

ZC-18-08 (Uhaul) 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 – Employment Center	

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		
Constraint by Class					
Cultural	X				
Edwards Aquifer	X				
Endangered Species	X				
Floodplains			X		
Geological	X				
Slope	X				
Soils		X			
Vegetation	X				
Watersheds		X			
Water Quality Zone	X				

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: Currently, the Cottonwood Creek Watershed has very little impervious cover, so the anticipated increase in in impervious cover based on the Preferred Scenario is very high. There is also an expected increase of 26% in TSS with the Preferred Scenario. But due to the fact that this is an intermittent creek, that increase is only expected during rain events. Cottonwood Creek is not a tributary to the San Marcos					

River, therefore nonpoint source pollutant loading from this watershed will not have an impact on the San Marcos River.

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? No, no parkland is required for commercial 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?				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	IH 35 North bound Frontage Road	X				
Existing Peak LOS	IH 35 North bound Frontage Road	X				
Preferred Scenario Daily LOS	IH 35 North bound Frontage Road	X				
Preferred Scenario Peak LOS	IH 35 North bound Frontage Road	X				
			N/A	Good	Fair	Poor
Sidewalk Availability (Required to build.)			X			
Currently, there are no sidewalks along IH 35 in this location. The applicant is proposing to re-use the existing building, which would not trigger requirements to construct sidewalks.						
			YES		NO	
Adjacent to existing bicycle lane?					X	
Adjacent to existing public transportation route?			X			
The property is located on a CARTS route, the Outlet/University Route. The nearest bus stop is at the Embassy Suites, located 2 lots over.						