

ZC-24-01 (2420 S IH 35) 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 "Considered" in Employment Center</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		X	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(s):	Willow Creek				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for Watershed (Preferred Scenario)		X			
Willow Creek is the most southern contributing tributary of the San Marcos River. It originates west of McCarty Lane and flows into Thompson's Island near the Thompson's Island, north of the State Fish Hatchery. The creek flows through a highly urban part of town that contains a large part of residential housing. The watershed has the third largest amount of existing impervious cover per total area (26%) and contains the Endangered Texas Wild Rice.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	4
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>A 6' sidewalk shall be required at the time of platting.</i>		
Maintenance / Repair Density	Low (maintenance)	High (maintenance)
Wastewater Infrastructure	X	
Water Infrastructure	X	
Public Facility Availability		
	YES	NO
Parks / Open Space within ¼ mile (walking distance)?		X
Wastewater service available? <i>There is a 6" wastewater line along the northwest side of the property.</i>	X	
Water service available? <i>There is an 8" water line along the northwest side of the property.</i>	X	

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

	A	B	C	D	F
Existing Daily LOS IH 35 Frontage Road	X				
Existing Peak LOS IH 35 Frontage Road	X				
Preferred Scenario Daily LOS IH 35 Frontage Road					X
Preferred Scenario Peak LOS IH 35 Frontage Road					X
		N/A	Good	Fair	Poor
Sidewalk Availability				X	
Sidewalk with gaps exists along IH 35 and Barnes Dr. There are no sidewalks on the subject property. However, there are connections directly to the southwest at 2430 IH 35 S.					
	YES			NO	
Adjacent to existing bicycle lane?				X	
Adjacent to existing public transportation route? Route 5 – Outlets	X				
Notes:					