

ZC-23-03 (3830 S IH 35 FD/IL to CD-5) 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 – Character Districts “Not Preferred” in a Employment Area, although a Preferred Scenario Amendment is not required. Per Table 4.6 | |

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 | 75.7% | 19.7% | 2.4% | 2.1% | 0.1% |
| Cultural | 91.3% | | | 8.7% | |
| Edwards Aquifer | 100% | | | | |
| Endangered Species | 100% | | | | |
| Floodplains | 99.4% | | | 0.6% | |
| Geological | 100% | | | | |
| Slope | 99.7% | | 0.3% | | |
| Soils | 85.9% | 14.1% | | | |
| Vegetation | 100% | | | | |
| Watersheds | 100% | | | | |
| Water Quality Zone | 94.7% | | | 3.1% | 2.2% |

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

| | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------|--------|---------|----------|
| Located in Subwatershed: | Cottonwood Creek | | | | |
| | 0-25% | 25-50% | 50-75% | 75-100% | 100%+ |
| Modeled Impervious Cover Increase Anticipated for watershed | | | | | X |
| <p>Notes: This watershed currently has very little impervious cover compared to its size. Cottonwood Creek is not a tributary to the San Marcos River, with larger more concentrated growth, best management practices such as retention ponds and biofiltration gardens can be incorporated into the site planning process.</p> | | | | | |

NEIGHBORHOODS – Where is the property located

| | |
|---------------------------------------|------------|
| CONA Neighborhood(s): | N/A |
| Neighborhood Commission Area(s): | 9 |
| 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 |
| <p>Either Parkland Dedication or fee in lieu will be required for residential development. All Parkland Dedication and fee in lieu requests in excess of \$50,000 must be approved by the Parks Board.</p> | | | |
| 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)? An 8-acre park will be dedicated within the SMART Terminal Development site. | | | 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 | Centerpoint Rd S IH 35 Access Road | X X | | | | |
| Existing Peak LOS | Centerpoint Rd S IH 35 Access Road | X X | | | | |
| Preferred Scenario Daily LOS | Centerpoint Rd S IH 35 Access Road | X | | | | X |
| Preferred Scenario Peak LOS | Centerpoint Rd S IH 35 Access Road | X | | | | X |
| | | | N/A | Good | Fair | Poor |
| Sidewalk Availability | | | | | | X |
| Sidewalks will be required at the time of development | | | | | | |
| | | | YES | | NO | |
| Adjacent to existing bicycle lane? | | | | | | X |
| Adjacent to existing public transportation route? | | | | | | X |
| Notes: | | | | | | |