

ZC-24-02 (S Old Bastrop Hwy & Redwood Rd) 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 – Special Districts are “Not Preferred” in Low Intensity Areas	

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

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

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

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? Proposed use is nonresidential of which have no parks & open space requirements					X
Will Trails and / or Green Space Connections be Provided? The TMP calls for 1 greenway trail facility along Redwood Rd				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 property is located approximately 2,500' east of the City-owned Kenneth M. Copeland Memorial Park in the El Camino Real Neighborhood.				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	F
Existing Daily LOS	Redwood Road S Old Bastrop Hwy	X X			
Existing Peak LOS	Redwood Road S Old Bastrop Hwy	X	X		
Preferred Scenario Daily LOS	Redwood Road S Old Bastrop Hwy Rd	X X			
Preferred Scenario Peak LOS	Redwood Road S Old Bastrop Hwy Rd	X X			
		N/A	Good	Fair	Poor
Sidewalk Availability		X			

In addition to the TMP required greenway trail, the development will be required to construct sidewalks that extend to the property's boundary.		
	YES	NO
Adjacent to existing bicycle lane?		X
Adjacent to existing public transportation route?	X	
The property is located on a CARTS route, the Guadalupe/Redwood route. The closest bus stop is approximately 1.5 miles to the south.		