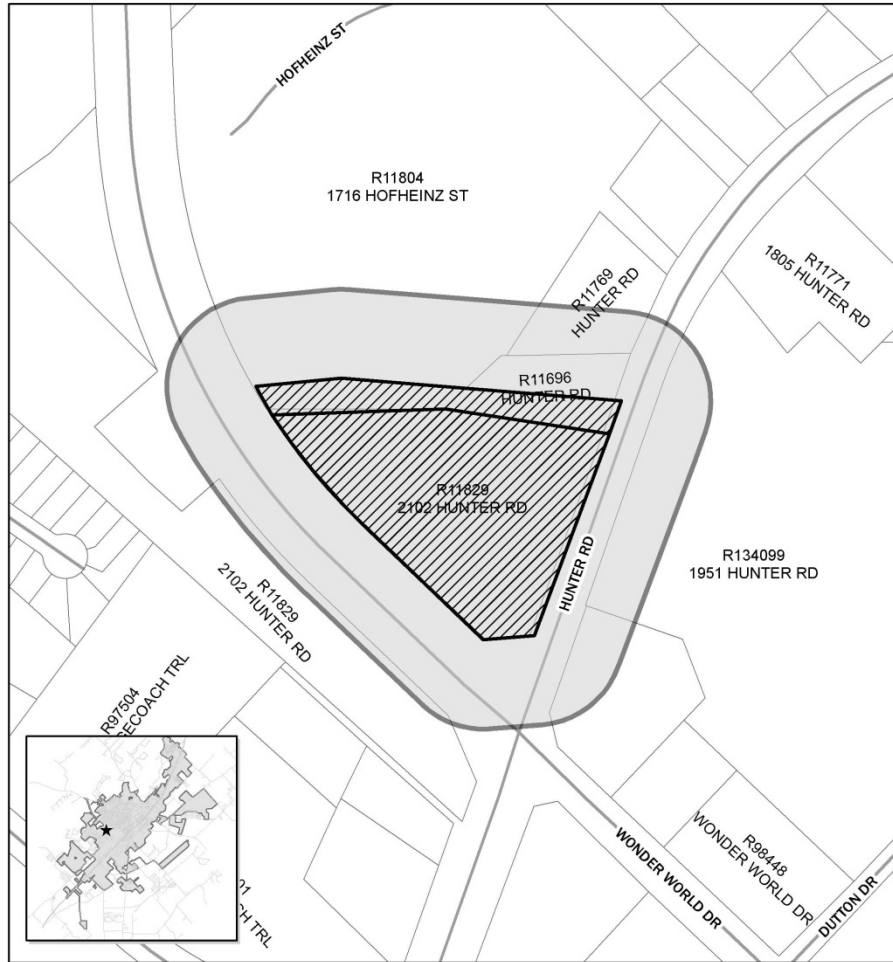


Public Hearing PSA-15-02b (Wonder World Drive & Hunter Road)



Legend

- 200' Notification Area
- Site Location

0 100 200 400 Feet

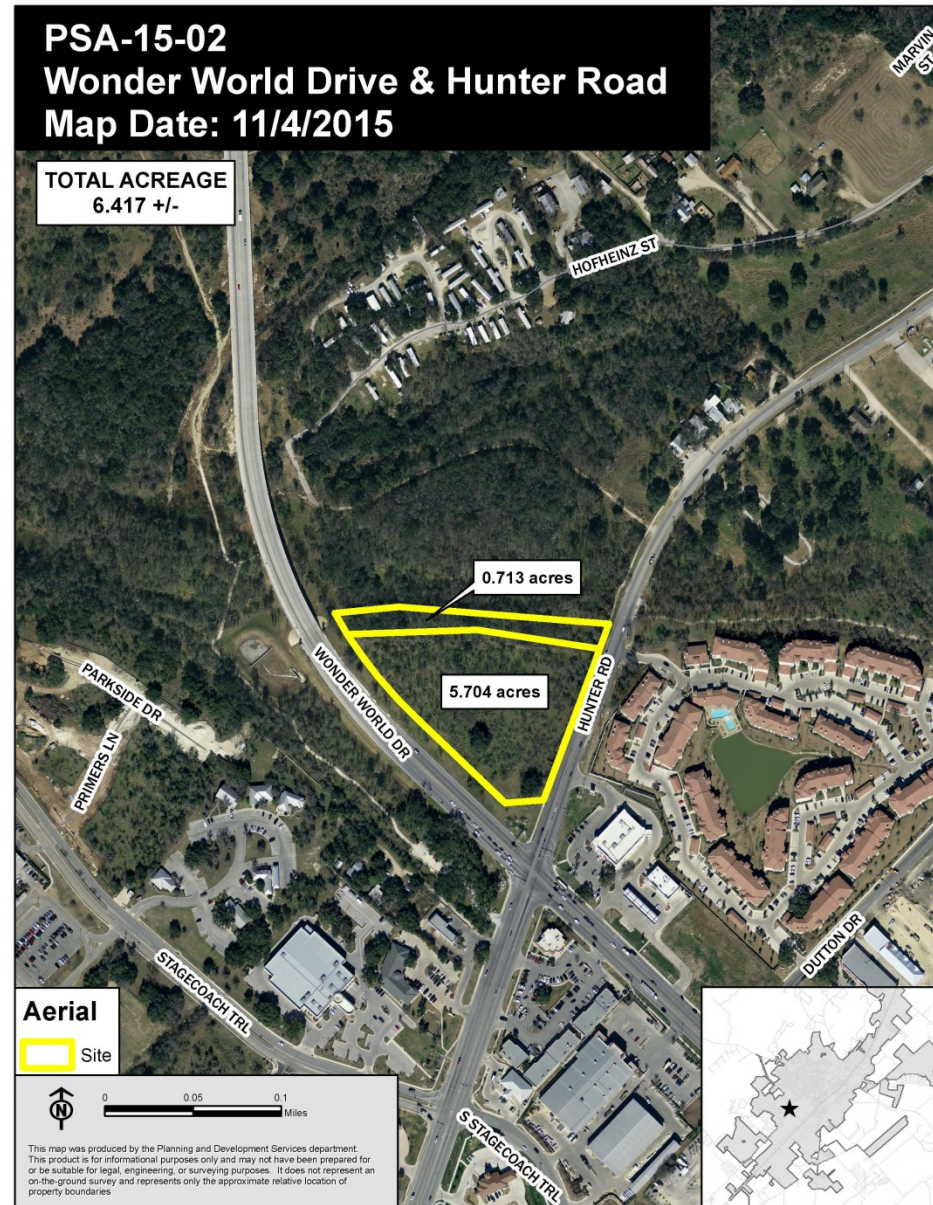


PSA-15-02
Wonder World Drive & Hunter Road
Map Date: 11/4/2015

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.

PSA-15-02 Wonder World Drive & Hunter Road Map Date: 11/4/2015

TOTAL ACREAGE
6.417 +/-



Aerial

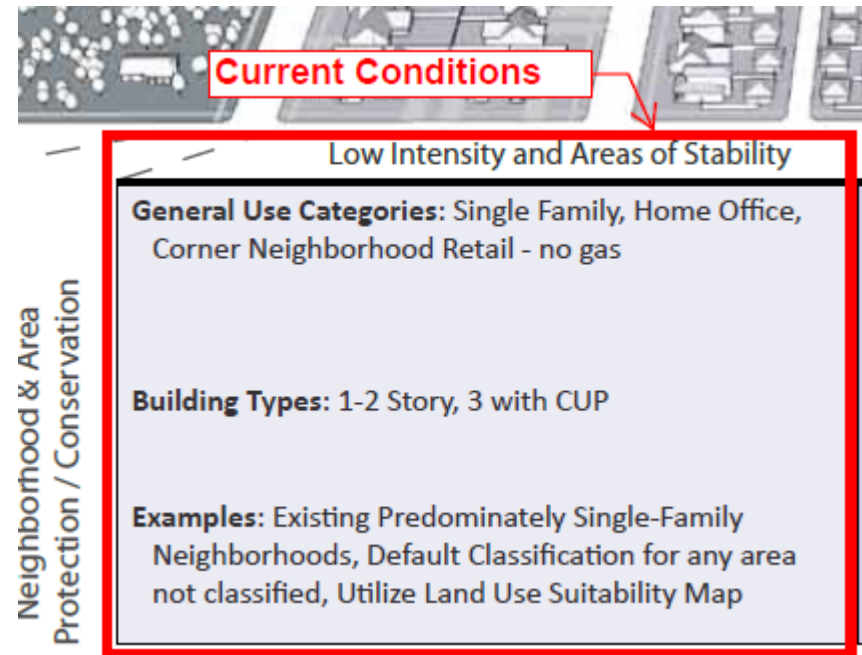
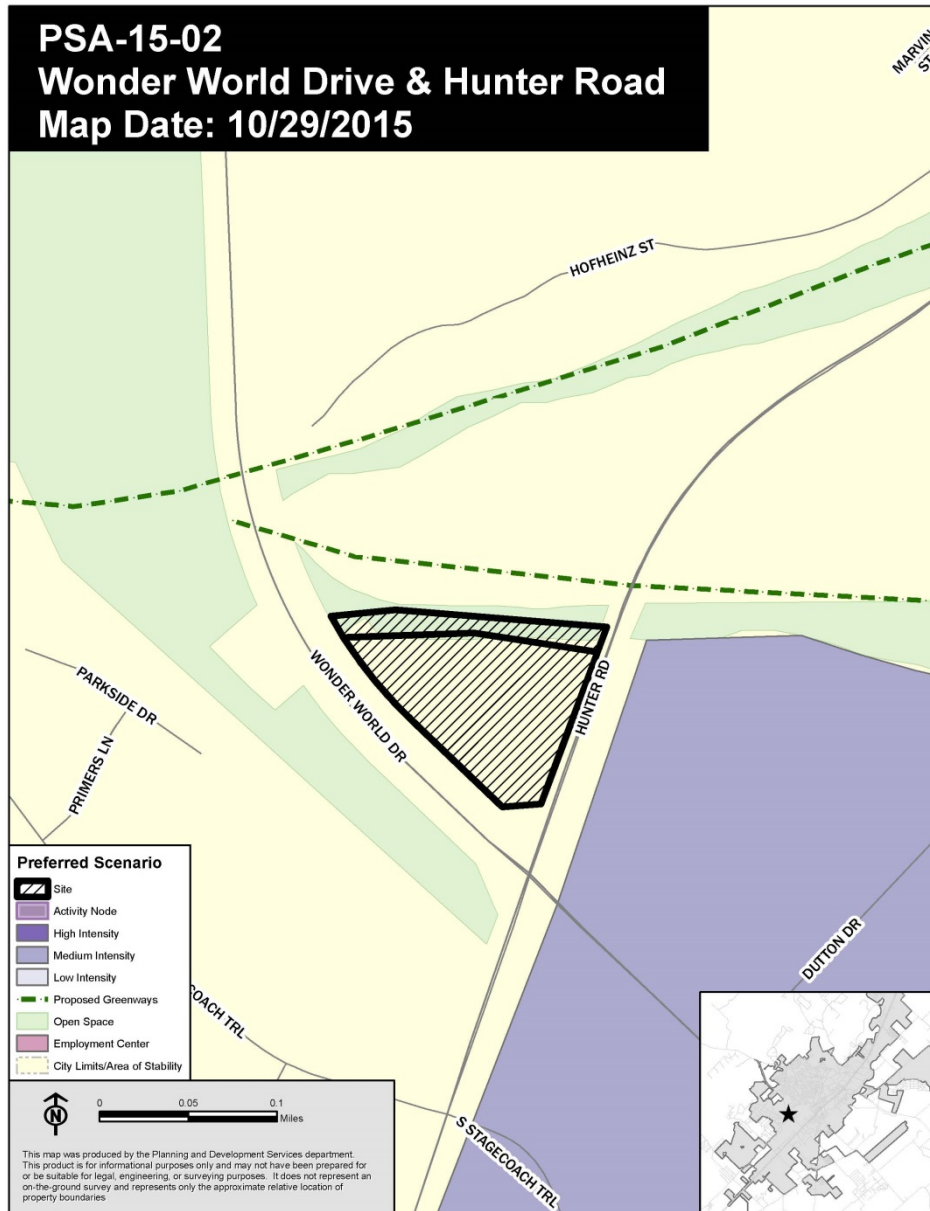
Site



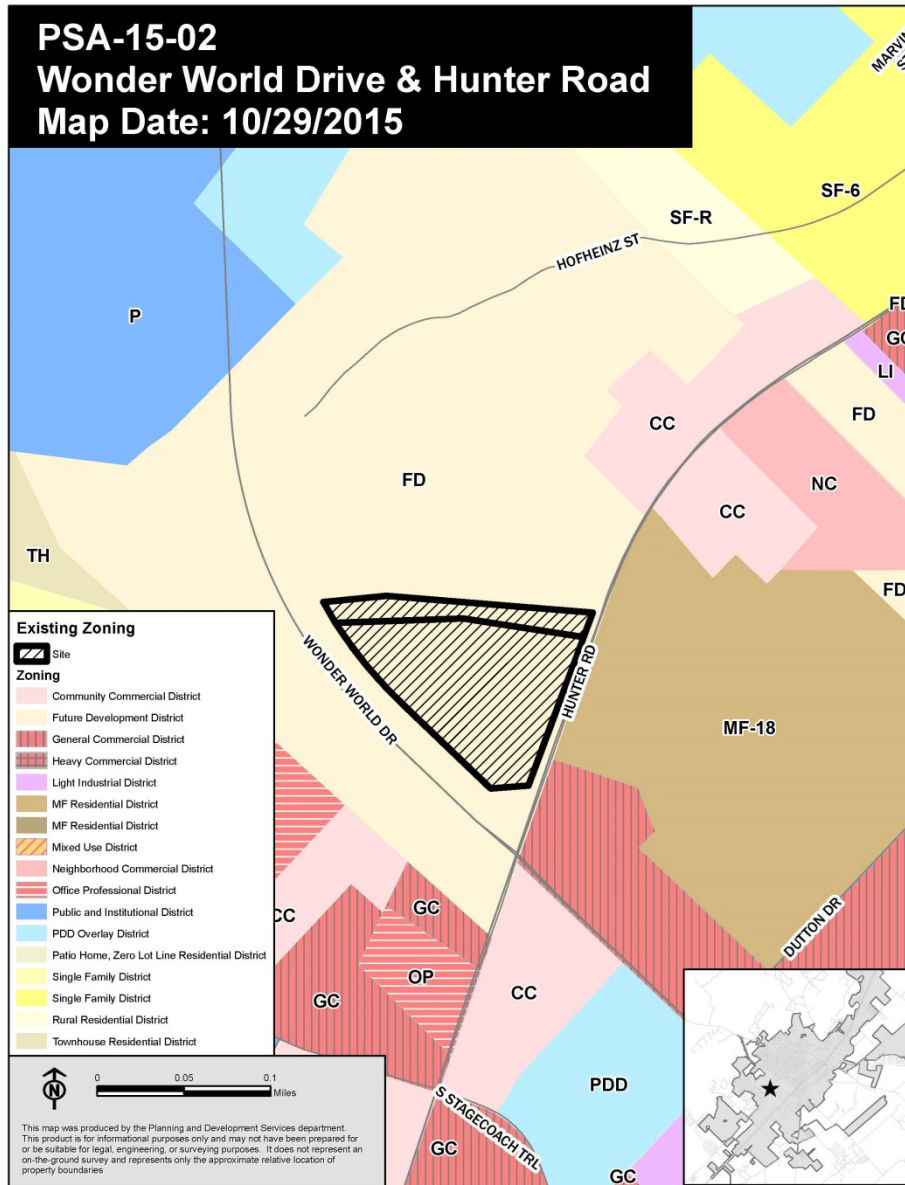
0 0.05 0.1 Miles

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.

Public Hearing PSA-15-02b (Wonder World Drive & Hunter Road)



Public Hearing PSA-15-02b (Wonder World Drive & Hunter Road)



Excerpt from Zoning Translation Table

Wonder World Dr.
 & Hunter Rd.
 Current Condition

Zoning Abbreviation	LS-PC	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	✓	✓

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

Public Hearing PSA-15-02b (Wonder World Drive & Hunter Road)

Zoning Abbreviation	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	✓	✓

Requesting change to
Employment Center
and Open Space

Applicant Request

Applicant is requesting a change for approximately 6.4 acres, more or less, out of the J.M. Veramendi Survey from an Area of Stability and Open Space to Employment Center and Open Space

Public Hearing PSA-15-02 (Wonder World Drive & Hunter Road)

Applicant's Request



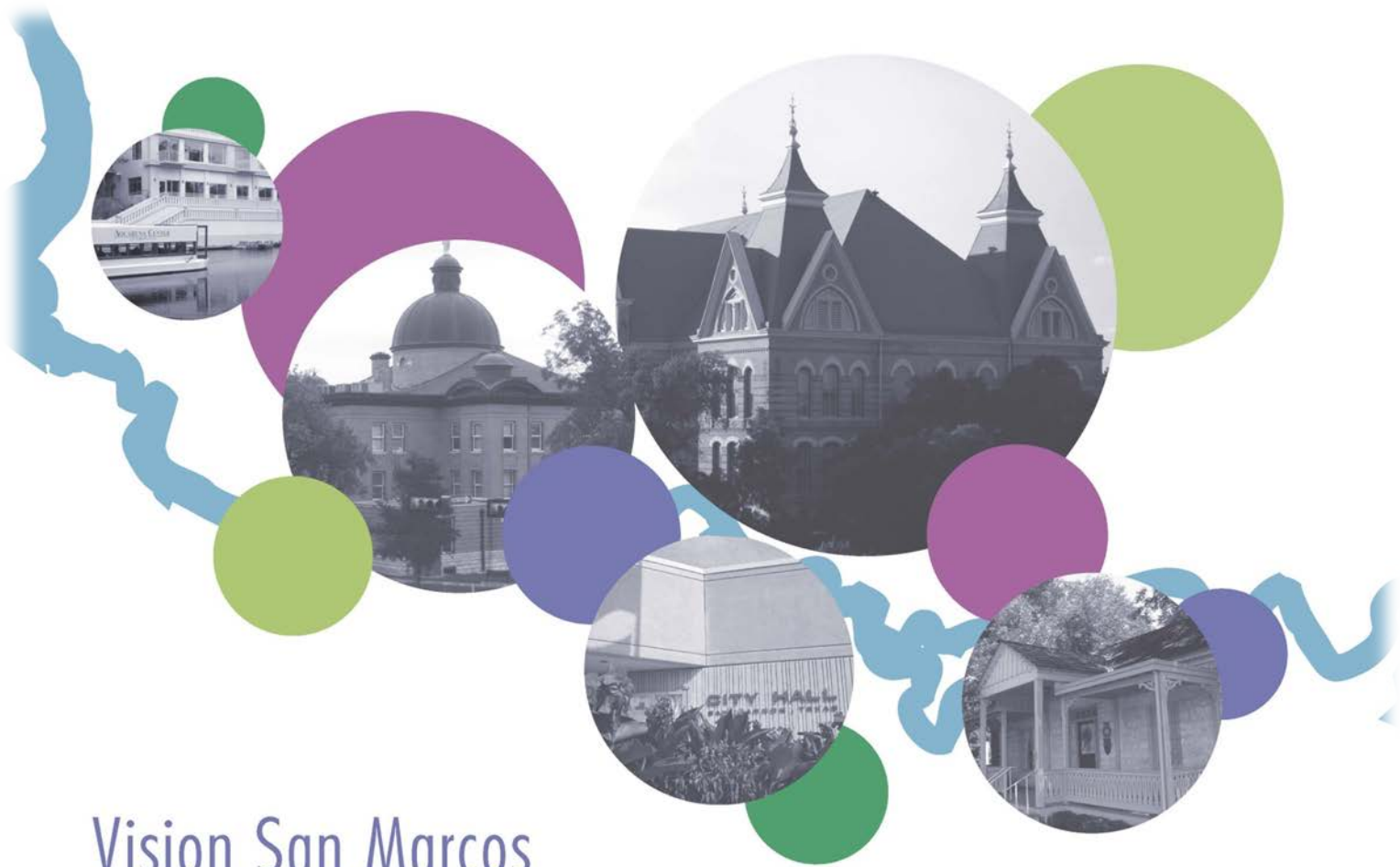
Permitted Zoning Categories and Uses in Employment Center and Open Space

Zoning Districts

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

- AR is the agricultural district for nurseries, farms and ranches
- SF-R is intended for development of single family uses in larger lot subdivisions in a rural setting
- 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

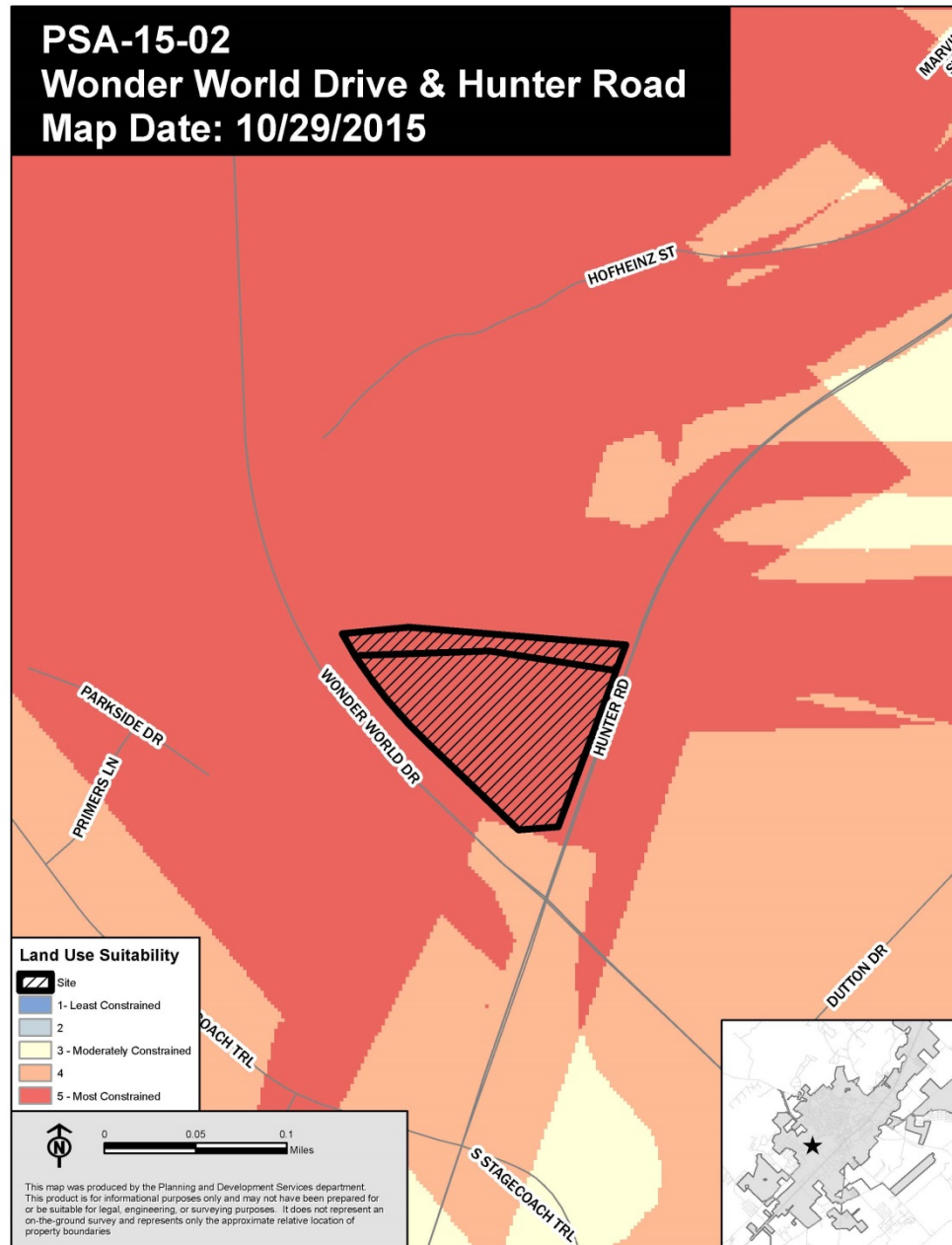
Public Hearing PSA-15-02 (Wonder World & Hunter Road)



Vision San Marcos
A RIVER RUNS THROUGH US

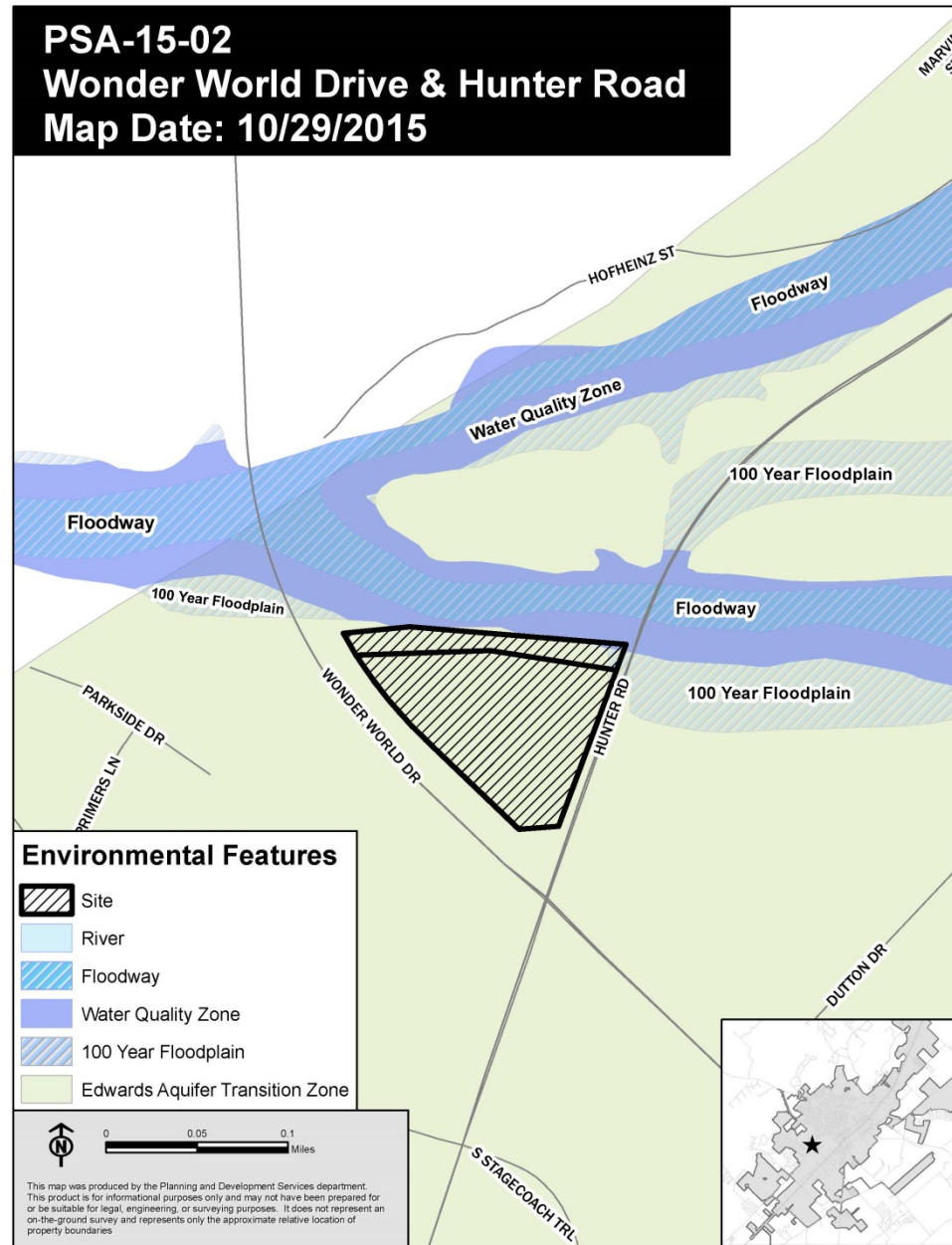
Public Hearing PSA-15-02b (Wonder World Drive & Hunter Road)

Land Use Suitability



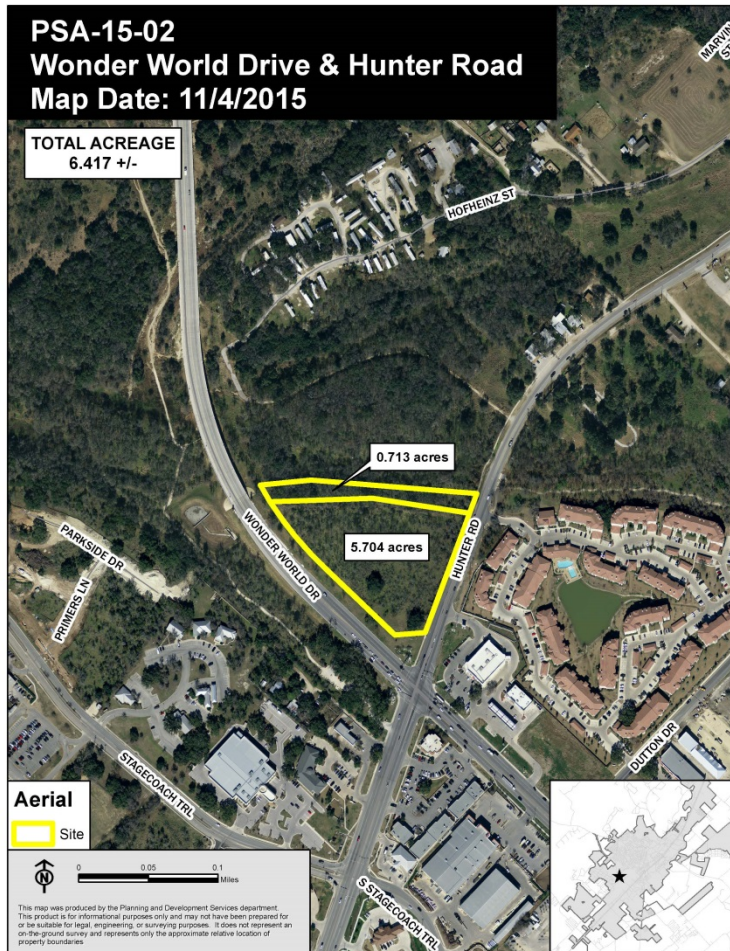
Public Hearing PSA-15-02b (Wonder World Drive & Hunter Road)

Environmental Features

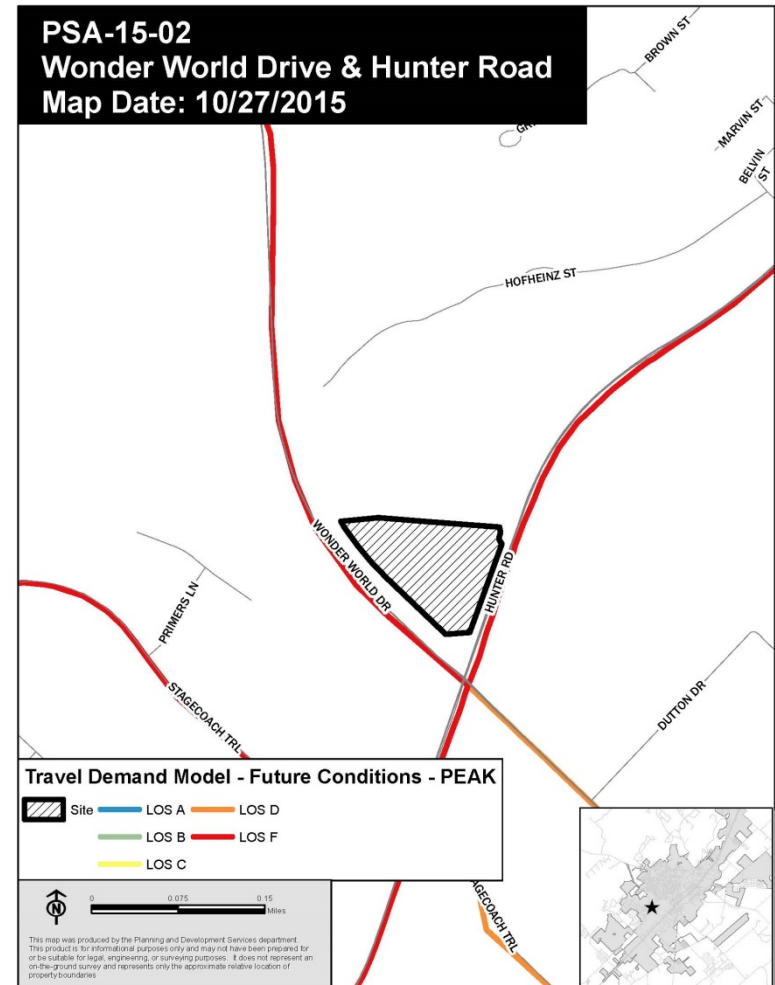


Public Hearing PSA-15-02b (Wonder World Drive & Hunter Road) Access

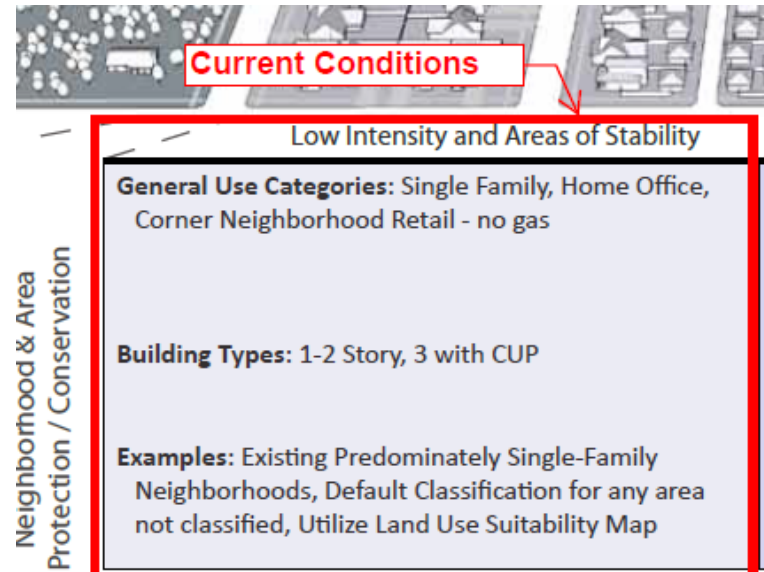
Aerial



Future Peak Traffic



Public Hearing PSA-15-02b (Wonder World Drive & Hunter Road)



General Notes:

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

Land Development Code Zoning Classifications :: Vision San Marcos Comprehensive Plan Intensity Zone / Development Pairs

TRANSLATION TABLE

[illegible]

Staff Recommendation

- Staff recommends **approval** of the request to change from an Area of Stability and Open Space to an Employment Center and Open Space with the understanding that the portion of the property identified as Open Space remains as shown on the Preferred Scenario and that the applicant pursues a Planned Development District for the entire property.
- At the November 10, 2015 Planning and Zoning Commission Regular Meeting, the Commission recommended **denial** of the request (4-3) .