

ZC-17-12 Vision San Marcos Plan Elements:

Economic Development (ED)

The ED chapter of *Vision San Marcos* looks specifically at the strategies of the Core 4 Collaboration moving forward. The three collaborative actions identified by the Core 4 are 1) Preparing the 21st Century Workforce, 2) Competitive Infrastructure and Entrepreneurial Regulation and 3) Creating the Community of Choice. Staff analyzed this request based on the three action items to determine if the request supports, contradicts, or is neutral toward the actions and provides the following table of the analysis:

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21 st Century Workforce	Provides / Encourages educational opportunities			Applicant has not indicated that educational facilities will be included
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business	Utilities and infrastructure which support development are proposed.		The property is currently entitled to provide and encourage land, utilities, and infrastructure for business.
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity	Applicant is proposing an employment focused development		

Environment & Resource Protection (ERP)

The ERP chapter of *Vision San Marcos* provides useful analysis tools. The Land Use Suitability Map considers the constraints as listed in the table below in its creation to determine what areas are most suitable for development. The water quality model provides a watershed-level analysis of the impacts of adding impervious cover for developments.

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint	X	X			
Constraint by Class					
Cultural	X				
Edwards Aquifer	X				
Endangered Species	X				
Floodplains	X				
Geological	X				
Slope	X		X		
Soils	X	X			
Vegetation	X				
Watersheds	X				
Water Quality Zone	X				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	York Creek and Cottonwood Creek				
York Creek	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed	X				
Cottonwood Creek	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed					X
Notes: The Preferred Scenario did not anticipate an increase in impervious cover in the York Creek Watershed. Other approved developments in this watershed are Trace and Las Colinas. The northwest corner of the property is located within the Cottonwood Creek Watershed, which anticipates a 342% increase. This is primarily due to the fact that this is rural and agricultural land which is proposed to develop.					

Land Use (LU)

The LU chapter of *Vision San Marcos* focuses on the Preferred Scenario Map. Approximately 23 acres of this site are located within a Medium Intensity area and approximately 62 acres of the site are located in an Area of Stability. A map is attached which shows a detailed view of the preferred scenario zones within and surrounding this property.

Neighborhoods & Housing (NH)

The NH chapter of *Vision San Marcos* focuses on the Neighborhood Character Studies which are to be conducted after the Code SMTX project, the update to the Land Development Code.

Parks, Public Spaces & Facilities (PPSF)

The PPSF chapter of *Vision San Marcos* discusses the City's recreational facilities as well as the water, wastewater and other public infrastructure. The table below is an analysis of the facilities in the area. Wastewater and water service will be extended to the site by the developer.

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
Parkland dedication is not required from commercial or industrial development. However Staff is recommending that a shared use path be required along the rear of the property connecting Centerpoint Road to McCarty Commons. This shared use path would take the place of a street, and be located in a Public Access Easment.					
Maintenance / Repair Density	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	X				
Water Infrastructure	X				
Public Facility Availability A neighboring development to the North, McCarty Commons, will be dedicating a 57 acre public open space with the first phase of residential development which is currently under review. The 57 acre open space will be within ¼ of a mile of the 62 acres proposed for Light Industrial, but not within a ¼ mile of the 23 acres proposed for General Commercial.					
				YES	NO
Parks / Open Space within ¼ mile (walking distance)?				X	X
Wastewater service available?				X	
Water service available?				X	

Transportation

A Travel Demand Model (TDM) was created to analyze the traffic impacts of growth in San Marcos. The table below is a summary of the TDM results and other transportation modes surrounding the site. The TDM analyzes the overall transportation network of the existing network and the Preferred Scenario. It is not a measure of the impact of this particular change. The results of the TDM indicate that improvements may be required.

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

Analysis Summary (LOS), Access to Sidewalks, Bicycle Lanes and Public Transportation					
	A	B	C	D	F
Existing Daily LOS Centerpoint Road	X				
Existing Peak LOS Centerpoint Road	X				
Preferred Scenario Daily LOS Centerpoint Road					X
Preferred Scenario Peak LOS Centerpoint Road					X
Note: Between this site and I-35, Centerpoint is currently an F for existing daily and peak adjacent to outlet malls. It should be noted that this model was done prior to the Amazon Fulfillment Center.					
	N/A	Good	Fair	Poor	
Sidewalk Availability (Required to build.)	X				
Sidewalks will be required along all frontages per code.					
	YES		NO		
Adjacent to existing bicycle lane?			X		
Adjacent to existing public transportation route?			X		
Notes: Existing Carts route to Outlet Mall is proposed to extend to a Hotel approximately 700 feet from this site.					