

ZC-22-09 (Whisper South LI) 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 – Light Industrial (Special Districts) are listed as “Not Preferred” on the Preferred Scenario Map in Medium Intensity Zones, however a Preferred Scenario Amendment is not required. Whisper South is shown as a growth area on the Preferred Scenario map.	

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		98.3%	1.7%		
Cultural	100%				
Edwards Aquifer	100%				
Endangered Species	100%				
Floodplains		82%	18%		
Geological	100%				
Slope	100%				
Soils	99.6%			0.4%	
Vegetation	100%				
Watersheds		25.3%	74.7%		
Water Quality Zone	98.7%			1.3%	

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed (s):	Lower San Marcos and Blanco River				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed Lower San Marcos River Blanco River	X		X		
<p>Notes: The site is located within both the Blanco River and the Lower San Marcos River sub watersheds. The Lower San Marcos River sub watershed is very rural with agricultural as the dominant land use. According to the city's 2013 model, this watershed has a high amount of bacteria loadings based on the calculated amount of cattle per area. For lands no longer used in agriculture, native grasses and shrubs along the perimeter can provide a vegetative filter strip to reduce the rate of erosion and various landscape management methods can be implemented to reduce the incidence of nutrient loadings.</p> <p>The Blanco River sub watershed is predominantly rural, however it will experience a higher amount of impervious cover with the 2013 Preferred Scenario (54% increase). Implementing various best management practices such as rain gardens, native vegetation along riparian areas, and pervious pavement, would reduce the potential increase of suspended sediments and bacteria loadings to the adjacent Blanco River.</p>					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	6
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)?			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

N IH-35 Frontage Rd	A	B	C	D	E	F
Existing Daily LOS		X				
Existing Peak LOS	X					
Preferred Scenario Daily LOS						X
Preferred Scenario Peak LOS				X		
		N/A	Good	Fair	Poor	
Sidewalk Availability		X				
Sidewalks are required to be constructed as part of the development						
		YES		NO		
Adjacent to existing bicycle lane?					X	
Adjacent to existing public transportation route?					X	
Notes:						