ZC-19-08 (700 Block McGehee) 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 – Consider**	

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			**X**	**X**	**X**
Constraint by Class					
Cultural				**100%**	
Edwards Aquifer	**100%**				
Endangered Species	**100%**				
Floodplains	**92%**			**8%**	
Geological	**100%**				
Slope	**100%**				
Soils	**100%**				
Vegetation	**100%**				
Watersheds					**100%**
Water Quality Zone	**29%**			**66%**	**5%**

ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results

Located in Subwatershed:	**Willow Creek**				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed		**X**			
Notes: **The Willow Creek flows through a highly urban part of town that contains a large percent of residential housing. The Willow Creek watershed has a relatively high amount of existing impervious cover (26% of the watershed's total area) giving the watershed a higher rate of runoff than other sub-watersheds in San Marcos. The model results predict a 3.8% increase of total suspended solids and a 2.9% increase in bacteria (which are both fairly low) and a total 30% increase in impervious cover by 2035**.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	**East Guadalupe**
Neighborhood Commission Area(s):	**4**
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? **The property is legally platted and is not subject to parkland requirements.**					**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)?				**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	**CM Allen Parkway**	**X**				
Existing Peak LOS	**CM Allen Parkway**	**X**				
Preferred Scenario Daily LOS	**CM Allen Parkway**		**X**			
Preferred Scenario Peak LOS	**CM Allen Parkway**					**X**
Travel demand data was not modeled for McGehee Street. Data from the closest available street segment was used for the purpose of this analysis.						
			N/A	Good	Fair	Poor
Sidewalk Availability			**X**			
No sidewalk currently exists on this segment of McGehee Street. A minimum 5' sidewalk and 7' planting strip will be required at the time of permit.						
			YES		NO	
Adjacent to existing bicycle lane?					**X**	
A dedicated bicycle lane currently exists on CM Allen Parkway. The property has easy access to high comfort routes on Mariposa Street and McKie Street.						
Adjacent to existing public transportation route?					**X**	
The subject property is not located directly adjacent to a CARTS route. The closest bus stop and route access is approximately 3 blocks from the subject property at the corner of Guadalupe Street and Roosevelt Street. The Texas State University tram system has a route (route 20-Aquarena Springs) that follows CM Allen Parkway. However, there are no tram stops in the vicinity of the subject property.						