

**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF ADJUSTMENT
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 3:30 PM ON
WEDNESDAY, NOVEMBER 5, 2025**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

1. CALL TO ORDER:

A) Roll call and possible action on the excusing of any absent member.

2. APPROVAL OF MINUTES:

A) Minutes of September 17, 2025 - Regular Called Meeting

3. PUBLIC HEARINGS: *(Ordinance No. O-2019-31): A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

A) Sam Liu, owner, is requesting a variance to the City of Pharr's Sign Ordinance to allow a freestanding business pylon sign from its current height of 30 feet to 60 feet. The property is legally described as being Lot 2A, Replat of Pharr Commercial Park-Phase II Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property's physical address is 1943 Interstate 2 West, Pharr, Texas. **BOA#250819 (TABLED)**

B) Lazaro J. Guerra, representing Aster Villas, LP., owner, has filed with the Board of Adjustment a request for a variance to the City of Pharr to allow 214 parking spaces instead of the 227 required parking spaces in a Residential Multi-Family High Density District (R-MFHD). The property is legally described as being a Resubdivision of 4.435 acres out of Lot 165, Kelly-Pharr Subdivision and all of Lot 2, Pharr Housing Authority (proposed Replat of Pharr Housing Development Subdivision), City of Pharr, Hidalgo County, Texas. The property's physical address is 102 West Polk Avenue, Pharr, Texas. **BOA#251008-058**

4. ANNOUNCEMENTS/OTHER BUSINESS:

5. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Board 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:*

Pursuant to Section 551.071, the Board may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Board may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Board may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Board may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Board may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Board may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

6. RECONVENE: *into Regular Session and consider action, if necessary, on any items(s) discussed in closed session.*

7. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall 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 Clerk's Office at 956-402-4200 Ext 1201 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Board of Adjustment of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 21st day of October 2025 at 3:00 p.m. and will remain posted continuously for at least three (3) business days preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 21st day of October 2025



ALESSANDRA GARCIA, CPM
ASSISTANT CITY CLERK

I certify that the attached notice and agenda of items to be considered by the Board of Adjustment was removed from the bulletin board of City Hall on the _____ day of _____, 20__ by,

Name: _____

Title: _____



AGENDA MEMORANDUM

BOARD: BOARD OF ADJUSTMENT

AGENDA ITEM #: 2.A.

DATE SUBMITTED: October 17, 2025

MEETING DATE: November 5, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Minutes of September 17, 2025 - Regular Called Meeting

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Minutes of September 17, 2025

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza

Created/Initiated - 10/17/2025

Kimberly Mendoza

Final Approval - 10/20/2025

**MINUTES
BOARD OF ADJUSTMENT
CITY COMMISSIONER'S ROOM
118 S. CAGE BLVD. SEPTEMBER 17, 2025 - 3:30 P.M.**

A meeting of the Board of Adjustment of the City of Pharr was held on Wednesday, September 17, 2025, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Ruben Luna
Ramiro Gutierrez
Charlie Ramirez
Rafael Munguia

ABSENT: Andres Zuniga
Rogelio Torres

STAFF PRESENT: Andres Guerra, City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Assistant Director of Development Services
Joanna Villareal, Planner I

ITEM 1. CALL TO ORDER

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

Danny Wylie, Vice-Chairman, called the meeting to order at 3:30 p.m. Roll call established a quorum.

Board Member Rafael Munguia moved to excuse the absent members. Board Member Charlie Ramirez seconded the motion and when put to a vote it carried unanimously.

ITEM 2. APPROVAL OF MINUTES

A) MINUTES OF SEPTEMBER 18, 2024 – REGULAR MEETING

Danny Wylie, Vice-Chairman, introduced the item.

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

ITEM 3. PUBLIC HEARING:

- A) SAM LIU, OWNER, REQUESTED A VARIANCE TO THE CITY OF PHARR TO ALLOW A FREESTANDING BUSINESS PYLON SIGN FROM ITS CURRENT HEIGHT OF 30 FEET TO 60 FEET IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 2A, REPLAT OF PHARR COMMERCIAL PARK PHASE II, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1943 INTERSTATE 2 WEST, PHARR, TEXAS. BOA#250819**

Joe Garza, Assistant Director of Development Services, introduced the item and stated the property was currently zoned General Business District (C) and the surrounding properties to the north, south, east, and west were zoned General Business district (C). 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 seven (7) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on August 29, 2025. He stated a legal notice was published in the Advance News Journal on Wednesday, August 27, 2025, Wednesday, September 03, 2025, and Wednesday, September 10, 2025, and 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 increase the height of an existing freestanding business pylon sign from thirty feet to sixty feet. The applicant was requesting the variance to help the restaurant business thrive by providing more visibility to potential customers in the area.

Joe Garza, Assisitant Director of Development Services, stated if the request was approved, the sign would only be for the advertisement of the existing business on the property (no off-premise advertising allowed). Mr. Garza stated there was representation in the audience.

Sam Liu, owner, stated the reason why he was requesting the sign to be 60 feet tall like the surrounding businesses was for better visibility.

At this time, Danny Wylie, Vice-Chairman, stated they would deviate from the agenda and go into closed session.

ITEM 4. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE BOARD OF ADJUSTMENTS 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

The time being 3:36 p.m., Danny Wylie, Vice-Chairman, 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 5. RECONVENED:

The time being 4:09 p.m., Danny Wylie, Vice-Chairman, stated the Board would be resuming the open meeting.

Charlie Ramirez, Board Member, asked the owner if the proposed sign could be on the northwest corner of the green area. Sam Liu, owner, stated that he would be willing to relocate. Charlie Ramirez, Board Member, gave Mr. Liu two options; Option 1 was if the sign was kept in the current location he needed clearance from AEP. Option 2 was If the sign was moved Board Members wanted an official letter from the respective utility companies such as phone, cable, and gas confirming there was no objection to relocating the proposed sign.

There being no further discussion, Board Member Charlie Ramirez **moved** to table the item. Board Member Rafael Munguia seconded the motion and when put to a vote, the motion carried unanimously.

ITEM 6. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM 7. ADJOURNMENT

There being no further business, Board Member Charlie Ramirez **moved** to adjourn. Board Member Ruben Luna seconded the motion and when put to vote, the motion carried unanimously. Meeting adjourned at 4:18 p.m.

BOARD OF ADJUSTMENT

Vice Chairman, Danny Wylie

ATTEST:

Rafael Munguia, Secretary

APPROVED: _____

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR**

ON THIS 17th DAY OF SEPTEMBER 2025, the Board of Adjustment of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **NANCY HERNANDEZ, ADMINISTRATIVE ASSISTANT**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

Nancy Hernandez, Administrative Assistant

APPROVED:



AGENDA MEMORANDUM

BOARD: BOARD OF ADJUSTMENT

AGENDA ITEM #: 3.A.

DATE SUBMITTED: October 20, 2025

MEETING DATE: November 5, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Sam Liu, owner, is requesting a variance to the City of Pharr’s Sign Ordinance to allow a freestanding business pylon sign from its current height of 30 feet to 60 feet. The property is legally described as being Lot 2A, Replat of Pharr Commercial Park-Phase II Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property's physical address is 1943 Interstate 2 West, Pharr, Texas. **BOA#250819 (TABLED)**

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue: Sam Liu, owner, is requesting a variance to the City of Pharr’s Sign Ordinance to allow a freestanding business pylon sign from its current height of 30 feet to 60 feet.

UPDATE:

Mr. Liu is now requesting approval to relocate the existing pylon sign from its current location to the northwest corner of the property to allow for an increase in height to 60 feet. The applicant has obtained clearance from Kinder Morgan and Merit Energy Company, and has contacted Texas 811 for utility verification. Existing utilities are located within the right-of-way of the access road.

Fiscal Consideration:

Staff Recommendation:

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
David Friedlein
Kimberly Mendoza

Created/Initiated - 10/20/2025
Approved - 10/22/2025
Approved - 10/22/2025
Final Approval - 10/23/2025



Pharr

Development Services



MEMORANDUM

DATE WEDNESDAY, NOVEMBER 05, 2025

TO: BOARD OF ADJUSTMENT

FROM: DEVELOPMENT SERVICES

SUBJECT: VARIANCE TO THE CITY OF PHARR - A request for a variance to allow a freestanding business pylon sign from its current height of 30 feet to 60 feet in a General Business District (C). The property is legally described as being Lot 2A, Replat of Pharr Commercial Park-Phase II Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property's physical address is 1943 Interstate 2 West, Pharr, Texas.
BOA#250819 (TABLED)

GENERAL INFORMATION:

APPLICANT: Sam Liu, owner, is requesting a variance to the City of Pharr's Sign Ordinance to allow a freestanding business pylon sign from its current height of 30 feet to 60 feet.

LEGAL DESCRIPTION: The property is legally described as being Lot 2A, Replat of Pharr Commercial Park-Phase II Subdivision, an addition to the City of Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1943 Interstate 2 West, Pharr, Texas.

ZONING: The property and surrounding properties to the north, south, east, and west are currently zoned General Business District (C). The area is generally designated for General Business use in the Land Use Plan.

**NOTIFICATION
OF PUBLIC:**

Seven (7) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on August 29, 2025.

A legal notice was published in the Advance News Journal on August 27, 2025, September 3, 2025, and September 10, 2025. Staff received no responses to the letters or the legal notice.

**FOR YOUR
INFORMATION:**

The variance request is for the following:

Proposed:

- 1) The applicant is proposing to replace an existing 30 foot freestanding business pylon sign with a new sign with a height of 60 feet, exceeding the currently permitted maximum height of 30 feet as outlined in the applicable zoning regulations. The applicant is requesting this variance to help the restaurant business thrive by providing more visibility to the potential customers in the area.

If approved, the sign shall be only for the advertisement of the existing business on the property (no off-premise advertising allowed).

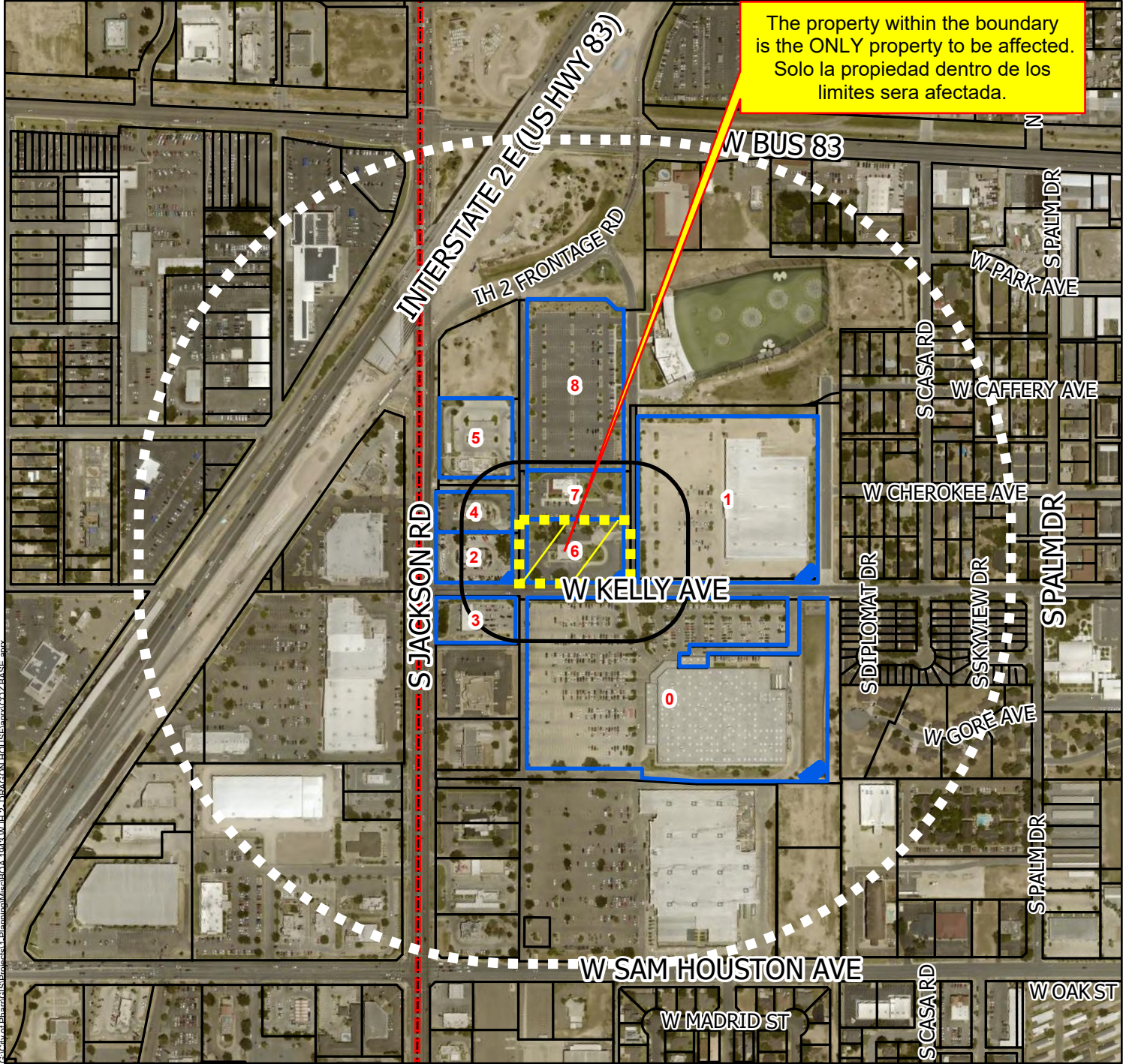
City Requirements:

- 1.) The City of Pharr Sign Ordinance O-2021-03
Sec.106-145. Business District Section E)
 - 1.) Non-Expressway Corridor
 - A) Minimum setback: five (5) feet from property line.
 - B) Maximum size: up to three hundred (300) square feet.
 - C) Maximum height: thirty (30) feet.

2.) Scenic City – City of Pharr currently has a Gold designation. The mission of the Scenic City Certification Program is to support and recognize Texas municipalities that implement high-quality scenic standards for public roadways and open spaces. The Scenic City Certification Program provides a proven, highly-regarded tool to Texas cities for assessment, evaluation, and recognition of infrastructure standards.

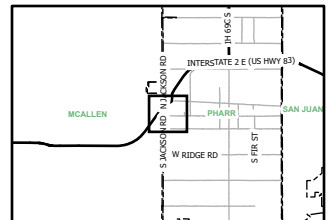
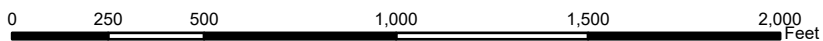
Update:

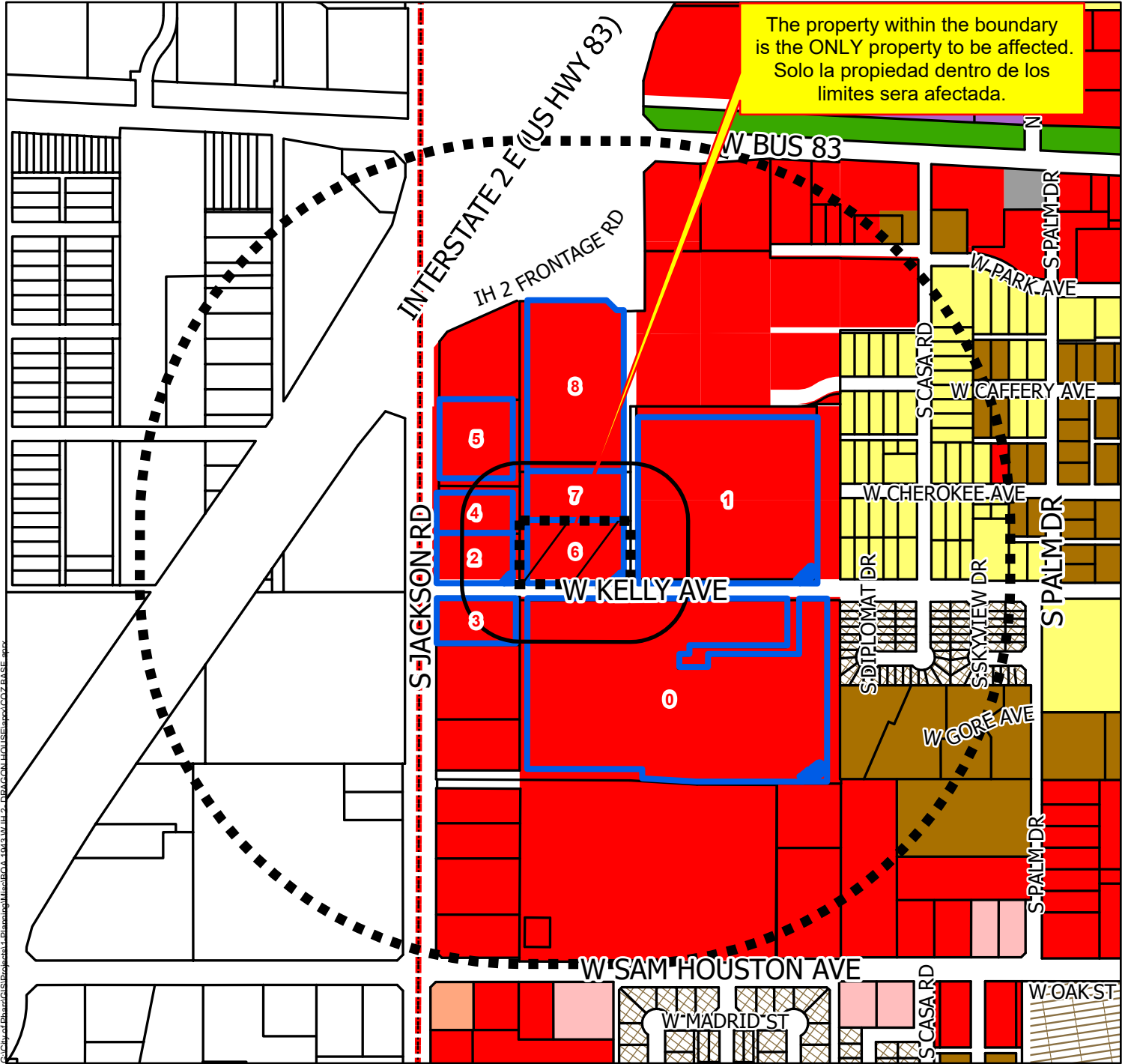
Sam Liu, the property owner, is now requesting approval to relocate the existing pylon sign from its current location to the northwest corner of the property to allow for an increase in height to 60 feet. The applicant has obtained clearance from Kinder Morgan and Merit Energy Company, and has contacted Texas 811, which provided a ticket number for utility verification. Existing utilities are located within the right-of-way of the access road.







- Location
- Quarter Mile Radius
- 200ft_Buffer
- Notify

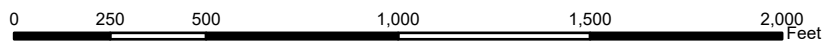
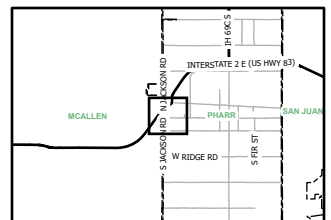
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

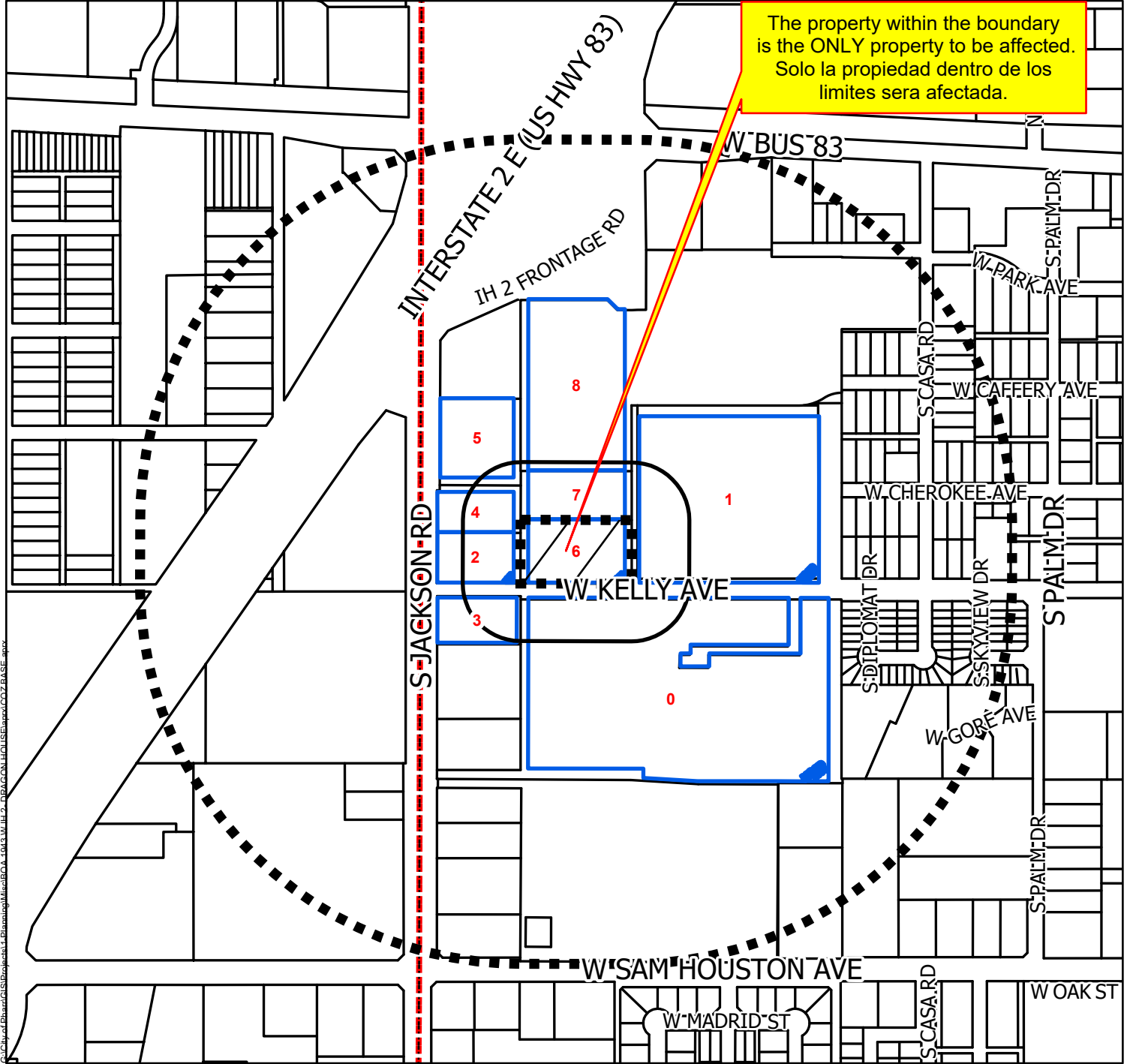








-  Location
-  Quarter Mile Radius
-  200ft Buffer
-  Notify

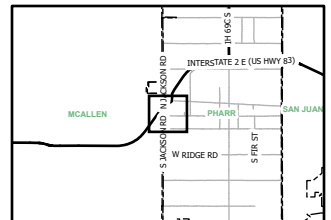
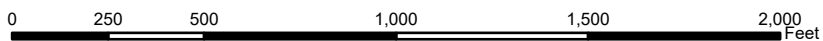
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





-  Location
-  Quarter Mile Radius
-  200ft_Buffer
-  Notify

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



DRAGON HOUSE PHARR



DRAGON
HOUSE
CHINESE KITCHEN

J&S Signs Mission TX >956-400-9276
arturo montes design edinburg tx 78539 >956-207-4997



©COPYRIGHT 2025
ARTURO MONTES DESIGN
ALL RIGHTS RESERVED

PROJECT:
POLE SIGN

LOCATION:
Pharr, TX

DESIGNED BY:
Arturo Montes

DATE:
March 5,
2025

Version:
1/1

POLE SIGN



APPLICATION FOR VARIANCE/SPECIAL EXEPTION

Application Date: 04/17/25

Company Name or Business Entity: Dragon House Chinese Kitch

Applicant: Sam Phone No.: 646-289-1
(First) (Middle) (Last)

Mailing Address: 3308 Santa Olivia Mission
(Address) (City) (State) (Zip)

Email: hellosamliu@gmail.com

Property Owner: Sam Phone No.: 64628915
(First) (Middle) (Last)

Owner Mailing Address: 3308 Santa Olivia Mission T
(Address) (City) (State) (Zip)

Present Property Zoning: Commercial Nature of Request: Proposing 60'

Property Address: 1943 W IH 2 Pharr, TX

Property Legal Description: PHARR COMMERCIAL PARK PH 2
(Subdivision) (Block) (Lot)

Current use of Property: FAZOLI's(Restaurant) Proposed use of Property: Restaurant use

I hereby certify that the information provided above is true and correct to the best of my knowledge. By signing this application I hereby grant the City of Pharr authorization to do the background and information check(s) necessary to process this application. I also hereby grant employees of the City of Pharr to enter the premises and conduct any inspections necessary to process this application. Alterations, changes or deviations from the plans authorized by this permit are unlawful without written authorization. The applicant hereby agrees to comply with all City Ordinances, Code, Subdivision Regulations, Restrictions, Local, State and Federal Laws and assumes all responsibility for such compliance. I understand that the City of Pharr does not enforce any private restriction, covenant rule, or regulation that may be imposed. If permit becomes invalid for any reason no refunds will be issued.

I hereby request a hearing before the Board of Adjustment and I acknowledge receiving the Guidelines & Restrictions as they will apply to the proposed use.

As agent, appointed by the owner, I am authorized to act on his/her behalf in regards to the above information.

17
(Agent Signature) (Date)

BY: [Signature] 4/17/25
(Agent Print Name) (Date)

As owner of the above described property, I hereby request a hearing before the Board of Adjustment in reference to the above information.

[Signature]
(Property Owner Signature) (Date)

SAM LIU 4/17/25
(Property Owner Print Name) (Date)

CONDITIONS NECESSARY FOR GRANTING A VARIANCE

Below are the conditions that are required to exist in order for the Board of Adjustment to grant a variance request. Describe in detail how the requested variance meets these conditions. (Attach additional pages if necessary.)

1. The variance is not contrary to the public interest.

Granting the Variance will not negatively impact the general well-being of the community.

Yes. granting the variance of proposing 60' pole sign will not negative impact the general well-being of

2. Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.

A. Granting the Variance would help the future restaurant business ~~to~~ thrive by provide more visibilities to the potential customers.

B. One of the main reasons, previous business owner was not able to make it is due to the absent of visibilities.

C. Hence strongly believe with Granting the 60' height pole sign would help future business thrive, creating more job oppottunities to the communities.

3. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.

A: No change of operational use.

No change of operation use. Just asking for variance of 60' instead of 30' height pole sign.

4. Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.

A: All the neighboring restaurants have 60' height pole sign. With same "IH" Address street.

B: By Granting the Variance will not negatively affect adjacent building owners.

The neighboring restaurants all have 60' height of pole sign. By granting the variance will not negatively

5. The plight of the owner of the property is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

A: Granting the Variance would help the restaurant business thrive by provide more visibilities to the potential customer in the Area.

B: Increase sale Tax Revenue to the city of Pharr, TX.

C. The previous owner of Fazoli's was not thriving in their business mainly due to not enough visibilities.

Granting the variance would help the restaurant business thrive by provide more visibilities to the potenti



Pharr
Development Services



Site Photo

1943 Interstate 2 West Pharr Texas



RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

SEP 29 2025



Pharr



Development Services

BY:

Transmittal

118 S. Cage Blvd. First floor, Pharr, TX 78577

Phone #: (956) 402-4242 www.pharr-tx.gov

Fax #: (956) 702-5369

To: Joe Garza

From: Sam Liu

Qty	Description
	Paper work
	If you have any questions please call me. Thanks

Action Requested:

- Review, Comment & Return
- Approval as submitted
- For your use
- As you requested
- For signature

- For your records
- Returned for Correction(s)
- On Loan
- Other

COMMENTS:

Delivered By: Sam Liu

Date: 9/29/25

Received By: Karma

Date: 9/29/25 Time: 12:04

PRINTED NAME

SIGNATURE



404 Donna Ave.

Mission, TX 78572

Jsalinas1166@yahoo.com

September 24, 2025

To whom it may concern:

I have been doing sign installations for 27 years and the utility companies have never given me a clearance letter. They go to the job locations, spot the area, and mark the area where the lines are located.

If further information is needed, please contact me at 956-400-9276.

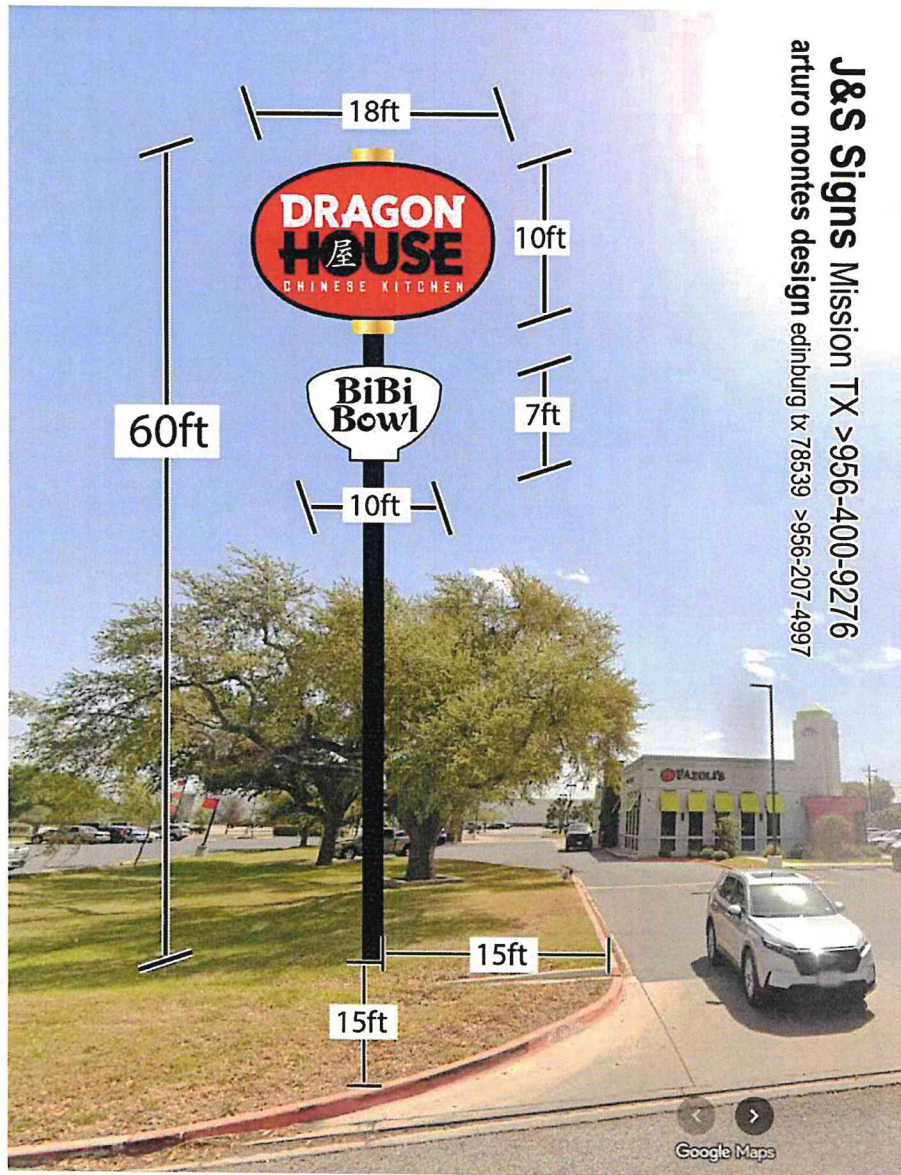
Sincerely

A handwritten signature in black ink, appearing to read 'Juan M. Salinas', is written over the word 'Sincerely'.

Juan M. Salinas



DRAGON HOUSE PHARR



J&S Signs Mission TX >956-400-9276
 arturo montes design edinburg tx 78539 >956-207-4997



ARTURO MONTES DESIGN
 ALL RIGHTS RESERVED

PROJECT:
 POLE SIGN

LOCATION:
 Pharr, TX

DESIGNED BY:
 Arturo Montes

DATE:
 March 5,
 2025

REVISED:
 SEPT. 16,
 2025

Version:
 1/1

POLE SIGN









Search mail



Compose

Inbox 46

Starred

Snoozed

Important

Sent

Drafts 191

Categories

More

Labels

[Gmail]Trash

[Imap]/Drafts

Asbestosinvestigator@...

Asbestosinvestigator...

Deleted Items 121

Junk

Junk E-mail

Notes

Personal

Sent Items

Unwanted

十秒到

More

Fwd: Kinder Morgan Inbox x



Juan Salinas

to me

Pharr

Sent from my iPhone

Begin forwarded message:

From: "Jimenez, Roy" <Roy_Jimenez@kindemorgan.com>

Date: September 23, 2025 at 7:42:32 AM CDT

To: jsalinas1166@yahoo.com

Subject: Kinder Morgan

Good Morning Juan

Like we discussed earlier on the phone, where you will be placing the pole for the new Dragon House restaurant yc

Thanks Roy Jimenez

Reply Forward



Search mail



Compose



Inbox 46

Starred

Snoozed

Important

Sent

Drafts 191

Categories

More

Labels

[Gmail]Trash

[Imap]/Drafts

Asbestosinvestigator@...

Asbestosinvestigator...

Deleted Items 121

Junk

Junk E-mail

Notes

Personal

Sent Items

Unwanted

十秒到

More

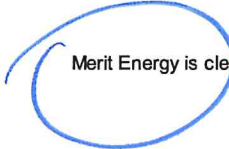
Fwd: Ticket Number: 2576551856 Inbox x



Juan Salinas
to me
Pharr
Sent from my iPhone

Begin forwarded message:

From: "Castillo, Marco" <Marco.Castillo@meritenergy.com>
Date: September 23, 2025 at 6:45:30 AM CDT
To: jsalinas1166@yahoo.com
Subject: Ticket Number: 2576551856



Merit Energy is clear based on your 811 call!

Tony Castillo
Merit Energy Company
956-250-9378

Reply Forward

7:11

5G

< 3



MC

Marco Castillo

6:45 AM

To: Juan Martin >

Ticket Number: 2576551856

Merit Energy is clear based on your 811 call!

Tony Castillo
Merit Energy Company
956-250-9378





AGENDA MEMORANDUM

BOARD: BOARD OF ADJUSTMENT

AGENDA ITEM #: 3.B.

DATE SUBMITTED: October 20, 2025

MEETING DATE: November 5, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Lazaro J. Guerra, representing Aster Villas, LP., owner, has filed with the Board of Adjustment a request for a variance to the City of Pharr to allow 214 parking spaces instead of the 227 required parking spaces in a Residential Multi-Family High Density District (R-MFHD). The property is legally described as being a Resubdivision of 4.435 acres out of Lot 165, Kelly-Pharr Subdivision and all of Lot 2, Pharr Housing Authority (proposed Replat of Pharr Housing Development Subdivision), City of Pharr, Hidalgo County, Texas. The property's physical address is 102 West Polk Avenue, Pharr, Texas. **BOA#251008-058**

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue: Lazaro J. Guerra, representing Aster Villas, LP., owner, has filed with the Board of Adjustment a request for a variance to the City of Pharr to allow 214 parking spaces instead of the 227 required parking spaces in a Residential Multi-Family High Density District (R-MFHD).

Fiscal Consideration:

Staff Recommendation:

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
David Friedlein
Kimberly Mendoza

Created/Initiated - 10/20/2025
Approved - 10/22/2025
Approved - 10/22/2025
Final Approval - 10/23/2025



MEMORANDUM

DATE WEDNESDAY, NOVEMBER 05, 2025

TO: BOARD OF ADJUSTMENT

FROM: DEVELOPMENT SERVICES

SUBJECT: VARIANCE TO THE CITY OF PHARR - A request for a variance to allow 214 parking spaces instead of the 227 required parking spaces in a Residential Multi-Family High Density District (R-MFHD). The property is legally described as being a Resubdivision of 4.435 acres out of Lot 165, Kelly-Pharr Subdivision and all of Lot 2, Pharr Housing Authority (proposed Replat of Pharr Housing Development Subdivision), City of Pharr, Hidalgo County, Texas. The property's physical address is 102 West Polk Avenue, Pharr, Texas. **BOA#251008-058**

GENERAL INFORMATION:

APPLICANT: Lazaro J. Guerra, representing Aster Villas, LP., owner, has filed with the Board of Adjustment a request for a variance to the City of Pharr to allow 214 parking spaces instead of the 227 required parking spaces in a Residential Multi-Family High Density District (R-MFHD).

LEGAL DESCRIPTION: The property is legally described as being a Resubdivision of 4.435 acres out of Lot 165, Kelly-Pharr Subdivision and all of Lot 2, Pharr Housing Authority (proposed Replat of Pharr Housing Development Subdivision), City of Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 102 West Polk Avenue, Pharr, Texas.

ZONING: The property is currently zoned Residential Multi-Family High Density District (R-MFHD). The property to the north and properties to the east, south, and west are zoned General

Business District (C) and Single-Family Residential District (R-1) to the west. The area is generally designated for General Business use in the Land Use Plan.

**NOTIFICATION
OF PUBLIC:**

Sixteen (16) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on October 17, 2025.

A legal notice was published in the Advance News Journal on October 15, 2025, October 22, 2025, and October 29, 2025. Staff received no responses to the letters or the legal notice.

**FOR YOUR
INFORMATION:**

The variance request is for the following:

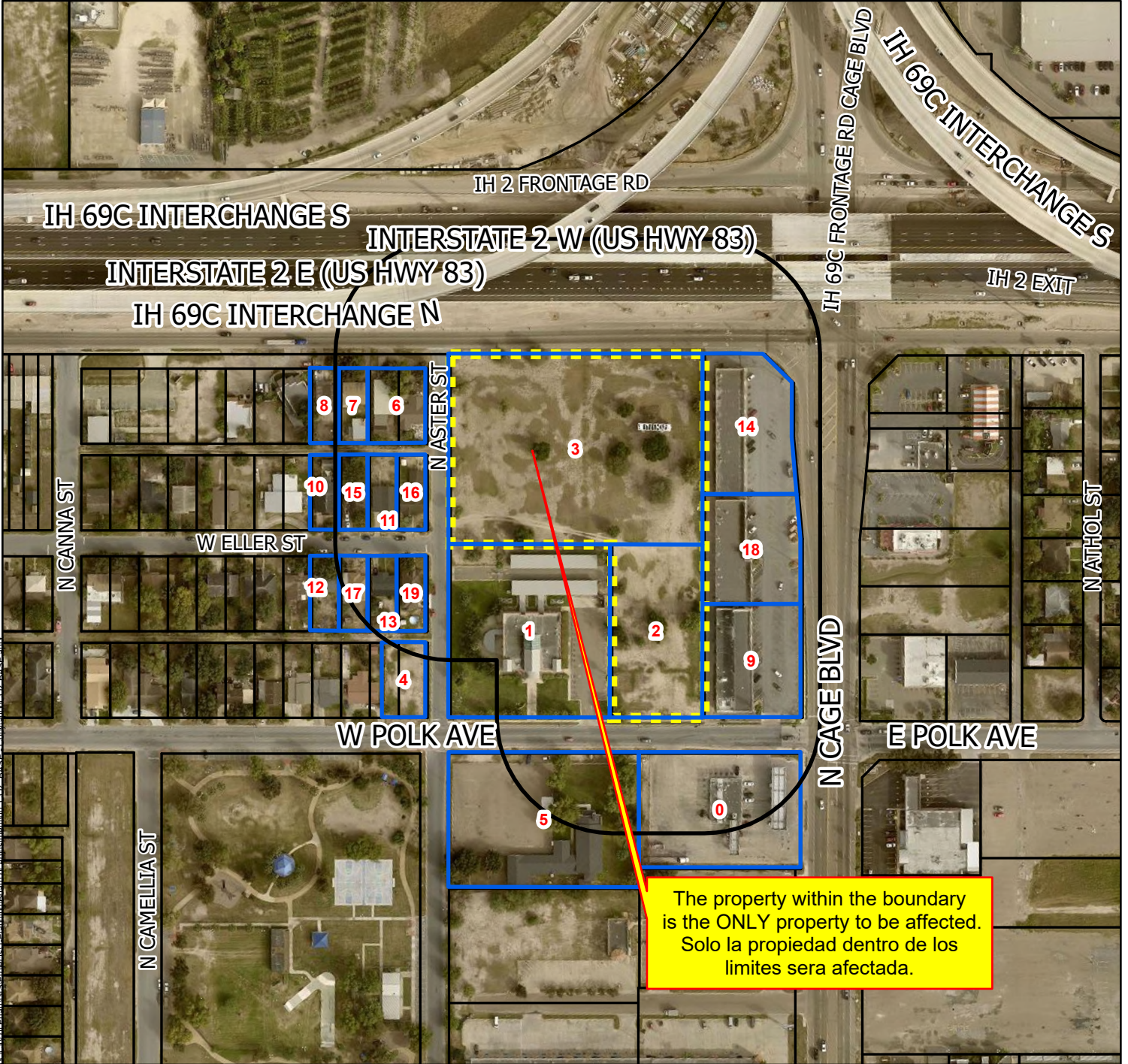
Proposed:

- 1.) The applicant is proposing 214 parking spaces instead of the 227 required parking spaces in a Residential Multi-Family High Density District (R-MFHD). The applicant is requesting this variance from the parking requirements established by the zoning ordinance to allow fewer parking spaces than typically required for this type of development. The request is based on the applicant's assessment that the proposed use will generate lower parking demand than the standard requirement and that site conditions limit the ability to provide additional spaces.

If approved, this variance would allow the project to proceed with a reduced parking ratio while maintaining adequate access and circulation on-site.

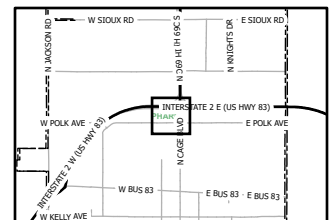
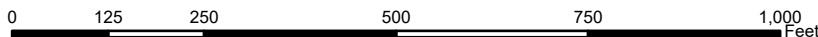
City Requirements:

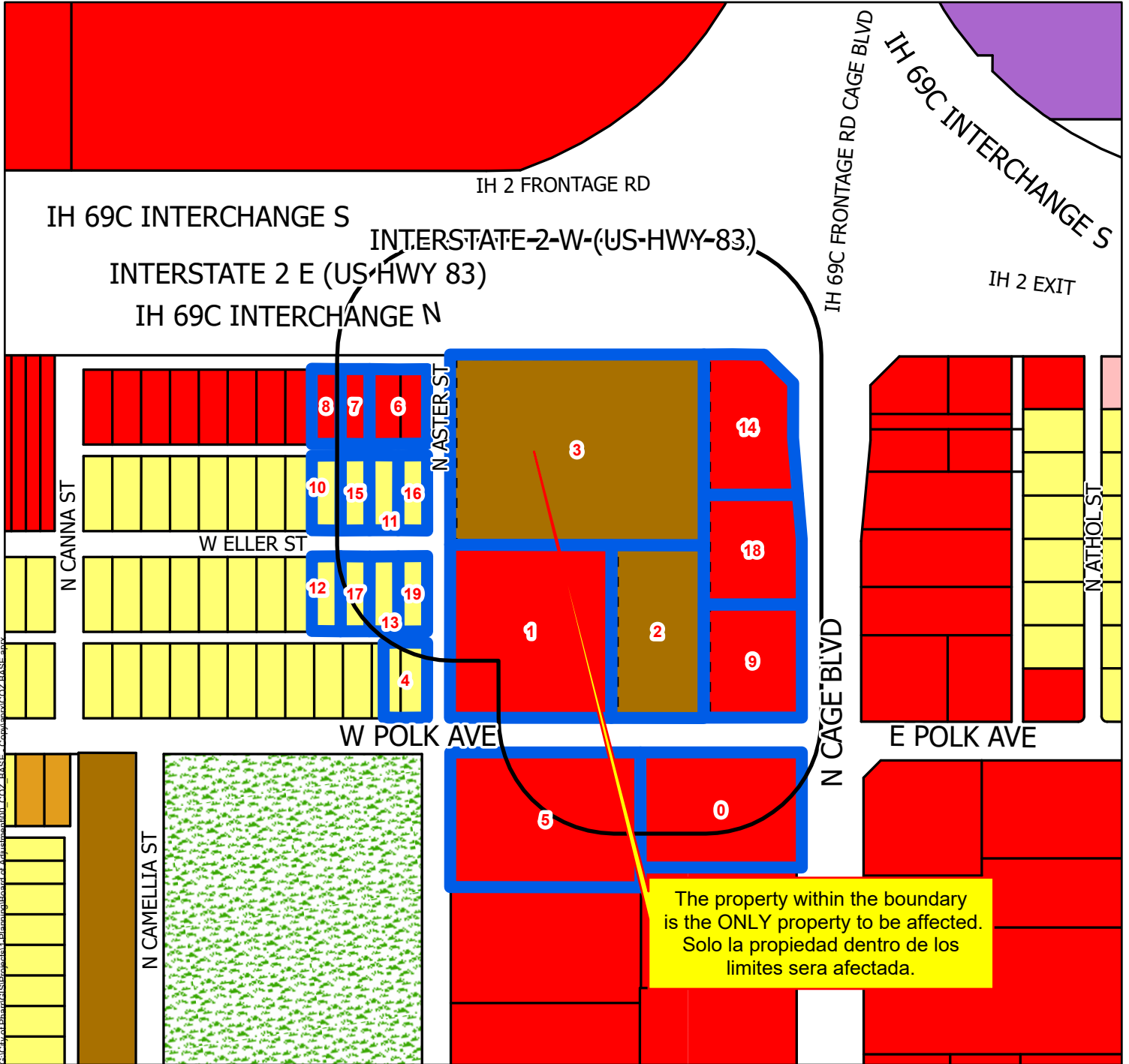
Based on 196 dwelling units (196 parking spaces) and 9,150 square feet of office (31 parking spaces) for the Pharr Housing Authority, a total of 227 parking spaces are required. The applicant is proposing to provide 214 parking spaces, resulting in a deficiency of 13 spaces.



- 200ft_Buffer
- Notify
- Location
- Pharr City Limit

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

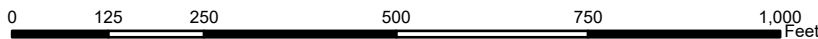
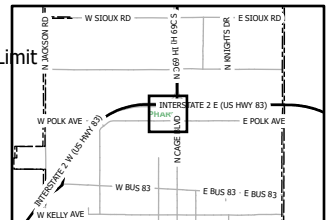


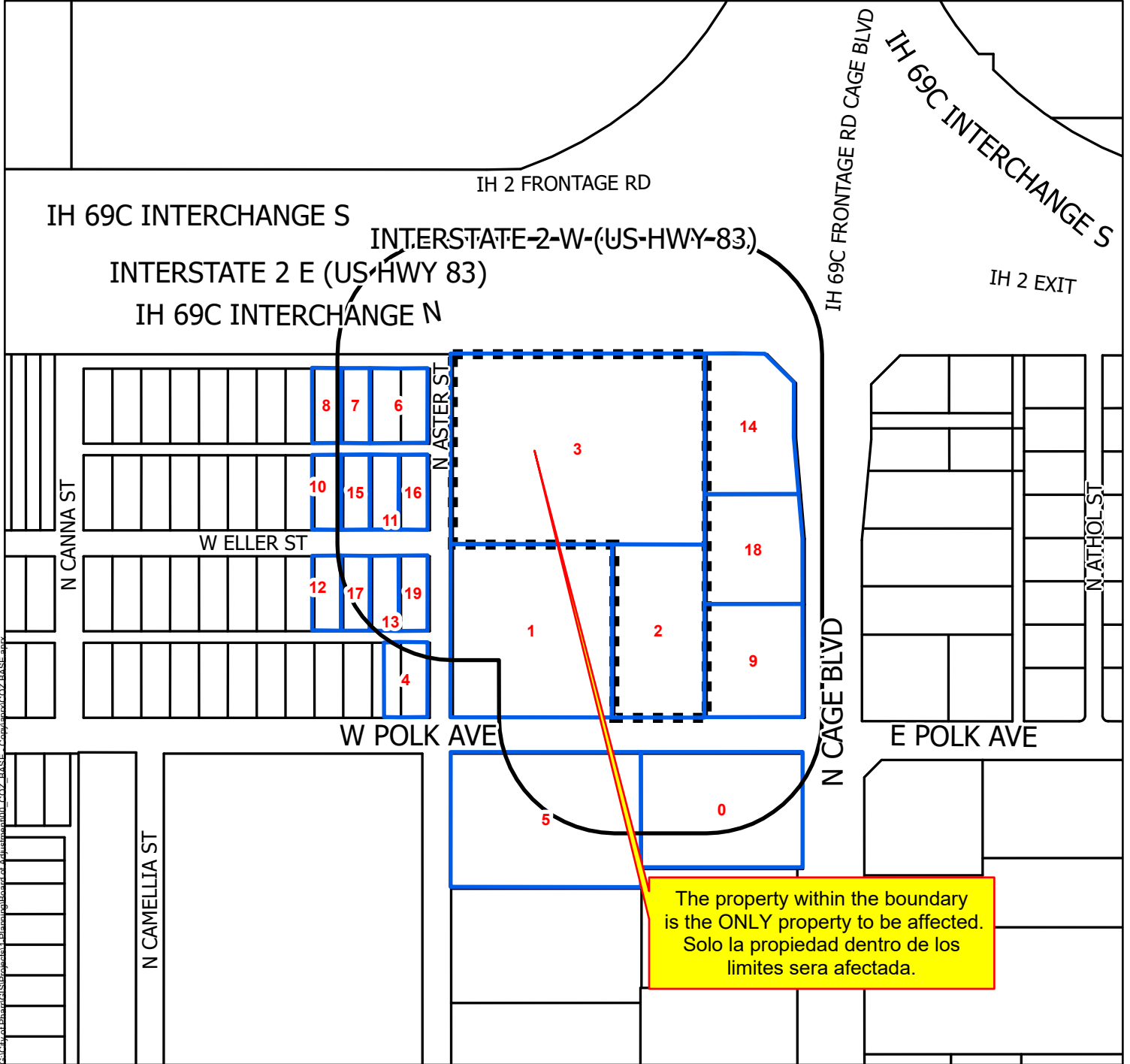


The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.





- | | | | |
|-------------------------|---------------------------------------|-------------------------|--------------------------|
| 200ft Buffer | Residential Multi-Family | General Business | Office Professional |
| Notify | Residential Multi-Family High Density | Business District | PSJA ISD |
| Zoning | Mobile Home | Drainage Easement | Hidalgo ISD |
| ZONE | Townhouse | Heavy Commercial | Valley View ISD |
| Agricultural Open Space | HUD Code | Heavy Industrial | Planned Unit Development |
| Single Family | Rail Road R.O.W | Limited Industrial | Location |
| Single Family Small Lot | Government Owned | Neighborhood Commercial | Pharr City Limit |

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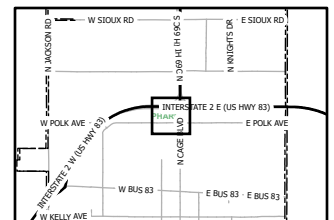
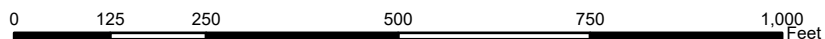




City of Pharr, Texas Engineering Department

-  200ft_Buffer
-  Notify
-  Location
-  Pharr City Limit

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



UNIT TYPE / RENTABLE AREA	BUILDING NUMBER / BUILDING TYPE				TOTAL # OF UNITS
UNIT TYPE & RENTABLE SQ. FT.	WING-A	WING-B	WING-C	WING-D	
A1 -- 652 S.F.	68	33	29	52	182
A1-h -- 656 S.F.	3	3	1	3	10
A1-av -- 656 S.F.	1	1	2		4
GRAND TOTALS	72	37	32	55	196 TOTAL UNITS

COMMUNITY AREAS		REFER TO CLUBHOUSE FLOORPLAN FOR DETAILED BREAKOUT OF CLUB AREAS
OFFICE AREAS	988 SQ. FT.	
COMMUNITY AREAS	2,286 SQ. FT.	
TRASH ROOMS	1,024 SQ. FT.	
ELEVATORS	546 SQ. FT.	
STORAGE UNITS	2,039 SQ. FT.	
FITNESS AND HEALTH	745 SQ. FT.	
MAIL	228 SQ. FT.	
CABANA	345 SQ. FT.	
STAIRS	3,377 SQ. FT.	
PORCHES	939 SQ. FT.	
CORRIDORS	26,883 SQ. FT.	
*TOTAL COMMON AREA - CONDITIONED AND NON CONDITIONED	39,400 SQ. FT.	

*AS DEFINED QAP 2025 PAGE 10 Section 21

ADA - UNITS AUDIO / VISION UNITS

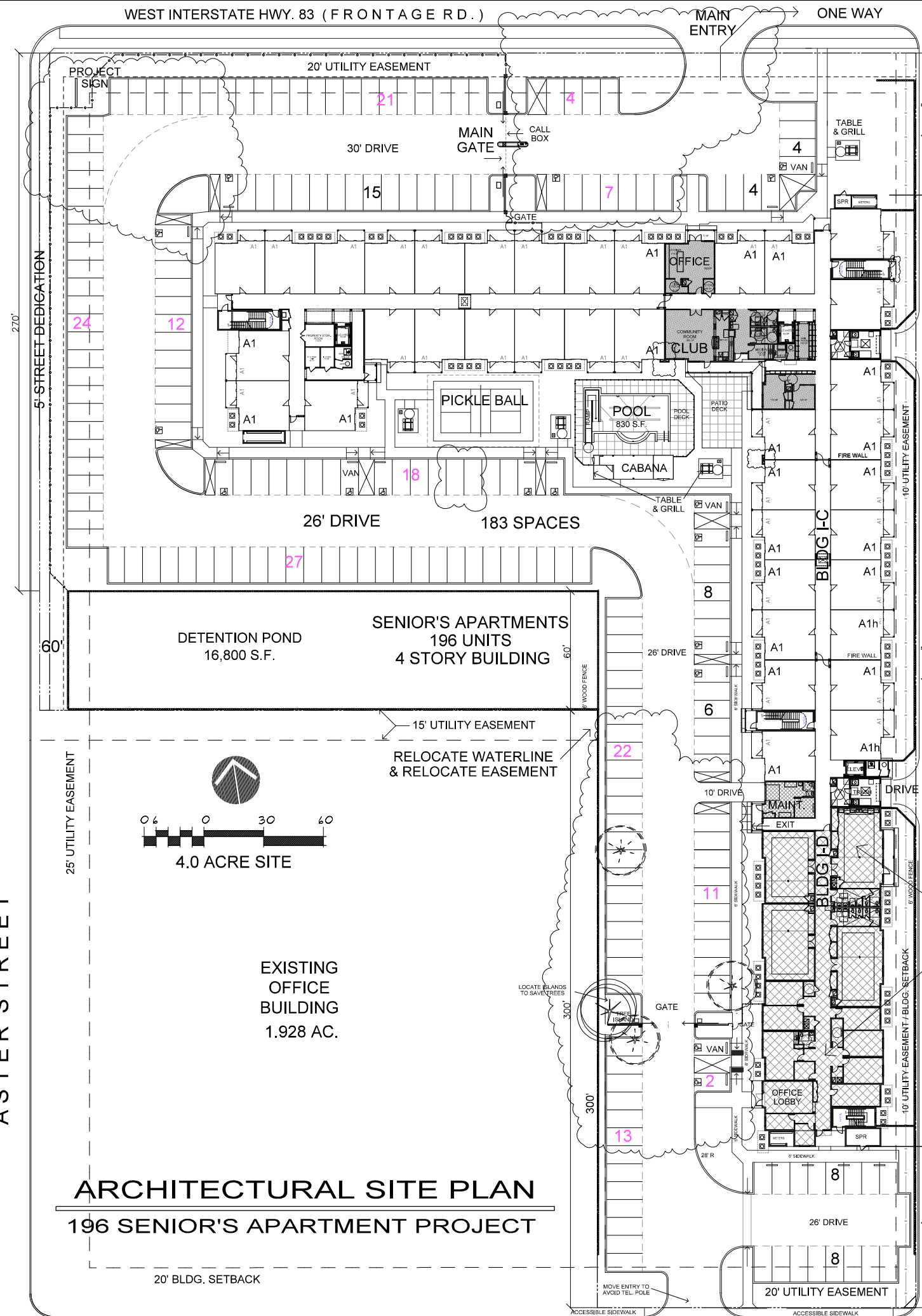
	A1-h	A1-av
BLDG I-A	5	1
BLDG I-B	3	1
BLDG I-C	4	2
BLDG I-D	8	
TOTAL	20	4
20/196 UNITS=10%		4/196 UNITS=2%

AS REQUIRED BY TDHCA

LEGEND

- ACCESSIBLE PATH OF TRAVEL
- UNIT NUMBER
- UNIT TYPE
- BUILDING NUMBER
- ACCESSIBLE PARKING SPACES WITH 1.8% SLOPE MAX. ALL DIRECTIONS WITH ADA SYMBOL
- ADAPTABLE ACCESSIBLE PARKING SPACES WITH 1.8% SLOPE MAX. ALL DIRECTIONS NO HANDICAP SYMBOL
- HC PARKING POLE SIGN REQ. AT EACH HC. SPACE
- FIRE HYDRANT
- BUILDING SPRINKLER ROOM
- ADA MOBILITY ACCESSIBLE UNITS (INCLUDES HEARING/VISION DEVICES)
- ADA HEARING/VISION ONLY UNITS

EXISTING EASEMENTS SHOWN ON THE SITE. ON SITE DETENTION REQUIRED. FLOOD ZONE ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY PANEL NUMBER: 480347 0005 C MAP REVISED: OCTOBER 19, 1982



ARCHITECTURAL SITE PLAN
196 SENIOR'S APARTMENT PROJECT

SITE DATA
PROJECT SITE AREA - 4.435 acres
ZONED: R-MFHD
DENSITY BASED ON UNIT TYPE
PROJECT DENSITY (196 units) = 44.9 units/ac.
MIN. BUILDING SETBACKS
FRONT = 20' - REAR = 15' - SIDE = 15'

PARKING TABULATION
196 UNIT APARTMENT
-SENIOR PARKING:
183 - OPEN SPACES
183 - TOTAL = (0.934 SPACES/UNIT)
14 - SHARED SPACES FROM OFFICE (1.0 SPACES/UNIT)

-PHARR HOUSING OFFICE
9,150 TOAAL SQ. FT.
30.3 - TOTAL REQUIRED SPACES
31 - OFFICE SPACES SHOWN

TOTAL PARKING:
214 TOTAL SPACES
(1.092 SPACES/UNIT)

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NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION AND GNB RESERVES THE RIGHT TO MODIFY THE DESIGN WITHOUT NOTICE

GNB inc.
Gonzalez
Newell
Bender
URBAN PLANNING ARCHITECTURE

1630 LOCKHILL SELMA
San Antonio, Texas 78213
(210) 692-0331

ASTER VILLAS APARTMENTS
Pharr Housing Administrative Headquarters
Pharr, Texas

ISSUE:

NO.	DATE	DESCRIPTION
1	09/25/25	50% SET

CONTRACT DATE: 08/20/25
DRAWN BY: CAD FILE
PROJECT NO.: 652-396
SHEET NAME: ARCHITECTURAL SITE PLAN
SHEET NUMBER: AS-1

EXISTING COMMERCIAL CENTER
PHARR HOUSING ADMINISTRATIVE HEADQUARTERS

WEST POLK AVE.

TO N. CAGE BLVD.

10/06/25



Pharr

Development Services



APPLICATION TO THE
CITY OF PHARR
BOARD OF ADJUSTMENT
FOR A

VARIANCE/SPECIAL EXCEPTION

CITY OF PHARR, TEXAS

INSTRUCTIONS FOR COMPLETING THE REQUEST FOR A VARIANCE/SPECIAL EXCEPTION TO THE BOARD OF ADJUSTMENT

This coversheet is designed to provide you with general information about completing the attached application and should not be considered legal advice. If you have any questions, or do not understand these instructions, you are advised to seek help from a qualified attorney or land use planning expert.

VARIANCES

A variance may be granted to an applicant when the board finds:

- 1) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to lands or buildings in the same zone or neighborhood, and that said circumstances or conditions are such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of such land or building; and
- 2) That the granting of such variance will not be detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located; and
- 3) That the granting of the variance is necessary for the reasonable use of the land or building and that the variance as granted by the board is the minimum variance that will accomplish this purpose; and
- 4) That the literal enforcement and strict application of the provisions of the ordinance in question will result in an unnecessary hardship inconsistent with the general provisions and intent of that ordinance and that in granting such variance the spirit of the ordinance will be preserved and substantial justice done; and
- 5) In addition to considering the character and use of adjoining buildings and those in the vicinity, the board, in determining its findings, shall take into account the number of persons residing or working in such buildings or upon such land and traffic conditions in the vicinity.

The board may, after public notice and hearing and subject to the conditions and safeguards herein contained, vary or adapt the strict application of any of the terms of this ordinance under the power and authority herein granted and consistent with Article XII, Section 1.91, subsection D.

In granting any variance under the provisions of this ordinance, the board may designate such conditions in connection therewith which, in its opinion, will secure substantially the purpose and intent of this ordinance.

The board may permit the change of occupancy from one nonconforming use to another nonconforming use when the extent of the second nonconforming use is found to be less detrimental to the environment than the first.

The board may permit the enlargement of a nonconforming use only when the enlargement will not prolong the life of the nonconforming use. A specific period of time for the return to conformity can be required.

The board may permit the reconstruction of a nonconforming structure or building on the lot or tract occupied by such building, provided such reconstruction does not, in the judgment of the board,

prevent the return of such property to a conforming use or increase the nonconformity of a nonconforming structure.

The board may permit such variance of the front yard, side yard, rear yard, lot width, lot depth, coverage, minimum setback standards, off-street parking or off-street loading regulations where the literal enforcement of the provisions of this ordinance would result in an unnecessary hardship, and where such variance is necessary to permit a specific parcel of land which differs from other parcels of land in the same district by being of such restricted area, shape or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district. A variation from the standard established by this ordinance shall not be granted to relieve a self-created or personal hardship, nor for financial reason only, nor shall such modification be granted to permit any person a privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the district.

A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person a privilege in developing a parcel of land not permitted by an Ordinance to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship on another parcel of land.

The following approval criteria must be met for a variance request to be granted:

- 1) *The variance is not contrary to the public interest.*
 - a) This requires that in order for the variance to be granted, it may not be against the public interest. "Public Interest" for zoning variances is defined as the well-being of the general public, with specific attention to those members of the public that could be directly affected by the proposed variance."
- 2) *Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.*
 - b) This requires that the enforcement of a zoning regulation causes an "unnecessary hardship." The hardship must be **caused by the property itself**, for reasons such as exceptional size or shape, topography or other physical conditions of a parcel of land. The hardship must not be caused by the applicant, cannot be personal in nature, cannot be financial only; and must relate to the very property for which the variance is sought. It must be unique condition, oppressive and not common to other property. Unnecessary hardship is present only where, in the absence of a variance, no reasonable use may be made of the property.
- 3) *Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.*
 - c) This requires that if the Board of Adjustment grants the variance as requested, it will not allow the operation of a use not specifically permitted in the zoning district in which it is located.
- 4) *Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.*
 - d) This examines whether or not the granting of the variance will negatively influence the ability of an adjacent property to be used in a manner appropriate to the zoning district

to which it conforms. This condition also examines the potential of the variance to influence or change the image or perception of the locality, as defined by its built environment, landscaping, natural features and open space, types and style of housing, and other elements that contribute to its distinct identity.

5) *The plight of the owner of the property is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.*

e) This requires that the dilemma necessitating the request of a variance is the result of exceptional physical characteristics of the property that are unique to the subject property and distinct from those of nearby properties and the district in general. The unique condition from which the hardship arises must not be the result of the actions of the property owner themselves and must not be merely financial in nature.

All 5 (five) conditions are required to be met in order for the Board of Adjustment to grant a variance. The burden of proving that these 5 (five) conditions apply to the subject property is solely the responsibility of the applicant. At the Board of Adjustment hearing, you will be expected to submit evidence proving that the above stated conditions exist.

SPECIAL EXCEPTIONS

A special exception may be granted to an applicant when the board finds:

- 1) That the granting of such exception will not be injurious or otherwise detrimental to the public health, safety, morals and general welfare of the general public, and
- 2) That the granting of such exception will not be detrimental or injurious to the property or improvements in such zone or neighborhood in which the property is located, and
- 3) That the granting of such exception will be in harmony with the general purpose and intent of this ordinance.

In determining its finding, the board shall take into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in such building or upon such land, traffic conditions in the vicinity, and the conformance of such area to the zoning map and general plan.

The board may, after public hearing and subject to the conditions and safeguards herein contained, authorize special exceptions to this ordinance as follows:

- 1) Permit the enlargement of a nonconforming use only when the enlargement will not prolong the life of the nonconforming use. A specific period of time for the return to conformity can be required.
- 2) Permit the use of a lot or lots in any dwelling district adjacent to any other district, even if separated therefrom by an alley or by a street, for the parking of passenger cars under such safeguards and conditions of the more restricted property, provided no other business use is made of such lot or lots.
- 3) Permit such modification of a yard, lot area or lot width regulation requirements as may be necessary to secure appropriate improvement of a parcel of land where such parcel was separately owned on the effective date of this ordinance, and is not adjacent to another parcel of the same ownership and where such parcel is of such size that it cannot be improved without such modification or of such restricted area that it cannot be appropriately improved without such modification.
- 4) Grant conditional use permits in any zone where such uses are allowed conditionally by the provisions of this ordinance.
- 5) Permit the modification of the requirements for signs.
- 6) May grant a permit for the extension of a use, height, or area regulation into an adjoining district for a distance of not more than 25 feet, where the boundary line of the district divides a lot in single ownership as of the effective date of this ordinance.

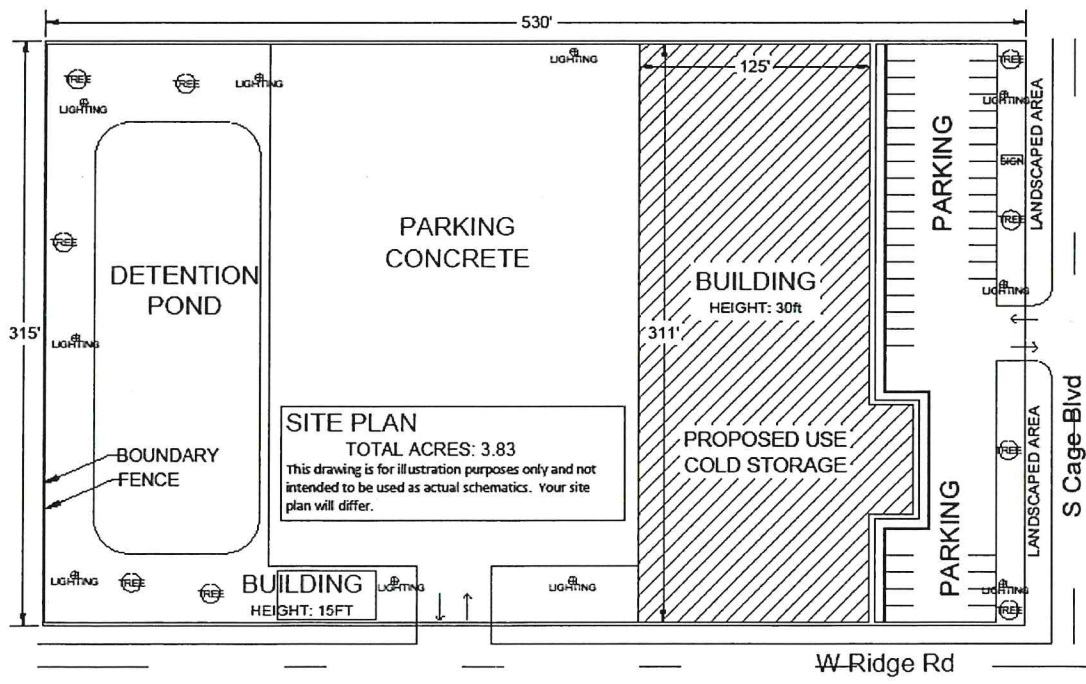
In granting any special exception under the provisions of this ordinance, the board may designate such conditions in connection therewith which, in its opinion, will secure substantially the purpose and intent of this ordinance.

REQUIRED MATERIAL FOR FILING A REQUEST FOR A VARIANCE TO THE BOARD OF ADJUSTMENT

- 1) A completed application for a Variance/Special Exception.
- 2) A copy of the Warranty Deed with Owner's consent.
- 3) If you are acting as an agent/representative for the property, you must bring a letter signed by the owner stating his consent for the request being applied for.
- 4) Application fee of \$750.00
- 5) Narrative: proposed use and intent of variance/special exception.
- 6) A site plan of your property **drawn to scale**. The site plan must contain the following items:
 - a) A North arrow and scale;
 - b) The location of all structures on the subject property and on adjoining property;
 - c) Landscaping and/or fencing of yards and setback areas and proposed changes;
 - d) Design of ingress and egress;
 - e) Off-street parking and loading facilities;
 - f) Height of all structures;
 - g) Proposed uses; and
 - h) The location and type of all signs, including lighting and heights.

Note: Site plan may be preliminary, during building permit process a final site plan showing all city requirements and/or conditions must be submitted. As well as any other required building plans.

EXAMPLE SITE PLAN



APPLICATION FOR VARIANCE/SPECIAL EXEPTION

Application Date: 10 / 07 / 25

Company Name or Business Entity: Aster Villas, LP

Applicant: Lazaro J. Guerra Phone No.: 956-787-1822
(First) (Middle) (Last)

Mailing Address: 1005 W. Gore Ave Pharr, TX 78577
(Address) (City) (State) (Zip)

Email: lazaro.guerra@pharrha.org

Property Owner: Pharr Housing Development Corp. Phone No.: 956-787-1822
(First) (Middle) (Last)

Owner Mailing Address: 1005 W. Gore Ave Pharr, TX 78577
(Address) (City) (State) (Zip)

Present Property Zoning: R-MFHD Nature of Request: Parking Variance

Property Address: 102 West Polk Avenue

Property Legal Description: Kelly-Pharr Subdivision / Pharr Housing Authority Subdivision Lot 165 / Lot 2
(Subdivision) (Block) (Lot)

Current use of Property: Vacant Proposed use of Property: Multi- Family / Commercial

I hereby certify that the information provided above is true and correct to the best of my knowledge. By signing this application I hereby grant the City of Pharr authorization to do the background and information check(s) necessary to process this application. I also hereby grant employees of the City of Pharr to enter the premises and conduct any inspections necessary to process this application. Alterations, changes or deviations from the plans authorized by this permit are unlawful without written authorization. The applicant hereby agrees to comply with all City Ordinances, Code, Subdivision Regulations, Restrictions, Local, State and Federal Laws and assumes all responsibility for such compliance. I understand that the City of Pharr does not enforce any private restriction, covenant rule, or regulation that may be imposed. If permit becomes invalid for any reason no refunds will be issued.

I hereby request a hearing before the Board of Adjustment and I acknowledge receiving the Guidelines / Restrictions as they will apply to the proposed use.

As agent, appointed by the owner, I am authorized to act on his/her behalf in regards to the above information.

(Agent Signature) (Date)

(Agent Print Name) (Date)

As owner of the above described property, I hereby request a hearing before the Board of Adjustment in reference to the above information.



(Property Owner Signature) (Date)

Pharr Housing Development Corp. 10/07/25

(Property Owner Print Name) (Date)

CONDITIONS NECESSARY FOR GRANTING A VARIANCE

Below are the conditions that are required to exist in order for the Board of Adjustment to grant a variance request. Describe in detail how the requested variance meets these conditions. (*Attach additional pages if necessary.*)

1. The variance is not contrary to the public interest.

The requested variance shall not negatively affect the well-being of the general public in that only residents & guests of the proposed development shall utilize the dedicated parking areas.

2. Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.

The City of Pharr and the Pharr Housing Authority currently do not have sufficient affordable housing units available to properly serve its elderly community. To meet the growing demand for affordable elderly housing the Pharr Housing Authority proposes the construction of 196 elderly units on land owned by its affiliate, The Pharr Housing Development Corporation. The enforcement of this requirement would result in reducing the number of units for the development and shortage of elderly housing in the community of Pharr.

3. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.

The proposed variance shall only apply specifically to the Aster Villas Apts. and shall not apply to any other developments.

4. Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.

Under no circumstances shall the proposed parking variance negatively affect or influence the adjacent property.

5. The plight of the owner of the property is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

The proposed variance is based upon the typical occurrence of lower parking demand in an elderly housing development. The Pharr Housing Development Corporation owns and operates two existing affordable elderly housing where lower typically parking demand are occurring. The parking variance is required to provide the necessary number of units to meet the current demand for elderly housing in the Pharr community.



Pharr
Development Services



Site Photo
102 West Polk Avenue

