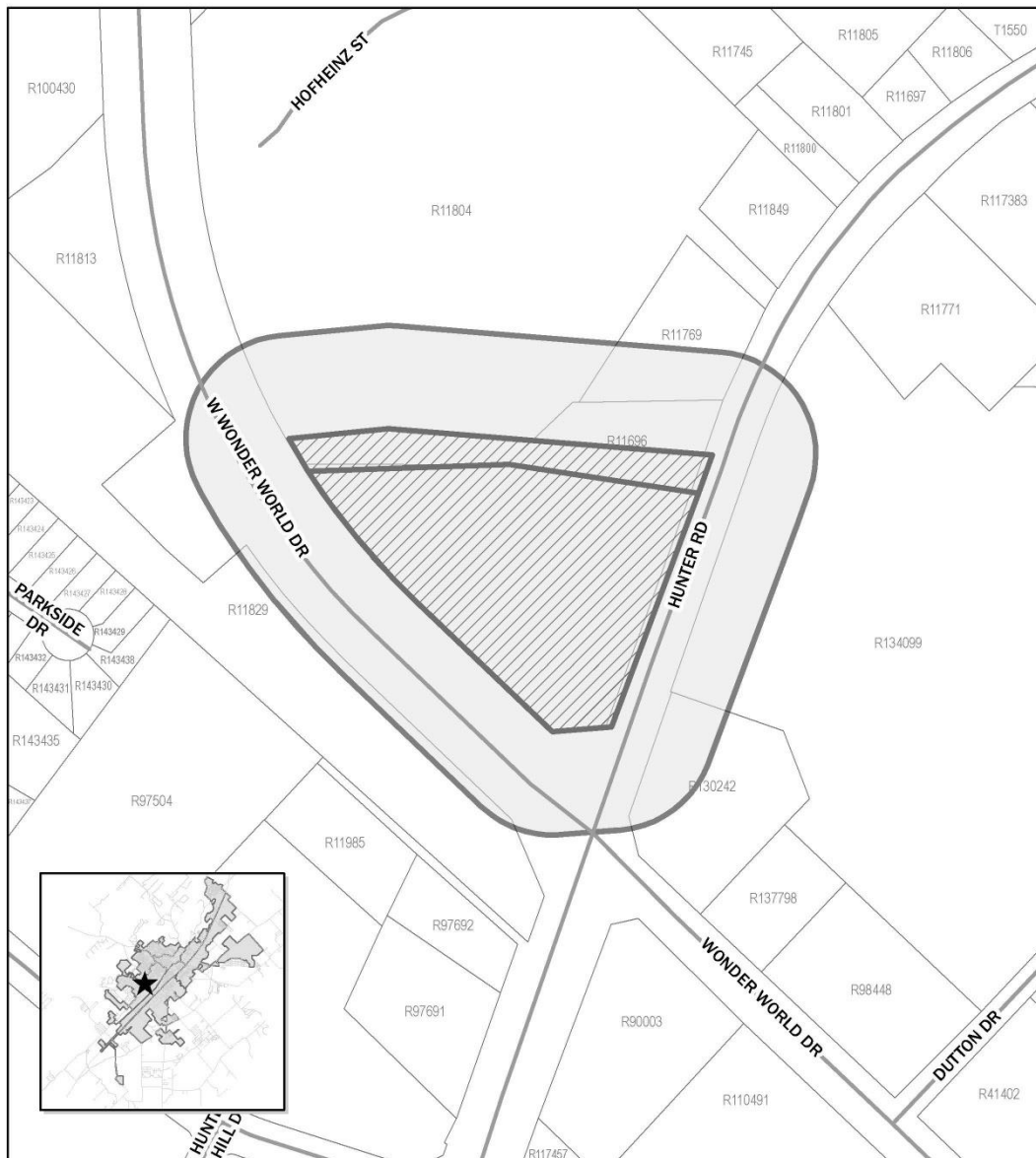


PDD-16-01 (Wonder World Drive & Hunter Road)

Hold a public hearing and consider a request by Pape-Dawson Engineers, on behalf of HEB Grocery Company, L.P., for a Zoning Change from Future Development “FD” to Planned Development District “PDD” with a base zoning classification of General Commercial “GC” on 6.4 acres, more or less, out of the J.M. Veramendi Survey, Abstract No. 17, located at the northwest corner of Wonder World Drive and Hunter Road.



PDD-16-01
HEB
Wonder World and Hunter
Map Date: 7/11/2016

 Site Location
 200 ft Buffer



0 200 400 800 Feet

This product is for informational purposes 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.

Aerial and Summary

- Located at the intersection of Wonder World Drive and Hunter Road.
- A PSA amendment is scheduled at the August 2 City Council Meeting to change the property's designation from Area of Stability and Open Space to Employment Center and Open Space
- Proposed PDD would allow only an HEB grocery store and its typical in-house operations
 - Land use matrix in PDD (Exhibit E) describe those uses that will be permitted, or conditionally permitted



PDD-16-01

HEB

Wonder World and Hunter

Map Date: 7/12/2016

 Site Location



0 200 400 800 Feet

This product is for informational purposes 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.

Other Provisions

- Access

- Full access signalized driveway installed by developer including any necessary utility relocations
 - Aligns with apartment driveway and will be interconnected with the signal at Hunter Road and Wonder World Drive
- Right in/right out with raised island driveway on Hunter Road to limit left turns
- Hooded left on Wonder World

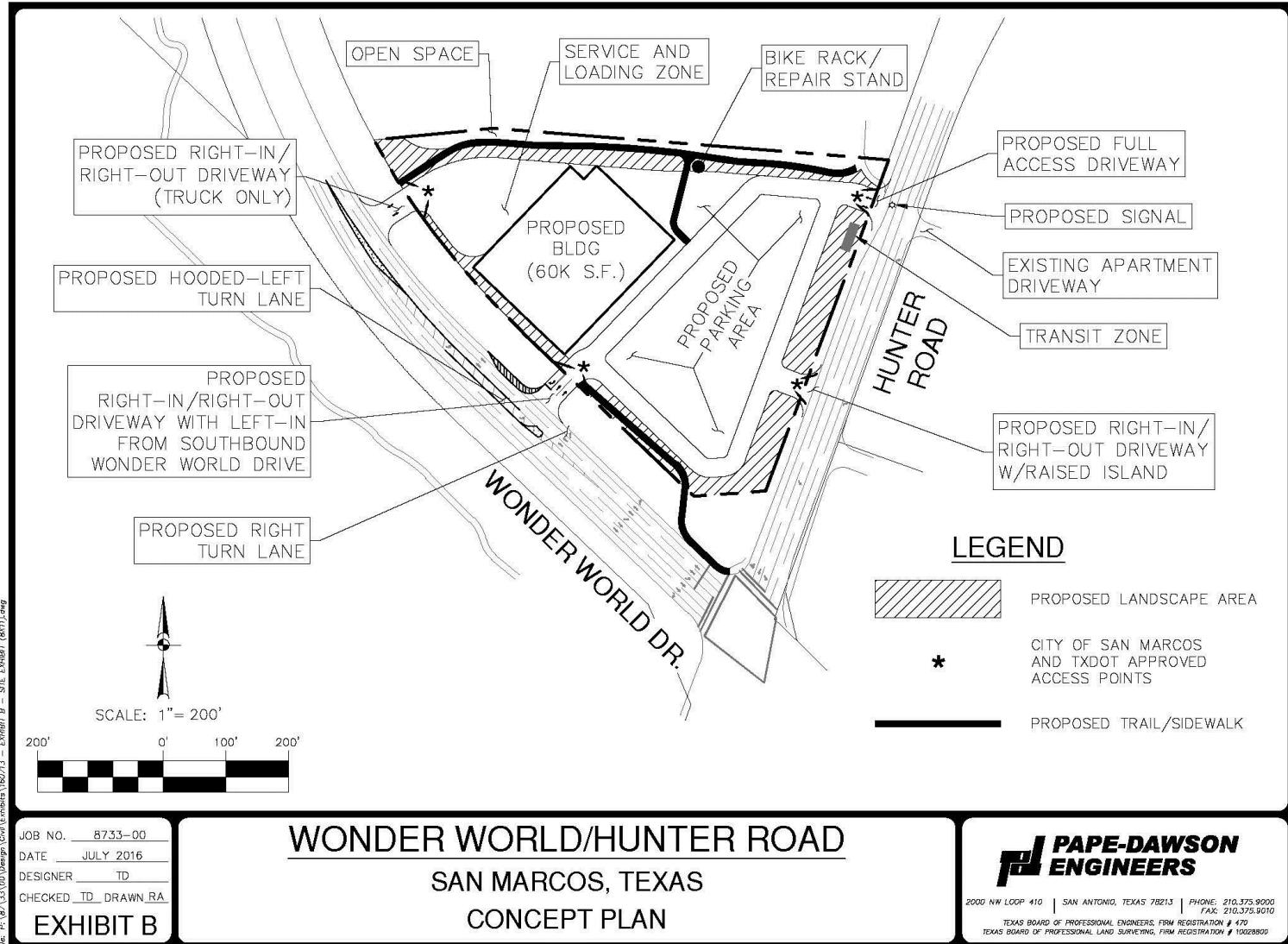
- Floodplain / Detention

- 2D flood model based on site build out and storm of record has been submitted and reviewed by the City and has shown no increase in the water surface elevation downstream of the site
 - Revised 2D model required to be submitted and reviewed by City prior to site permit issuance to site permit to ensure that water surface elevation and flow downstream of the site is not increased.

- Landscaping

- Increase in caliper size of trees (3" minimum) and increase in minimum percent landscaped area (15% in PDD vs. 10% required by Code)

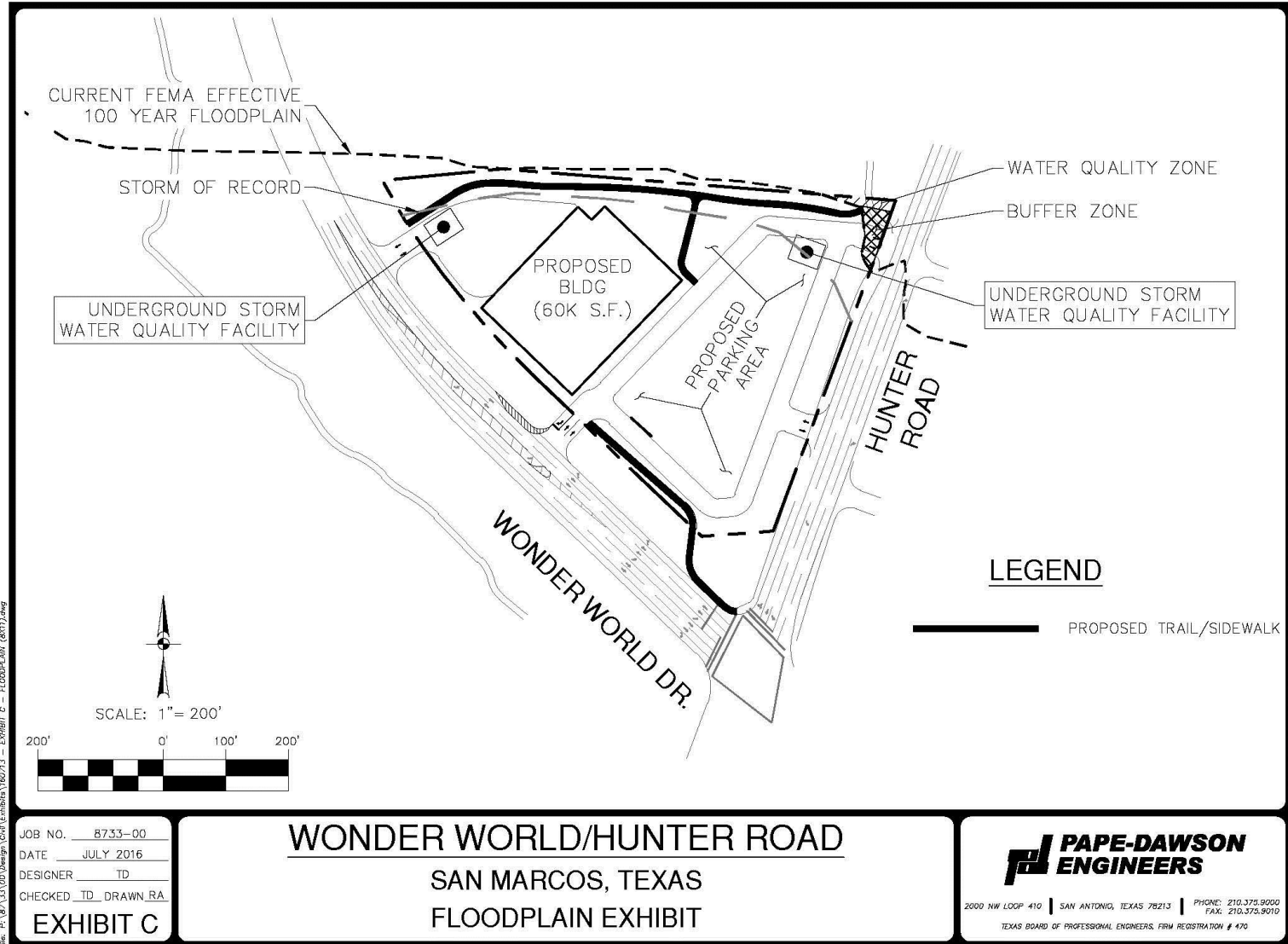
Concept Plan (Exhibit B)



File: J:\13_2016_8-45000 User: JD, H:\projects\8733-00\DWG\8733-00-EXHIBIT B - SITE EXHIBIT (8/11).dwg
Plot: P:\8733-00\DWG\8733-00-EXHIBIT B - SITE EXHIBIT (8/11).dwg

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Floodplain (Exhibit C)



Date: Jul 13, 2016, 8:48am User: D. R. Alvarez
File: P:\8733\131\00\Design\Civil\Exhibits\160713 - EXHIBIT C - FLOODPLAIN.dwg

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Developable Area (Exhibit D)



PDD-16-01

Staff Recommendation

Staff recommends approval of PDD-16-01 as submitted.