

ZC-18-07 (1012 N Bishop Street) 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 – Existing Neighborhood	

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

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	Purgatory Watershed				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed		X			
Notes: The Purgatory Creek Watershed includes single family neighborhoods and the Downtown. This watershed already has a high impervious cover value, however, it is still important to identify potential pollution from redevelopment as construction runoff and debris can wash into the creek during storm events.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	Southwest Hills
Neighborhood Commission Area(s):	Sector 2
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?					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 property is within ¼ mile of the Crockett Elementary park and playground.				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 Bishop Street	X				
Existing Peak LOS Bishop Street			X		
Preferred Scenario Daily LOS Bishop Street	X				
Preferred Scenario Peak LOS Bishop Street					X
Note: Level of Service analysis has not been conducted for Marlton Street.					
	N/A	Good	Fair	Poor	
Sidewalk Availability (Required to build.)			X		
A sidewalk currently exists in front of the property along Marlton Street and at the time of development a sidewalk will be required along Bishop Street. If the proposed zoning request is approved, the site will also be required to meet the Streetscape requirements of the Development Code.					
	YES		NO		
Adjacent to existing bicycle lane?			X		
Adjacent to existing public transportation route?	X				
The property is located on a CARTS route, the Bishop Route. The closest bus stop is approximately 300 feet away at the corner of Bishop Street and Hazleton Street. There is currently no designated bicycle lane adjacent to the property.					