

ZC-20-06 (Centerpoint HC) Zoning Change Review (By Comp Plan Element)

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

	YES	NO (map amendment required)
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix?	X – It is designated as “Considered” on the Preferred Scenario Map	

ECONOMIC DEVELOPMENT – Furthering the goal of the Core 4 through the three strategies

STRATEGY	SUMMARY		Supports	Contradicts	Neutral
Preparing the 21 st Century Workforce	Provides / Encourages educational opportunities				X
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business		The Developer will extend utilities through this site		
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity				X

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint	X	X	X	X	
Constraint by Class					
Cultural	X			X	
Edwards Aquifer	X				
Endangered Species	X				
Floodplains	X	X		X	
Geological	X				
Slope	X				
Soils	X	X			
Vegetation	X		X		
Watersheds	X				
Water Quality Zone	X	X		X	

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Cottonwood Creek Watershed				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed					X
Notes: This watershed currently has very little impervious cover compared to its size. Cottonwood Creek is not a tributary to the San Marcos River, with larger more concentrated growth, best management					

practices such as retention ponds and biofiltration gardens can be incorporated into the site planning process.

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A – Outside City Limits
Neighborhood Commission Area(s):	9
Neighborhood Character Study Area(s):	N/A

PARKS, PUBLIC SPACES AND FACILITIES –Availability of parks and infrastructure

				YES	NO
Will Parks and / or Open Space be Provided? Parkland dedication is not required for commercial uses, however, the project will be required to install sidewalk and streetscape infrastructure along proposed roadways.					X
Will Trails and / or Green Space Connections be Provided? The Transportation Master Plan requires a greenway along Centerpoint Road				X	
Maintenance / Repair Density	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	X				
Water Infrastructure	X				
Public Facility Availability				YES	NO
Parks / Open Space within ¼ mile (walking distance)?					X
Wastewater service available? Wastewater lines will be required throughout the development to service the property.				X	
Water service available? Water lines will be also required throughout the development to service the property.				X	

TRANSPORTATION – Level of Service (LOS), Access to sidewalks, bicycle lanes and public transportation

		A	B	C	D	E	F
Existing Daily LOS	Centerpoint Road	X					
Existing Peak LOS	Centerpoint Road	X					
Preferred Scenario Daily LOS	Centerpoint Road						X
Preferred Scenario Peak LOS	Centerpoint Road						X
			N/A	Good	Fair	Poor	
Sidewalk Availability (Required to build.)			X				
Sidewalks will be required to be constructed at the time of development.							
			YES		NO		
Adjacent to existing bicycle lane?					X		
Adjacent to existing public transportation route?					X		