

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING ORDINANCE NO. 20081211-082 AND
2 ORDINANCE NO. 20130425-106, FOR THE PLAZA SALTILLO TRANSIT
3 ORIENTED DEVELOPMENT DISTRICT STATION TO REZONE AND CHANGE
4 THE ZONING MAP FROM TRANSIT ORIENTED DEVELOPMENT-
5 NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT TO TRANSIT
6 ORIENTED DEVELOPMENT-CENTRAL URBAN REDEVELOPMENT-
7 NEIGHBORHOOD PLAN (TOD-CURE-NP) COMBINING DISTRICT.

8
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10
11 **PART 1.** The Plaza Saltillo transit oriented development district station area plan and the
12 regulating plan ("the TOD") were adopted under Ordinance No. 20081211-082 and
13 amended by Ordinance No. 20130425-106 and are comprised of approximately 132 acres
14 of land described in Zoning Case No. C14-2008-0029, in the City of Austin, Travis
15 County, Texas.

16
17 **PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to
18 change the base district from transit oriented development-neighborhood plan (TOD-NP)
19 combining district to transit oriented development-central urban redevelopment-
20 neighborhood plan (TOD-CURE-NP) combining district on the property described in
21 Zoning Case No. C14-2011-0091, on file at the Planning and Development Review
22 Department, as follows:

23
24 A 4.26 acre tract of land, more or less, out of Outlot 5, Division A, the tract of land
25 being more particularly described by metes and bounds in Exhibit "A"
26 incorporated into this ordinance (the "Property"),

27
28 locally known as 1601 and 1645 East 6th Street, in the City of Austin, Travis County,
29 Texas, and generally identified in the map attached as Exhibit "B".

30
31 **PART 3.** The site development regulations for the Property within the boundaries of the
32 CURE combining district established by this ordinance are modified as follows:

- 33
34 A. Section 4.5.2.A Minimum Parking Requirements and Section 4.5.2.B
35 Maximum Parking Requirements of the Plaza Saltillo Transit Oriented
36 District (TOD) Regulating Plan are waived for individual site plans on
37 the Property.

- 1 B. The Property must comply with all other parking requirements of the
2 Plaza Saltillo Transit Oriented District (TOD) Regulating Plan.
3
4 C. All site plans on the Property must be joined by a Unified Development
5 Agreement for parking requirements.
6
7 D. A maximum of 850 parking spaces may be provided on the Property.
8
9

10 **PART 4.** The Property is subject to Ordinance No. 001214-20 that established the East
11 Cesar Chavez neighborhood plan combining district.
12

13 **PART 5.** Except as otherwise provided for in this ordinance, the terms and conditions of
14 Ordinance No. 20081211-082, as amended by Ordinance No.20130425-106, remain in
15 effect on the Property.
16

17 **PART 6.** This ordinance takes effect on _____, 2013.
18
19

20 **PASSED AND APPROVED**

21 §

22 §

23 §

24 _____, 2013 § _____

25 Lee Leffingwell
26 Mayor
27

28
29 **APPROVED:** _____ **ATTEST:** _____
30 Karen M. Kennard Jannette S. Goodall
31 City Attorney City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**4.266 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 4.266 ACRES (APPROXIMATELY 185,811 SQ. FT.) IN OUTLOT 5, DIVISION A OF THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN, CONSISTING OF:

TRACT 1: BEING ALL OF (PARCEL NO. 1) EAST 1/2 OF THE SOUTHEAST 1/4 OF OUTLOT 5, DIVISION A, OF THE CITY OF AUSTIN, CONVEYED TO JAYLEE, LTD. IN A WARRANTY DEED DATED JANUARY 28, 1999 AND RECORDED IN VOLUME 13362, PAGE 714 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

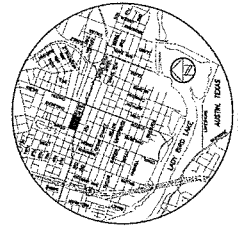
TRACT 2: BEING ALL OF (PARCEL NO. 2) WEST 1/2 OF THE SOUTHEAST 1/4 OF OUTLOT 5, DIVISION A, OF THE CITY OF AUSTIN, CONVEYED TO JAYLEE, LTD. IN A WARRANTY DEED DATED JANUARY 28, 1999 AND RECORDED IN VOLUME 13362, PAGE 714 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 3: BEING ALL OF A 2.13 ACRE TRACT CONVEYED TO JAYLEE, LTD. IN A WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 21, 2001 AND RECORDED IN DOCUMENT NO. 2001216962 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

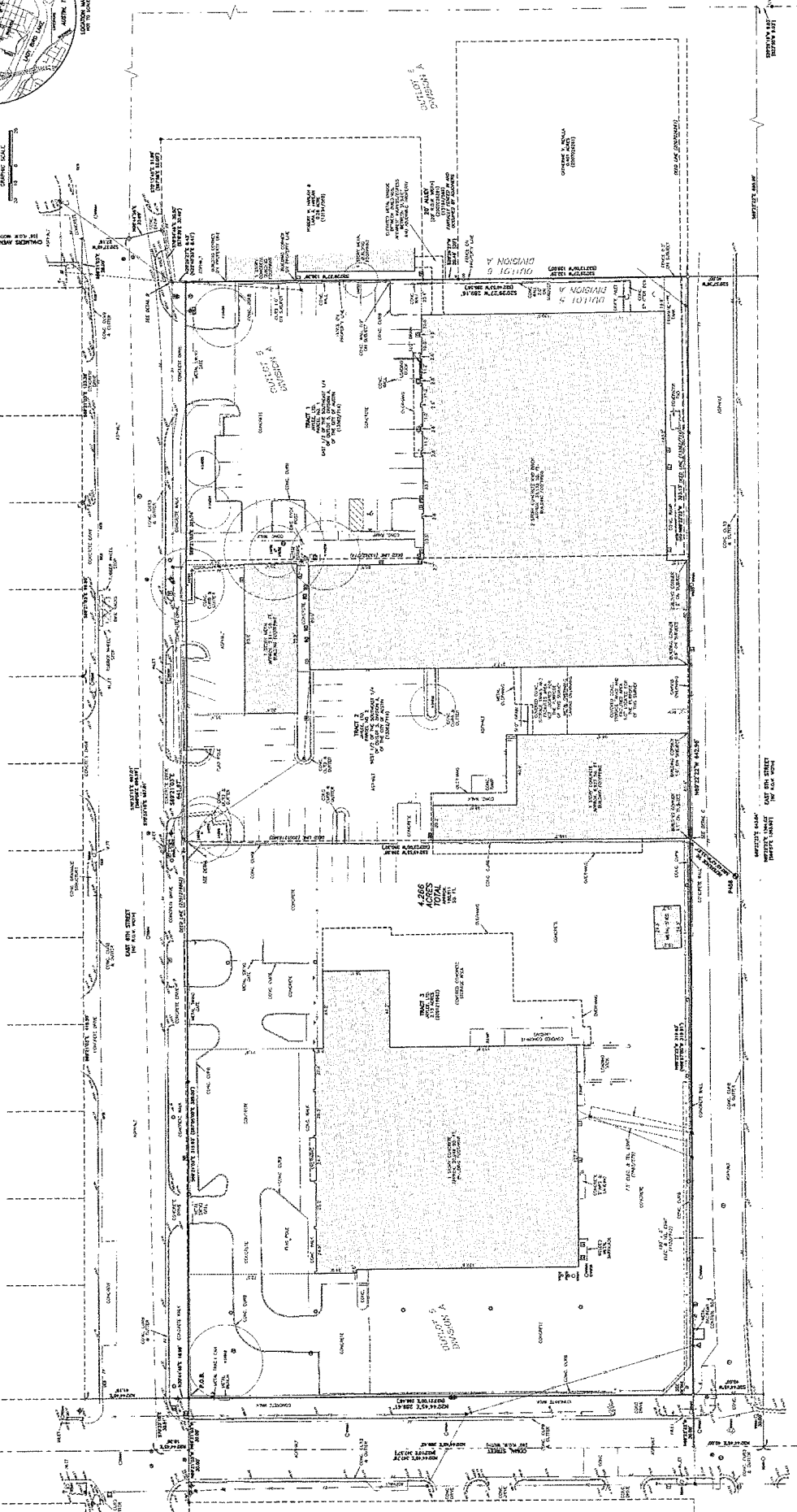
SAID 4.266 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Mag nail found at the intersection of the south right-of-way line of East 6th Street (60' right-of-way width) as shown on City of Austin District 15 map and the east right-of-way line of Comal Street (60' right-of-way width) as shown on City of Austin District 15 map, being also the northwest corner of the said 2.13 acre tract, from which a City of Austin centerline monument found at the intersection of East 6th Street and Chalmers Avenue, bears North 20°44'45" East, a distance of 18.99 feet to a calculated point on the East 6th Street baseline as shown on City of Austin District 15 map, then South 70°33'15" East, a distance of 667.01 feet;

THENCE South 69°21'03" East with the south right-of-way line of East 6th Street and the north line of the said 2.13 acre tract, a distance of 319.93 feet to a calculated point for the northeast corner of the said 2.13 acre tract, being the



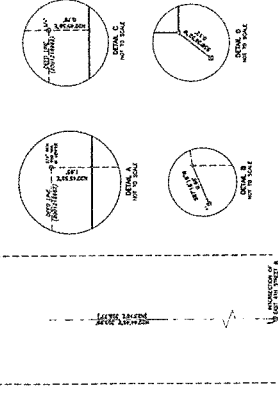
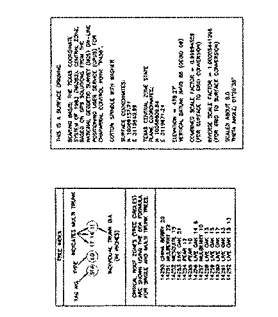
A LAND TITLE AND TREE SURVEY OF 4,266 ACRES (APPROXIMATELY 195,911 SQ. FT.) IN OUTLOT 5, DIVISION A OF THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN, CONSISTING OF:
TRACT 1: BEING ALL OF (PARCEL NO. 1) EAST 1/2 OF THE SOUTHEAST 1/4 OF OUTLOT 5, DIVISION A, OF THE CITY OF AUSTIN, CONVEYED TO JAYLEE, LTD. IN A WARRANTY DEED DATED JANUARY 28, 1999 AND RECORDED IN VOLUME 13362, PAGE 714 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
TRACT 2: BEING ALL OF (PARCEL NO. 2) WEST 1/2 OF THE SOUTHEAST 1/4 OF OUTLOT 5, DIVISION A, OF THE CITY OF AUSTIN, CONVEYED TO JAYLEE, LTD. IN A WARRANTY DEED DATED JANUARY 28, 1999 AND RECORDED IN VOLUME 13362, PAGE 714 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
TRACT 3: BEING ALL OF A 2.13 ACRE TRACT CONVEYED TO JAYLEE, LTD. IN A WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 21, 2001 AND RECORDED IN DOCUMENT NO. 2001216962 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

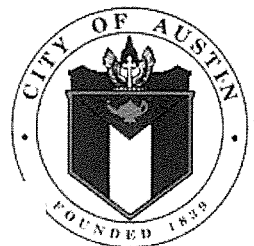


FLOOR-PLAN NOTE
The floor plan of the building shown on this map is a reproduction of the original floor plan as submitted to the City of Austin for record. The floor plan is not a part of this survey and is not to be used for any purpose other than to show the location of the building on the land surveyed. The floor plan is not to be used for any purpose other than to show the location of the building on the land surveyed.

TITLE COMMENTARY NOTE
The title commentary note is a reproduction of the original title commentary note as submitted to the City of Austin for record. The title commentary note is not a part of this survey and is not to be used for any purpose other than to show the location of the building on the land surveyed. The title commentary note is not to be used for any purpose other than to show the location of the building on the land surveyed.

- LEGEND**
- 1. 1/4 TRACT 1 (SEE PAGE 14)
 - 2. 1/4 TRACT 2 (SEE PAGE 14)
 - 3. 1/4 TRACT 3 (SEE PAGE 14)
 - 4. 1/4 TRACT 4 (SEE PAGE 14)
 - 5. 1/4 TRACT 5 (SEE PAGE 14)
 - 6. 1/4 TRACT 6 (SEE PAGE 14)
 - 7. 1/4 TRACT 7 (SEE PAGE 14)
 - 8. 1/4 TRACT 8 (SEE PAGE 14)
 - 9. 1/4 TRACT 9 (SEE PAGE 14)
 - 10. 1/4 TRACT 10 (SEE PAGE 14)
 - 11. 1/4 TRACT 11 (SEE PAGE 14)
 - 12. 1/4 TRACT 12 (SEE PAGE 14)
 - 13. 1/4 TRACT 13 (SEE PAGE 14)
 - 14. 1/4 TRACT 14 (SEE PAGE 14)
 - 15. 1/4 TRACT 15 (SEE PAGE 14)
 - 16. 1/4 TRACT 16 (SEE PAGE 14)
 - 17. 1/4 TRACT 17 (SEE PAGE 14)
 - 18. 1/4 TRACT 18 (SEE PAGE 14)
 - 19. 1/4 TRACT 19 (SEE PAGE 14)
 - 20. 1/4 TRACT 20 (SEE PAGE 14)
 - 21. 1/4 TRACT 21 (SEE PAGE 14)
 - 22. 1/4 TRACT 22 (SEE PAGE 14)
 - 23. 1/4 TRACT 23 (SEE PAGE 14)
 - 24. 1/4 TRACT 24 (SEE PAGE 14)
 - 25. 1/4 TRACT 25 (SEE PAGE 14)
 - 26. 1/4 TRACT 26 (SEE PAGE 14)
 - 27. 1/4 TRACT 27 (SEE PAGE 14)
 - 28. 1/4 TRACT 28 (SEE PAGE 14)
 - 29. 1/4 TRACT 29 (SEE PAGE 14)
 - 30. 1/4 TRACT 30 (SEE PAGE 14)
 - 31. 1/4 TRACT 31 (SEE PAGE 14)
 - 32. 1/4 TRACT 32 (SEE PAGE 14)
 - 33. 1/4 TRACT 33 (SEE PAGE 14)
 - 34. 1/4 TRACT 34 (SEE PAGE 14)
 - 35. 1/4 TRACT 35 (SEE PAGE 14)
 - 36. 1/4 TRACT 36 (SEE PAGE 14)
 - 37. 1/4 TRACT 37 (SEE PAGE 14)
 - 38. 1/4 TRACT 38 (SEE PAGE 14)
 - 39. 1/4 TRACT 39 (SEE PAGE 14)
 - 40. 1/4 TRACT 40 (SEE PAGE 14)
 - 41. 1/4 TRACT 41 (SEE PAGE 14)
 - 42. 1/4 TRACT 42 (SEE PAGE 14)
 - 43. 1/4 TRACT 43 (SEE PAGE 14)
 - 44. 1/4 TRACT 44 (SEE PAGE 14)
 - 45. 1/4 TRACT 45 (SEE PAGE 14)
 - 46. 1/4 TRACT 46 (SEE PAGE 14)
 - 47. 1/4 TRACT 47 (SEE PAGE 14)
 - 48. 1/4 TRACT 48 (SEE PAGE 14)
 - 49. 1/4 TRACT 49 (SEE PAGE 14)
 - 50. 1/4 TRACT 50 (SEE PAGE 14)
 - 51. 1/4 TRACT 51 (SEE PAGE 14)
 - 52. 1/4 TRACT 52 (SEE PAGE 14)
 - 53. 1/4 TRACT 53 (SEE PAGE 14)
 - 54. 1/4 TRACT 54 (SEE PAGE 14)
 - 55. 1/4 TRACT 55 (SEE PAGE 14)
 - 56. 1/4 TRACT 56 (SEE PAGE 14)
 - 57. 1/4 TRACT 57 (SEE PAGE 14)
 - 58. 1/4 TRACT 58 (SEE PAGE 14)
 - 59. 1/4 TRACT 59 (SEE PAGE 14)
 - 60. 1/4 TRACT 60 (SEE PAGE 14)
 - 61. 1/4 TRACT 61 (SEE PAGE 14)
 - 62. 1/4 TRACT 62 (SEE PAGE 14)
 - 63. 1/4 TRACT 63 (SEE PAGE 14)
 - 64. 1/4 TRACT 64 (SEE PAGE 14)
 - 65. 1/4 TRACT 65 (SEE PAGE 14)
 - 66. 1/4 TRACT 66 (SEE PAGE 14)
 - 67. 1/4 TRACT 67 (SEE PAGE 14)
 - 68. 1/4 TRACT 68 (SEE PAGE 14)
 - 69. 1/4 TRACT 69 (SEE PAGE 14)
 - 70. 1/4 TRACT 70 (SEE PAGE 14)
 - 71. 1/4 TRACT 71 (SEE PAGE 14)
 - 72. 1/4 TRACT 72 (SEE PAGE 14)
 - 73. 1/4 TRACT 73 (SEE PAGE 14)
 - 74. 1/4 TRACT 74 (SEE PAGE 14)
 - 75. 1/4 TRACT 75 (SEE PAGE 14)
 - 76. 1/4 TRACT 76 (SEE PAGE 14)
 - 77. 1/4 TRACT 77 (SEE PAGE 14)
 - 78. 1/4 TRACT 78 (SEE PAGE 14)
 - 79. 1/4 TRACT 79 (SEE PAGE 14)
 - 80. 1/4 TRACT 80 (SEE PAGE 14)
 - 81. 1/4 TRACT 81 (SEE PAGE 14)
 - 82. 1/4 TRACT 82 (SEE PAGE 14)
 - 83. 1/4 TRACT 83 (SEE PAGE 14)
 - 84. 1/4 TRACT 84 (SEE PAGE 14)
 - 85. 1/4 TRACT 85 (SEE PAGE 14)
 - 86. 1/4 TRACT 86 (SEE PAGE 14)
 - 87. 1/4 TRACT 87 (SEE PAGE 14)
 - 88. 1/4 TRACT 88 (SEE PAGE 14)
 - 89. 1/4 TRACT 89 (SEE PAGE 14)
 - 90. 1/4 TRACT 90 (SEE PAGE 14)
 - 91. 1/4 TRACT 91 (SEE PAGE 14)
 - 92. 1/4 TRACT 92 (SEE PAGE 14)
 - 93. 1/4 TRACT 93 (SEE PAGE 14)
 - 94. 1/4 TRACT 94 (SEE PAGE 14)
 - 95. 1/4 TRACT 95 (SEE PAGE 14)
 - 96. 1/4 TRACT 96 (SEE PAGE 14)
 - 97. 1/4 TRACT 97 (SEE PAGE 14)
 - 98. 1/4 TRACT 98 (SEE PAGE 14)
 - 99. 1/4 TRACT 99 (SEE PAGE 14)
 - 100. 1/4 TRACT 100 (SEE PAGE 14)




$$1'' = 400'$$