

ZC-18-13 (128 Spring 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 – Low Intensity	

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	X
Constraint by Class					
Cultural	X				
Edwards Aquifer			X	X	
Endangered Species	X				
Floodplains	X				
Geological	X				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:	Sink Creek Watershed				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed		X			
Notes: The Sink Creek watershed contains Spring Lake and protecting and preserving water quality in this area is of importance for future development. A portion of the subject property is within the Recharge Zone and is limited to 40% impervious cover in these areas. In addition, the development will include 2 water quality / detention pond lots.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	N/A
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? An Out of City Utility Extension is being requested.				X	
Water service available? An Out of City Utility Extension is being requested.				X	

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

	A	B	C	D	F
Existing Daily LOS Post Road*	X				
Existing Peak LOS Post Road*			X		
Preferred Scenario Daily LOS Post Road*	X				
Preferred Scenario Peak LOS Post Road*					X
*No LOS data exists for Gordon Street and Spring Road.					
		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 which includes a 5' sidewalk and 7' planting area.					
	YES		NO		
Adjacent to existing bicycle lane?			X		
Adjacent to existing public transportation route?			X		
The property is not located directly on a CARTS route, however, the property is approximately .20 miles from a CARTS Stop on the Post Road Route.					