



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
JANUARY 25, 2023 - 05:30 PM
REGULAR MEETING
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78541**

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

- A. Prayer
- B. Pledge of Allegiance

2. CERTIFICATION OF PUBLIC NOTICE

3. DISCLOSURE OF CONFLICT OF INTEREST

4. PUBLIC COMMENTS

- A. Public Comments are limited to three (3) minutes. If a resident desires to make a public comment, please notify the Chairperson prior to the start of the meeting. A spokesperson for large groups is required. We ask for everyone's cooperation in following these procedures.

5. THE FOLLOWING ARE THE MEETING PROCEDURES USED BY THE ZONING BOARD OF ADJUSTMENT:

- A. All items are generally considered as they appear on the agenda as each item is introduced.
- B. Staff will present its findings and recommendation on the item being considered.
- C. The party making the request may make a presentation and may address the Board on any issues arising during the discussion of the item being considered.
- D. Anyone in the audience desiring to speak in favor or in opposition may do so. A 3-5 minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.
- E. Once the Chair closes the public hearing, the Board may question anyone and maintain any discussion which clarifies the proposal and will then take what action it believes to be appropriate.
- F. A minimum of four votes are required for an item to be approved by the Board.

6. ABSENCES

- A. In Accordance with Chapter 32.04 Paragraph (C) of the Code of Ordinances Boards, Councils Commissions and Committees. Any Member of a Board, Council Commission, or Committee who shall absent such member's self from more than one-third of the meetings of a Board, Council Commission or Committee during one year shall cause such office or position to immediately become vacant.

Discussion and possible action on Mr. Alex Rios' absences from the Zoning Board of Adjustment Meetings.

7. MINUTES

- A. Consider Approval of the Minutes for the November 16, 2022 Regular Meeting

8. PUBLIC HEARINGS

- A. Consider Variance to the City's Unified Development Code, Section 2.206(D)(2)(b), Accessory Use Standards, Lot 5, Gertrudis Ranches Subdivision, located at 1416 Bluebonnet Avenue, as requested by Ruben Ruiz, Jr.

9. OTHER BUSINESS

10. INFORMATION ONLY

- A. Attendance Roster

11. ADJOURNMENT

**MEMBERS WHO ARE UNABLE TO ATTEND ARE ASKED TO NOTIFY THE
PLANNING AND ZONING DEPARTMENT AT 956-388-8202**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the bulletin board located at the main entrance to the City offices of the City of Edinburg, (415 West University Drive), visible and accessible to the general public after regular working hours, at 3:15 P.M. on Friday January 20, 2023 .



Claudia Mariscal, Administrative Assistant

NOTICE

**PERSONS WITH DISABILITIES WHO NEED TO COMMUNICATE MORE EFFECTIVELY WITH CITY OFFICIALS AND WH
MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARIN
IMPAIRED ARE REQUESTED TO CONTACT THE OFFICE OF THE CITY SECRETARY AT (956) 388-8204 THREE WORKING
DAYS PRIOR TO ANY MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.**



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
NOVEMBER 16, 2022 - 3:30 P.M.
REGULAR MEETING
CITY HALL COUNCIL CHAMBERS
415 W. UNIVERSITY DR.
EDINBURG, TEXAS 78539
MINUTES**

Members Present:

Eddie Garza
Ponciano Longoria
Michael Cantu
Diane Teter
Abraham Garcia
Marc Moran
Gregory Vasquez

Absent:

Alex Rios

Staff:

Jaime Acevedo , Director of Planning & Zoning
Jaime Ayala, Planner II
Austin Colina, Planner I
Patrizia Longoria, Engineering Department
Peter Hermida, Engineering Department
Omar Ochoa, City Attorney
Hilda Tovar, Building Plans Examiner II
Aracely Rocha, Building Plans Examiner I
Claudia Mariscal, Administrative Assistant

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

Vice Chairperson Eddie Garza called the meeting to order at 3:32 P.M.

A. Prayer – Prayer was announced.

B. Pledge of Allegiance - The Pledge of Allegiance was said.

2. CERTIFICATION OF PUBLIC NOTICE

Austin Colina certified the agenda had been posted on November 10, 2022 at 3:00 P.M.

3. DISCLOSURE OF CONFLICT OF INTEREST

4. PUBLIC COMMENTS

A. Public Comments are limited to three (3) minutes. If a resident desires to make a public comment, please notify the Chairperson prior to the start of the meeting. A spokesperson for large groups is required. We ask for everyone's cooperation in following these procedures.

5. THE FOLLOWING ARE THE MEETING PROCEDURES USED BY THE ZONING BOARD OF ADJUSTMENT:

A. All items are generally considered as they appear on the agenda, as each item is introduced.

B. Staff will present its findings and recommendation on the item being considered.

C. The party making the request may make a presentation and may address the Board on any issues arising during the discussion of the item being considered.

D. Anyone in the audience desiring to speak in favor or in opposition may do so. A 3 minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.

E. Once the Chair closes the public hearing, the Board may question anyone and maintain any discussion which clarifies the proposal and will then take what action it believes to be appropriate.

F. A minimum of four votes are required for an item to be approved by the Board.

6. MINUTES

A. Consider approval of the Minutes for the October 26, 2022 Regular Meeting

Board Member, Abraham Garcia moved to consider approval of the Minutes for the October 26, 2022 Regular Meeting. Seconded by Board Member, Ponciano Longoria the motion. The motion to approve carried unanimously with a vote of 6-0

7. PUBLIC HEARINGS

A.Consider Variance to the City's Unified Development Code, Article 5.210-E, Utilities, Sanitary Sewers, Lot 2, Lady Luck Subdivision, Located at 4528 North Doolittle Road, as requested by Leni I. Cepeda Jr. & Amanda Cepeda

MR. LENI CEPEDA, JR. WAS PRESENT AND EXPLAINED THAT HE REACHED OUT TO DIFFERENT CONTRACTORS TO GET AN ESTIMATE OF WHAT THE COST WOULD BE TO CONNECT TO THE CITY SEWER LINE. HE ALSO EXPLAINED THAT HIS NEIGHBORS ALL HAD SEPTIC TANKS AS WELL. MR. PETER HERMIDA FROM ENGINEERING DEPARTMENT WAS PRESENT AND EXPLAINED THAT IT WOULD CAUSE CLOSING DOWN DOLITTLE ROAD IN ORDER TO CONNECT MR. CEPEDA'S SEWER LINE.

AFTER THE BRIEF DISCUSSION, A MOTION WAS MADE BY BOARD MEMBER, MARC MORAN TO APPROVE AND WAS SECONDED BY BOARD MEMBER, MICHAEL CANTU TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

B.Consider Variance to the City's Unified Development Code, Section 3.301, Single Family Residential Bulk Standards, Setbacks, Lot 69, Autumn Ridge Estates Phase I Subdivision, located at 2007 Andrea Avenue, as requested by Marcelo Gutierrez Construction/Remodeling, Inc. on behalf of Gary and Aurora Halford

MR. HALFORD WAS PRESENT AND ADDRESSED THE BOARD. HE EXPLAINED THAT HE WANTED TO ADD A ROOM TO THE BACK OF HIS PROPERTY. THERE WAS DISCUSSION ON CLARIFICATION AS TO WHETHER MR. HALFORD WAS ENCLOSING THE PORCH OR LEAVING IT OPEN.

AFTER THE DISCUSSION, A MOTION WAS MADE BY BOARD MEMBER MICHAEL CANTU, TO DISAPPROVE AND WAS SECONDED BY BOARD MEMBER, MARC MORAN TO DISAPPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

8. OTHER BUSINESS

9. INFORMATION ONLY

A. Attendance Roster

10.ADJOURNMENT

There being no further business to consider, the meeting was adjourned.

Claudia Mariscal

Claudia Mariscal, Administrative Assistant
Planning & Zoning Department

**MEMBERS WHO ARE UNABLE TO ATTEND ARE ASKED TO NOTIFY THE PLANNING AND ZONING DEPARTMENT AT
956-388-8202**

NOTICE

PERSONS WITH DISABILITIES WHO NEED TO COMMUNICATE MORE EFFECTIVELY WITH CITY OFFICIALS AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED ARE REQUESTED TO CONTACT THE OFFICE OF THE CITY SECRETARY AT (956) 388-8204 THREE WORKING DAYS PRIOR TO ANY MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Planning & Zoning Staff Report

Prepared on: January 18, 2023

ZONING BOARD OF ADJUSTMENT

Regular Meeting: January 25, 2023

Agenda Item 7A

Consider Variance to the City's Unified Development Code, Section 2.206(D)(2)(b), Accessory Use Standards, Lot 5, Gertrudis Ranches Subdivision, located at 1416 Bluebonnet Avenue, as requested by Ruben Ruiz, Jr.

Request

The applicant is requesting a variance to the City's Unified Development Code (UDC), Section 2.206(D)(2)(b) as it applies to accessory structures to single-family uses. The applicant is proposing to construct a freestanding carport/garage in the front yard setback of a single-family lot.

Property Location and Vicinity

The property is located at the northeast end of a cul-de-sac on Bluebonnet Avenue, approximately 460 ft. north of West Freddy Gonzalez Drive between South Jackson and South Sugar Roads. The property is zoned Residential, Multifamily and Urban (RM) District. Adjacent zoning is Residential, Multifamily and Urban (RM) District to the north and west and Residential, Primary District to the south and east. Surrounding land uses are single-family residential and vacant land.

Background and History

The property is part of the Gertrudis Ranches Subdivision, recorded February 28, 2019. The applicant submitted an application for a new single-family dwelling on August 26, 2022. Since that time, the applicant has amended the plans to include a freestanding carport/garage. This accessory structure is proposed to be located in front of the principal structure. A Zoning Variance Application was received from the applicant on December 21, 2022, to accommodate the proposed placement of this accessory structure.

Staff mailed notice of this variance request to 42 neighboring property owners. No comments in favor or against this request had been received at the time this report was prepared.

Analysis

The property is on a cul-de-sac and has an irregular shape with 53.32 ft. of curved frontage at the terminal end of Bluebonnet Avenue. The lot has a total area of 34,334.32 sq. ft. (0.788 acres). The applicant submitted an amended site plan showing a structure labeled "PROPOSED CAR-PORT" measuring 22 ft. by 50 ft. (1,100 sq. ft.). The applicant has stated that the structure is intended for heavy trucks, and this may require screening from view.

Planning & Zoning Staff Report

The placement of this structure is in front of the principal structure, abutting a 15 ft. utility easement along Bluebonnet Avenue. Plat Note Number 3 on the Gertrudis Ranches Subdivision Plat call for 35 ft. front setbacks on Lots 5-8. The proposed carport/garage would encroach approximately 20 ft. into the required front setback as proposed.

The UDC Section 2.206(D)(2)(b) states that “no freestanding accessory structure on a single-family lot shall be located within the required front yard.” In regards to the nature of this request, the applicant stated “limited access, limited lot size” on his application. However, the lot is in excess of .75 acre, and appears to have ample room for development and/or relocation of the proposed structure.

Recommendation

Staff recommends disapproval of this variance request and that the applicant respect required setbacks. None of the Specific Review Criteria of UDC Section 9.501(B) have been met. Approval of this variance would set a precedent for allowing accessory structures in required front yards.

If approved, the applicant will need to comply with all other requirements during the permitting process. If approved, \$40 fee, payable to the County of Hidalgo, County Clerk’s Office, for the recording of the ZBA order is also required. A location map, aerial map, photo, subdivision plat, site plan, and application from the property owner are attached for the Board’s consideration.

Prepared by:

D. Austin Colina
Planner I

Approved by:

Jaime Acevedo
Director of Planning & Zoning

UNIFIED DEVELOPMENT CODE

(Ord. No. [2022-4764](#), 08/09/2022)

ARTICLE 2 – ZONING DISTRICTS AND LAND USES

Division 2.200, Use Standards

Sec. 2.206, Accessory Use and Structure Standards

...

D. General Standards for Accessory Structures and Uses.

1. *Residential Uses.* The following provisions apply to all residential uses in any district:

a. *Use of Structure.* The accessory structure is not used for commercial purposes except for approved cottage industries.

b. *Accessory Structures to Single-Family Uses.* Accessory structures to single-family uses are designed and located as follows:

i. *Front and Street Side Yards.* No freestanding accessory structure on a single-family (including lot-line and village house) lot shall be located:

1. In front of the principal structure;
2. Within the required front yard;
3. Within a required street side yard; or
4. Within a utility easement of record.

UNIFIED DEVELOPMENT CODE

(Ord. No. [2022-4764](#), 08/09/2022)

ARTICLE 9 – DEVELOPMENT REVIEW PROCEDURES

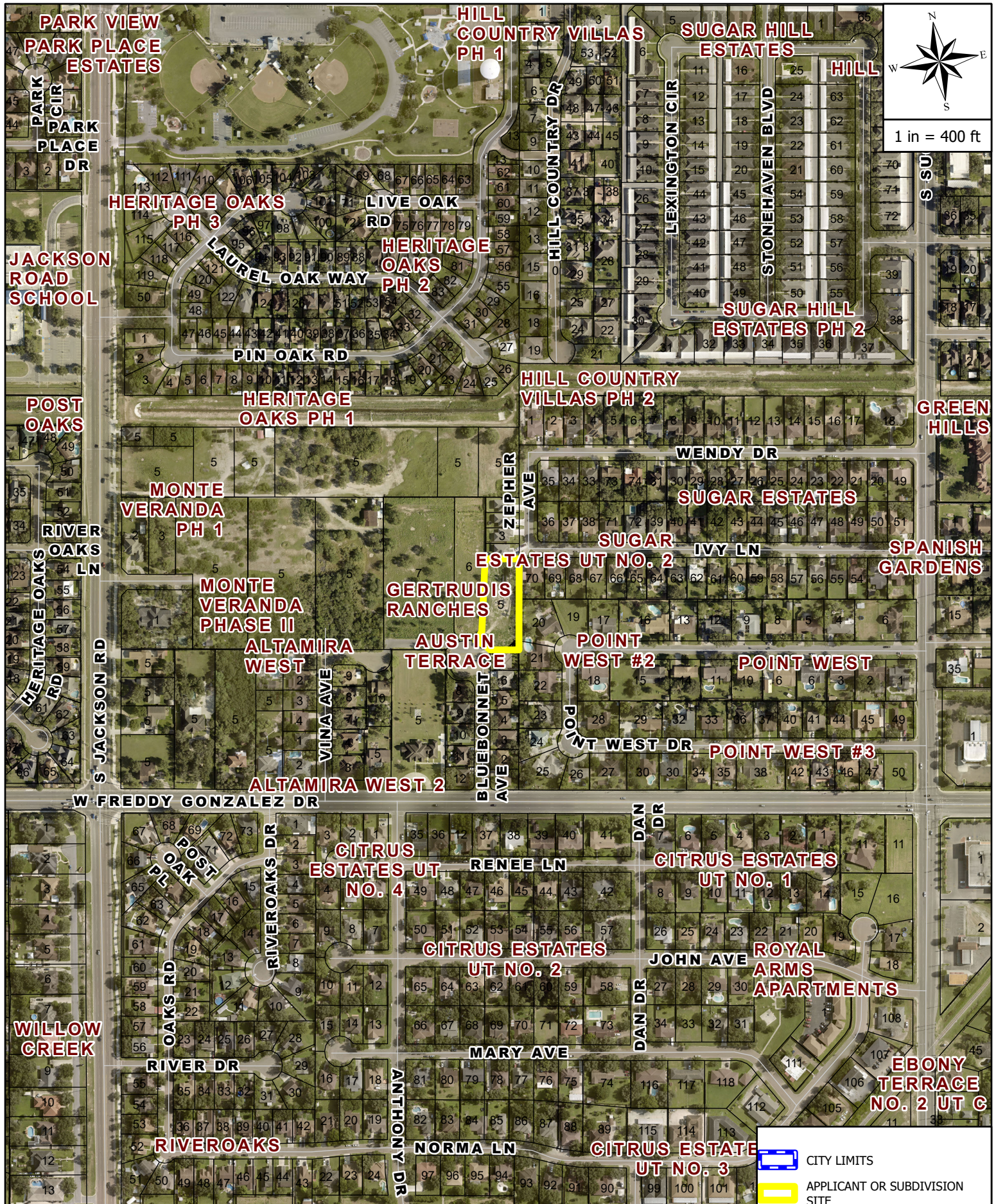
Division 9.500, Quasi-Judicial Review Procedures

Sec. 9.501, Variances

...

B. Specific Review Criteria.

1. *Review Criteria.* In determining whether to approve, approve with conditions, or deny a Variance, the review bodies shall consider the applicable common decision criteria in Sec. 9.205, Common Decision Criteria, and should not grant a variance unless the following conditions are satisfied:
 - a. There are extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography that are not applicable to other lands or structures in the same district;
 - b. The need for a Variance or the extraordinary and exceptional conditions do not result from the actions of the applicant;
 - c. Granting the Variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district;
 - d. A literal interpretation of the provisions of this UDC would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located;
 - e. Granting of the Variance will be in harmony with the general purpose and intent of this UDC and will not be injurious to the neighborhood or otherwise detrimental to the public welfare;
 - f. The Variance requested is the minimum variance that will make possible a permitted use of the land, building, or structure;
 - g. The Variance will not permit a use of land, building, or structure that is not otherwise permitted in the applicable district;
 - h. The Variance will not permit an intensity of use of land that is not permitted in the applicable district; and
 - i. The Variance is consistent with the City's Comprehensive Plan.
2. *Affirmative Findings.* In order to approve an application for a Variance, the final decision-making body shall make affirmative findings on all of the applicable decision criteria.

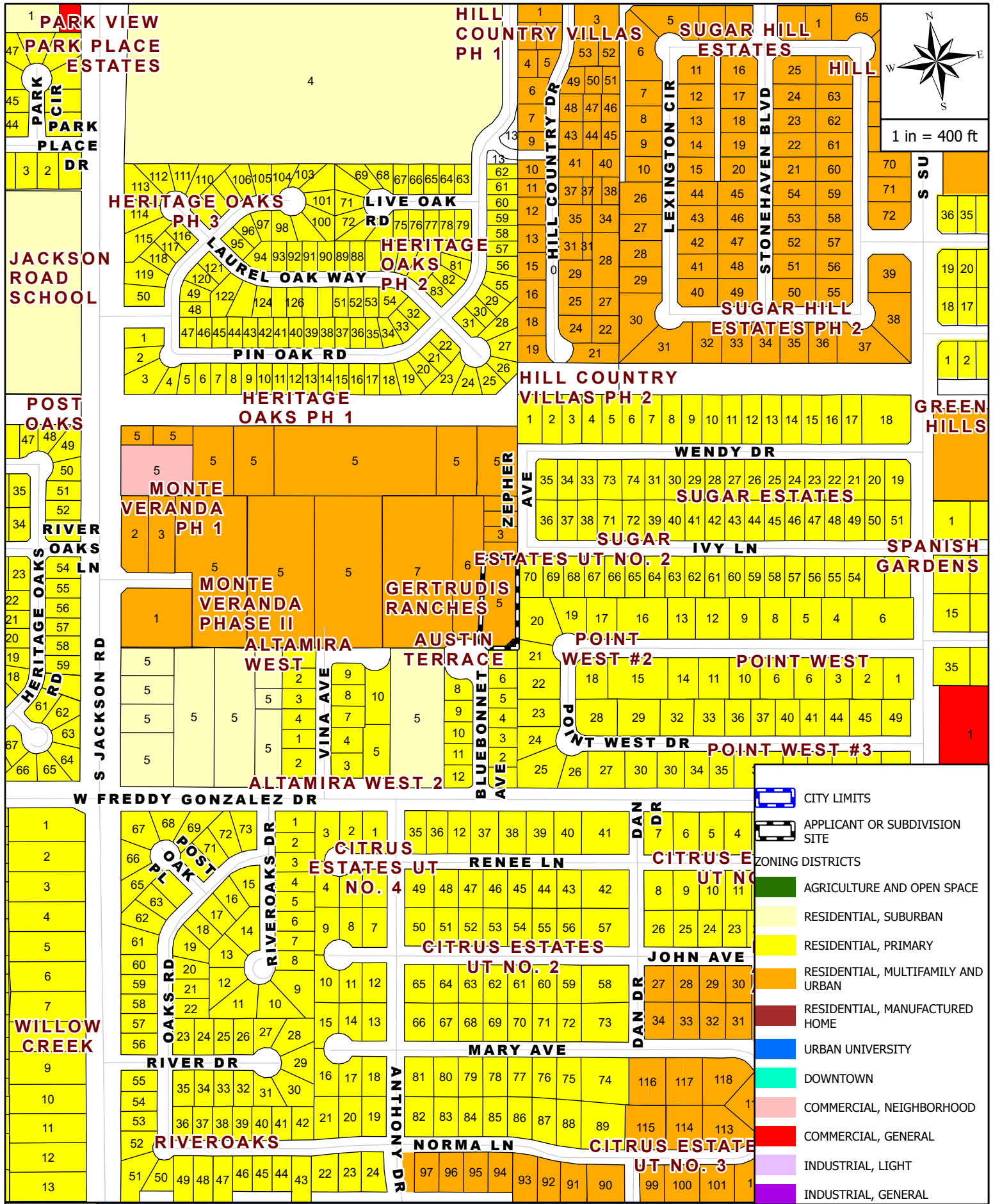


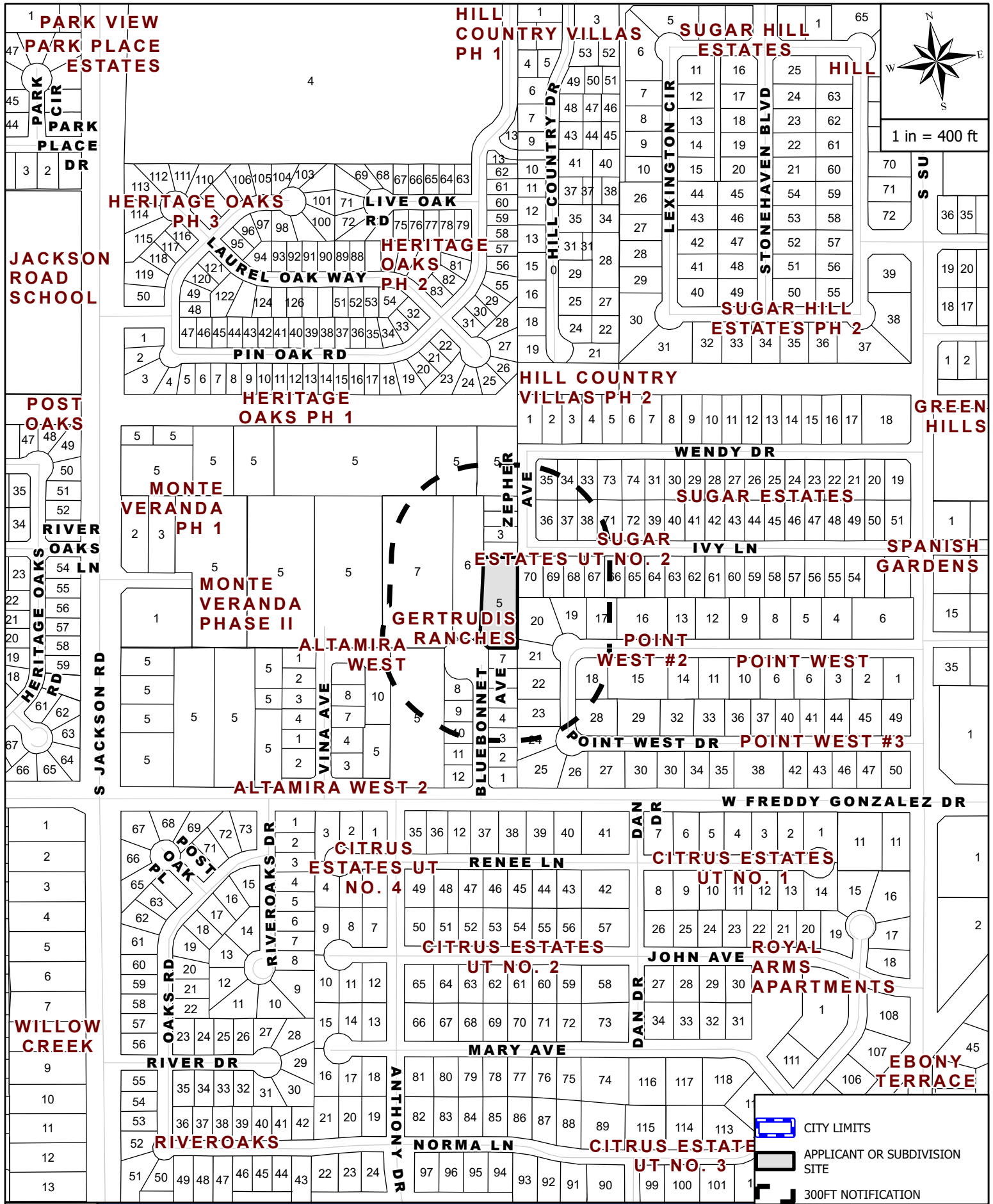
AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

RUBEN RUIZ / BLUE BONNET







MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

RUBEN RUIZ / BLUE BONNET

**ZONING CASE
OWNER NOTIFICATION LIST**

PROPERTY ID: 262248
ELLARD CHARLES J & JOSEPHINE
TRUSTEES CHARLES & JOSEPHINE TRUST
1901 POINT WEST DR
EDINBURG, TX 78539

PROPERTY ID: 262251
GODOY MARICELA
1215 TANGLEWOOD DR
EDINBURG, TX 78539

PROPERTY ID: 262254
CERDA JOSE A
1919 POINT WEST DR
EDINBURG, TX 78539

PROPERTY ID: 262253
SOLIS ENRIQUE & CORINA
1913 POINT WEST DR
EDINBURG, TX 78539

PROPERTY ID: 262252
CANTOS ARTHUR L
1909 POINT WEST DR
EDINBURG, TX 78539

PROPERTY ID: 262249
GARCIA AGUSTIN & JANE
1904 POINT WEST DR
EDINBURG, TX 78539

PROPERTY ID: 119237
BARRERA ARMANDO JR & MARTA S
1506 BLUEBONNET AVE
EDINBURG, TX 78539

PROPERTY ID: 291248
TORRES CARLOS & MARY E
1905 IVY LN
EDINBURG, TX 78539

PROPERTY ID: 291247
MACIEL ERIKA
1904 WENDY DR
EDINBURG, TX 78539

PROPERTY ID: 291246
DE LA VINA YVONNE
1902 WENDY DR
EDINBURG, TX 78539

PROPERTY ID: 291245
CANTU ELMA GARZA
1824 WENDY DR
EDINBURG, TX 78539

PROPERTY ID: 119239
OCHOA ALBERT & YOLANDA
1424 BLUEBONNET AVE
EDINBURG, TX 78539

PROPERTY ID: 119238
DE LA ROSA FERNANDO & HILDA
1502 BLUEBONNET AVE
EDINBURG, TX 78539

PROPERTY ID: 119236
TREJO ERASMO JR
1107 HUNTERS CHASE DR
EDINBURG, TX 78539

PROPERTY ID: 291250
ESPINOZA IVAN S & MARCELA DE LEON
1823 IVY LN
EDINBURG, TX 78539

PROPERTY ID: 119240
FRITTS EVA MARIA N
1418 BLUE BONNET
EDINBURG, TX 78539

PROPERTY ID: 262255
PEREZ JOE G JR & EMILIA M
1921 POINT WEST DR
EDINBURG, TX 78539

PROPERTY ID: 291283
AQUINO NOEMI
1821 IVY LN
EDINBURG, TX 78539

PROPERTY ID: 297185
TORRES OLGA
1210 S JACKSON RD
EDINBURG, TX 78539

PROPERTY ID: 570066
PERALEZ OMAR
2302 YELLOWROSE DR
EDINBURG, TX 78539

PROPERTY ID: 291249
CORONADO RACHEL
1901 IVY LN
EDINBURG, TX 78539

PROPERTY ID: 297190
TORRES OLGA
2302 YELLOWROSE DR
EDINBURG, TX 78539

**ZONING CASE
OWNER NOTIFICATION LIST**

PROPERTY ID: 119243
TREJO ORALIA P
1511 BLUEBONNET AVE
EDINBURG, TX 78539

PROPERTY ID: 119242
GARZA ADRIANA R & MANUEL CASANOVA
1505 BLUEBONNET AVE
EDINBURG, TX 78539

PROPERTY ID: 119241
SMITH NORA F & TIMOTHY R
1501 BLUEBONNET AVE
EDINBURG, TX 78539

PROPERTY ID: 117588
GARZA ADRIANA SAETA
1512 VINA AVE
EDINBURG, TX 78539

PROPERTY ID: 297176
MUNOZ FRANCISCO III & MARIA ORALIA
2021 W FREDDY GONZALEZ DR
EDINBURG, TX 78539

PROPERTY ID: 262260
BASALDUA THOMAS & NANCY
1255 NORTH MONTVIEW DRIVE
FAYETTEVILLE, TX 72701

PROPERTY ID: 291282
GARCIA JUAN A & EUNICE
1910 IVY LN
EDINBURG, TX 78539

PROPERTY ID: 291278
SALINAS NANCY & JAIME J
1820 IVY LN
EDINBURG, TX 78539

PROPERTY ID: 291279
GONZALEZ JAVIER R
1824 IVY LN
EDINBURG, TX 78539

PROPERTY ID: 291280
FELICIANO JULIO & MONIKA
1212 CASTILLE CT
EDINBURG, TX 78539

PROPERTY ID: 291281
PATTERSON WALTER & PRISCILLA R
1904 IVY LN
EDINBURG, TX 78539

PROPERTY ID: 262245
BERNARD ANITA MCBROOM
PO BOX 3004
EDINBURG, TX 78540

PROPERTY ID: 262256
GARZA OLGA M
1923 POINT WEST DR
EDINBURG, TX 78539

PROPERTY ID: 1235391
PINEDA ANDRES R AMADO
1301 ZEPHER AVE
EDINBURG, TX 78539

PROPERTY ID: 1235392
VILLASENOR JESUS PRECIADO & JESSICA
SARAH PRECIADO
1307 ZEPHER ST
EDINBURG, TX 78539

PROPERTY ID: 1235393
KNOX MARISA PALACIOS
1313 ZEPHER AVE
EDINBURG, TX 78539

PROPERTY ID: 1235394
LUNA ERICA
1319 ZEPHER AVE
EDINBURG, TX 78539

PROPERTY ID: 1235396
CHACKO THRESIAMMA K
723 COFFEE MILL DR
EDINBURG, TX 78541

PROPERTY ID: 1235397
MANOJ MICHAEL & LINCY MATHEW
616 BLUEBIRD AVE
MCALLEN, TX 78504

PROPERTY ID: 1235395
RUIZ RUBEN JR & ROSANNA MARIE RIOJAS
4910 JUNE DR
EDINBURG, TX 78539

Planning & Zoning

415 West University Drive
Edinburg, Texas 78539
(956) 388-8303



Zoning Variance Application

ENERGOV CASE # VAR-2022-0145

Property Owner Name: Ruben Ruiz Jr

Owner Contact Information

Mailing Address: 4910 June Dr.

Street Address

City/State

Zip Code

Phone (Home): 956 821-8902 (Work): 956 460-8035 (Cell): _____

Email: Rubenuiz11@yahoo.com

Agent/Applicant Name (if different than Owner): Ruben Ruiz

Applicant Contact Information

Mailing Address: 4910 June Dr. Edinburg TX 78539

Street Address

City/State

Zip Code

Phone (Home): 956 821-8902 (Work): 956 460-8035 (Cell): _____

Email: SAME

Property Address for Variance: 1416 Bluebonnet Ave Edinburg Tx 78539

Street Address

City/State

Zip Code

Property Legal Description: 5 Gertrudes Ranches

Lot

Block

Subdivision

Present Property Zoning: Res-Suburban

Property ID#: _____

Nature of Request (cite all applicable UDC Sections):

Limited access, limited size lot

RECEIVED

DEC 21 2022

Name: [Signature]

Reason for Appeal

Variance will not be granted to relieve personal hardships, to accommodate conditions created by the owner or applicant, and will not be based solely on economic gain or loss. However, if there are circumstances the applicant wishes to be known to the Zoning Board of Adjustment, please list below. Attach additional pages if necessary. Information provided here is not required and does not guarantee approval of this request.

Zoning Variance Application

Review Criteria

Please read carefully and check all of the following that apply.

- ☐ There are extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- ☐ The need for a Variance or the extraordinary and exceptional conditions do not result from the actions of the owner or applicant.
- ☐ Granting the Variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district.
- ☐ A literal interpretation of the provisions of this UDC would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
- ☐ Granting of the Variance will be in harmony with the general purpose and intent of this UDC and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- ☐ The Variance requested is the minimum variance that will make possible a permitted use of the land, building, or structure.
- ☐ The Variance will not permit a use of land, building, or structure that is not otherwise permitted in the applicable district.
- ☐ The Variance will not permit an intensity of use of land that is not permitted in the applicable district.

As owners or agents for the above described property, I (we) hereby request a hearing before the City of Edinburg Zoning Board of Adjustment.

Signature:  Date: 12/21/22

Owner/Agent's Name (Please Print): Ruben Ruiz Sr.

OFFICE USE ONLY

\$450 Application Fee: 201930316 Application Received by: 
Receipt No.

Application deadline: Jan 3rd ZBA Hearing date: Jan 25th 2023

- **\$450 FEE (NON-REFUNDABLE)**
- **\$40 check or money order, payable to Hidalgo County Clerk, for recording or ZBA's order if approved (returned to applicant if not approved)**
- **Submit site plan or sketch**
- **Submit survey or blueprint, if applicable**
- **Submit letter(s) of support and other documentation if applicable**

GERTRUDIS RANCHES SUBDIVISION

SCALE 1" = 100'

THE GERTRUDE H. HIDALGO TRACT: A 4.00 ACRE TRACT OUT OF LOT 5, SECTION 274, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO APPRAISAL ACCOUNT NUMBER 12100-00-274-0005-15, APPRAISAL RECORDS, HIDALGO COUNTY, TEXAS. (PROPERTY ID NUMBER 297184)

THE GLA PROSSES TRACT: A 1.00 ACRE TRACT OUT OF LOT 5, SECTION 274, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO APPRAISAL ACCOUNT NUMBER 12100-00-274-0005-15, APPRAISAL RECORDS, HIDALGO COUNTY, TEXAS. (PROPERTY ID NUMBER 297184)

THE NATIVIDAD HIDALGO PERALTE TRACT: A 1.00 ACRE TRACT OUT OF LOT 5, SECTION 274, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO APPRAISAL ACCOUNT NUMBER 12100-00-274-0005-15, APPRAISAL RECORDS, HIDALGO COUNTY, TEXAS. (PROPERTY ID NUMBER 297184)

SUGAR ESTATES UNIT No. 1 RECORDED IN VOLUME 20, PAGE 127, MAP RECORDS, HIDALGO COUNTY, TEXAS.

WENDY DRIVE (EXIST. 50.00' R.O.W.)

SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856

15.00' UTILITY EASEMENT

10.0' ELECTRICAL EASEMENT

10.0' UTILITY EASEMENT

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15.00' UTILITY EASEMENT

10.0' UTILITY EASEMENT

LOT No.	AREA (S.F.)	AREA (AC.)
1-4	5500.00	0.126
5	34534.32	0.788
6	44805.06	1.023
7	56457.49	1.296
8	57101.05	1.310

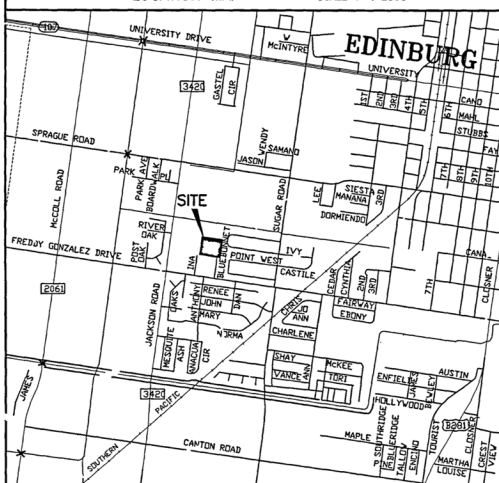
CURVE	DELTA	RADIUS	LENGTH
"A"	30°32'59"	100.00'	53.32'

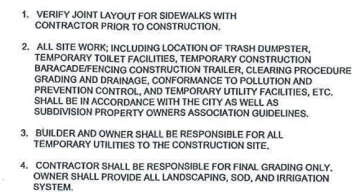
PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
COMMUNITY-PANEL NUMBER 480338 0030 E
MAP REVISED: JUNE 6, 2000-REVISED DECEMBER 16, 2003
- LEGEND: • - DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- SETBACKS:
FRONT LOTS 1-420.00 FEET
FRONT LOTS 5-835.00 FEET
REAR LOTS 6-880.00 FEET
REAR LOTS 1-520.00 FEET
SIDE6.00 FEET
CORNER SIDE10.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB
- BENCHMARK NOTE:
B.M. ELEV. = 100.07 TOP OF SANITARY SEWER MANHOLE LOCATED AT NORTHEAST CORNER OF LOT 8, AUSTIN TERRACE SUBD. WEST SIDE OF BLUEBONNET AVENUE. N.A.D. 88 DATUM.
- TOTAL DRAINAGE DETENTION IS: **10,957.82** C.F. DETENTION.
DETENTION POND EASEMENT LOCATED ON LOTS 6, 7, & 8 WILL BE MAINTAINED BY LOT OWNERS AND BE FOR THE BENEFIT OF ALL THE LOTS WITHIN THE SUBDIVISION.
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, OR DETENTION EASEMENT
- 50% OF PARK LAND FEE (\$300.00)
- ALL SUBDIVISION IMPROVEMENTS SH PREVENTION PLAN (SW3P) REQUIRED
- A FIVE (5.0') FOOT SIDEWALK WITH BETWEEN VINA AVENUE AND BLUEBONNET STANDARDS OR AS APPROVED BY TH
- ALL WATER AND SANITARY SEWER FI
- D.E. DENOTES DRAINAGE EASEMEN
- PROPERTY ZONING IS AUTO URBAN

LOCATION MAP

SCALE 1" = 2000'





1 SITE PLAN
SCALE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"

LEGAL DESCRIPTION

LOT	5
BLOCK	
SECTION	GERTRUDIS RANCHES SUBDIVISION
CITY	Edinburg, Hidalgo County, TEXAS
CONC. DRIVE	
	(50. FT.)
DRIVE WAY	3,721.00
SIDEWALK	14.25
TOTAL CONC. DRIVE	3,735.25

NORTH ARROW



RECEIVED

DEC 21 2022

Name: _____

Date: 07/28/2021
Project No: LS/69/F20

Project Name: _____
1416 Bluebonnet Ave.
Lot 5 Gertrudis Ranches Subd.
Edinburg Texas

Ruben Ruiz
CONTRACTOR
(956) 821-8902
rubenruiz11@yahoo.com



This plan cannot be copied or used for resale or construction unless it has an original signature and an authorization from Emiliano Amaro. Engineering for foundation is the responsibility of owner or Contractor. Emiliano Amaro takes no responsibility for the construction of the residence or building.

Sheet
Number:

Site Plan

5

Zoning Board of Adjustment

Site Photos for meeting of January 25, 2023

RUBEN RUIZ - 1416 BLUEBONNET AVENUE



2022 ATTENDANCE RECORD

ZONING BOARD OF ADJUSTMENTS MEETINGS

	01/20/22	02/23/22	SPECIAL 03/09/22	03/30/22	04/27/22	05/25/22	06/29/22	07/27/22	08/31/22	10/05/22	10/26/22	11/16/22
Alex Rios - Chairperson	A	P	P	P	P	A	A	P	A	A	A	A
Eddie Garza - Vice Chairperson	P	P	P	P	P	P	P	P	P	P	P	P
Andre Maldonado - Regular	P	P	P	P	P	A	P	A	P			
George Cardenas - Regular	A	P	P	P	P	A	P	P	P	P	A	
Ponciano Longoria - Regular	P	P	P	A	P	P	P	P	P	P	P	P
Marc Moran - Alternate	P	P	P	A	P	P	P	P	P	P	A	P
Michael Cantu - Alternate	P	P	A	P	P	P	P	A	P	P	P	P
Diane Teter - Alternate	P	P	P	P	P	P	P	P	P	P	P	P
Abraham Garcia - Alternate					P	A	A	A	A	A	P	P
Gregory A. Vasquez- Alternate												P