***ZC-20-10 (The Barracks) 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 | |

**ECONOMIC DEVELOPMENT** – Furthering the goal of the Core 4 through the three strategies

| STRATEGY | SUMMARY | Supports | Contradicts | Neutral |
|---|---|---|---|---|
| Preparing the 21st Century Workforce | Provides / Encourages educational opportunities | | | **Applicant has not indicated that educational facilities will be included.** |
| Competitive Infrastructure & Entrepreneurial Regulation | Provides / Encourages land, utilities and infrastructure for business | | | **Applicant has not indicated that infrastructure will be extended.** |
| The Community of Choice | Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity | **Applicant has indicated that they do intend for some commercial uses which would provide jobs and services** | | |

**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 | X | | X | X |
| Geological | X | | | | |
| Slope | X | | | | |
| Soils | X | | | | |
| Vegetation | X | | | | |
| Watersheds | X | | | | |
| Water Quality Zone | X | | | X | X |

**ENVIRONMENT & RESOURCE PROTECTION** – Water Quality Model Results

| Located in Subwatershed: | **Cottonwood Creek** |
|---|---|

| | 0-25% | 25-50% | 50-75% | 75-100% | 100%+ |
|---|---|---|---|---|---|
| Modeled Impervious Cover Increase Anticipated for watershed | | | | | **X** |

Notes: **This watershed currently has very little impervious cover compared to its size. Cottonwood Creek is not a tributary to the San Marcos River, with larger more concentrated growth, best management practices such as retention ponds and biofiltration gardens can be incorporated into the site planning process.**

**NEIGHBORHOODS** – Where is the property located

| | |
|---|---|
| CONA Neighborhood(s): | **Cottonwood Creek** |
| Neighborhood Commission Area(s): | **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? | **X** | |
| Will Trails and / or Green Space Connections be Provided? | **X** | |

**The applicant has indicated there will be Open Space within the development. As this is a residential component to this development Parkland Dedication is required.**

| **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 | **Highway 123** | **X** | | | | |
| Existing Peak LOS | **Highway 123** | **X** | | | | |
| | | | | | | |
| Preferred Scenario Daily LOS | **Highway 123** | | | | **X** | |
| Preferred Scenario Peak LOS | **Highway 123** | | | | | **X** |

**The Transportation Demand Model shows that Highway 123 is anticipated experience a decrease in Level of Service in the future. One reason for this is the anticipated growth to the south. Additional connectivity based on the requirements of our 2018 Transportation Master Plan may help alleviate the anticipated congestion.**

| | | | | |
|---|---|---|---|---|
| | N/A | Good | Fair | Poor |
| Sidewalk Availability | X | | | |
| **Sidewalks are required to be built as part of the development.** | | | | |
| | YES | | NO | |
| Adjacent to existing bicycle lane? | | | X | |
| Adjacent to existing public transportation route? | | | X | |
| Notes: **The Transportation Master Plan indicates that this development will be required to construct bicycle infrastructure along HWY 123 and Cottonwood Parkway. This infrastructure is anticipated to be part of a larger network in the future.** | | | | |