

**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?	<b>X – Character Districts “Not Preferred” in a Employment Area, although a Preferred Scenario Amendment is not required. Per Table 4.6</b>	

**ECONOMIC DEVELOPMENT – Furthering the goal of the Core 4 through the three strategies**

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21 <sup>st</sup> Century Workforce	Provides / Encourages educational opportunities			<b>X</b>
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities, and infrastructure for business			<b>X</b>
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity			<b>X</b>

**ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints**

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint	<b>75.7%</b>	<b>19.7%</b>	<b>2.4%</b>	<b>2.1%</b>	<b>0.1%</b>
Cultural	<b>91.3%</b>			<b>8.7%</b>	
Edwards Aquifer	<b>100%</b>				
Endangered Species	<b>100%</b>				
Floodplains	<b>99.4%</b>			<b>0.6%</b>	
Geological	<b>100%</b>				
Slope	<b>99.7%</b>		<b>0.3%</b>		
Soils	<b>85.9%</b>	<b>14.1%</b>			
Vegetation	<b>100%</b>				
Watersheds	<b>100%</b>				
Water Quality Zone	<b>94.7%</b>			<b>3.1%</b>	<b>2.2%</b>

**ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results**

Located in Subwatershed:	<b>Cottonwood Creek</b>				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed					<b>X</b>
<b>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.</b>					

**NEIGHBORHOODS – Where is the property located**

CONA Neighborhood(s):	<b>N/A</b>
Neighborhood Commission Area(s):	<b>9</b>
Neighborhood Character Study Area(s):	<b>N/A</b>

**PARKS, PUBLIC SPACES AND FACILITIES – Availability of parks and infrastructure**

	YES	NO
Will Parks and / or Open Space be Provided?		<b>X</b>
Will Trails and / or Green Space Connections be Provided?		<b>X</b>
<b>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.</b>		
<b>Maintenance / Repair Density</b>	Low (maintenance)	Medium (maintenance)
Wastewater Infrastructure	<b>X</b>	
Water Infrastructure	<b>X</b>	
<b>Public Facility Availability</b>		
	YES	NO
Parks / Open Space within ¼ mile (walking distance)? <b>An 8-acre park will be dedicated within the SMART Terminal Development site.</b>		<b>X</b>
Wastewater service available?	<b>X</b>	
Water service available?	<b>X</b>	

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

Project Summary: 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:						