

**ZC-24-07 (Old Bastrop & McCarty Mixed Use FD to CM) 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, Special Districts are “Not Preferred” in Medium Intensity Zones</i>	

**ECONOMIC DEVELOPMENT – Furthering the goal of the Core 4 through the three strategies**

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21 <sup>st</sup> 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	36%	42%	22%		
Cultural	59.4%			40.6%	
Edwards Aquifer	100%				
Endangered Species	100%				
Floodplains	100%				
Geological	100%				
Slope	100%				
Soils	54.1%	45.9%			
Vegetation	100%				
Watersheds	100%				
Water Quality Zone	100%				

**ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results**

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

**NEIGHBORHOODS – Where is the property located**

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	N/A
Neighborhood Character Study Area(s):	N/A (East Village Area Plan under development)

**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	
<p><i>Per Chapter 3, Article 10 of the Land Development Code parkland is not required for commercial developments. Nevertheless, parkland dedication or fee in lieu shall be required for the adjacent CD-4 zoning request which accompanies this CM request (ZC-24-06).</i></p>			
<b>Maintenance / Repair Density</b>	Low (maintenance)	Medium	High (maintenance)
Wastewater Infrastructure	X		
Water Infrastructure	X		
<b>Public Facility Availability</b>			
		YES	NO
Parks / Open Space within ¼ mile (walking distance)?			X
Wastewater service available? <i>There is no wastewater main currently on McCarty Ln adjacent the property however there is a wastewater line on the western side of Rattler Rd which abuts the wider annexation site (AN-24-07).</i>		X	
Water service available? <i>There is no wastewater main currently on McCarty Ln adjacent the property however there are water lines on Rattler Rd and Old Bastrop Hwy which abut the wider annexation site (AN-24-07).</i>		X	

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

<i>n.b Existing data was not available for FM 110/ E McCarty Lane</i>		A	B	C	D	E	F
Existing Daily LOS <i>Data not available</i>							
Existing Peak LOS <i>Data not available</i>							
Preferred Scenario Daily LOS		X					
Preferred Scenario Peak LOS		X					
			N/A	Good	Fair	Poor	
Sidewalk Availability						X	
<i>Sidewalks shall be required at the time of construction</i>							
		YES				NO	
Adjacent to existing bicycle lane?						X	
Adjacent to existing public transportation route?						X	
Notes:		<i>An improved bike facility (likely a shared use path) along McCarty Lane shall be required at the time of development.</i>					