

ORDINANCE NO. 20250522-078

AN ORDINANCE AMENDING ORDINANCE NO. 20081211-082 FOR THE PLAZA SALTILLO TOD STATION AREA AND REGULATING PLAN, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1301, 1303, AND 1305 EAST 4TH STREET IN THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN AREA FROM TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT (LIVE/WORK FLEX 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, 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. 20090806-048, 20130926-100, 20170302-062, 20170302-063, 20170302-064, 20180614-088, 20180628-103, 20180628-104, 20190425-059, 20210826-076, 20211104-047, 20220324-086, 20220407-066, 20230608-069, 20240502-085, and 20241121-099.

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 (Live/Work Flex subdistrict) to transit oriented development-neighborhood plan (TOD-NP) combining district (TOD Mixed-Use subdistrict) on the property described in Zoning Case No. C14-2025-0019, on file at the Planning Department, as follows:

LOTS 10, 11, AND 12, BLOCK 8, R.H. PECK SUBDIVISION OF OUTLOTS 3 AND 19, DIVISION "O", a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume T, Page 273, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1301, 1303, and 1305 East 4th Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 4. The Plaza Saltillo TOD Station Area Plan is amended to change the land use and design concept plan from Live/Work Flex to TOD Mixed-Use as shown in **Exhibit "B"**.

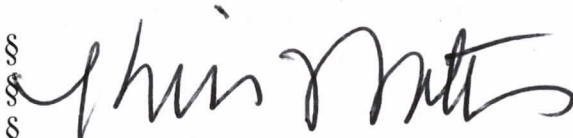
PART 5. Except as specifically modified by this ordinance, the Property shall be developed and used in accordance with the Plaza Saltillo Transit Oriented Development District as established and other applicable requirements of the City Code.

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 June 2, 2025.

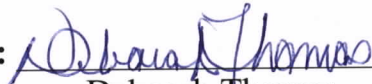
PASSED AND APPROVED

_____, May 22, 2025

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§ 

Kirk Watson
Mayor

APPROVED:


Deborah Thomas
City Attorney

ATTEST:



Erika Brady
City Clerk

EXHIBIT "B"

LAND USE AND DESIGN CONCEPT PLAN



Change from Live/Work
Flex to TOD Mixed Use

NPA-2025-0002.01 and
C14-2025-0019

Legend

- | | |
|-------------------------|----------------------------------|
| Low Density Residential | Active Edges |
| TOD Mixed Use | Parcel Boundary |
| Corridor Mixed Use | MetroRail |
| TOD Urban Mixed Use | Plaza Saltillo Station |
| Live/Work/Flex | Plaza Saltillo Planning Boundary |
| Existing City Parkland | |

0 300 600 900
Feet

