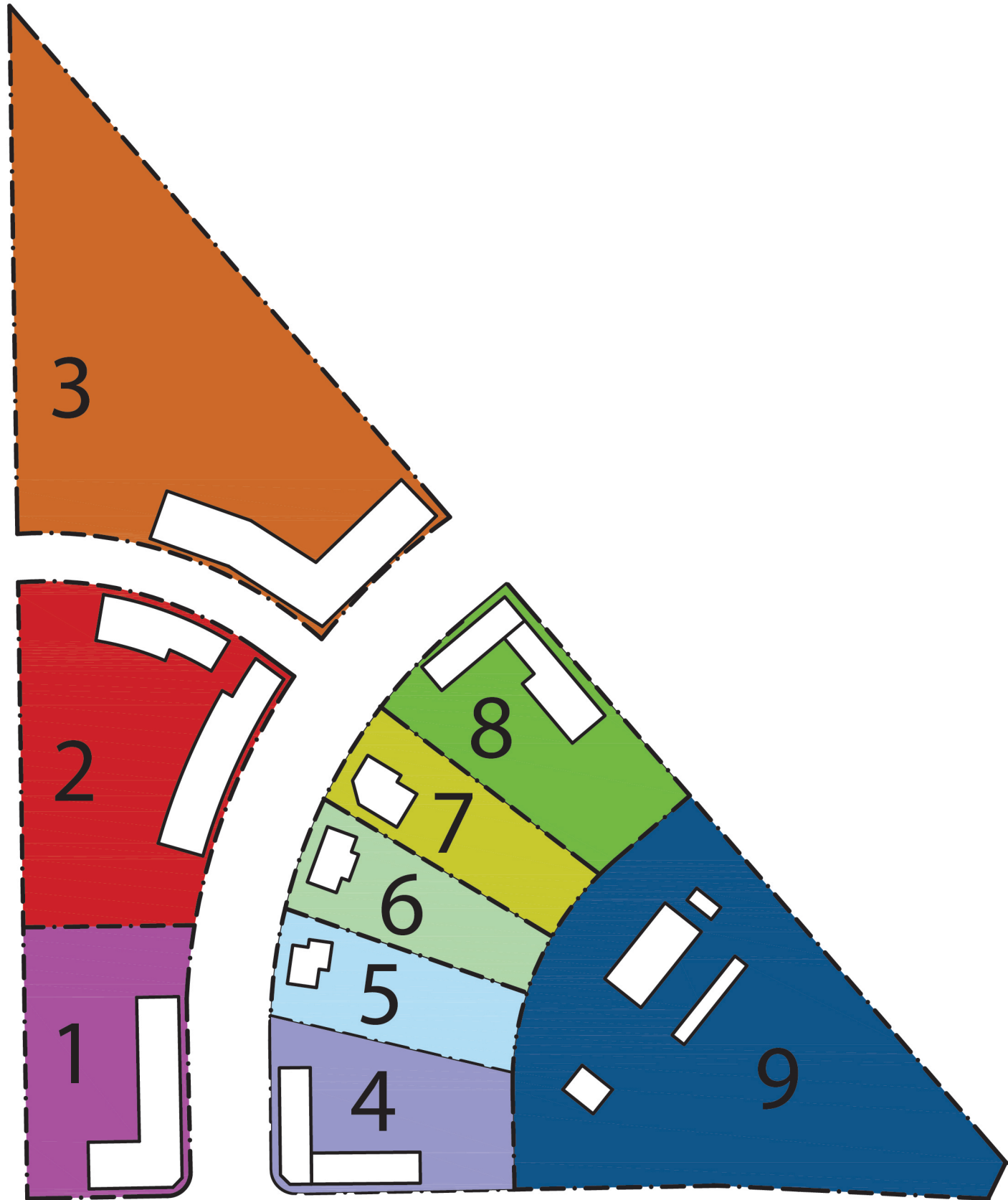
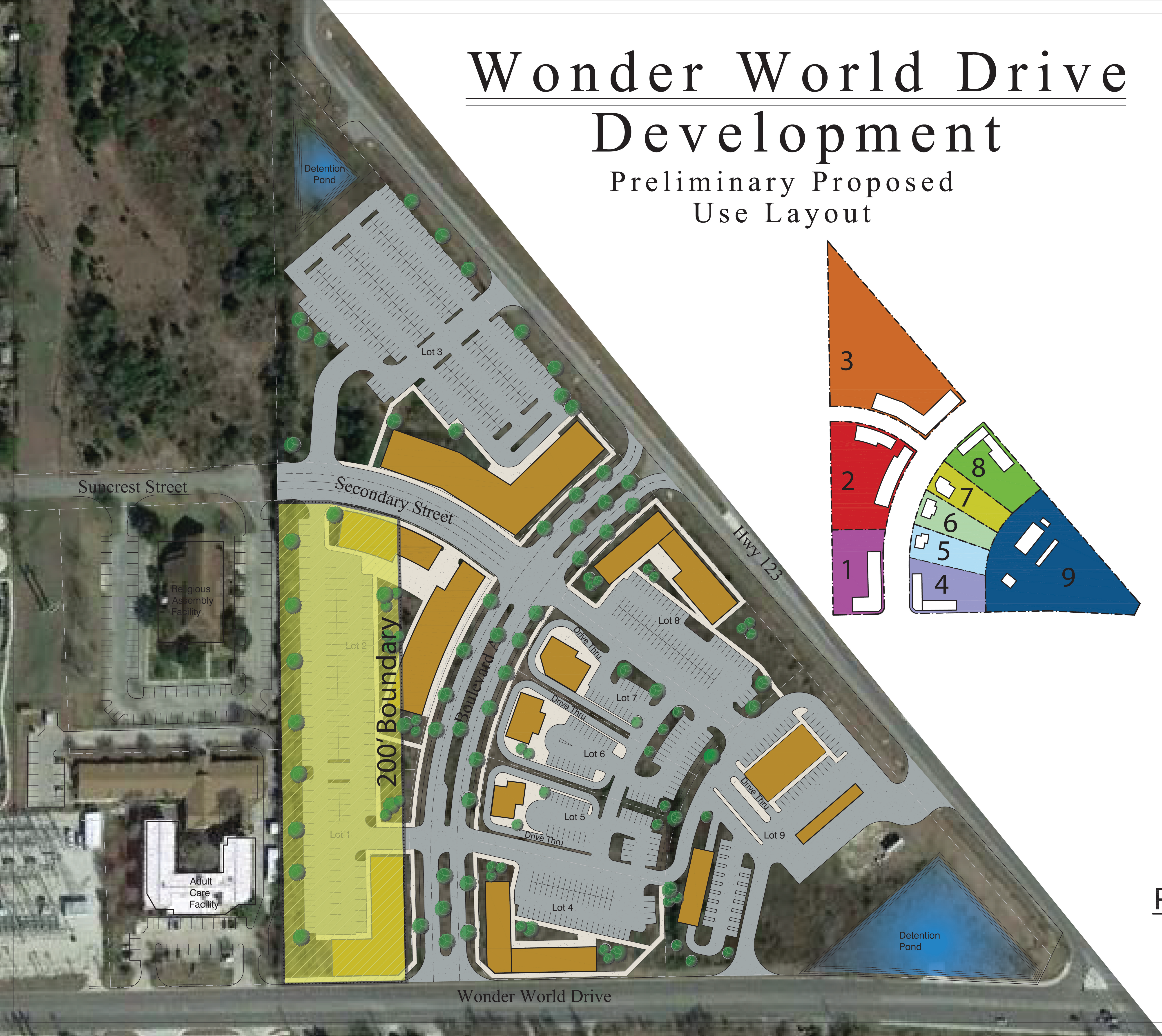


Wonder World Drive Development

Preliminary Proposed Use Layout

Exhibit "A"

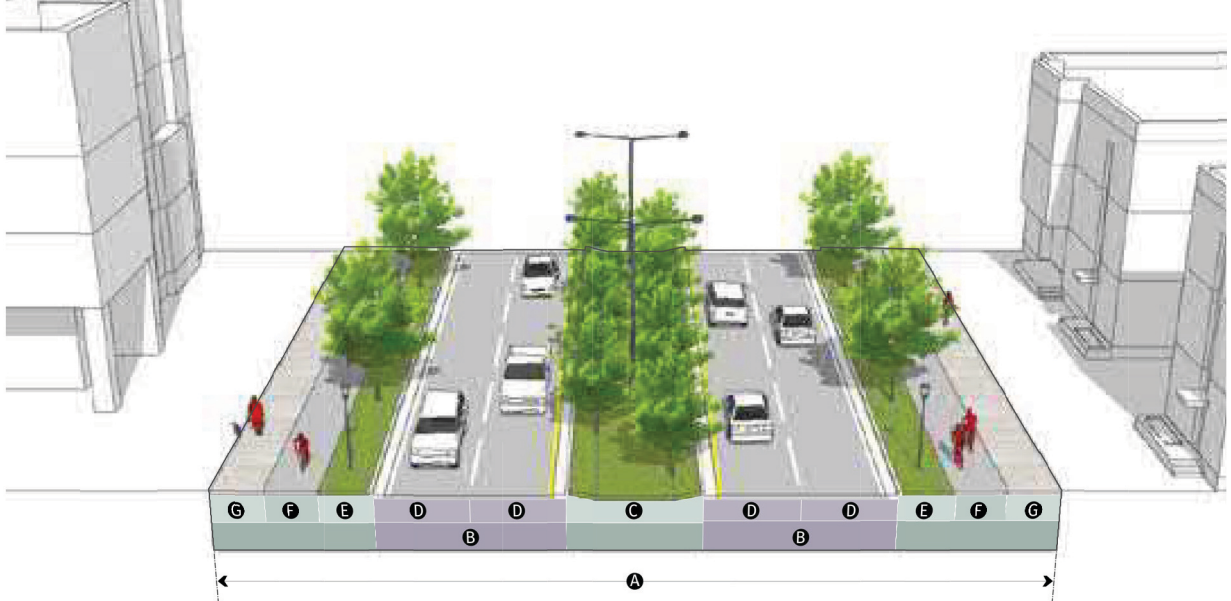


3

SUBDIVISIONS

Section 3.7.2.3 Conventional Corridors

A. Boulevard



DESCRIPTION

A long-distance thoroughfare that is designed for high vehicular capacity and moderate speed.

GENERAL

Right of Way

110' min

Design Speed

35 mph

Walkway

Sidewalk

Bikeway

Cycle Track

Parking

N/A

Planting

Tree Lawn

TRAVELWAY

Pavement Width

25'

Median

18' min (Planted)

Travel Lane

12.5'

STREETSCAPE

Planter

7' min

Tree Spacing

35' o.c. avg

Cycle Track

7' min

Sidewalk


7' min

Amended: September 1, 2020

San Marcos Development Code

3-39

Proposed Use Legend

	Zoning	Proposed Occupancy	Parking
Lot 1	EC	Medical Office	79
Lot 2	EC	Medical Office	146
Lot 3	EC	Hotel	263
Lot 4	EC	Retail/ Dining/ Medical Office	55
Lot 5	EC	Dining	31
Lot 6	EC	Dining	33
Lot 7	EC	Dining	33
Lot 8	EC	Retail/ Dining/ Medical Office	71
Lot 9	EC	Convience Store/ Car Wash	54
	200' Hotel Exclusion Zone		

NOTES:
- PER CODE REQUIREMENTS, DEVELOPER IS ONLY CONSTRUCTING HALF OF BOULEVARD A.
- LAND PLAN IS SUBJECT TO CHANGES BASED ON MARKET CONDITIONS.

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