



Public Hearing

ZC-21-16

SH 123 & Wonder World FD to EC

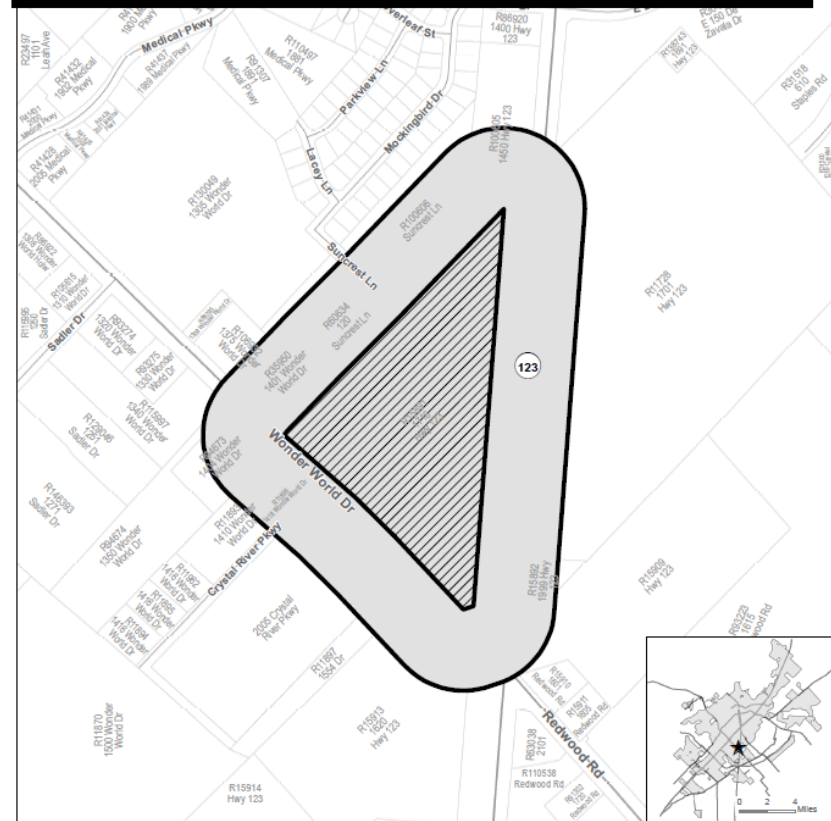
Consider approval of Ordinance 2021-77, on the second of two readings, amending the Official Zoning Map of the City in Case No. ZC-21-16 by rezoning approximately 22.58 acres of land, generally located at the Northwest Corner of the Wonder World Drive and Highway 123 Intersection, from “FD” Future Development District to “EC” Employment Center District, or subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and providing an effective date.



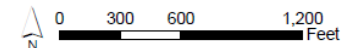
Property Information

- Approximately 22.58 acres
- Northwest corner of Wonder World Dr & Hwy 123
- Not located within City Limits

ZC-21-16
400' Notification Buffer
SH 123 & Wonder World — Northwest Corner



- ★ Site Location
- ▨ Subject Property
- 400' Buffer
- Parcel
- City Limit



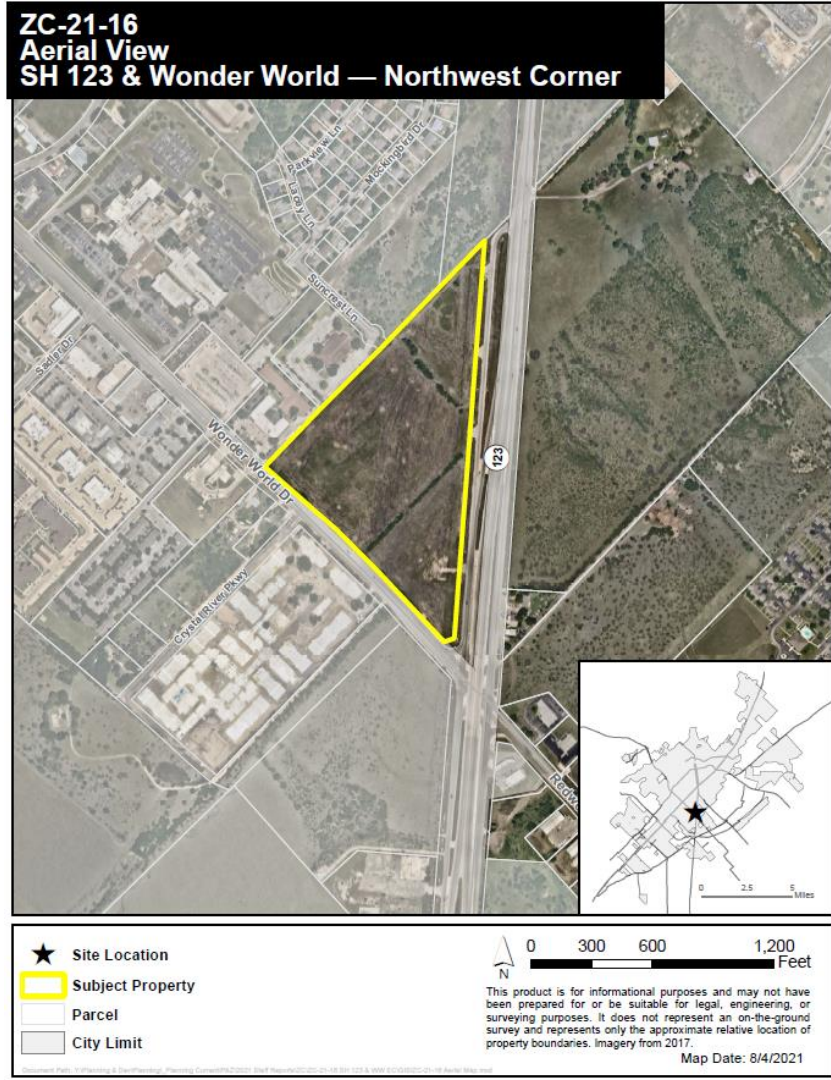
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 8/4/2021



Context & History

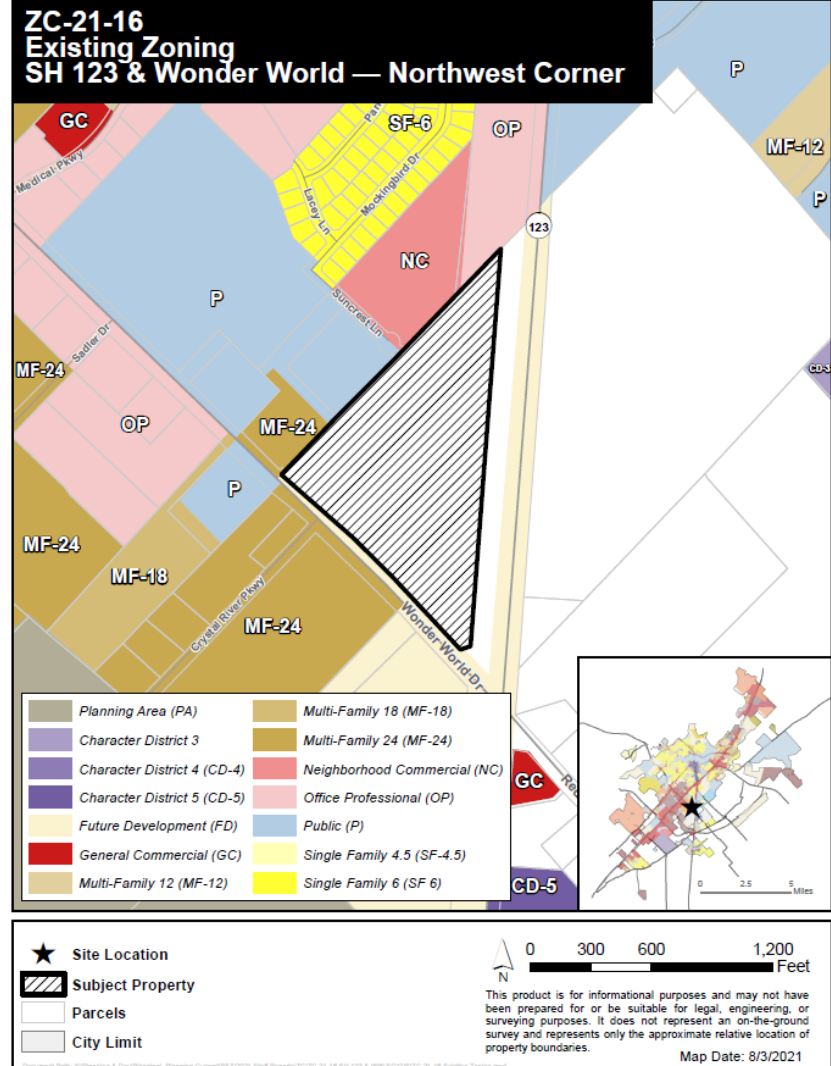
- Currently Vacant
- Surrounding Uses
 - Vacant
 - Riverstone Apartments
 - Hwy 123
 - Senior Living Apartments
- Council Considering Annexation Application 9/21/2021





Context & History

- Existing Zoning:
Future Development/ETJ (FD)
 - Residential, Public & Institutional Uses
- Proposed Zoning:
Employment Center (EC)
 - Commercial and Limited Industrial Uses

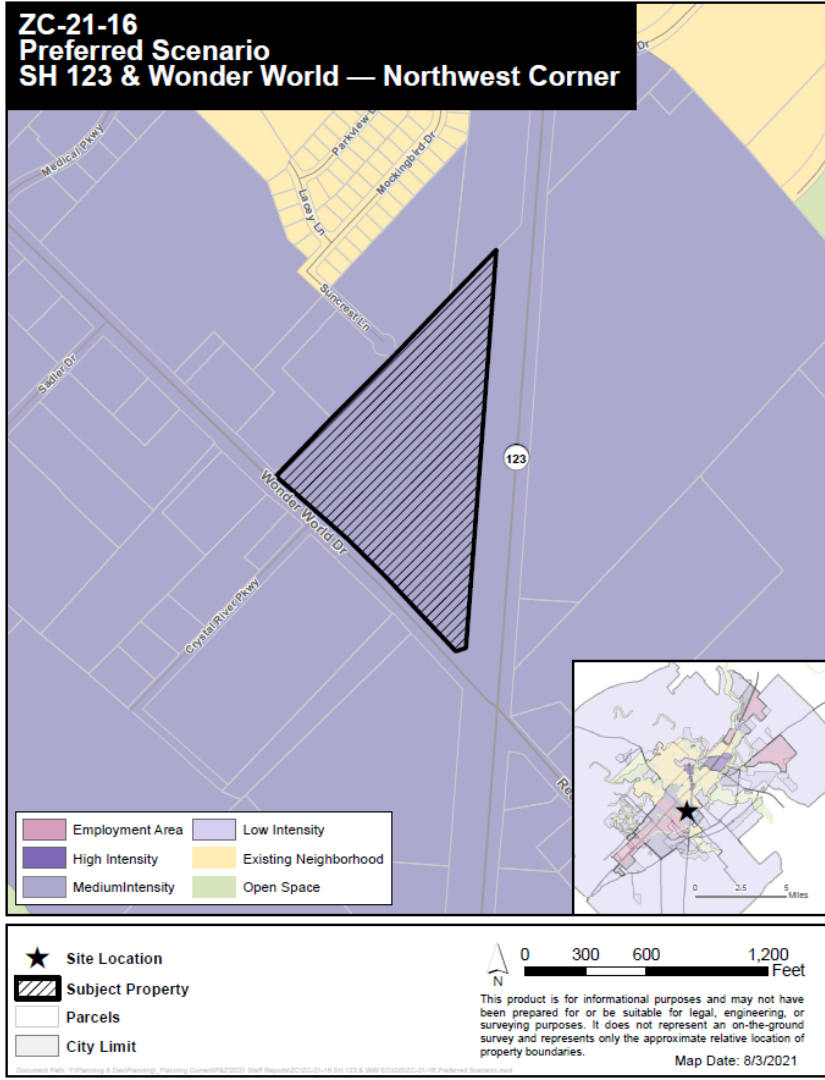




Comprehensive Plan Analysis

Step 1: Where is the property located on the Comprehensive Plan?

- Existing Preferred Scenario: Medium Intensity - Medical District
- “An area of change intended to accommodate the City’s future growth and expansion where people can meet their daily needs within a short walk, bike, transit trip, or drive” (4.1.1.6)





Comprehensive Plan Analysis

Step 2: Is the request consistent with the Comprehensive Plan / District Translation Table?

“Special Districts” (EC) within a “Medium Intensity Zone.”

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS				
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER
Conventional Residential	NP	NP	C	PSA	PSA
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP
Character Districts	NP	See Section 4.1.2.6	PSA	C	NP
Special Districts	PSA	NP	PSA	NP	C
Legend	PSA = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider

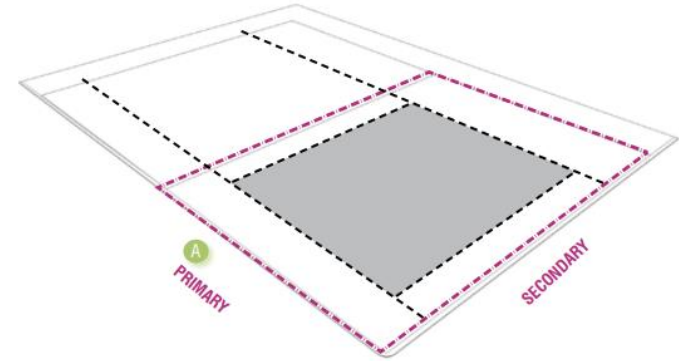


Zoning Analysis

- Commercial Gateway with Adjacency to Major Roads. Quality/Look of New Development Very Important
- Live/Work, Mixed Use, and General Commercial Building Types
- Office, Retail, Medical, Hotel, Light Manufacturing, Warehouse
- Fast Food, Office, C. Store w/Car Wash, Hotel

EC

SECTION 4.4.5.1 EMPLOYMENT CENTER



KEY

--- Property Line (ROW)

A Metrics on This and Facing Page

--- Setbacks

● Building Footprint

DISTRICT INTENT STATEMENTS

EC is intended to serve as a commercial gateway and to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. EC should be applied along highway corridors that serve as entrances to downtown or other pedestrian oriented activity areas.

DENSITY

Impervious Cover 80% max.

TRANSPORTATION

Block Perimeter 5,000 ft. max. Section 3.6.2.1

Streetscape Type Conventional Section 3.8.1.7

BUILDING TYPES ALLOWED

Live/ Work Section 4.4.6.10

General Commercial Section 4.4.6.12

Mixed Use Shopfront* Section 4.4.6.13

Civic Building Section 4.4.6.14

*No Residential on the ground floor

BUILDING STANDARDS

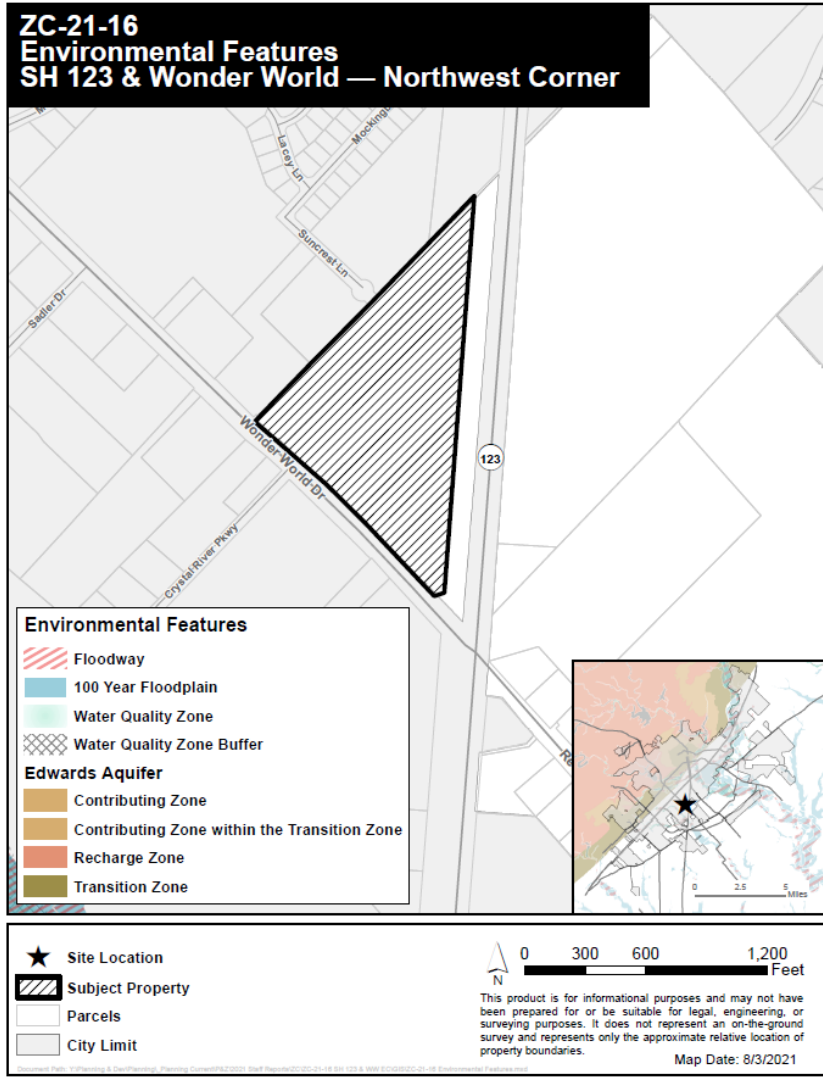
Principle Building Height 4 stories max. 62 ft. max.

Accessory Structure Height N/A 24 ft. max.



Environmental Analysis

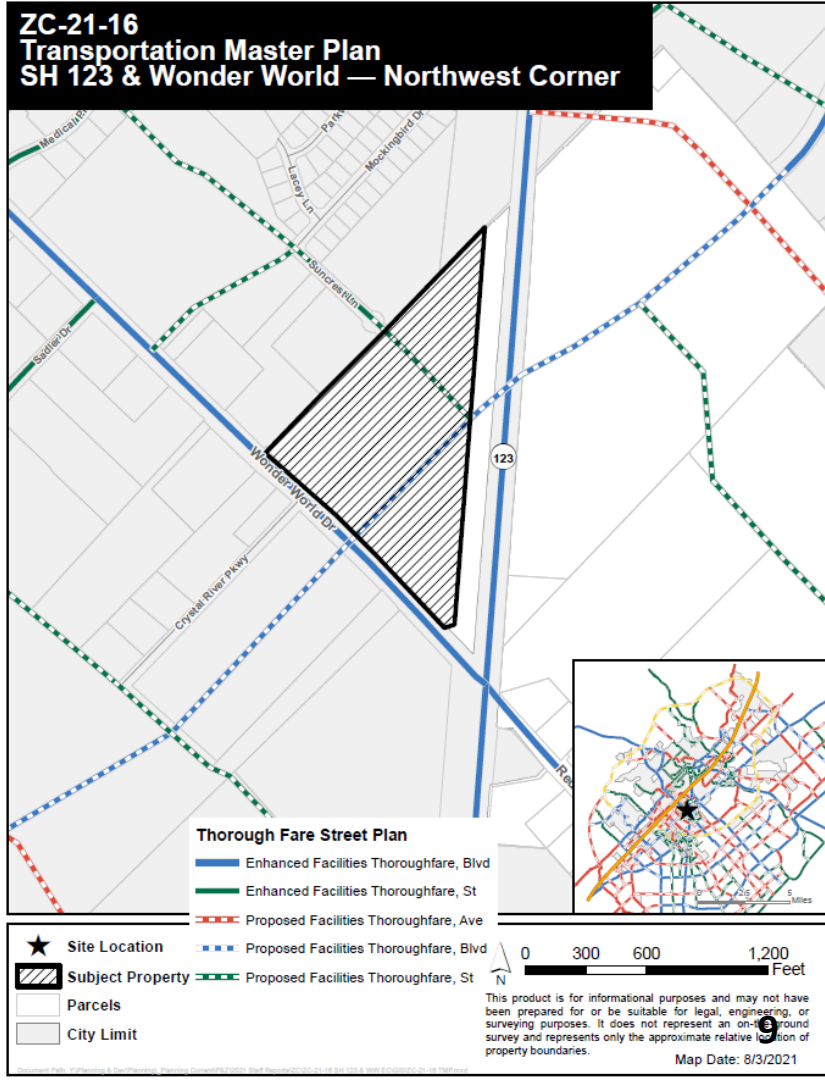
- Not Located
 - In Floodplain
 - Atop Significant Slopes
 - Within a Sensitive Watershed
 - Edwards Aquifer Zone





Infrastructure

- **Streets**
 - Streetscape Improvements
 - Transportation Master Plan
 - Block Perimeter (5,000 feet)
 - Bicycle & Sidewalk Connections
- **Utilities**
 - City of San Marcos Water, Wastewater, and Electric





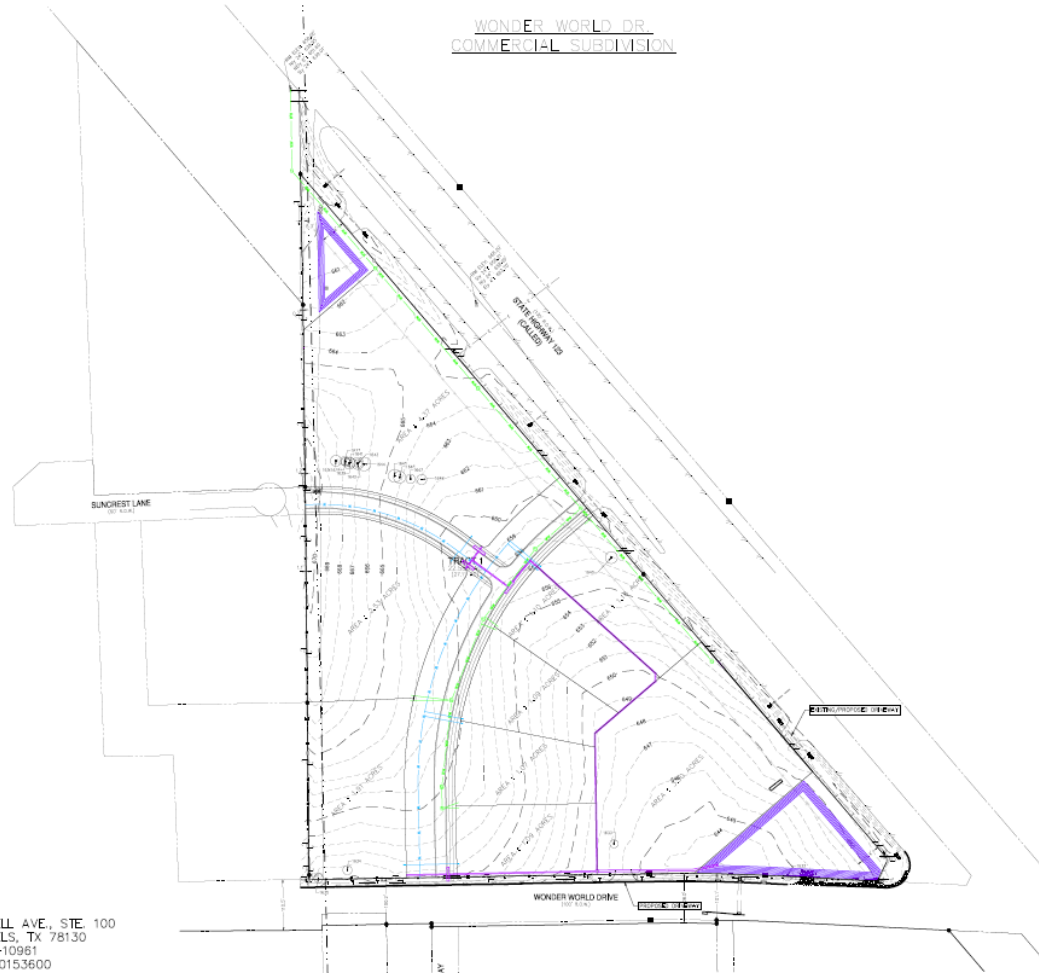
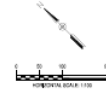
Recommendation

- Planning and Zoning Commission recommended **approval** of the request as presented with an 8-0 vote.
- Staff recommends **approval** of the request as presented.



WONDER WORLD DR.
COMMERCIAL SUBDIVISION

LEGEND
--- EXISTING CONTROLS
--- PROPOSED 10:0:1 U.S.E.
--- PROPOSED 10:0:1 U.S.E.
--- PROPOSED 10:0:1 U.S.E.
--- PROPOSED 10:0:1 U.S.E.



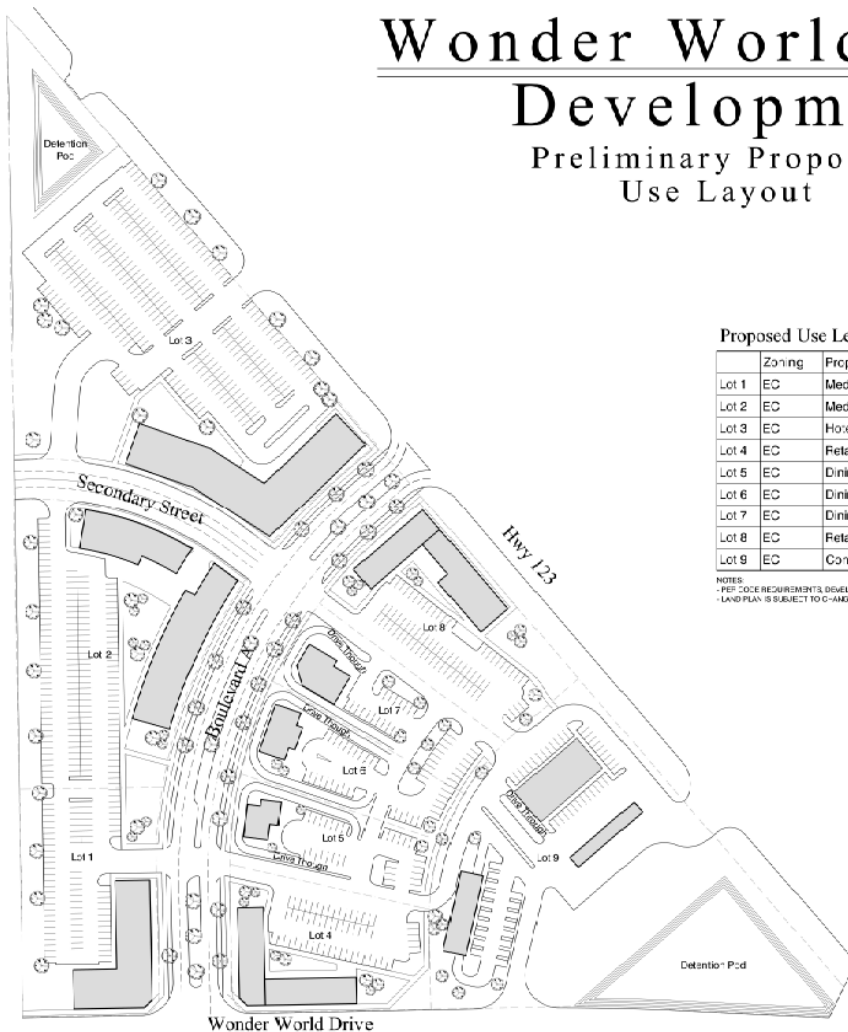
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

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Wonder World Drive Development

Preliminary Proposed Use Layout



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	Convenience Store/ Car Wash	54

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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Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Employment Center District (EC)
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	EC is intended to serve as a commercial gateway and to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. Building type options include live work, shopfront house, mixed use and general commercial buildings. EC should be applied along commercial corridors that serve as entrances to downtown or other pedestrian-oriented activity areas.
Uses	Residential / Agricultural (<i>See Land Use Matrix</i>)	Variety of commercial uses permitted including offices; retail; medical; hotels; recreation; light manufacturing, and warehouse/distribution. (<i>See Land Use Matrix</i>)
Parking Location	No location standards	Surface parking – no parking in the 1 st layer; parking allowed in the 2 nd and 3 rd Layer Garage parking - allowed in the third layer only
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	4 stories
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	For Primary buildings – 10'-20' setback from Primary Street, 10-15 ft setback from Secondary St. 5' min side setback, 20' min rear set back (3' rear if abutting alley).
Impervious Cover (max)	30%	80%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Min, 4,000 sq ft for general commercial, mixed use shopfront and civic buildings; Minimum of 1,100 sq ft for live/work.
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Conventional: 6' sidewalk, street trees every 40' on center average, 7' planting area.
Blocks	No Block Perimeter Required	2,400 ft. Block Perimeter Max