# 130 ENVIRONMENTAL PARK

## APPENDIX IIB
## LAND USE ANALYSIS

# LAND USE ANALYSIS

130 Environmental Park
Type I & Type V Facilities

August 2013

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## Introduction

The 130 Environmental Park facility is proposed to include a Type I municipal solid waste landfill and a Type V municipal solid waste transfer station. The proposed facility encompasses approximately 520 acres and is to be developed in a rural area in northern Caldwell County, more than two miles north of the city of Lockhart (refer also to Figure LU-1).

The purpose of this land use evaluation is to address land use issues as required by TCEQ in support of applications for TCEQ municipal solid waste facility authorizations for the 130 Environmental Park. Specifically, this evaluation addresses those portions of TCEQ rules pertaining to land use compatibility. The relevant rule portions, as excerpted from 30 TAC 330.61, are:

*(g) Land-use map. This is a constructed map of the facility showing the boundary of the facility and any existing zoning on or surrounding the property and actual uses (e.g., agricultural, industrial, residential, etc.) both within the facility and within one mile of the facility. The owner or operator shall make every effort to show the location of residences, commercial establishments, schools, licensed day-care facilities, churches, cemeteries, ponds or lakes, and recreational areas within one mile of the facility boundary...*

*(h) Impact on surrounding area. A primary concern is that the use of any land for a municipal solid waste facility not adversely impact human health or the environment. The owner or operator shall provide information regarding the likely impacts of the facility on cities, communities, groups of property owners, or individuals by analyzing the compatibility of land use, zoning in the vicinity, community growth patterns, and other factors associated with the public interest. To assist the commission in evaluating the impact of the site on the surrounding area, the owner or operator shall provide the following:*

*(1) if available, a published zoning map for the facility and within two miles of the facility for the county or counties in which the facility is or will be located. If the site requires approval as a nonconforming use or a special permit from the local government having jurisdiction, a copy of such approval shall be submitted;*

*(2) information about the character of surrounding land uses within one mile of the proposed facility;*

*(3) information about growth trends within five miles of the facility with directions of major development;*

*(4) the proximity to residences and other uses (e.g., schools, churches, cemeteries, historic structures and sites, archaeologically significant sites, sites having exceptional aesthetic quality, etc.) within one mile of the facility. The owner or operator shall provide the approximate number of residences and commercial establishments within one mile of the proposed facility including the distances and directions to the nearest residences and commercial establishments. Population density and proximity to residences and other uses described in this paragraph may be considered for assessment of compatibility...*

**List of Figures**

| | |
|---|---|
| LU-1 | Metropolitan Context |
| LU-2 | Land Use—One Mile |
| LU-3 | Metropolitan Growth Trends |

**Zoning**

Because the site is not in an incorporated area, there is no zoning at the site. Moreover, the site is more than two miles from any incorporated city; hence there is no zoning within two miles.

The site is not within the extraterritorial jurisdiction of Lockhart or any other incorporated city and is therefore not subject to the subdivision regulations of any city. The site does not require approval as a nonconforming use or a special permit from any local government.

**Character of Surrounding Land Uses**

*Open & Agricultural* land is the predominant land use within one mile of the facility boundary, comprising 93.3% of the land area within one mile (refer also to Figure LU-2). Nearly all of this open land is agricultural pasture lands or forested floodplain lands.

Land use within one mile is specifically characterized as follows:

| Land Use | Acres | Percentage | Remarks |
|---|---|---|---|
| Open & Agricultural | 4,094 | 93.3 | |
| Residential | 217 | 4.9 | 126 residences |
| Water Bodies | 65 | 1.5 | |
| Commercial/Industrial | 11 | 0.3 | 5 establishments |
| Total | 4,387 ac | 100 % | not including facility boundary |

Source: Field Inventories, June 3 and June 27, 2013

All of the *Residential* land (217 estimated acres) is single family residential, consisting of 126 residences and representing an estimated 4.9% of the land area within one mile.

There are approximately 65 acres of *Water Bodies* within one mile of the facility boundary, representing approximately 1.5% of the area within one mile. Water bodies consist of stock tanks, and the Site 21 Reservoir south of the facility boundary.

*Commercial/Industrial* land use (five establishments) makes up only 0.3% of the land area within one mile.

**Growth Trends**

The 130 Environmental Park site is in northern Caldwell County, more than two miles north of Lockhart and 30 driving miles south of downtown Austin.

Caldwell County is one of the five counties of the Austin-Round Rock-San Marcos Metropolitan Statistical Area (Austin MSA). According to the Texas State Data Center, the Austin MSA was the fastest growing metropolitan area in the state of Texas from 2000 to 2010, growing more than 37% from approximately 1.25 million persons to more than 1.7 million.

Of the five counties of the Austin MSA, Caldwell County has the smallest population and is growing at the slowest rate.

Population Growth, by County

| **Austin MSA Counties** | **2000** | **2010** | **% Change** |
|---|---|---|---|
| Bastrop County | 57,733 | 75,660 | 31% |
| **Caldwell County** | **32,194** | **37,548** | **17%** |
| Hays County | 97,589 | 157,800 | 62% |
| Travis County | 812,280 | 1,025,127 | 26% |
| Williamson County | 249,967 | 416,326 | 67% |

Source: Texas State Data Center

Figure LU-3 depicts the influence of Austin metropolitan growth trends, with greater growth occurring to the north of the site, as well to the west, along I-35--all beyond five miles of the facility boundary. Within five miles of the site, population growth from 2000 through 2010 was uniformly less than 5%, except to the south, where northern Lockhart lost population. Over time, and given the recent completion of SH 130, development growth trends can be expected to continue from the north, into the five mile radius.

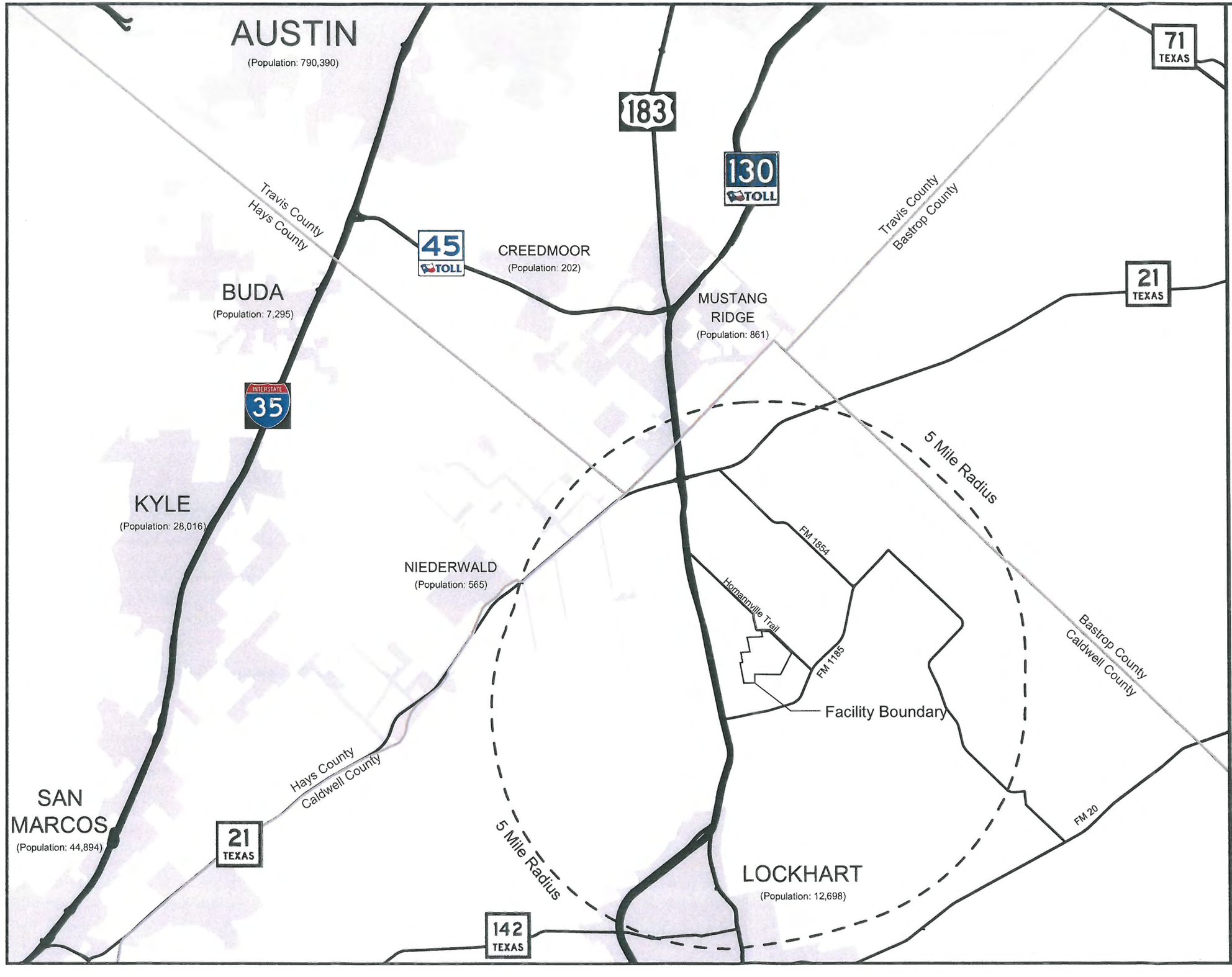
**Proximity**

As of June 2013, there are 126 residences within one mile of the facility boundary. The nearest residence to the proposed facility is on Homannville Trail, estimated to be approximately 185 feet west of the facility boundary, and approximately 345 feet from the landfill footprint.

There are five business establishments within one mile. The most proximate business establishment (which is also a recreation area) is a golf driving range on the east side of SH 130-US 183, approximately 2450 feet west of the facility boundary and 3740 feet from the landfill footprint.

The Texas Historic Sites Atlas of the Texas Historical Commission does not identify any historic sites or structures or any archaeological sites within one mile of the facility boundary. Per AR Consultants, Inc., the Texas Archaeological Sites Atlas does identify sites within one mile of the facility boundary (refer to Figure 17, Appendix A of the Cultural Resources Survey, Part II, Appendix IIF.)

There are no churches, daycare centers, schools, or sites having exceptional aesthetic quality within one mile of the facility boundary.

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# FIGURE LU-1
# METROPOLITAN CONTEXT

LEGEND:

Incorporated Cities (2010 Population)

## Land Use Analysis

130 Environmental Park
Caldwell County, Texas

NORTH

DATA SOURCES:
Boundaries, USDA/NRCS, 2010
Population, US Census via CAPCOG, 2010
Transportation, TNRIS, 2012

MAP SCALE : 1:63,360

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GRAPHIC SCALE IN MILES

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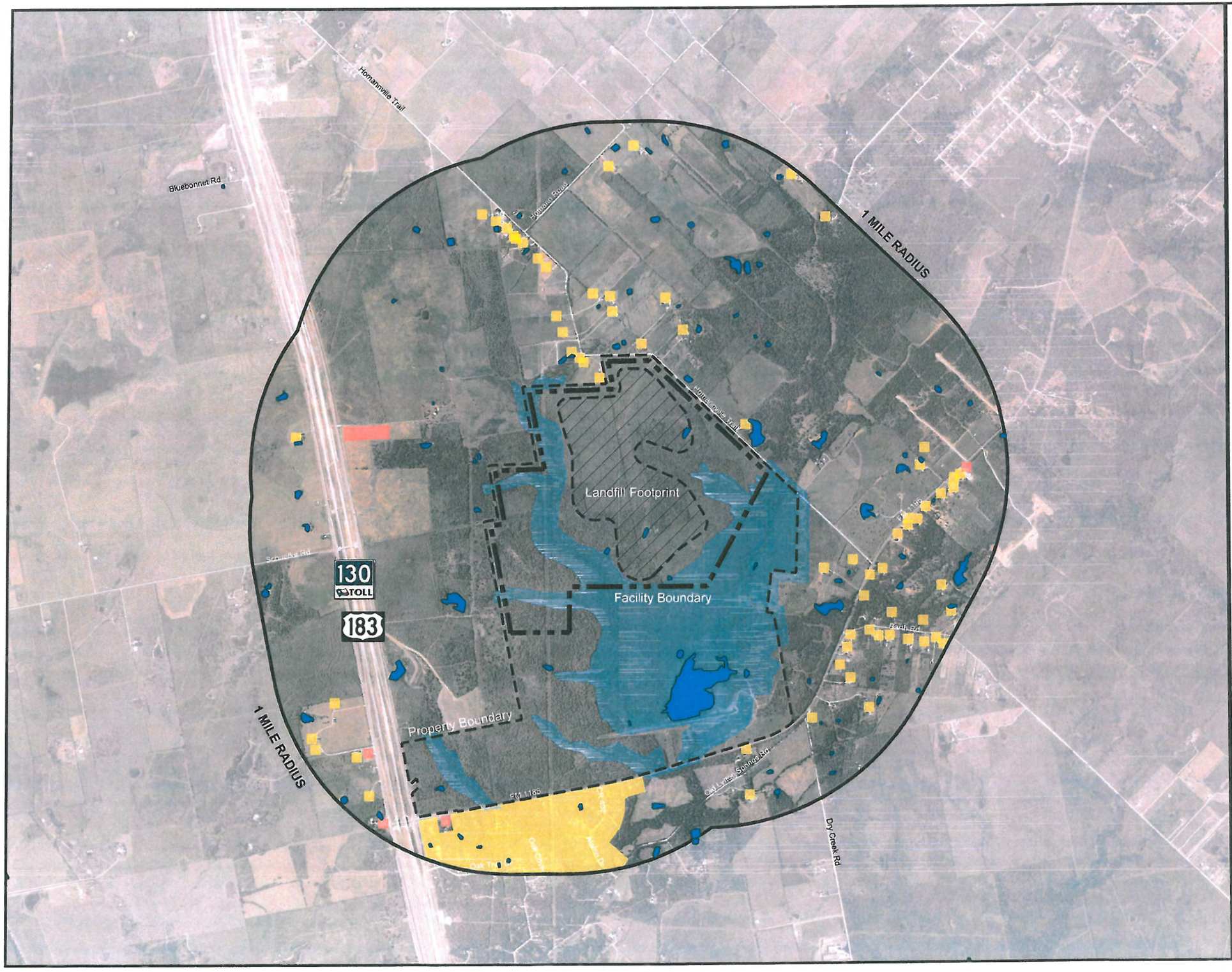
August 26, 2013

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# FIGURE LU-2
# LAND USE - 1 MILE

- Residential - Single Family (126 Residences)
- Commercial (5 Establishments)
- Open & Agricultural Land
- Facility Boundary
- Water Bodies
- 100 year Floodplain (Zone A) - partial
- Landfill Footprint

There are no schools, day care centers, churches, or cemeteries within one mile.

## Land Use Analysis

130 Environmental Park
Caldwell County, Texas

NORTH

DATA SOURCES:
Field Inventory, June 3, 2013 & June 27, 2013
Aerial Photography, USDA/NRCS, 2012

MAP SCALE : 1:12,000

0 500' 1000' 2000'
GRAPHIC SCALE IN FEET

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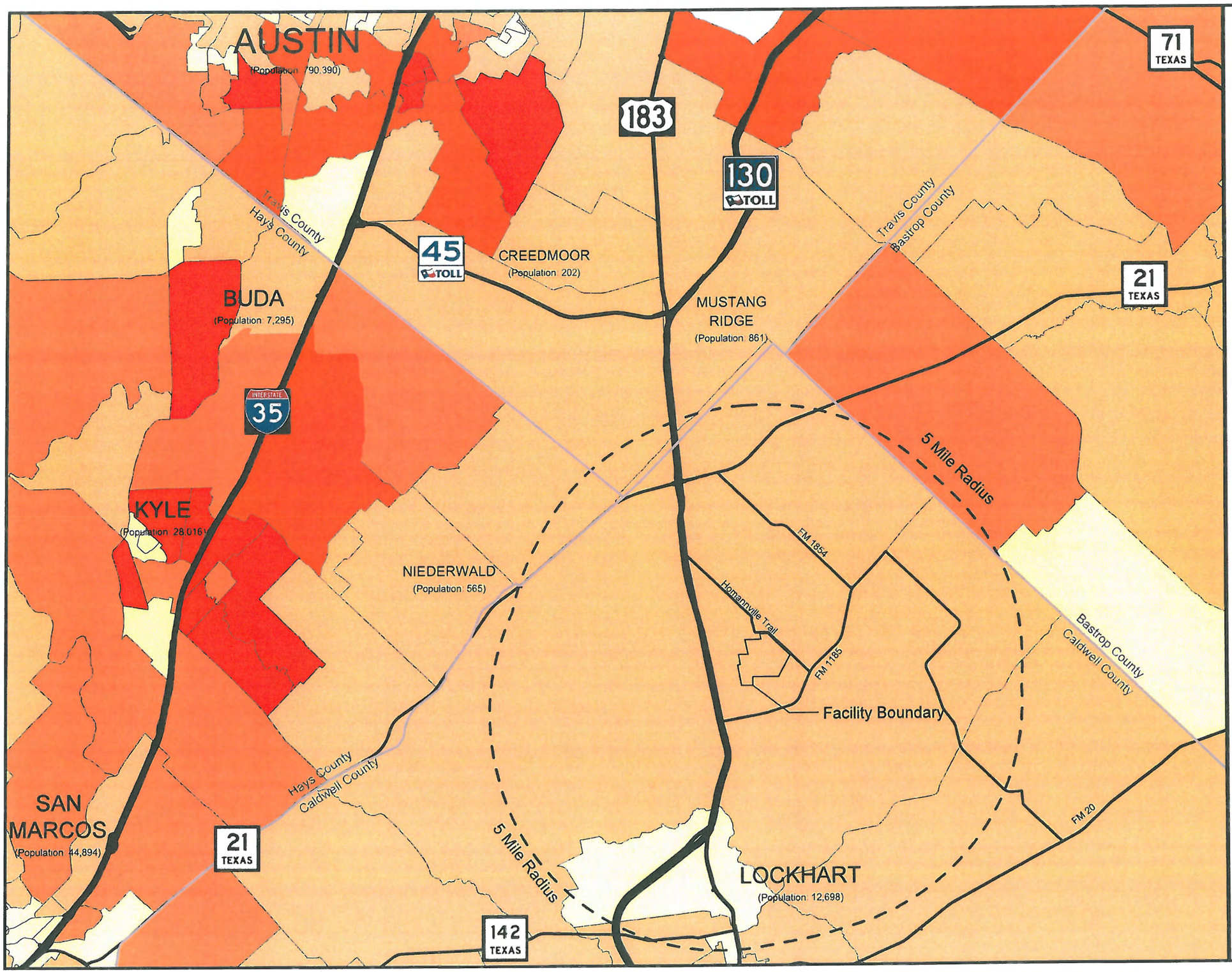


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# FIGURE LU-3
# METROPOLITAN GROWTH TRENDS
# 2000-2010

Population Change by Block Group

- Less than 0%
- 0.00-5.00%
- 5.01-10.00%
- 10.01-15.00%
- Greater than15.01%

## Land Use Analysis

130 Environmental Park
Caldwell County, Texas

NORTH

DATA SOURCES:
Boundaries, USDA/NRCS, 2010
ESRI, USA Population Change 2000-2010, 2013
Population, US Census via CAPCOG, 2010
Transportation, TNRIS, 2012

MAP SCALE : 1:63,360

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GRAPHIC SCALE IN MILES

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August 26, 2013