

ZC-23-19 (North Lindsey St CD-5D) 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?	The land <u>east</u> of North St is designated “High Intensity” on the Preferred Scenario. Per Table 4.1 CD-5D should be “Considered” in this area.	The land <u>west</u> of North St is designated as an “Existing Neighborhood” on the Preferred Scenario. Per Table 4.1 a Preferred Scenario Amendment is required and is being processed concurrently (PSA-23-02) with this application.

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			97%	3%	
Cultural	100%				
Edwards Aquifer					
Endangered Species	100%				
Floodplains	100%				
Geological					
Slope	97%		3%		
Soils		100%			
Vegetation	100%				
Watersheds				100%	
Water Quality Zone	100%				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Purgatory Creek				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed		X			
<p>Notes: 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.</p>					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	Downtown
Neighborhood Commission Area(s):	Sector 8
Neighborhood Character Study Area(s):	Downtown Area Plan (east of North St)

PARKS, PUBLIC SPACES AND FACILITIES – Availability of parks and infrastructure

				YES	NO
Will Parks and / or Open Space be Provided? <i>No Open Space or public parkland is provided in the submitted concept plan, nevertheless the applicant will need to meet the Parkland Dedication requirements of Chapter 3, Article 10 at the time of platting.</i>					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)? <i>The San Marcos River Parks are approximately ½ mile from the site.</i>					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 Lindsey St N.Comanche St	X X				
Existing Peak LOS Lindsey St N.Comanche St		X X			
Preferred Scenario Daily LOS Lindsey St N.Comanche St	X	X			
Preferred Scenario Peak LOS Lindsey St N.Comanche St				X X	
		N/A	Good	Fair	Poor
Sidewalk Availability Sidewalks and streetscape improvements will be required adjacent the property at the time of site redevelopment.				X	
		YES		NO	
Adjacent to existing bicycle lane?				X	
Adjacent to existing public transportation route?		X			
Notes: Texas State bus route runs along Lindsey St to the north of the property.					