

ZC-18-14 (1520 Old Ranch Road 12) 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 – Existing Neighborhood	

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	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:	Purgatory Watershed				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed		X			
Notes: The Purgatory Creek Watershed includes single family neighborhoods and the Downtown. This watershed already has a high impervious cover value, however, it is still important to identify potential pollution from redevelopment as construction runoff and debris can wash into the creek during storm events.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	Holland Hills
Neighborhood Commission Area(s):	Sector 3
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 is required for residential uses. The applicant has indicated that no residential uses are proposed at this time (see Existing Neighborhood Regulation Plan).					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)? The property is within ¼ mile of the Schulle Canyon Natural Area (as the crow flies) and is just over ¼ mile walking distance to the trail entrance.				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	Old Ranch Road 12					X
Existing Peak LOS	Old Ranch Road 12					X
Preferred Scenario Daily LOS	Old Ranch Road 12					X
Preferred Scenario Peak LOS	Old Ranch Road 12					X
			N/A	Good	Fair	Poor
Sidewalk Availability (Required to build.)						X
A sidewalk does not currently exist on the property. If the proposed zoning request is approved, the site will be required to meet the Streetscape requirements of the Development Code. In addition, the Old Ranch Road 12 Capital Improvements Project (CIP) includes an 8' sidewalk and a 5' bike lane with a 2' buffer in front of the property. The project will begin construction in 2022.						
			YES		NO	
Adjacent to existing bicycle lane?					X	
Adjacent to existing public transportation route?			X			
The property is located on a CARTS route, the Outlets/University Route. The closest bus stop is directly adjacent to the subject property along Ranch Road 12 and is approximately 65 feet away.						

