

PSA-15-03
IH 35 and River Ridge Pkwy
Pre-Notice
Map Date: 1/5/2016

-  Site Location
-  200ft Buffer



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PSA-15-03 (East River Ridge Pkwy & IH-35) Preferred Scenario Amendment 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 |

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 | | | Applicant has not indicated that educational facilities will be included. |
| Competitive Infrastructure & Entrepreneurial Regulation | Provides / Encourages land, utilities and infrastructure for business | Applicant indicates the property will be developed to provide opportunities for jobs and services. Infrastructure currently exists | | |
| The Community of Choice | Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity | Applicant indicates the property will be developed to provide opportunities for jobs and services. | | |

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

| | 1 (least) | 2 | 3 (moderate) | 4 | 5 (most) |
|-----------------------------|--------------|---|-----------------|---|-------------|
| Level of Overall Constraint | | | X | | |
| Constraint by Class | | | | | |
| Cultural | X | | | | |
| Edwards Aquifer | X | | | | |
| Endangered Species | X | | | | |
| Floodplains | | | | 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: | Blanco River | | | | |
| | 0-25% | 25-50% | 50-75% | 75-100% | 100%+ |
| Modeled Impervious Cover Increase Anticipated for watershed | | | X | | |
| Notes: The subwatershed will experience a higher amount of impervious cover with the Preferred Scenario. Due to the intermittent nature of the river, the increases in TSS and bacteria would generally occur during storm events. Implementing various best management practices would reduce potential increases in TSS and bacteria loading. | | | | | |

NEIGHBORHOODS – Where is the property located

| | |
|---------------------------------------|---|
| CONA Neighborhood(s): | This lot is not located within a CONA Neighborhood Boundary |
| Neighborhood Commission Area(s): | This property is located in Sector 6 |
| Neighborhood Character Study Area(s): | This property is located in the Northern Neighborhoods |

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 | | | | | | | | | | | | |
| <table border="1"> <tr> <td>Maintenance / Repair Density</td> <td>Low (maintenance)</td> <td>Medium</td> <td>High (maintenance)</td> </tr> <tr> <td>Wastewater Infrastructure</td> <td>X</td> <td></td> <td></td> </tr> <tr> <td>Water Infrastructure</td> <td>X</td> <td></td> <td></td> </tr> </table> | | | Maintenance / Repair Density | Low (maintenance) | Medium | High (maintenance) | Wastewater Infrastructure | X | | | Water Infrastructure | 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)? | X | | | | | | | | | | | | | |
| Wastewater service available? | X | | | | | | | | | | | | | |
| Water service available? | X | | | | | | | | | | | | | |

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

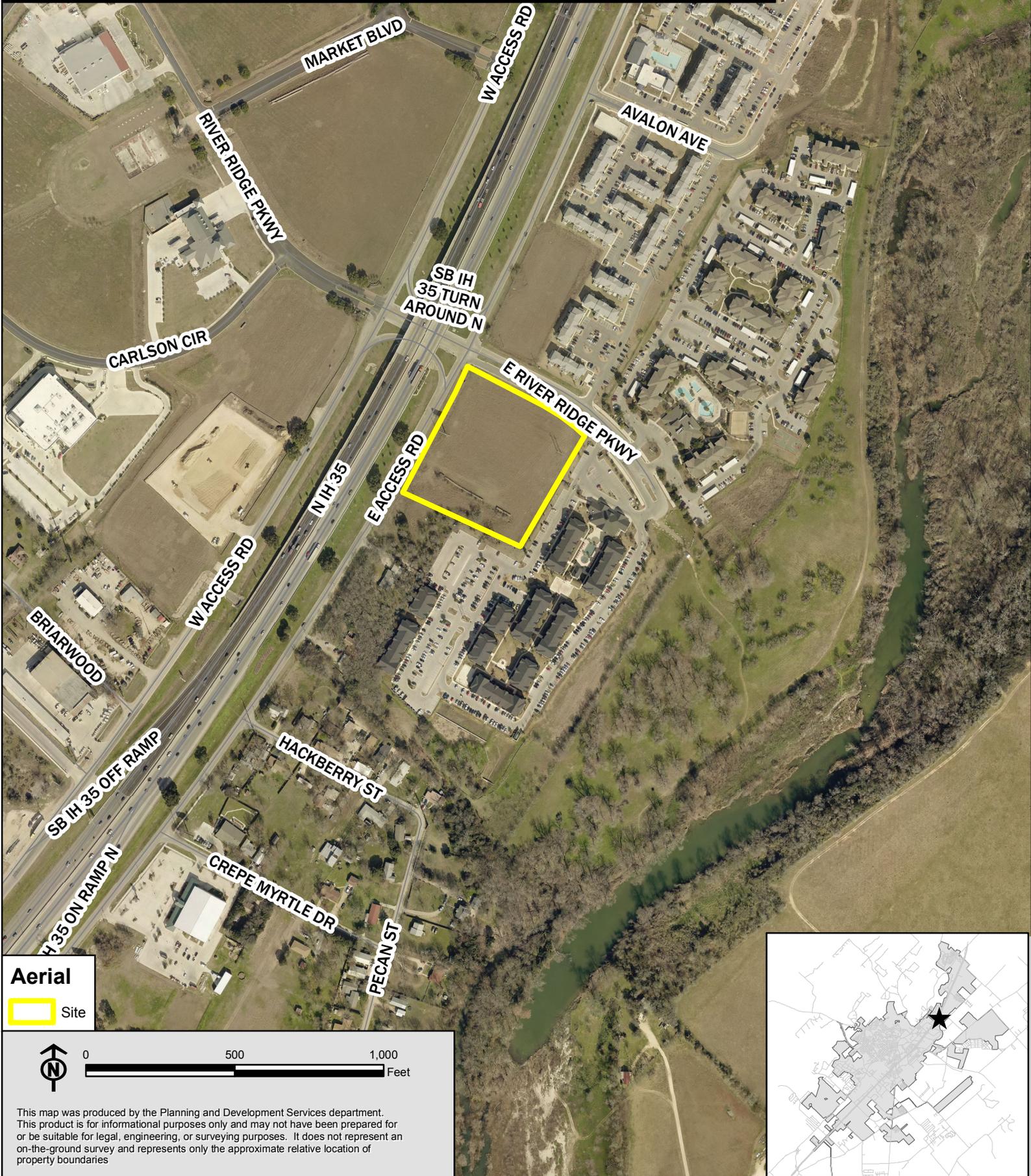
| | | | | | | |
|------------------------------|--|---|---|---|---|---|
| | | A | B | C | D | F |
| Existing Daily LOS | North bound IH 35 Frontage East River Ridge Parkway | X | | | | |
| Existing Peak LOS | North Bound IH 35 Frontage East River Ridge Parkway | X | | | | |
| Preferred Scenario Daily LOS | North Bound IH 35 Frontage East River Ridge Parkway | X | | | | X |
| Preferred Scenario Peak LOS | North Bound IH 35 Frontage East River Ridge Parkway | X | | | X | |

The Preferred Scenario shows that the North bound IH 35 Frontage Road deteriorates from a LOS A (Existing Daily and Existing Peak) to a LOS F (Future Daily), however the Future Peak remains a LOS A. Due to this discrepancy, we are currently re-evaluating the LOS at this intersection with the new Travel Demand Model. Additionally, the Preferred Scenario shows that East River Ridge Parkway deteriorates from a LOS A (Existing Peak) to a LOS D (Future Peak) with the Existing Daily and Future Daily remaining a LOS A.

| | N/A | Good | Fair | Poor |
|--|-----|------|------|------|
| Sidewalk Availability (Required to build.) | X | | | |
| Sidewalks will be required to be built along both IH 35 and East River Ridge Parkway | | | | |
| | YES | | NO | |
| Adjacent to existing bicycle lane? | | | X | |
| Adjacent to existing public transportation route? | X | | | |
| Notes: The site is not close to a CARTS route, however there is a Texas State University bus route that travels past this site. Existing sidewalks on East River Ridge are 10 feet wide and can be used as a shared use path for Bicycles and pedestrians, however it is not currently designated as such. | | | | |

DRAFT

PSA-15-03 IH-35 & East River Ridge Map Date: 1/12/2016



Aerial
Site



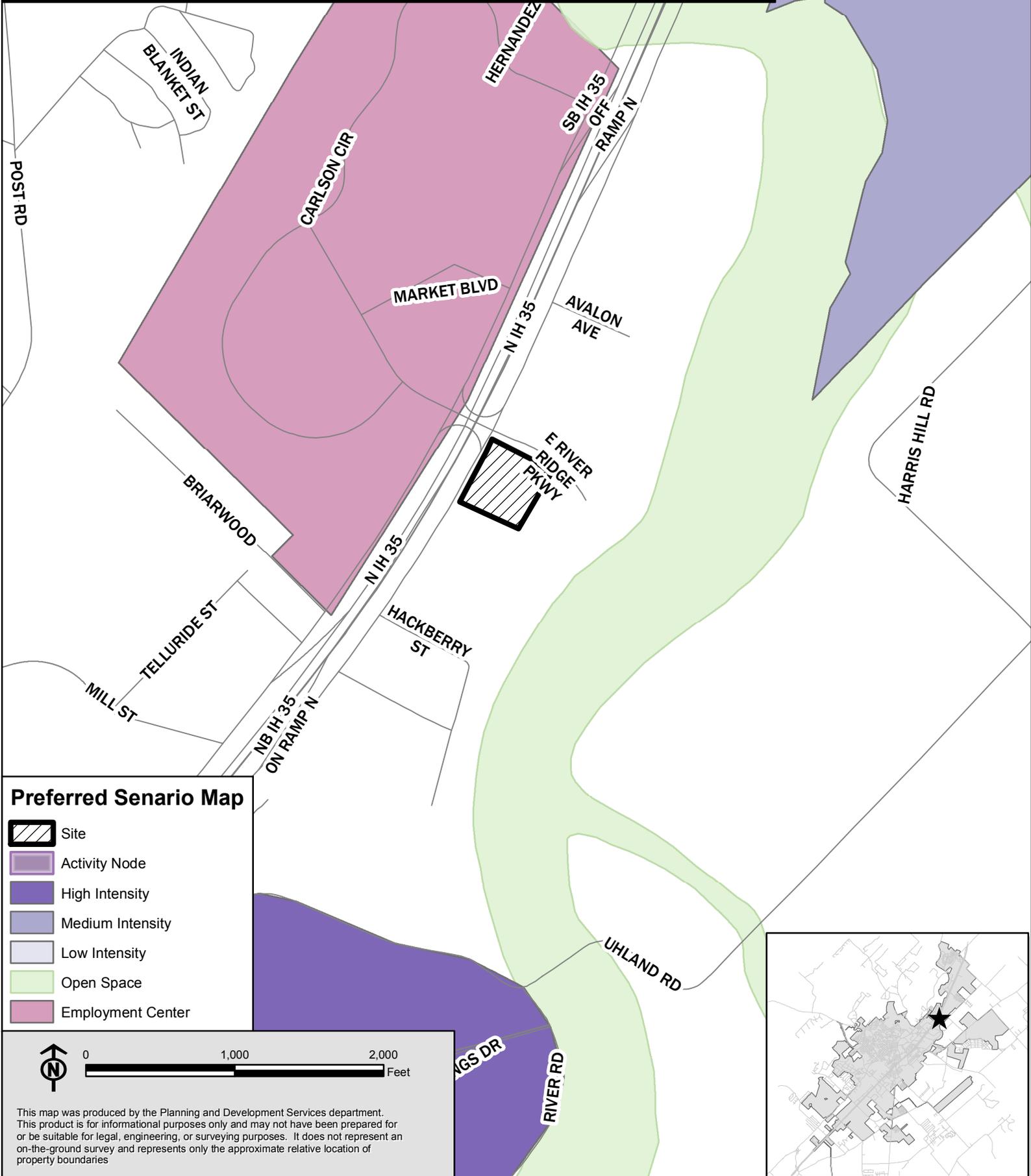
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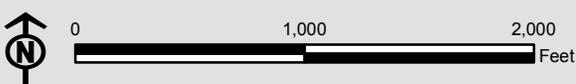
IH-35 & East River Ridge

Map Date: 1/12/2016



Preferred Senario Map

-  Site
-  Activity Node
-  High Intensity
-  Medium Intensity
-  Low Intensity
-  Open Space
-  Employment Center

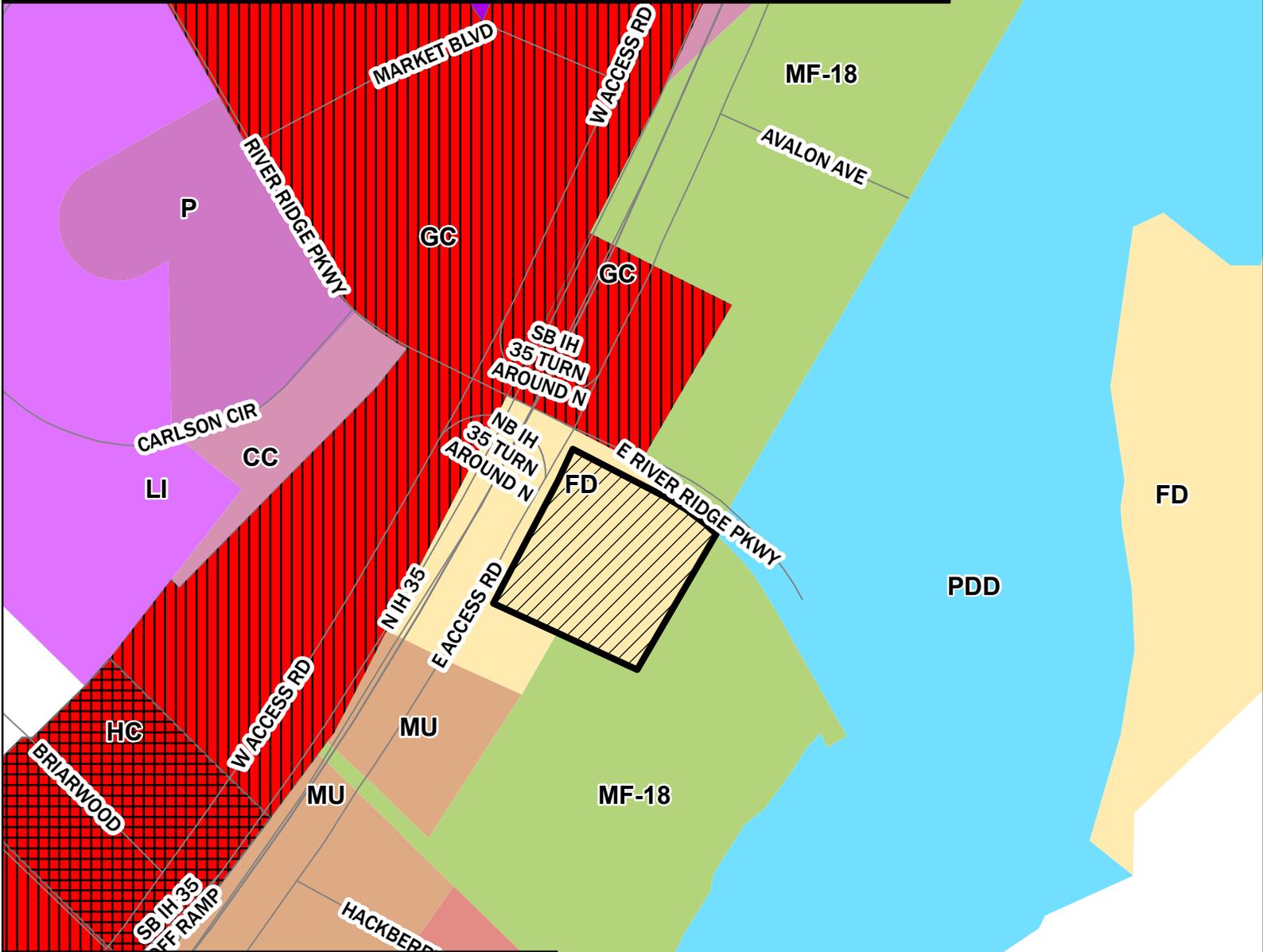


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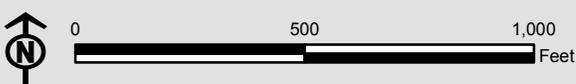
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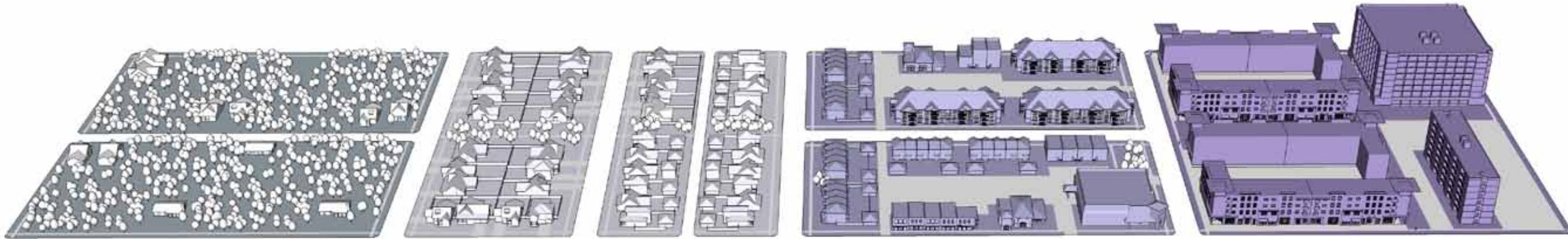
Existing Zoning

| | | | |
|--|--------------------|---|------------------------------|
|  | Site |  | Heavy Industrial |
| Existing Zoning | |  | Light Industrial |
| ZONECODE | |  | MF-18 |
|  | CC |  | MU |
|  | Future Development |  | P |
|  | General Commercial |  | Planned Development District |
|  | Heavy Commercial |  | SF-6 |



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Open Space / Agricultural

Low Intensity and Areas of Stability

Medium Intensity

High Intensity

- Preserve Areas**
Hiking Trails
Community Gardens
- Active Recreation Areas**
Recreation-related
Commercial
Camping
Hiking Trails
Community Gardens
- Agricultural / Ranching**
Single Family Residential
Bed & Breakfast
Home Office
Produce Stands
Hiking Trails
Community Gardens

Neighborhood & Area Protection / Conservation

Redevelopment Infill

Current Condition

General Use Categories: Single Family, Home Office, Corner Neighborhood Retail - no gas

Building Types: 1-2 Story, 3 with CUP

Examples: Existing Predominately Single-Family Neighborhoods, Default Classification for any area not classified, Utilize Land Use Suitability Map

General Use Categories: Single Family, Duplex, Multi-family at nodes, Bed & Breakfast, Home Office, Corner Neighborhood Retail - gas with CUP, Office, Convenience Retail, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Triangle - single family

General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging

Building Types: 1-4 Story, Mixed-use at nodes and corridors

NOTES: Commercial at major nodes and along corridors (with uses that are predominately non-single-family residential); One lot depth for commercial along corridors and at nodes; Corridors include but are not limited to: Old RR 12: Holland to Wonderworld, LBJ east of Holland, Arterials in the Edwards Recharge Zone

General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Examples: Existing Mixed Residential Areas

General Use Categories: Single Family, Duplex, Multi-family at nodes, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: South End

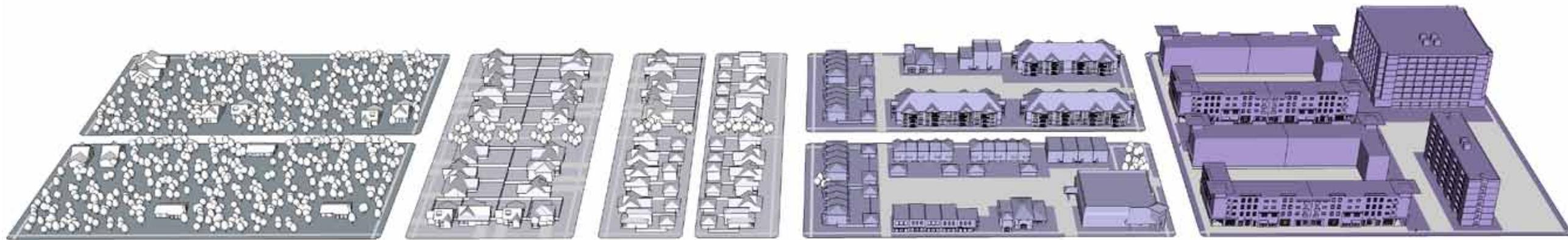
General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging

Building Types: 1-5 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Downtown, Midtown

NOTES: Recreation-related commercial uses in active recreation areas will require special standards

NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Two lot depth in all other areas; Corridors include but are not limited to: Hopkins east of Moore, University: Sessom to Hopkins, RR12: Lindsay to Hopkins, Hunter: San Antonio to Wonderworld



Low Intensity and Areas of Stability

Medium Intensity

High Intensity

New Development

General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Blanco Vista, Paso Robles
Default classification for sites with 20 acres or more

General Use Categories: Single Family, Duplex, Multi-family, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants, Light Industrial with CUP

Building Types: 1-5 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Blanco Vista, Paso Robles, East Village, Medical District, South End, Star Park, Triangle

General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging, Light Industrial with CUP

Building Types: 1-5 Story, Mixed-use at nodes and corridors

NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Unlimited lot depth in all other areas; Corridors include but are not limited to: LBJ south of Sessom, Aquarena Springs: Sessom to IH 35, Guadalupe: University to IH 35

GENERAL NOTES:

Uses in potential Employment Centers include: Industrial, Office Parks and Retail Malls with standards

Uses and intensity must conform with the City's Edwards Aquifer regulations

Corridor intensity varies with intensity zone

Development intensity decreases with distance from a node or corridor

Home Office - no signage, no sales, one employee

All on-premise consumption of alcohol requires a CUP

The Urban Land Institute defines Convenience Retail as: minimart, restaurant, beauty parlor, dry cleaner, fast food service, medical and dental office

Civic uses are permitted in all development types / intensity zones

All commercial uses in Protection / Conservation and Redevelopment / Infill should follow compatibility standards including architectural standards

Lot depth for corridors is typically 120 feet

**East River Ridge
Pkwy and North
bound Frontage
IH-35
Current Condition**

Requested Change

Development Code Zoning Classifications :: Vision San Marcos Comprehensive Plan Intensity Zone / Development Pairs
TRANSLATION TABLE

| Zoning Abbreviation | Intensity Zone / Development Pairs | | | | | | | | | | | |
|---------------------|------------------------------------|-------|-------|------|------|------|------|------|------|----|-----|---|
| | LS-PC | LS-RI | LS-ND | M-PC | M-RI | M-ND | H-PC | H-RI | H-ND | EC | OA* | |
| FD | ✓ | ✓ | ✓ | | | | | | | | | ✓ |
| AR | ✓ | | ✓ | | | | | | | | | ✓ |
| SF-R | ✓ | ✓ | ✓ | | | | | | | | | |
| SF-11 | ✓ | ✓ | ✓ | | | | | | | | | |
| SF-6 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | | |
| SF-4.5 | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| D | | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | | |
| DR | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| TH | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| PH-ZL | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| MF-12 | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| MF-18 | | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| MF-24 | | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| MR | ✓ | ✓ | ✓ | | | | | | | | | |
| MH | | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | | |
| MU | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| VMU | | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| P | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| OP | | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| NC | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| CC | | | | | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| GC | | | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| HC | | | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| CBA | | | | | | | ✓ | ✓ | ✓ | | | |
| SC | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| LI | | | | | | | | | ✓ | ✓ | | |
| HI | | | | | | | | | | ✓ | | |
| PDD | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

*OA is generally intended where shown on the Preferred Scenario Map

LS - Low Intensity and Areas of Stability
M - Medium Intensity
H - High Intensity

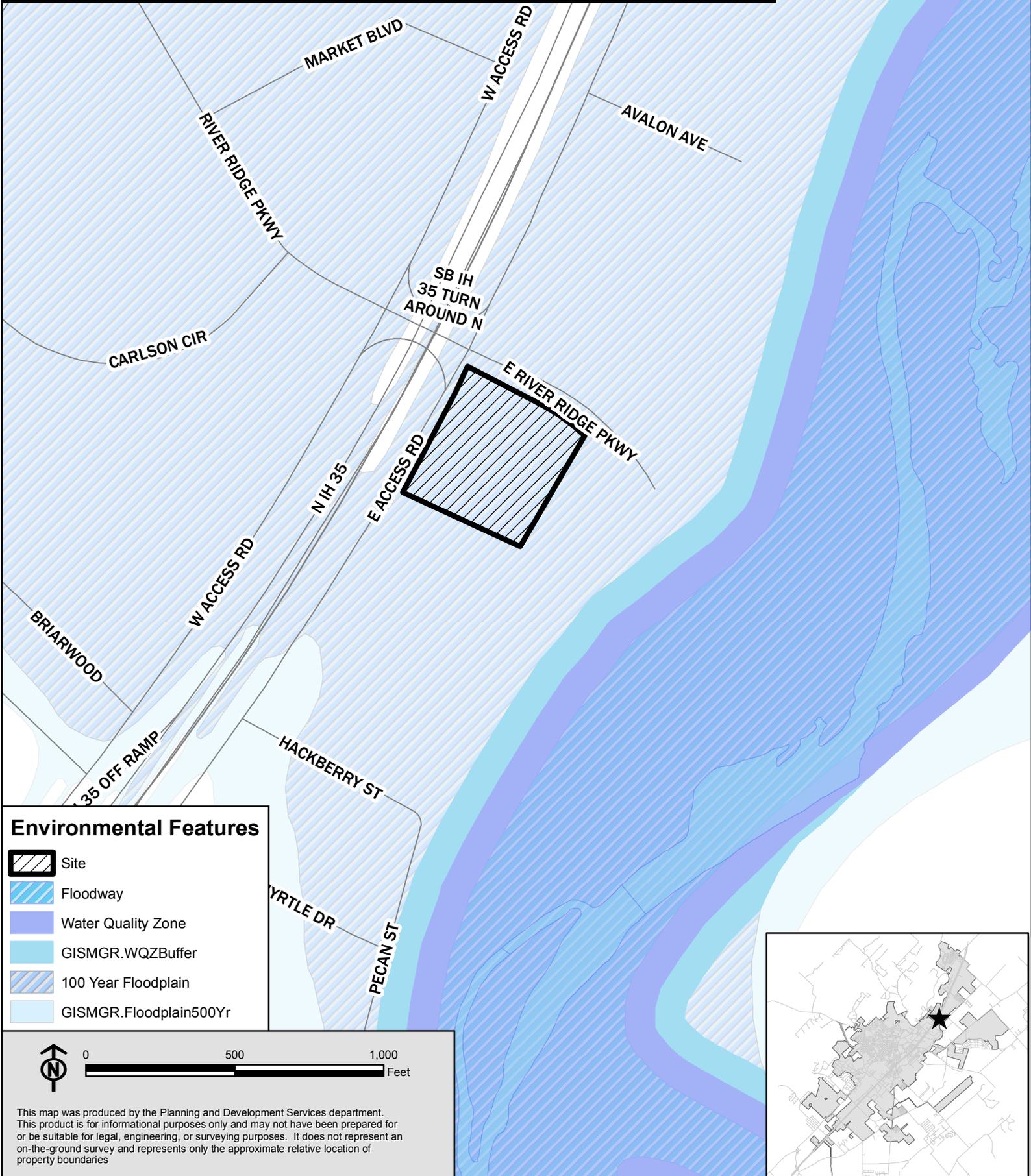
PC - Neighborhood Area Protection /Conservation
RI - Redevelopment / Infill
ND - New Development

EC - Employment Center
OA - Open Space / Agricultural

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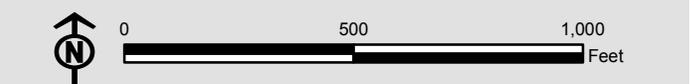
IH-35 & East River Ridge

Map Date: 1/12/2016



Environmental Features

-  Site
-  Floodway
-  Water Quality Zone
-  GISMGR.WQZBuffer
-  100 Year Floodplain
-  GISMGR.Floodplain500Yr

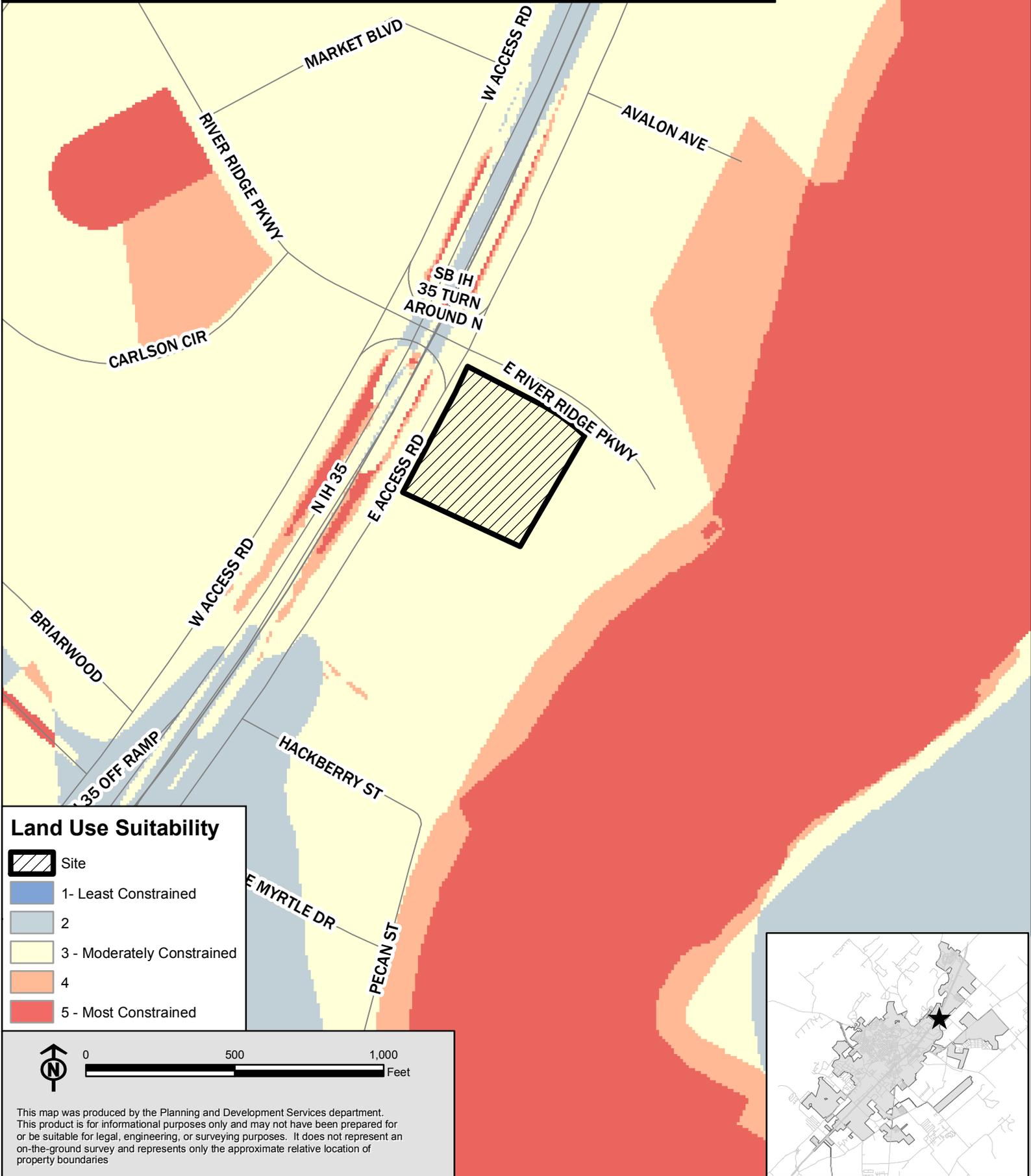


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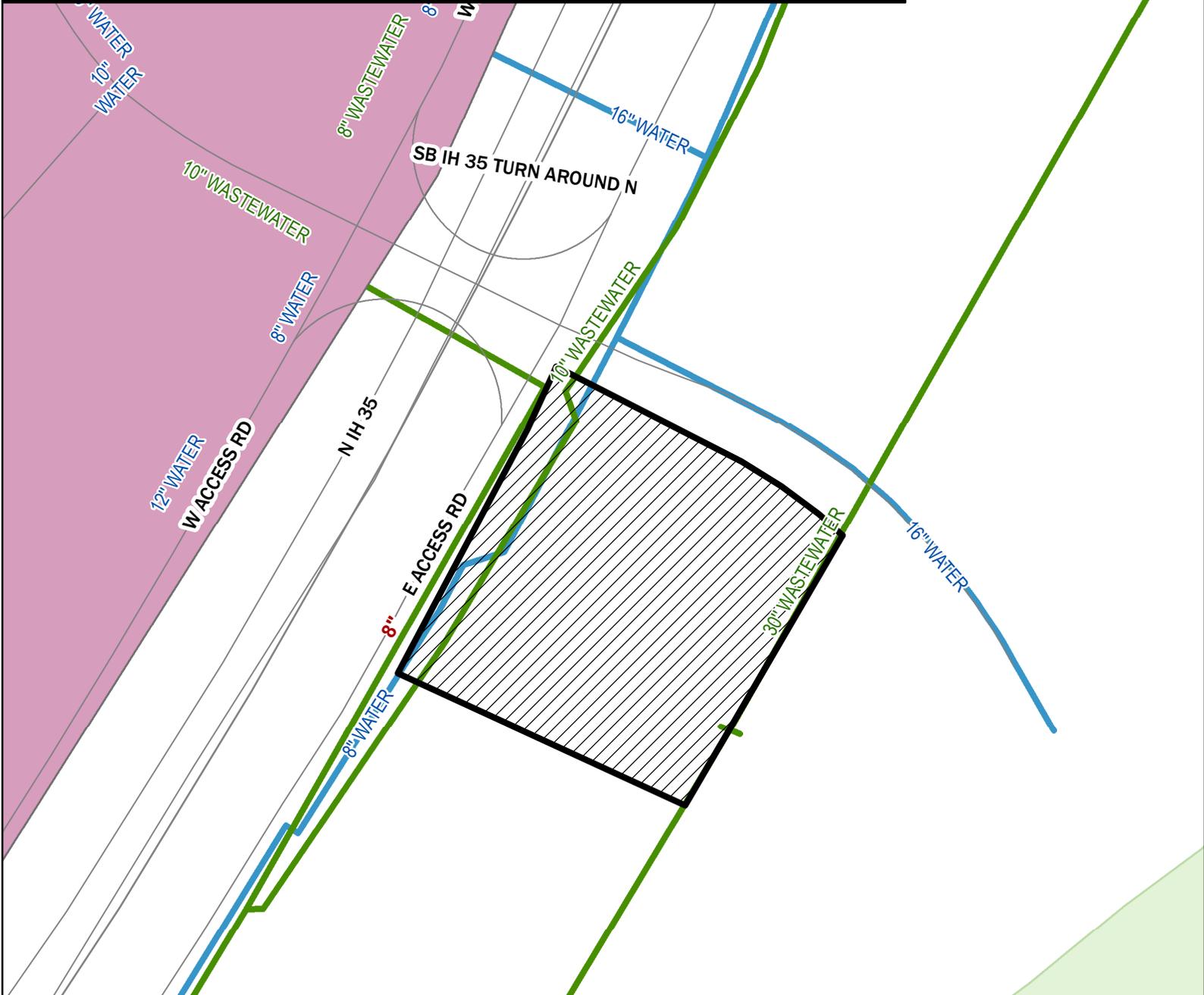
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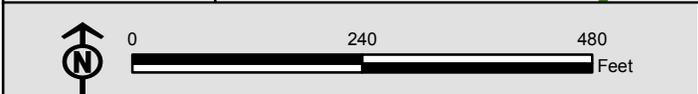
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Utilities

-  Site
-  Lift Station
-  WW Main
-  Water Line



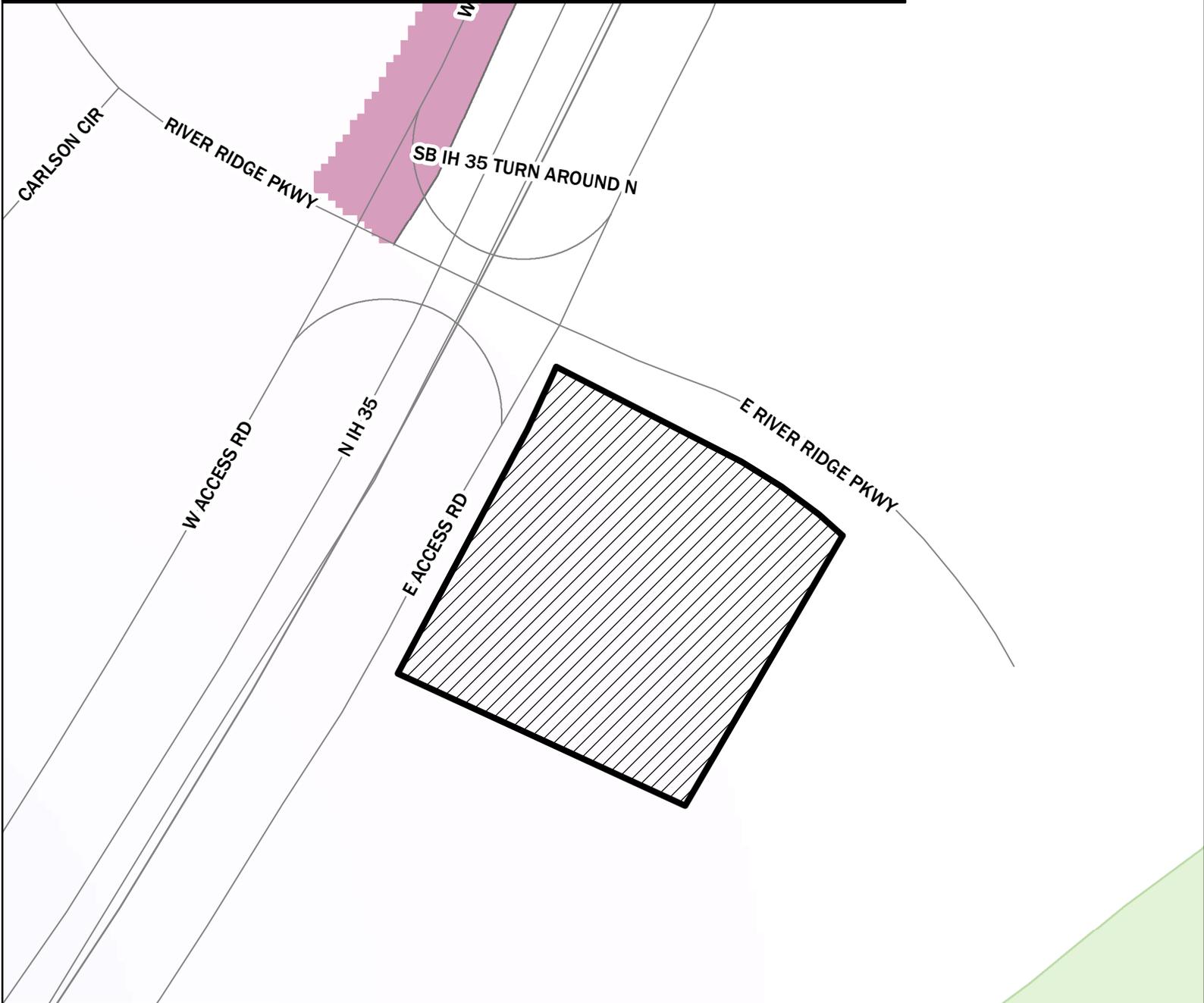
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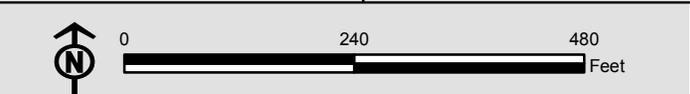
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Wastewater Hotspots

-  Site
-  High
-  Low



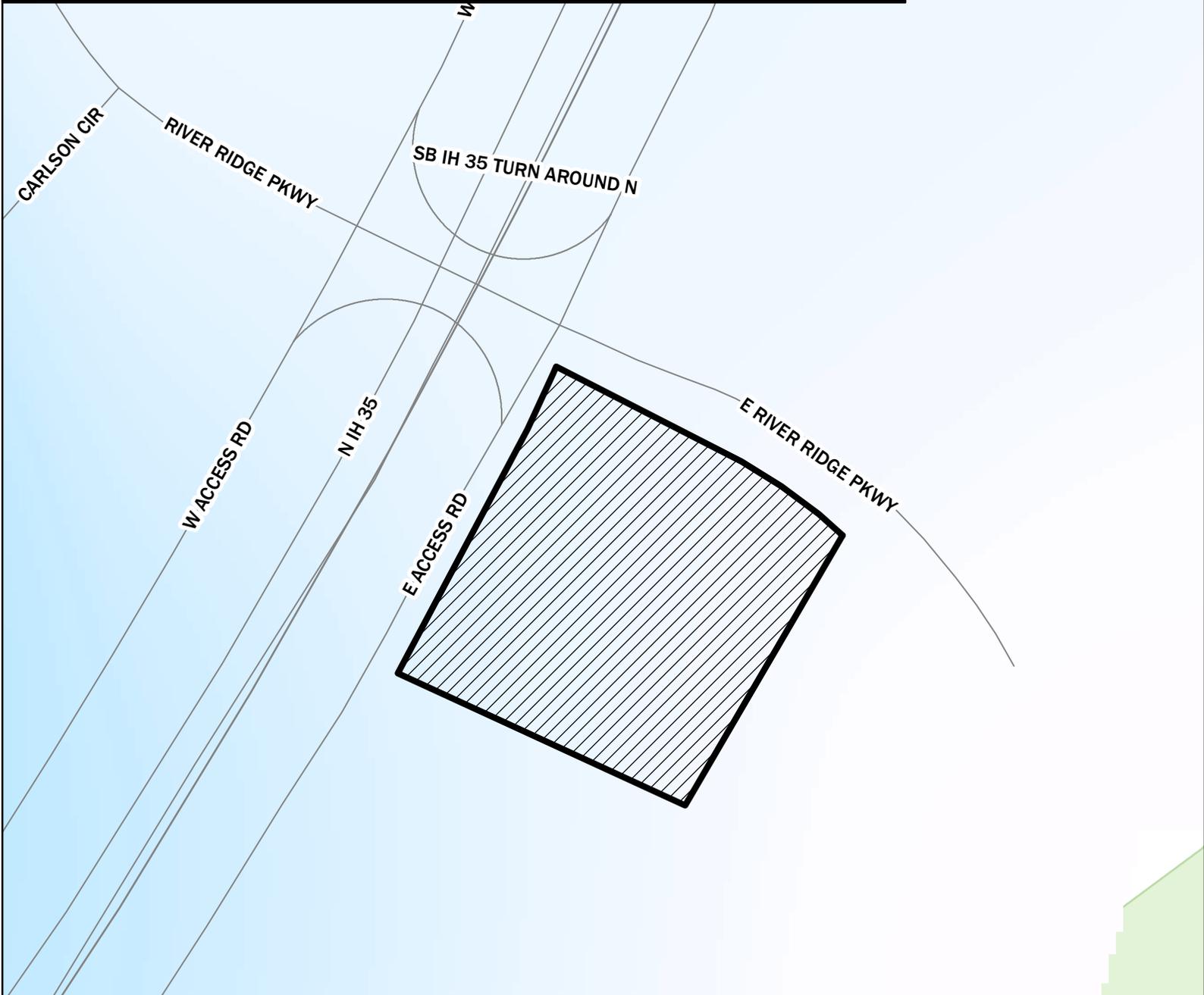
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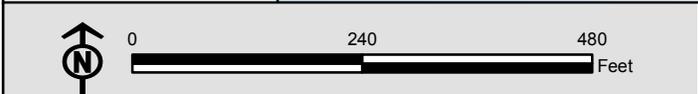
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Water Hotspots

-  Site
-  High
-  Low



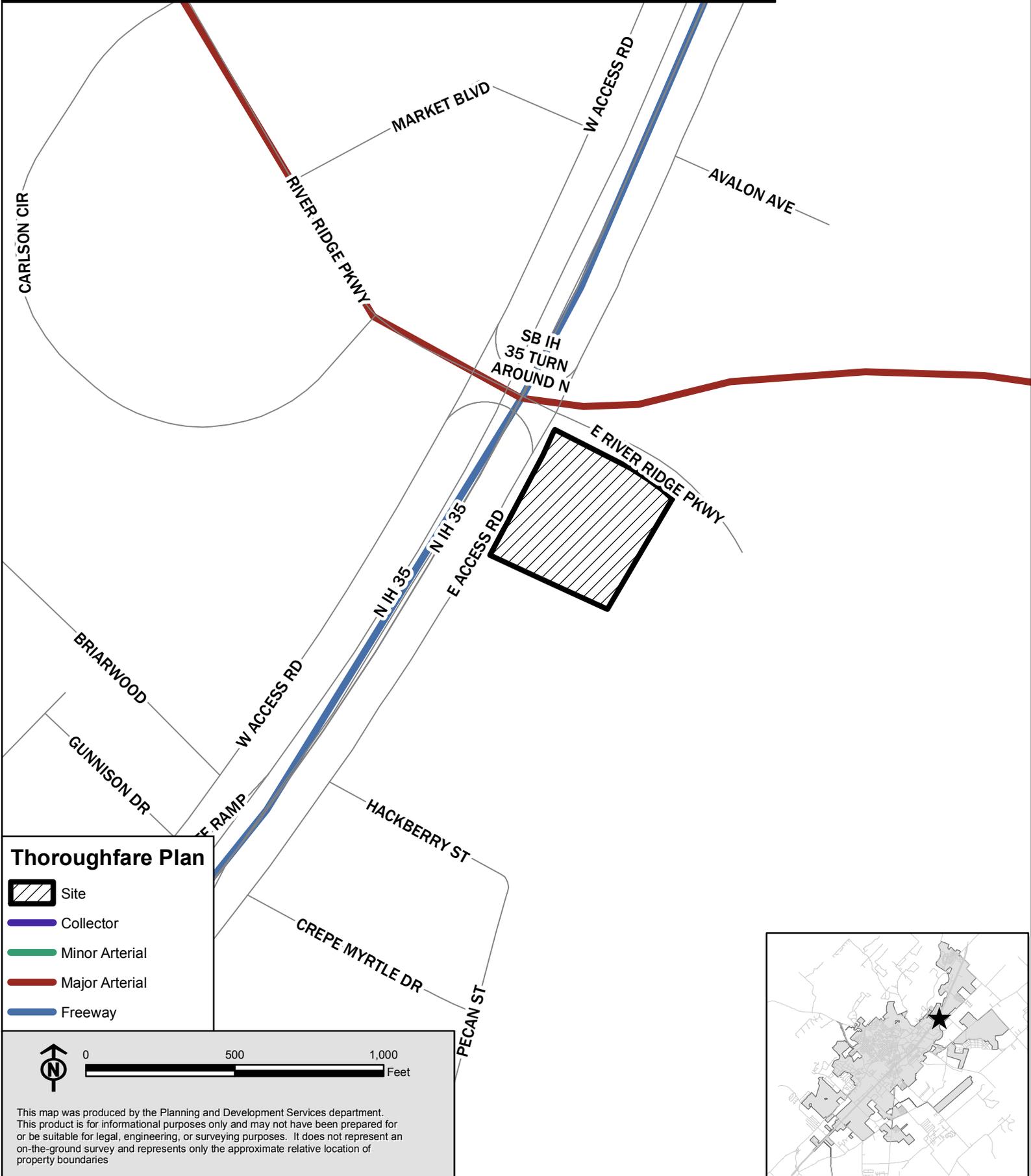
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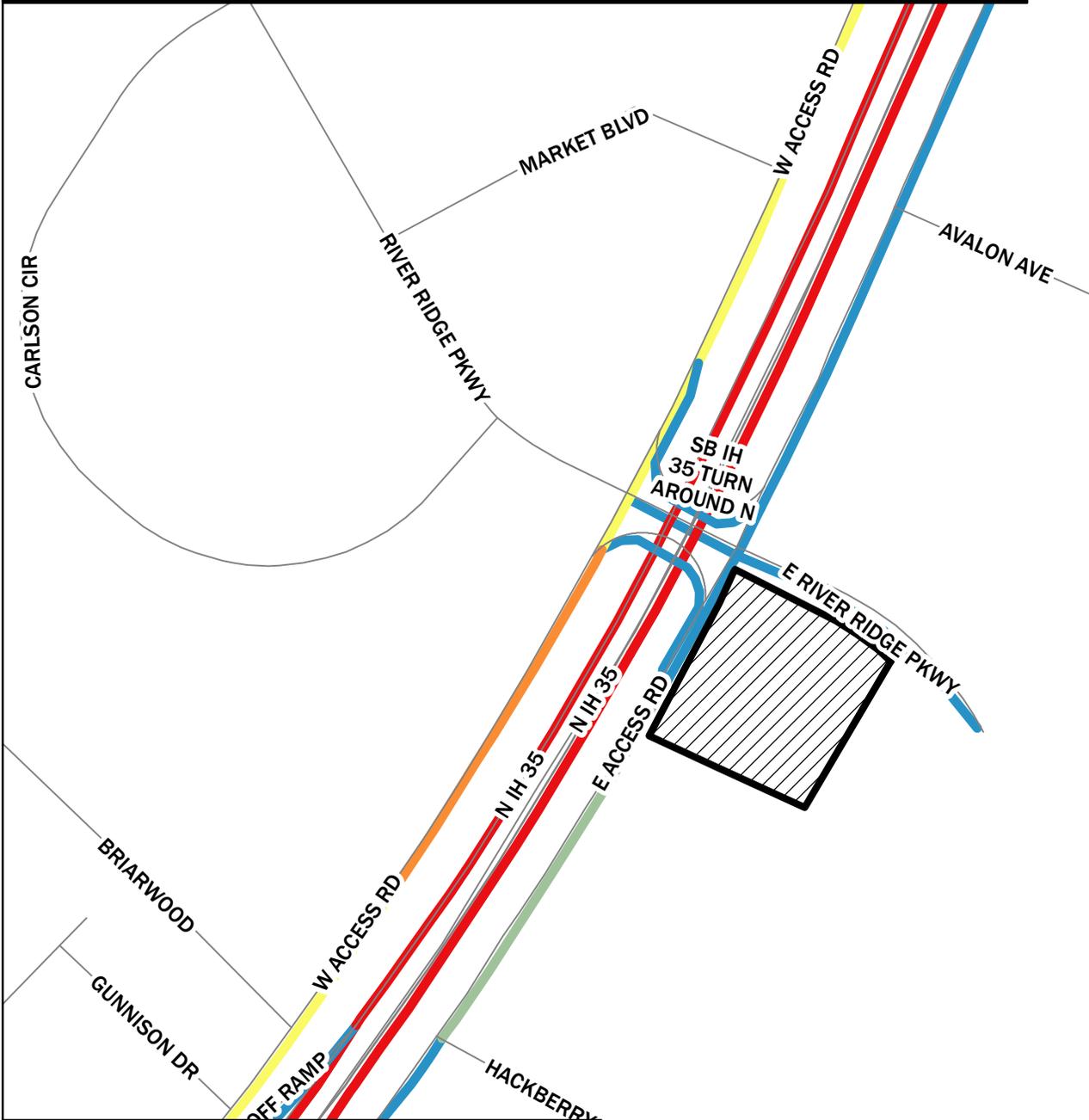
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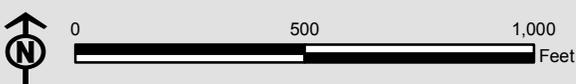
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Travel Demand Model - Existing Conditions - DAILY

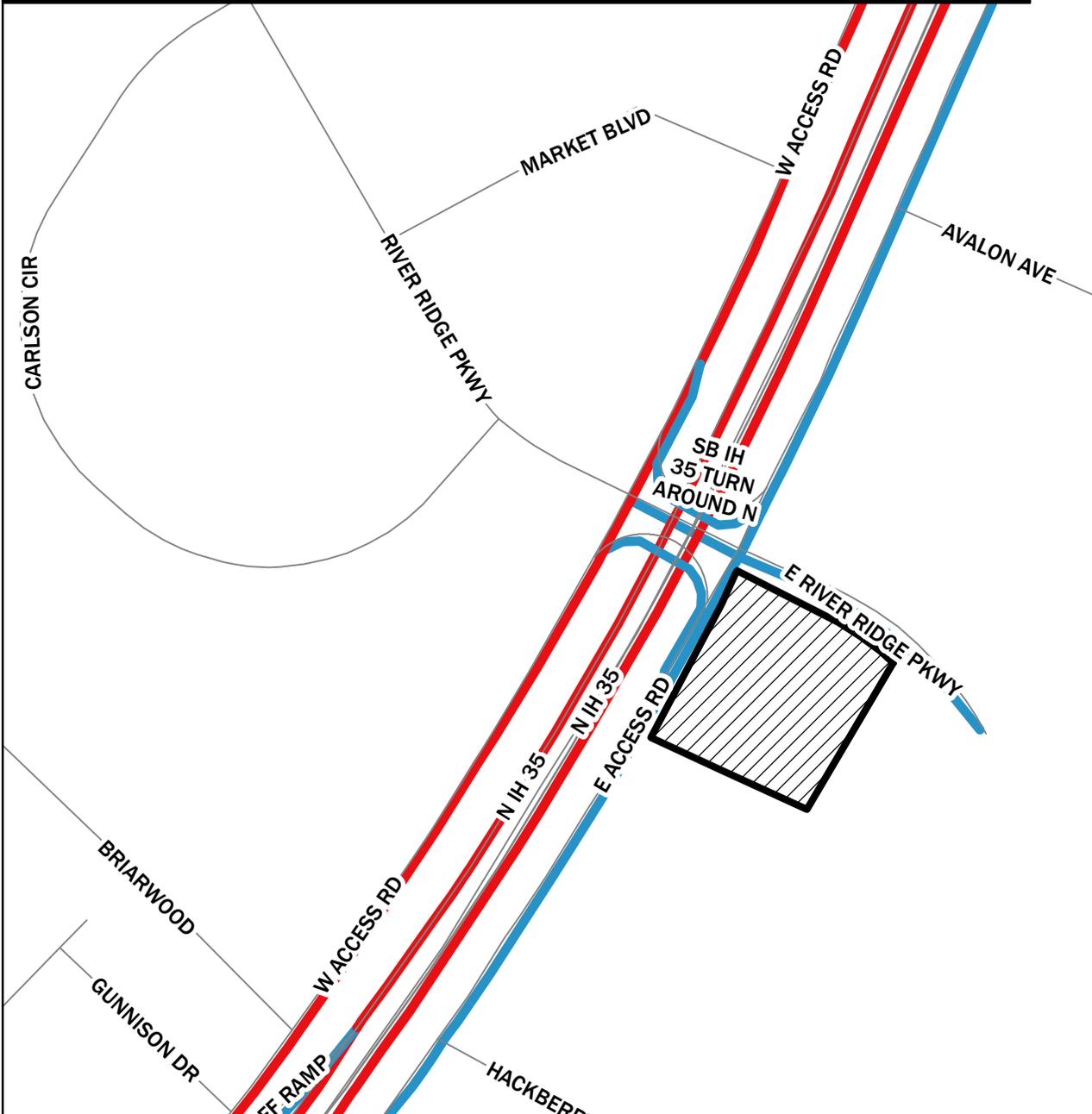
-  Site
-  LOS A
-  LOS B
-  LOS C
-  LOS D
-  LOS F



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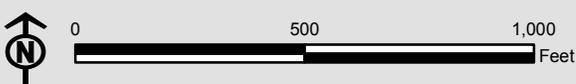


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Travel Demand Model - Existing Conditions - PEAK

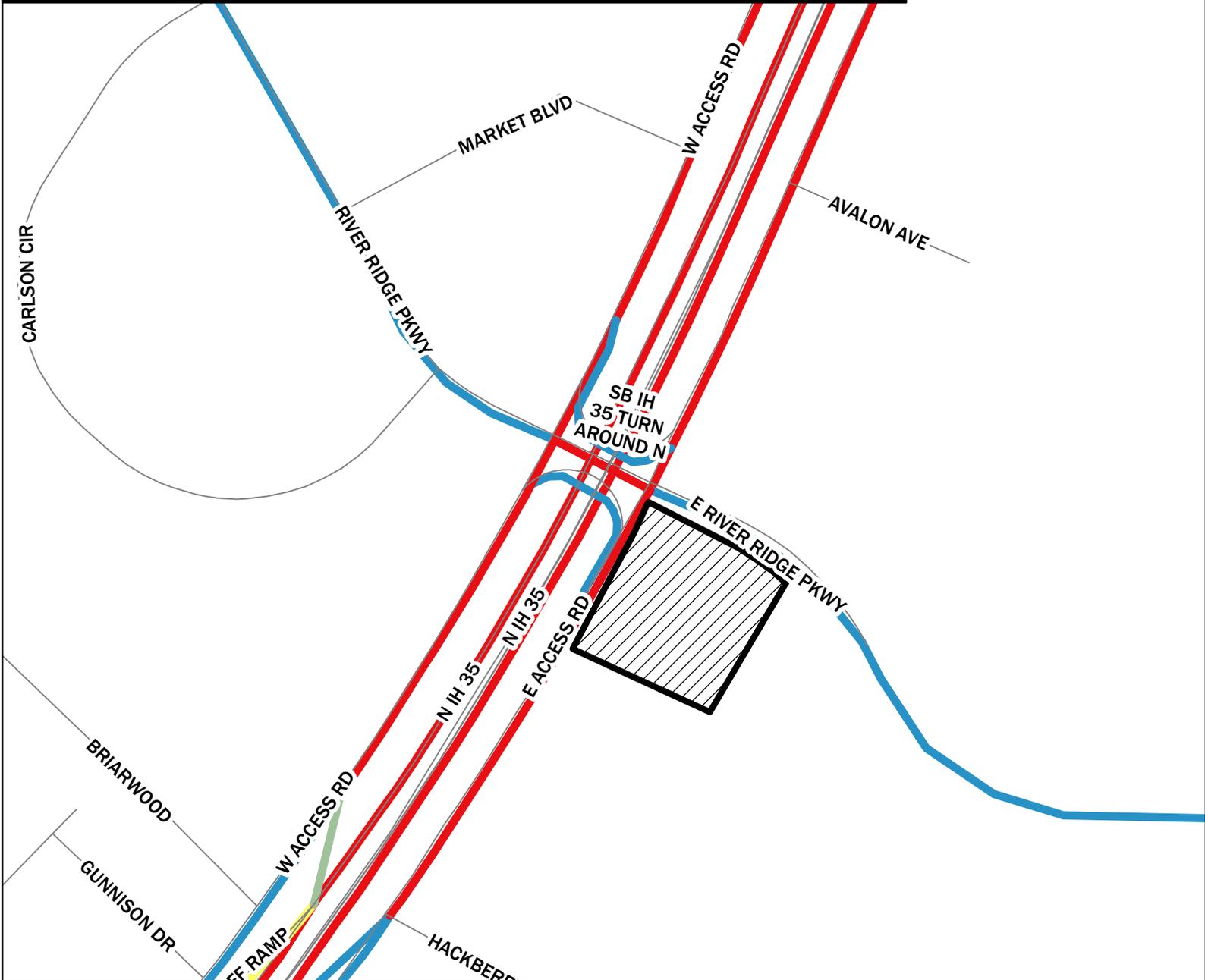
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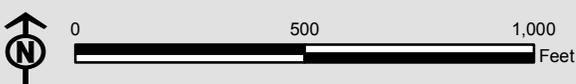


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Travel Demand Model - Future Conditions - DAILY

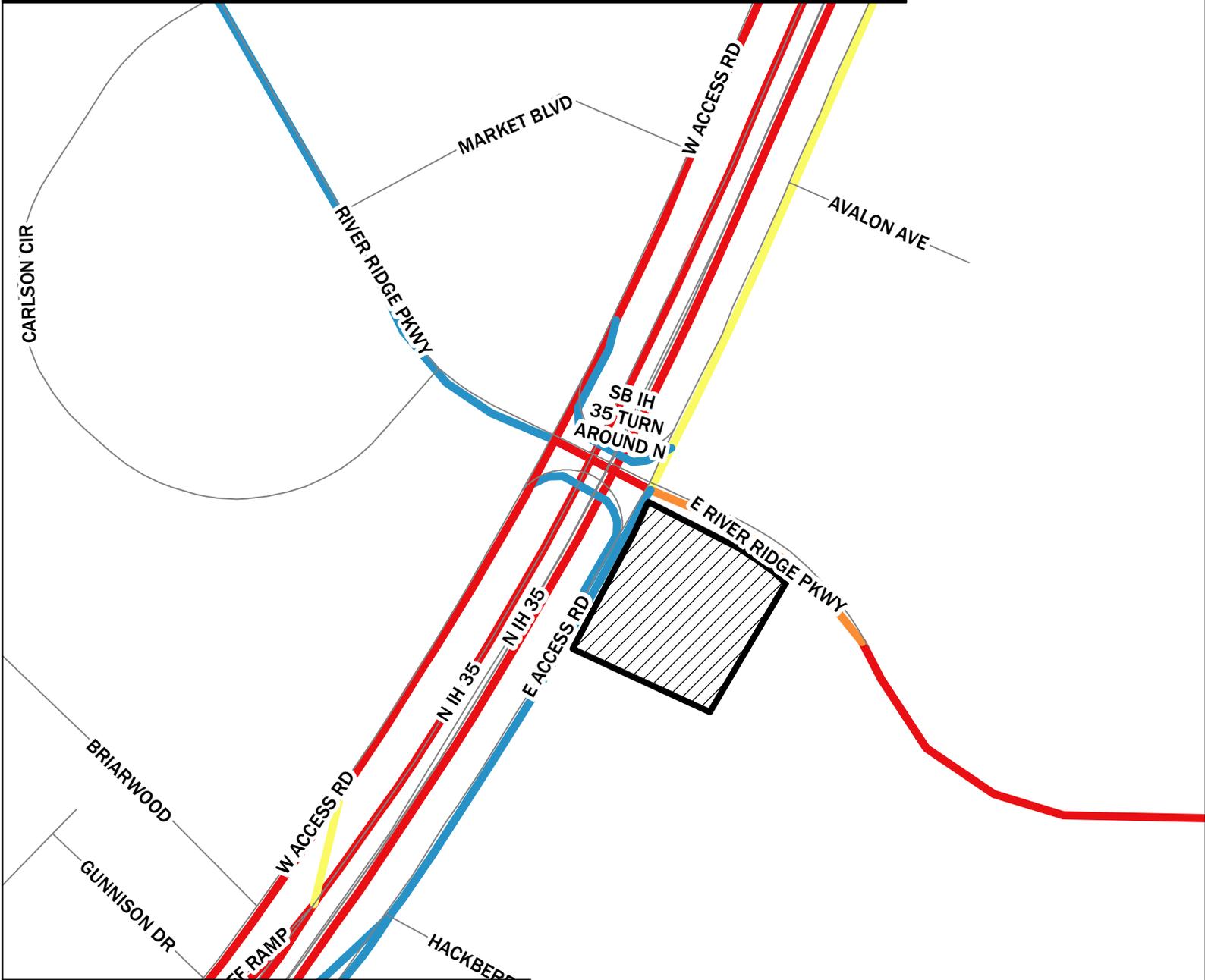
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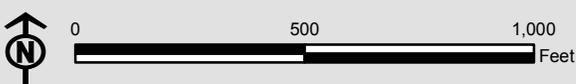


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Travel Demand Model - Future Conditions - PEAK

-  Site
-  LOS A
-  LOS B
-  LOS C
-  LOS D
-  LOS F



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