

ZC-18-06 (1600 Block of Redwood Road) 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 – Yes, the property is located within the Medical District 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	X	X	X		
Constraint by Class					
Cultural	X				
Edwards Aquifer	X				
Endangered Species	X				
Floodplains	X				
Geological	X				
Slope	X				
Soils	X			X	
Vegetation	X		X		
Watersheds	X				
Water Quality Zone	X				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Cottonwood Creek Watershed				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed					X

Notes: **Most of the area that is located within this watershed is primarily rural, undeveloped, and used for agriculture. The Comp Plan states that the rise in impervious cover can be attributed to multiple intensity zones located within the watershed.**

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A – Outside City Limits
Neighborhood Commission Area(s):	N/A – Outside City Limits
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? Parkland dedication or fee-in-lieu will be required at time of plat. In addition, the San Marcos Development Code requires a \$400/unit Parkland Development Fee to be paid prior to development.				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? A wastewater line will be required to be extended to service the property.					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 Redwood Road					X
Existing Peak LOS Redwood Road				X	X
Preferred Scenario Daily LOS Redwood Road				X	X
Preferred Scenario Peak LOS Redwood Road				X	X
Note: The Thoroughfare Plan shows a Major Arterial bordering the east side of the property. The right-of-way for this arterial will have to be dedicated at the time the property is platted and constructed at the time of development.					
	N/A	Good	Fair	Poor	
Sidewalk Availability (Required to build.)	X				
Sidewalks will be required to be constructed at the time of development.					
				YES	NO
Adjacent to existing bicycle lane?					X
Adjacent to existing public transportation route?				X	

The property is located on a CARTS route, the Guadalupe/Redwood route. The closest bus stop is approximately 1 mile. While there is not a designated bicycle lane, the sidewalks along this stretch of McCarty Lane considered a multimodal pathway which bicyclists can utilize.