

**PROPOSED H-E-B WIMBERLEY
WIMBERLEY PLANNED DEVELOPMENT DISTRICT (“WPDD”)**

The applicant is proposing to demolish the existing structures on the subject property and construct a H-E-B Grocery Store, fueling station, automotive washing facility and associated parking.

Site Detail:

Property Address:	14501 Ranch Road 12 & 100 Emergency Lane
Street Frontage:	FM 2325 (west side); Ranch Road 12 (east side); Emergency Lane (south side)
Existing Zoning:	Public Facilities (PF)
Existing Uses:	Wimberley ISD Administrative Office, Vacant School, Softball Field and Automotive Repair
Adjacent Uses:	Commercial on west, south and east sides of property and religious on the north side
Total Tract Area:	7.844 acres
Net Site Area <i>(as defined by City Code)</i> :	7.844 acres
Slope Zone <i>(as defined by City Code)</i> :	Entire site is within the 0-15% slope zone
Flood Plain:	No area is within the 100-year or 500-year floodplains
Area to be Disturbed (all phases):	8.5 acres (site and areas within the right-of- ways)

Existing Development:

The following improvements and uses currently exist on the Property:

- Wimberley ISD Administration Office Building (Occupied)
- Bowen School (Vacant)
- Wimberley ISD Softball Field (Occupied)
- Automotive Repair Facility (Occupied)

For the purpose of the WPDD, the above-mentioned uses are considered pre-existing non-confirming uses. Demolition of pre-existing uses on the site will occur within twelve (12) months from the effective date of the WPDD Ordinance.

New Development:

The site will be developed in phases and by area shown on the Concept Plan according to the following schedule:

- Phase 1: Demolition of pre-existing uses on the site within twelve (12) months from the effective date of the WPDD Ordinance.
- Phase 2: Construct the Grocery Store and Fueling Station within five (5) years from the effective date of the WPDD Ordinance.
- Phase 3: Construct the Automotive Washing Facility.
- Phase 4: Future expansion of Grocery Store, Fueling Station and Automotive Washing Facility

Phases may be constructed separately or concurrently.

Base Zoning District for Development: Commercial-Moderate Impact (C-2)

Permitted Uses in the Development:

- Accessory uses to the main use;
- Administrative and professional office:
 - Insurance, real estate, attorneys, accountants, architects, investment services, travel agencies;
 - Photography studios, doctors, dentists;
 - Non-profit organizations (with certain restrictions);
 - Civic uses (such as City Halls);
 - Research services: limited
- Office;
- Banks and savings and loan associations;
- Drive-in sales facilities and drive-through sales facilities;
- Eating establishments: sit-down;
- Medical services: limited;
- Personal services: general;
- Plant nurseries;
- Religious assembly, and
- Retail sales and services: general.
- Alcoholic beverage sales off premises and on premises;
- Automotive washing;
- Gasoline sales: limited;
- Eating establishments: drive-in;
- Eating establishments: fast food with drive-through order windows;
- Eating establishments: sit down fast foods;
- Food and beverage retail sales
- Outside display
- Uses existing on the site prior to the effective date of the WPDD Ordinance are considered pre-existing non-conforming uses.

The development will comply with all applicable City Codes relating to building and development with the exceptions identified below with asterisks. The following regulations shall apply to the subject development:

Maximum Building Footprints:

Grocery Store:	46,500 square feet *
Fueling Station:	3,700 square feet
Automotive Washing Facility:	1,500 square feet

Maximum Floor Area:

Grocery Store:	46,500 square feet *
Fueling Station:	3,700 square feet
Automotive Washing Facility:	1,500 square feet

Maximum Building Height:

Grocery Store:	Not more than twenty-eight (28) feet with flat roof or thirty-five (35) feet with pitched roof
Fueling Station:	Not more than twenty-eight (28) feet with flat roof or thirty-five (35) feet with pitched roof
Automotive Washing Facility:	Not more than twenty-eight (28) feet with flat roof or thirty-five (35) feet with pitched roof

Maximum Impervious Cover:

Seventy (70) percent of the Net Site Area (as defined by City Code)

Maximum Building Cover:

Sixty (60) percent of the Net Site Area (as defined by City Code)

Setbacks:

FM 2335 (West Side):	Fifteen (15) feet *
Emergency Lane (South Side):	Ten (10) feet
Ranch Road 12 (East Side):	Fifteen (15) feet *
North Side:	Ten (10) feet

Parking:

At full build-out, there will be a maximum of 287 parking spaces for all land uses on the property. Minimum dimensions for regular parking shall be nine (9) feet X eighteen (18) feet.

A maximum of ten (10) percent of the required parking may be for compact cars. Minimum dimensions for compact parking shall be eight and one-half (8.5) feet and sixteen and one-half (16.5) feet.

Water Supply:

An on-site water storage tank and booster pumps will be installed with development of the site for the purpose of supplying water for fire protection to the store and fire hydrants, as well as to provide the domestic water service. Water for the tank will be acquired from the Wimberley Water Supply Corporation using existing water mains on Ranch Road 12 and FM 2325.

The automotive washing facility will utilize 80% reclaimed water. The base water supply for the facility will come from the Wimberley Water Supply Corporation.

Wastewater Treatment:

Wastewater service for the development will be provided by Aqua Texas. The project will discharge wastewater to the existing sewer lateral upstream of the existing Aqua Texas lift station located on the site. Aqua Texas has indicated their system has the available capacity to service the development.

Drainage:

The development will comply with all applicable City and TCEQ regulations relating to drainage and storm water management.

Proposed drainage patterns will be consistent with existing conditions. On-site detention will exceed current regulations by providing for up to and including the 100-year event with staged releases. The detention volume and release rates will be based on the impervious cover proposed with the project. Credit will not be given for existing impervious cover.

The development of a storm water management plan will be required. That plan shall include any necessary engineered designs for storm water retention, detention and/or filtration facilities, and a demonstration that the proposed development of the property:

1. Shall preserve established watercourses as conduits for storm water runoff from higher properties and to lower properties; and
2. Shall not result in damage or diminished value of downstream properties by a peak flow of storm water runoff exceeding the historical peak flow rate for each above referenced storm event; and
3. Shall not result in an alteration in the historical overland flow pattern of storm water; and
4. Shall not result in the conduit of hazardous materials, and pollutants, onto another property or into a waterway.

The plan shall also include an analysis of the effect of land grading, including any cut and fill, and/or natural land surface alteration within and outside of the areas of impervious cover. The plan will include an engineering report to demonstrate the

adequacy of the design.

Water Quality:

The development will comply with all applicable City and TCEQ water quality regulations.

On-site water quality measures will be developed to achieve or exceed the TCEQ minimum efficiency of 80 and the City minimum efficiency of 85 for the impervious cover proposed with the project. These measures will be sized with the understanding there will be no credit for the existing impervious cover.

The types of water quality measures (BMP's) to be employed may include, but are not limited to, a wet pond, dry detention pond, extended detention basin, bio-retention, sand filter basin, rain gardens, and bio-filtration swales. The ponds will include volume for both water quality and detention. The project will utilize a minimum of two (2) of the BMPs listed, exceeding Code requirement of one (1) BMP. Where possible, BMPs will be designed to blend into the site and be a landscape amenity.

*Site Grading: **

The average slope of the site from northeast corner to southwest corner is approximately four (4) to five (5) percent. The parking field grades are anticipated to be one (1) to five (5) percent, with the average slope being two (2) to three (3) percent. Driveways from the adjacent streets will generally be three (3) to five (5) percent and should not exceed eight (8) percent. These are typical standards for a grocery retail site.

The above-mentioned criteria will require that there be a cut condition behind the store footprint in order to have elevations in front of the store to be close to existing grades thereby assisting with preservation of existing trees in the front parking field. The cut/retaining wall directly behind the store will vary from six (6) to ten (10) feet in height, with the maximum cut of ten (10) feet. As this wall extends towards either street (FM 2325 or RR 12), the wall will taper to curb high with the grades stepped back.

The area dedicated to ponds will be cut below grade, with berming on the downstream side to maximize the volume. There may be the need for short landscape walls of two (2) to three (3) feet in height throughout the parking lot to assist with tree preservation and ponding.

Retaining walls visible from the three (3) public streets will be of a modular block, stack rock or similar system.

Fencing:

The development includes fencing for public protection around pond areas that exceed eighteen (18) inches in depth or at the top of any retaining walls that exceed three (3) feet in height. The project will utilize black vinyl or galvanized coated chain link fencing, four (4) feet in height, in these applications. In addition, the project will provide additional shrubs and landscape on the visible side of the fence to screen the fencing.

Landscaping:

The areas set aside for landscaping and preservation of natural existing plant material on the site plan will be developed according to the Commercial Landscape regulation of the Code of Ordinances, Section 155.078.

The proposed landscape will work to protect and save a minimum of three hundred (300) inches of existing trees, fifteen (15) inches and larger. Although the project is not required to preserve any of the existing trees by Code, the proposed landscape will commit to preserve the larger existing trees of excellent condition, while supplementing trees lost due to construction with new trees that will increase overall tree diversity on site. This is important in order to establish and maintain a healthy and balanced ecosystem that plants and animals can thrive in. Planting these additional trees will also help contribute to increasing the human comfort on site by reducing the heat island effect. Using a combination of trees, shrubs and groundcovers, all the proposed plant materials will be native or adapted plants that are drought tolerant and are able to survive throughout the Hill Country.

Once established, these plants will not further burden a limited water supply; instead, they will be able to treat storm water runoff in measures such as bio-swales and environmentally sensitive ponds to ensure the long term sustainability of water quality.

Furthermore, this plant palette will offer seasonal color and interest year around and will be designed with other materials, such as stone and boulders that are reminiscent of the Hill Country and Wimberley vernacular. Lastly, the proposed landscape plans will work to utilize as many existing materials on site as possible. This may included, but not limited to, boulders, reusing material for wood fence posts, tree stakes, landscape timbers, stepping pads, screen fences, walkways, furniture, etc.

In the parking lot, it should be noted that no parking space will be more than sixty-four (64) feet from the trunk of a tree.

Elevation:

Grocery Store *

The four elevations of the Grocery Store shall be composed of the materials stated below, with the stated minimum percentages.

South Elevation (front): metal panel, masonry (minimum twenty-five (25) percent of wall surface), and fenestration (minimum twenty (20) percent of wall surface).

West Elevation (side) and East Elevation (side): metal panel, and masonry (minimum four (4) percent of wall surface).

North Elevation (back): metal panel.

In addition to these materials, EIFS may also be used to accentuate the primary materials. All visible roofing and exterior columns shall be metal. Additional fenestration may be added on any elevation to address functional and lighting needs on the building interior. Wood may be substituted for any material.

The primary colors selected for exterior painted building materials shall be composed of tones that complement and fit the character of other structures in Wimberley, which includes earth and muted tones. Other colors may only be used to accent the primary colors.

Fueling Station and Automotive Washing Facility Materials *

The fueling station kiosk wall surfaces shall consist of a minimum of twenty-five (25) percent masonry. The fuel station canopy roof and columns shall be metal.

The automotive washing facility shall be precast concrete panel with reveal pattern.

Open Storage: *

The Grocery Store consists of a covered front porch area where merchandise including, but not limited to, nursery products, pottery and grills will be displayed on a daily basis. In addition, the periodic display of seasonal items, such as Christmas trees and pumpkins, will occur at locations identified on the attached Concept Plan.

Signage: *

See attached sign package.

Outdoor Lighting:

An outdoor lighting plan shall be submitted with the Detailed Development Plan to the City of Wimberley showing all new lighting on the property all of which shall comply with the City of Wimberley Comprehensive Outdoor Lighting Ordinance. It is assumed that the outdoor lighting can be designed using the Exceptions under Section 151.69 of the Outdoor Lighting Ordinance.

SITES/LEED:

Based on the proposed commercial development as a grocery store, car wash, gas station and associated parking lot, both the Sustainable Sites Initiative (SITES) and LEED Certification were evaluated for their applicability to this project. The project incorporates the important values of SITES that are most appropriate to Wimberley and its environment, which includes environmentally responsive storm water management, utilizing native and adaptive plant material, reclaiming existing material on site, such as boulders and wood, and preserving as many healthy trees as possible. Complimenting these important values of SITES, the proposed development will also obtain LEED certification, which will dramatically improve the environmental responsiveness of the building systems and associated site development.

LEED Certification will be obtained by incorporating LEED credits in the project design. Several of the LEED credits to be considered will include credits in categories also listed as SITES credits. Although there are a number of credits that will be evaluated, the following are the most impactful for a project of this nature and will be evaluated for inclusion:

Storm Water Management

LEED SS Credit 6.1 Storm Water Design: Quantity Control
(SITES Credit 3.5 Manage Storm Water Onsite)

LEED SS Credit 6.2 Storm Water Design: Quality Control (SITES
Credit 3.6 Protect and Enhance Onsite Water Resources and
Water Quality)

Plant Selection and Landscape Design

LEED WE Credit 1.1 Water Efficient Landscaping: Reduce by
50% (SITES Prerequisite Credit 3.1 Reduce Potable Water Use
for Landscape Irrigation by 50% from established baseline)

Tree Preservation

LEED SS Credit 7.1 Heat Island Effect: Non-Roof (SITES Credit
4.12 as well as other Credits)

Transportation:

As part of the development, specific transportation improvements will be made in order to maximize the efficiency of traffic operations relating to the development. The following improvements will be constructed:

- Deceleration Lanes on Ranch Road 12 & FM 2325
- A separate agreement will address further traffic mitigation measures for the Project.

Sidewalks:

Currently, the property provides public sidewalks only along the frontage to Ranch Road 12. Public sidewalks do not currently exist along the property's frontage to Farm-to-Market Road 2325 and Emergency Lane.

As part of the development plan, public sidewalks will be provided along the property's frontage to Farm-to-Market Road 2325, Emergency Lane, and Ranch-to-Market Road 12. With the construction of site driveways and other transportation improvements noted herein, public sidewalks will be adjusted and modified to accommodate those transportation improvements.

DEFINITIONS:

For the purpose of the WPDD, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ACCESS. A way of approaching or entering a property.

ACCESSWAY. An area intended to provide ingress and egress of vehicular traffic from a public right-of-way to an off-street parking area or loading area.

ACCESSORY USE: In non-residential districts, an accessory building is a subordinate building, the use of which is secondary to and supportive of the main building. Accessory buildings shall not be permitted without a main building or primary use being in existence. Accessory buildings should, wherever possible, be located toward the rear portion of the property.

ALCOHOLIC BEVERAGE SALES. Establishments or places of business primarily engaged in the retail sale of prepared food or beverages for home consumption, including alcoholic beverages. Typical uses include liquor stores. On-premise and off-premise consumption are permitted.

AUTOMOTIVE: WASHING. Establishments or places of business engaged in washing, polishing, and cleaning automobiles. Typical uses include automated car washes and facilities for manual washing and vacuuming.

AVERAGE SLOPE: 2 POINT HORIZONTAL METHOD. As a percentage, is determined from the greatest elevation difference between 2 points on a defined map area according to the following expression:

$$S = 100 \times h/d$$

Where S is the *AVERAGE SLOPE* (%);

h is the elevation difference (feet); and

d is the horizontal distance between the elevation points (feet). For certain purposes, the horizontal distance, d, may be specified in a regulation.

AVERAGE SLOPE: 2 POINT SURFACE METHOD. As a percentage, is determined from the greatest elevation difference between 2 points on the surface in a defined map area according to the following expression:

$$S = 100 \times \tan (\arcsin (h/d))$$

Where S is the *AVERAGE SLOPE* (%);

h is the elevation difference (feet); and

d is the surface distance between the elevation points (feet). For certain purposes, the distance along the surface, d, may be specified in a regulation.

AVERAGE SLOPE: TOPOGRAPHIC MAP METHOD. For a defined map area, is determined from a topographic map by the product of the interval and the sum of the lengths of all contour lines within the defined area divided by the area, such as:

$$S = (100 \times I \times L)/A$$

Where S is the *AVERAGE SLOPE* in percent;

I is the contour interval in feet;
L is the sum of the length of all contour lines within the defined area; and
A is the defined area in square feet.

BANKS AND SAVINGS AND LOANS. Establishments or places of businesses used primarily for financial transactions and the depositing, withdrawal, and management of money.

BUILDING ENVELOPE. A defined area, possibly larger and of different shape than the building footprint, in which a building may be located.

BUILDING FOOTPRINT. The area defined by the outline of a building from outside wall to outside wall including unenclosed parts under roof.

CONCEPT PLAN. A plan for the development of a property which is general in nature but specific in ways that limit the development so that it conforms to the requirements of the zoning district in which it applies. It has the form of a map or maps and all necessary accompanying narrative and supporting documents. The *CONCEPT PLAN*, when adopted by the City Council, confers development rights on the property as permitted and limited by the *PLAN*. The *CONCEPT PLAN* is applicable as: a preliminary plan which must be superseded by a site plan before the physical development of the property or a phase thereof can begin; or as a defining plan which may substitute for a site plan for certain properties and zoning districts where the complexity and intensity of development is limited according to the ordinance. The specific requirements of a *CONCEPT PLAN* are set forth in the ordinance.

DEVELOPMENT PLAN. Any plan for development of a property that may or may not be qualified for official review. Defined forms of *DEVELOPMENT PLAN* that are qualified for official review are concept plan and site plan. A defined form that is not qualified for official review is preliminary concept plan.

DRIVE-IN SALES FACILITIES. Facilities in an establishment or place of business that permit a number of patrons, more or less at the same time, at a number of parking spaces on the site, to buy and take delivery of commodities or services while at or in their parked vehicles, or outside on the premises by means of patron self-service or service by an establishment employee. This kind of facility is commonly used in drive-in eating establishments and gasoline sales establishments.

DRIVE-THROUGH SALES FACILITIES. Facilities in an establishment or place of business that permit patrons in a vehicle queue to buy and take delivery of commodities or services at a window or transaction station facing on a drive-through vehicle lane. This kind of facility is commonly used in fast food eating establishments and drive-through banking establishments.

EATING ESTABLISHMENTS: DRIVE-IN. Establishments or places of business with drive-in sales facilities, where prepared food and beverages are consumed within a motor vehicle on the premises or outside on the premises or are carried away. These uses are normally adjacent to high volume vehicular movement areas and are usually characterized by either remote order of food from within the vehicle and delivery by attendants, or by carryout packages for consumption on or off the premises.

EATING ESTABLISHMENTS: FAST FOOD WITH DRIVE-THROUGH ORDER WINDOWS. Establishments or places of business with drive-through facilities, primarily engaged in the sale of prepared food and beverages for both on- and off-premises consumption. The facilities

have drive- through windows or transaction stations that allow patrons to pick up food orders from their vehicles.

EATING ESTABLISHMENTS: SIT-DOWN. Establishments or places of business where customers are seated and served, and that are primarily engaged in the sale of prepared foods and beverages, including alcoholic beverages, for on-premises consumption. They are located at high capacity or high volume sites that are easily accessed by vehicles and pedestrians. Typical uses include restaurants, short-order eating places, cafeterias, and coffee shops.

EATING ESTABLISHMENTS: SIT-DOWN FAST FOODS. Establishments or places of business primarily engaged in the sale of prepared food and beverages for both on- and off-premises consumption. These uses are normally adjacent to high volume pedestrian or vehicular movement areas, and are characterized by prepackaged and precooked foods and by a central ordering and serving point within the establishment.

FENESTRATION. The openings in the envelope of a building, including windows and doors.

FOOD AND BEVERAGE RETAIL SALES. Establishments or places of business primarily engaged in the retail sale of food and non-alcoholic beverages for home consumption. Typical uses include grocery stores and delicatessens.

FOOTCANDLE. A unit of light intensity equal to 1 lumen per square foot.

GASOLINE SALES: LIMITED. Establishments or places of business primarily engaged in the on-site retail sale of petroleum products with incidental retailing. Typical uses include automobile service stations. Road service tow trucks are permitted, but not the temporary or permanent parking or storage of damaged, wrecked, or inoperable vehicles.

HEIGHT. Of a structure, the greatest vertical distance from any point on the established ground level under the structure to the highest attached component of the structure at that point. The established ground level shall be the lower of the natural grade prior to disturbance of the site, or the newly established grade after construction.

IMPERVIOUS COVER. The percentage of a lot within the setbacks covered by material, objects, structures, and human-made conditions that prevent the absorption of rainfall into the ground at a natural rate or which increase the volume and velocity of storm water runoff from a property. Such materials, structures, objects, and human-made conditions include but are not limited to:

- (1) Roofs of buildings;
- (2) Decks and porches;
- (3) Swimming pools;
- (4) Roads and parking areas;
- (5) Surfaces consisting of concrete, asphalt, stone, or compacted caliche; and
- (6) Areas covered by material or equipment.

LOT. A subdivision of a block or other parcel intended as a unit for transfer of ownership or for development.

LUMEN. A unit of light flux.

MASONRY. A construction system consisting of standardized units held together with a bonding agent. The units may be molded, such as brick or concrete, or naturally shaped, such as stone.

MEDICAL SERVICES: LIMITED. Establishments primarily engaged in the provision of personal health services including prevention, diagnosis, and treatment or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis services. Typical uses include medical offices, dental offices, dental laboratories, clinics, or health maintenance organizations, but not including any sales facilities, hospitals, convalescent centers, or nursing homes.

NON-CONFORMING USE OR STRUCTURE. A use or structure that lawfully predated the adoption or application of zoning district boundaries and any accompanying regulations that prohibit or restrict that use or structure. See § 155.106 of the City of Wimberley Code of Ordinances.

OUTSIDE DISPLAY. Outside display of finished goods that are specifically intended for retail sales.

OVERLAND DRAINAGE. Storm water runoff which is not confined by any natural or human-made channel such as a creek, drainage ditch, storm sewer, or the like.

NET SITE AREA.

(1) Excluding land areas in wetlands, floodways, wastewater irrigation areas, and areas having average slope exceeding 35%, calculate the *NET SITE AREA* as:

- (a) 100% of the land area with 0% to 15% average slope; plus
- (b) 70% of the land area with 16% to 20% average slope; plus
- (c) 30% of the land area with 21% to 25% average slope; plus
- (d) 10% of the land area with 26% to 30% average slope; plus
- (e) 5% of the land area with 31% to 35% average slope.

(2) The average slope of a defined map area may be calculated by any of the methods defined in this chapter.

PERSONAL SERVICES: GENERAL. Establishments primarily engaged in the provision of services to customers or clients which have one (1) or more of the following characteristics: high customer volume, hand-carried parcel delivery or mailing facilities, overnight parking for small service or delivery vehicles, or sale of non-mercantile items such as postage stamps, or public event tickets. Typical uses include a post office, theater ticket office, or a utility company business office, and all activity takes place within a completely enclosed building.

PITCHED ROOF. Any roof with a pitch greater than two (2) inches in twelve (12) inches.

PLANT NURSERIES. These uses are primarily devoted to the cultivation and storage of horticultural and floricultural specialties such as flowers, shrubs, and trees intended for ornamental or landscaping purposes on a wholesale sales basis. Typical uses include plant nurseries.

RELIGIOUS ASSEMBLY. A use customarily associated with a building where persons regularly assemble for religious worship and incidental educational and social activities. It includes churches, rectors, temples, and accessory buildings and uses, including the on-site housing of ministers, rabbis,

priests, nuns, and similar staff personnel, and is maintained and controlled by a religious body organized to sustain public worship.

RETAIL SALES AND SERVICES: GENERAL. Establishments engaged in the sale or rental of goods and services, both retail and wholesale, of commonly used goods, merchandise, and services.

SIGN: NON-ACCESSORY. A sign or advertising device which directs attention to an activity, service, or product sold or offered elsewhere than on the premises in which the sign is located; a principal use of the land on which it is located.

SITE: The Property.

SITE PLAN. A detailed, engineered plan for the development of a property. It has the form of a map or maps and all necessary accompanying narrative and supporting documents to completely define the development to occur on the site. Certain properties, depending on the nature of the site and the zoning district on the property, require that a *SITE PLAN* be reviewed and approved by the Planning and Zoning Commission before permits for the physical development of the property can begin. The *SITE PLAN*, when adopted by the City Council, confers development rights on the property as permitted and limited by the *PLAN*. The specific requirements of a *SITE PLAN* are set forth in the ordinance.

TCEQ. The Texas Commission on Environmental Quality or a successor agency.

WPDD. See *PLANNED DEVELOPMENT DISTRICT*.

(1) A Wimberley Planned Development District ("WPDD") is a special zoning district category that provides an alternate approach to conventional land use controls. WPDDs shall be allowed in all Planning Areas in those cases in which the permitted uses or the related regulations are not appropriate for the intended use or development. The WPDD may be used for land that is to be developed in the future according to a WPDD Concept Plan described in this section (the "WPDD Concept Plan") and for land that is to be used in accordance with the WPDD Concept Plan without further development. A WPDD may be appropriate for projects such as industrial districts, offices, retail, commercial or service centers, shopping centers, and residential developments of multiple or mixed housing, including attached single-family dwellings. Any appropriate use or combination of uses may be considered for zoning as a WPDD.

(2) The WPDD Concept Plan constitutes an integral part of an application for a WPDD and in its final form will be incorporated into and becomes a part of the ordinance establishing the WPDD. The WPDD is subject to special review procedures, and once approved by the City Council, becomes a special zoning district for the property it represents. A WPDD does not confer the right to begin any actual development of the property to which it relates. Any such development will require an approved development plan in accordance with § 155.077 of the City of Wimberley Code of Ordinances.

SUMMARY

1. WPOD TOTAL LOT AREA: 7.844 ACRES
2. WPOD TOTAL TRACTS TO BE CREATED: 1 TRACT
3. WPOD TOTAL LOTS TO BE CREATED: 1 LOT
4. PROPOSED BASE ZONING: C-2
5. DEVIATION FROM BASE ZONING:
 - a.) BUILDING FOOTPRINT TO ALLOW A MAXIMUM SQUARE FEET GREATER THAN 20,000
 - b.) DEVIATION TO ALLOW PARKING AND UNLOADING IN PORTIONS OF THE BUILDING SETBACK.
6. ALL USES (PERMITTED, PROHIBITED, AND CONDITIONAL):
 - a.) ALL PERMITTED AND CONDITIONAL USES ALLOWED IN C-2 DISTRICT.
 - b.) ADDITIONAL PERMITTED USES: FOOD AND ALCOHOL BEVERAGE RETAIL SALES (e.g. AND CAR WASH
 - c.) ADDITIONAL PERMITTED USES: GASOLINE SALES
7. ALL DEVELOPMENT REGULATIONS APPLICABLE WILL BE CONSIDERED WITH THE FOLLOWING EXCEPTIONS:
 - a.) DEVIATION TO ALLOW 9'x18' PARKING STALLS
 - b.) DEVIATION TO ALLOW OPEN CUTS UP TO 10'
8. THE WPOD IS NOT WITHIN AN OVERLAY DISTRICT.
9. THE DEVIATIONS FROM THE PROVISIONS OF ANY APPLICABLE OVERLAY DISTRICT, OTHER PROVISIONS OF THIS CHAPTER AND CITY ORDINANCES, RULES AND REGULATIONS APPLICABLE: NOT APPLICABLE
10. DETAILED PLANS FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED AS A COMPONENT OF THE DETAILED SITE DEVELOPMENT PLAN.
11. POTENTIAL IMPACT ON INFRASTRUCTURE, INCLUDING TRAFFIC AND UTILITIES WILL BE PROVIDED AS A COMPONENT OF THE DETAILED SITE DEVELOPMENT PLAN.

THE STORM WATER MANAGEMENT PLAN SHALL INCLUDE ANY NECESSARY ENGINEERED DESIGNS FOR STORM WATER RETENTION, DETENTION AND/OR FILTRATION FACILITIES, AND A DEMONSTRATION THAT THE PROPOSED DEVELOPMENT OF THE PRESERVE ESTABLISHED WATERCOURSES AS CONDUITS FOR STORM WATER RUNOFF FROM

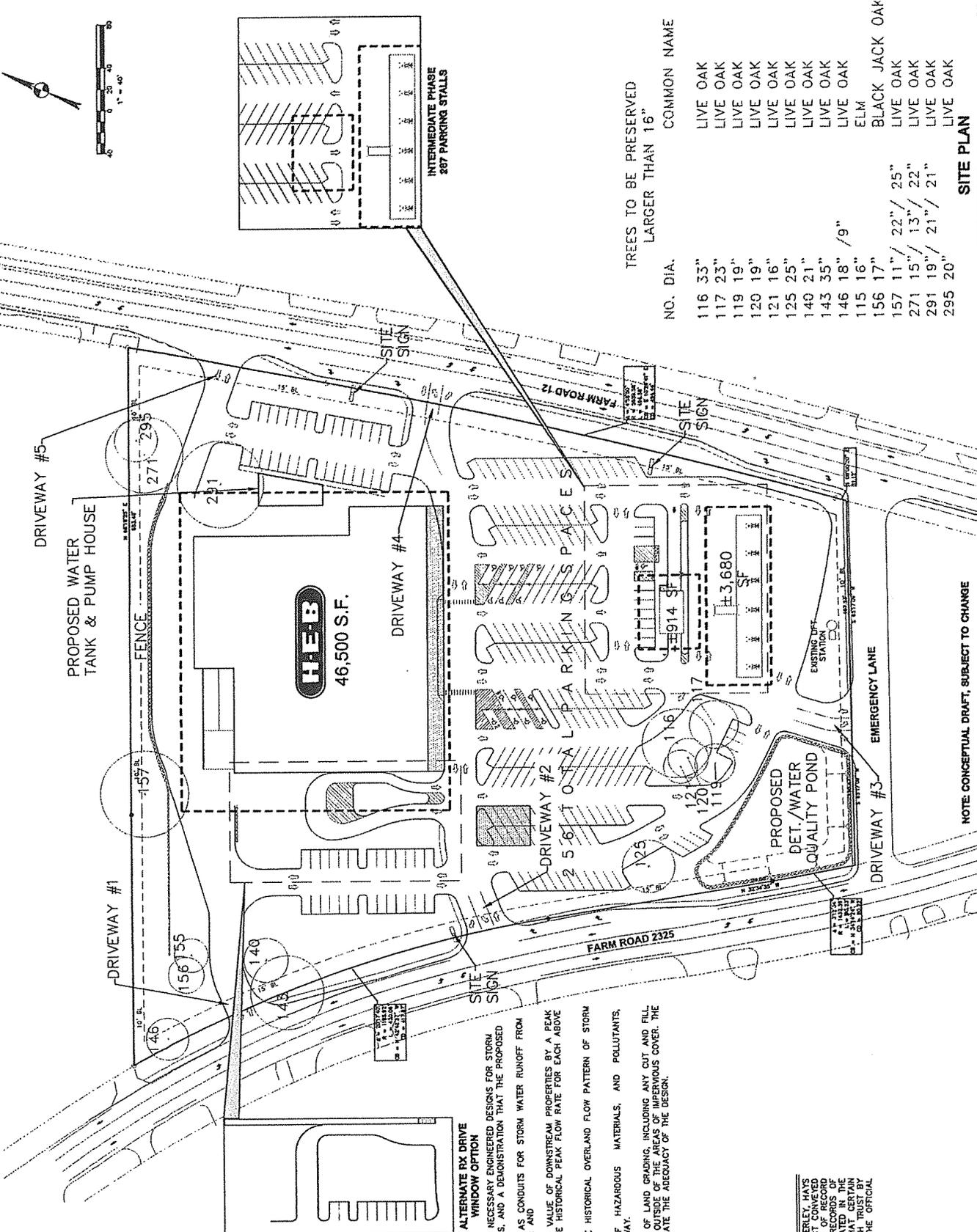
1. HIGHER PROPERTIES AND TO LOWER PROPERTIES; AND
2. SHALL NOT RESULT IN DAMAGE OR DIMINISHED VALUE OF DOWNSTREAM PROPERTIES BY A PEAK FLOW OF STORM WATER RUNOFF EXCEEDING THE HISTORICAL PEAK FLOW RATE FOR EACH ABOVE REFERENCED STORM EVENT; AND
3. SHALL NOT RESULT IN AN ALTERATION IN THE HISTORICAL OVERLAND FLOW PATTERN OF STORM WATER; AND
4. SHALL NOT RESULT IN THE CONDUIT OF HAZARDOUS MATERIALS, AND POLLUTANTS, ONTO ANOTHER PROPERTY OR INTO A WATERWAY.

THE PLAN SHALL INCLUDE AN ANALYSIS OF THE EFFECT OF LAND GRADING, INCLUDING ANY CUT AND FILL AND/OR NATURAL LAND SURFACE ALTERATION WITHIN AND OUTSIDE OF THE AREAS OF IMPERVIOUS COVER. THE PLAN WILL INCLUDE AN ENGINEERING REPORT TO DEMONSTRATE THE ADEQUACY OF THE DESIGN.

- LEGEND**
- BUILDING ENVELOPE
 - - - - - 4" TALL GREEN VINYL CHAIN LINK FENCE W/ LANDSCAPE SCREENING
 - OUTSIDE SALES (3000 SF)

LEGAL DESCRIPTION:
 OF A 7.468 ACRE TRACT LOCATED IN THE CITY OF WIMBERLEY, HAYS COUNTY, TEXAS, BEING THAT SCHOOL DISTRICT BY DEED OF RECORD IN VOLUME 121, PAGE 260 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND A 0.359 ACRE TRACT LOCATED IN THE CITY OF WIMBERLEY, HAYS COUNTY, TEXAS, BEING THAT SCHOOL DISTRICT BY DEED OF RECORD IN VOLUME 1407, PAGE 869 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

BURY
 922 Horn Road, Suite 100
 San Antonio, TX 78216
 Tel: (210) 225-9099 Fax: (210) 225-6029
 Email: info@buri.com Website: www.buri.com
 Date: Dec 28, 2023, 2:14pm, 2:14pm
 File: S:\100001\100001\100001.dwg

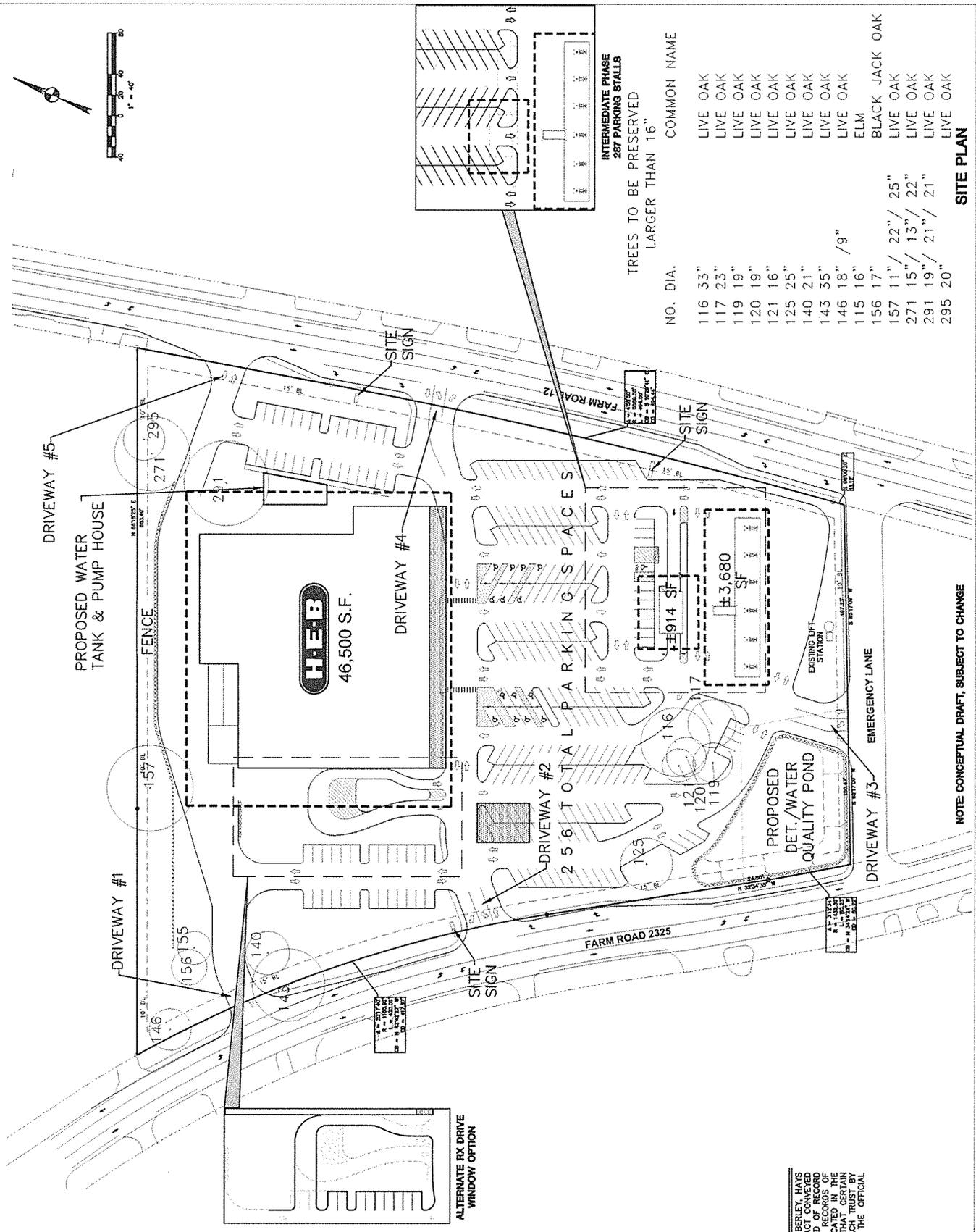
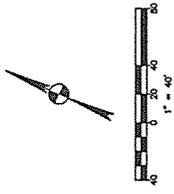


TREES TO BE PRESERVED LARGER THAN 16" COMMON NAME

NO. DIA.	COMMON NAME
116 33"	LIVE OAK
117 23"	LIVE OAK
119 19"	LIVE OAK
120 19"	LIVE OAK
121 16"	LIVE OAK
125 25"	LIVE OAK
140 21"	LIVE OAK
143 35"	LIVE OAK
146 18"	LIVE OAK
115 16"	ELM
156 17"	BLACK JACK OAK
157 11" / 22" / 25"	LIVE OAK
271 15" / 13" / 22"	LIVE OAK
291 19" / 21" / 21"	LIVE OAK
295 20"	LIVE OAK

SITE PLAN

NOTE CONCEPTUAL DRAFT, SUBJECT TO CHANGE



INTERMEDIATE PHASE
287 PARKING STALLS

TREES TO BE PRESERVED
LARGER THAN 16"

NO.	DIA.	COMMON NAME
116	33"	LIVE OAK
117	23"	LIVE OAK
119	19"	LIVE OAK
120	19"	LIVE OAK
121	16"	LIVE OAK
125	25"	LIVE OAK
140	21"	LIVE OAK
143	35"	LIVE OAK
146	18"	LIVE OAK
156	17"	ELM
157	11"	BLACK JACK OAK
271	15"	LIVE OAK
291	19"	LIVE OAK
295	20"	LIVE OAK

SITE PLAN

NOTE: CONCEPTUAL DRAFT, SUBJECT TO CHANGE

LEGEND

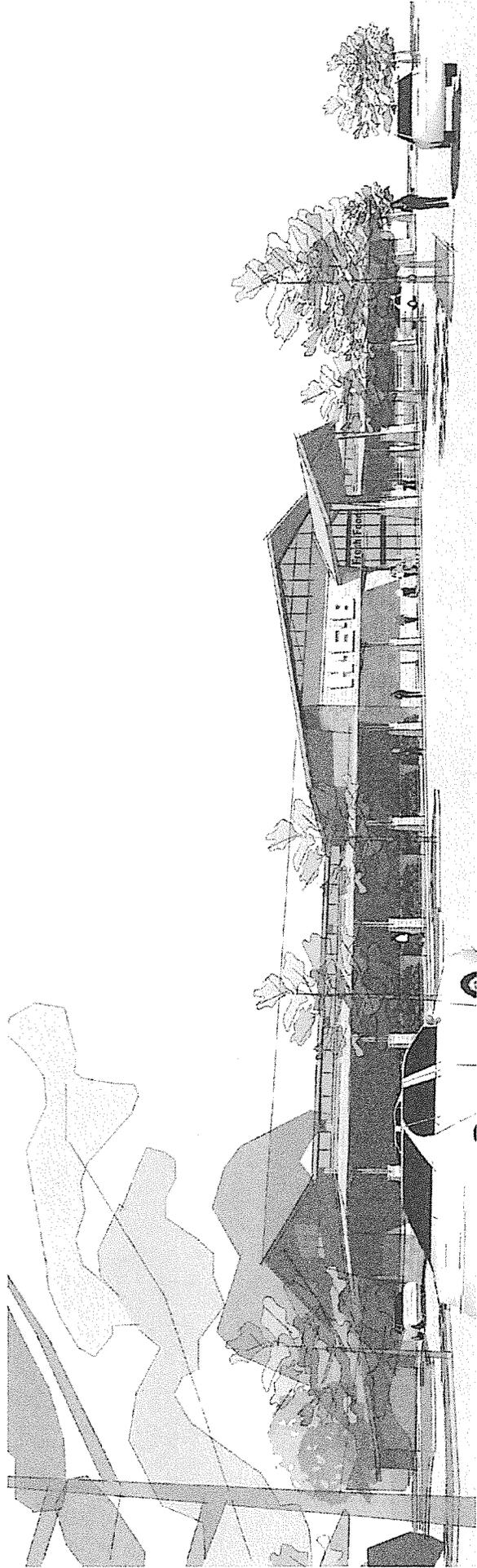
- BUILDING ENVELOPE
- 4" TALL GREEN VINYL CHAIN LINK FENCE W/ LANDSCAPE SCREENING
- OUTSIDE SALES (3000 SF)

LEGAL DESCRIPTION

OF A 7.485 ACRE TRACT LOCATED IN THE CITY OF WIMBERLEY, HAYS COUNTY, TEXAS, BEING THE TRACT DESCRIBED IN THE OFFICIAL PUBLIC RECORDS OF WIMBERLEY, INDEPENDENT SCHOOL DISTRICT, COUNTY OF WIMBERLEY, TEXAS AND A 0.358 ACRE TRACT LOCATED IN THE CITY OF WIMBERLEY, HAYS COUNTY, TEXAS, BEING THAT CERTAIN PART OF THE TRACT DESCRIBED IN THE OFFICIAL PUBLIC RECORDS OF WIMBERLEY, INDEPENDENT SCHOOL DISTRICT, COUNTY OF WIMBERLEY, TEXAS, BEING THAT CERTAIN PART OF THE TRACT DESCRIBED IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

BURY

822 Iconn Road, Suite 100
San Antonio, TX 78216
Tel: (210) 325-9999 Fax: (210) 325-6629
www.bury.com
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Date: Dec 11, 2013, 10:55am User: G. Invernizzi
File: G:\Users\GInvernizzi\OneDrive\Projects\Bury\Bury.dwg

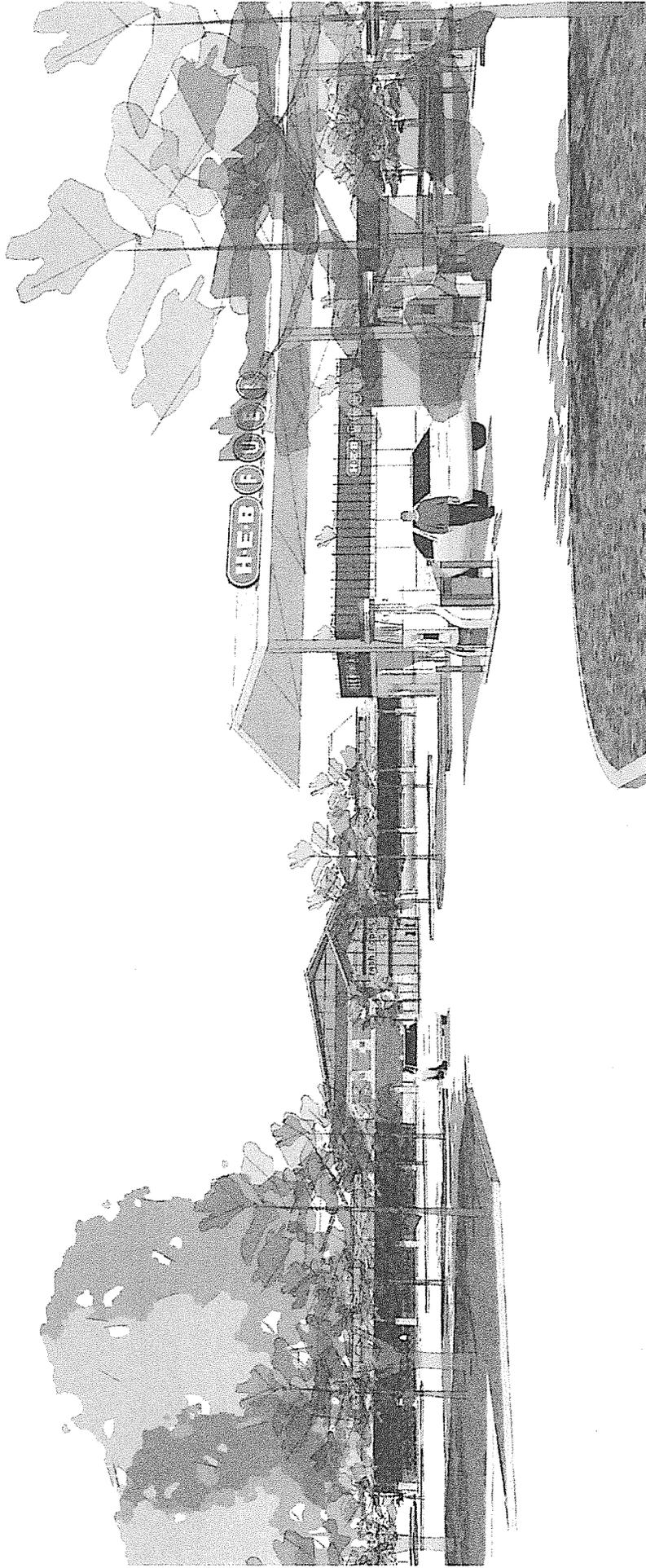


HEB - Wimberley

Conceptual Building Exterior

WIMBERLEY
ARCHITECTS
DESIGN +
CONSTRUCTION

12/06/13

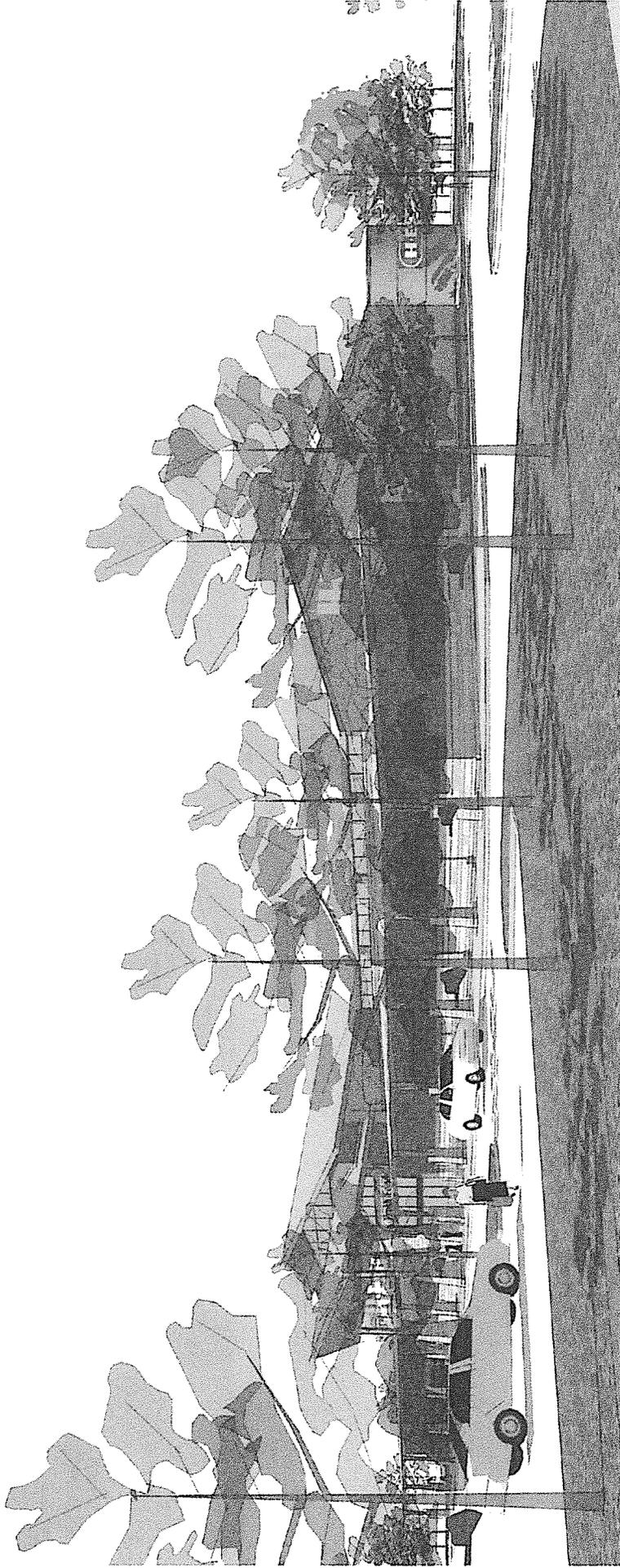


HEB - Wimberley

Conceptual Building Exterior

ARCHITECT
CEED DESIGN
CONSTRUCTION

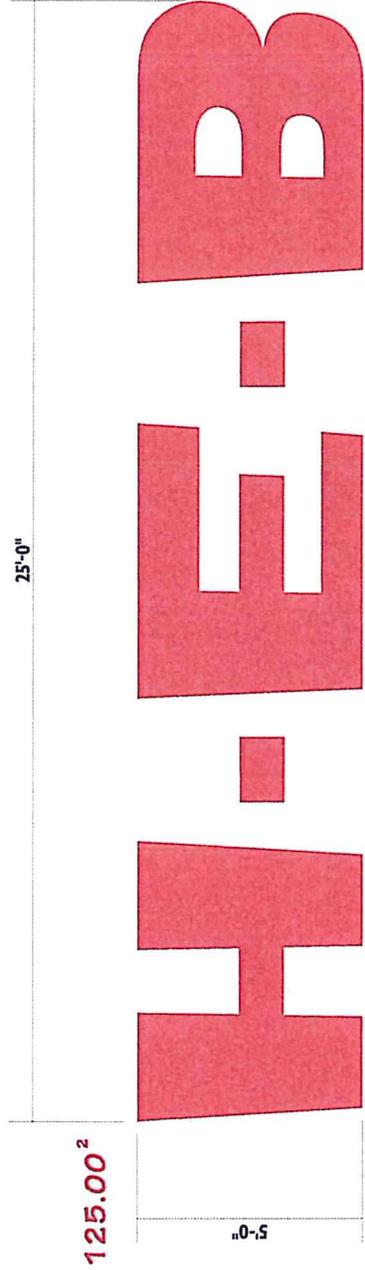
12/05/13



HEB - Wimberley
Conceptual Building Exterior

ARCHITECTURE
DESIGN
CONSTRUCTION

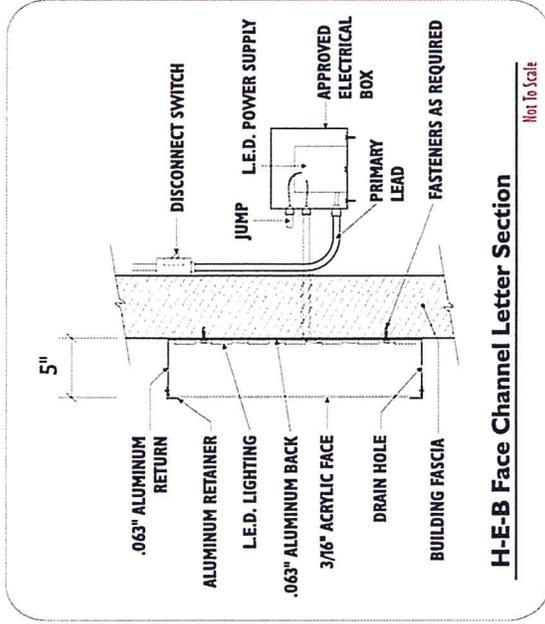
12/06/13



SCALE: 3/8"=1'-0"

A1 A2 A3 CHANNEL LETTERS
(3) REQUIRED

- FABRICATE (1) SET OF INTERNALLY ILLUMINATED CHANNEL LETTERS WITH L.E.D. ILLUMINATION.
- FACES SHALL BE 3/16" 2662 RED ACRYLIC WITH 1/2" ALUMINUM RETAINERS.
- LETTER RETURNS SHALL BE 9" DEEP.
- ALUMINUM RETAINERS AND RETURNS SHALL BE PAINTED RED TO MATCH FACE.



H-E-B Face Channel Letter Section

Not To Scale

*NOTE (1) THE HOLE IS FOR CIRCUIT
BUT NOT FOR LEDS



Client: HEB
Location: Wimberley, TX

Salesperson: Pete Sitrerle
Prj. Mng'r: Tammy Colson
Date: 12-04-13
Designer: David G.
File Name: 18578_HEB_R2
Wimberley_Building_Signs.cdr
Proposal #: 18578
Job #:

Page: 1 of 7

Revisions

R1/7
R2/13-5-1-MDC-ADDED FUEL & CV SIGNS.

Important

- Approved
- Approved As Noted
- Revise & Resubmit

Client
Location



www.cometsigns.com
235 West Turbo
San Antonio, TX 78216
Ph: (210) 341-7244
Fax: (210) 341-7279

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Client: HEB
Location: Wimberley, TX

Salesperson: Pete Sitterliffe
Prj. Mgr.: Tammy Colson
Date: 12-04-13
Designer: David G.
File Name: 18578_HEB_R2
Wimberley, Building Signs.cdr
Proposal #: 18578
Job #:

Page: 3 of 7

Revisions

R1/R
R1/12.5.1 INDG: ADDED FUEL & CWSIGN.

Important

- Approved
- Approved As Noted
- Revise & Resubmit

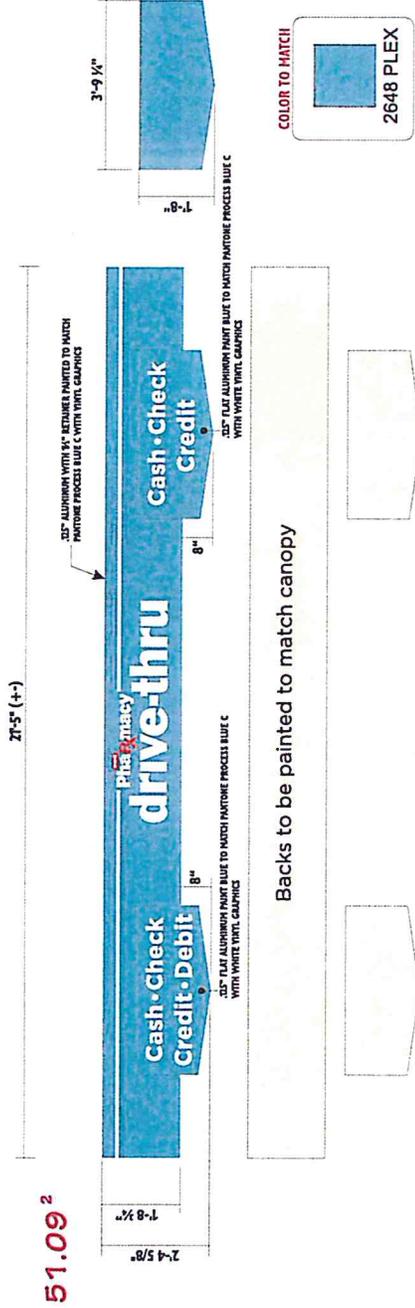
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Location



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FIELD SURVEY REQUIRED



COLOR TO MATCH



2648 PLEX

Backs to be painted to match canopy

D LANE DESIGNATION PANEL (1) REQUIRED SCALE: 3/8"=1'-0"



Client: HEB
Location: Wimberley, TX

Salesperson: Pete Sinterlie
Prj. Mgr.: Tammy Colson
Date: 12-04-13
Designer: David G.
File Name: 18578_HEB_R2
Wimberley, Building Signs.cdr

Proposal #: 18578
Job #:

Page: 4 of 7

Revisions

R1/1
R2/12-5-13DC-ADDED FUEL & GV SIGNS.

Important

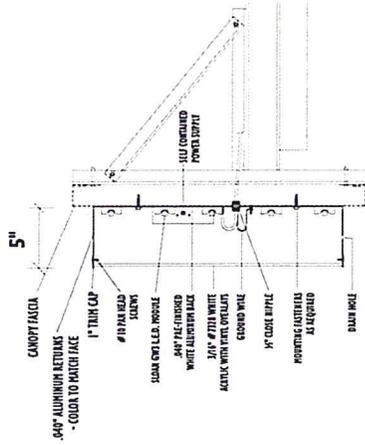
- Approved
- Approved As Noted
- Revise & Resubmit

Client
Location



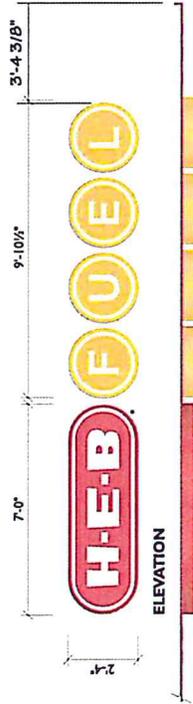
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Face Channel Detail - Fuel Canopy

As: 1/8 inch



ELEVATION
PLAN SECTION

SCALE: 1/4" = 1'-0"

CHANNEL LETTERS
(E1) (E2) (2) REQUIRED

COLOR SPECIFICATIONS	
	3M 3630-43 LT. TOMATO RED PHS 485C
	3M 3630-25 SUNFLOWER PHS 123C
	GERBER HIGH PERE CHROME YELLOW PHS 130C
	WHITE

DOT PATTERN CONTINUES TO RIGHT EDGE



Client: HEB
Location: Wimberley, TX

Salesperson: Pete Sittehlle
Prj. Mgr.: Tammy Colson
Date: 12-04-13
Designer: David G.
File Name: 18578_HEB_R2
Wimberley, Building Signs.cdr
Proposal #: 18578
Job #:

Page: 5 of 7

Revisions

R1/1
R2/12-5-13DCG-ADDED FUEL & CW SIGNS.

Important

- Approved
- Approved As Noted
- Revise & Resubmit

Client
Location

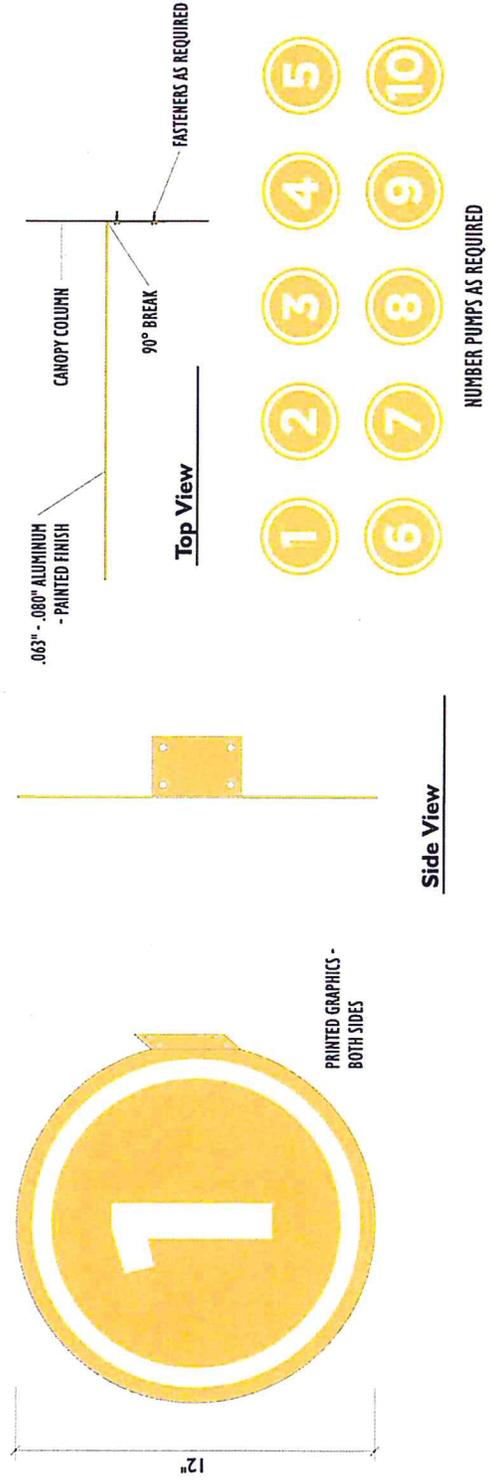


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COLOR SPECIFICATIONS

	3M 3630-43 LT. TOMATO RED PMS 485C
	3M 3630-25 SUNFLOWER PMS 123C
	WHITE



FUEL PUMP NUMBERS
AS REQUIRED

SCALE: 3"=1'-0"



NUMBER PUMPS AS REQUIRED



Client: HEB
Location: Wimberley, TX

Salesperson: Pete Sinterle
Pri. Mng'r: Tammy Colson
Date: 12-04-13
Designer: David G.
File Name: 18578_HEB_R2
Wimberley_Building_Signs.cdr
Proposal #: 18578
Job #:

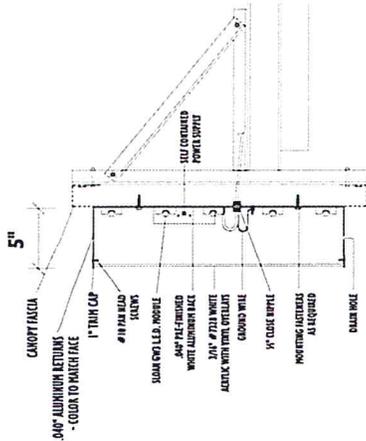
Page: 6 of 7
Revisions

R1/R
R2/R3=1300G-ADDED FUEL & CW SIGNS.

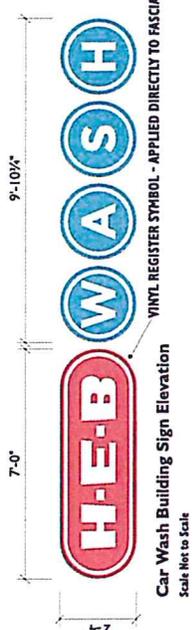
Important
 Approved
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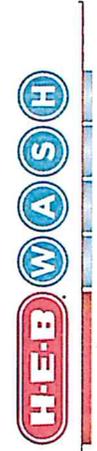
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Face Channel Detail - Fuel Canopy
Not to Scale



PLAN SECTION
Scale Not to Scale
CHANNEL LETTERS
SCALE: 1/4"=1'-0"
G1 G2 (2) REQUIRED



- COLOR SPECIFICATIONS
- TO MATCH PMS 485C TO MATCH PMS 285C TO MATCH PMS 123C
 - VINYL - 3M 3630-43 VINYL - AVEVEY AP526
 - LT. TOMATO RED WAVE BLUE
 - WHITE



client: HEB

location: WIMBERLEY, TX

Page: 2 of 3

salesperson: PETE SITTERLE
date: 12-4-13
scope: noted
computer: 18578 - R8
drawn by: David Gamaz, JG

important:
 approved
 approved as noted
 revise & resubmit
by: _____
date: _____

electrical:
voltage: _____
amps: _____
EOD amp schedule required: _____

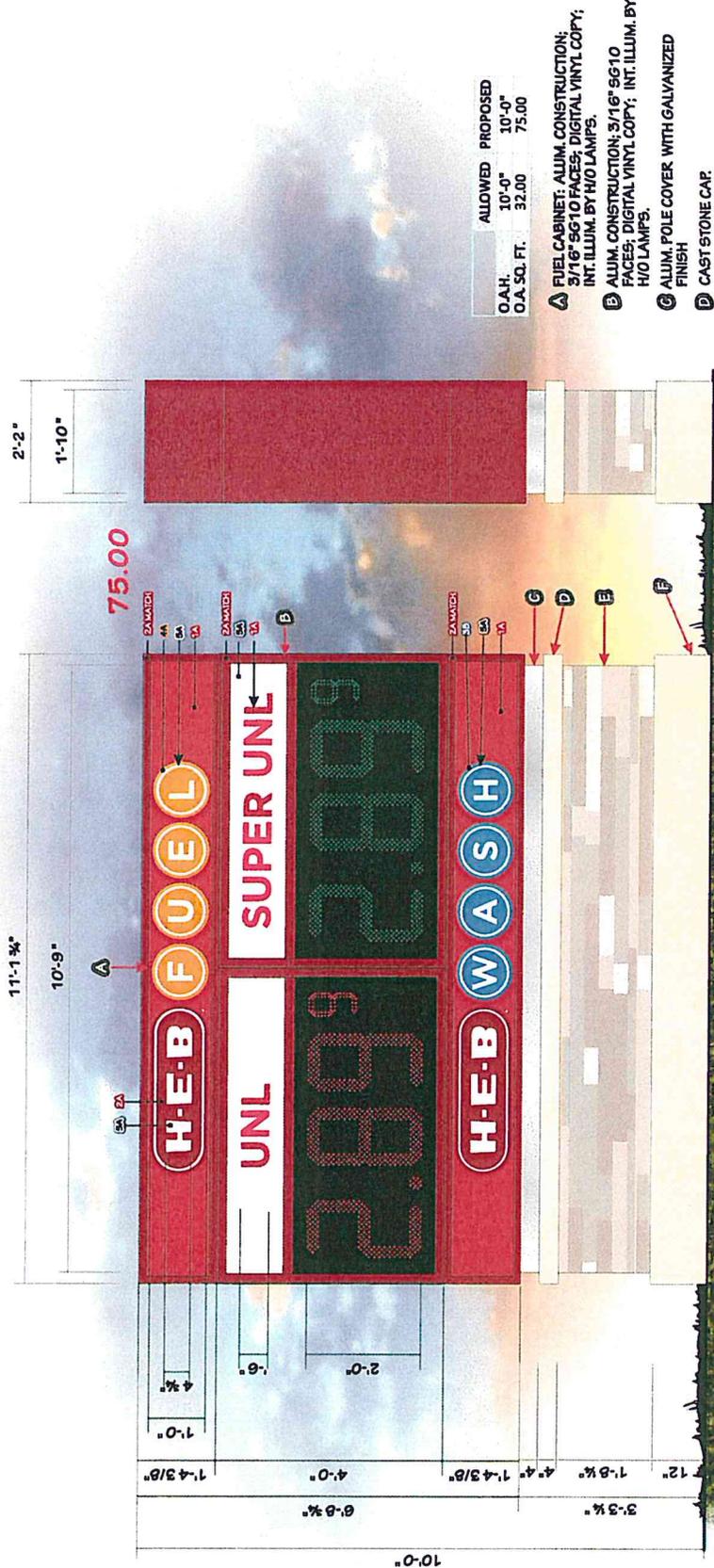
comments:
proposal: _____
job # _____

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ALLOWED	PROPOSED
O.A.H. 10'-0"	10'-0"
O.A. SQ. FT. 32.00	75.00

- A FUEL CABINET, ALUM. CONSTRUCTION; 3/16" SG10 FACES; DIGITAL VINYL COPY; INT. ILLUM. BY H/O LAMPS.
- B ALUM. CONSTRUCTION; 3/16" SG10 FACES; DIGITAL VINYL COPY; INT. ILLUM. BY H/O LAMPS.
- C ALUM. POLE COVER WITH GALVANIZED FINISH
- D CAST STONE CAP.
- E BASE: ROCK TO MATCH BUILDING.
- F BASE CAP: 1 1/4" PERIMETER.

SCALE: 1/2"=1'-0"

(C) D/F MONUMENT
(1) REQUIRED

- 1A COM-003
- 1B COM-004
- 1C COM-005
- 1D COM-006
- 1E COM-007
- 1F COM-008
- 1G COM-009
- 1H COM-010
- 1I COM-011
- 1J COM-012
- 1K COM-013
- 1L COM-014
- 1M COM-015
- 1N COM-016
- 1O COM-017
- 1P COM-018
- 1Q COM-019
- 1R COM-020
- 1S COM-021
- 1T COM-022
- 1U COM-023
- 1V COM-024
- 1W COM-025
- 1X COM-026
- 1Y COM-027
- 1Z COM-028
- 2A COM-029
- 2B COM-030
- 2C COM-031
- 2D COM-032
- 2E COM-033
- 2F COM-034
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