

ZC-22-06 (Old Ranch Road 12 Self Storage) 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	

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				X	X
Cultural	X				
Edwards Aquifer				X	
Endangered Species				X	
Floodplains	X				
Geological				X	X
Slope	X		X		
Soils	X	X			
Vegetation	X	X			
Watersheds				X	
Water Quality Zone	X				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Sink Creek				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed	X				
Sink Creek is the largest tributary and sub--watershed of the San Marcos watershed. The Sink Creek watershed contains Spring Lake, which serves as the headwaters of the Upper San Marco River. Spring Lake and the Upper San Marcos River have major recreational sites, contain important cultural and archeological values, provide habitat for a number of threatened and endangered species, and are the basis for drinking water supply for towns downstream. A significant amount of this modeled area covers the recharge zone of the Edward Aquifer.					

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
Wastewater Infrastructure	X	
Water Infrastructure	X	
Public Facility Availability		
	YES	NO
Parks / Open Space within ¼ mile (walking distance)?		X
Wastewater service available?	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 Old Ranch Road 12				X		
Existing Peak LOS Old Ranch Road 12						X
Preferred Scenario Daily LOS Old Ranch Road 12				X		
Preferred Scenario Peak LOS Old Ranch Road 12						X
	N/A	Good	Fair	Poor		
Sidewalk Availability	X					
	YES	NO				
Adjacent to existing bicycle lane?		X				
Adjacent to existing public transportation route?		X				