

**ORDINANCE NO. 20220324-086**

**AN ORDINANCE AMENDING THE PLAZA SALTILLO TOD STATION AREA AND REGULATING PLAN, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1612 EAST 7<sup>TH</sup> STREET IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT (CORRIDOR MIXED-USE SUBDISTRICT) TO TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT (TOD MIXED-USE SUBDISTRICT).**

**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 7<sup>th</sup> Street and the East 7<sup>th</sup> Street alley on the north; the east side of Chicon Street on the east; East 3<sup>rd</sup> Street, the alley between East 3<sup>rd</sup> Street and 4<sup>th</sup> Street, and East 4<sup>th</sup> 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 (corridor mixed use subdistrict) to transit oriented development-neighborhood plan (TOD-NP) combining district (TOD mixed use subdistrict) on the property described in Zoning Case No. C14-2021-0132, on file at the Housing and Planning Department, as follows:

Lot 6, Block 1, AUSTIN MCGARY ADDITION OF SUBDIVISION OUTLET NO. 6, DIVISION “B”, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume Z, Page 617, Plat Records of Travis County, Texas (the “Property”),

locally known as 1612 East 7th Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.

**PART 4.** Figure 2-1 of the Plaza Saltillo TOD Station Area Plan is hereby amended to change the subdistrict for the Property from Corridor Mixed-Use to TOD Mixed-Use 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.

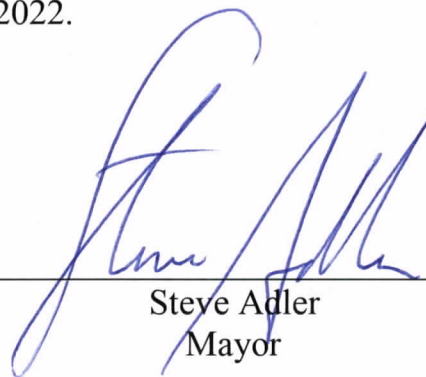
**PART 6.** The Property is subject to Ordinance No. 011213-42 that established zoning for the Central East Austin Neighborhood Plan.

**PART 7.** This ordinance takes effect on April 4, 2022.


**PASSED AND APPROVED**

\_\_\_\_\_, March 24, 2022

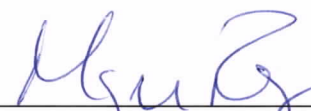
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Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Myrna Rios  
City Clerk

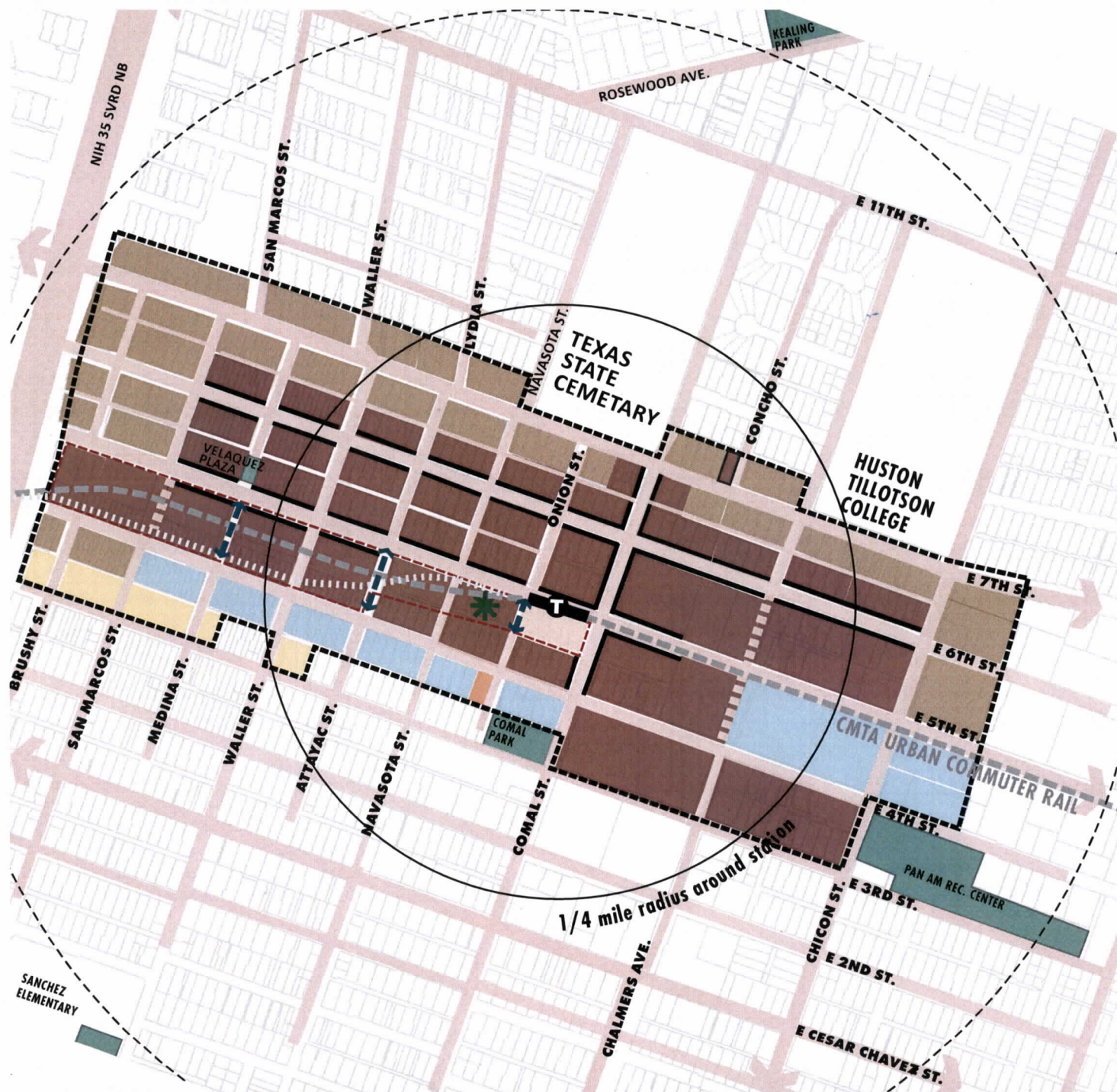


**Created: 8/4/2021**



# PLAZA SALTILLO TOD

# LAND USE AND DESIGN CONCEPT PLAN



## LEGEND

- LOW DENSITY RESIDENTIAL
- TOD MIXED USE (showing active edges)
- CORRIDOR MIXED USE
- TOD Urban Mixed Use
- LIVE/WORK FLEX
- EXISTING CITY PARKLAND

- SALTILLO DISTRICT REDEVELOPMENT AREA (Capitalmetro)
- PLAZA SALTILLO
- EXISTING STREETS
- POTENTIAL STREETS
- TOD DISTRICT BOUNDARY
- T METRORAIL STATION
- POTENTIAL FUTURE RE-ALIGNMENT OF RAIL LINE

- POTENTIAL OPEN SPACE
- POTENTIAL PASEOS

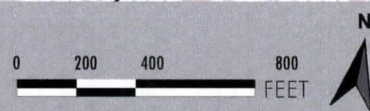


Exhibit B

