

**ZC-24-06 (Old Bastrop & McCarty Mixed Use FD to CD-4) Zoning Change Review (By Comp Plan Element)**

**LAND USE – Preferred Scenario Map / Land Use Intensity Matrix**

|  |   |                    |   |
|--|---|--------------------|---|
|  | “C” Consider  | “NP” Not Preferred | “PSA” Preferred Scenario Map Amendment required |
| Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix?<br><i>See Tables 4.1, 4.4, and 4.5 in the Land Development Code.</i> | <i>X – Per Table 4.1, Character District-4 should be “Considered” in Medium Intensity Zones</i> |                    |   |

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

| STRATEGY  | SUMMARY   | Supports | Contradicts | Neutral |
|---|---|----------|-------------|---------|
| Preparing the 21 <sup>st</sup> Century Workforce        | Provides / Encourages educational opportunities   |          |             | X       |
| Competitive Infrastructure & Entrepreneurial Regulation | Provides / Encourages land, utilities, and infrastructure for business  |          |             | X       |
| 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<br>(least) | 2            | 3<br>(moderate) | 4            | 5<br>(most) |
|-----------------------------|--------------|--------------|-----------------|--------------|-------------|
| Level of Overall Constraint | <b>52.9%</b> | <b>47.1%</b> |                 |              |             |
| Cultural                    | <b>89.9%</b> |              |                 | <b>10.1%</b> |             |
| Edwards Aquifer             | <b>100%</b>  |              |                 |              |             |
| Endangered Species          | <b>100%</b>  |              |                 |              |             |
| Floodplains                 | <b>100%</b>  |              |                 |              |             |
| Geological                  | <b>100%</b>  |              |                 |              |             |
| Slope                       | <b>99.8%</b> |              | <b>0.2%</b>     |              |             |
| Soils                       | <b>63.1%</b> | <b>36.9%</b> |                 |              |             |
| Vegetation                  | <b>100%</b>  |              |                 |              |             |
| Watersheds                  | <b>100%</b>  |              |                 |              |             |
| Water Quality Zone          | <b>100%</b>  |              |                 |              |             |

**ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results**

|  |                  |        |        |         |       |
|--|------------------|--------|--------|---------|-------|
| Located in Subwatershed(s):  | Cottonwood Creek |        |        |         |       |
|  | 0-25%            | 25-50% | 50-75% | 75-100% | 100%+ |
| Modeled Impervious Cover Increase Anticipated for Watershed (Preferred Scenario)   |                  |        |        |         | X     |
| <p>The 2013 Comprehensive Plan predicted a 342% increase of impervious cover under the Preferred Scenario of development. Although this may seem alarming, the area is primarily rural, undeveloped, and used for agriculture so any increase in impervious cover will seem high compared to the existing amount of 1.8% at the time the 2013 Comprehensive Plan was adopted. The predicted increase in impervious cover is attributed to multiple intensity zones located within the watershed.</p> |                  |        |        |         |       |

**NEIGHBORHOODS – Where is the property located**

|                                       |     |
|---------------------------------------|-----|
| CONA Neighborhood(s):                 | N/A |
| Neighborhood Commission Area(s):      | N/A |
| 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?   |                      | X      |                       |
| Will Trails and / or Green Space Connections be Provided?   |                      | X      |                       |
| <p><i>A Shared Use path shall be required at the time of platting. Parkland is shown on the indicative exhibit provided by the applicant.</i></p> |                      |        |                       |
| <b>Maintenance / Repair Density</b>   | Low<br>(maintenance) | Medium | High<br>(maintenance) |
| Wastewater Infrastructure   | X                    |        |                       |
| Water Infrastructure  | X                    |        |                       |
| <b>Public Facility Availability</b>   |                      |        |                       |
|   |                      | YES    | NO                    |
| Parks / Open Space within ¼ mile (walking distance)?  |                      |        | X                     |
| Wastewater service available? <i>There are wastewater lines on the western side of Rattler Rd and S Old Bastrop Hwy.</i>                          |                      | X      |                       |
| Water service available? <i>There are water lines adjacent the property on Rattler Rd and Old Bastrop Hwy.</i>                                    |                      | X      |                       |

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

| <i>n.b existing data for McCarty Lane/ FM 110 was not available.</i>   | A           | B   | C    | D    | E    | F |
|--|-------------|-----|------|------|------|---|
| Existing Daily LOS<br>Rattler Rd<br>Old Bastrop Hwy  | X           |     | X    |      |      |   |
| Existing Peak LOS<br>Rattler Rd<br>Old Bastrop Hwy   | X           |     | X    |      |      |   |
| Preferred Scenario Daily LOS<br>Rattler Rd<br>Old Bastrop Hwy<br>McCarty Ln/ FM 110  | X<br>X<br>X |     |      |      |      |   |
| Preferred Scenario Peak LOS<br>Rattler Rd<br>Old Bastrop Hwy<br>McCarty Ln/ FM 110   | X<br>X      |     | X    |      |      |   |
|  |             | N/A | Good | Fair | Poor |   |
| Sidewalk Availability  |             |     |      | X    |      |   |
| There are sidewalks on Rattler Rd, Beer Brush Rd, Nashia Rd, and on the southern side of Old Bastrop Hwy. Additional sidewalks shall be required adjacent the property at the time of development. |             |     |      |      |      |   |
|  |             | YES |      |      | NO   |   |
| Adjacent to existing bicycle lane? <i>There is a striped bike lane along Rattler Rd.</i>   |             | X   |      |      |      |   |
| Adjacent to existing public transportation route?  |             |     |      |      | X    |   |
| Notes:   |             |     |      |      |      |   |