ORDINANCE NO. _____

AN ORDINANCE AMENDING THE PLAZA SALTILLO TOD STATION AREA AND REGULATING PLAN, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1400 EAST 4TH STREET IN THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN AREA FROM TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT TO TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT TO ALLOW THE BASE MAXIMUM BUILDING HEIGHT OF 85 FEET.

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

PART 1. The Plaza Saltillo TOD Station Area Plan and Regulating Plan is comprised of approximately 132 acres of land, located in portions of the East Cesar Chavez, and Central East Austin, and Holly neighborhood planning areas, locally known as the area generally bounded by East 7th Street and the East 7th Street alley on the north; the east side of Chicon Street on the east; East 3rd Street, the alley between East 3rd Street and 4th Street, and East 4th Street on the south; and the northbound frontage road of IH-35 on the west, in the City of Austin, Travis County, Texas.

PART 2. The Plaza Saltillo TOD Station Area Plan, which includes the "Regulating Plan for the Plaza Saltillo TOD Station Area Plan," was approved on December 11, 2008, under Ordinance No. 20081211-082; and amended under Ordinance Nos. 20130926-100, 20170302-062, 20170302-063, 20170302-064, 20180614-088, and 20180628-103, 20180628-104, 20210826-076 and 20211104-047.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from transit oriented development-neighborhood plan (TOD-NP) combining district to transit oriented development-neighborhood plan (TOD-NP) combining district on the property described in Zoning Case No. C14-2021-0138, on file at the Housing and Planning Department, as follows:

> Lots 1-6, Block 1, R.H. PECK'S SUBDIVISION, a subdivision of Outlot No. 4, Division "O", Travis County, Texas, according to the map or plat thereof, recorded in Volume S, Page 551, Plat Records of Travis County, Texas (the "Property"),

locally known as 1400 East 4th Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 4. Figure 4-1 of the Plaza Saltillo TOD Station Area Plan is hereby amended to change the base maximum building height allowed for the Property from 40 feet to 85 feet as shown in **Exhibit "B".**

PART 5. Except as specifically restricted under this ordinance, the Property shall be developed and used in accordance with the Plaza Saltillo Transit Oriented District as established by Ordinance No. 20081211-082 and other applicable requirements of the City Code.

PART 6. The Property is subject to Ordinance No. 001214-20 that established zoning for the East Cesar Chavez Neighborhood Plan.

PART 7. This ordinance takes effect on _____, 2022.

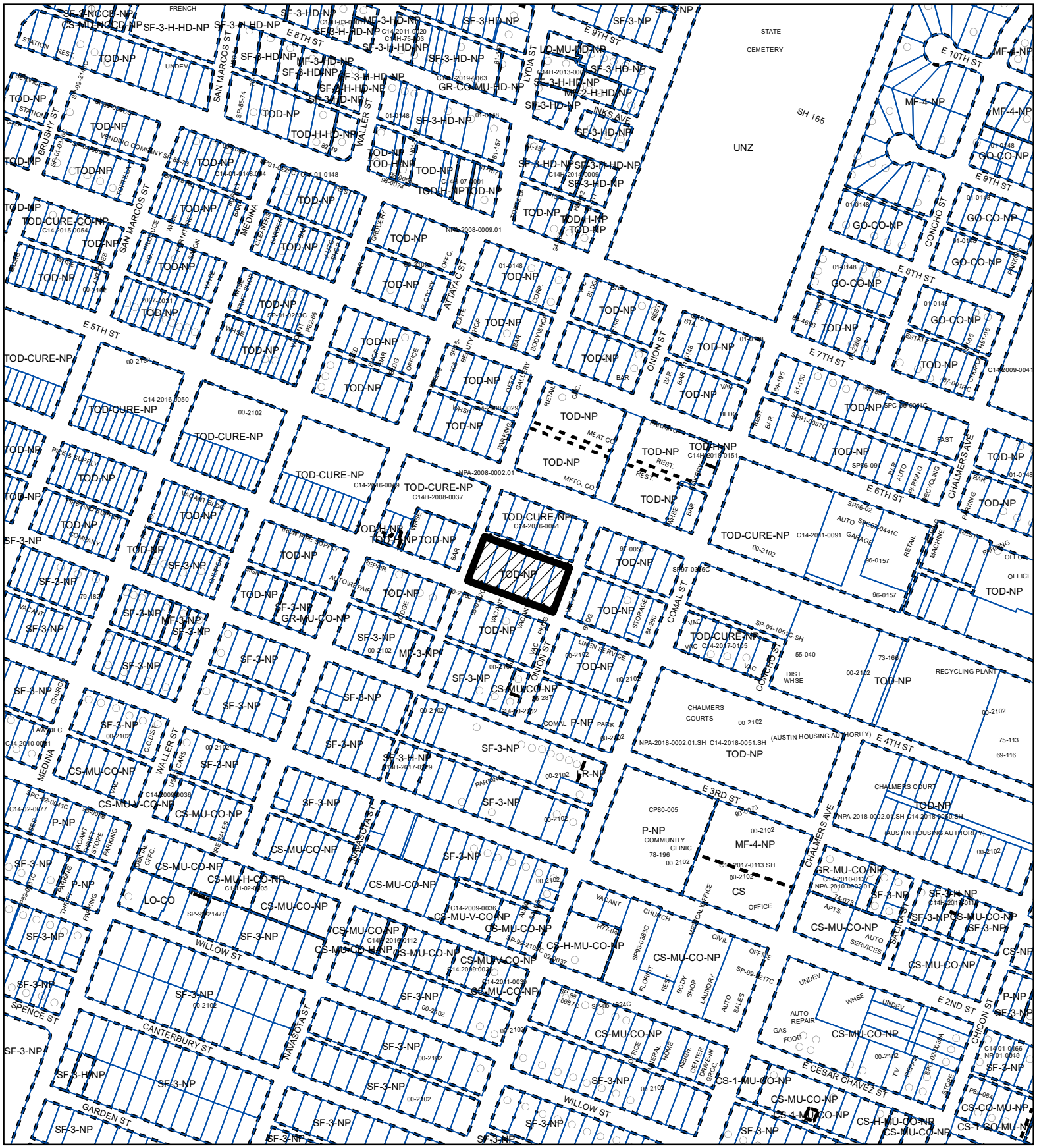
PASSED AND APPROVED

§
§
_____, 2022 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

DRAFT



ZONING

ZONING CASE#: C14-2021-0138

Exhibit A

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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

CITY OF AUSTIN FOUNDED 1839

Created: 8/26/2021

PLAZA SALTILLO TOD

MAXIMUM BUILDING HEIGHTS



LEGEND

- 35 FEET
- 40 FEET
- 60 FEET
- 85 FEET
- 90 FEET
- PLAZA SALTILLO
- TOD DISTRICT BOUNDARY
- METRORAIL STATION

0 200 400 800 FEET

N N

CITY OF AUSTIN FOUNDED 1839

TRANSIT ORIENTED DEVELOPMENT STATION AREA PLANNING

Exhibit B