HOLLYWOOD PARK

TOWN OF HOLLYWOOD PARK
BOARD OF ADJUSTMENT
MEETING & PUBLIC HEARINGS
THURSDAY, JULY 30, 2026, AT 6:00 P.M.
2 MECCA DRIVE, HOLLYWOOD PARK, TEXAS 78232

AGENDA

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **OATHS OF OFFICE**

IV. **ELECTION OF CHAIRPERSON**

V. **CITIZEN PARTICIPATION**
Those wishing to speak during Citizen Participation should have signed up prior to the start of this meeting.
Each speaker will be permitted a maximum of three (3) minutes per person, not per topic. Time cannot be passed from one speaker to another speaker.
The Board of Adjustment cannot discuss any issue presented or take any action on issues or concerns brought up during Citizen participation.

VI. **PUBLIC HEARING**

A. Open Public Hearing.
Public Hearing to receive comments from the public to consider an application for a variance at 201 Garrapata Ln. from the Town of Hollywood Park Code of Ordinances Section 78-133 as follows:

Chapter 78, Section 78-133 Area Regulations
(2) *Side yard.*
b. *Accessory building or structure.* Ten (10) feet from the side property line to the building foundation edge. The front foundation edge shall not be forward of the nearest adjacent rear building line of the principal building.
c. *Portable building or structure.* Not permitted in side yard.

Applicant submitted a permit application for a "temporary" shed to be placed in the side yard of 201 Garrapata Ln., which was denied during the plan review process.

B. Participation by proponents / opponents.

VII. **PRESENTATION BY APPLICANTS OR THEIR REPRESENTATIVE**

VIII. **DISCUSSION AND ACTION BY BOARD MEMBERS**
The Board will review, discuss, and may take action on an application for a variance from the Town of Hollywood Park Code of Ordinances Section 78-133(2)(b)(c), to permit a "temporary" shed to be placed in the side yard of 201 Garrapata Ln., more particularly described as BCAD Property #277426.

IX. PUBLIC HEARING

A. Open Public Hearing.

Public Hearing to receive comments from the public to consider an application for a variance at 130 El Cerrito Circle from the Town of Hollywood Park Code of Ordinances Section 78-133 as follows:

Chapter 78, Section 78-133 Area Regulations

(1) *Front yard.*

There shall be a front yard having a minimum depth of 40 feet from the building line.

(2) Side *yard.*

a. *Principal building.* Ten feet from the side property line to the building foundation edge, except that on a corner lot the street side setback area shall be not less than 20 feet from the side property line to the building foundation edge.

Applicant submitted a variance application indicating a proposed garage conversion, new garage with living space, and a workshop/gym would encroach eight (8 ft.) feet into the side setback and ten feet (10 ft.) into the front setback.

B. Participation by proponents / opponents.

X. PRESENTATION BY APPLICANTS OR THEIR REPRESENTATIVE

XI. DISCUSSION AND ACTION BY BOARD MEMBERS

The Board will review, discuss, and may take action on an application for a variance from the Town of Hollywood Park Code of Ordinances Section 78-133 (1); Sec. (2)(a), to permit a proposed garage conversion, new garage with living space, and a workshop/gym that will encroach into the side setback and into the front setback at 130 El Cerrito Circle, particularly described as BCAD Property #356336.

XII. PUBLIC HEARING

A. Open Public Hearing

Public Hearing to receive comments from the public to consider an application for a variance at 109 Navato Blvd. from the Town of Hollywood Park Code of Ordinances Section 78-228 as follows:

Chapter 78, Section 78-228 Area regulations in District C under this division shall be as follows

(3) *Rear setbacks.*

The minimum rear setback shall be ten feet to the curbline or the property line; however, if the garage of a residence is rear loading, then the garage section of the residence shall be no closer than 20 feet from the curbline or the property line.

Applicant submitted a permit application to add a new patio to the back of the house with a screened panels and guardrails to include miscellaneous electrical additions at the patio area; add new storage building; and extend water line to patio area at 109 Navato Blvd., The Enclave Subdivision, which was denied during the plan review process.

B. Participation by proponents / opponents.

XIII. PRESENTATION BY APPLICANTS OR THEIR REPRESENTATIVE

XIV. DISCUSSION AND ACTION BY BOARD MEMBERS

The Board will review, discuss, and may take action on an application for a variance from the Town of Hollywood Park Code of Ordinances Section 78-228 Area regulations in District C (3), to permit the proposed patio and storage building at 109 Navato Blvd, particularly described as BCAD Property #580080.

XV. ADJOURNMENT

Certification

I certify that a copy of the above notice was posted on the official bulletin board located at Town Hall, on July 24, 2026, by 6:00 p.m.

Jeannette Hugghins, City Secretary

AGENDA NOTICES:

The Town of Hollywood Park Board of Adjustment shall hold an in-person public hearing and meeting on the listed date and time. The Town will use appropriate social distancing guidelines, which will reduce the capacity level allowed within town hall during the meeting. Members of the public wishing to watch and listen to the meeting may do so through our city website under the "watch our meetings" tab. This meeting will be recorded and posted on the city YouTube channel.

Any resident who would like to comment on any of the topics listed on the agenda, please either attend the meeting and sign up for citizen participation or submit your comment(s) via email to jhugghins@hollywoodpark-tx.gov no later than two hours prior to the start of the meeting. Your comment(s) may be read to the board during the topic and will be provided to the board. Please include your name and address with your comment(s). Due to limited available seating an email will ensure the board will receive your comment(s).

Decorum Required: Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of the City Council, or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the city secretary's office at (210) 494-2023 ext. 222 or fax (210) 494-7859 for further information.