

ZC-20-13 (2519 Redwood Road) 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? | X – The subject property is located in an Area of Stability - Low Intensity Zone | |

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 | X | X | |
| Constraint by Class | | | | | |
| Cultural | X | | | | |
| Edwards Aquifer | X | | | | |
| Endangered Species | X | | | | |
| Floodplains | X | | | | |
| Geological | X | | | | |
| Slope | X | | X | | |
| Soils | X | X | | X | |
| Vegetation | X | | X | | |
| Watersheds | X | | | X | |
| Water Quality Zone | X | | | | |

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

| | | | | | |
|--|--|--------|--------|---------|----------|
| Located in Subwatershed: | Cottonwood Creek Watershed and San Marcos River Watershed | | | | |
| | 0-25% | 25-50% | 50-75% | 75-100% | 100%+ |
| Modeled Impervious Cover Increase Anticipated for watershed | | | | | X |
| Notes: The majority of the property is located within the Cottonwood Creek Watershed. Most of the area that is located within this watershed is primarily rural, undeveloped, and used for agriculture. The Comprehensive Plan states that the rise in impervious cover can be attributed to multiple intensity zones located within the watershed. | | | | | |

NEIGHBORHOODS – Where is the property located

| | |
|---------------------------------------|---------------------------|
| CONA Neighborhood(s): | N/A – Outside City Limits |
| Neighborhood Commission Area(s): | N/A – Outside City Limits |
| 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? Parkland dedication or fee-in-lieu will be required at time of plat. In addition, the San Marcos Development Code requires a \$400/unit Parkland Development Fee to be paid prior to development. | | | | X | |
| Will Trails and / or Green Space Connections be Provided? A greenway/trail is required through along Redwood Road per the Transportation Master Plan. | | | | 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)? The development will be required to dedicate parkland at the time of plat. | | | | | X |
| Wastewater service available? Wastewater lines will be required throughout the development to service the property. | | | | | X |
| Water service available? Water lines will be required throughout the development to service the property. | | | | X | |

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

| | | A | B | C | D | F |
|---|---|---|-----|------|------|------|
| Existing Daily LOS | Redwood Road S Old Bastrop Hwy | X | | | | |
| Existing Peak LOS | Redwood Road S Old Bastrop Hwy | X | | X | | |
| Preferred Scenario Daily LOS | Redwood Road S Old Bastrop Hwy | X | | | | |
| Preferred Scenario Peak LOS | Redwood Road S Old Bastrop Hwy | X | | | | |
| Note: The property will be required to meet the Transportation Master Plan and construct required streets per the Block Standards in the Development Code. | | | | | | |
| | | | N/A | Good | Fair | Poor |
| Sidewalk Availability (Required to build.) | | | X | | | |
| Sidewalks will be required to be constructed at the time of development. | | | | | | |
| | | | YES | NO | | |
| Adjacent to existing bicycle lane? The development will be responsible for constructing required bike infrastructure within new proposed streets. | | | | X | | |
| Adjacent to existing public transportation route? | | | X | | | |
| The property is located on a CARTS route, the Guadalupe/Redwood route. The closest bus stop is approximately 1 mile. | | | | | | |

