

ZC-18-18 (1600 Block of Redwood 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 – Medical District Medium Intensity Zone	

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	
Constraint by Class					
Cultural	X				
Edwards Aquifer	X				
Endangered Species	X				
Floodplains	X				
Geological	X				
Slope	X				
Soils	X	X		X	
Vegetation	X				
Watersheds	X				
Water Quality Zone	X				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Cottonwood Creek Watershed				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed					X
Notes: Most of the area that is located within this watershed is primarily rural, undeveloped, and used for agriculture. The Comprehensive Plan states that the rise in impervious cover can be attributed to multiple intensity zones located within the watershed.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A – Outside City Limits
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Neighborhood Commission Area(s):	N/A – Outside City Limits
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? A greenway/trail is required through the property per the Transportation Master Plan.				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 development will be required to dedicate required parkland at the time of plat.					X
Wastewater service available? Wastewater lines will be required throughout the development to service the property.					X
Water service available? Water lines will be required throughout the development to service the property.				X	

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

Minimum Standards: Level of Service (LOS), Access to sidewalks, bicycle lanes and public transportation.		A	B	C	D	F
Existing Daily LOS	Redwood Road					X
Existing Peak LOS	Redwood Road				X	X
Preferred Scenario Daily LOS	Redwood Road				X	X
Preferred Scenario Peak LOS	Redwood Road				X	X
Note: The property will be required to meet the Transportation Master Plan and construct required streets per the Block Standards in the Development Code.						
		N/A	Good	Fair	Poor	
Sidewalk Availability (Required to build.)		X				
Sidewalks will be required to be constructed at the time of development.						
		YES		NO		
Adjacent to existing bicycle lane? The development will be responsible for constructing required bike infrastructure within new proposed streets.				X		
Adjacent to existing public transportation route?		X				
The property is located on a CARTS route, the Guadalupe/Redwood route. The closest bus stop is approximately 1 mile.						