



## **MINUTES OF THE BOARD OF ADJUSTMENT PUBLIC HEARING**

A PUBLIC HEARING OF THE BOARD OF ADJUSTMENT OF THE CITY OF DEER PARK, TEXAS, WAS HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, JULY 6, 2026, AT 6:20 P.M.

### **MEMBERS PRESENT:**

TROY COTHRAN  
DENISE BRYAN  
MITCHELL CRAFT  
ALISHA MELTON  
ELIZABETH DELGADO

CHAIR  
VICE CHAIR  
SECRETARY  
COMMISSIONER  
COMMISSIONER

### **OTHER CITY OFFICIALS PRESENT:**

GREG MELCHING  
ANGELA SMITH  
GLADIS SANCHEZ

CITY BUILDING OFFICIAL  
CITY SECRETARY  
DEPUTY CITY SECRETARY

CALL TO ORDER Chairman Cothran opened the public hearing at 6:20 p.m.

Chairman Cothran directed the Deputy City Secretary to read the Notice of Public Hearing and instructed the applicants to present their requests to the Board.

1. MONA MILLIGAN, ON BEHALF OF K. HOVNANIAN HOMES IS REQUESTING A FOUR (4) FOOT VARIANCE TO THE REAR BUILDING LINE TO CONSTRUCT A HOME AT 1905 N. WILDFLOWER DRIVE.

Chairman Cothran called for those in favor of this request.

Robert Olveda, Sales Manager with K. Hovnanian Homes, spoke on behalf of Mona Milligan, K. Hovnanian Homes, and the applicants. Mr. Olveda explained that the requested four (4) foot variance was for the rear building line to construct a home located at 1905 N. Wildflower Drive. He stated that there were no neighboring residences behind the property and that the requested variance would not affect neighboring property owners due to the existing power line easement.

Heidi and Jaime Garcia, the applicants and property owners, spoke in favor of the requested four (4) foot variance to the rear building setback for the construction of a home at 1905 N. Wildflower Drive. They explained that the variance would allow for a third garage. They also stated that the rear of the property does not impact neighboring properties.

Chairman Cothran called for those against this request. No one spoke.

2. IGNACIO RAMIREZ IS REQUESTING A FOUR (4) FOOT VARIANCE TO THE HEIGHT OF AN ACCESSORY BUILDING TO CONSTRUCT A POOL HOUSE AT 2040 OKLAHOMA AVENUE.

Chairman Cothran called for those in favor of this request.

Ignacio Ramirez, the applicant and property owner, spoke in favor of the requested four (4) foot variance for a proposed pool house at 2040 Oklahoma Avenue. Mr. Ramirez explained that the additional height was necessary to accommodate the proper roof pitch and match the appearance of the existing residence.

Chairman Cothran called for those against this request.

Bennie Dowell, 1806 Concord, spoke in opposition to the variance request and expressed concerns regarding potential noise and light pollution.

Louis Turbeville, 1810 Concord, spoke in opposition to the variance request and expressed concerns regarding potential noise, light pollution, and drainage.

3. MARY BUICE AND EDWARD GOMEZ IS REQUESTING A VARIANCE TO CONSTRUCT A CARPORT NOT ATTACHED TO A GARAGE AT 325 HELEN DRIVE.

Chairman Cothran called for those in favor of this request.

Edward Gomez, the applicant and property owner, spoke in favor of the requested variance to construct a carport not attached to a garage at 325 Helen Drive. Mr. Gomez explained that the property faces Thirteenth Street, the driveway had been relocated to the front of the home due to traffic concerns, and that the proposed carport would protect his vehicles.

Chairman Cothran called for those against this request. No one spoke.

Chairman Cothran closed the public hearing at 6:33 p.m. and adjourned the meeting.

ATTEST:

APPROVED:

---

Angela Smith, TMRC, CMC  
City Secretary

---

Board of Adjustment

### NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Adjustment of the City of Deer Park, Texas will hold a public hearing on requested variances at City Hall, 710 East San Augustine Street, Deer Park, Texas at 6:20 pm. on the 6<sup>th</sup> of July 2026 at which time and place they will hear all persons desiring to be heard on or in connection with any matter or question relating to the requests from the following:

1. 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.
2. Ignacio Ramirez for a four (4) foot variance to the height of an accessory building to construct a pool house at 2040 Oklahoma Avenue.
3. Mary Buice and Edward Gomez for a variance to construct a carport not attached to a garage at 325 Helen Drive.

Angela Smith, TRMC, CMC  
City Secretary

Posted the 2<sup>nd</sup> of June 2026  
Published the 10<sup>th</sup> of June 2026-PC