

ZC-24-09(South End Dutton Drive LI/GC/FD to CD-1) Zoning Change Review (By Comp Plan Element)

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

	"C" Consider	"NP" Not Preferred	"PSA" Preferred Scenario Map Amendment required
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix? <i>See Tables 4.1, 4.4, and 4.5 in the Land Development Code.</i>	<i>X – Per Table 4.1, Character Districts should be "Considered" in Medium Intensity Zones</i>	<i>X – Per Table 4.1, Character Districts are "Not Preferred" in Open Space Zones.</i>	

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			0.6%	28.9%	70.5%
Cultural	100%				
Edwards Aquifer		100%			
Endangered Species	100%				
Floodplains	21.2%	10.2%		19.2%	49.4%
Geological	100%				
Slope	98.7%		1.3%		
Soils	81.9%			18.1%	
Vegetation	100%				
Watersheds				100%	
Water Quality Zone	17.8%			12.7%	64.9%

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed(s):	Purgatory Creek				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for Watershed (Preferred Scenario)		X			
Purgatory Creek is a direct tributary of the San Marcos River -the river reach of the watershed stretches from city park to the northern segment of Rio Vista Park and contains large stands of the endangered Texas Wild Rice. This watershed encompasses the majority of the downtown redevelopment zone; however, because this area already has a high impervious cover value (around 80-90%), the increase of loadings from redevelopment is not as high as the increase observed with the developments on previously undeveloped land. It is still important to identify potential pollution from redevelopment as construction runoff and debris can wash into the creek during storm events.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	Dunbar
Neighborhood Commission Area(s):	1
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	
<i>The applicant is currently in discussions with the City to dedicate the land for development as a greenway per the City's Transportation Master Plan.</i>		
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)? <i>(adjacent dedicated trail within the Hunters Crossing Plat to the west)</i>	X	
Wastewater service available?	X	
Water service available?	X	

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

n.b No data was available for Dutton Drive.		A	B	C	D	E	F
Existing Daily LOS Wonderworld Drive				X			
Existing Peak LOS Wonderworld Drive					X		
Preferred Scenario Daily LOS Wonderworld Drive							X
S Stagecoach Trail		X					
Preferred Scenario Peak LOS Wonderworld Drive							X
S Stagecoach Trail							X
			N/A	Good	Fair	Poor	
Sidewalk Availability				X			
	Sidewalks on Dutton Drive. There is a gap in the sidewalk along the adjacent Elliott Electric site however sidewalks will be required as part of their pending site permit.						
			YES		NO		
Adjacent to existing bicycle lane?			X				
Adjacent to existing public transportation route?			X				
	Notes: The southern boundary of the site which fronts Dutton Drive is approximately 1,200 ft (0.2 miles) from a Route 1W/ 1V CARTS bus stop on S Stagecoach Trail. It is also approximately 0.2 miles from a 1W/1V bus stop on Hunter Rd through the greenway within the Hunters Crossing development.						