

MINUTES
BOARD OF ADJUSTMENT
City Commissioner's Room
118 S. Cage Blvd. November 15, 2023 - 3:00 p.m.

A meeting of the Board of Adjustment of the City of Pharr was held on Wednesday, November 15, 2023, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Ruben Luna
 Ramiro Gutierrez Charlie Ramirez
 Andres Zuniga

STAFF PRESENT: Ricardo Rodriguez, City Attorney
David Friedlein, Assistant City Manager
Kimberly Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Laura Fonseca, Planner II
Roy Rodriguez, Asst. Director of Building/Code
Roland Gomez, Director of Building & Code Compliance
Joanna Villarreal, Planner I
Nancy Hernandez, Secretary

ITEM 1. CALL TO ORDER

A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER

Chairman, Danny Wylie, called the meeting to order at 3:00 p.m. Roll call established a quorum.

ITEM 2. APPROVAL OF MINUTES

A) MINUTES OF NOVEMBER 1, 2023

Chairman, Danny Wylie, introduced the item.

Charlie Ramirez moved to approve the minutes as submitted. Ruben Luna seconded the motion and when put to a vote it carried unanimously.

ITEM 3. PUBLIC HEARING:

A) CRAIG L. JENKINS REPRESENTING LGL FURNITURE LLC, OWNER, IS REQUESTING A VARIANCE TO THE CITY OF PHARR TO ALLOW AN OFF-PREMISE BILLBOARD SIGN. THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 2, BENTSEN COMMERCIAL PLAZA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 927 EAST EXPRESSWAY 83, PHARR, HIDALGO COUNTY, TEXAS. BOA#230926

Joe Garza, Assistant Director of Development Services, introduced the item and stated the property was currently zoned General Business District (C) and the surrounding areas were zoned Single-Family Residential District (R-1) to the north, General Business district (C) to the south and east, and Heavy Commercial District (H-C) to the west. He further stated the area was generally designated for General Business use in the Land Use Plan.

Joe Garza, Assistant Director of Development Services, reported eleven (11) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on October 24, 2023. He stated a legal notice was published in the McAllen Monitor on October 20, 21, and 22, 2023 and stated staff received no responses to the letters or the legal notice.

Joe Garza, Assistant Director of Development Services, further stated the applicant was proposing to construct a forty-five foot (45') by sixteen feet (16') by eighty foot (80') tall off premise advertising billboard along the front of the property.

Chairman, Danny Wylie, asked if applicant had any comments. Craig L. Jenkins, Representing LGL Furniture LLC., stated this would help the city with sales tax revenue and they had seven additional billboard throughout the area.

At this time, Board member Charlie Ramirez stated they would deviate from the agenda and go into closed session. There was no objection.

ITEM 5. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE BOARD OF ADJUSTMENTS HERBY 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 3:11 p.m., Chairman Danny Wylie stated the Board 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.

ITEM 6. RECONVENE:

The time being 3:24 p.m., Chairman Danny Wylie stated the Board would be resuming the open meeting.

ITEM 3. PUBLIC HEARING:

- A) **CRAIG L. JENKINS REPRESENTING LGL FURNITURE LLC, OWNER, IS REQUESTING A VARIANCE TO THE CITY OF PHARR TO ALLOW AN OFF PREMISEE BILLBOARD SIGN.THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 2, BENTSEN COMMERCIAL PLAZA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY’S PHYSICAL ADDRESS IS 927 EAST EXPRESSWAY 83, PHARR, HIDALGO COUNTY, TEXAS. BOA#230926**

Chairman, Danny Wylie reintroduced the item.

Board member Charlie Ramirez moved to deny the Variance to the City of Pharr to allow an Off-Premise Billboard sign. Board member Andres Zuniga seconded the motion and when put to a vote, it carried unanimously.

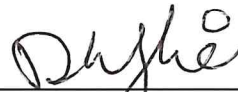
ITEM 4. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM 7. ADJOURNMENT

There being no further business, Board member Charlie Ramirez moved to adjourn. Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 3:26 p.m.

BOARD OF ADJUSTMENT



Chairman, Danny Wylie

ATTEST:



Rafael Munguia, Secretary

APPROVED:

April 17, 2024