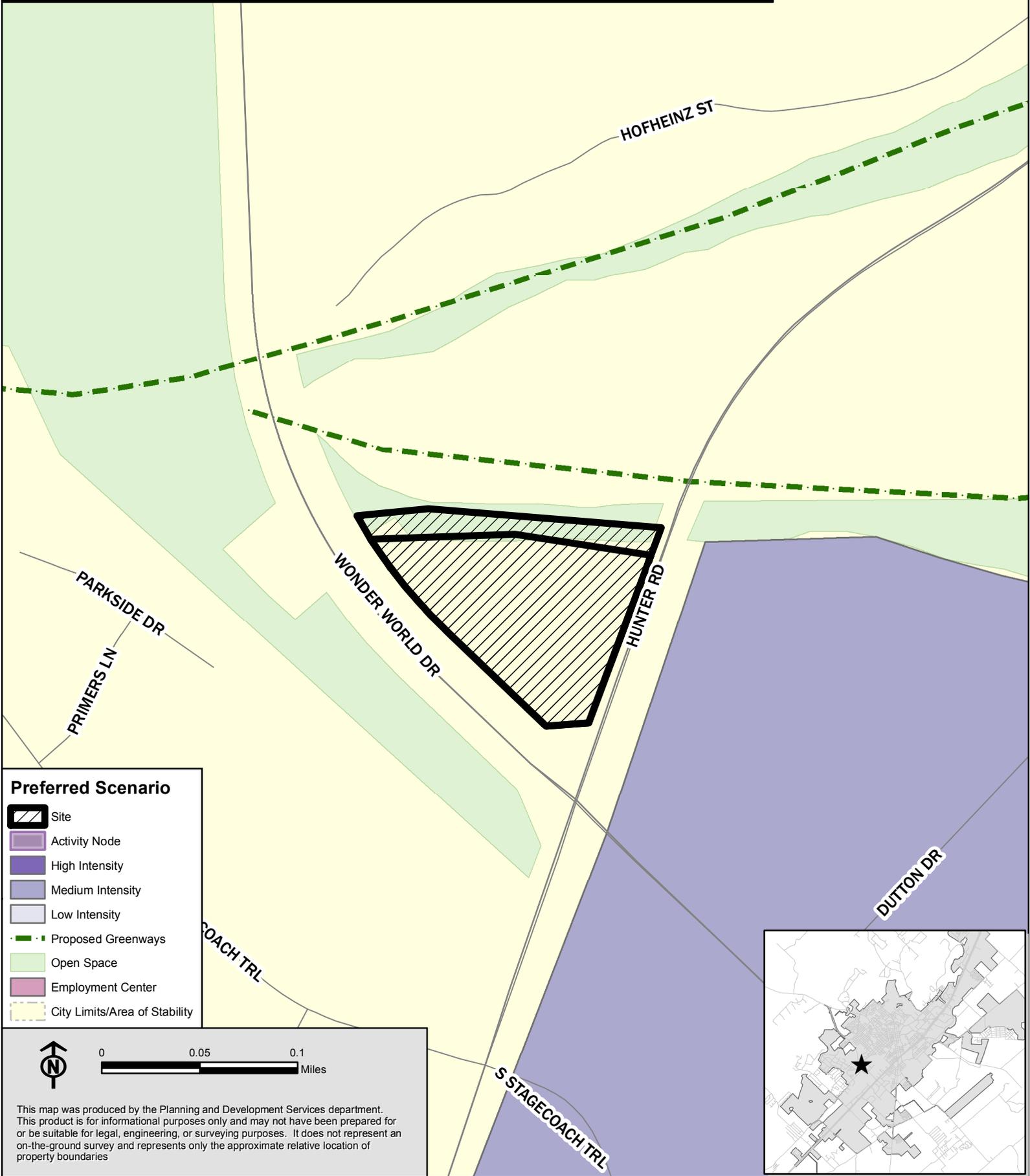


PSA-15-02

Wonder World Drive & Hunter Road

Map Date: 10/29/2015

MARVIN ST



Preferred Scenario

- Site
- Activity Node
- High Intensity
- Medium Intensity
- Low Intensity
- Proposed Greenways
- Open Space
- Employment Center
- City Limits/Area of Stability



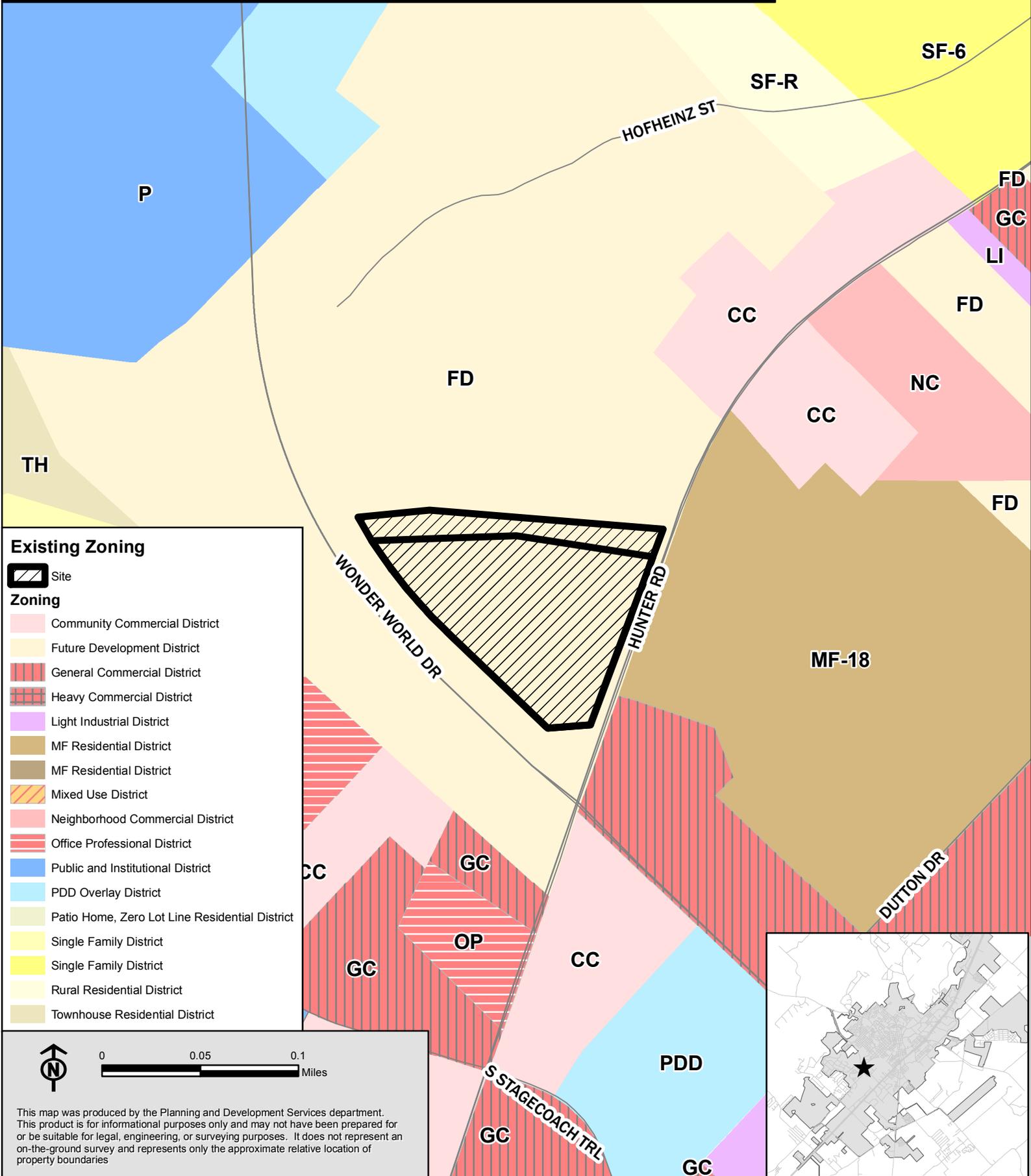
This map was produced by the Planning and Development Services department. This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



PSA-15-02

Wonder World Drive & Hunter Road

Map Date: 10/29/2015

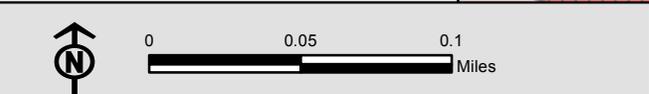


Existing Zoning

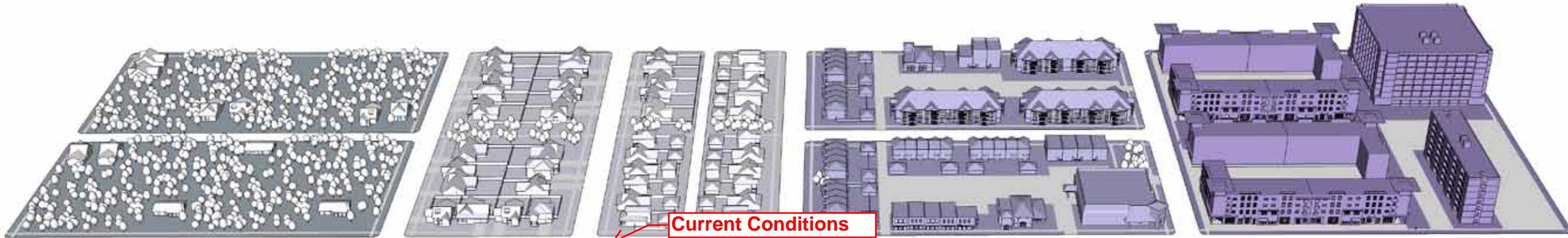
Site

Zoning

- Community Commercial District
- Future Development District
- General Commercial District
- Heavy Commercial District
- Light Industrial District
- MF Residential District
- MF Residential District
- Mixed Use District
- Neighborhood Commercial District
- Office Professional District
- Public and Institutional District
- PDD Overlay District
- Patio Home, Zero Lot Line Residential District
- Single Family District
- Single Family District
- Rural Residential District
- Townhouse Residential District



This map was produced by the Planning and Development Services department. This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



Open Space / Agricultural

Low Intensity and Areas of Stability

Medium Intensity

High Intensity

- Preserve Areas**
Hiking Trails
Community Gardens
- Active Recreation Areas**
Recreation-related
Commercial
Camping
Hiking Trails
Community Gardens
- Agricultural / Ranching**
Single Family Residential
Bed & Breakfast
Home Office
Produce Stands
Hiking Trails
Community Gardens

Neighborhood & Area Protection / Conservation

General Use Categories: Single Family, Home Office, Corner Neighborhood Retail - no gas

Building Types: 1-2 Story, 3 with CUP

Examples: Existing Predominately Single-Family Neighborhoods, Default Classification for any area not classified, Utilize Land Use Suitability Map

General Use Categories: Single Family, Duplex, Multi-family at nodes, Bed & Breakfast, Home Office, Corner Neighborhood Retail - gas with CUP, Office, Convenience Retail, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Triangle - single family

General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging

Building Types: 1-4 Story, Mixed-use at nodes and corridors

NOTES: Commercial at major nodes and along corridors (with uses that are predominately non-single-family residential); One lot depth for commercial along corridors and at nodes; Corridors include but are not limited to: Old RR 12: Holland to Wonderland, LBJ east of Holland, Arterials in the Edwards Recharge Zone

Redevelopment Infill

General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Examples: Existing Mixed Residential Areas

General Use Categories: Single Family, Duplex, Multi-family at nodes, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: South End

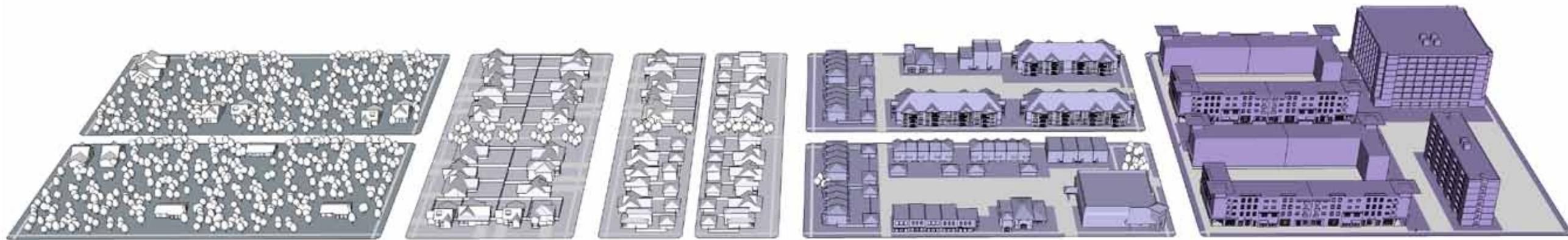
General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging

Building Types: 1-5 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Downtown, Midtown

NOTES: Recreation-related commercial uses in active recreation areas will require special standards

NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Two lot depth in all other areas; Corridors include but are not limited to: Hopkins east of Moore, University: Sessom to Hopkins, RR12: Lindsay to Hopkins, Hunter: San Antonio to Wonderland



Low Intensity and Areas of Stability

Medium Intensity

High Intensity

New Development

General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Blanco Vista, Paso Robles
Default classification for sites with 20 acres or more

General Use Categories: Single Family, Duplex, Multi-family, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants, Light Industrial with CUP

Building Types: 1-5 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Blanco Vista, Paso Robles, East Village, Medical District, South End, Star Park, Triangle

General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging, Light Industrial with CUP

Building Types: 1-5 Story, Mixed-use at nodes and corridors

NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Unlimited lot depth in all other areas; Corridors include but are not limited to: LBJ south of Sessom, Aquarena Springs: Sessom to IH 35, Guadalupe: University to IH 35

GENERAL NOTES:

Uses in potential Employment Centers include: Industrial, Office Parks and Retail Malls with standards

Uses and intensity must conform with the City's Edwards Aquifer regulations

Corridor intensity varies with intensity zone

Development intensity decreases with distance from a node or corridor

Home Office - no signage, no sales, one employee

All on-premise consumption of alcohol requires a CUP

The Urban Land Institute defines Convenience Retail as: minimart, restaurant, beauty parlor, dry cleaner, fast food service, medical and dental office

Civic uses are permitted in all development types / intensity zones

All commercial uses in Protection / Conservation and Redevelopment / Infill should follow compatibility standards including architectural standards

Lot depth for corridors is typically 120 feet

TRANSLATION TABLE

Requested Change

Wonder World Dr. & Hunter Rd.
Current Condition

Zoning Abbreviation	Intensity Zone / Development Pairs										
	LS-PC	LS-RI	LS-ND	M-PC	M-RI	M-ND	H-PC	H-RI	H-ND	EC	OA*
FD	✓	✓	✓								✓
AR	✓		✓								✓
SF-R	✓	✓	✓								
SF-11	✓	✓	✓								
SF-6	✓	✓	✓	✓	✓	✓					
SF-4.5		✓	✓	✓	✓	✓	✓	✓	✓		
D		✓	✓	✓	✓	✓					
DR		✓	✓	✓	✓	✓	✓	✓	✓		
TH		✓	✓	✓	✓	✓	✓	✓	✓		
PH-ZL		✓	✓	✓	✓	✓	✓	✓	✓		
MF-12		✓	✓	✓	✓	✓	✓	✓	✓		
MF-18				✓	✓	✓	✓	✓	✓		
MF-24				✓	✓	✓	✓	✓	✓		
MR	✓	✓	✓								
MH		✓	✓	✓	✓	✓					
MU		✓	✓	✓	✓	✓	✓	✓	✓	✓	
VMU				✓	✓	✓	✓	✓	✓	✓	
P	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
OP				✓	✓	✓	✓	✓	✓	✓	
NC		✓	✓	✓	✓	✓	✓	✓	✓		
CC					✓	✓	✓	✓	✓		
GC					✓	✓	✓	✓	✓	✓	
HC					✓	✓	✓	✓	✓	✓	
CBA							✓	✓	✓		
SC			✓	✓	✓	✓	✓	✓	✓	✓	
LI									✓	✓	
HI										✓	
PDD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*OA is generally intended where shown on the Preferred Scenario Map

LS - Low Intensity and Areas of Stability
M - Medium Intensity
H - High Intensity

PC - Neighborhood Area Protection /Conservation
RI - Redevelopment / Infill
ND - New Development

EC - Employment Center
OA - Open Space / Agricultural

Existing Zoning Category

Future Development (FD)

- The site contains approximately 16.8 acres of FD
- The property is vacant
- Without a zoning change request this land could be used for farming, farm equipment storage, grain sales, plant nursery, stables, single family homes on two acre lots with accessory buildings or dwellings, home child care, art studios, tennis courts, religious assembly, government buildings, public schools
- Bed and breakfasts, outdoor amusement venues, country clubs, day camps, fairgrounds, cemeteries, electrical substation, post offices, private schools, veterinarians, and livestock sales are **conditional**

Existing Intensity: Permitted Zoning Categories & Uses in Area of Stability / Low Intensity

Single-Family Districts (SF-R, SF-11, SF-6, SF 4.5, MR)

- These districts allow single family residences on lots ranging from 1 acre to 4,500 square feet
- Uses include single family residences, manufactured homes, accessory buildings, home child care, art studio, park or playground, religious assembly, and some conditional uses for governmental and recreational purposes

Other Zoning Districts (FD, AR, P, PDD)

- FD is a place holder for newly annexed properties
- AR is the agricultural district for nurseries, farms and ranches
- P is public zoning meant for institutional uses such as schools and government and some office
- PDD is an overlay district which allows for variations from an established base zoning and is intended to encourage flexible and creative planning and development

Permitted Zoning Categories and Uses in Employment Center

Zoning Districts

(FD, AR, MU, VMU, P, OP, GC, HC, SC, LI, HI, PDD)

- MU allows 5.5 units per acre and the following uses: bed and breakfast, home child care, loft apartments, single family residences, office, art studio, beauty shop, dry cleaning, dance and martial arts school, grocery without gas, pharmacy, restaurant, small retail, park or playground, government and recreational uses and religious assembly, many uses are conditional, including multifamily apartments
- VMU allows 40 units per acre and the uses are similar to MU
- P is public zoning meant for institutional uses such as schools and governmental and some office and residential uses
- OP is limited to office, religious assembly and governmental uses
- GC allows bed and breakfast, offices, art studio, dance and martial arts school, barber shop, woodworking shop, indoor health club, museum, park or playground, religious assembly, schools and governmental
- HC allows bed and breakfast, offices, self-storage units, tire sales (outdoors/storage),
- SC would follow the SmartCode regulations
- LI allows cabinet shop (manufacturing), offices, food processing
- HI allows auto body repair offices, food processing, machine shop, petroleum bulk storage
- PDD is an overlay district which allows for variations from an established base zoning and is intended to encourage flexible and creative planning and development

PSA-15-02

Wonder World Drive & Hunter Road

Map Date: 10/29/2015

MARVIN ST

HOFHEINZ ST

WONDER WORLD DR

HUNTER RD

PARKSIDE DR

PRIMERS LN

DUTTON DR

COACH TRL

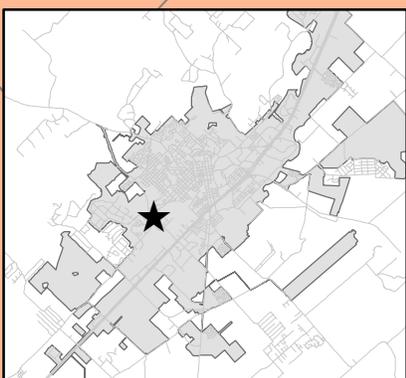
S STAGECOACH TRL

Land Use Suitability

-  Site
-  1- Least Constrained
-  2
-  3 - Moderately Constrained
-  4
-  5 - Most Constrained

 0 0.05 0.1 Miles

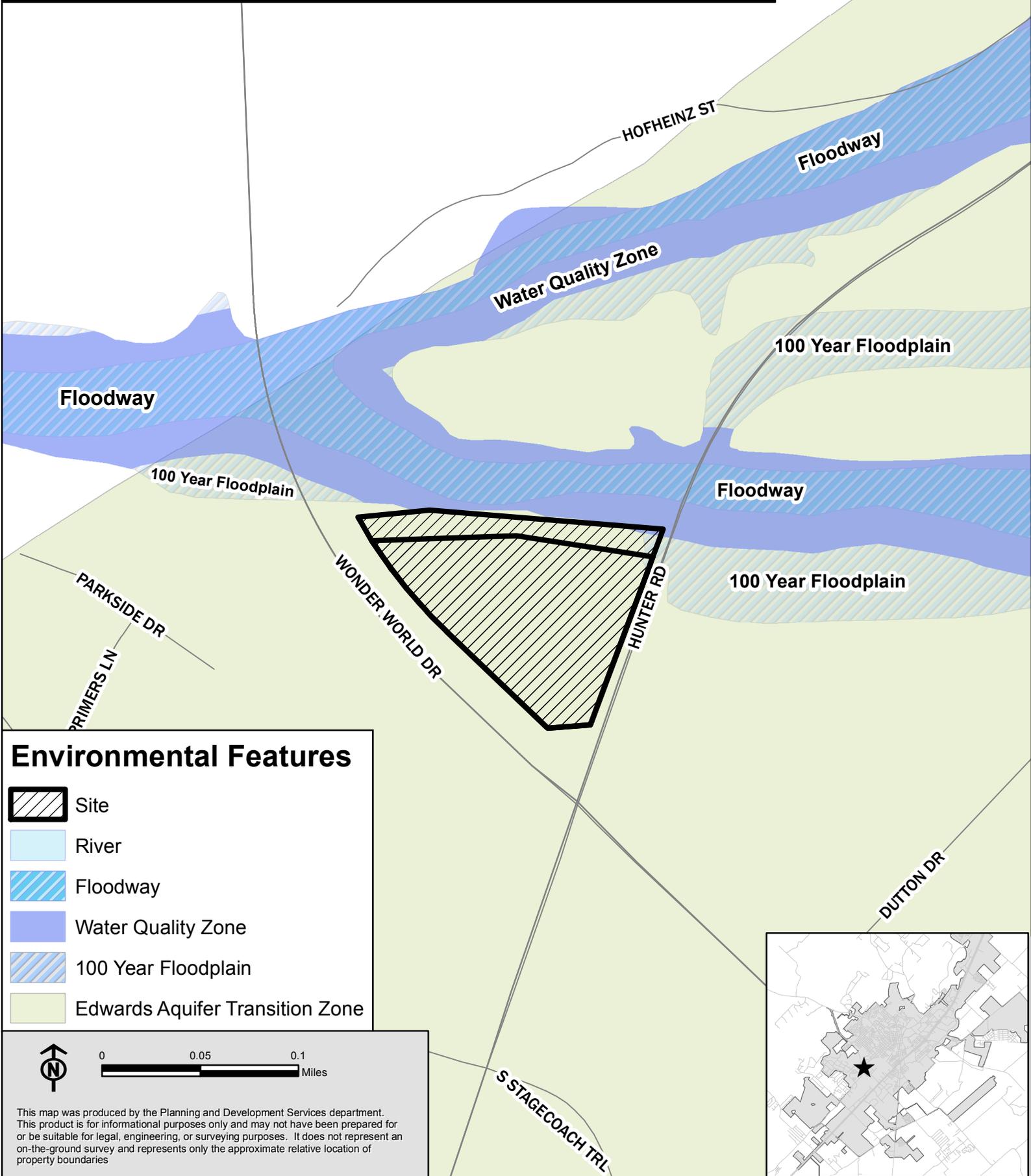
This map was produced by the Planning and Development Services department. This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



PSA-15-02

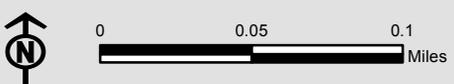
Wonder World Drive & Hunter Road

Map Date: 10/29/2015

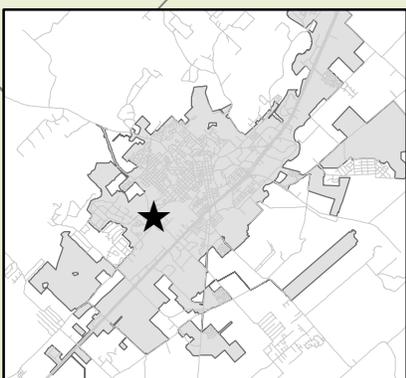


Environmental Features

-  Site
-  River
-  Floodway
-  Water Quality Zone
-  100 Year Floodplain
-  Edwards Aquifer Transition Zone



This map was produced by the Planning and Development Services department. This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

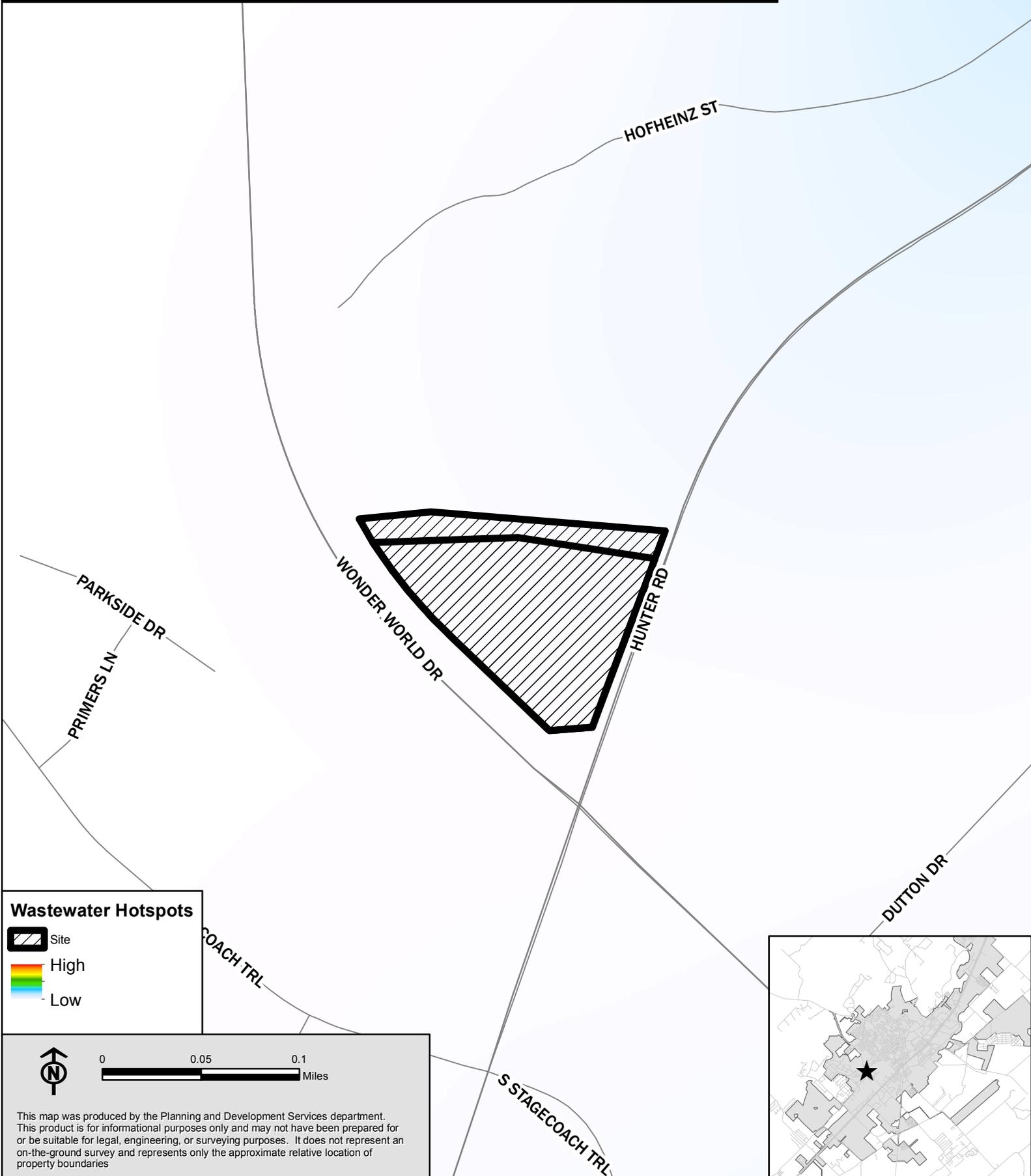


PSA-15-02

Wonder World Drive & Hunter Road

Map Date: 10/29/2015

MARVIN ST



Wastewater Hotspots

- Site
- High
- Low

0 0.05 0.1 Miles

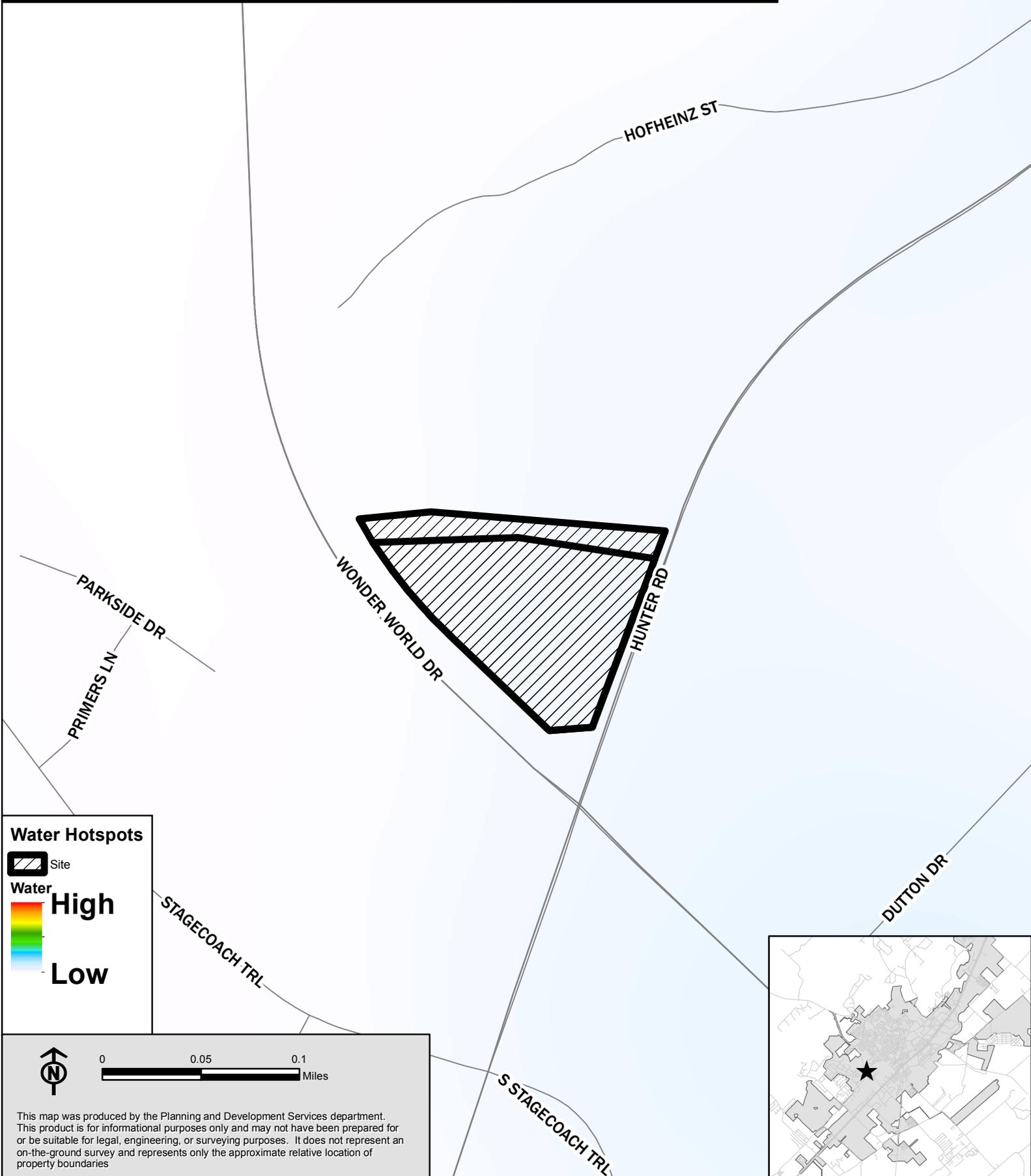
This map was produced by the Planning and Development Services department. This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

PSA-15-02

Wonder World Drive & Hunter Road

Map Date: 10/29/2015

MARVIN ST



Water Hotspots

Site

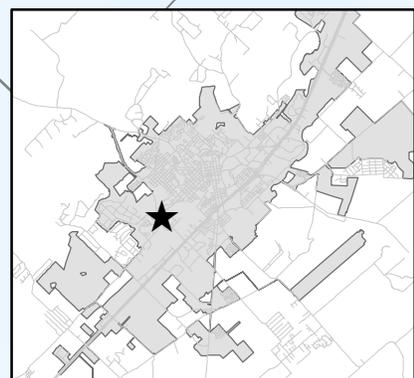
Water

High

Low

0 0.05 0.1 Miles

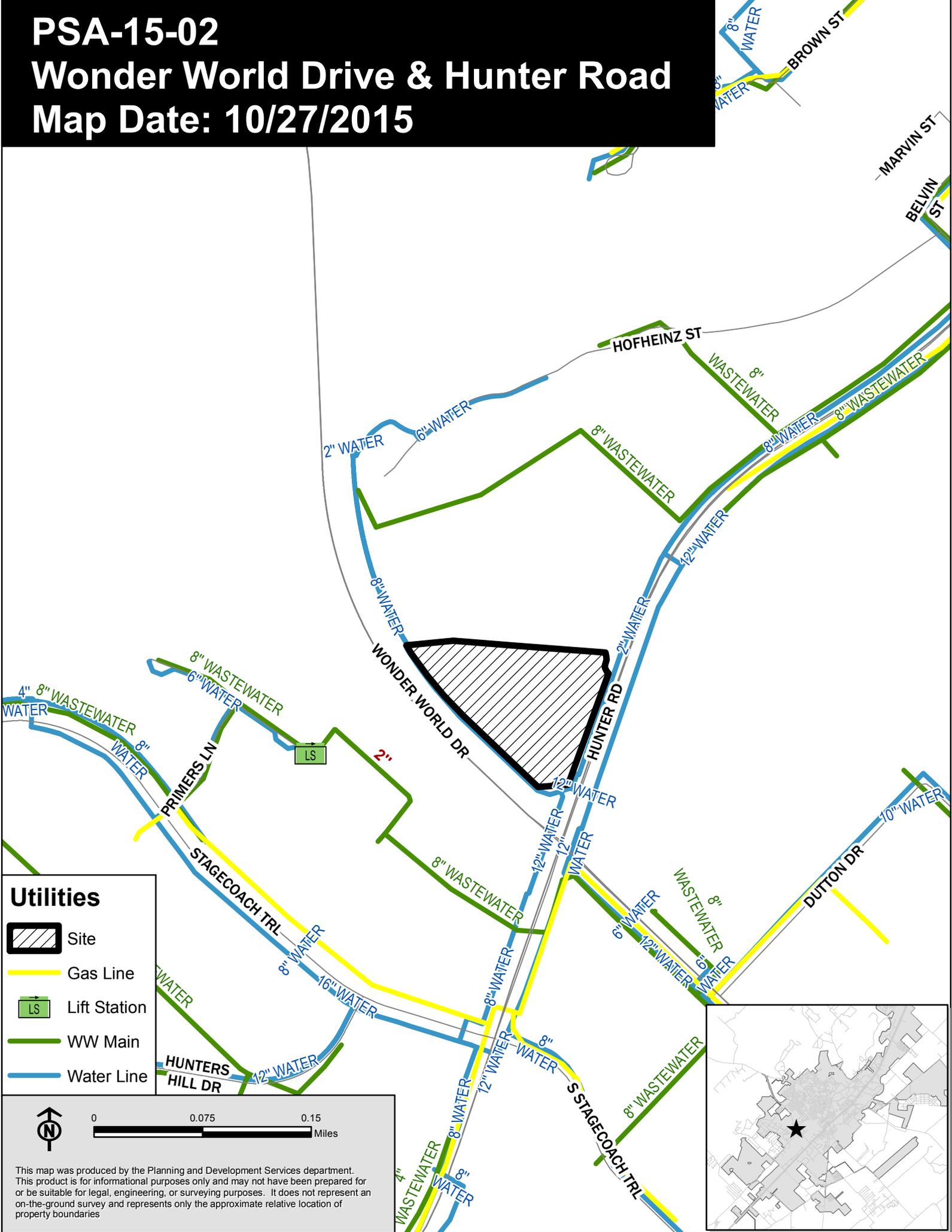
This map was produced by the Planning and Development Services department. This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



PSA-15-02

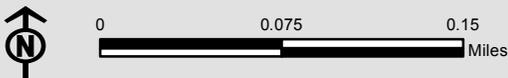
Wonder World Drive & Hunter Road

Map Date: 10/27/2015



Utilities

-  Site
-  Gas Line
-  Lift Station
-  WW Main
-  Water Line



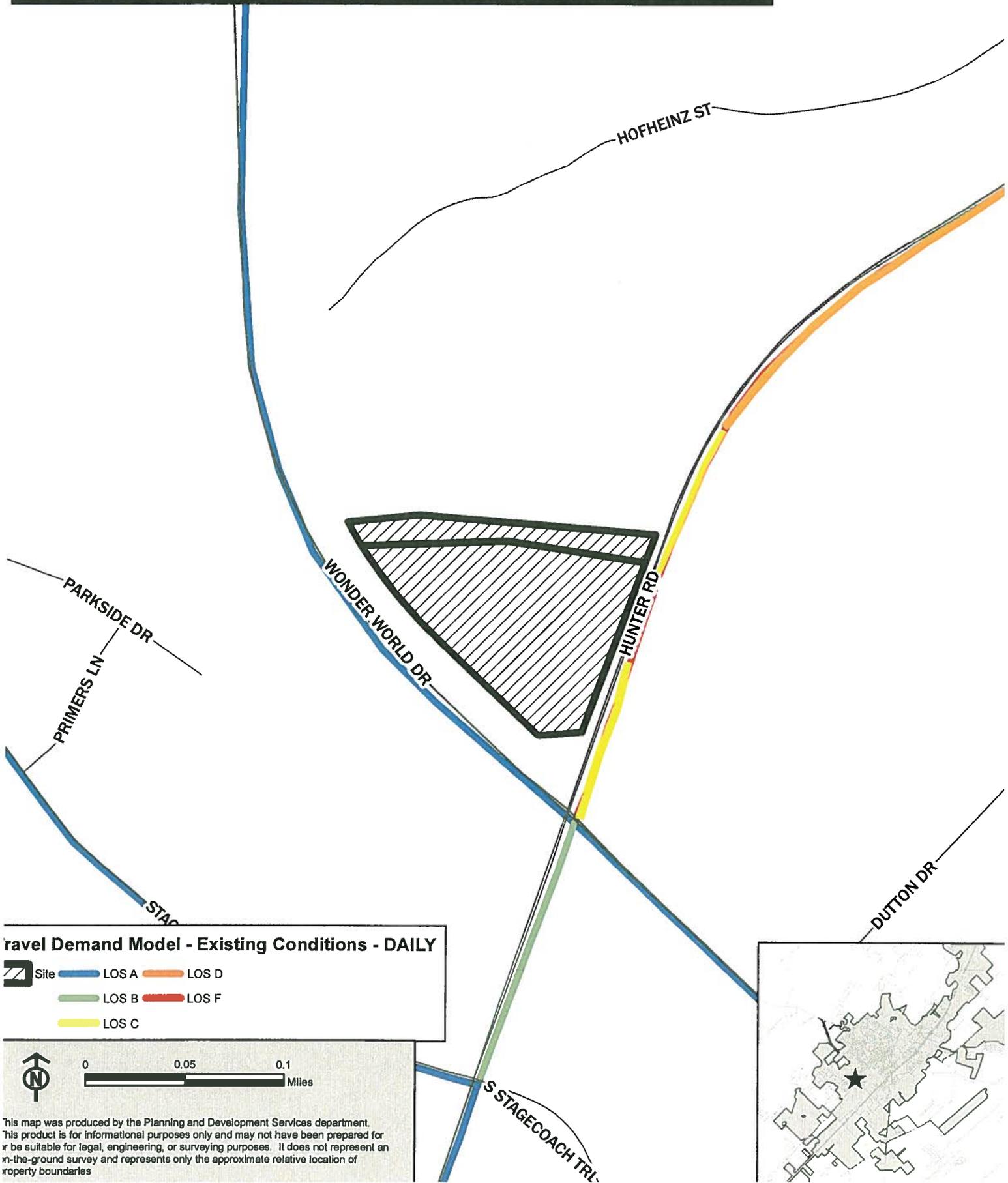
This map was produced by the Planning and Development Services department. This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

PSA-15-02

Wonder World Drive & Hunter Road

Map Date: 07/29/2016

MAP

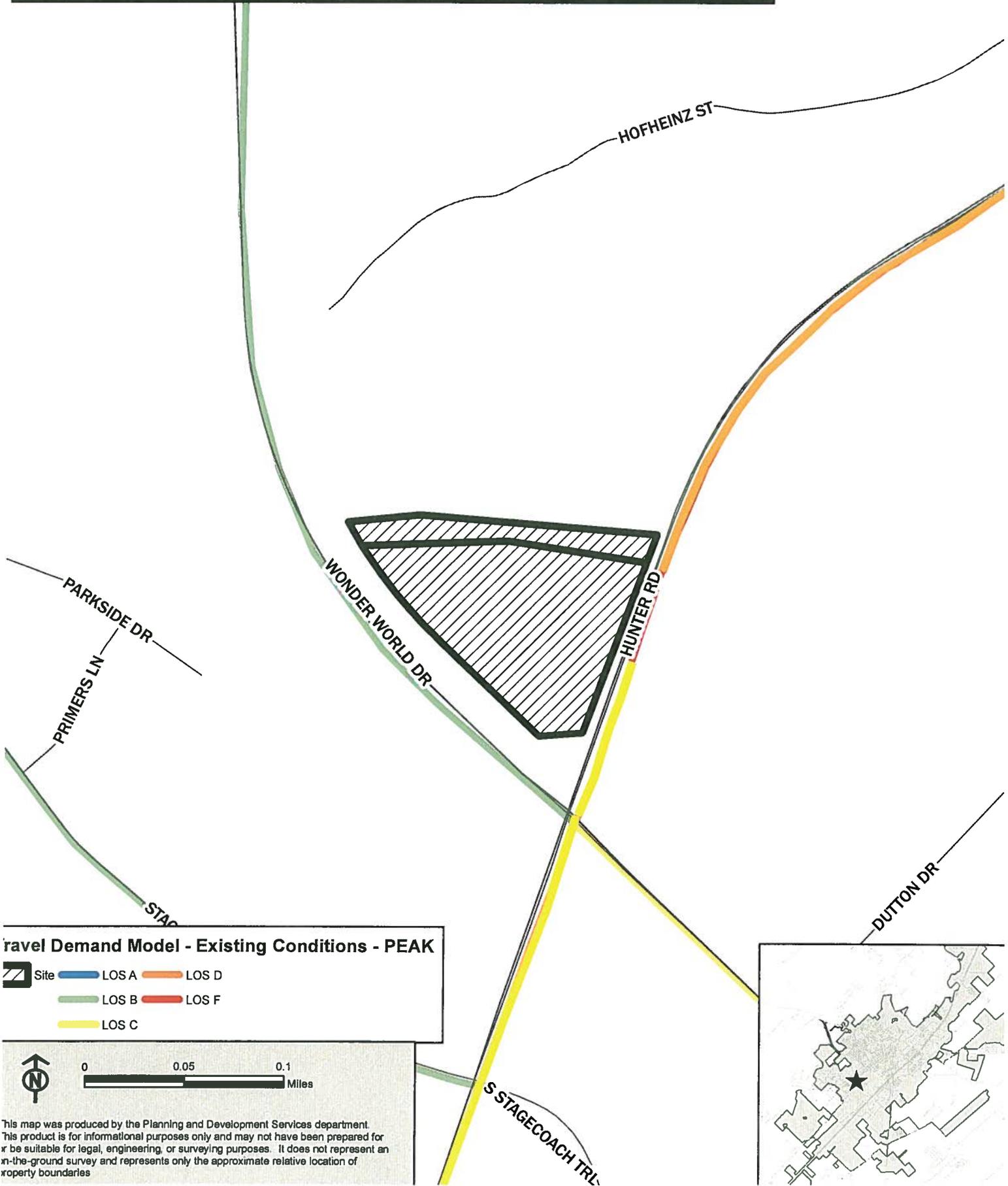


PSA-15-02

Wonder World Drive & Hunter Road

Map Date: 07/29/2016

MAP

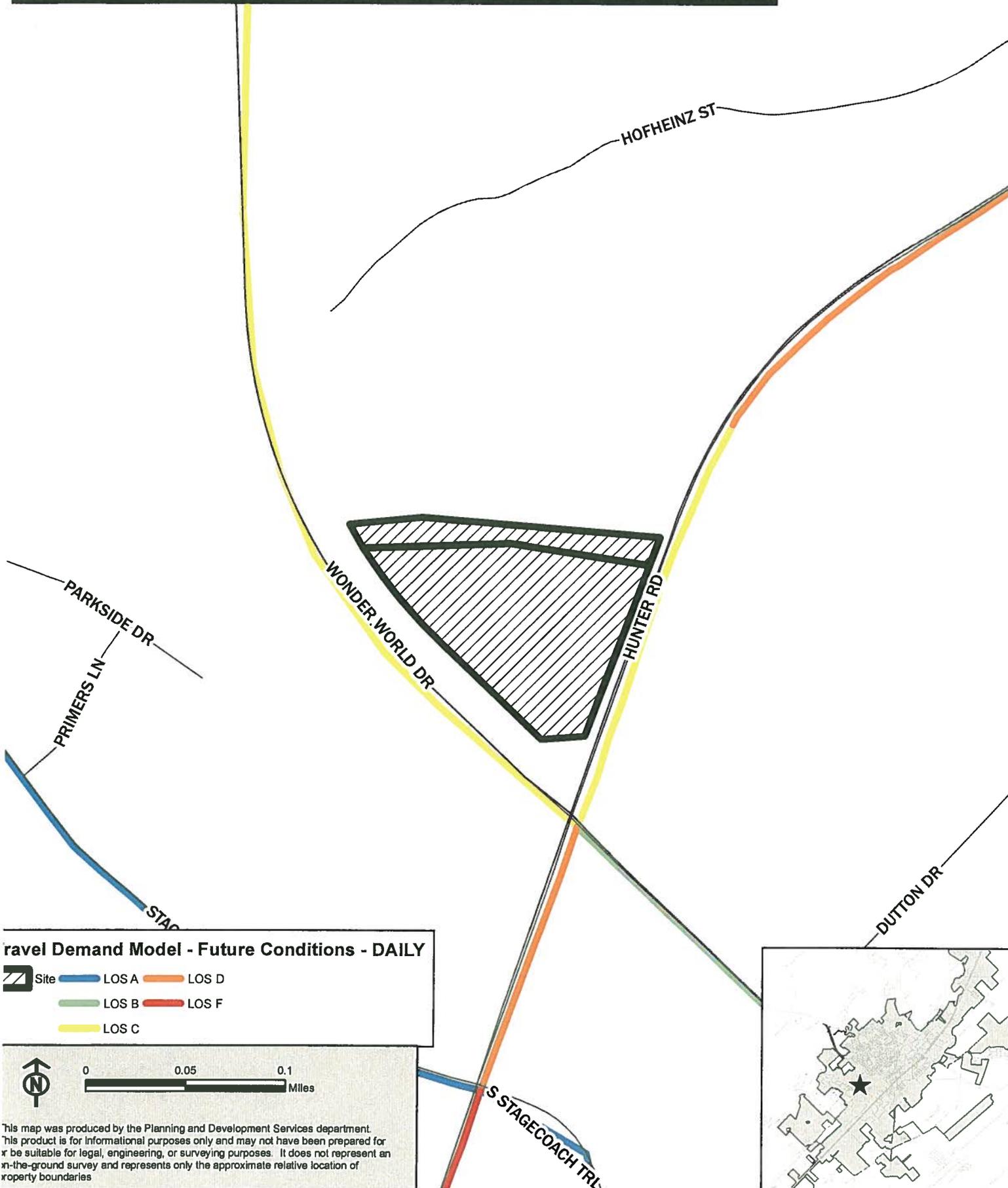


PSA-15-02

Wonder World Drive & Hunter Road

Map Date: 07/29/2016

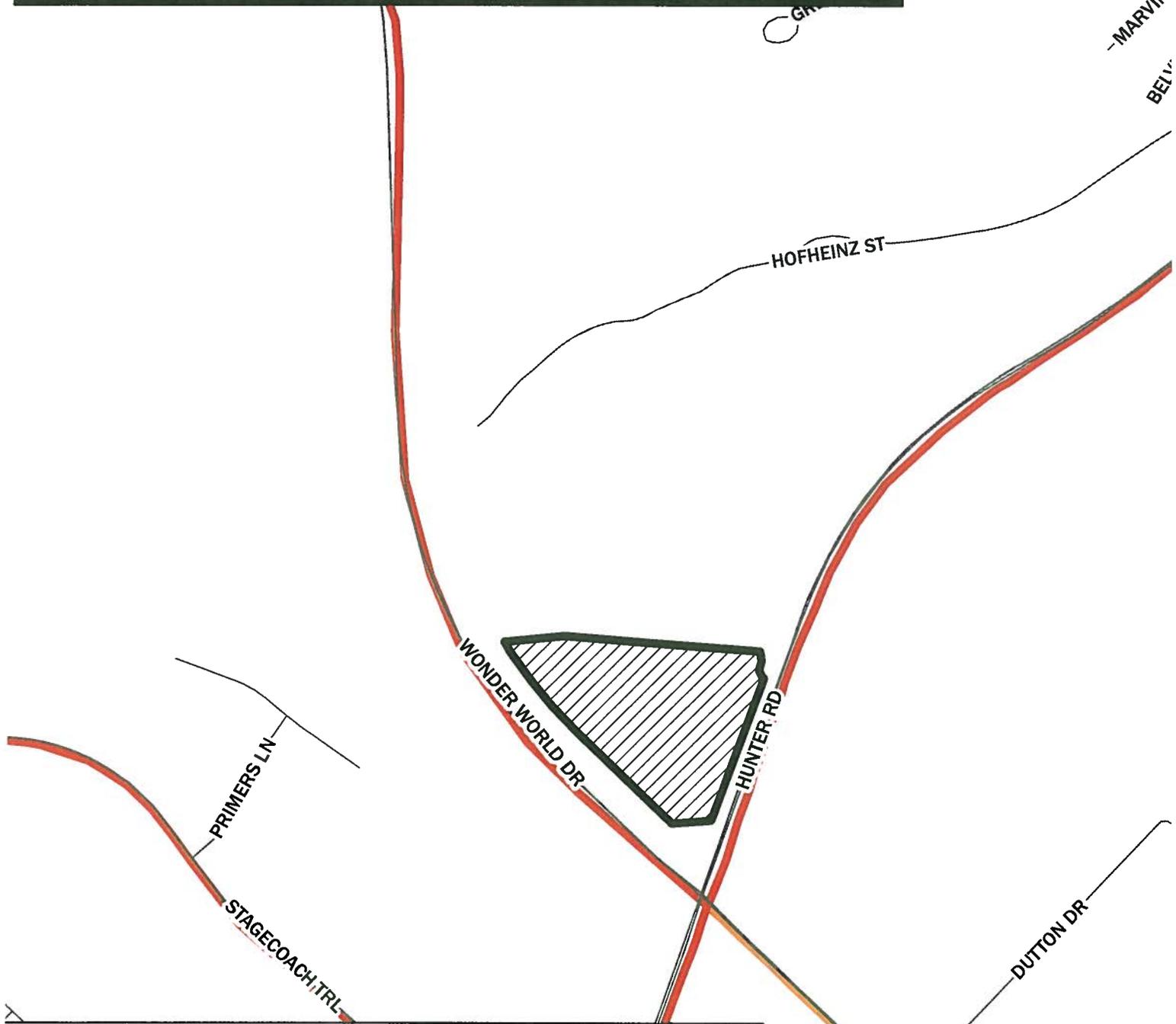
MAP



PSA-15-02

Wonder World Drive & Hunter Road

Map Date: 07/29/2016



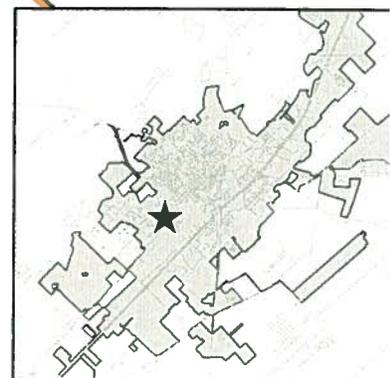
Travel Demand Model - Future Conditions - PEAK

 Site	 LOS A	 LOS D
	 LOS B	 LOS F
	 LOS C	

0 0.075 0.15 Miles



This map was produced by the Planning and Development Services department. This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an in-the-ground survey and represents only the approximate relative location of property boundaries.

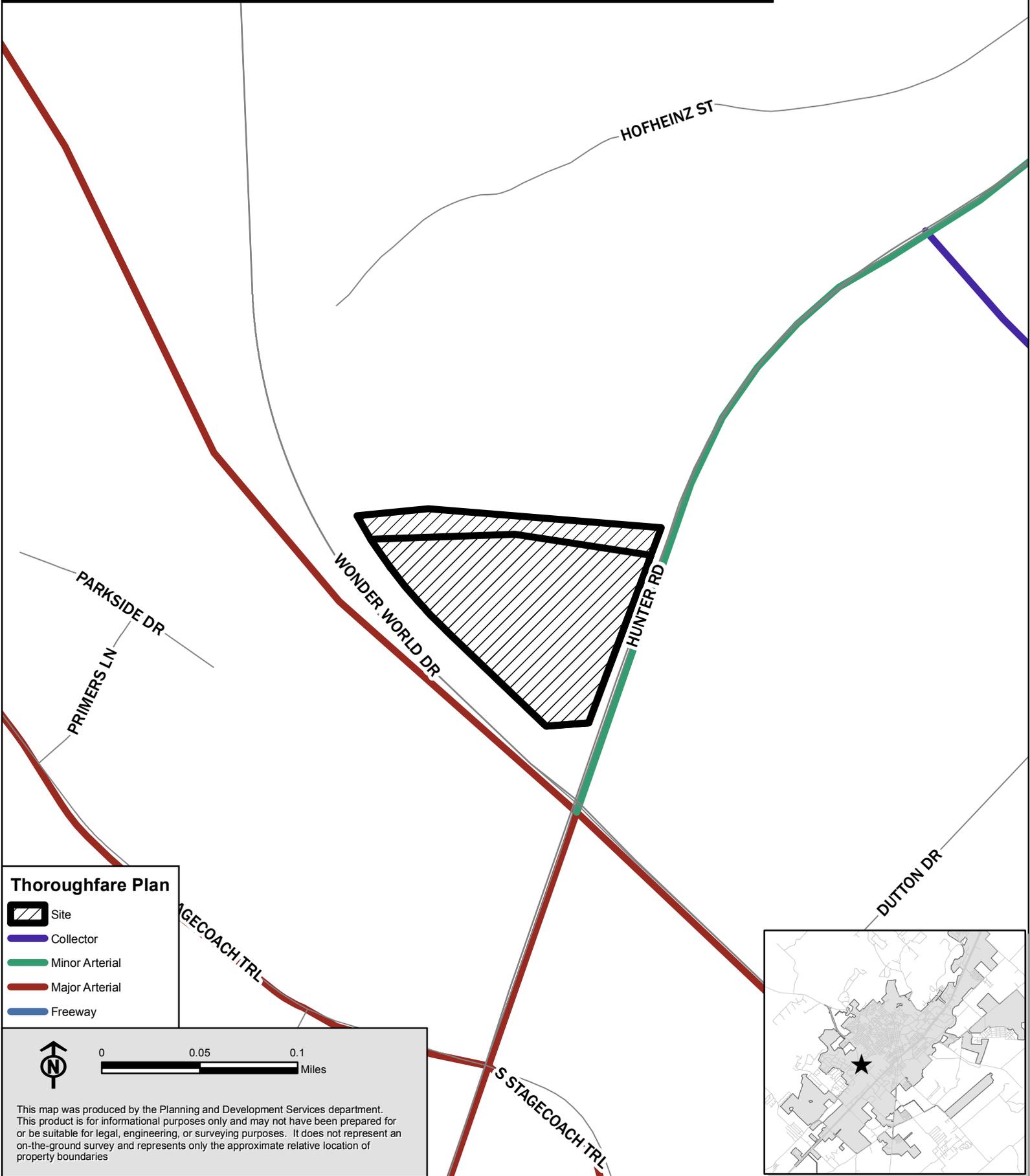


PSA-15-02

Wonder World Drive & Hunter Road

Map Date: 10/29/2015

MARVIN ST



Thoroughfare Plan

- Site
- Collector
- Minor Arterial
- Major Arterial
- Freeway

0 0.05 0.1 Miles

This map was produced by the Planning and Development Services department. This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

