



# MEMO

**To:** Shannon Mattingly, Director of Planning and Development Services  
**From:** Alison Brake, Planner  
**Date:** September 16, 2016  
**Re:** PDD-16-01 Summary of HEB PDD

---

**Below highlights amendments made to the PDD document as a result of the August 2, 2016 City Council meeting and what HEB has agreed to since:**

- **After August 2 Council Meeting (shown in yellow in document)**
  - Page numbers have been added
  - Requirement for an annual maintenance report on the water filtration system used in the underground detention system (Section 4.g)
  - Requirement for City, CARTS and the Developer to mutually agree on location of the transit stop (Section 4.l)
  - Requirement for archeological assessment to comply with the Texas Historical Commission (Section 4.m)
  - Requirement for building design to reflect the natural surroundings and greenspace along with a hill country style (Section 5)
  - Requirement for Developer to host a 2-hour Open House to receive input from San Marcos citizens on design elements that reflect the San Marcos character (Section 5)
  - Requirement for building materials to comply with the ordinances in effect at the time a building permit is filed (Section 5.d.i)
  - Requirement for natural color schemes (Section 5.d.iii)
  - Requirement for a fence to be installed along the northwest property line and be maintained by the Developer (Section 5.e.iii)
- **What HEB has agreed to since (shown in blue in document)**
  - Addition of language that states an average of eight (8) delivery trucks (18-wheeler) a day is expected at the site (Section 4.c.ii)
  - Addition of language prohibiting 18-wheeler U-turns at the intersection of Wonder World Drive and Craddock Avenue as well as language requiring Developer to pay for a sign to be installed at the same intersection to prohibit 18-wheeler U-turns (Section 4.c.ii)
  - Adding an exhibit showing the Truck Turnaround Preliminary Plans (Exhibit G) – final design to be approved by TxDOT
  - Addition of language regarding the times deliveries can be made to the store (Section 4.c.ii)
  - Addition of the following language that the water surface elevation 1,000 feet downstream will not be increased (Section 4.e): *“A drainage study, including a revised 2D model, will be provided at this time demonstrating that the final site plan will not increase the water surface elevation 1,000 feet downstream of the site.”*

- Addition of language that the 2-, 10-, 25-, and 100-year storm events and the Storm of Record will be detained and not increased (Section 4.e)
- Addition of language requiring the truck court to be constructed using no less than 20,000 square feet of permeable pavers or permeable concrete (Section 4.j)

# PLANNED DEVELOPMENT DISTRICT STANDARDS FOR HEB GROCERY PLANNED DEVELOPMENT DISTRICT

## Attachments:

Exhibit A: Legal Description

Exhibit B: Concept Plan

Exhibit C: Floodplain Exhibit

Exhibit D: Developable Area

Exhibit E: Land Use Matrix

Exhibit F: Memo from TxDOT

**Yellow** = amendments after 8.2.16 Council

**Blue** = what HEB has agreed to since 8.2.16

## **Exhibit G: Truck Turnaround Preliminary Plans**

### 1. Planned Development District (“PDD”) Standards:

The property has a proposed base zoning of General Commercial “GC”. The following uses, regulations and requirements overlay the base zoning district requirements and shall apply to the property and the project in order to result in a higher quality development for the community. Except and unless expressly identified by these PDD Standards, the property and the project shall be subject to all applicable requirements of the City of San Marcos ordinances, zoning regulations, and Land Development Code as the “Base Regulations” as defined in the definitions herein.

### 2. Introduction:

This project is proposed as a new HEB Grocery store in San Marcos, TX to serve multiple residential areas surrounding this location. This proposed store will complement the existing HEB stores that serve the people of San Marcos. It will not replace the Downtown store located at the corner of Hopkins Street and Comanche Street; the store at this Downtown location **shall** remain in operation at least through the end of its current lease (9 years).

The site is comprised of three separate parcels that total approximately 6.417 acres, more or less, and is adjacent to Purgatory Creek and its associated floodplain. See “Exhibit A” for Legal Description. The developable area of the site is shown in “Exhibit D”.

### 3. Zoning and Uses:

The uses shall be allowed, restricted, or conditional as noted in the Land Use Matrix “Exhibit E”. Those identified as allowed are typical uses associated with HEB facilities; however, not all will necessarily be included in this project. Only an HEB grocery store and its typical in-house operations shall be allowed on this site.

#### 4. Site Development Guidelines:

##### a. Parking:

The site shall consist of a main parking field in front of the store with parking along the sides and rear of the store as required. Parking shall comply with all applicable City codes.

Minimum parking for retail and commercial uses, including grocery stores, as stated in the Base Regulations shall be 1 space per 250 sf GFA.

##### b. Site Lighting and Dark Sky:

The maximum average light level measured at grade shall be 1.5 foot candles.

All fixtures specified for use on the site will be LED, dark sky compliant, full cutoff type fixtures with shielding as required to minimize light trespass across the property lines.

Up lighting will not be permitted to be used on the site or building.

##### c. Access:

The property will have access from both Hunter Road and Wonder World Drive. See Concept Plan in "Exhibit B". The proposed access point locations are as follows:

###### i. Hunter Road

Hunter Road is proposed to become a City street and the access location has been generally approved by the City. A full access signalized driveway located immediately south of the existing bridge, aligning with the existing apartment driveway across Hunter Road will be provided by the Developer at the time of the development including any necessary utility relocations. It is anticipated that the proposed signal will be interconnected with the existing signal at the Hunter Road/Wonder World Drive intersection to aid in traffic progression along Hunter Road.

A right in/right out driveway with a raised island to limit left turns near the intersection of Hunter Road and Wonder World Drive will be provided by the Developer.

###### ii. Wonder World Drive

Wonder World Drive is proposed to become Texas Department of Transportation (TxDOT) right-of-way and the access location has been generally accepted by TxDOT as noted in Exhibit F. A right in/right out with "hooded left" turn lane from southbound Wonder World into the approximate middle of the HEB site will be provided.

A right in/right out at the northern limits of the proposed HEB property will be provided for truck use only and will be appropriately signed as shown in Exhibit B.

The Developer expects an average of eight delivery trucks (18-wheeler) a day at the site and 18-wheeler deliveries to the store shall be prohibited between 7:00 a.m. – 9:00 a.m. (Monday – Friday), 11:00 a.m. – 1:00 p.m. (Monday – Friday), and 4:00 p.m. – 7:00 p.m. (Monday – Friday). Further, 18-wheel delivery trucks exiting the property shall be prohibited from making any U-turns along Wonder World Drive until such time as Developer elects to construct a truck turnaround

along Wonder World Drive. Preliminary plans for the truck turnaround are shown in Exhibit G and final design shall be subject to TxDOT approval. A sign prohibiting 18-wheeler U-turns shall be installed in accordance with approved City specifications at the intersection of Wonder World Drive and Craddock Avenue. The Developer shall pay for the signage, until such time as a truck turnaround is approved.

d. Floodplain:

No grading is proposed within the FEMA effective 100-year floodplain except for the limited grading associated with the bike path and the northern driveway on Hunter Road. Current modeling shows that the "Storm of Record" flood line slightly encroaches onto the northeast corner of the proposed site. See "Exhibit C". The proposed grading for the site will be designed to follow existing grades as closely as possible, thereby minimizing impact and preventing the 100-year water surface elevation within Purgatory Creek from increasing downstream of the site. A 2D model based on the storm of record has been provided to the City by the Developer to verify compliance with the above.

e. Detention:

The property discharges to Purgatory Creek on the north side of the property. Purgatory Creek has a drainage area of 35 sq. mi. at the project site, and is regulated by two large Natural Resources Conservation Service (NRCS) Dams. The lower of the two dams (NRCS Dam No. 5) is located only ¼ mile upstream of the site. Detention will be provided as required at the time of site development permitting once a final site plan and grading are established. A drainage study, including a revised 2D model, will be provided at this time demonstrating that the final site plan will not increase the water surface elevation 1,000 feet downstream of the site. In addition, the required onsite water quality facilities will provide an element of detention so that there is no increase in flow downstream of the site for the 2-, 10-, 25-, and 100-year storm events and the "Storm of Record" (defined as 10.87 inches of rainfall in a 24-hour period) (see Section 4.g).

f. Impervious Cover:

The proposed development will meet the Base Regulation requirement for 80% maximum impervious cover for General Commercial zoning. In addition, the development will not exceed a maximum of 35% impervious cover on hillsides with slopes from 15% to 25% and a maximum of 20% impervious cover on hillsides in excess of 25%.

g. Storm Water Quality Control:

Water Quality Zones and Buffer Zones shall be designated during the platting process as required. See "Exhibit C" for anticipated limits of the Water Quality Zone and Buffer Zone. Any mitigation required by code shall be determined at the time of site development permitting.

If it is determined that a Buffer Zone is needed, construction of trail system, drainage improvements, and driveway tie-in to Hunter Road, shall be allowed within the Buffer Zone.

This site will be designed with water quality facilities that will provide a minimum of 85% Total Suspended Solids (TSS) removal for proposed areas of impervious cover. Storm water runoff from proposed impervious cover will drain to these water quality facilities where storm water will be detained and processed through a filter media before being discharged into the adjacent floodplain.

Due to site constraints these water quality facilities shall be located underground. A maintenance report on the water filtration system used in the underground detention system shall be submitted by the Developer to the City of San Marcos annually on the anniversary date of the Certificate of Occupancy and shall be published in the local newspaper, the San Marcos Daily Record, at the Developer's expense.

h. Landscaping:

Street trees shall be planted at an average rate of every 50' along Hunter Road and Wonder World Drive rights of way. Trees shall be selected from the City of San Marcos Preferred Plant List in the Base Regulations and shall be a minimum of 3" in caliper size at planting. Planting shall provide shade for parking and pedestrian areas, identify site and building entrances, enhance views onto the property and out to the surroundings, and to reinforce architectural form and scale. The areas to contain landscaping are identified in "Exhibit B".

Landscape materials will be regionally appropriate native and adapted species, and a high efficiency landscape irrigation system will be used.

Tree protection, removal, and mitigation will follow applicable Base Regulations. Specimen trees have been surveyed; parking islands or landscape areas will be provided around these trees. Minimum landscape area to be provided shall be 15% of the total site area; 50% greater than the City of San Marcos Required Landscape Area Standards in the Base Regulations.

Landscaping within the parking field will be designed per the Base Regulations; resulting in approximately 24 trees. All trees required in the parking field will be concentrated away from the building entrances to minimize sanitation issues associated with bird roosting. River rock and/or decomposed granite shall be allowed for parking islands landscape areas in order to conserve water.

i. Utilities:

All pipes, conduit lines (other than electrical transmission lines and permanent overhead electrical lines existing along the property on the date this PDD is recorded, and temporary overhead lines used during construction), cables or wires used for the transmission of water, natural gas, electricity, telecommunications, television or any other public or private utility service not located within a structure shall be located and maintained underground. Any utilities which must be located above ground (such as utility boxes, transformers, meters, etc.) must be screened from view from adjacent right of ways as described in Section 5.e.

j. Service and Loading Areas:

Service areas visible from public streets shall be screened from view per Section 5.e.i.1. No service or delivery vehicle may park, or load/unload on private or public streets. Service and loading areas shall be located as identified on the Concept Plan in "Exhibit B". The truck court shall be constructed with no less than 20,000 square feet of permeable concrete or permeable pavers.

k. Site Features in TxDOT Right of Ways:

Any site features (including landscaping) proposed to be located in any TxDOT right of ways are required to be approved by TxDOT. HEB and its assigns will be responsible for maintenance of these features and/or landscaping for as long as they own the property.

l. Open Space, Trail System, Sidewalk Improvements, and Pedestrian Accessibility:

Land proposed for designation as Open Space shall be as identified on the Concept Plan ("Exhibit B") and shown as a lot on the final plat. Trails shall be constructed as indicated in the Concept Plan. Trails shall be a minimum ten feet (10') wide and be constructed of concrete. Improvements shall be constructed and accepted in the same manner as public improvements, prior to final plat recordation or fiscal surety provided in accordance with applicable ordinances. The trail system located on this property shall be installed by HEB and its assigns, dedicated at time of platting, and maintained by the City.

A connection from the trail to the store entrance shall be provided. Bicycle racks with a repair stand and tool kit will be provided on site in a shaded area outside of the parking area as identified on the Concept Plan. See "Exhibit B."

All sidewalks must meet design standards as listed in the Base Regulations and be accepted by the City. Sidewalks must be a minimum of six feet (6') wide.

The Developer shall install a transit stop, built to City Specifications, along Hunter Road. The location shall be mutually agreed to by the City, CARTS and the Developer at the time of site development.

m. Environmental Analysis and Reports:

The development of this site will include an archeological assessment that complies with the Texas Historical Commission standards (with the exception of filing for an Antiquities Permit), an Endangered Species Habitat Assessment and a Tree Survey. These will be provided by the Developer at the time of Watershed Protection Plan submittal.

5. Building Design Guidelines:

The building design will reflect the character of San Marcos, the building's immediate natural surroundings, and the greenspace to the northwest, such as Gabled hill country style with metal standing seam roof incorporating a mix of natural stone and metal versus more contemporary design.

Prior to submittal for a building permit, Developer will host a two hour Open House to receive input from San Marcos citizens on what design elements reflect the "character of San Marcos".

a. Building Orientation:

The front orientation of the proposed HEB store will be towards Hunter Road, Southeast, as shown in the Concept Plan "Exhibit B".

b. Building Area and Height Limitations:

i. Area: The proposed building area will be limited to 60,000 conditioned square feet maximum.

- ii. Building Height: The building height will be limited to 40 feet above the finished floor elevation and will position the taller portions of the structure to be sensitive to human scale.

c. Building Mass and Articulation:

Variations in massing and building articulation will be expressed on all sides of the building, resulting in a composition of building modules that relate to the scale of traditional buildings.

This will be accomplished by using a minimum of two horizontal expression tools and at least one vertical expression tool as identified in the Base Regulations.

The design of the building will include protected and articulated entryways to define the entrance and identify with the human scale.

Any canopies or awnings that are incorporated into the design shall be in character with the building design.

d. Exterior Building Materials:

Building materials shall be selected to reflect the character of the City of San Marcos.

- i. Permitted Building Materials: Building materials shall comply with the ordinances of the City of San Marcos in effect at the time an application for building permit is filed.
- ii. Permitted Roof Construction Materials:
  - 1. Metal sheet roofing
  - 2. Commercial flat membrane roof
- iii. Permitted Colors: Color schemes shall be primarily natural colors. Accent or branding colors shall complement the overall design theme of the building. Fluorescent colors are expressly prohibited.
- iv. Permitted Glazing: Glass will be transparent or spandrel. Mirrored glass with a reflectivity of 20% or more is not permitted on any surface.

e. Screening Requirements:

- i. Ground Mounted Screening: As described in Section 4.i. above, utilities shall be installed underground as much as possible. Any that cannot be installed underground, and areas identified below, shall be screened at a minimum as described. In lieu of individual screens for each area, these can all be screened with one continuous screen or landscaping buffer that complies with these requirements.
  - 1. Service and Loading Spaces: Service and loading areas shall be screened from view from adjacent right of way with a solid wall or fencecrete to match or complement the material and color of the structure in which it serves. The top of the screen must be a minimum of 12' above finished floor elevation of the store to adequately screen the



loading or service area.

2. Dumpsters and Compactors: Dumpsters or compactors shall be screened from view from adjacent right of way with a solid screen wall or fence to match or complement the material and color of the structure in which it serves. The height of the screen must be at least one foot (1') higher in elevation than the top of the dumpster or compactor in which it is screening. Full-height opaque metal swing gates to match the color of the screen at locations required for screening while allowing access for emptying the dumpsters or compactors.
3. Ground Mounted Equipment and Utilities: Any equipment, meters, utilities, etc. which must be located above ground shall be screened from view from adjacent right of way with a solid screen wall or fence to match or complement the material and color of the structure in which it serves. The height of the screen must be at least one foot (1') higher in elevations than the top of the devices in which it is screening. Any conduit or piping that is required to be mounted to the face of building walls shall penetrate the building envelope as low as possible on the building; any portion that is required to be exterior above adjacent screening shall be painted to match the building wall to which it is secured.
- ii. Roof Mounted Screening: Any equipment, meters, utilities, etc. which must be located on the roof shall be screened from view from adjacent right of way with a solid screen to match or complement the color of the structure in which it serves. The height of the screen must be at least as tall as the devices in which it is screening.
- iii. Fencing: Prior to issuance of a Certificate of Occupancy, the Developer shall install a fence along its northwest property line to help prevent trash from entering Purgatory Creek. Developer shall also be responsible for the monitoring, maintenance and cleaning along this fence.

#### 6. Sustainability:

Listed below are the sustainable measures that will be applied to the design of this site and facilities:

- a. Energy: Computerized systems will be used to control refrigeration, air conditioning and lighting. Each system will be set to reduced levels at night, and all display case lighting will be turned off when the store is closed. The parking lot, sales floor, walk-in coolers and freezers, refrigerated display cases and exterior signage (where feasible) will all be equipped with energy-efficient LED lighting. In addition, a computerized system will be used for daylight harvesting by automatically controlling the sales floor lighting in accordance with the level of light entering through windows and skylights. Low emissivity glass and window shading devices will be used to reduce heat gain through windows. When available through local utilities, a demand response program will be used, whereby different systems in different parts of the store are turned off for short periods of time to reduce energy use at the utility's peak demand time. Occupancy sensors will be used to control lighting in offices areas. Point of use water heaters will be used in conjunction with waste heat from refrigeration systems. Highly reflective, lightly colored roofing will be installed to reduce energy use by 70% and increase customer comfort by eliminating cold shopping aisles.

- b. Water: Low flow fixtures will be installed in restrooms, and kitchens will employ water-efficient equipment.
- c. Recycling: Cardboard, plastic stretch wrap and shopping bags, office paper, floral buckets, cooking oil, meat trimmings, etc. will be collected for reuse or recycling.
- d. Community Support: Food donations will be made to local food banks.

Definitions:

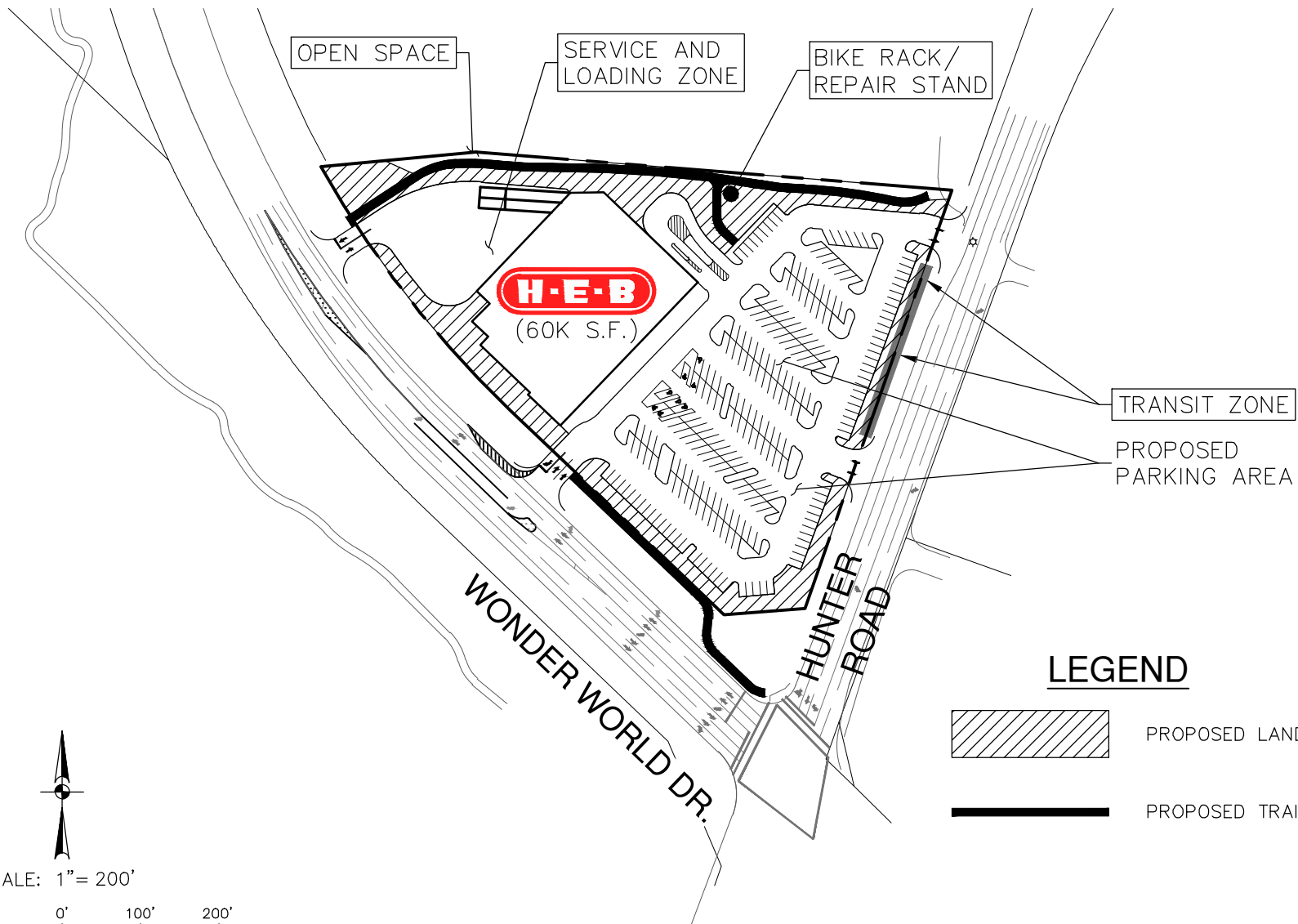
“City” shall mean the City of San Marcos, Texas.

“Base Regulations” shall mean the regulations that have been adopted by the City of San Marcos, TX at the time this PDD is approved.

## EXHIBIT A

### Legal Description

6.417 Acres, 279,525 square feet more or less, being all of the remaining portion of a 17.88 acre tract, recorded in Volume 711, Page 700 of the Official Public Records of Hays, a portion of a 26.261 acre tract, recorded in Volume 982, Page 599 of the said Official Public Records, and a portion of a 1.05321 acre tract recorded in Volume 4660, Page 851 of said Official Public Records, and being out of the T.J. Chambers Survey, and the J.M. Veramendi Survey No. 1, being in the City of San Marcos, Hays County, Texas.



# LEGEND



PROPOSED LANDSCAPE AREA



PROPOSED TRAIL/SIDEWALK

JOB NO. 8733-00  
 DATE AUGUST 2016  
 DESIGNER TD  
 CHECKED TD DRAWN RA

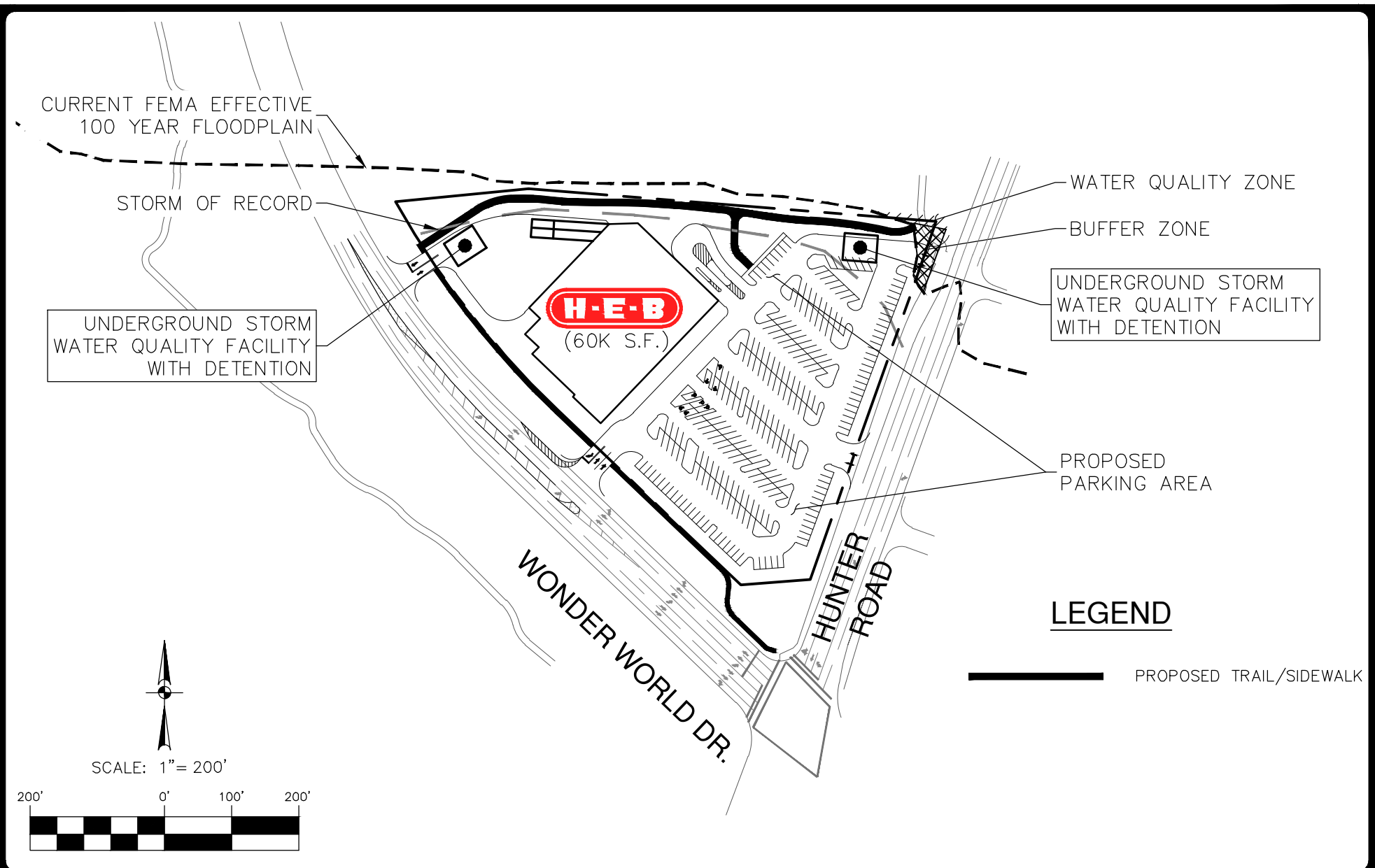
## EXHIBIT B

# WONDER WORLD/HUNTER ROAD SAN MARCOS, TEXAS CONCEPT PLAN



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

Date: Aug 09, 2016, 9:41am User ID: R49008  
File: P:\8733\00\Design\Civil\Exhibits\160908 - EXHIBIT C - FLOODPLAIN (8x11).dwg



JOB NO. 8733-00  
DATE AUGUST 2016  
DESIGNER TD  
CHECKED TD DRAWN RA  
**EXHIBIT C**

# WONDER WORLD/HUNTER ROAD

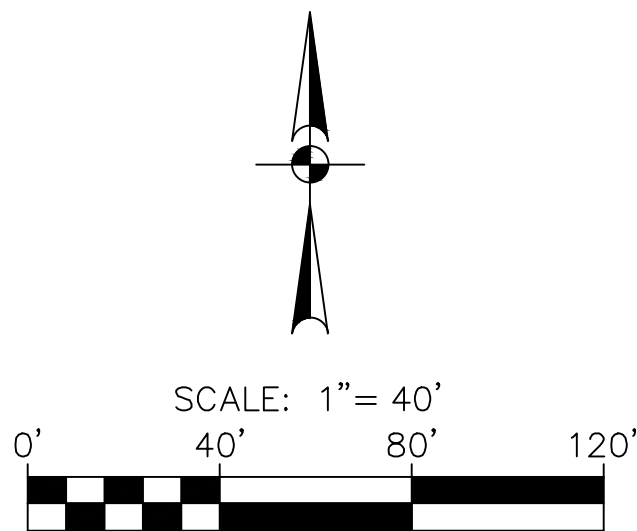
## SAN MARCOS, TEXAS

### FLOODPLAIN EXHIBIT

**PAPE-DAWSON ENGINEERS**  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800



Date: Oct 29, 2015, 9:57am User ID: R1499008  
File: P:\8733\100\Design\Civil\Exhibits\151028 - Pervious Cover.dwg



- LEGEND**
- APPROXIMATE FLOODPLAIN
  - PRELIMINARY DEVELOPABLE AREA
  - OPEN SPACE ACREAGE (0.713 ACRES)
  - CURRENT FEMA FLOODPLAIN
  - PARCEL BOUNDARY
  - EXISTING 1' CONTOUR (2010 BEXAR COUNTY)
  - EXISTING 5' CONTOUR (2010 BEXAR COUNTY)

NO.	REVISION	DATE

**PAPE-DAWSON ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 1028860

**WONDER WORLD/HUNTER ROAD**  
SAN MARCOS, TEXAS

**DEVELOPABLE AREA EXHIBIT**  
EXHIBIT D

PLAT NO.	8733-00
JOB NO.	OCT 2015
DATE	TD
DESIGNER	CHECKED DR DRAWN RA
SHEET	1 OF 1



## Land Use Matrix

P = Permitted

C = Conditional

### HEB Grocery - PDD Exhibit E

	GC
Farmers Market	C
Accessory Building/Structure (No larger than 625 s.f. in size and 12' in height)	P
Accessory Building/Structure (Larger than 625 s.f. in size OR 12' in height)	P
Accessory Dwelling (One Accessory Dwelling Per Lot)	C
Bed and Breakfast Inn	P
Caretaker's/Guard's Residence	P
Loft Apartments	C
Armed Services Recruiting Center	P
Bank or Savings and Loan (w/o Drive-thru)	P
Bank or Savings and Loan (w Drive thru)	P
Check Cashing Service	P
Offices (Health Services)	P
Offices (Medical Office)	P
Offices (Professional)	P
Call Service Center	P
Appliance Repair	P
Artist or Artisans Studio	P
Ambulance Service (Private)	P
Automobile Driving School (including Defensive Driving)	P
Automatic Teller Machines (ATM's)	P
Barber/Beauty College (barber or cosmetology school or college)	P
Barber/Beauty Shop, Haircutting (non-college)	P
Bed and Breakfast (No Permanent Residence)	P
Communication Equipment (Installation and/or Repair No outdoor sales or storage)	P
Dance/Drama/Music Schools (Performing Arts)	P
Extended Stay Hotels/Motels (Residence hotels)	P
Exterminator Service (No outdoor sales or storage)	P
Funeral Home	P
Hotel/Motel	P
Kiosk (Providing A Retail Service)	P
Laundry/Dry Cleaning (Drop Off/Pick Up)	P
Martial Arts School	P
Medical Supplies and Equipment	P
Mini Warehouse/Self Storage Units	C
Off Premises Freestanding Sign	P
Photocopying/Duplicating/Copy Shop	P
Studio for Radio or Television (without tower)	P

	GC
Tool Rental (with Outdoor Storage)	P
Washateria/Laundry (Self Serve)	C
All Terrain Vehicle (go-carts) Dealer/Sales	P
Antique Shop (with outside storage)	P
Auto Dealer (Primarily New/Used Auto Sales as accessory use only)	P
Auto Dealer, Used Auto Sales	P
Auto Supply Store for New and Rebuilt Parts	P
Bike Sales and/or Repair	P
Building Material Sales	P
Cabinet Shop (Manufacturing)	P
Convenience Store Without Gas Sales	P
Convenience Store With Gas Sales	P
Department Store	P
Food or Grocery Store with Gasoline Sales	P
Food or Grocery Store without Gasoline Sales	P
Gravestone/Tombstone Sales	C
Gun Smith	C
Home Improvement Center (10,000 s.f. or more)	P
Lawnmower Sales and/or Repair	P
Liquor Sales (retail)	P
Market (Public, Flea)	C
Pharmacy	P
Plant Nursery (Retail Sales/Outdoor Storage)	P
Recycling Kiosk	P
Restaurant/Prepared Food Sales	P
Restaurant/Prepared Food Sales with beer/wine off-premises consumption	C
Restaurant/Prepared Food Sales with drive thru	P
Retail Store (Misc.) with Drive Thru Service	P
Retail Store (Misc.) without Drive Thru Service (Under 100,000 s.f. Bldg.)	P
Retail Store (100,000 s.f. or more Bldg.)	P
Retail Store (over 10,000 s.f. or more Bldg.) outside sales	P
Retail Store (under 10,000 s.f. or more Bldg.) outside sales	P
Retail Store (under 10,000 s.f. or more Bldg.) no outside sales	P
Security Systems Installation Company	P

## Land Use Matrix

P = Permitted

C = Conditional

	GC
Shopping Center (Over 5 Acres)	P
Studio Tattoo or Body Piercing	P
Temporary Outdoor Retail Sales / Commercial Promotion (4 day time limit; Permit Required by Building Official)	P
Upholstery Shop (Non-Auto)	P
Veterinarian (Indoor Kennels)	P
Woodworking Shop (Ornamental)	P
General Vehicular Sales and Service	P
Auto Body Repair	C
Auto Muffler Shop	P
Auto Paint Shop	C
Auto Repair (General)	P
Auto Repair as an Accessory Use to Retail Sales	P
Auto Tire Repair/Sales (Indoor)	P
Auto Wrecker Service/Tow Yard	
Car Wash (Self Service; Automated)	P
Full Service Car Wash (Detail Shop)	P
Limousine/Taxi Service	P
Public Garage/Parking Structure	C
Tire Sales (Outdoors/Storage)	P
Transit Terminal	C
Truck Terminal	C
Amusement Services or Venues (Indoors)	P
Amusement Services or Venues (Outdoors)	P
Bar	C
Billiard/Pool Facility/Nightclub (Three or More Tables)- No alcohol consumption	P
Smoking Lounge	P
Broadcast Station (with Tower)	C
Charitable Gaming Facility	P
Civic/Conference Center	C
Country Club (Private)	P
Dance Hall/Dancing Facility	P
Day Camp	P
Driving Range	
Fair Ground	P
Health Club (Physical Fitness; Indoors Only)	P
Motion Picture Theater (Indoors)	P
Motion Picture Studio, Commercial Film	P
Museum (Indoors Only)	P
On-Premises Consumption of Alcohol	C
Park and/or Playground	P
Travel Trailers/RVs (Short Term Stays)	P
Rodeo Grounds	
RV/Travel Trailer Sales	P
Tennis Court (Lighted)	C
Theater (Non-Motion Picture; Live Drama)	P
Adult Day Care (No Overnight Stay)	P
Assisted Living Facility/Hospice	P

	GC
Child Day Care (Business)	P
Meeting Place/Nonreligious	P
Place of Religious Assembly/Church	P
Clinic (Medical)	P
Electrical Generating Plant	
Electrical Substation	C
Emergency Care Clinic	P
Fraternal Organization/Civic Club	P
Governmental Building or Use (Municipal, State or Federal)	P
Heliport	C
Hospital (Acute Care/Chronic Care)	P
Nursing/Convalescent Home	P
Philanthropic organization	P
Post Office (Private)	P
Post Office (Governmental)	P
Rectory/Parsonage with Place of Worship	P
Retirement Home/Home for the Aged	P
School, K through 12 (Private)	P
School, K through 12 (Public)	P
School, Vocational (Business/Commercial Trade)	P
Auction Sales (Non-Vehicle)	
Caterer	P
Extermination Service	
Feed and Grain Store	C
Maintenance/Janitorial Service	P
Metal Fabrication Shop	C
Moving Storage Company	C
Portable Building Sales	P
Taxidermist	P
Warehouse/Office and Storage	C
Electronic Assembly/High Tech Manufacturing	P
Micro-Brewery (onsite mfg. and sales)	C
Outside Storage (as primary use)	C
Research Lab (Non-Hazardous)	C





9725 SOUTH IH 35, AUSTIN, TEXAS 78744 | 512.282-2113 | WWW.TXDOT.GOV

July 7<sup>th</sup>, 2016

Mr. Taylor Dawson  
Pape-Dawson Engineers, Inc.  
2000 NW Loop 410  
San Antonio, TX 78213

HEB at RM 12 and FM 2439 in San Marcos

Dear Mr. Dawson:

I concur with the access locations shown on your letter dated May 11, 2016 (Revised July 1, 2016) (attached). The configurations of the driveways will be as shown on the approved driveway permits. The improvements are to be funded and constructed by the owner through a donation agreement.

Sincerely

07/07/2016

Reed E. Smith, P.E.

Cc: Victor M. Vargas, P.E.



May 11, 2016  
(REVISED July 1, 2016)

Mr. Reed Smith  
Texas Department of Transportation  
9725 South I-35  
Austin, TX 78744

Re: Roadway Access to Proposed HEB Site at the  
Northwest Corner of Wonder World Drive and  
Hunter Road in San Marcos, Texas

Dear Mr. Smith:

As discussed in previous meetings, HEB desires to develop a grocery store at the above referenced location and appropriate access onto Wonder World Drive (RR 12) and Hunter Road is mandatory for HEB's operations. Attached to this letter is an exhibit that indicates the desired access points which are described further below:

#### Hunter Road

- Full access signalized driveway located immediately south of the existing bridge which aligns with the existing apartment driveway across Hunter Road. The proposed signal will need to be interconnected with the existing signal at the Hunter Road/Wonder World Drive intersection.
- Right in/right out driveway near the intersection of Hunter Road and Wonder World Drive.

Hunter Road is currently under TxDOT jurisdiction but there is an agreement ongoing between the City and TxDOT, which will give the road and ROW to the City of San Marcos. It is our understanding that TxDOT will allow the City to grant/approve driveways onto Hunter Road due to the ongoing transfer agreement.

#### Wonder World Drive

- A right in/right out with "hooded left" turn lane from southbound Wonder World into the approximate middle of the HEB site.
- A right in/right out at the northern limits of the proposed HEB property for truck deliveries and service vehicles only.

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

San Antonio | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 [www.Pape-Dawson.com](http://www.Pape-Dawson.com)

Mr. Reed Smith  
Roadway Access to Proposed HEB Site at the  
Northwest Corner of Wonder World Drive and  
Hunter Road in San Marcos, Texas  
May 11, 2016 (**REVISED July 1, 2016**)  
Page 2 of 2

A break in the access denial line will be required for both driveways along Wonder World Drive. It is our understanding that when the Wonder World ROW is transferred from the City of San Marcos to TxDOT, TxDOT will transfer the ROW with appropriate breaks in the access denial line to support the two driveways proposed on Wonder World Drive.

Assuming that TxDOT is still in agreement with the access points listed above, please issue a memo of understanding.

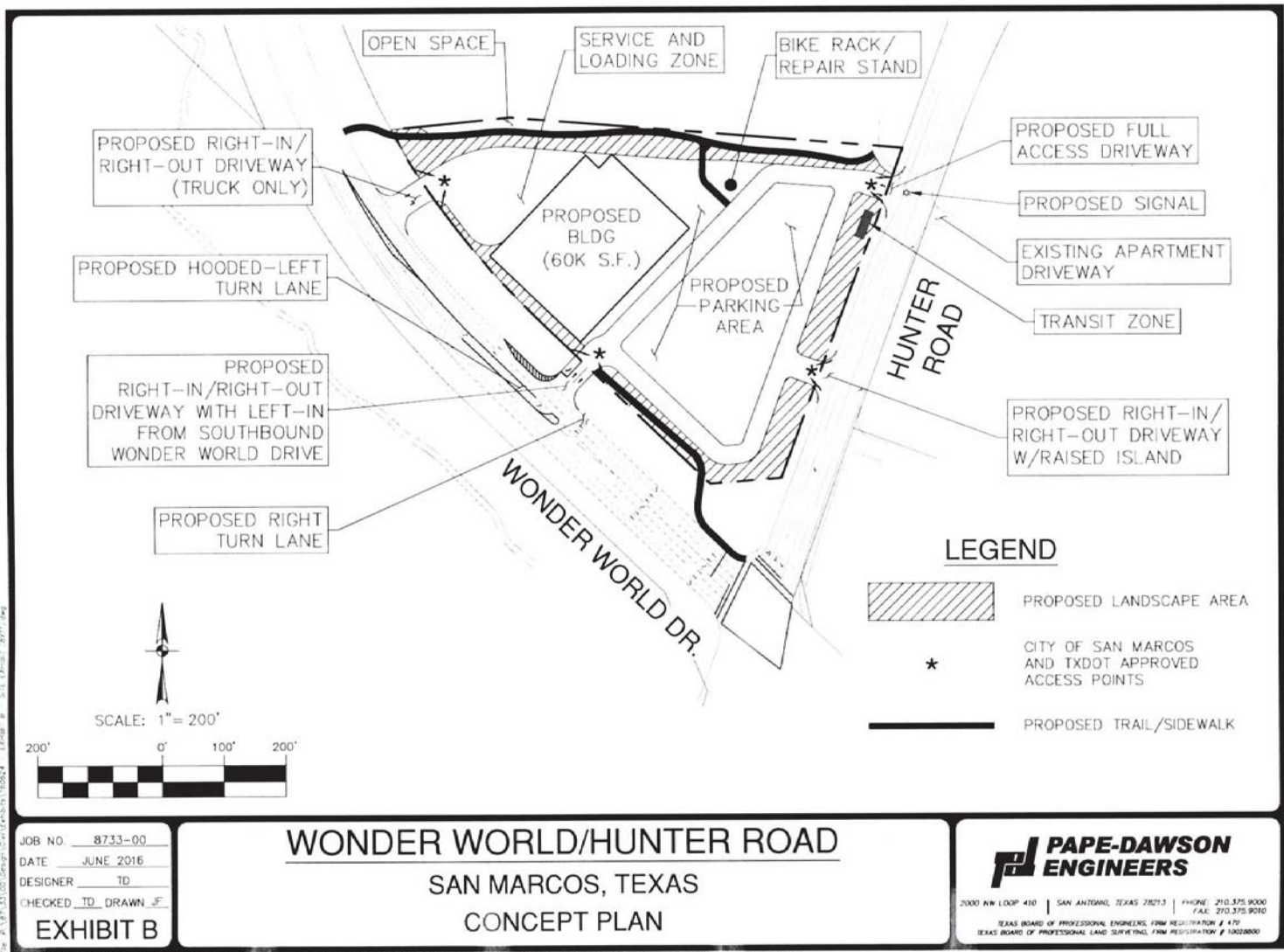
Sincerely,  
Pape-Dawson Engineers, Inc.



Taylor Dawson  
Project Manager

P:\87\33\00\WORD\LETTERS\160511-R1-TXDOT DRIVEWAY LETTER.DOCX

DATE: JUN 20, 2016 1:42pm, USER: J. W. Pape, PROJECT: 8733-00, DRAWING: 8733-00-01, SHEET: 1 OF 1, FILE: 8733-00-01.dwg



JOB NO. 8733-00  
DATE JUNE 2016  
DESIGNER TD  
CHECKED TO DRAWN JF  
**EXHIBIT B**

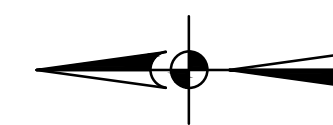
**WONDER WORLD/HUNTER ROAD**  
SAN MARCOS, TEXAS  
CONCEPT PLAN

**PAPE-DAWSON ENGINEERS**  
2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE 210.375.9000  
FAX 210.375.9010  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 4170  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028000





SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800



SCALE: 1" = 200'  
0' 200' 400' 600'



SAN MARCOS  
INTERSECTION TRUCK TURN  
EXHIBIT G

Date: Aug 19, 2016, 10:03am User ID: Bhurkett  
File: P:\87133\100\Design\Civil\Exhibits\160819 - INTERSECTION TRUCK TURN.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



