

ZC-22-20 (Blanco Trace GC to CD-4) 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 site is shown as “Medium Intensity – Yarrington Commons” on the preferred Scenario Map. Per Table 4.6, CD-4 should be “Considered” in Medium Intensity Zones.	

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		
Cultural	X				
Edwards Aquifer	X				
Endangered Species	X				
Floodplains	X				
Geological	X				
Slope	X	X		X	
Soils	X	X		X	
Vegetation	X				
Watersheds			X		
Water Quality Zone	X				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Lower San Marcos and Blanco River				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed			X		
Notes: The site is located within the Blanco River subwatershed. This area is currently very rural with only 4.5% impervious cover. The subwatershed is projected to have notably higher amounts of impervious cover as build out occurs in accordance with the preferred scenario map.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	7
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	
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)? Parkland to be provided by developer for residential development.					X
Wastewater service available? Extensions required at the expense of the developer.					X
Water service available? Extensions required at the expense of the developer.					X

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

Harris Hill Rd	A	B	C	D	E	F
Existing Daily LOS	X	X				
Existing Peak LOS	X				X	
Preferred Scenario Daily LOS	X					X
Preferred Scenario Peak LOS	X					X
		N/A	Good	Fair		Poor
Sidewalk Availability		X				
Sidewalks are required to be built as part of the development						
	YES			NO		
Adjacent to existing bicycle lane?				X		
Adjacent to existing public transportation route?				X		
Notes:						