

ZC-20-12 (Steen 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	

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			Applicant has not indicated that educational facilities will be included.
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business			Applicant will extend utilities to the site in order to develop.
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity			Applicant has not indicated that opportunities for jobs and services will be included.

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		X		X
Soils	X			X	
Vegetation			X		
Watersheds	X				
Water Quality Zone	X				

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Sink Creek				
	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, which serves as the headwaters of the Upper San Marcos River. Spring Lake and the Upper San Marcos River have major recreational sites, contain important cultural and archeological values, provide habitat for a number of threatened and endangered species, and are the basis for drinking water supply for towns downstream.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	Sector 2

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?		TBD
Parkland dedication will be determined at the time of preliminary or final plat.		
Maintenance / Repair Density	Low (maintenance)	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? The developer will be required to extend wastewater service through the site.	X	
Water service available? The developer will be required to extend water service through the site.	X	

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

	A	B	C	D	F
Existing Daily LOS N LBJ Drive	X				
Existing Peak LOS N LBJ Drive		X			
Preferred Scenario Daily LOS N LBJ Drive				X	
Preferred Scenario Peak LOS N LBJ Drive					X
	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: A Texas State bus route runs along N LBJ Dr					