

ZC-23-04 (2702 N IH 35 FD and MH to 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 – HC is considered “Not Preferred” in a Low Intensity Zone, but a Preferred Scenario Map is not required	

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					
Cultural	100%				
Edwards Aquifer	100%				
Endangered Species			100%		
Floodplains	100%				
Geological	100%				
Slope	100%				
Soils	99.9%			.06%	
Vegetation	100%				
Watersheds			100%		
Water Quality Zone	100%				

ENVIRONMENT & RESOURCE PROTECTION

Located in Subwatershed:	Blanco River				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed			X		
Notes: The 2013 Comprehensive Plan predicted a greater increase in impervious cover in this watershed under the Preferred Scenario than under the Trend Scenario (54% increase vs. 38% increase). Due to the intermittent nature of the Blanco River increases in suspended solids and bacteria would generally occur during storm events. Implementing best management practices such as rain gardens, native vegetation along riparian areas, and pervious pavement would reduce the potential increase of 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):	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
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?				X	X
Water service available?				X	

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

	A	B	C	D	E	F
Existing Daily LOS N IH 35 Frontage		X				
Existing Peak LOS N IH 35 Frontage	X					
Preferred Scenario Daily LOS N IH 35 Frontage						X
Preferred Scenario Peak LOS N IH 35 Frontage					X	
	N/A	Good	Fair		Poor	
Sidewalk Availability – Sidewalks at the time of Development						X
	YES			NO		
Adjacent to existing bicycle lane?					X	
Adjacent to existing public transportation route?					X	