

ZC-23-10 (Oak Creek FD-CD-5) Zoning Change Review (By Comp Plan Element)

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

	"C" Consider	"NP" Not Preferred	"PSA" Preferred Scenario Map Amendment required
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix? <i>See Tables 4.1, 4.4, and 4.5 in the Land Development Code.</i>	X – Character District 5 should be "Considered" in a Medium 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	0.7%	71.3%	22.1%	5.5%	0.3%
Cultural	97.5%			2.5%	
Edwards Aquifer	100%				
Endangered Species	100%				
Floodplains	100%				
Geological	100%				
Slope	99.6%		0.4%		
Soils	13.4%	17.2%		69.4%	
Vegetation	100%				
Watersheds	100%				
Water Quality Zone	69.8%			16.7%	13.5%

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
The 2013 Comprehensive Plan predicted a 342% increase of impervious cover under the Preferred Scenario of development. Although this may seem alarming, the area is primarily rural, undeveloped, and used for agriculture so any increase in impervious cover will seem high compared to the existing amount of 1.8% at the time the Comprehensive Plan was adopted. The predicted increase in impervious cover is attributed to multiple intensity zones located within the watershed.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	N/A
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
Wastewater Infrastructure	X	
Water Infrastructure	X	
Public Facility Availability		
	YES	NO
Parks / Open Space within ¼ mile (walking distance)?		X
Wastewater service available? Extension required at the expense of the developer – the nearest wastewater line is approximately 1,000 ft from the subject property at the intersection of SH123 and FM 110.		X
Water service available?	X	

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

Old Bastrop Highway	A	B	C	D	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 will be required at the time of development					
	YES			NO	
Adjacent to existing bicycle lane?				X	
Adjacent to existing public transportation route?				X	
Notes: There are no dedicated bike lanes adjacent the property however there are approx. 3 ft shoulders within the ROW.					