

ZC-18-10 (Windmill) 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		
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:	Sessom Creek				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed	X				
Notes: No new development was modeled for this watershed in the Preferred Scenario. This does not mean that new development will not occur on vacant or underdeveloped lots. Since this area is highly urbanized, smaller BMPs such as rain gardens along parking lots and apartment buildings, as well as native vegetative filter strips along Sessom Creek could potentially help mitigate pollution.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	Sessom Creek
Neighborhood Commission Area(s):	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? No. The property is currently platted. However, a Parkland Development Fee will be required at the time of Site Development Permit.					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	Windmill Drive (Not Modeled)					
Existing Peak LOS	Windmill Drive (Not Modeled)					
Preferred Scenario Daily LOS	Windmill Drive (Not Modeled)					
Preferred Scenario Peak LOS	Windmill Drive (Not Modeled)					
Windmill Drive is a local street and was not modeled						
			N/A	Good	Fair	Poor
Sidewalk Availability (Required to build.)						X
There are no sidewalks along Windmill Road.						
			YES		NO	
Adjacent to existing bicycle lane?					X	
Adjacent to existing public transportation route?					X	
The closest Texas State bus route is the Craddock Loop route, which has a stop at Chestnut and Holland.						