



Cristina Garcia, Senior Planner, introduced the item and stated the property is currently zoned General Business District (C). The surrounding area is zoned Agricultural & Open Space District (AO) to north, east and west and General Business District (C) to the south. The area is generally designated for commercial use in the Land Use Plan. She further reported six (6) surrounding property owners were notified of the request by letter and a legal notice was published in the McAllen Monitor. She stated staff received no response to the letters or the legal notice. Ms. Garcia stated the variance request was for a ground post sign with a size of fifteen hundred (1500) square feet, a height of sixty (60) feet, and a changeable electronic digital message for one hundred (100) percent of the sign area. She stated the current City requirements for an on premise ground pole sign for a non-expressway corridor was a maximum size of three hundred (300) square feet, a height of thirty (30) feet, and a changeable electronic digital message up to thirty (30) percent of the allowable sign area.

Chairman Hector Guerra opened the public hearing and asked if anyone signed up to speak.

Ramiro Gutierrez arrived at 6:03 p.m.

Ramiro Garza, residing at 108 North Jackson, Edinburg, TX, representing the property owner, Joaquin Spamer, stated the proposal was for a digital billboard near the bridge. The purpose of the sign was to promote the businesses on the property, the bridge, or other items of interest for the City. He stated the area is growing and Military Highway acts as an expressway and the overpass is about twenty-seven (27) feet. Mr. Garza stated granting the sixty (60) foot height would allow promotional advertisement to the north, south, east, and west. He stated there is currently a sixty (60) foot sign to the south of the property at a gasoline station.

There being no further discussion Danny Wylie recommended the item be discussed in closed session.

**CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE BOARD OF ADJUSTMENT HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW**

The time being 6:06 p.m., Chairman, Hector Guerra stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

**RECONVENE:**

The time being 6:28 p.m., Chairman, Hector Guerra, stated the commission would be resuming the open meeting.

- A) **INTERNATIONAL WEIGHT INSPECTIONS SERVICES, LLC., IS REQUESTING A VARIANCE TO THE CITY OF PHARR'S SIGN ORDINANCE. THE APPLICANT IS REQUESTING A VARIANCE FOR THE HEIGHT, SQUARE FOOTAGE AND ALLOWABLE PERCENTAGE OF SIGN AREA ON A CEDVMS GROUND POLE SIGN. THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOTS 1 - 4, AZIZ NO. 8 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 10500 SOUTH CAGE BOULEVARD. BOA#190647**

There being no discussion Chairman Hector Guerra opened up the item for motion.

Rafael Munguia moved to approve the request for a variance of the height, square footage and allowable percentage of sign area on a CEDVMS ground pole sign based on the TxDOT expressway standards. He stated a letter would be sent to the applicant outlining the details. Danny Wylie seconded the motion and when put to a vote, it carried unanimously.

Patricia Rigney, City Attorney, stated the variance was granted based on TxDOT standards and the Board of Adjustment finding a hardship due to the future development of the area which included a corridor.

Chairman, Hector Guerra, stated the Board of Adjustment tried to be fair and maintain continuity and standards.

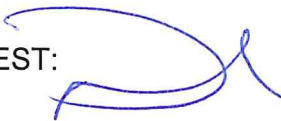
**ITEM 4. ANNOUNCEMENTS/OTHER BUSINESS**

None.

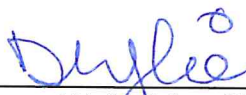
**ITEM 5. ADJOURNMENT**

There being no further business, Ruben Luna moved to adjourn. Danny Wylie second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:31 p.m.

ATTEST:



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Rafael Munguia, Secretary

  
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Danny Wylie, Vice Chairman

APPROVED: November 20, 2019