

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>	<i>* N/A. Tables 4.1, 4.5 and 4.6 do not account for changing <u>from</u> existing Character Districts within a Low Intensity Zone. If one were to treat CD-4 and CD-5 as comparable existing zoning districts MU – Mixed Use and MF-12, 18 and 24 (Multifamily), then CD-3 in a Low intensity Zone should be "C" Considered.</i>		

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		56.5%	30.6%	9%	3.9%
Cultural	78.8%			21.2%	
Edwards Aquifer	100%				
Endangered Species	100%				
Floodplains	94.6%				
Geological	100%				
Slope	99.9%		0.1%		
Soils	41.4%	47.8%		10.8%	
Vegetation	100%				
Watersheds		8.4%	91.6%		
Water Quality Zone	82.8%			9.2%	8%

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Lower San Marcos				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed (Preferred Scenario)	X				
The site is located within the Lower San Marcos River subwatershed. This area is very rural with agriculture as the dominant land use. At the time of modelling, the source data used for the Lower San Marcos subwatershed was taken from national level, low resolution datasets and therefore the city's impervious cover and agricultural values may not be accurate. According to the model, this watershed has a high level of bacteria loadings base don the calculated amount of cattle per acre.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	5
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)	High (maintenance)
Wastewater Infrastructure	X	
Water Infrastructure	X	
Public Facility Availability		
	YES	NO
Parks / Open Space within ¼ mile (walking distance)? Proposed public parkland within the pending Preliminary Plat		X
Wastewater service available? Extension required at the expense of the developer		X
Water service available?	X	

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

	A	B	C	D	F
Existing Daily LOS FM 110 (No data) Staples	X				
Existing Peak LOS FM 110 (No data) Staples	X				
Preferred Scenario Daily LOS FM 110 Staples			X		X
Preferred Scenario Peak LOS FM 110 Staples	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: A shared use path is proposed along FM-110 as part of the Preliminary Plat (pending approval)					