

ZC-19-07 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 – Not Preferred	

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	100%				
Edwards Aquifer	100%				
Endangered Species	100%				
Floodplains	100%				
Geological	100%				
Slope	99.82%		.18%		
Soils	86.9%	13.1%			
Vegetation	100%				
Watersheds	100%				
Water Quality Zone	81.4%			9.1%	9.4%

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	York Creek and Cottonwood Creek				
York Creek	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed	X				
Cottonwood Creek	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed					X
Notes: The Preferred Scenario did not anticipate an increase in impervious cover in the York Creek Watershed. Other approved developments in this watershed include Trace and Las Colinas. The northwest corner of the property is located within the Cottonwood Creek Watershed, which anticipates a 342% increase. This is primarily due to the fact that this is rural and agricultural land which is proposed to develop.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	Sector 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? Commercial and Industrial zoned property are not subject to parkland dedication.					X
Will Trails and / or Green Space Connections be Provided? The Transportation Masterplan has identified several greenway trail connections though this property.				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 closest Open Space is approximately 2,000 feet away, within the McCarty Commons development. However the McCarty Commons Masterplan calls for a trail network that connects the Opens Space with the residential property directly adjacent to this tract.					X
Wastewater service available?					X
Water service available?					X
Water and Wastewater services will be extended along the perimeter of the property.					

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

		A	B	C	D	F
Existing Daily LOS	Centerpoint Road Old Bastrop	X			X	X
Existing Peak LOS	Centerpoint Road Old Bastrop	X X				
Preferred Scenario Daily LOS	Centerpoint Road Old Bastrop Wassar Boulevard (Future)	X X				X
Preferred Scenario Peak LOS	Centerpoint Road Old Bastrop Wassar Boulevard (Future)	X X				X
			N/A	Good	Fair	Poor
Sidewalk Availability (Required to build.)			X			
The Transportation Masterplan identifies Centerpoint Road and Old Bastrop requiring Shared Use Paths.						
			YES		NO	
Adjacent to existing bicycle lane?					X	
Adjacent to existing public transportation route?					X	
There is a Carts route that currently serves the Outlet Malls, this route is approximately 3,000 feet from this property along Centerpoint Road. There is a proposed extension of this route to Centerpoint Court, which would reduce the distance from this property to approximately 1,300 feet.						