

**PDD-16-02(A)- (Holt Tract PDD Extension)
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 – The proposed PDD project site is located within an Employment Center which promotes commercial and industrial uses.	

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		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 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint			100%		
Constraint by Class					
Cultural	100%				
Edwards Aquifer	100%				
Endangered Species	100%				
Floodplains				100%	
Geological	100%				
Slope	100%				
Soils	100%				
Vegetation	100%				
Watersheds			100%		
Water Quality Zone	100%				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Blanco River Watershed				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for Watershed			X		X
Notes: The 2013 Comprehensive Plan predicted a 54% increase of impervious cover under the Preferred Scenario of development. The increase in impervious cover was higher with the Preferred Scenario than the Trend Scenario. Implementing various best management practices such as rain gardens, native vegetation along riparian areas, and pervious pavement would reduce the potential increase in suspended solids and bacteria loadings to the adjacent Blanco River.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	Sector 6
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 and parkland development fees are not required for commercial development.				X
Will Trails and / or Green Space Connections be Provided? The Transportation Master Plan proposes a greenway in the East River Ridge Parkway right-of-way. Dedication and construction is required at the time of the subdivision or development plat application.			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)? The Blanco Shoals Natural Area is less than 1/4 mile from the subject property.			X	
Wastewater service available? Wastewater service is available along the I-35 frontage road as well as in the rear of the property along the shared property line with The Grove Apartments.			X	
Water service available? Water service is available along the I-35 frontage road.			X	

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

		A	B	C	D	E	F
Existing Daily LOS	I-35 Frontage Rd River Ridge Pkwy	X X					
Existing Peak LOS	I-35 Frontage Rd River Ridge Pkwy	X X					
Preferred Scenario Daily LOS	I-35 Frontage Rd River Ridge Pkwy	X					X
Preferred Scenario Peak LOS	I-35 Frontage Rd River Ridge Pkwy			X	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		