

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
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.					

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
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.		
Maintenance / Repair Density	Low (maintenance)	Medium (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

Pattern 1: One-way, one-lane, one-way service (100%) 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:						