

ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0020
The Rail Spur Building

P.C. DATE: April 25, 2017; May 23, 2017;
June 27, 2017; July 11, 2017; August 8, 2017;
September 12, 2017

ADDRESS: 618 Tillery Street

TOTAL AREA: 5.845 acres

DISTRICT: 3

OWNER: Thomas Calhoon

AGENT: Peter Barlin

EXISTING AND PROPOSED ZONING BY TRACT:

| TRACT | EXISTING ZONING | REQUESTED ZONING | ACREAGE |
|--------------|------------------------|-------------------------|--------------------|
| A | LO-CO-NP | GR-CO-NP | 5.156 |
| B | LO-MU-CO-NP | GR-MU-CO-NP | 0.689 |
| | | | TOTAL 5.845 |

The rezoning request includes the following conditions:

1. If the requested zoning is recommended for this site, a total of 35 feet of right-of-way (R.O.W.) should be dedicated from the centerline of 5th Street in accordance with the Transportation Criteria Manual. The portion needed from this property will be recorded by Public Restrictive Covenant concurrent with zoning.
2. The following land uses would be prohibited on Tracts A and B: Funeral services, Exterminating services, Pawn shop services, Alternative financial services, Bail bond services, Automotive rentals, Automotive repair services, Automotive sales, Automotive washing (of any type), Commercial off-street parking, Drop-off recycling collection facility, Outdoor entertainment, and Outdoor sports and recreation.
3. The following land uses would be prohibited on Tract B:
Administrative and business offices, Business or trade school, Business support services, Communications services, Consumer convenience services, Consumer repair services, Financial services, Food preparation, Food sales, General retail sales—convenience, General retail sales—general, Hotel-motel, Indoor entertainment, Indoor sports and recreation, Medical offices—not exceeding 5,000 sq/ft of gross floor space, Medical offices—exceeding 5,000 sq/ft of gross floor space, Off-site accessory parking, Pedicab storage and dispatch, Personal improvement services, Personal services, Pet services, Plant nursery, Printing and publishing, Professional office, Research services, Restaurant—general, Restaurant—limited, Service station, Software development, Theater, and Custom manufacturing.
4. Tract B shall be limited to a maximum building height of 40 feet.

NEIGHBORHOOD PLAN AREA: Govalle-Johnston Terrace

TIA: To be determined at time of site plan

WATERSHED: Boggy Creek

CAPITOL VIEW CORRIDOR: No

DESIRED DEVELOPMENT ZONE: Yes

SUMMARY STAFF RECOMMENDATION:

Staff supports the Applicant's request of Community commercial-conditional overlay-neighborhood plan (GR-CO-NP) on Tract A and Community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) on Tract B, with the conditions listed above.

ISSUES:

Tract B has frontage on Tillery Street, and was originally configured for residential development. The Tract is currently developed as part of a parking lot, but the proposed rezoning would prevent development of office and commercial land uses, effectively limiting Tract B to residential redevelopment. Rezoning Tract A would not allow residential uses, and would prohibit several intense land uses. The proposed rezoning would allow redevelopment of Tract A to include more commercial uses than currently permitted. The site has been developed with office/warehouse and parking since 1973.

PLANNING COMMISSION RECOMMENDATION:

April 25, 2017; *TO GRANT POSTPONEMENT AS REQUESTED BY STAFF TO MAY 23, 2017, ON CONSENT. (10-0) [F. Kazi- 1st; J. Schissler- 2nd; [J. Vela, T. White, and N. Zaragoza- Absent]*

May 23, 2017: *TO GRANT POSTPONEMENT AS REQUESTED BY APPLICANT TO JUNE 13, 2017, ON CONSENT. (8-0) [P. Seeger- 1st; N. Zaragoza- 2nd; [F. Kazi- off dais; A. De Hoyos Hart, J. Schissler, J. Thompson and T. White- Absent]*

June 13, 2017 *TO GRANT POSTPONEMENT AS REQUESTED BY APPLICANT TO JUNE 27, 2017, ON CONSENT. (12-0) [J. Schissler- 1st; J. Shieh- 2nd; [A. De Hoyos Hart- Absent]*

June 27, 2017: *TO GRANT POSTPONEMENT AS REQUESTED BY STAFF TO JULY 11, 2017, ON CONSENT. (7-0) [J. Schissler- 1st; J. Shieh- 2nd; [F. Kazi, A. De Hoyos Hart, P. Seeger, J. Vela, T. White, and N. Zaragoza- Absent]*

July 11, 2017: *TO GRANT POSTPONEMENT AS REQUESTED BY STAFF TO AUGUST 8, 2017, ON CONSENT. (12-0) [J. Schissler – 1st; P. Seegar – 2nd; J. Thompson- Absent].*

August 8, 2017: *TO GRANT POSTPONEMENT AS REQUESTED BY STAFF TO SEPTEMBER 12, 2017, ON CONSENT. (10-0) [N. Zaragoza – 1st; P. Seegar – 2nd; K. McGraw; J. Vela, and T. White - Absent].*

September 12, 2017: *TO LEAVE PUBLIC HEARING OPEN AND GRANT POSTPONEMENT TO October 10, 2017. (13-0) [P. Seegar – 1st; – 2nd; J. Shieh].*

October 10, 2017:

DEPARTMENT COMMENTS:

The subject property is located near the northwest corner of the intersection of East 5th Street and Tillery Street. Six single family residential lots are located immediately at that corner; they are zoned SF-3-NP and are bordered by the subject property on the north and west. Tract A comprises the majority of the proposed rezoning area, and has frontage and access on East 5th Street. Tract A is developed with a single building that contains a mix of commercial and office uses. Tract B, which faces Tillery Street, is developed as parking that serves the office/warehouse building.

Immediately west of the site is the Capital Metro bus parking and transportation terminal. The bus parking area is close to the site, while the transportation terminal is located further west. The Capital Metro property is zoned P-NP. Capital Metro property is also located north of the site, as is property zoned CS-MU-CO-NP. This property is developed with a mix of office and commercial uses. Across Tillery Street to the east are single family residences zoned SF-3-NP. Across East 5th Street to the south is Brooke Elementary School. *Please refer to Exhibits A and B (Zoning Map and Aerial View).*

As stated in Issues section of this report, Tract B faces Tillery Street, and was originally configured for residential development. The Tract is currently developed as part of a parking lot, but the proposed rezoning would prevent development of office and commercial land uses, effectively limiting Tract B to residential redevelopment. The existing parking could also remain. Staff supports limiting Tract B to primarily residential uses, in order to promote consistent uses along this residential portion of Tillery Street. The proposed height limit of 40 feet, as well as compatibility standards, will also keep the scale of any residential redevelopment in check.

Rezoning Tract A would not allow residential uses, and would prohibit several moderate/intense land uses. The proposed rezoning would allow redevelopment to include more commercial uses than currently permitted. Staff supports this request due to the location of Tract A immediately adjacent to the Capital Metro bus facility. GR-CO-NP will allow more active uses of the site than the existing LO-CO-NP, which is appropriate next to the bus facility. Tract A also has frontage on East 5th Street, a Core Transit Corridor, and GR-CO-NP can allow more active uses on that frontage. Tract A will also be affected by compatibility standards because of the six residential lots that are immediately adjacent to the property.

Staff supports the rezoning request for the entire property because it would allow redevelopment and bring the site into greater compliance with City Code. The existing office/warehouse development has existed on the property since the 1970s. The site is developed with approximately 95% impervious cover and 30% building coverage. While the site was originally zoned LI when annexed in 1941, attempts to rollback the zoning to a less intense zoning category were discussed but not approved by the City beginning in the 1990s. The property was rezoned from LI to the current zoning, LO-CO-NP and LO-MU-CO-NP, with the creation of the Govalle-Johnston Terrace Neighborhood Plan in 2002-2003. *Please refer to Exhibit C (Zoning Ordinance).* The rezoning limits land uses to office and limited commercial uses, as well residential uses on Tract B. The existing land uses are permitted on the site, but the existing impervious cover (approximately 95%) exceeds the 70% permitted on the site. Rezoning would establish an 80% impervious cover limit, if the site is redeveloped under current Code.

Staff has received correspondence regarding the proposed rezoning request. *Please refer to Exhibit D (Correspondence).*

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|-----------------------|---|
| <i>Site</i> | LO-CO-NP, LO-MU-CO-NP | Mixed commercial and light industrial uses |
| <i>North</i> | P-NP, CS-MU-CO-NP | Bus parking/transportation terminal, Mixed commercial and office uses |
| <i>South</i> | SF-3-NP, P-NP | Single family residences, Brooke Elementary School |
| <i>East</i> | SF-3-NP | Single family residences |
| <i>West</i> | P-NP | Bus parking/transportation terminal |

CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|--|--|--|---|
| C14-99-0091 | LI to SF-3-NP (City initiated) | 8/1999: APVD SF-3-CO; REQUIRE BUFFER ALONG TILLERY ST; INCLUDE SETBACKS & LIMIT VEHICLE ENTRANCE & EXIT TRAFFIC DURING SCHOOL HOURS & PROHIBIT ACCESS TO TILLERY (5-2-1 BH/BB NAY; JR ABSTAIN) | Withdrawn by City Council |
| C14-01-0003 | LI to [CS or lower] (City initiated) | 8/2002: APVD W/LO-CO (6-1, AA-NO) | Withdrawn by City Council |
| C14-02-0183 Govalle Johnston Terrace NP | LI to LO-CO-NP, LO-MU-CO-NP (City initiated) | 12/2002: APVD STAFF REC W/CONDS (8-1, DS-NO) | 3/2003: ORD. NO. 030327-11a APVD STAFF REC W/CHANGES |

ABUTTING STREETS:

| Name | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro (within ¼ mile) |
|------------------------|--------|----------|----------------|---------------|----------------|-------------------------------|
| 5 th Street | 56 ft. | 45 ft. | Collector | Yes | Yes, Bike Lane | Yes |
| Tillery Street | 66 ft. | 45 ft. | Collector | Yes, one side | Yes, Bike Lane | No |

SCHOOLS:

Brooke Elementary

Martin Middle School

Eastside Middle School

NEIGHBORHOOD ORGANIZATIONS:

Del Valle Community Coalition
 Tillery Square Neighborhood Association
 Friends of Austin Neighborhoods
 Claim Your Destiny Foundation
 Austin Heritage Tree Foundation
 El Concilio Mexican-American Neighborhoods
 Austin Neighborhoods Council
 Govalle/Johnston Terrace Neighborhood Plan Team
 United East Austin Coalition
 Guadalupe Neighborhood Development Corporation
 SELTexas

East Austin Conservancy
 Black Improvement Association
 Homeless Neighborhood Association
 Barrio Unido Neighborhood Association
 Cristo Rey Neighborhood Association
 Tejano Town
 Buena Vista Neighborhood Association
 African American Cultural Heritage District
 Preservation Austin
 Sierra Club, Austin Regional Group

CITY COUNCIL DATE & ACTION:

October 5, 2017:

August 3, 2017: *This item was postponed to October 5, 2017 at the request of staff on Council Member Garza's motion, Council Member Casar's second on an 11-0 vote.*

May 18, 2017: *This item was postponed to August 3, 2017 at the request of staff on Council Member Garza's motion, Council Member Alter's second on a 9-0 vote. Council Members Casar and Troxclair were off the dais.*

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin
 e-mail: heather.chaffin@austintexas.gov

PHONE: 512-974-2122

SUMMARY STAFF RECOMMENDATION:

Staff supports the Applicant's request of Community commercial-conditional overlay-neighborhood plan (GR-CO-NP) on Tract A and Community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) on Tract B, with the conditions listed on Page 1 of this report.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways, like East 5th Street.
2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*
The proposed rezoning will allow active commercial uses along East 5th Street and residential uses along Tillery Street. This is consistent with the existing land uses and zoning districts along these roadways, and reflects the character of the neighborhood. This also reflects the character of the East 5th Street Core Transit Corridor. The site will also be subject to compatibility standards, further reducing impacts on nearby residential properties.
3. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*
The proposed rezoning provides an appropriate transition of intensities between the residential areas along this portion of Tillery and the Capital Metro facility to the west. Compatibility standards will also ensure the transition between commercial development and residential properties.

Site Plan:

- SP 1. Site plans will be required for any new development other than single-family or duplex residential.
- SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.
- SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
- SP 4. Compatibility Standards- The site is subject to compatibility standards. Along the east and south property lines, the following standards apply:
- No structure may be built within 25 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - No parking or driveways are allowed within 25 feet of the property line.
 - A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
 - For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
 - An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
 - A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

- SP 5. Additional design regulations will be enforced at the time a site plan is submitted
- SP 6. FYI – This site is located within the Govalle/Johnston Terrace Combined NPA. Additional comments may be generated during the site plan review process.

Transportation:

- TR1. If the requested zoning is recommended for this site, 35 feet of right-of-way should be dedicated from the centerline of 5th Street in accordance with the Transportation Criteria Manual. LDC, 25-6-55; TCM, Tables 1-7, 1-12.
- TR2. Additional right-of-way maybe required at the time of subdivision and/or site plan.
- TR3. This project is adjacent to a street where the curb is proposed to be moved to achieve superior bicycle facilities (5th Street). Staff will contact Nathan Wilkes, Bicycle Program, ATD for guidance for the proper alignment.
- TR4. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.
- TR5. A Traffic Impact Analysis may be required at the time of site plan if triggered per LDC 25-6-113. LDC, Sec. 25-6-113.
- TR6. Janae Ryan, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
- TR7. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for 5th Street, and a buffered bike lane is recommended for Tillery Street.
- TR8. FYI – existing non-confirming driveways shall be reconstructed to comply with LDC and TCM standards at the time of the site plan application. Existing driveways may be required to be removed.
- TR9. FYI – the existing sidewalks along Tillery Street do not appear to be ADA compliant. The existing sidewalks shall be reconstructed in accordance with the LDC at the time of site plan application.
- TR10. Existing Street Characteristics:

| Name | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro (within ¼ mile) |
|------------------------|--------|----------|----------------|---------------|----------------|-------------------------------|
| 5 th Street | 56 ft. | 45 ft. | Collector | Yes | Yes, Bike Lane | Yes |
| Tillery Street | 66 ft. | 45 ft. | Collector | Yes, one side | Yes, Bike Lane | No |

Environmental:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Colorado River Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

Water/Wastewater:

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements,

offsite main extensions, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

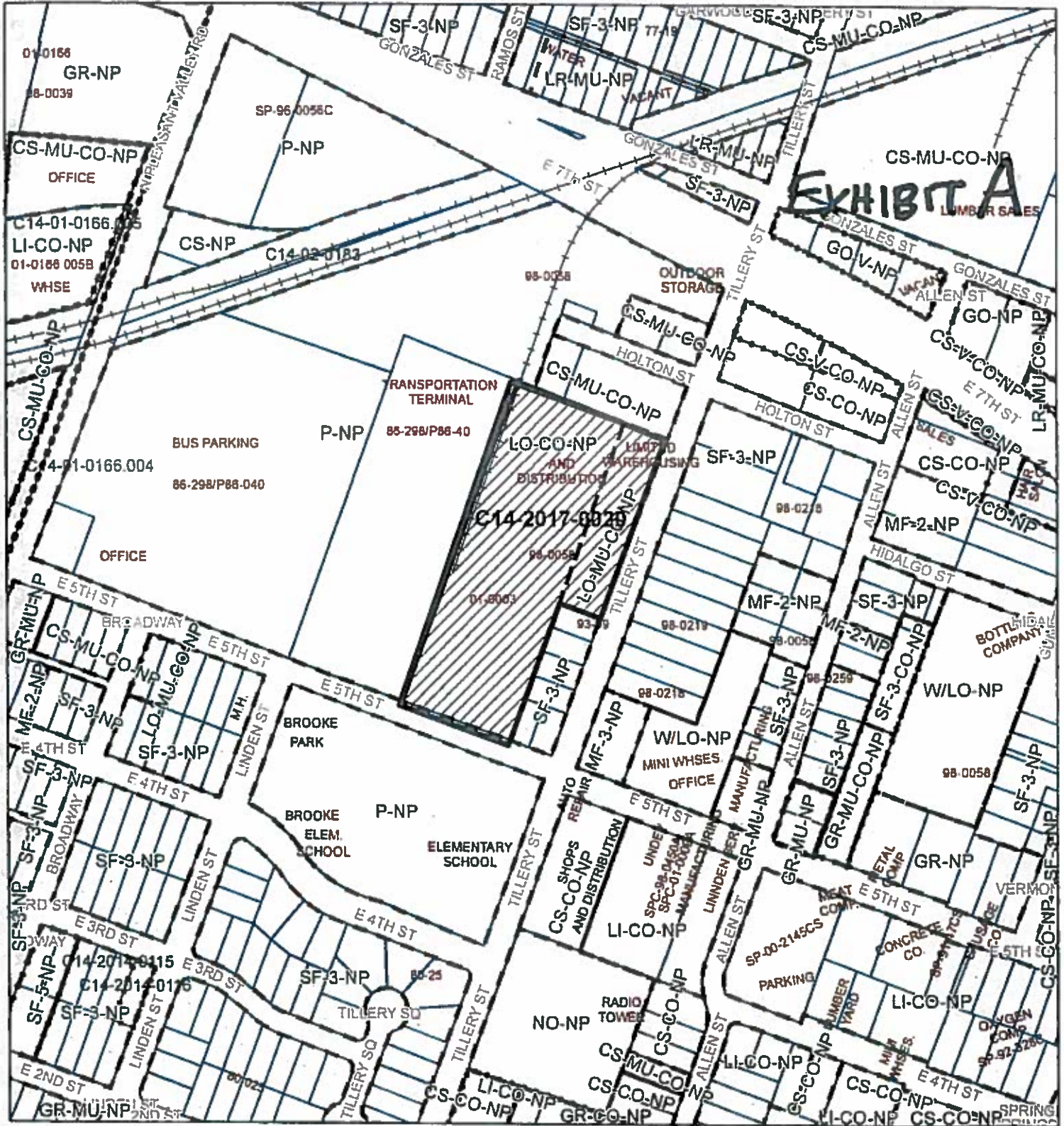
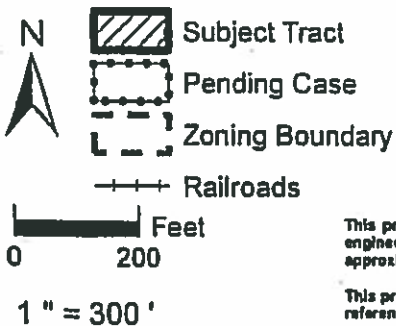


EXHIBIT A
LUMBER SALES

ZONING

Case#: C14-2017-0020








This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/22/2017



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY
-  CREEK BUFFER

THE RAIL SPUR BUILDING
 ZONING CASE#: C14-2017-0020
 LOCATION: 618 TILLERY ST.
 SUBJECT AREA: 5.845 ACRES
 GRID: L21
 MANAGER: HEATHER CHAFFIN



1" = 100'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

ORDINANCE NO. 030327-11a**EXHIBIT C**

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 1,086 ACRES OF LAND GENERALLY KNOWN AS THE GOVALLE NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 201 TRACTS OF LAND.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 201 tracts of land within the property described in File C14-02-0183.001, as follows:

Approximately 1,086 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" incorporated into this ordinance, Save and Except the following tracts: (the "Property")

2805 and 2811 East 5th Street (Tract 33)
405 Tillery Street (Tract 56)
730 Shady Lane (Tract 106a)
777 Shady Lane (Tracts 111a and 111b)
821 Gunter Street (Tract 169)

generally known as the Govalle neighborhood plan (NP) combining district, locally known as the area bounded by Oak Springs Road on the north, Airport Boulevard on the east, the Colorado River on the south, and Pleasant Valley Road, 7th Street, Northwestern Avenue and Webberville Road on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The base zoning districts for the 201 tracts of land are changed from family residence (SF-3) district, multifamily residence medium density (MF-3) district, limited office (LO) district, limited office-conditional overlay (LO-CO) combining district, neighborhood commercial (LR) district, general office (GO) district, general office-conditional overlay (GO-CO) combining district, community commercial (GR) district, general commercial services (CS) district, commercial-liquor sales (CS-1) district, and limited industrial services (LI) district, to rural residence-neighborhood plan (RR-NP) combining district, single family residence standard lot-neighborhood plan (SF-2-NP) combining district, family residence-neighborhood plan (SF-3-NP) combining district,

| TRAGT # | ADDRESS | FROM: | TO: |
|---------|---|----------------|-------------|
| 10 | 714 PEDERNALES ST & 2401, 2405, 2409 CORONADO ST | LI | SF-3-NP |
| 11 | 2404, 2408, 2410, 2414, 2418, 2422 7 ST E | LI | CS-CO-NP |
| 12a | 2501, 2503, 2507, 2511, 2515, 2519, 2523 GONZALES ST | LI | SF-3-NP |
| 12b | 2601 GONZALES ST | LI | GR-MU-CO-NP |
| 12c | 2605 & 2607 GONZALES ST | LI | SF-3-NP |
| 13 | 2500, 2508, 2510, 2514, 2518, 2522, 2800 7 ST E | CS, LI | CS-CO-NP |
| 14 | 2604, 2614, 2618, 2620 7 ST E | CS, LI | CS-CO-NP |
| 15 | 2607 & 2700 7 ST E | CS | CS-CO-NP |
| 16 | 713 PLEASANT VALLEY RD N | LR | SF-3-NP |
| 17 | 0 GONZALES ST (LOT 2-6 BLK 1 LOT 13 BLK 2 OLT 27 DIV A BRASS G M SUBD PLUS 1/2 VAC ALLEY & STREET) & 0 GONZALES ST (LOT 14-15 BLK 2 OLT 27 DIV A BRASS G M SUBD PLUS 1/2 ADJ VAC ALLEY) | LI | LR-MU-NP |
| 18 | 2765 & 2801 LYONS RD | SF-3, GR | GR-MU-CO-NP |
| 19 | 3010 LYONS RD | SF-3, LI | SF-3-NP |
| 20 | 901 & 905 TILLERY ST & 3202 LYONS RD | CS | LR-MU-CO-NP |
| 21 | 3208 LYONS RD | CS | SF-3-NP |
| 22 | 3303 GOVALLE AV | GR | SF-3-NP |
| 23 | 3501 GOVALLE AV | MF-3 | SF-3-NP |
| 24 | 1002 SPRINGDALE RD & 3600 LYONS RD | LI | CS-MU-CO-NP |
| 25a | 0 GOVALLE AV (6.77AC OF OLT 41 DIV A * AND LOT 7-8 OLT 40 DIV A SIEGMUND ADDN) | SF-3, MF-3, LI | P-NP |
| 25b | 928, 930, 932 SPRINGDALE RD | MF-3 | SF-3-NP |
| 26 | 3601, 3603, 3605 GOODWIN AV, 1130 AIRPORT BLVD & 1135 GUNTER ST | CS, LI | CS-CO-NP |
| 27 | 701 TILLERY ST | LI | CS-MU-CO-NP |
| 28 | 651 PLEASANT VALLEY RD N | LI | P-NP |
| 29 | 0 HOLTON ST (.05 ACR OLT 19&20 DIVISION A) | LI | P-NP |
| 30 | 640, 642 TILLERY ST & 3108 HOLTON ST | LI | CS-MU-CO-NP |
| 31 | 638 TILLERY ST & 3103 HOLTON ST | LI | CS-MU-CO-NP |
| 32a | 618 TILLERY ST | LI | LO-CO-NP |
| 32b | 618 TILLERY ST | LI | LO-MU-CO-NP |
| 34 | 2801 5 ST E | GR | GR-MU-NP |
| 35 | 407 PLEASANT VALLEY RD N & 2803 5 ST E | SF-3 | GR-MU-NP |
| 36 | 401, 403, 405 PLEASANT VALLEY RD N | SF-3 | MF-2-NP |
| 37 | 311 PLEASANT VALLEY RD N | SF-3, MF-3 | MF-2-NP |
| 38 | 301 PLEASANT VALLEY RD N & 2802 3 ST E | SF-3 | MF-2-NP |
| 39 | 207 PLEASANT VALLEY RD N | SF-3, LO, CS | GR-MU-NP |
| 40 | 205 PLEASANT VALLEY RD N & 2804 2 ST E | SF-3, CS | GR-MU-NP |
| 41 | 107 PLEASANT VALLEY RD & 2811 2 ST E | LI | LO-MU-NP |
| 42 | 2800, 2802, 2804, 2806, 2808, & 2810 CESAR CHAVEZ ST E | LI | CS-MU-CO-NP |
| 43 | 203 BROADWAY | LI | SF-3-NP |
| 44 | 2901, 2903 & 2905 2 ST E | SF-3, GR | GR-MU-NP |
| 45a | 2900, 2902, 2916 CESAR CHAVEZ ST E | LI | CS-MU-CO-NP |
| 45b | 2916 CESAR CHAVEZ ST E | CS | GR-MU-NP |

| TRACT | ADDRESS | FROM | TO |
|-------|---|----------|----------------------|
| 153 | 5323 LEVANDER LP, 5221 & 5225 CESAR CHAVEZ ST E, 20, 21, 40 & 71 STRANDTMAN CV, 21 & 41 JULIEANNA CV | LI | LI-CO-NP |
| 154 | 611 & 617 PLEASANT VALLEY RD N | LI | CS-NP |
| 156a | 0 SHADY LN (ABS 22 SUR 29 TANNEHILL J C ACR 2.010) | LI | GR-MU-CO-NP |
| 156b | 0 SHADY LN (ABS 22 SUR 29 TANNEHILL J C ACR .570 ABANDONED RED BLUFF ROAD) | LI | GR-CO-NP |
| 157 | 705 SHADY LN | SF-3 | CS-MU-CO-NP |
| 158 | 2604 7 ST E | CS-1 | CS-CO-NP |
| 159a | 0 ALLEN ST (LOT 1 BLK B OLT 15 DIV O JOSEPH BROTHERS SUBD) | LI | CS-CO-NP |
| 159b | 316 ALLEN ST | LI | CS-CO-NP |
| 159c | 312 ALLEN ST | LI | CS-CO-NP |
| 159d | 308 ALLEN ST | LI | CS-MU-CO-NP |
| 161 | 3008 GOVALLE AV, 1123 LINDEN (LOT 7B *RESUB OF LOT 7 BLK 1 OLT 45&46 DIV A CHERICO SUBD NO 2), 1123 LINDEN (LOT 7A *RESUB OF LOT 7 BLK 1 OLT 45&46 DIV A CHERICO SUBD NO 2), 1116, 1118 & 1120 (3.50AC OF OLT 46&51 DIVISION A), 1120 (39 X 150 FT OLT 46&51 DIVISION A) TILLERY ST | SF-3 | CS-MU-CO-NP |
| 162 | 3517 7 ST E | LI | P-NP |
| 163 | 0 PLEASANT VALLEY RD N (.106 AC OLT 36 DIVISION A) | CS | P-NP |
| 164 | 1136 AIRPORT BLVD (LOT 14 *LESS 14 X 75 FT PLUS E 75 FT OF LOT 15A BLK A OLT 55&56 DIV A SPILLAR & GREENWOOD ADDN), 1136 AIRPORT BLVD (LOT 16A *RESUB OF LTS 15-16 BLK A OLT 5&56 DIV A SPILLAR & GREENWOOD ADDN), 1136 AIRPORT BLVD (LOT 16C OLT 55&56 DIV A LEE WOODROW R SUBD) & 3500 KAY ST | CS | CS-CO-NP |
| 165 | 0 AIRPORT BLVD (.67 AC OLT 56 DIVISION A) | CS, CS-1 | CS-CO-NP, CS-1-CO-NP |
| 166 | 1120 & 1122 AIRPORT BLVD, 3700 THOMPSON ST & 980 SPRINGDALE RD | CS | CS-CO-NP |
| 167 | 300 ALLEN ST | CS-1 | CS-CO-NP |
| 168 | 3503 & 3515 WEBBERVILLE RD | SF-3, CS | GR-MU-CO-NP |
| 171 | 3401 7 ST E | CS-1 | CS-CO-NP |

PART 3. Tracts 4, 5, 27, 32b, 41, 42, 44, 45a, 45b, 46, 47, 48, 49, 52a, 91, 100, 139a and 139b may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code.

PART 4. Tracts 47, 139a, and 139b may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code.

PART 5. The following applies to an existing legal lot with single-family residential use within the boundaries of the NP combining district:

- 1. The minimum lot area is 2,500 square feet.
- 2. The minimum lot width is 25 feet.
- 3. For a lot with an area of 3,500 square feet or less, the impervious coverage may not exceed 65 percent.

PART 6. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- 1. Vehicular access from Tract 52a to Red Bluff Road is prohibited. All vehicular access to the properties shall be from East Cesar Chavez Street.
- 2. Vehicular access from Tract 106b to Gonzales Street is prohibited. All vehicular access to the properties shall be from East 7th Street or Shady Lane.
- 3. The maximum height of a building or structure on Tract 32b is 35 feet from ground level.

4. The following uses of Tract 161 may not exceed 5,000 square feet of gross floor area:

| | |
|------------------------------------|----------------------|
| Administrative and business office | Professional offices |
|------------------------------------|----------------------|

5. The following uses are prohibited uses of Tracts 53, 57, 58a, 58b, 58c, 58d, 58e, 58f, 58g, 58h, 58i, 58j, 59a, 59h, 59k, 59l, 63e, 63f, 63g,, 143a, 143d, 143e, 143h, and 159:

| | |
|-----------------------|--------------------------------------|
| Basic industry | General warehousing and distribution |
| Liquor sales | Recycling center |
| Residential treatment | Resource extraction |
| Scrap and salvage | |

6. The following uses are prohibited uses of Tracts 42, 45a, 46, and 47:

| | |
|----------------------------------|--------------------|
| Adult oriented businesses | Automotive rentals |
| Automotive repair services | Automotive sales |
| Automotive washing (of any type) | Campground |

| | |
|---|---|
| Limited warehousing and distribution | Maintenance and service facilities |
| Medical offices (not exceeding 5000 sq. ft. gross floor area) | Medical offices (exceeding 5000 sq. ft. gross floor area) |
| Monument retail sales | Multifamily residential |
| Off-site accessory parking | Outdoor entertainment |
| Outdoor sports and recreation | Pawn shop services |
| Personal improvement services | Personal services |
| Pet services | Private primary educational facilities |
| Private secondary educational facilities | Public primary educational facilities |
| Public secondary educational facilities | Research services |
| Residential treatment | Restaurant (drive-in, fast food) |
| Restaurant (general) | Restaurant (limited) |
| Safety services | Service station |
| Software development | Theater |
| Transportation terminal | Vehicle storage |
| Veterinary services | |

35. The following uses are prohibited uses of Tracts 110 and 168:

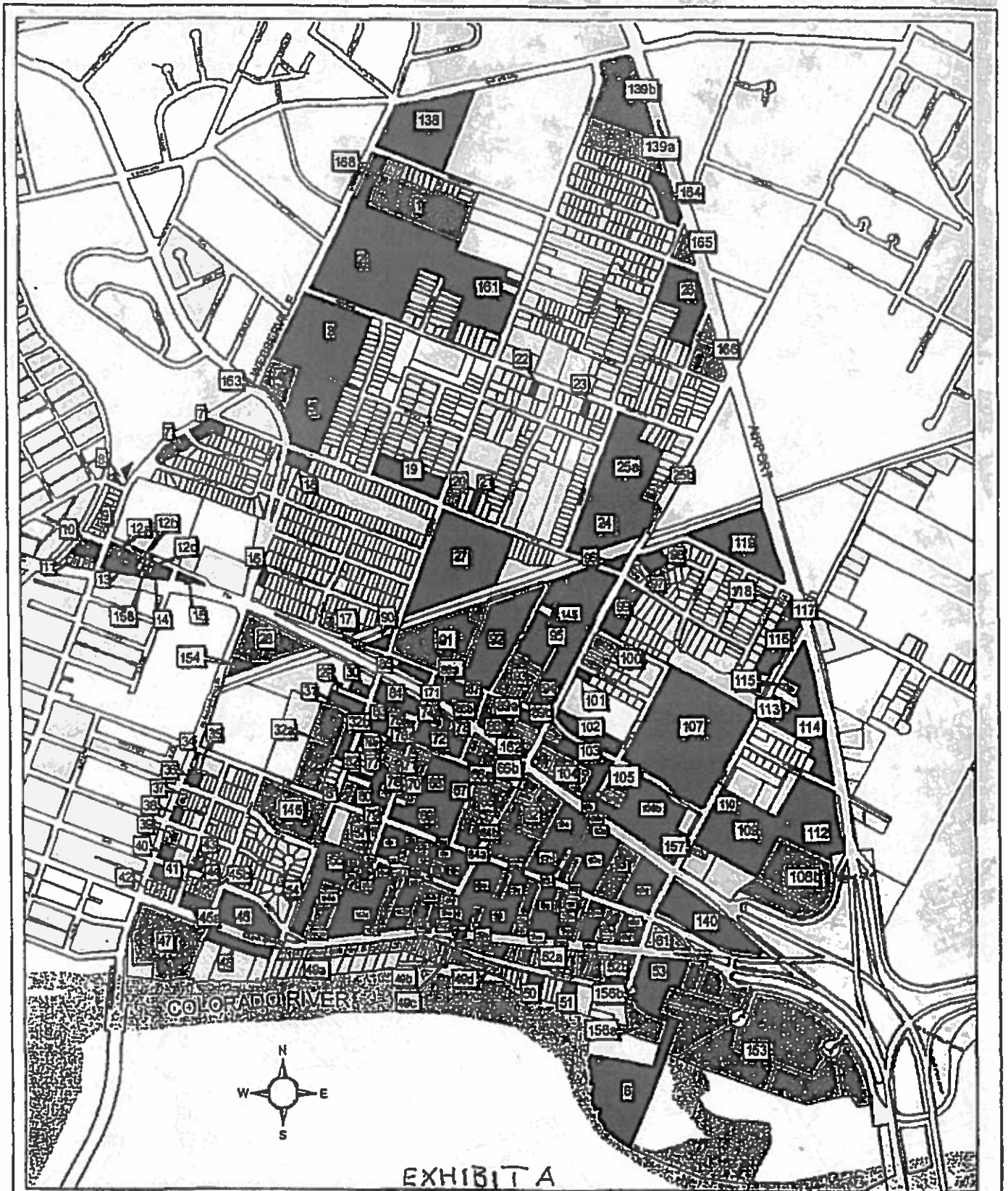
| | |
|--|-------------------------------|
| Automotive rentals | Automotive sales |
| Automotive washing (of any type) | Commercial off-street parking |
| Drop-off recycling collection facility | Exterminating services |
| Pawn shop services | Service station |

36. Automotive repair services use is a conditional use of Tracts 110 and 168.

37. The following uses are prohibited uses of Tract 32a:

| | |
|--------------------------------|------------------------------|
| Congregate living | Convalescent services |
| Day care services (commercial) | Day care services (general) |
| Day care services (limited) | Residential treatment |
| Family home | Group home class 1 (general) |
| Group home class 1 (limited) | Group home class 2 |

38. Medical offices use (exceeding 5,000 square feet of gross floor area) is a prohibited use of Tract 89b.



Govalle Neighborhood Plan Combining District
Case # C14-02-0183.001

EXHIBIT D

Govalle/Johnston Terrace Neighborhood Plan Contact Team
"Strength Through Unity"

May 10, 2017

Re: 618 Tillery

Dear Commissioners and Council members,

Please accept this letter on behalf of the Govalle/Johnston Terrace Neighborhood Plan Contact Team as an expression of our

Support for the plan amendment application at 618 Tillery, with the following condiditons.

1. Maintain the existing building as is, without expanding the height or footprint, to include:

Include following allowable uses:

- | | |
|---------------------------------------|--------------------------------|
| Business or Trade School | Business Support Services |
| Consumer Convenience Services | Consumer Repair Services |
| Financial Services | Food Preparation / Food Sales |
| General Retail Sales (Convenience) | General Retail Sales (General) |
| Off-site Accessory Parking (CP in LO) | Personal Improvement Services |
| Printing and Publishing | Restaurant (Limited) |
| Theater | |

2. Keep LO designation for existing building, but include "office" designation to include the uses stated in #1.

3. Support for proposed new building facing the 5th Street with height limit of 40'.

Generally we feel that this project, with these conditions, is a benefit to the community.

Please feel free to contact me with any comment or question you may have regarding this case.

Thank you



Daniel Llanes, Coordinator
Govalle/Johnston Terrace Neighborhood Plan Contact Team