

ZC-18-09 (Beyond Grooming) 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:	Blanco River				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed		X			
Notes: Due to the Intermittent nature of the Blanco River, the increases in TSS and bacteria will generally occur during storm events.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	Blanco Gardens
Neighborhood Commission Area(s):	6
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 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	River Road Old Martindale	X X				
Existing Peak LOS	River Road Old Martindale	X X				
Preferred Scenario Daily LOS	River Road Old Martindale	X	X			
Preferred Scenario Peak LOS	River Road Old Martindale	X	X			
			N/A	Good	Fair	Poor
Sidewalk Availability (Required to build.)			X			
Currently, there are no sidewalks along Old Martindale Road. There is a sidewalk along River Road that dead ends directly adjacent to this property, and extends to the Animal Shelter. There is also a sidewalk on the other side of River Road which runs along River Road from IH 35 to Walmart. The applicant is proposing to re-use the existing building, which would not trigger requirements to construct sidewalks on River Road or Old Martindale. At the time the property is redeveloped, sidewalks will be required.						
			YES		NO	
Adjacent to existing bicycle lane?			X			
Adjacent to existing public transportation route?					X	
The closest CARTS route, the Conway/Linda route, runs on Sturgeon Drive, which is parallel to River Road at this location. The closest bus stop is two blocks from this property.						