



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 02, 2025 BEGINNING AT 6:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

MITCHELL CRAFT	VICE CHAIRMAN
ALISHA MELTON	COMMISSIONER
LINDA MCHONE	ALTERNATE COMMISSIONER
ELIZABETH DELGADO	ALTERNATE COMMISSIONER

OTHER CITY OFFICIALS PRESENT WERE:

GREG MELCHING	CITY BUILDING OFFICIAL
SONIA ACOSTA	DEPUTY CITY SECRETARY

CALL TO ORDER – Vice Chairman Craft called the meeting to order at 6:30 p.m.

INVOCATION – The invocation was given by Vice Chairman Craft.

COMMENTS FROM AUDIENCE – No comments received.

1. WELCOME NEW MEMBER ELIZABETH DELGADO AS BOA ALTERNATE – Vice Chairman Craft welcomed Ms. Delgado to the Board.
2. APPROVAL OF MINUTES OF REGULAR PLANNING & ZONING MEETING ON MAY 05, 2025 AND MINUTES OF THE PUBLIC HEARING HELD ON MAY 5, 2025 (MOUTON, DELGADO, BACKUS) – Motion was made by Alternate Commissioner McHone and seconded by Commissioner Melton to approve the minutes of the Board of Adjustment meeting on May 5, 2025 and minutes of the Public Hearing held on May 5, 2025. (Mouton, Delgado, Backus). Motion carried 4 to 0.
3. CONSIDERATION OF AND ACTION ON THE RESULT OF THE PUBLIC HEARING FOR WAYNE HUNT AND AMERICAN AWNING AND CARPORT COMPANY FOR A SIX (6) FOOT VARIANCE TO THE FRONT BUILDING LINE TO CONSTRUCT AN AWNING AT 1108 E. 13TH STREET – Motion was made by Commissioner Melton and seconded by Alternate Commissioner McHone to grant the request from Wayne Hunt and American Awning and Carport Company for a six (6) foot variance to the front building line to construct an awning at 1108 E. 13th Street. Motion carried 4 to 0.

4. CONSIDERATION OF AND ACTION ON THE RESULT OF THE PUBLIC HEARING FOR MARIO PEREZ LEDEZMA AND DEBORA REYES FOR A VARIANCE FOR A CARPORT NOT ATTACHED TO A GARAGE THAT WAS CONSTRUCTED AT 1937 KINGSDALE DRIVE – Motion was made by Alternate Commissioner McHone and seconded by Commissioner Melton to grant the request from Mario Perez Ledezma and Debora Reyes for a variance for a carport not attached to a garage that was constructed at 1937 Kingsdale Drive. Motion carried 4 to 0.
5. CONSIDERATION OF AND ACTION ON THE RESULT OF THE PUBLIC HEARING FOR MARIO PEREZ LEDEZMA AND DEBORA REYES FOR A FOUR (4) FOOT VARIANCE TO THE LENGTH OF A CARPORT THAT WAS CONSTRUCTED AT 1937 KINGSDALE DRIVE – Motion was made by Commissioner Melton and seconded by Alternate Commissioner McHone to grant the request from Mario Perez Ledezma and Debora Reyes for a four (4) foot variance to the length of a carport that was constructed at 1937 Kingsdale Drive. Motion carried 4 to 0.
6. CONSIDERATION OF AND ACTION ON CALLING A PUBLIC HEARING ON JULY 7, 2025 AT 6:20 PM. ON THE REQUEST FROM IGNACIO RAMIREZ FOR A SEVEN (7) FOOT VARIANCE TO THE HEIGHT OF AN ACCESSORY STRUCTURE TO BE CONSTRUCTED AT 2040 OKLAHOMA AVENUE – Motion was made by Alternate Commissioner McHone and seconded by Commissioner Melton on calling a Public Hearing for July 7, 2025 at 6:20 pm. on the request from Ignacio Ramirez for a seven (7) foot variance to the height of an accessory structure to be constructed at 2040 Oklahoma Avenue. Motion carried 4 to 0.
7. CONSIDERATION OF AND ACTION ON CALLING A PUBLIC HEARING ON JULY 7, 2025 AT 6:20 PM. ON THE REQUEST FROM 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 Melton and seconded by Alternate Commissioner Delgado on calling a Public Hearing for July 7, 2025 at 6:20 pm. on the request from Lisa Boucher for a fourteen (14) foot variance to the width of a driveway to be constructed at 718 Princeton Lane. Motion carried 4 to 0.
8. CONSIDERATION OF AND ACTION ON CALLING A PUBLIC HEARING ON JULY 7, 2025 AT 6:20 PM. ON THE REQUEST FROM 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 – Motion was made by Alternate Commissioner McHone and seconded by Commissioner Melton on calling a Public Hearing for July 7, 2025 at 6:20 pm. on the request from 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. Motion carried 4 to 0.

9. CONSIDERATION OF AND ACTION ON CALLING A PUBLIC HEARING ON JULY 7, 2025 AT 6:20 PM. ON THE REQUEST FROM 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 – Motion was made by Commissioner Melton and seconded by Alternate Commissioner Delgado on calling a Public Hearing for July 7, 2025 at 6:20 pm. on the request from 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. Motion carried 4 to 0.
10. CONSIDERATION OF AND ACTION ON CALLING A PUBLIC HEARING ON JULY 7, 2025 AT 6:20 PM. ON THE REQUEST FROM FRANK PRESTON FOR A TWENTY (24) FOUR PERCENT REAR YARD LOT COVERAGE OVERAGE VARIANCE TO CONSTRUCT AN ACCESSORY STRUCTURE AT 1201 E. PASADENA BLVD – Motion was made by Alternate Commissioner McHone and seconded by Alternate Commissioner Delgado on calling a Public Hearing on July 7, 2025 at 6:20 pm. on the request from Frank Preston for a twenty (24) four percent rear yard lot coverage overage variance to construct an accessory structure at 1201 E. Pasadena Blvd. Motion carried 4 to 0.
11. CONSIDERATION OF AND ACTION ON CALLING A PUBLIC HEARING ON JULY 7, 2025 AT 6:20 PM. ON 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 was made by Commissioner Melton and seconded by Alternate Commissioner Delgado in calling a Public Hearing on July 7, 2025 at 6:20 pm. on 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 4 to 0.
12. CONSIDERATION OF AND ACTION ON THE ELECTION OF OFFICERS FOR 2025-2026 – Motion was made by Alternate Commissioner McHone and seconded by Commissioner Melton in the Election of Officers for 2025-2026 as follows: Chairman Don Tippit, Vice Chairman Troy Cothran and Secretary Denise Bryan. Motion carried 4 to 0.

ADJOURN – Chairman Cothran adjourned the meeting at 6:40 p.m.

ATTEST:

APPROVED:

Angela Smith, TRMC, CMC
Board Secretary

Board of Adjustment