ZC-20-26 (Blanco Riverwalk CC to HC) 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 – Special Districts are "Not Preferred" in Low Intensity Zones on the Preferred Scenario Map.** **Further scrutiny is required to determine consistency but an amendment to the Preferred Scenario Map is not required.**	

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				**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			**98%**	**2%**	
Constraint by Class					
Cultural	**100%**				
Edwards Aquifer	**100%**				
Endangered Species	**100%**				
Floodplains				**100%**	
Geological	**100%**				
Slope	**100%**				
Soils	**100%**				
Vegetation	**100%**				
Watersheds			**100%**		
Water Quality Zone	**95%**			**5%**	

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	**Blanco River Subwatershed**				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for Watershed			**X**		
Notes: **The 2013 Comprehensive Plan predicted a greater increase in impervious cover in this watershed under the Preferred Scenario than under the Trend Scenario (54% increase vs. 38% increase). Due to the intermittent nature of the Blanco River increases in suspended solids and bacteria would generally occur during storm events. Implementing best management practices such as rain gardens, native vegetation along riparian areas, and pervious pavement would reduce the potential increase of suspended solids and bacteria loadings to the adjacent Blanco River.**					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	**N/A – Outside City Limits**
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? **No parkland dedication is required for commercial & industrial development**			**X**
Will Trails and / or Green Space Connections be Provided? **The Transportation Master Plan proposes a greenway along the Blanco River at the rear of the property. This property has been dedicated by plat and is under City of San Marcos ownership.**		**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 nearest park is the Five Mile Dam Park. The park is located roughly one linear mile from the subject property but there is no direct pedestrian path that connects to the park. Using the existing road network, Five Mile Dam Park is a 5 ½ mile or an approximate 10-minute drive from the subject property.**		**X**
Wastewater service available? **The developer is responsible for any additional wastewater lines that are required through the property.**	**X**	
Water service available? **The developer is responsible for any additional water lines that are required through the property.**	**X**	

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

		A	B	C	D	E	F
Existing Daily LOS	**IH-35**						**X**
	IH-35 Access Road		**X**				
Existing Peak LOS	**IH-35**						**X**
	IH-35 Access Road			**X**			
Preferred Scenario Daily LOS	**IH-35**						**X**
	IH-35 Access Road						**X**
	Riverway Avenue	**X**					
Preferred Scenario Peak LOS	**IH-35**						**X**
	IH-35 Access Road						**X**
	Riverway Avenue	**X**					

	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?			**X**		
Adjacent to existing public transportation route?			**X**		