

ZC-21-15 (Whisper South EC-East of Harris Hill 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 – Employment Center (Special Districts) are listed as “Not Preferred” on the Preferred Scenario Map in Low Intensity Zones, however a Preferred Scenario Amendment 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		X			
Cultural	X				
Edwards Aquifer	X				
Endangered Species	X				
Floodplains	X	X			
Geological	X				
Slope	X				
Soils	X				
Vegetation	X				
Watersheds		X			
Water Quality Zone	X				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Lower San Marcos				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed	X				
Notes: The site is located within the Lower San Marcos River subwatershed. This area is very rural with agriculture as the dominant land use. At the time of modelling, the source data used for the Lower San Marcos subwatershed was taken from national level, low resolution datasets and therefore the city's impervious cover and agricultural values may not be accurate.					

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)? Parkland to be provided by developer for residential development.		X	
Wastewater service available? Extensions required at the expense of the developer.		X	
Water service available? Extensions required at the expense of the developer.		X	

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

Harris Hill Rd	A	B	C	D	E	F
Existing Daily LOS	X					
Existing Peak LOS		X				
Preferred Scenario Daily LOS			X			
Preferred Scenario Peak LOS					X	
		N/A	Good	Fair		Poor
Sidewalk Availability		X				
Sidewalks are required to be built as part of the development						
	YES			NO		
Adjacent to existing bicycle lane?				X		
Adjacent to existing public transportation route?				X		

Notes: