ORDINANCE NO. 2014-___

AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS CHANGING THE ZONING DESIGNATION FOR APPROXIMATELY 8.0 ACRES OF PROPERTY LOCATED AT 14501 RANCH ROAD 12 AND 100 EMERGENCY LANE, WIMBERLEY, HAYS COUNTY, TEXAS, FROM PUBLIC FACILITIES (PF) TO WIMBERLEY PLANNED DEVELOPMENT DISTRICT (WPDD) WITH A BASE ZONING DISTRICT OF COMMERCIAL-MODERATE IMPACT (C-2); AND PROVIDING FOR THE FOLLOWING: DELINEATION ON ZONING MAP; FINDINGS OF FACT; SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING.

WHEREAS, the regulations established by Chapter 155 (Zoning) of the Wimberley Code of Ordinances, as amended, (the "Code"), are specifically designed to lessen congestion in the streets; secure safety from fire, panic, and other dangers; promote health and general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public facilities; and,

WHEREAS, in the course of adopting the regulations established by the Code the Planning and Zoning Commission and City Council have given careful consideration to the unique qualities of the City, including the demographics of its inhabitants, the community's history, geography, natural resources, existing structures, property values, workforce, education levels, commercial base, surrounding communities, public facilities and infrastructure; and,

WHEREAS, the regulations established by the Code have been adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for the particular uses; with a view of conserving property values and encouraging the most appropriate use of land in the City; and,

WHEREAS, the regulations established by the Code and in this Ordinance are in furtherance of the public interest, for the good government, peace, order, trade and commerce of the City and necessary and proper for carrying out the power granted by law to the City; and,

WHEREAS, the following enactments are a valid exercise of the City's broad police powers and based upon the City's statutory regulatory authority, including but not limited to Texas Local Government Code Chapters 51, 52, and 211; and,

WHEREAS, in accordance with section 155.062 of the Code, the Wimberley Planned Development District (WPDD) Zoning is permitted in all Planning Areas of the Comprehensive Plan, and the Commercial-Moderate Impact (C-2) zoning district is permitted in Planning Area IV; and,

WHEREAS, the purpose of the WPDD is to permit flexibility and creativity within a project to maximize the unique physical features of a particular site, encourage the efficient use of land and economic arrangement of buildings, as well as encourage the conservation of energy and natural resources; and,

WHEREAS, the proposed layout of buildings provides the most efficient and practical use of the property due to the irregular shape of the subject property described herein; and,

WHEREAS, the property owner proposes to conserve and preserve existing natural resources and landscape features of the property by providing enhancements, , as well as proposing construction materials which will be in conformance with the City's aesthetic goals; and

WHEREAS, the City Council and Planning and Zoning Commission have carefully reviewed the requirements of the City's Comprehensive Zoning Ordinance and have concluded that the approximately 7.468 acres of land out of the Benjamin Page Survey, and 0.358acres out of the Benjamin Page Survey, more commonly known as 14501Ranch Road 12 and 100 Emergency Lane respectively, Wimberley, Hays County, Texas (the "Property") qualifies for the Wimberley Planned Development District (WPDD) Zoning, with a base zoning district of Commercial-Moderate Impact (C-2) designation, and that such designation is consistent with established City policy and is in the public interest, subject to the conditions stated herein and to be constructed in accordance with the Development Plan to be submitted prior to the issuance of building permits, to be based on the Concept Plan, Design Standards, Elevations and Sign Specifications of the subject property, attached hereto and incorporated herein as Exhibits "A", "B", "D" and "E" respectively, which is hereby made a part of this WPDD Ordinance; and,

WHEREAS, parties in interest and citizens have had an opportunity to be heard at public hearings conducted by the Planning and Zoning Commission on December 12, 2013 and the City Council on January 2, 2014, notice of which was published in the City's official newspaper before the 15th day before the first public hearing and agendas for each hearing were posted at City Hall more than seventy-two (72) hours prior to the respective hearing.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, HAYS COUNTY, TEXAS:

ARTICLE I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Wimberley and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

ARTICLE II. AMENDMENT

A. <u>Zoning</u>. That the property described as approximately 7.468 acres of land out of the Benjamin Page Survey, and 0.358 acres out of the Benjamin Page Survey, more commonly known as 14501Ranch Road 12 and 100 Emergency Lane respectively, Wimberley, Hays County, Texas (the "Property") and more particularly described in the attached metes and bounds description in Exhibit "C", (referred to herein as the "Property") is hereby designated as a Wimberley Planned Development District, with a base zoning district Commercial-Moderate Impact (C-2) in accordance with the Code of Ordinances and subject to the WPDD Conditions

described herein in Subsection B. Further, development and construction on the Property shall be in conformance with the Development Plan to be submitted prior to the issuance of building permits, to be based on the Concept Plan, Design Standards, Elevations and Sign Specifications, described on Exhibits "A", "B", "D" and "E" respectively, and incorporated by reference for all purposes.

B. <u>WPDD Conditions</u>.

1. All provisions of the Commercial-Moderate Impact (C-2) zoning district shall apply, except as modified herein.

2. Development and construction of the Property shall be in conformance with the Concept Plan, which includes, but is not limited to, building layout and square footages, parking, lighting, landscaping, and proposed signage, attached as Exhibit "A", and incorporated by reference for all purposes.

3. Development and construction of the Property shall be in conformance with the Design Standards describing the building construction materials, special amenities, and other design elements applicable to the Property, attached as Exhibit "B", and incorporated by reference for all purposes.

4. Development and construction of the Property shall be in conformance with the Elevations describing the building construction materials, special amenities, and other design elements applicable to the Property, attached as Exhibit "D", and incorporated by reference for all purposes.

5. Development and construction of the Property shall be in conformance with the Sign Specifications describing the signage design, construction materials, locations, special amenities, and other design elements applicable to the Property, attached as Exhibit "E", and incorporated by reference for all purposes.

6. All conditions and requirements provided in this Ordinance and the City's Code of Ordinances must be complied with prior to the issuance of a building permit and certificate of occupancy.

7. All outdoor lighting on the Property shall comply with the provisions of the City of Wimberley Comprehensive Outdoor Lighting Ordinance.

8. All drainage improvements on the Property shall comply with the applicable provisions of the City of Wimberley Code of Ordinances

relating to storm water management and water quality control.

9. Recreational Vehicles (RV), travel trailers, and tent trailers are prohibited on the property.

10. The Grocery Store to be constructed, as shown on the Concept Plan, shall be equipped with an internal fire suppression system (sprinklers).

11. Permitted uses on the Property shall be limited to the following:

a. Accessory uses to the main use;
b. Administrative and professional office:
    1. Insurance, real estate, attorneys, accountants, architects, investment services, travel agencies;
    2. Photography studios, doctors, dentists;
    3. Non-profit organizations (with certain restrictions);
    4. Civic uses (such as City Halls);
    5. Research services: limited
    6. Office;
c. Banks and savings and loan associations;
d. Drive-in sales facilities and drive-through sales facilities;
e. Eating establishments: sit-down;
f. Medical services: limited;
g. Personal services: general;
h. Plant nurseries;
i. Religious assembly;
j. Retail sales and services: general;
k. Alcoholic beverage sales (off premises and on premises);
l. Automotive washing;
m. Gasoline sales: limited;
n. Eating establishments: drive-in;
o. Eating establishments: fast food with drive-through order windows;
p. Eating establishments: sit down fast foods;
q. Food and beverage retail sales;
r. Outside display; and
s. Uses existing on the site prior to the effective date of the WPDD Ordinance that qualify as pre-existing "non-conforming uses" as defined by the City of Wimberley Code of Ordinances.

All conditions and requirements provided in this Ordinance and the City's Code of Ordinances must be complied with prior to the issuance of a building permit and certificate of occupancy.

ARTICLE III. ZONING DISTRICT MAP

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The official Zoning District Map shall be revised to reflect the zoning district boundary established by this Ordinance.

ARTICLE IV. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

ARTICLE V. EFFECTIVE DATE

This Ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

ARTICLE VI. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, and the Standard Zoning Enabling Act, Chapter 211 of the Texas Local Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this ___ day of _____, 2014, by a vote of _ (Ayes) to _ (Nays) _ (Abstain) vote of the City Council of the City of Wimberley, Texas

CITY OF WIMBERLEY

BY:_____
Bob Flocke, Mayor

ATTEST:

_____
Cara McPartland, City Secretary

APPROVED AS TO FORM:

Catherine B. Fryer, City Attorney

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EXHIBIT "A"

Concept Plan

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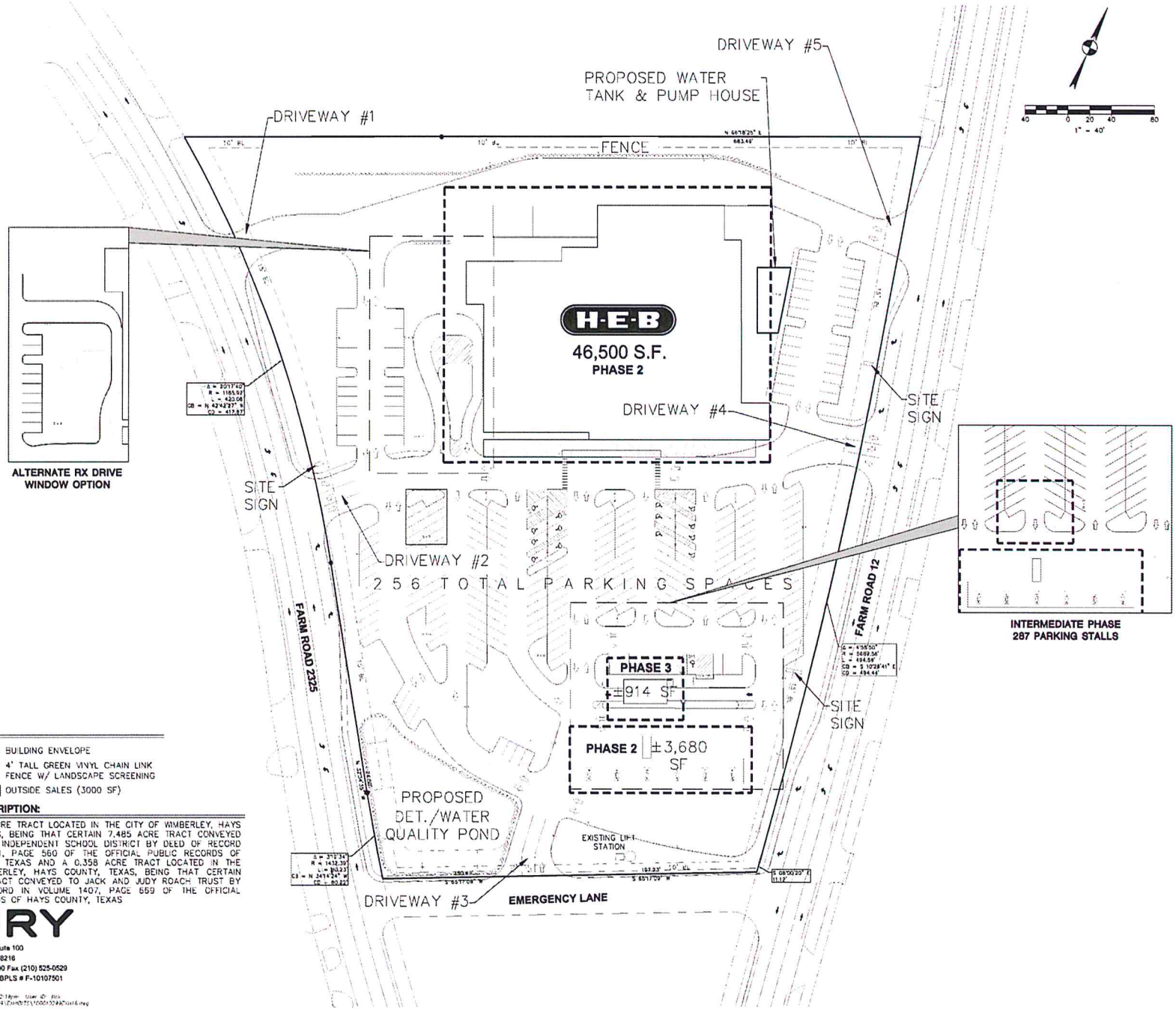

LEGEND

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

LEGAL DESCRIPTION:

OF A 7.486 ACRE TRACT LOCATED IN THE CITY OF WIMBERLEY, HAYS COUNTY, TEXAS, BEING THAT CERTAIN 7.485 ACRE TRACT CONVEYED TO WIMBERLEY INDEPENDENT SCHOOL DISTRICT BY DEED OF RECORD IN VOLUME 121, PAGE 560 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND A 0.358 ACRE TRACT LOCATED IN THE CITY OF WIMBERLEY, HAYS COUNTY, TEXAS, BEING THAT CERTAIN 0.36 ACRE TRACT CONVEYED TO JACK AND JUDY ROACH TRUST BY DEED OF RECORD IN VOLUME 1407, PAGE 659 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

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CONCEPT PLAN

WIMBERLEY HEB WIMBERLEY, TEXAS

HEB

LANDSCAPE - CONCEPTUAL PLAN

NORTH

0 20' 40' 80'

ORIGINAL SCALE: 1" = 40'

DESIGNWORKSHOP

Landscape Architecture • Land Planning • Urban Design • Tourism Planning

December 31, 2013

EXHIBIT "B"

Design Standards

The Property described in Ordinance No. 2013-_____ for Case No. ZA-13-006, shall be subject to the following Design Standards:

1. *Setback Requirements.* There shall be a ten (10) foot setback along the south side of the Property, which fronts Emergency Lane, and along the north side of the Property. On the west side of the property, which fronts FM 2325, there shall be a fifteen (15) foot setback. On the east side of the property, which fronts Ranch Road 12, the setback shall be fifteen (15) feet.

   With the exception of driveway and utility construction, construction within the setback is prohibited. The storage or placement of materials, commodities or equipment and machinery, including motor vehicles and trailers, within the setback area shall be prohibited.

2. *Phased Development.* The Property shall be developed in phases and by area as shown on the Concept Plan according to the following schedule:

   Phase 1: Demolition of pre-existing structures 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.

   With the exception of Phase 4, the phases may be constructed separately or concurrently. Prior to any future expansion of the Grocery Store, Fueling Stations and Automotive Washing Facility, the WPDD Ordinance and Concept Plan shall amended to incoporate the details of any planned expansion.

3. *Parking.* At full build-out, (Phases 2, 3 and 4 combined) there shall be a maximum of 287 parking spaces for all land uses on the property. In Phase 2, there shall be a total of 287 parking spaces. In Phase 3, 31 parking spaces will be removed, leaving 256 remaining parking spaces on the property.

   The minimum dimensions for regular parking spaces shall be nine (9) feet by eighteen (18) feet.

   A maximum of ten (10) percent of the required parking spaces may be for compact cars. The minimum dimensions for compact parking spaces shall be

eight and one-half (8.5) feet by sixteen and one-half (16.5) feet.

Parking areas shall be landscaped according to City Code and shall be screened from the street by berm, hedge, wall, etc. per the Wimberley Code of Ordinances.

4. *Sidewalks.* A sidewalk shall be constructed along Emergency Lane and FM 2325 in Phase 2. There is a pre-existing sidewalk on Ranch Road 12. With the construction of the site driveways and other transportation improvements noted herein, public sidewalks shall be adjusted and modified to accommodate those transportation improvements.

5. *Transportation.* In Phase 2, two (2) driveways shall be constructed off Ranch Road 12, two (2) driveways off FM 2325 and one (1) driveway off Emergency Lane, at locations shown on the Concept Plan.

   Also in Phase 2, one (1) deceleration lane shall be constructed on FM 2325 and two (2) deceleration lanes shall be constructed on Ranch Road 12, at locations shown on the Concept Plan.

   The Property owner (the "Owner") shall work with the City and the Texas Department of Transportation (TxDOT) to adjust the timing of the traffic signals on Ranch Road 12 and FM 2325, north of Cypress Creek, to resolve traffic performance issues at controlled intersections in the area of the Property that were identified in the Traffic Impact Analysis (TIA) performed for the development.

   The Owner shall work with the City to identify further measures to mitigate the potential impact of the development on traffic in the area of the Property. In addition, the Owner agrees to contribute funding, in an amount not to exceed $100,000, towards traffic mitigation improvements deemed appropriate by and agreeable to both the City and the Owner.

6. *Water Supply*. The Property shall be serviced by a State-licensed public water utility.

   An on-site water storage tank and booster pumps shall be constructed in Phase 2 for the purpose of supplying water for fire protection to the Grocery Store and fire hydrants, as well as to provide domestic water service. Water for the tank shall be acquired from a State-licensed public water utility, using existing water mains on Ranch Road 12 and FM 2325.

   The Automotive Washing Facility shall utilize 80% reclaimed water. The base water supply for the Automotive Washing Facility shall come from a State-licensed public water utility.

7. *Wastewater Service.* The Property shall be serviced by a State-licensed central wastewater treatment facility.

8. *Drainage.* All development shall comply with local, state and federal laws and regulations, in addition to the conditions described below. In the event there is a conflict between a law and a condition, then the more restrictive requirement shall apply.

   (a) The Owner shall provide for adequate drainage to eliminate standing water and health hazards, to be approved by the City Administrator or his designee.

   (b) A drainage plan shall be submitted and approved by the City, showing any anticipated temporary drainage facilities and any proposed final storm water management facilities. The 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 shall include an engineering report to demonstrate the adequacy of the design.

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

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(d) The drainage plan shall show contours, acreages, runoff, existing/proposed storm drain lines, pipe sizes, direction of flow, inlet locations, headwalls, points of discharge, detention/retention features, channels, and connections to any existing systems. The engineer shall also analyze any off-site acreage that contributes to the development, as well as any off-site storm drain extensions, grade to drain locations or required easements.

(e) The Owner shall comply with all state and local laws related to installation and maintenance during construction of silt fences and storm water pollution prevention requirements in accordance with best management practices.

(f) The physical design of the development shall conform to the minimum storm sewer, drainage and floodplain criteria and standards set forth in the City's engineering standards, as amended.

9. *Water Quality.* The Owner shall comply with all water quality ordinances of the City and regulations of the Texas Commission on Environmental Quality (the "TCEQ"), even if enacted after the approval of this Ordinance and prior to submission of a building permit application.

Erosion-control and pollution-prevention plans shall be submitted with the Development Plan and approved by the City. Such plans shall evaluate and minimize potential drainage impacts that could negatively affect, destroy or otherwise compromise on- and off-site surface and subsurface water quality, sensitive environmental features (such as riparian vegetation, trees, soils or grassland and prairie vegetation) and wildlife habitats (including terrestrial and aquatic).

Such plans shall be adequate to prevent erosional and depositional features such as gullies and accumulations of silt attributable to site development, with such adequacy being determined by the City and in accordance with sound engineering and best management practices.

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

The types of water quality measures (BMPs) 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 shall include volume for both water quality and detention. The project shall utilize a minimum of two (2) of the BMPs listed. Where possible, BMPs shall be designed to blend into the site and be a landscape amenity.

Erosion-control and pollution-prevention plans shall be prepared by a qualified individual or firm and must be approved by the City prior to any site development by Owner. The purpose of this criterion is to mitigate the ill effects of increases in velocity, volume, and pollution of surface runoff on downstream property owners and to protect the overall water quality of the City as a result of development.

10. *Outdoor Lighting.* An outdoor lighting plan shall be submitted with the Development Plan and approved by the City. The plan shall show all new lighting on the property, including the illumination of any sign, all of which shall comply with the City of Wimberley Comprehensive Outdoor Lighting Ordinance. The plan shall include vertical and horizontal photometric data demonstrating that the shielding requirements of the ordinance are met. The outdoor lighting in all parking areas, except that associated with the Fueling Station, shall be dimmed during those times when the Grocery Store is closed.

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

12. *Site Grading.* The average slope of the Property, from northeast corner to southwest corner, shall be 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 shall generally be three (3) to five (5) percent and should not exceed eight (8) percent.

    The above-mentioned criteria will require that there be a cut condition behind the Grocery 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 may 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 Ranch Road 12), the wall shall taper to curb high with the grades stepped back. The retaining wall shall be covered with vegetation.

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

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

13. *Fencing.* Fencing shall be constructed 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 shall utilize black vinyl or galvanized coated chain link fencing, four (4) feet in height, in these applications. In addition, shrubs and landscape shall be provided on the visible side of the fence to screen the fencing.

14. *Landscaping.* The areas set aside in the Concept Plan for landscaping and preservation of natural existing plant material on the site plan shall be developed according to the Commercial Landscape regulation of the Code of Ordinances, Section 155.078.

The tree survey required for the development shows a total of 192 trees, larger than six caliper inches, currently exist on the Property. These trees represent a total of 2,266 caliper inches. As part of the development, 131 trees, larger than six-inches in caliper, will be removed, representing 1,335 caliper inches. To mitigate the expected tree removal, the Owner shall plant 690 caliper inches, of replacement trees at locations on the Property that will be identified on the required landscape plan.

The landscape plan shall preserve the larger existing trees of excellent condition, while supplementing trees lost due to construction with new trees that shall increase overall tree diversity on site. Using a combination of trees, shrubs and groundcovers, all the plant materials shall be native or adapted plants that are drought tolerant and are able to survive throughout the Hill Country.

The plant palette shall offer seasonal color and interest year around and shall be designed with other materials, such as stone and boulders that are reminiscent of the Hill Country and Wimberley vernacular.

Lastly, the landscape plan shall work to utilize as many existing materials on site as possible. This may included, but not be limited to, boulders, reusing material for wood fence posts, tree stakes, landscape timbers, stepping pads, screen fences, walkways, furniture, etc.

In the parking lot, no parking space shall be more than sixty-four (64) feet from the trunk of a tree.

15. *Environmental Development Criteria.* Based on the proposed commercial development as a Grocery Store, Automotive Washing Facility, Fueling Station and associated parking lot, the development shall incorporate the values of the Sustainable Site Initiative (SITES) that are most appropriate to Wimberley and its environment, which are 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.

Complementing the above-mentioned important values of SITES, the development shall also obtain LEED certification, which shall dramatically improve the environmental responsiveness of the building systems and associated site development.

LEED Certification shall be obtained by incorporating LEED credits in the project design. LEED credits to be considered shall include those 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 shall be evaluated for inclusion:

a. 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)

b. 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)

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

16. *Development and Construction Standards.* The following standards are the maximum permitted standards for the development and construction of buildings on the Property:

a. *Not to Exceed Building Footprints:*

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

b. *Not to Exceed Floor Area:*

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

c. *Not to Exceed 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

d. *Maximum Impervious Cover:* Seventy (70) percent of the Net Site Area (as defined by City Code)

e. *Maximum Building Cover:* Sixty (60) percent of the Net Site Area (as defined by City Code)

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17. *Elevation.* The following exterior material and coverage percentages shall apply to the elevations of each building constructed on the Property:

a. Grocery Store

The four (4) elevations of the Grocery Store shall be composed of the materials stated below, with the stated minimum percentages.

South Elevation (front): masonry, metal panel (maximum 20 percent of wall surface), rock (minimum 20 percent of wall surface) and fenestration (minimum 20 percent of wall surface).

West Elevation (side) and East Elevation (side): masonry, metal panel (maximum 20 percent of wall surface). Fenestration (minimum 5% of wall surface).

North Elevation (back): masonry.

In addition to these materials, Exterior Insulations Finishing System (EIFS) shall 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 exterior colors selected for the exterior painted building materials

shall be composed of tones that complement and fit the character of other structures in Wimberley, which include earth tones and muted colors.

b. Fueling Station and Automotive Washing Facility Materials

The Fueling Station kiosk wall surfaces shall consist of a minimum of 72 percent masonry. The fuel station canopy roof and columns shall be metal.

The Automotive Washing Facility shall be precast concrete panel with reveal pattern.

The Grocery Store, Fueling Station and Automotive Washing Facility shall be developed in accordance with the elevations shown in Exhibit D.

18. *Signage.* Signage for the development shall comply with the location, number and square footages detailed below and in accordance with the Sign Specifications shown in Exhibit E:

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a. Grocery Store

South Elevation (front):	One (1) 5' x 25' sign, consisting of internally illuminated channel letters, shall be allowed on the exterior front wall of the building. In addition, one (1) 2' x 18'- 9 3/4' sign, consisting of internally illuminated channel letters, shall be allowed on the exterior front wall of the building.
West Elevation (FM 2325):	One (1) 5' x 25' sign, consisting of non-illuminated channel letters, shall be allowed on the west side of the building. In addition, one (1) 2' x 20'-2" sign, consisting of internally illuminate channel letters, shall be allowed on the west side of the building and one (1) 2' – 4' 5/8" x 21'-5" flat aluminum sign, shall be allowed above the drive-thru pharmacy lanes located on the west side of the building.
East Elevation (RR 12):	None.
Water Storage Tank:	One (1) 6' x 17' non-illuminated sign shall be allowed on the exterior of the on-site water storage tank, to be located adjacent

to the east side of the building, as shown on the Concept Plan.

b. Fueling Station

Two (2) 2'-4" x 16'-10 ½" sign, consisting of internally illuminated channel letters, shall be allowed on the Fueling Station canopy. In addition, 12" tall circular aluminum signs shall be located above each gas pump.

c. Automotive Washing Facility:

South Elevation : *One* (1) 2'- 4" x 16'- 10 3/4" sign, consisting of internally illuminated channel letters, shall be allowed on the exterior wall on the south side of the Facility.

North Elevation: *One* (1) 2'- 4" x 16'- 10 3/4" sign, consisting of internally illuminated channel letters, shall be allowed on the exterior wall on the south side of the Facility.

West Elevation (FM 2325): One (1) 1' - 4" x 10' aluminum panel sign shall be allowed above the exit on the west side of the Facility.

East Elevation (RR 12): One (1) 1'-4" x 10' aluminum panel sign shall be allowed above the entrance to the Facility on the east side of the Facility.

One (1) internally illuminated fuel price sign, with LED panels, shall be allowed on the Property, at the location shown on the Concept Plan. The sign cabinet, which includes the LED panels, measures 6' x 8 ¾" and has a 3' – ¾" x 11'-1 ¾" rock base. The base rock shall match the exterior rock of the Grocery Store. The width of the sign shall not exceed 2'-2". The sign, including the base, shall be no taller than 10'.

Monument signs shall be located in the area of Driveways 2 and 4 as shown on the Concept Plan. Each monument sign shall consist of a 4' x 11'-9-9/16" internally illuminated sign with a 4' x 7'-9" rock base. The base rock shall match

the exterior rock of the Grocery Store. The width of each sign shall not exceed 2'-6". Each sign shall be no taller than 8', including the sign and its base.

19. *Trash Collection Facilities.* No dumpsters or other trash collection containers shall be visible from any adjacent property or roadway and shall be screened in accordance with provisions in the City code.

20. *Delivery Area.* Adequate space shall be provided and dedicated on the property for delivery vehicles so as to avoid the blocking of roadways and property and/or building access.

21. A Development Plan shall be submitted for review and approval by the City prior to construction on any improvements detailed in this Ordinance or on the Concept Plan. A Development Plan is a detailed engineered development plan consisting of a map or maps and all necessary accompanying narrative and supporting documents to completely define the development to occur on the site.

22. The Development Plan to be submitted prior to the issuance of building permits is to be based on the Concept Plan, Design Standards, Elevations and Sign Standards (the "Plans") contained herein; however, minor revisions may be necessary to the Plans due to unforeseen reasons. City staff is authorized to administratively approve minor modifications to the Plans so long as the Development Plan is in substantial conformity with the Plans herein and provided such modifications would not otherwise result in a violation of the City's Code of Ordinances. "Minor Modifications" are defined as:

    (a) Adjustments of no more than one hundred (100) feet to the location or configuration of roadways, sidewalks, utilities, parking areas, buildings, landscape features, (including plants and trees,) ponds, and any other improvements depicted on the Concept Plan;

    (b) Adjustments of no more than five percent (5%) in building square footage of any individual building to be constructed as part of the project as compared to such building's initial square footage shown on the Concept Plan; provided no such change may be administratively approved if the change would cause the project to exceed the limitations on impervious cover, height, or floor area;

    (c) A reduction in size of parking lot areas;

    (d) Adjustments of no more than ten percent (10%) of the total square footage of any landscape areas as compared to the square footage shown and approved on the concept plan, site plan or landscape plan;

    (e) The changes referenced in subparagraphs (a) through (d) above may not

cause an increase in the impervious cover approved for the project;

(f) Allowance for slight enlargement or shifting of easements;

(g) Addition or relocation of private or franchise utility easements;

(h) Correction of bearings or distances,

(i) Correction of minor labeling errors or addition of erroneously omitted informational items and labels;

(j) Modification of a plat note that does not amend the covenants and restrictions; and

(k) Other similar modifications as determined by the City Administrator.

Major revisions, which include, but are not limited to, obvious reconfiguration of lot lines or easements, of driveways or access easements or fire lanes, and relocation or addition or deletion of any public improvement, including corresponding easement, or substantial relocation or reconfiguration of building layout, shall necessitate resubmission and re-approval of the Concept Plan as a "revised concept plan" and shall be considered a new project for the purpose of determining applicable regulations.

The procedures for such re-approval shall be the same as for approval of a concept plan, and such re-approval shall constitute a new project, thus necessitating submission of a new application form, payment of new fees, and other requirements.

EXHIBIT "C"

Metes and Bounds Description

DRAFT

EXHIBIT "D"

Elevations

DRAFT

H-E-B
H-E-B
Fresh Foods

H-E-B
Fresh Foods

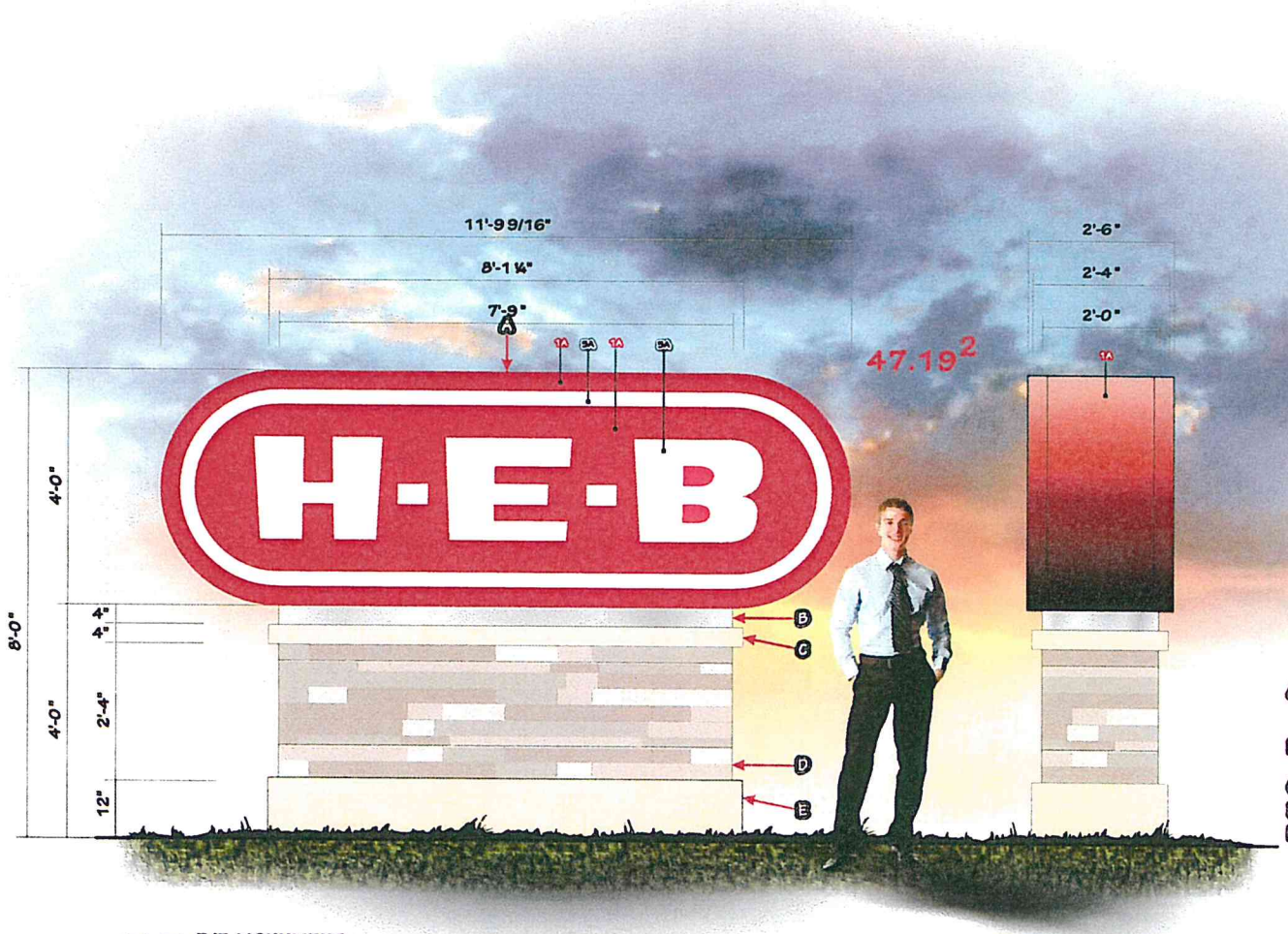
H-E-B
Fresh

H-E-B
Fresh Foods

EXHIBIT "E"

Sign Specifications

DRAFT



O.A.H.	12'-0"	8'-0"
O.A. SQ. FT.	64.00	47.19
SET BACK	T.B.D.	T.B.D.

- (A) I.D. CABINET: ALUM. CONSTRUCTION; FLEX FACES; DIGITAL VINYL COPY; INT. ILLUM. BY H/O LAMPS.
- (B) ALUM. POLE COVER WITH GALVANIZED FINISH
- (C) CAST STONE CAP.
- (D) BASE: ROCK TO MATCH BUILDING.
- (E) BASE CAP: 1 ½" PERIMETER.

(A)(B) **D/F MONUMENT**
(2) REQUIRED

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

1 1A FMS: 465. 1B TRANSLUCENT: 3M "LIGHT TOMATO RED" 3630-43.

3 3A PIGMENTED PLASTIC: 2848. 3B FMS: 285. 3C TRANSLUCENT: AVERY 800-828-F "WAVE BLUE".

5 5A PIGMENTED WHITE 7328. 5B STD WHITE.

7 7A FMS: 687.

63.72² TOTAL

H-E-B

client: HEB

location: WIMBERLEY, TX

Page: 1 of 3

salesperson: PETE SITTERLE

date: 12-4-13

scale: noted

computer file: 18578 - R8

drawn by: David Gamez, JG

important

- ☐ approved
- ☐ approved as noted
- ☐ revise & resubmit

by _____

date _____

electrical

volts _____

amps _____

_____ 20 amp circuits required

comments:

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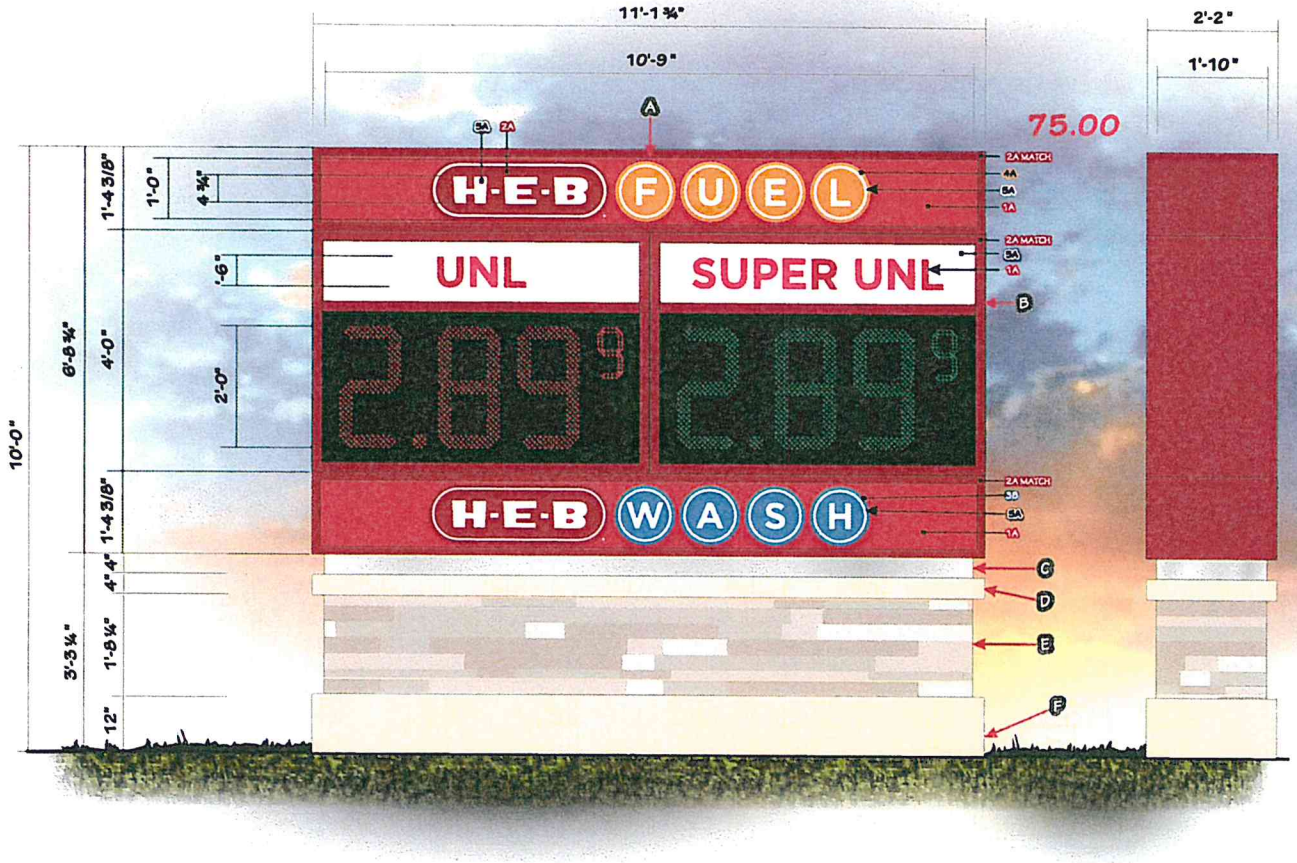

	ALLOWED	PROPOSED
O.A.H.	10'-0"	10'-0"
O.A. SQ. FT.	32.00	75.00

- **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 ½" PERIMETER.

(C) D/F MONUMENT
(1) REQUIRED

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

1
- 1A PMS-485.
- 1B TRANSLUCENT: 3M "LIGHT TOMATO RED" 3630-43.

2
- 2A TRANSLUCENT: 3M "DARK RED" 3630-73. THIS IS USED ON A HEB RED LOGO AGAINST PMS RED 485 BACKGROUND.
- 2B PIGMENTED PLASTIC 2662.

3
- 3A PIGMENTED PLASTIC 2648.
- 3B PMS-282.
- 3C TRANSLUCENT: AVERY 800-628-7 "WAVE BLUE".

4
- 4A PMS-130.
- 4B TRANSLUCENT: 3M "SUNFLOWER" 3630-25.
- 4C OPAQUE VINYL: 3M "SUNFLOWER" 7725-25.

5
- 5A PIGMENTED WHITE 752A
- 5B STD. WHITE.

7
- 7A PMS-697.

H-E-B

client: HEB

location: WIMBERLEY, TX

Page: 2 of 3

salesperson: PETE SITTERLE

date: 12-4-13

scale: noted

computer file: 18578 - R8

drawn by: David Gamez, JG

Important
- ☐ approved
- ☐ approved as noted
- ☐ revise & resubmit

by _____

date _____

electrical

volts _____

amps _____

____ 20 amp circuits required

comments:

proposal

job #

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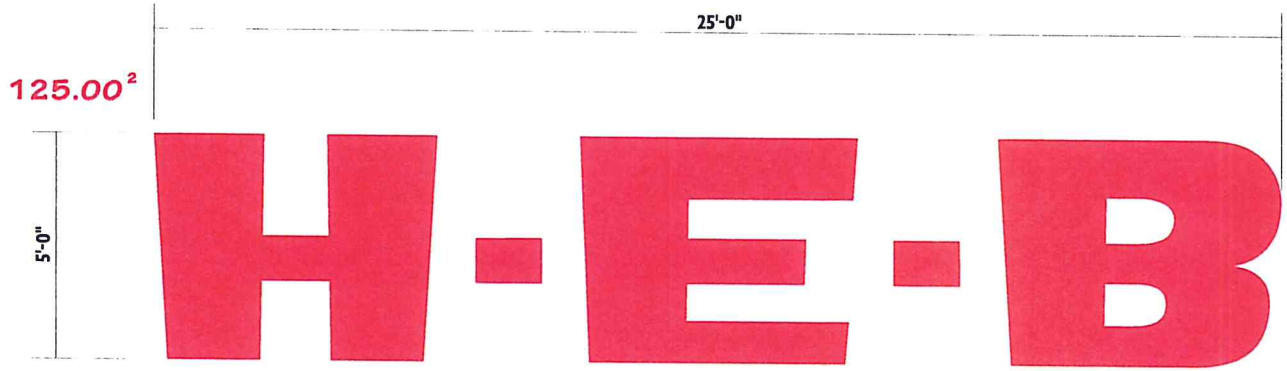


A1 A2 A3 **CHANNEL LETTERS**
(3) REQUIRED

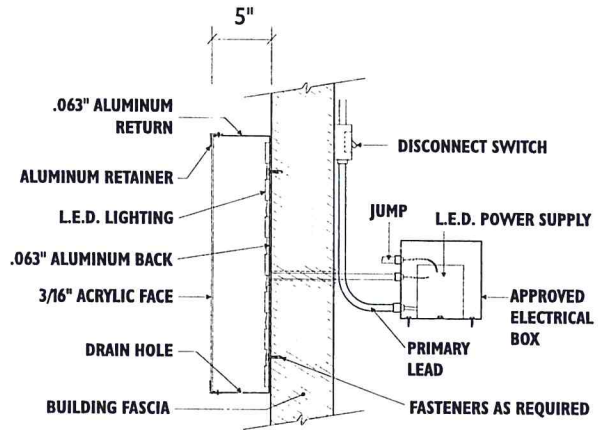
SCALE: 3/8"=1'-0"

- FABRICATE (1) SET OF INTERNALLY ILLUMINATED CHANNEL LETTERS WITH L.E.D. ILLUMINATION.
- FACES SHALL BE 3/16" 2662 RED ACRYLIC WITH 1½" ALUMINUM RETAINERS.
- LETTER RETURNS SHALL BE 9" DEEP.
- ALUMINUM RETAINERS AND RETURNS SHALL BE PAINTED RED TO MATCH FACE.

COLOR SPECS.

2662 PLEX

*NOTE: (1) 120 VOLT 20 AMP CIRCUIT
8.0 TOTAL AMPS LOAD



H-E-B Face Channel Letter Section

Not To Scale

H-E-B

Client: HEB
Location: Wimberley, TX

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

Proposal #: 18578
Job #:

Revisions

R1/?
R2/12-5-13/DG: ADDED FUEL & CW SIGNS.

Important

- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise & Resubmit

Client
Location

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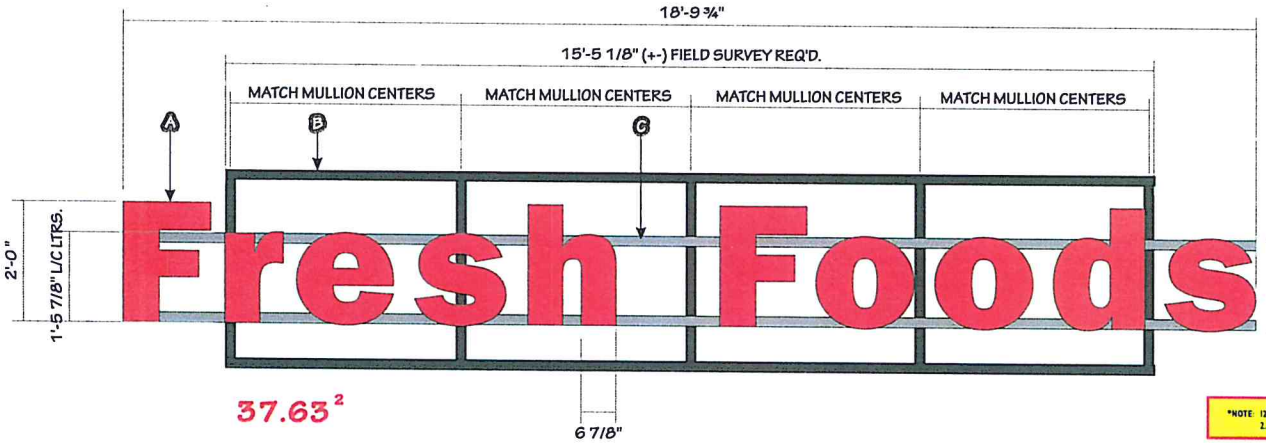


A CHANNEL LETTERS: STANDARD CHANNEL LETTERS AS SHOWN ON LETTER SECTION.

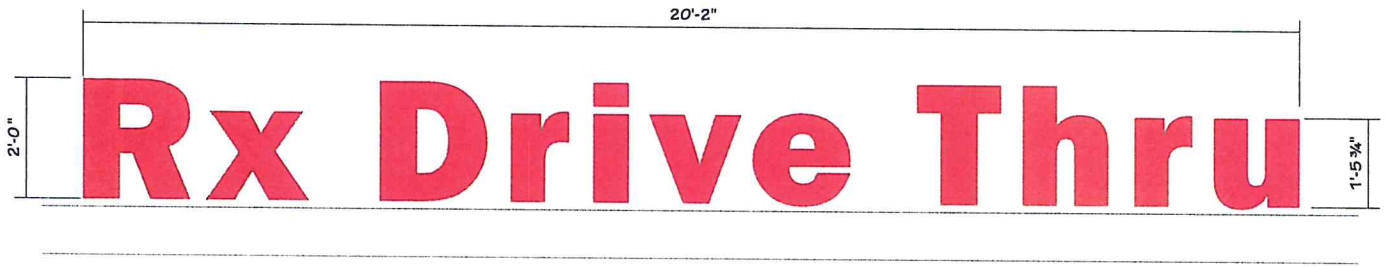
B FRAME: ALUM. 2" x 2" x 1/8" SQ. TUBES CENTERED OVER MULLIONS - PAINT TO MATCH MULLIONS.

C STRINGERS: ALUM. 2" x 2" x 1/8" SQ. TUBES - PAINTED CLOSEST MATCH TO GLASS WINDOWS.

*NOTE: 120 VOLT 20 AMP CIRCUIT
2.2 TOTAL AMP LOAD

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

(B) **CHANNEL LETTERS** **SCALE: 1/2"=1'-0"**
(1) REQUIRED



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

(C) **CHANNEL LETTERS** **SCALE: 1/2"=1'-0"**
(1) REQUIRED

*NOTE: 120 VOLT 20 AMP CIRCUIT
3.3 TOTAL AMPS LOAD

D CHANNEL LETTERS: STANDARD CHANNEL LETTERS AS SHOWN ON LETTER SECTION.

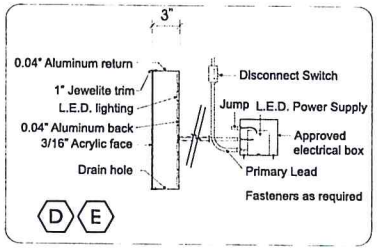
E FRAME: 1 ½" x 1 ½" x 1/8" ANGLE ALUM. - PAINT TO MATCH ROOF COLOR. FIELD SURVEY REQUIRED FOR ROOF ANGLE.

F ROOF.

2662 PLEX

PAINT TO CAMOUFLAGE WITH GLASS

PAINT TO MATCH MULLIONS



H-E-B

Client: HEB
Location: Wimberley, TX

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

Proposal #: 18578
Job #:

Page: 2 of 7

Revisions

R1/?

R2/12-5-13/DG: ADDED FUEL & CW SIGNS.

Important

- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise & Resubmit

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Location

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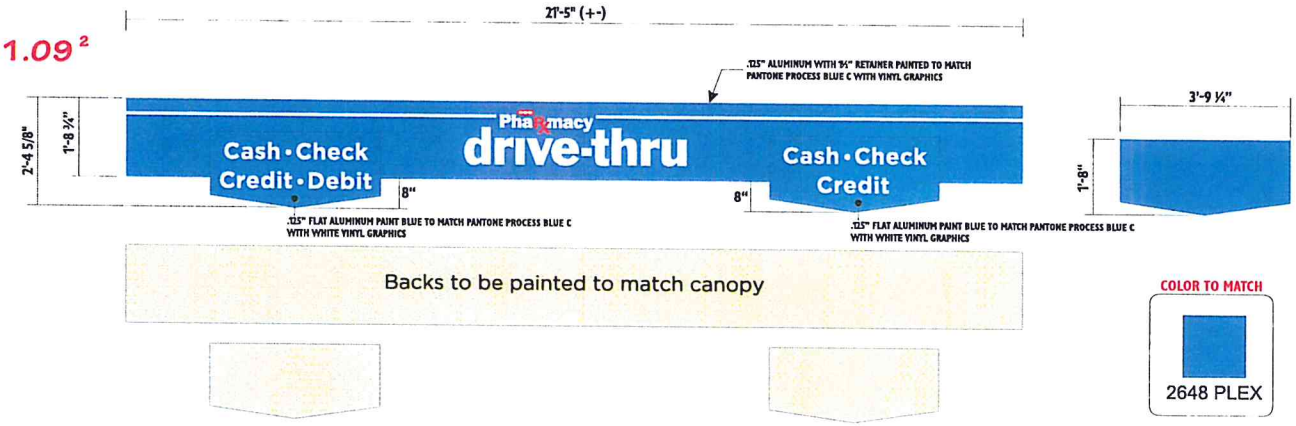
FIELD SURVEY REQUIRED

51.09 ²



COLOR TO MATCH

2648 PLEX

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

H-E-B

Client: HEB
Location: Wimberley, TX

Salesperson: Pete Sitterlie
Prj. Mngr.: Tammy Colson
Date: 12-04-13
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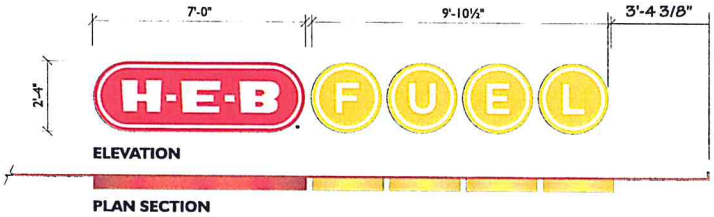
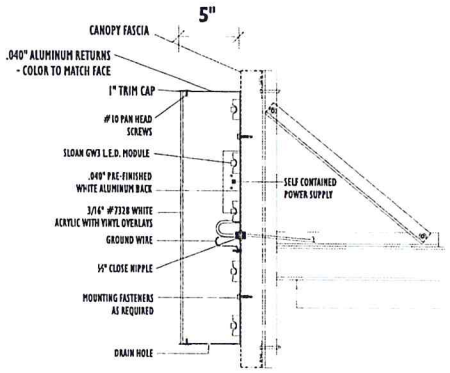


E1 E2 **CHANNEL LETTERS** (2) REQUIRED

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



Face Channel Detail - Fuel Canopy

Not To Scale

COLOR SPECIFICATIONS

3M 3630-43 LT. TOMATO RED PMS 485C	3M 3630-25 SUNFLOWER PMS 123C	OUTLINE GERBER HIGH PERF. CHROME YELLOW PMS 130C	WHITE

DOT PATTERN CONTINUES TO RIGHT EDGE

H-E-B

Client: HEB
Location: Wimberley, TX

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

Proposal #: 18578
Job #:

Revisions

R1/?
R2/12-5-13/DG: ADDED FUEL & CW SIGNS.

Important

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- ☐ Approved As Noted
- ☐ Revise & Resubmit

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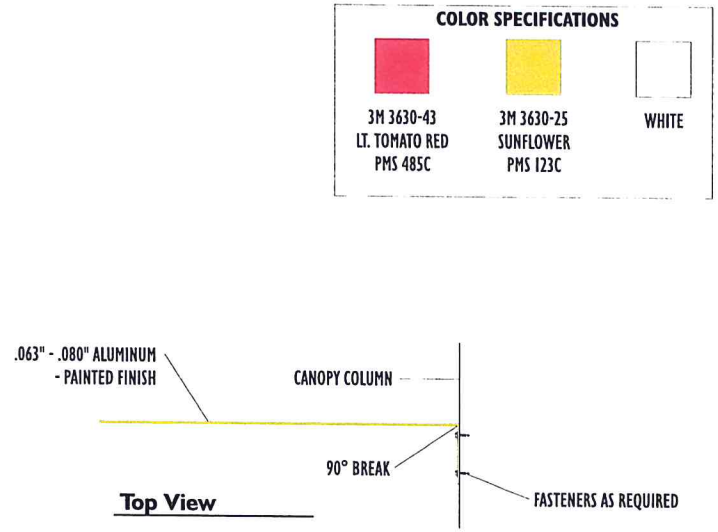
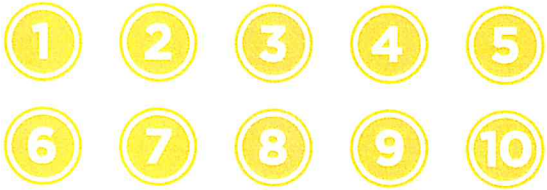
F FUEL PUMP NUMBERS
AS REQUIRED

SCALE: 3"=1'-0"





NUMBER PUMPS AS REQUIRED

H-E-B

Client: HEB
Location: Wimberley, TX

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

Proposal #: 18578
Job #:

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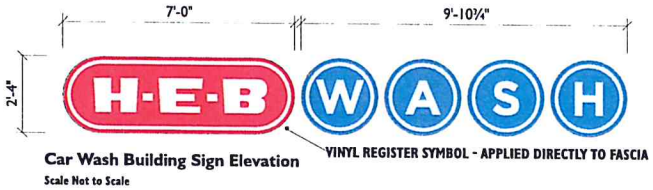
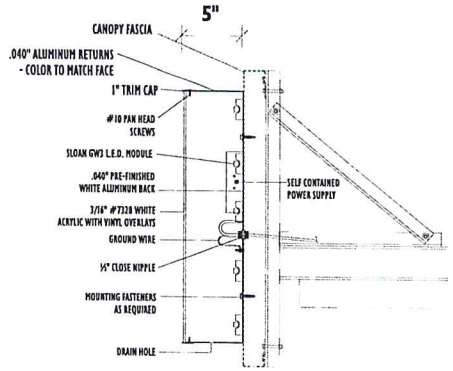


Car Wash Building Sign Elevation
Scale Not to Scale

PLAN SECTION
Scale Not to Scale

G1 G2 **CHANNEL LETTERS** **SCALE: 1/4"=1'-0"**
(2) REQUIRED



Face Channel Detail - Fuel Canopy
Not To Scale

LEFT JUSTIFIED INSTALLATION
Not to Scale

RIGHT SIDE INSTALLATION
Not to Scale

COLOR SPECIFICATIONS

TO MATCH PMS 485C	TO MATCH PMS 285C	TO MATCH PMS 123C	WHITE
VINYL - 3M 3630-43	VINYL - AVERY A9526		
LT. TOMATO RED	WAVE BLUE		

H-E-B

Client: HEB
Location: Wimberley, TX

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

Proposal #: 18578
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Page: 6 of 7

Revisions
R1/?
R2/12-5-13/DG: ADDED FUEL & CW SIGNS.

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8"

enter 7'-0" clearance

6 1/4"

(H) VINYL @ ENTRANCE SCALE: 1/2"=1'-0"
(1) REQUIRED

8 1/2"

8"

do not enter

(I) VINYL @ EXIT SCALE: 1/2"=1'-0"
(1) REQUIRED

10'-0"

1'-4"

enter 7'-0" clearance

Use of pressurized car wash is at your own risk. H-E-B is not responsible for vehicle damage.

(J) PANEL @ ENTRANCE SCALE: 1/2"=1'-0"
(1) REQUIRED

1'-0"

do not enter

(J) PANEL @ EXIT SCALE: 1/2"=1'-0"
(1) REQUIRED

PMS 123C

WHITE

H-E-B

Client: HEB
Location: Wimberley, TX

Salesperson: Pete Sitterlie
Prj. Mngr.: Tammy Colson
Date: 12-04-13
Designer: David G.
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