

ZC-24-08 (South End Stagecoach Trail LI/GC to CD-5) Zoning Change Review (By Comp Plan Element)

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

<i>The development lies within a Medium Intensity and an Open Space Zone within the Preferred Scenario.</i>	"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 District-5 should be "Considered" in Medium Intensity Zones</i>	<i>X – Per Table 4.1, Character District-5 is "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				43.6%	53.7%
Cultural	100%				
Edwards Aquifer		100%			
Endangered Species	100%				
Floodplains	47.3%	16.7%		24.7%	11.3%
Geological	100%				
Slope	100%				
Soils	2.6%			97.4%	
Vegetation	100%				
Watersheds				16.3%	83.7%
Water Quality Zone	70.2%			10.8%	19%

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed(s):	Willow Creek and Purgatory Creek				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for Watershed (Preferred Scenario) Willow Creek Purgatory Creek		X X			
The request is located in both the Willow Creek and Purgatory Creek Subwatersheds. Willow Creek is the most southern contributing tributary of the San Marcos River. The creek flows through a highly urban part of town that contains a large percent of residential housing. The watershed has the third largest amount of cover per total area (26% per the 2013 Comprehensive Plan). 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>Note – parkland dedication or fee in lieu shall be required for any residential development at the time of site development per Chapter 3, Article 10 of the Land Development Code. If commercial development were proposed, then parkland would not be required. No specific uses are currently proposed by the applicant. It should also be noted that this CD-5 request is accompanied for a separate request for CD-1 (ZC-24-09) to the northwest of the site which is intended to be used as a greenway/ open space.</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?	X	
Water service available?	X	

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

	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			
		YES		NO		
Adjacent to existing bicycle lane?		X				
Adjacent to existing public transportation route?		X				
	Notes: CARTS bus stops for route 1W adjacent the property on S Stagecoach Trail.					