



EDINBURG CITY COUNCIL
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

Location: City of Edinburg
City Hall-Council Chambers
415 West University Dr.
Edinburg, Texas 78541
MAY 26, 2016

SPECIAL MEETING AGENDA
4:00 PM

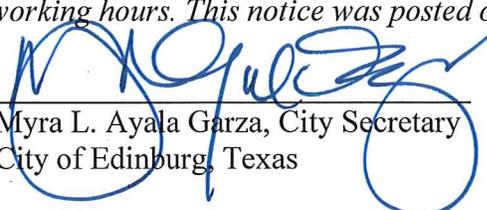
- I. CALL TO ORDER, ESTABLISH QUORUM**
- II. CERTIFICATION OF PUBLIC NOTICE**
- III. VARIANCES**

A. Consider Variance Request to the City's Unified Development Code as Follows:
Article 7 - Plat and Site Plan Design and Article 8 - Streets, Utilities, and Drainage,
for Terry Palms Subdivision No. 3, Being a 4.49 Acre Tract of Land out of Lots 1 &
2, Block 39, Santa Cruz Gardens Unit No.2, Located on the West Side of Terry Road,
North of Ramseyer Road, as Requested by Quintanilla, Headley and Associates, Inc.
(*Motion Required to Remove from Table. This Item was Tabled at the May 03, 2016
City Council Meeting.*) [Jesus R. Saenz, Director of Planning & Zoning].

B. Consider Variance Request to the City's Unified Development Code as follows:
Article 3 - District and Bulk Standards, for Mon Mack Village Subdivision, being a
1.00 acre tract of land out of Lot 13, Section 276, Texas-Mexican Railway Company
Survey, located on the Northeast corner of Sprague Road and Mon Mack Road, as
requested by J & R Engineering. [Jesus R. Saenz, Director of Planning & Zoning].

IV. ADJOURNMENT

*I hereby certify this Notice of a City Council Special Meeting was posted in accordance
with the Open Meetings Act, at the City Offices of the City of Edinburg, located at the
415 West University entrance outside bulletin board, visible and accessible to the
general public during and after regular working hours. This notice was posted on May
23, 2016 at 1:45 P.M.*

By: 
Myra L. Ayala Garza, City Secretary
City of Edinburg, Texas

Disability Access Statement

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact the City Secretary Department at (956) 388-8204 at least two business days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at Edinburg City Hall, 415 West University.

VARIANCES

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COUNCIL SPECIAL MEETING
MAY 26, 2016

Consider Variance Request to the City's Unified Development Code as Follows: Article 7 - Plat and Site Plan Design and Article 8 - Streets, Utilities, and Drainage, for Terry Palms Subdivision No. 3, Being a 4.49 Acre Tract of Land out of Lots 1 & 2, Block 39, Santa Cruz Gardens Unit No.2, Located on the West Side of Terry Road, North of Ramseyer Road, as Requested by Quintanilla, Headley and Associates, Inc. (*Motion Required to Remove from Table. This Item was Tabled at the May 03, 2016 City Council Meeting.*) [Jesus R. Saenz, Director of Planning & Zoning].

STAFF COMMENTS AND RECOMMENDATION:

Quintanilla, Headley and Associates, Inc., the project engineering firm for the above referenced subdivision is requesting a variance to the City's Unified Development Code for a Single-Family Development on the District and Bulk Standards, and Street Standards.

1. Article 7 – Plat and Site Plan Design, Section 7.405 F. Protection of Rural Character

Variance Request: For Lots width at 83.8-feet less than 100-feet as required, with lots proposing a 40 foot front setback.

According to the adopted **Unified Development Code, Article 7 Plat and Site Plan Design**, Lot width requires a minimum of 100 feet. In addition, the UDC states that lots in the City's ETJ shall not take access from an existing state or county road regardless of their functional classification, unless lots are greater than five acres and strictly comply with access management requirements.

2. Article - 8 Streets, Utilities, and Drainage - Section 8.204 Street Standards

Variance Request: Pavement section of seventeen and one half (17.5) feet for Terry Road to remain with consideration of widening and pavement section of twenty nine and one half (29.5) feet for Ramseyer Road to remain with consideration of widening.

According to the adopted **Hidalgo County MPO Thoroughfare Plan and UDC Section 7.502 Streets and Right-of-Way**, the pavement section for Terry Road which is designated as a Collector Street has a right-of-way dedication of eighty (80 ft) in total, pavement section of fifty seven (57) feet Back to Back, which will require an additional pavement section of twenty nine and one half foot (29.5ft.) Terry Road is designated as a Principal Arterial with right-of-way dedication of one hundred twenty (120 ft.) in total, pavement section of eighty one (81) feet Back to Back, which will require an additional pavement section of forty and one half foot (40.5 ft.) on Ramseyer Road for this Subdivision.

Staff recommends the development comply with the UDC Article 8, Table 8.204 – Street Standards requiring Terry Road, a collector street widening portion of seventeen and one half (17.5) feet and Ramseyer Road a principal arterial street widening portion of twenty nine and one half (29.5) feet. In lieu of widening street, the developer will be required to escrow funds to be used on a future widening of Terry Road and Ramseyer Road.

3. Article - 8 Streets, Utilities, and Drainage - Section 8.213 Sidewalks

Variance Request: Installation of the 5-foot sidewalk on Terry Road and Ramseyer Road.

According to **UDC Section 8.213 Sidewalks**, sidewalks shall be provided between parkway and the edge of the right-of-way, as shown in the Engineering Standards Manual, latest edition. Based on this Section, a five (5) foot sidewalk is required on Terry Road and Ramseyer Road for the boundary of the subdivision. In addition, sidewalks shall be installed in any pedestrian easements as may be required by the Planning and Zoning Department.

Since this Subdivision is located within the City’s ETJ, Staff recommends a general plat note requiring lot owners to install a 5-foot concrete sidewalk at building permit stage.

The Planning & Zoning Commission made the following recommendations at their April 12, 2016 regular meeting regular meeting.

1. Regarding the Plat and Site Design and Protection of Rural Character the recommendation was Approval of the Variance Request 4-1 vote with a recommendation a forty (40) foot front setback plat note be placed on the Subdivision Plat.
2. Regarding Street Standards the recommendation was Denial of the Variance Request with a vote of 5-0.
3. Regarding Sidewalk Requirements the recommendation was Denial of the Variance Request with a vote of 5-0.

RECOMMENDATION:

Staff recommends Denial of the Variance Requests.

REVIEWED BY:

PREPARED BY:

/s/Richard M. Hinojosa
Richard M. Hinojosa
City Manager

/s/Ricardo Palacios by CP
Ricardo Palacios
City Attorney

/s/ Jesus R. Saenz
Jesus R. Saenz
Planning and Zoning
Director

RECORD OF VOTE:

APPROVED
DISAPPROVED
TABLED
NO ACTION

Richard Molina
Mayor Pro-Tem

J. R.
Betancourt
Councilmember

Richard H. Garcia
Mayor

Homer Jasso, Jr.
Councilmember

David Torres
Councilmember

ARTICLE 7 PLAT AND SITE PLAN DESIGN

DIVISION 7.400 SUBDIVISION AND DEVELOPMENT DESIGN

Sec. 7.405 Lots

F. **Protection of rural character.** In the AG district and in the ETJ, lots shall not take access from existing state or county roads, regardless of their functional classification, unless:

1. The lots are greater than five acres; and
2. The lots strictly comply with the access management requirements of [Division 9.400, Access Management](#).

ARTICLE 8 STREETS, UTILITIES, AND DRAINAGE

DIVISION 8.200 STREETS, SIDEWALKS, AND TRAILS

Sec. 8.204 Street Standards

A. **Streets.** The standards in [Table 8.204, Street Standards](#), shall govern all street construction, except with regard to State highways, which shall meet Texas Department of Transportation (TxDOT) specifications.

Table 8.204 Street Standards ¹		
Right-of-way Width	Paving Width ²	Paving Sections Escrow
50 ft. (w/5 ft. U.E.) Minor (60 ft. with street trees)	32 ft. B-B	8-inch Caliche 2-inch HVMAC
60 ft. Residential Collector ³	43 ft. 2 lanes (+) 2 park (+) C&G ⁴	8-inch Caliche 2-inch HVMAC
80 ft. Collector	57 ft. B-B 2 lanes (1 OL) (+) 2 park (+) C&G	10-inch Caliche 2-inch HVMAC
100 ft. Minor Arterial	65 ft. B-B 5 lanes (1CL) (+) C&G	12-inch Caliche 3-inch HVMAC
120 ft. Arterial	81 ft. B-B 5 lanes (1CL) (+) 2 park (+) C&G 1 side	12-inch Caliche 3-inch HVMAC

¹ Source: City Standards Manual, Section II-3.
² Travel lanes are 12 ft. wide and parking lanes ("park") are 8 ft. wide. Continuous Left (CL) and Occasional Left (OL) lanes are 14 ft. wide.
³ **Multi-family subdivisions shall be required to comply with residential collector street standards.**
⁴ C&G means 1.5 ft. wide curb and gutter on each side of the street.

Sec. 8.213 Sidewalks

A. **Sidewalk plan and permit required.** A sidewalk plan shall be submitted with the preliminary plat, development plat, and minor plat application and with the building permit application for un-platted property. A sidewalk permit shall be required to ensure compliance with the approved Sidewalk Plan. The sidewalk permit shall be filed with and reviewed by the City Engineer in accordance with the permit requirements set forth in Chapter 98 of the Code of Ordinances.

B. Location of sidewalks.

1. Sidewalks shall be provided in the area between the parkway and the edge of the right-of-way, as shown in the Engineering Standards Manual, latest edition.
2. The outer boundaries of sidewalks shall be located in the platted street right-of-way, generally one foot from the property line. This one foot width shall be subtracted from the required parkway width. Sidewalks may meander into the parkway to protect the root system of a mature tree, provided that no sidewalk be located closer than four feet to the back of curb or edge of pavement if no curb is present. This arrangement shall not reduce the right-of-way width requirement.
3. Walks shall also be installed in any pedestrian easements as may be required by the Planning Department.

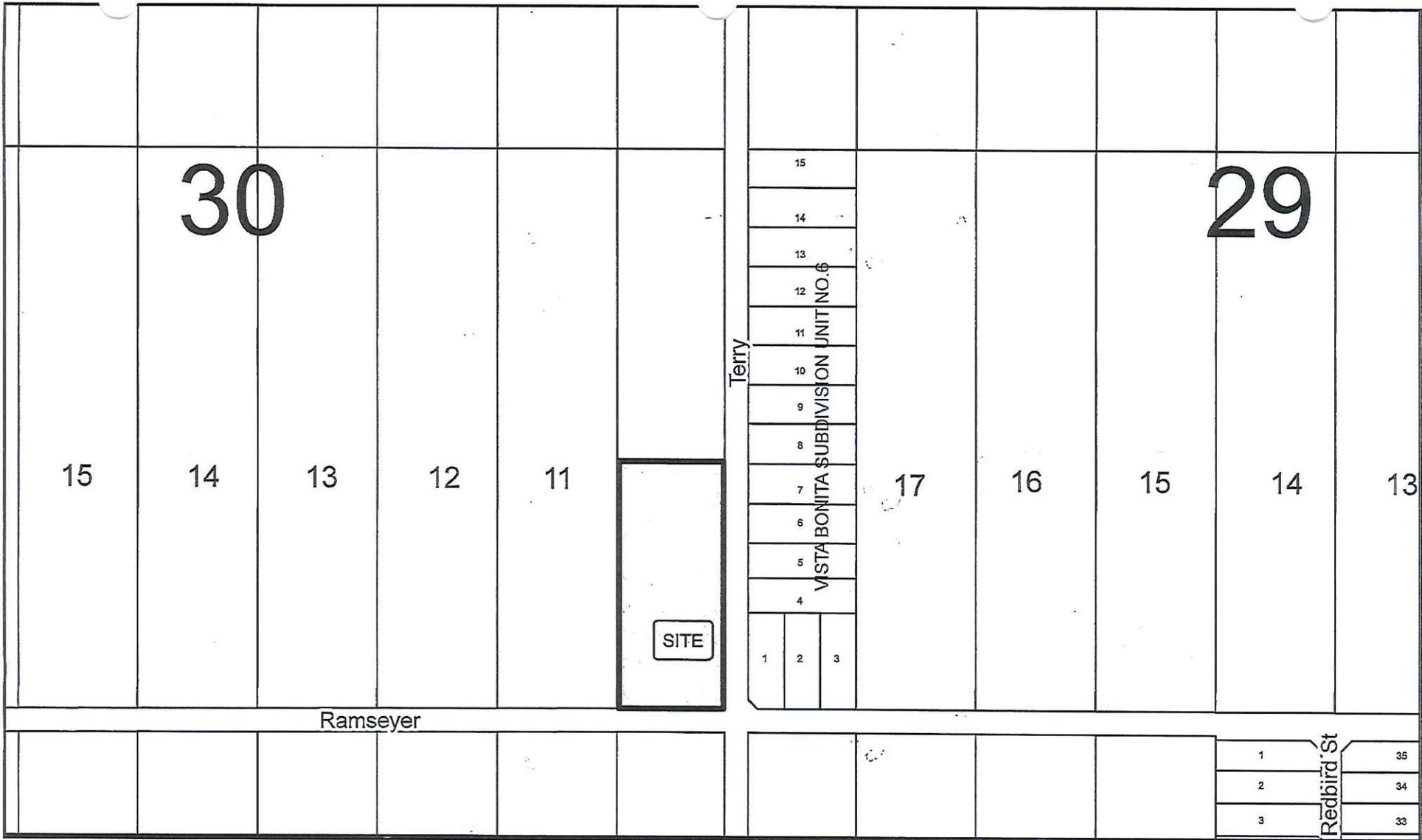
C. Modification of sidewalk requirements. Sidewalk requirements may be altered or waived if a sidewalk plan that provides equal or greater pedestrian circulation is submitted to and approved by the Planning and Zoning Commission at the time of platting. These trade-offs may be permitted:

1. In suburban estate developments to allow off-street trails in lieu of sidewalks, thereby meeting the needs of walkers and cyclists; or
2. In order to implement the City's Parks and Recreation Master Plan, as set out in subsection D., below.

D. Completion of sidewalk networks.

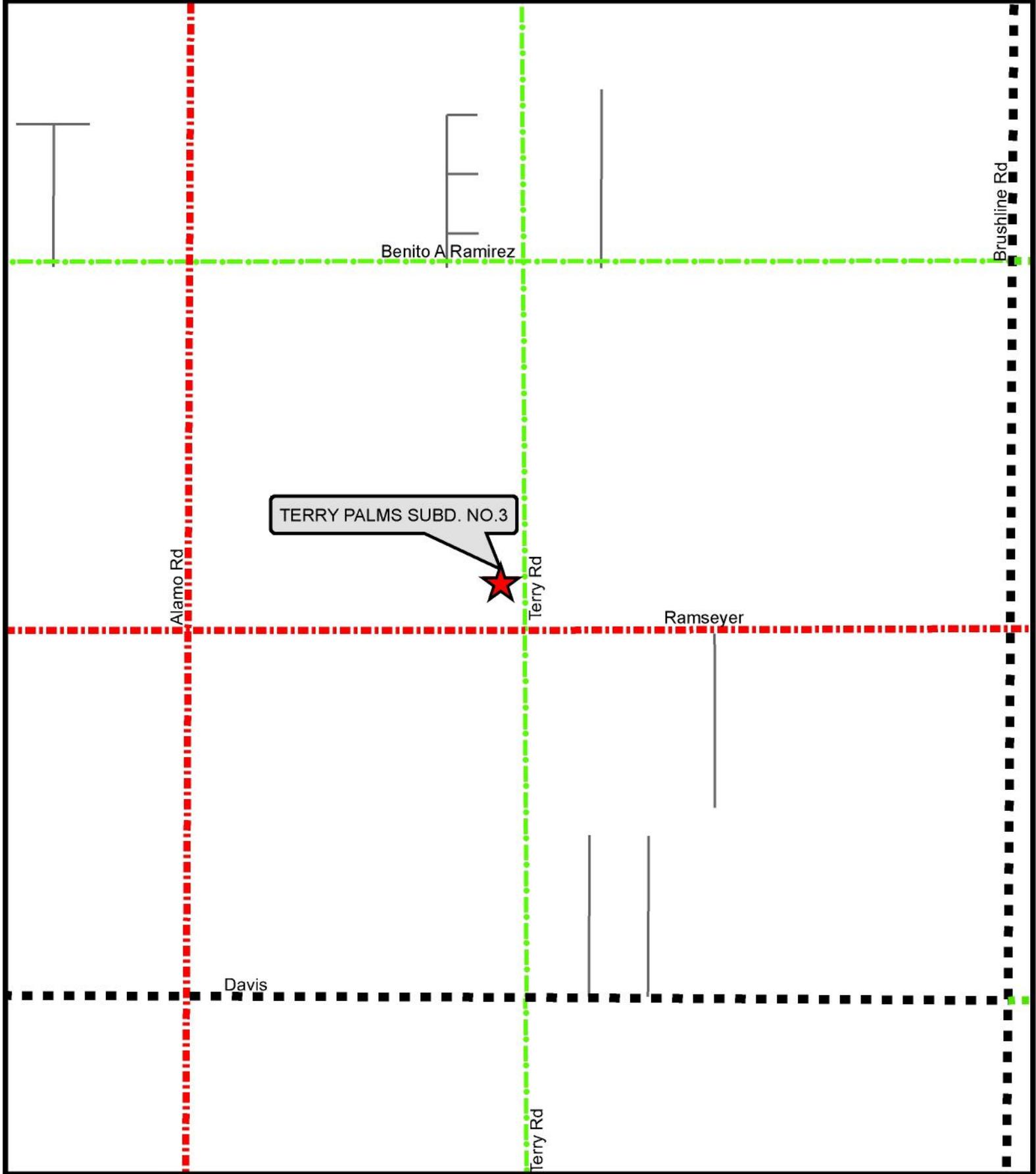
1. In general, sidewalks should be constructed concurrent with street construction, with special provisions to protect their condition and integrity during the process of building construction. However, this requirement may be waived at the discretion of the Planning and Zoning Commission if reasonable assurances are provided that:
 - a. Sidewalk segments across individual lots will be constructed after buildings are constructed on the individual lots, but before they are occupied; and
 - b. The timing and phasing of development will result in the completion of the sidewalks on each street segment within 2 years of the date that building construction on the street segment is commenced.
2. Sidewalks should be installed along street corridors on a priority basis in areas where they are not currently available.

E. Maintenance of Sidewalks Outside of the City. Developers of property in the ETJ shall provide for the continuing maintenance of sidewalks by property owners, homeowners association or other appropriate means. If the development is located adjacent to the City limits, then voluntary annexation shall be required in lieu of this requirement. Sidewalks inside the City shall be maintained by the City and/or adjoining property owners.



TERRY PALMS
SUBDIVISION NO. 3

THE CITY OF
EDINBURG



CITY THOROUGHFARE PLAN

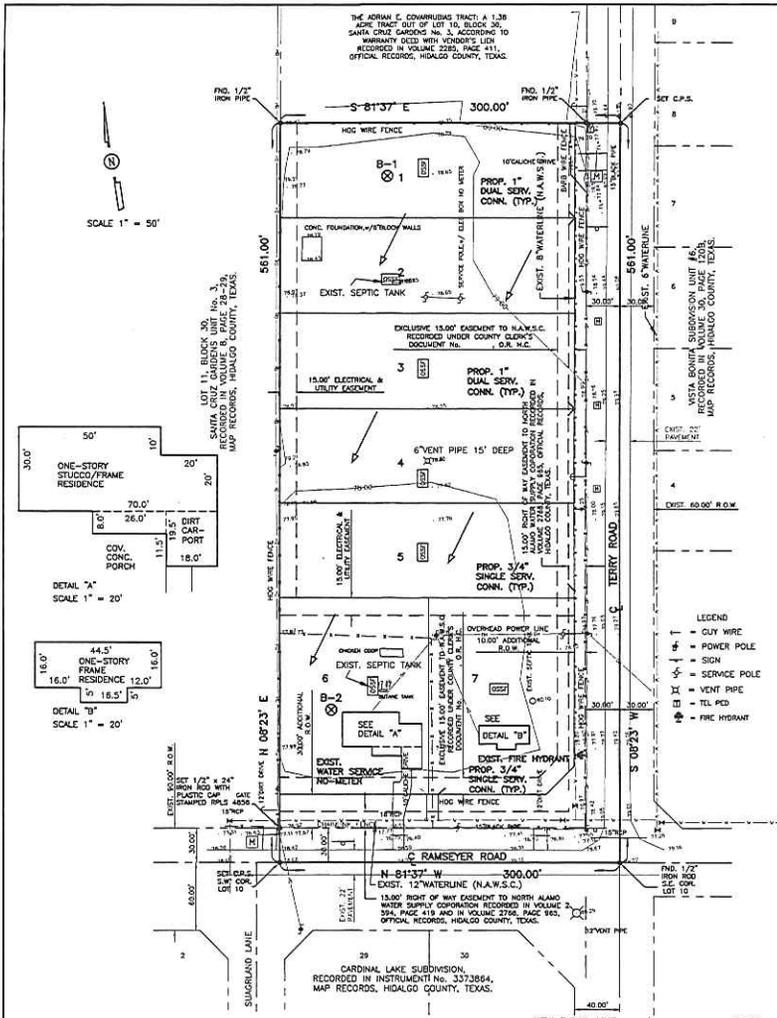
Legend

- Expressway 350'
- High Speed Arterial 150'
- Principal Arterial 120'
- Minor Arterial 100'
- Collector 80'
- Prop. Collector 80'
- City Boundary



Edinburg Gateway Plan
An Agenda For 2025

Page 9



FINAL ENGINEERING REPORT FOR TERRY PALMS SUBDIVISION No. 3
 BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description, Coats, and Operability data
 BY ALFONSO QUINTANILLA, P.E.

TERRY PALMS SUBDIVISION No. 3 IS PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVISION AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 20 YEARS AND N.A.W.S.C. HAS PROMISED TO SUFFICIENTLY OPERATE THE LAND TOWN QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS A 12" DIAMETER WATERLINE RUNNING ON THE WEST SIDE OF TERRY ROAD AND AN EXISTING 12" WATERLINE RUNNING ON THE NORTH SIDE OF RAMSEYER ROAD.

FROM THE EXISTING 12" WATERLINE, TWO (2) 1" DUAL WATER SERVICES RUN TO LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICES THAT RUN TO WATER METERS FOR EACH LOT. THEREAFTER, EACH LOT HAS THE SET SERVICE WATER LINES THAT RUN TO THE WATER BODIES OF THE LOTS AND ONE (1) EXISTING 3/4" SINGLE WATER SERVICE RUNS TO LOT 1.

THE MAIN SERVICES, THE SINGLE SERVICE AND THE WATER BODIES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ _____ PER LOT. IN ADDITION, THE SUBDIVISION HAS HAD AND MAINTAINED THE COST FOR LOT 1 AS STATED IN THE 10' WIDE WATER SERVICE ACQUISITION WATER BILL INFORMATION. THE COST OF EACH WATER METER, WATER SERVICE ACQUISITION FEES, AND ALL UNDERGROUND OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVUAL LOTS IN THE SUBDIVISION TO THE MAIN SERVICE WATER LINE HAS BEEN INCLUDED IN THE COST REPORT AS PREPARED BY THE ENGINEER. THE COST OF THE WATER METER FOR EACH LOT HAS BEEN INCLUDED IN THE COST REPORT AS PREPARED BY THE ENGINEER. THE COST OF THE WATER METER FOR EACH LOT HAS BEEN INCLUDED IN THE COST REPORT AS PREPARED BY THE ENGINEER. THE COST OF THE WATER METER FOR EACH LOT HAS BEEN INCLUDED IN THE COST REPORT AS PREPARED BY THE ENGINEER.

SEWERAGE FACILITIES: Description, Coats, and Operability Data
 SEWERAGE FROM TERRY PALMS SUBDIVISION No. 3 IS PROVIDED BY INDIVIDUAL ON-SITE SEWERAGE FACILITIES (OSFF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SYSTEM WITH A 15.00' DEEP TRENCH FOR EACH LOT. THE SET SERVICE WATER LINES OF 12.00" DIAMETER ARE LOCATED ON THE WEST SIDE OF TERRY ROAD AND ON THE EAST SIDE OF RAMSEYER ROAD. THE COST OF THE SEWERAGE FACILITIES FOR EACH LOT IS \$ _____ PER LOT. THE COST OF THE SEWERAGE FACILITIES FOR EACH LOT IS \$ _____ PER LOT. THE COST OF THE SEWERAGE FACILITIES FOR EACH LOT IS \$ _____ PER LOT.

LEGEND
 - CLAY WIRE
 - POWER POLE
 - SIGN
 - SERVICE POLE
 - VENT PIPE
 - FIRE HYDRANT



Alfonso Quintanilla, P.E.
 3-3-16
 DATE

REPORTE FINAL DE INGENIERIA PARA EL PLAN DE TERRY PALMS SUBDIVISION No. 3:
 BY ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción, Coats, y Fecha de Inicio
 LA SUBDIVISION TERRY PALMS SUBDIVISION No. 3 SERA PROVEIDA CON AGUA POTABLE POR LA COMPAÑIA DE AGUA DE ALAMO (N.A.W.S.C.). EL DISEÑO DE LA SUBDIVISION Y LA COMPAÑIA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION PODRA OBTENER AGUA POTABLE EN CANTIDAD SUFICIENTE PARA CUMPLIR CON LOS REQUISITOS DE LA SUBDIVISION. EL DISEÑO DE LA SUBDIVISION Y LA COMPAÑIA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION PODRA OBTENER AGUA POTABLE EN CANTIDAD SUFICIENTE PARA CUMPLIR CON LOS REQUISITOS DE LA SUBDIVISION. EL DISEÑO DE LA SUBDIVISION Y LA COMPAÑIA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION PODRA OBTENER AGUA POTABLE EN CANTIDAD SUFICIENTE PARA CUMPLIR CON LOS REQUISITOS DE LA SUBDIVISION.

DRINAJE: Descripción, Coats, y Fecha de Inicio
 EL DISEÑO DE TERRY PALMS SUBDIVISION No. 3, TIENE PUNOS SEPTICOS INDIVIDUALES (OSFF) CONSISTENTES EN UN DISEÑO NORMAL, CON DOBLE COMPARTAMENTO Y REFORZADO QUE LA INSTALACION DE LA SUBDIVISION ES CONFORME A LAS PUNOS SEPTICOS (OSFF). EL DISEÑO DE TERRY PALMS SUBDIVISION No. 3, TIENE PUNOS SEPTICOS INDIVIDUALES (OSFF) CONSISTENTES EN UN DISEÑO NORMAL, CON DOBLE COMPARTAMENTO Y REFORZADO QUE LA INSTALACION DE LA SUBDIVISION ES CONFORME A LAS PUNOS SEPTICOS (OSFF). EL DISEÑO DE TERRY PALMS SUBDIVISION No. 3, TIENE PUNOS SEPTICOS INDIVIDUALES (OSFF) CONSISTENTES EN UN DISEÑO NORMAL, CON DOBLE COMPARTAMENTO Y REFORZADO QUE LA INSTALACION DE LA SUBDIVISION ES CONFORME A LAS PUNOS SEPTICOS (OSFF).

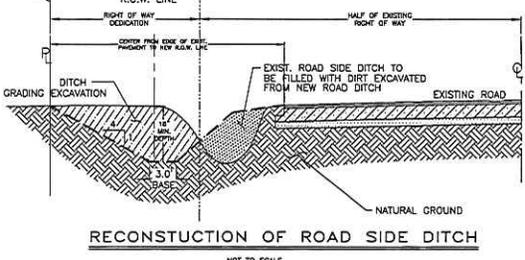
CERTIFICACION
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y DISEÑOS DE AGUA Y DE DRINAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS NORMAS SUBDIVISIONALES (LAS NORMAS SUBDIVISIONALES A LAS SUBDIVISIONES), APLICABLES EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS), CERTIFICADO QUE LOS DISEÑOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRINAJE SON:

ASIMISMO, EL DISEÑO/PROYECTO DE AGUA ESTÁ TOTALMENTE CONTROLADO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GANHO COSTO TOTAL ES DE US \$ _____ POR LOTE.

DIRECCIONES PARA PUNOS SEPTICOS COORDINAR US \$ _____ A UN COSTO TOTAL DE US \$ _____ PARA TODA LA SUBDIVISION.



Alfonso Quintanilla, P.E.
 3-3-16
 DATE



RECONSTRUCTION OF ROAD SIDE DITCH

NOT TO SCALE

TERRY PALMS SUBDIVISION No. 3

A 4.48 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 30, SANTA CRUZ GARDENS No. 13, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 28, PAGES 28 AND 30, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED OF TRUST RECORDED IN VOLUME 2205, PAGE 281, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR TERRY PALMS SUBDIVISION No. 3
 BY: ALFONSO QUINTANILLA, P.E.

Terry Palms Subdivision No. 3 is a 4.48 acre tract being all of Lot 1 and the West 3.0 acre of Lot 2, Block 29, Santa Cruz Gardens No. 13, Hidalgo County, Texas, according to the map or plan thereof recorded in Volume 28, Page 28 and 30, Map Records, Hidalgo County, Texas, and according to the deed of trust recorded in Volume 2205, Page 281, Official Records, Hidalgo County, Texas. This subdivision is located at the northeast corner of Terry Road and Ramseyer Road. The proposed subdivision consists of 7 lots.

The tract is Zone "C" as per FEMA Flood Insurance Rate Map Community Panel No. 480234 0323 D, and dated June 2, 2002 with LHM dated May 17, 2001.

This soil is fine sandy loam and sandy clay loam. The soil is well drained. Permeability is moderate. Plosthity index has a range of 4-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in an easterly direction. The existing runoff for the proposed subdivision is 0.2-1.5 cubic feet per second based on a 10-year storm. Runoff flows into the road ditch on the west side of Terry Road where it flows southerly into the I.C.E.D. No. 1 North Main Ditch located south of Devo Road. The road ditch along the west side of Terry Road and the north side of Ramseyer Road will be replaced along the subdivision frontage.

After development the runoff will be 0.2-1.5 cubic feet per second for an increase of 0.2-1.5 cubic feet per second. Detention will be 2.88828 cubic feet (0.05 acre feet). Detention will be in the open areas of each lot in the amount of 324.14 cubic feet.

Drainage calculations are attached.

CERTIFICATION
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "C" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLANS AS DESCRIBED IN COMMUNITY PANEL NUMBER 480234 0323 D, DATED ON JUNE 2, 2000 (REVISED MAY 17, 2001) TO REFLECT LOW) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



Alfonso Quintanilla, P.E.
 3-3-16
 DATE

SUBDIVISION CERTIFICATION
 I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAN, SUBDIVISION WILL COMPLY WITH APPLICABLE STATE STATUTES AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STATUTES AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STATUTES AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVISION ESTIMATES
 1-1 (WATER SUPPLY) MANAGER
 I, BY MY SIGNATURE BELOW, I CERTIFY THAT THE IMPROVEMENTS DESCRIBED ON THE PLAN, SUBDIVISION WILL COMPLY WITH APPLICABLE STATE STATUTES AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STATUTES AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STATUTES AND WILL BE BY STATE AND COUNTY REGULATIONS.

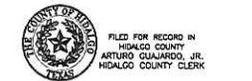
SWK PROPERTIES, LLC
 VICE PRESIDENT, MANAGER
 9805 N. EXPWAY 201
 DALLAS, TEXAS 75242

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, the undersigned notary public, on this day personally appeared _____, SWK PROPERTIES, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and being by my first day sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20__.



Nelson S. Ramirez - Notary Public



FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUARDADO, JR., HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

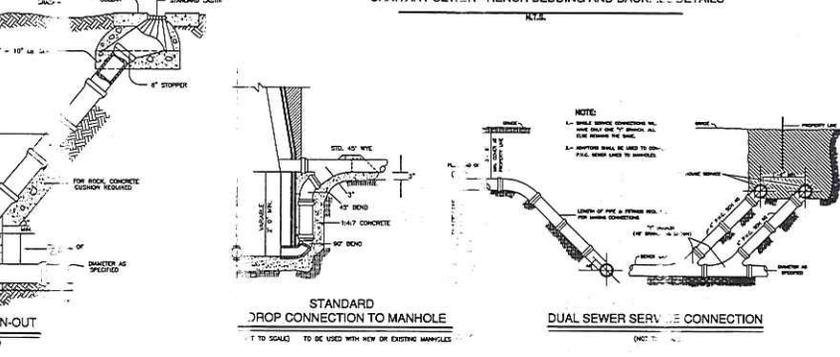
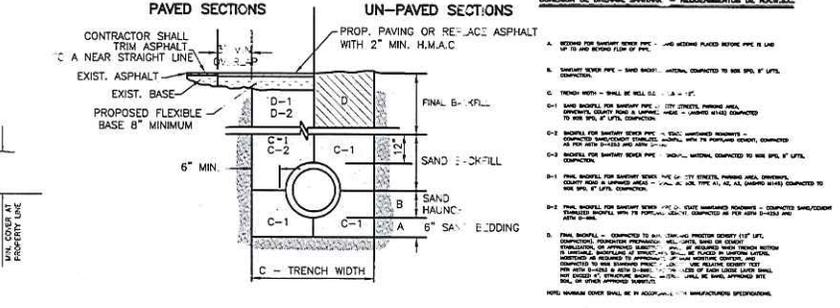
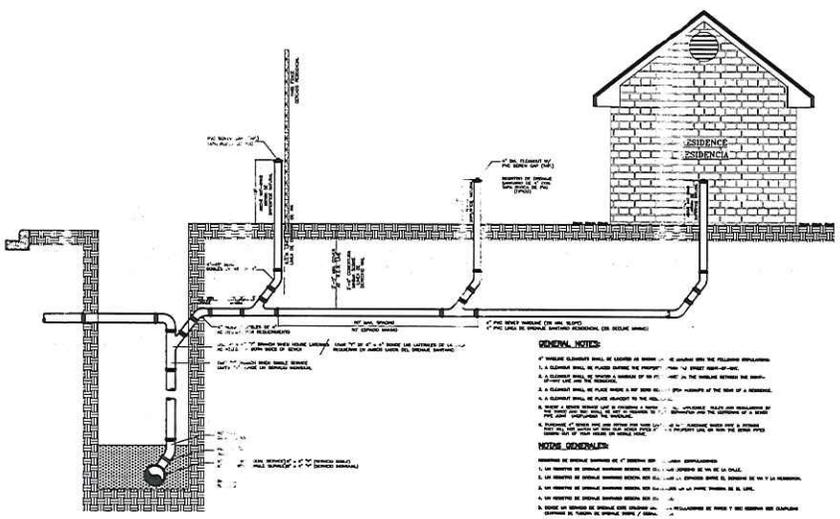
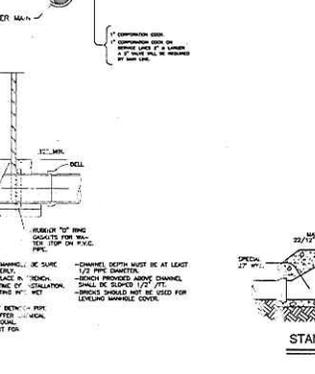
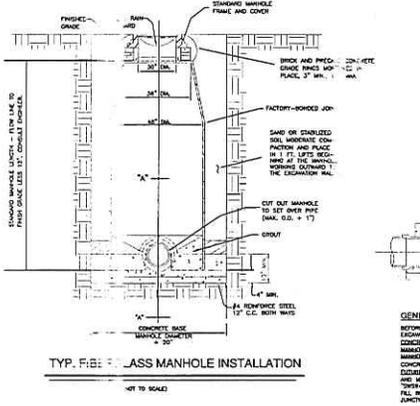
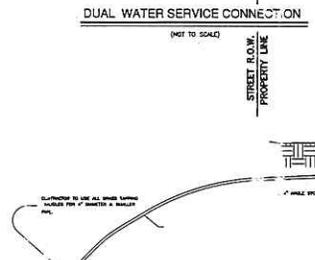
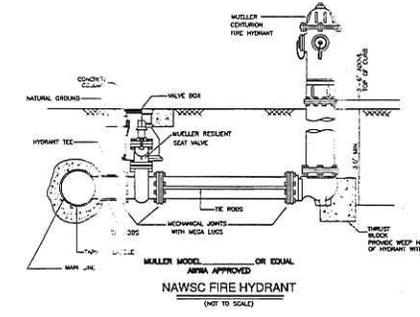
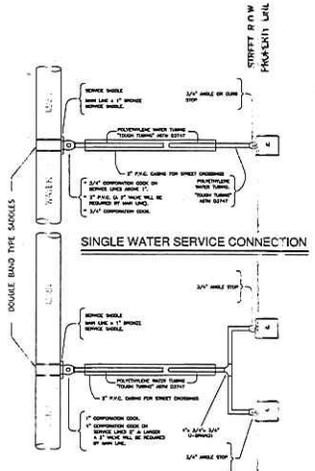
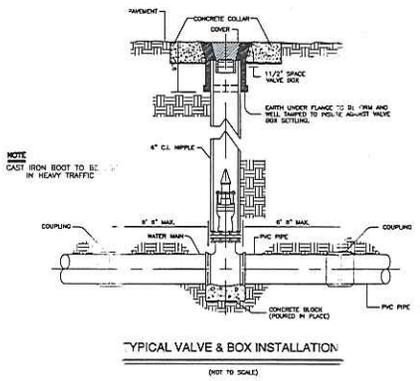
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 936-381-6400
 EDINBURG, TEXAS 78839 FAX 936-381-0527
 REGISTRATION NUMBER F-1513 OFFICE@QHENGINEERING.COM
 SURVEYING REGISTRATION NUMBER 160411-00

JOB NO. _____
 S-03-01
 DATE _____
 REVISION _____
 DRAWN BY _____
 CHECKED BY _____

**NORTH ALAMO WATER SUPPLY
 DETAIL SHEET**



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 LAND SURVEYORS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 PHONE 361-3430
 FAX 361-0527



GENERAL NOTES:
 1. ALL TRENCHES SHALL BE LOCATED AS SHOWN OR AS NOTED BY THE FOLLOWING DIMENSIONS.
 2. A TRENCH SHALL BE LOCATED AS SHOWN OR AS NOTED BY THE FOLLOWING DIMENSIONS.
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 10. A TRENCH SHALL BE LOCATED AS SHOWN OR AS NOTED BY THE FOLLOWING DIMENSIONS.

NOTE GENERAL:
 1. ALL TRENCHES SHALL BE LOCATED AS SHOWN OR AS NOTED BY THE FOLLOWING DIMENSIONS.
 2. A TRENCH SHALL BE LOCATED AS SHOWN OR AS NOTED BY THE FOLLOWING DIMENSIONS.
 3. A TRENCH SHALL BE LOCATED AS SHOWN OR AS NOTED BY THE FOLLOWING DIMENSIONS.
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 8. A TRENCH SHALL BE LOCATED AS SHOWN OR AS NOTED BY THE FOLLOWING DIMENSIONS.
 9. A TRENCH SHALL BE LOCATED AS SHOWN OR AS NOTED BY THE FOLLOWING DIMENSIONS.
 10. A TRENCH SHALL BE LOCATED AS SHOWN OR AS NOTED BY THE FOLLOWING DIMENSIONS.

SAFETY SEWER SERVICE CONNECTION - NAWSC REQUIREMENTS
CONEXION DE DRENAGE SANITARIO - REQUISITOS DE NAWSC

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COUNCIL SPECIAL MEETING
MAY 26, 2016

Consider Variance Request to the City's Unified Development Code as follows: Article 3 - District and Bulk Standards, for Mon Mack Village Subdivision, being a 1.00 acre tract of land out of Lot 13, Section 276, Texas-Mexican Railway Company Survey, located on the Northeast corner of Sprague Road and Mon Mack Road, as requested by J & R Engineering. [Jesus R. Saenz, Director of Planning & Zoning].

STAFF COMMENTS AND RECOMMENDATION:

J & R Engineering, the project engineering firm for the above referenced subdivision is requesting a variance to the City's Unified Development Code for a Multi-Family Development on the District and Bulk Standards. The proposed development is located on the vicinity of the Northeast corner of Sprague Road and Mon Mack Road.

Article 3 - Districts and Bulk Standards, Division 3.300-Bulk Regulation and Standard Development, Table 3.303-Town House, Lot and Building Standards

Variance Request: To consider reducing the rear setback to 10-feet from a 30-foot rear setback as required by code.

According to the adopted Unified Development Code, Article 3 Districts and Bulk Standards, Division 3.300-Bulk Regulation and Standard Development, Table 3.303-Town House Units, Lot and Building Standards, Rear Setback requires a minimum of 30-feet.

The Planning & Zoning Commission recommended with a vote of 7-0 to deny the Variance Request.

RECOMMENDATION:

Staff Recommends denial of this Variance Request. Staff recommends the Engineer/Developer comply with setback as required by code.

REVIEWED BY:

PREPARED BY:

/s/Richard M. Hinojosa
Richard M. Hinojosa
City Manager

/s/ Ricardo Palacios by CP
Ricardo Palacios
City Attorney

/s/ Jesus R. Saenz
Jesus R. Saenz
Planning and Zoning
Director

RECORD OF VOTE:

APPROVED
DISAPPROVED
TABLED
NO ACTION

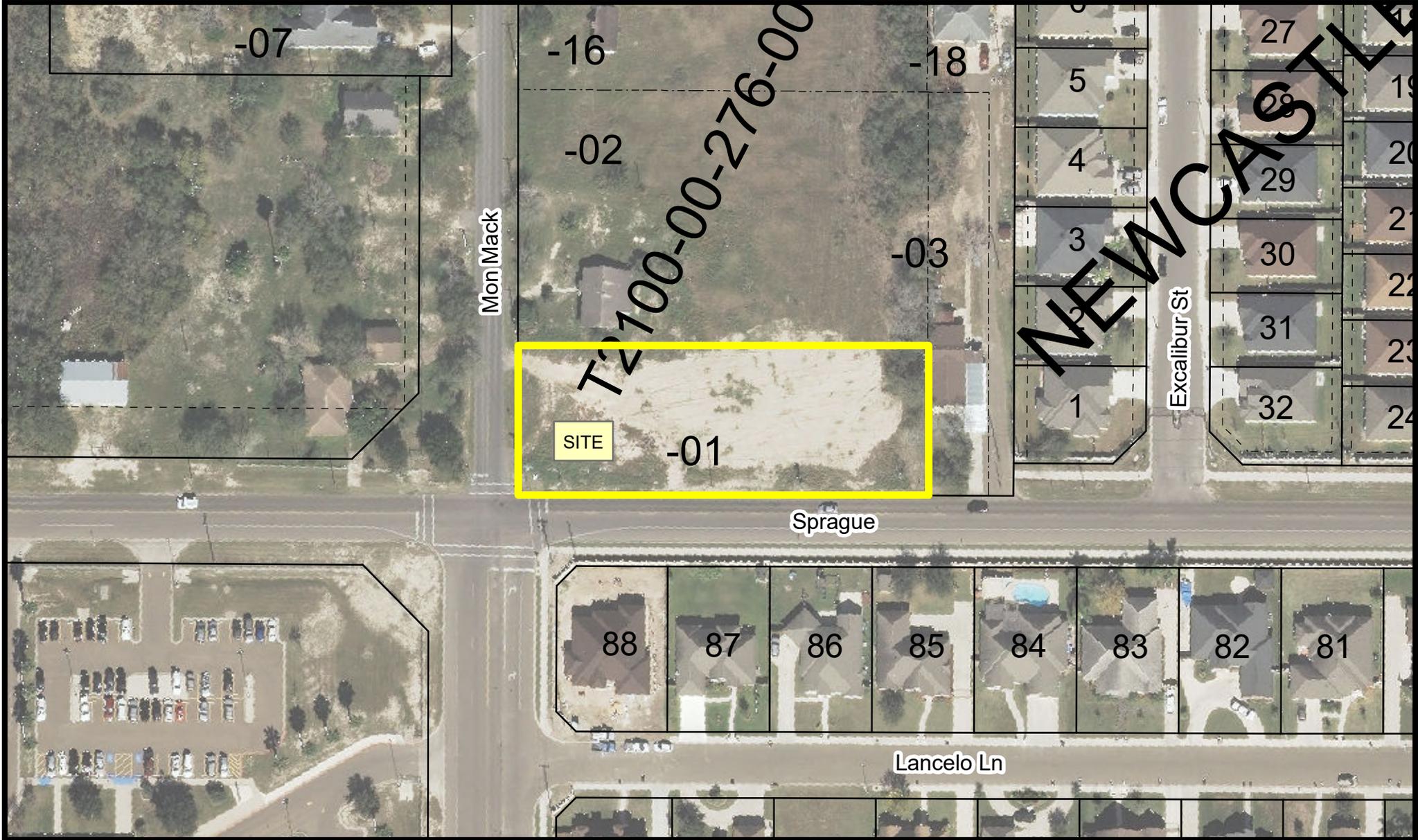
Richard Molina
Mayor Pro-Tem

J. R.
Betancourt
Councilmember

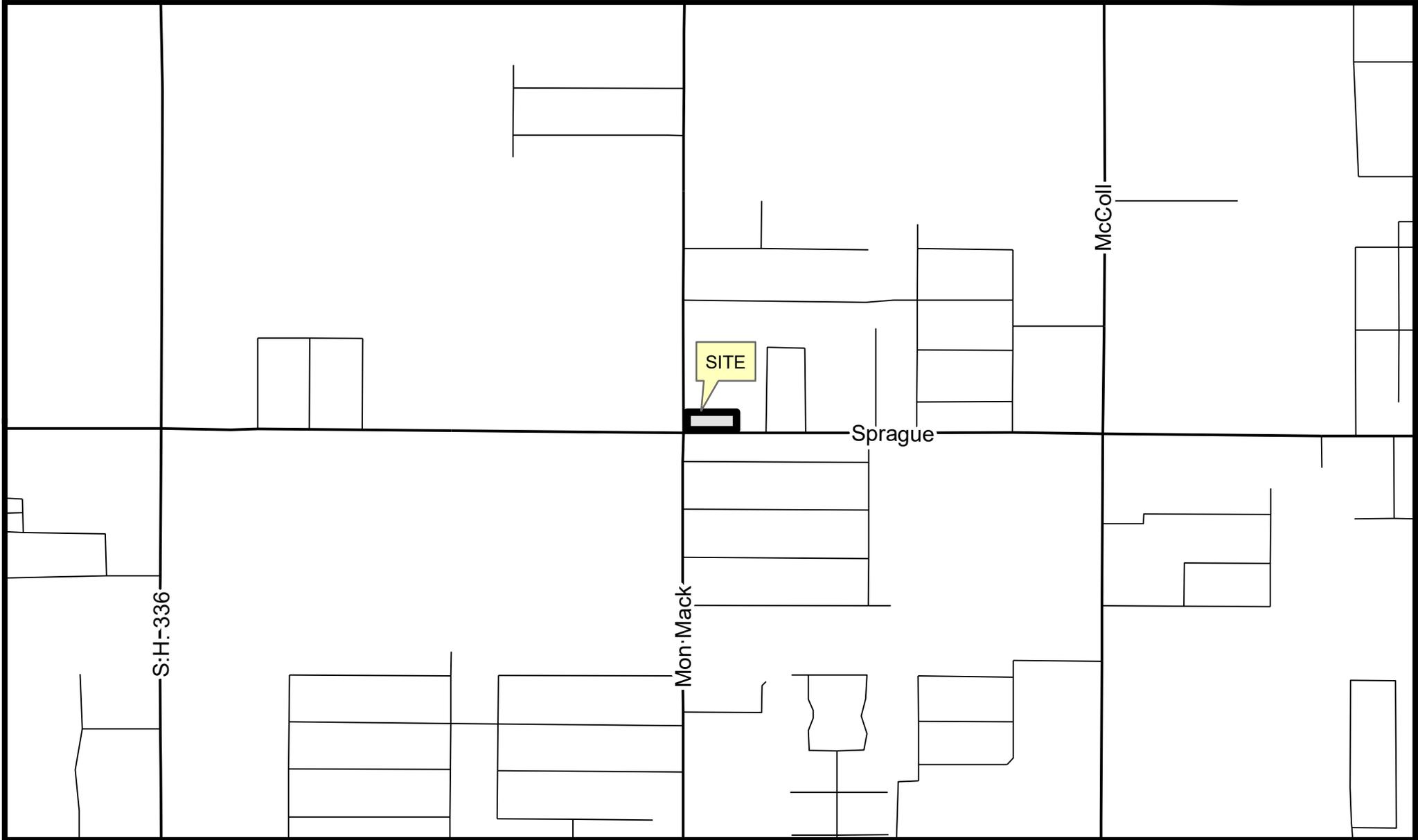
Richard H. Garcia
Mayor

Homer Jasso, Jr.
Councilmember

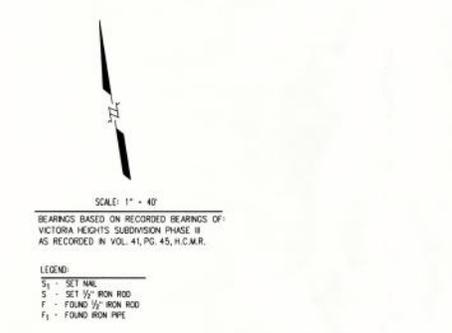
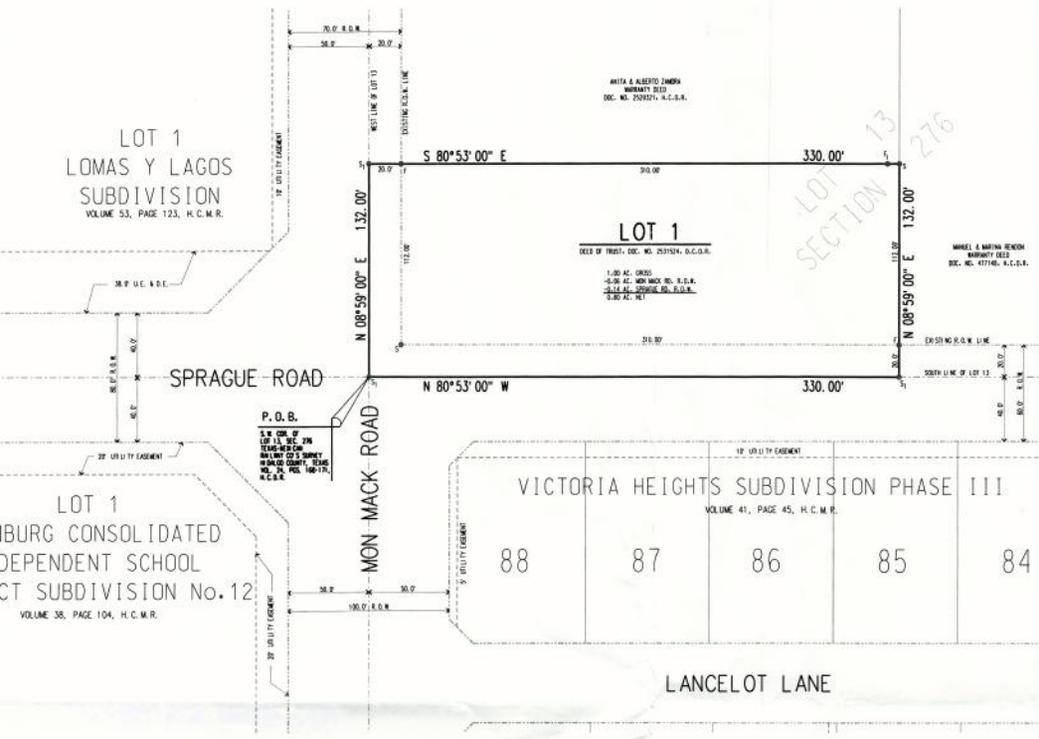
David Torres
Councilmember



MON MACK VILLAGE
SUBDIVISION



MON MACK VILLAGE
SUBDIVISION



GENERAL SUBDIVISION PLAT NOTES:

- PROPOSED BUILDING SETBACKS AS PER SUBURBAN RESIDENTIAL REQUIREMENTS: FRONT SETBACK 15.0 FT., SIDE SETBACK 0 FT., REAR SETBACK 30.0 FT. OR EASEMENT WHICHEVER IS GREATER IN ALL CIRCUMSTANCES.
- FLOOD ZONE STATEMENT: THIS PLAT IS IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN (COMMUNITY-PANEL NUMBER 480334 0325 D) REVISED DATE: JUNE - 06-2000.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 1,948 CUBIC FEET (1.04 ACRE-FEET) OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED IN THE DRAINAGE REPORT.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB.
- BENCH MARK: COTTON PICKET SPINDLE IN POWER POLE LOCATED ON SOUTHEAST CORNER OF MON MACK ROAD AND LERNA DRIVE DATUM USED IS NAD83 OPS ELEVATION: 97.95'.
- SITE PLAN MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO ISSUANCE OF BUILDING PERMITS.
- ADDITIONAL FIRE-HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE, INCLUDING NECESSARY EASEMENTS.
- A 5 FOOT CONCRETE SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG MON MACK ROAD AT BUILDING PERMIT STAGE.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM-WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- THIS PROPERTY IS ZONED SUBURBAN RESIDENTIAL (SR) DISTRICT.
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS, OR LOT LINES.
- SITE PLAN MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
- ALL COMMON ACCESS EASEMENTS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE LOT OWNERS.
- ANY PROPOSED DRAINAGE OUTFALL INTO TSDOT SYSTEM REQUIRES A TSDOT PERMIT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- DRIVEWAYS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE THEY BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS. THE NON-PUBLIC STREETLIGHTS, TRAFFIC CONTROL DEVICES, INTERNAL SIDEWALKS, LANDSCAPING, AND OTHER INTERNAL IMPROVEMENTS SHALL BE MAINTAINED BY THE LOT OWNERS WITHIN THE SUBDIVISION. THE ACCESS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL TIES.
- THE OWNERS OF THIS LOT SERVED BY PRIVATE ACCESS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO PRIVATE ACCESS ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTAL ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS, ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE ACCESS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.
- SAID PROPERTY SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG REQUIREMENTS AND SPECIFICATIONS, SUCH REQUIREMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO THE UNIFIED DEVELOPMENT CODE, SETBACKS, BUFFERZONES, FLOOR AREA RATIO, LANDSCAPE SURFACE RATIO, AND PARKING REQUIREMENTS.

ETES AND BOUNDS DESCRIPTION EXHIBIT "A"

00 Acre (43,560.00 Square Feet) Tract of land being out of the West 5.00 acres of the South half of Lot Thirteen (13), Block Two hundred and seventy-six (276), TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, Hidalgo County, Texas, according to the map and plat thereof recorded in Volume 24, Page 168-171, Deed Records, Hidalgo County, Texas, said tract being more particularly described by references and bounds as follows:

Beginning at a 60'-0" nail set on the Southwest corner of said Lot 13, section 276, for the Southwest corner and point of beginning of this herein described tract:

1. North 08 degrees 59 minutes East, along the west line of said Lot 13, section 276, a distance of 330.00 feet to a 60'-0" nail set on the Southwest corner of Anita & Alberto Zamora Tract, a distance of 20.00 feet pass a one-half inch diameter iron rod found on the existing east 1/4-of-way line of said Mon Mack road, a 70.00' foot road right-of-way, according to Loma y Lagos Division, according to volume 53, page 123, map records, Hidalgo County, Texas, continuing a distance of 330.00' feet to a one-half inch diameter iron rod set on the east line of said Anita & Alberto Zamora Tract, according to warranty deeds, document number 477146, official records, Hidalgo County, Texas, same being the Southwest corner of said Anita & Alberto Zamora Tract, for the Northeast corner of this herein described tract;

2. South 80 degrees 53 minutes East, along the South line of said Anita & Alberto Zamora Tract, a distance of 112.00' feet pass a one-half inch diameter iron rod found on the existing north 1/4-of-way line of said Mon Mack road, a 60.00' foot road right-of-way, according to Loma y Lagos Division, according to volume 53, page 123, map records, Hidalgo County, Texas, continuing a distance of 330.00' feet to a one-half inch diameter iron rod set on the east line of said Anita & Alberto Zamora Tract, according to warranty deeds, document number 477146, official records, Hidalgo County, Texas, same being the Southwest corner of said Anita & Alberto Zamora Tract, for the Northeast corner of this herein described tract;

3. South 08 degrees 59 minutes West along the West line of said Manuel & Marina Rendon Tract, a distance of 112.00' feet pass a one-half inch diameter iron rod found on the existing north 1/4-of-way line of Sprague road, a 60.00' foot road right-of-way, according to Victoria Heights Subdivision Phase III, recorded under volume 41, page 45, map records, Hidalgo County, Texas, continuing a total distance of 330.00' feet to a 60'-0" nail set on the West corner of said Manuel & Marina Rendon Tract, for the Southeast corner of this herein described tract;

4. North 80 degrees 53 minutes West, along the South line of said Lot 13, section 276, a distance of 330.00 feet to the Southwest corner and point of beginning of this herein described tract and containing 1.00 acre tract of land, more or less, of which 0.06 of an acre, more or less, is within the east 1/4-of-way of Mon Mack road, and 0.14 of an acre, less within the north 1/4-of-way of Sprague road, leaving 0.80 of an acre (net), more or less.

**MINOR PLAT OF
Mon Mack Village Subdivision**

A 1.00 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 5.00 ACRES OF THE SOUTH ONE-HALF (1/2) OF LOT THIRTEEN (13), SECTION TWO HUNDRED SEVENTY-SIX (276), TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED ON VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS.

ENGINEERING, LLC
 1209 S. 104th STREET, STE. 4539
 MALLEN, TEXAS 78001
 (512) 432-3651
 TPRC REG. NO. 1-12509



LOCATION MAP
SCALE: N.T.S.

THE STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HERE AS THE BUTTERFLY PLAZA SUBDIVISION ADDITION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

LEONEL R. VILLARREAL (OWNER)
P.O. BOX 3332
EDINBURG, TEXAS 78840

MARCELA VILLARREAL (OWNER)
P.O. BOX 3332
EDINBURG, TEXAS 78840

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day appeared _____ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

My Commission Expires _____ Notary Public in and for Hidalgo County, Texas

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO J. SALINAS, a REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16-343, WATER CODE, THE ESTIMATE COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS:
 WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.
 SEWAGE FACILITIES: (SEWER SERVICE CONNECTION) ARE ESTIMATED TO COST \$6,500.
 ALL INCLUSIVE FOR THE SUBDIVISION, THE SUBDIVIDER HAS PAID A TOTAL OF \$ 0-500 TO COVER THE COST OF (SEWER SERVICE CONNECTION).

DATED THIS THE _____ DAY OF _____, 2016.

REGISTERED PROFESSIONAL ENGINEER NO. 98352 STATE OF TEXAS



THE STATE OF TEXAS
COUNTY OF HIDALGO

I, WILLIAM A. MONTEAL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE _____ DAY OF _____, 2016.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4353 STATE OF TEXAS



THE STATE OF TEXAS
COUNTY OF HIDALGO

I, _____, ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS BUTTERFLY PLAZA SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORD ON THIS THE _____ DAY OF _____, 2016 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

APPROVAL BY DRAINAGE DISTRICT:
 THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 1, ON THIS _____ DAY OF _____, A.D., 2016.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49-211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THIS SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

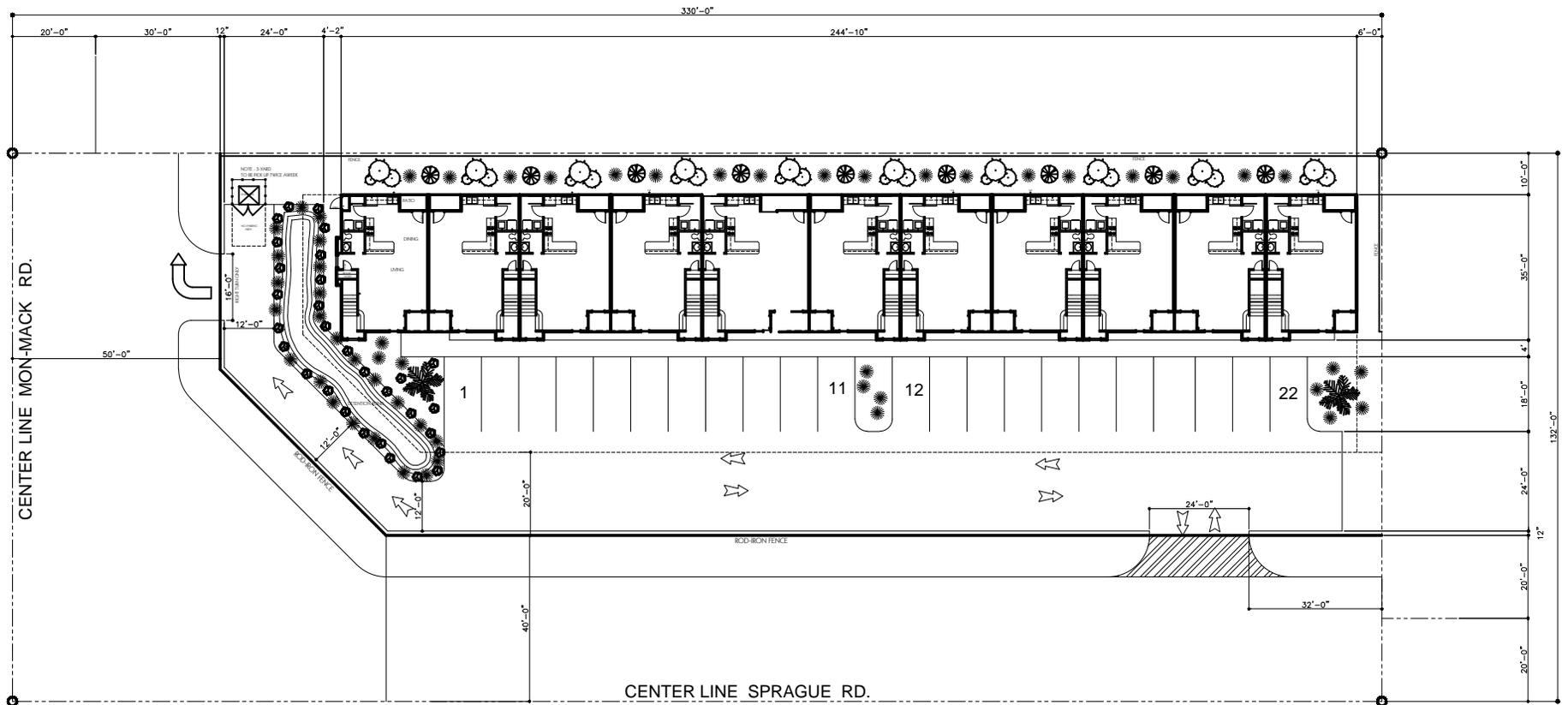
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 BY: _____
 DISTRICT MANAGER
 DATE: _____

APPROVAL BY IRRIGATION DISTRICT:
 THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, ON THIS _____ DAY OF _____, A.D., 2016.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCID BY RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HCID #1.

 PRESIDENT DATE SECRETARY DATE



Site Plan Layout
11 - Units Apts. Complex

ARTICLE 3 DISTRICT AND BULK STANDARDS

DIVISION 3.300 BULK REGULATIONS - STANDARD DEVELOPMENT

Sec. 3.403 Planned District Housing Types

D. **Weak-link Townhouse and Townhouse Units.** These are both attached units where the units are lined up in a row with units sharing side walls. The weak-link townhouse has both a one- and two-story portion of each unit and is, thus, wider than the traditional townhouse. See Figure 3.403.D., *Weak-Link Townhouse and Townhouse Units*, and Table 3.403.D., *Weak-Link Townhouse and Townhouse Units Lot and Building Standards*.

Table 3.3403.D. Weak-Link Townhouse and Townhouse Units Lot and Building Standards												
Development Type	Minimum								Maximum			
	Site Area per group (sf.)	Lot Area per du. (sf.) ¹	Frontage (feet) ¹	Percent in Lot Width Type	Street Yard (feet)	Building Separation (feet) ²	Rear Yard (ft.) ³	No. of Attached du.'s ⁴	Height (feet)	Building Coverage	Floor Area Ratio	
Weak-Link Townhouse	10,000	3,900	39	remainder	15	10	30	3	35	0.55	0.77	8
		3,600	36	50							0.88	
		3,300	33	25							0.72	
Townhouse	7,200	2,600	26	remainder	12	10	30	3	35	0.50	1.20	8
		2,400	24	50							1.20	
		2,200	20	25							1.10	

¹ These values assume that the garage access is from an alley to the rear. If the access is from the street, add 20 percent to lot area and width.

² The building separation may be common open space if linked to other common areas.

³ A rear load garage may extend into the rear yard, provided the maximum building coverage is unchanged and the yard is half the width of the lot.

⁴ Two units are allowed where at least one other building on site has 3 or more units and site conditions would result in a loss of units if three were required.

⁵ More than 8 units may be attached if the project is configured along a block face of a public street and adequate access exists to the rear of the building for the provision of emergency services.

Remainder: Since there will be rounding of the numbers to whole dwellings, it is likely that this will be less than 25 percent.