Side Drive.

Following discussion, the Commission recommended that the applicant, Eyvonne LaBua, consult with her contractor to verify the dimensions and location of the proposed patio cover and consider revising the request before resubmitting it for future consideration.

Motion carried 5 to 0.

5. CONSIDERATION OF AND ACTION ON A CALLING FOR A PUBLIC HEARING ON JULY 6, 2026 AT 6:20 P.M. ON THE REQUEST FROM REPRESENTATIVE MONA MILLIGAN, ON BEHALF OF K. HOVNANIAN HOMES FOR A FOUR (4) FOOT VARIANCE TO THE REAR BUILDING LINE TO CONSTRUCT A HOME AT 1905 N. WILDFLOWER DRIVE. - Motion was made by Secretary Craft and seconded by Commissioner Delgado to call a Public Hearing on July 6, 2026 at 6:20 pm. on the request from representative Mona Milligan, on behalf of K. Hovnanian Homes for a four (4) foot variance to the rear building line to construct a home at 1905 N. Wildflower Drive

Motion carried 5 to 0.

6. CONSIDERATION OF AND ACTION ON A CALLING FOR A PUBLIC HEARING ON JULY 6, 2026 AT 6:20 P.M. ON THE REQUEST FROM IGNACIO RAMIREZ FOR A FOUR (4) FOOT VARIANCE TO THE HEIGHT OF AN ACCESSORY BUILDING TO CONSTRUCT A POOL HOUSE AT 2040 OKLAHOMA AVENUE. - Motion was made by Vice Chair Bryan and seconded by Secretary Craft to call a Public Hearing on July 6, 2026 at 6:20 p.m. on the request from Ignacio Ramirez for a four (4) foot variance to the height of an accessory building to construct a pool house at 2040 Oklahoma Avenue.

Motion carried 5 to 0.

7. CONSIDERATION OF AND ACTION ON A CALLING FOR A PUBLIC HEARING ON JULY 6, 2026 AT 6:20 P.M. ON THE REQUEST FROM MARY BUICE AND EDWARD GOMEZ FOR A VARIANCE TO CONSTRUCT A CARPORT NOT ATTACHED TO A GARAGE AT 325 HELEN DRIVE. - Motion was made Commissioner Delgado and seconded by Vice Chair Bryan to call a Public Hearing on July 6, 2026 at 6:20 p.m. on the request from Mary Buice and Edward Gomez for a variance to construct a carport not attached to a garage at 325 Helen Drive.

Motion carried 5 to 0.

ADJOURN - Chairman Cothran adjourned the meeting at 6:38p.m.

ATTEST:

APPROVED:

Angela Smith, TRMC, CMC
City Secretary

Board of Adjustment