

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING ORDINANCE NO. 20081211-083 TO AMEND THE PLAZA SALTILLO TOD STATION AREA PLAN, AN ELEMENT OF THE IMAGINE AUSTIN COMPREHENSIVE PLAN, TO CHANGE THE BOUNDARY OF THE PLAZA SALTILLO STATION AREA PLAN, DESIGNATE A LAND USE DESIGNATION ON THE LAND USE AND DESIGN CONCEPT PLAN, AND DESIGNATE A BASE MAXIMUM BUILDING HEIGHT OF 90 FEET, AND AMENDING ORDINANCE NO. 011213-43, WHICH ADOPTED THE HOLLY NEIGHBORHOOD PLAN AS AN ELEMENT OF THE IMAGINE AUSTIN COMPREHENSIVE PLAN, TO CHANGE THE FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 1910 1/2, 1914, AND 2000 EAST 6TH STREET, 1901, 1917, 1917 1/2, 1923, AND 2007 EAST 7TH STREET, AND 613 CHICON STREET .

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

**PART 1.** Exhibit A to Ordinance No. 20081211-083 (*Plaza Saltillo TOD Station Area Plan*) is amended to include the entire property located at 1910 1/2, 1914, and 2000 East 6th Street, 1901, 1917, 1917 1/2, 1923, and 2007 East 7th Street, and 613 Chicon Street, described in File NPA-2022-0010.02 at the Planning Department (the "Property"), within the Plaza Saltillo TOD boundaries as shown on **Exhibit "A"** incorporated in this ordinance. Revised maps accomplishing the purpose established in Exhibit "A" shall be substituted where appropriate in the Plaza Saltillo Station Area Plan.

**PART 2.** Exhibit A to Ordinance No. 20081211-083 (*Plaza Saltillo TOD Station Area Plan*) is amended to designate the Property as Corridor Mixed Use on the Land Use Design Concept Plan as shown on **Exhibit "B"** incorporated in this ordinance, and designate the maximum building height for the Property as 90 feet on the Base Maximum Building Heights map as shown on **Exhibit "C"** incorporated in this ordinance. Revised maps accomplishing the purpose established in Exhibit "B" and Exhibit "C" shall be substituted where appropriate in the Plaza Saltillo TOD Regulating Plan.

**PART 3.** Ordinance No. 011213-43 is amended to change the land use designation for the Property from Mixed Use to Specific Regulating on the future land use map attached as **Exhibit "D"** incorporated in this ordinance and described in File NPA-2022-0010.02 at the Planning Department.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2025.

**PASSED AND APPROVED**

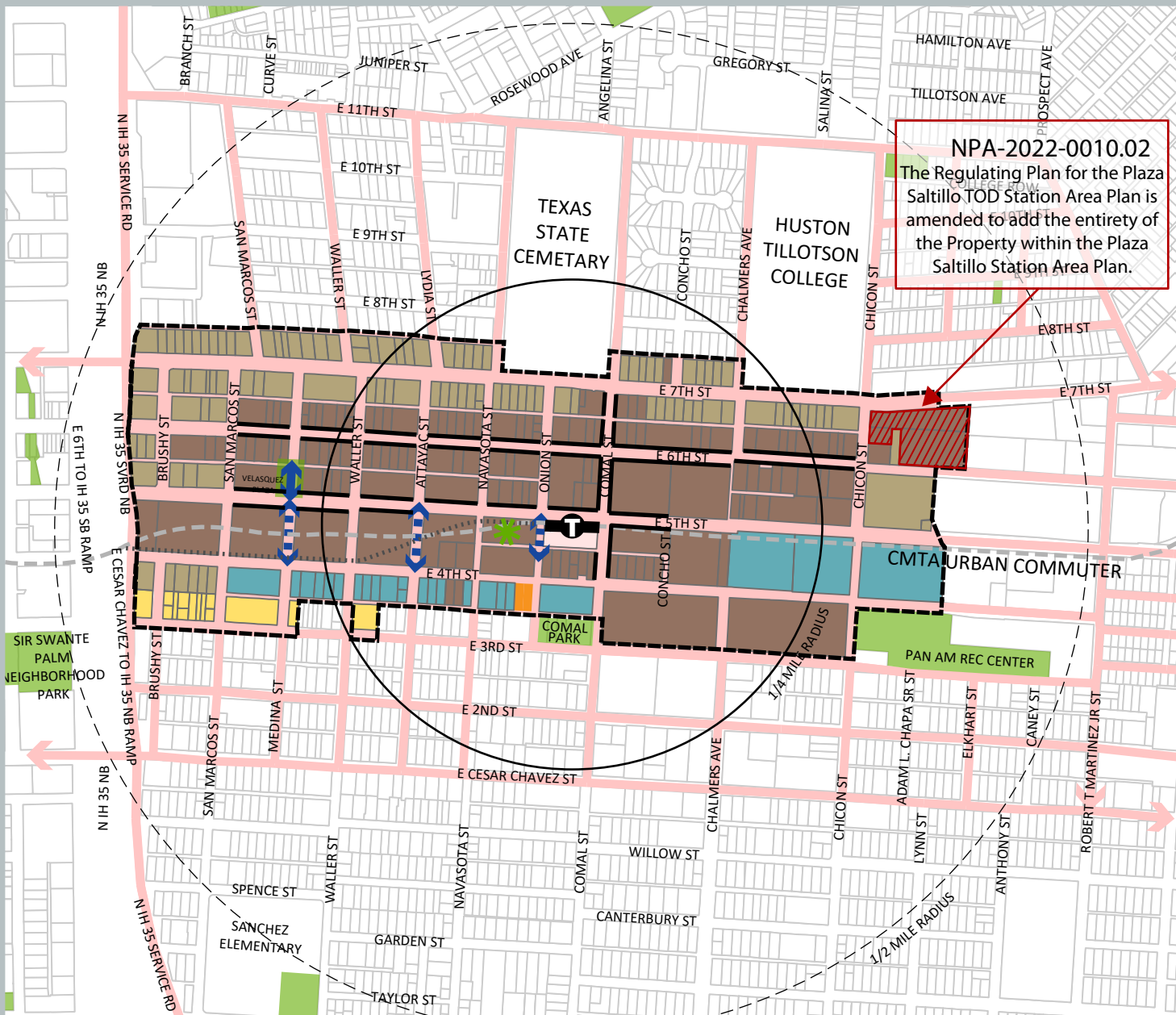
§  
§  
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\_\_\_\_\_  
Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_  
Deborah Thomas  
City Attorney

**ATTEST:** \_\_\_\_\_  
Erika Brady  
City Clerk

## Exhibit "A"



## Legend

-  Low Density Residential
  Active Edges
  Parcel Boundary
 
-  TOD Mixed Use
  MetroRail
  Plaza Saltillo Station
  Potential Open Space
-  Corridor Mixed Use
  Plaza Saltillo Planning Boundary
  Potential Pedestrian Connections
-  TOD Urban Mixed Use
  Existing City Parkland
  Existing Bike/Pedestrian Connections
-  Live/Work/Flex

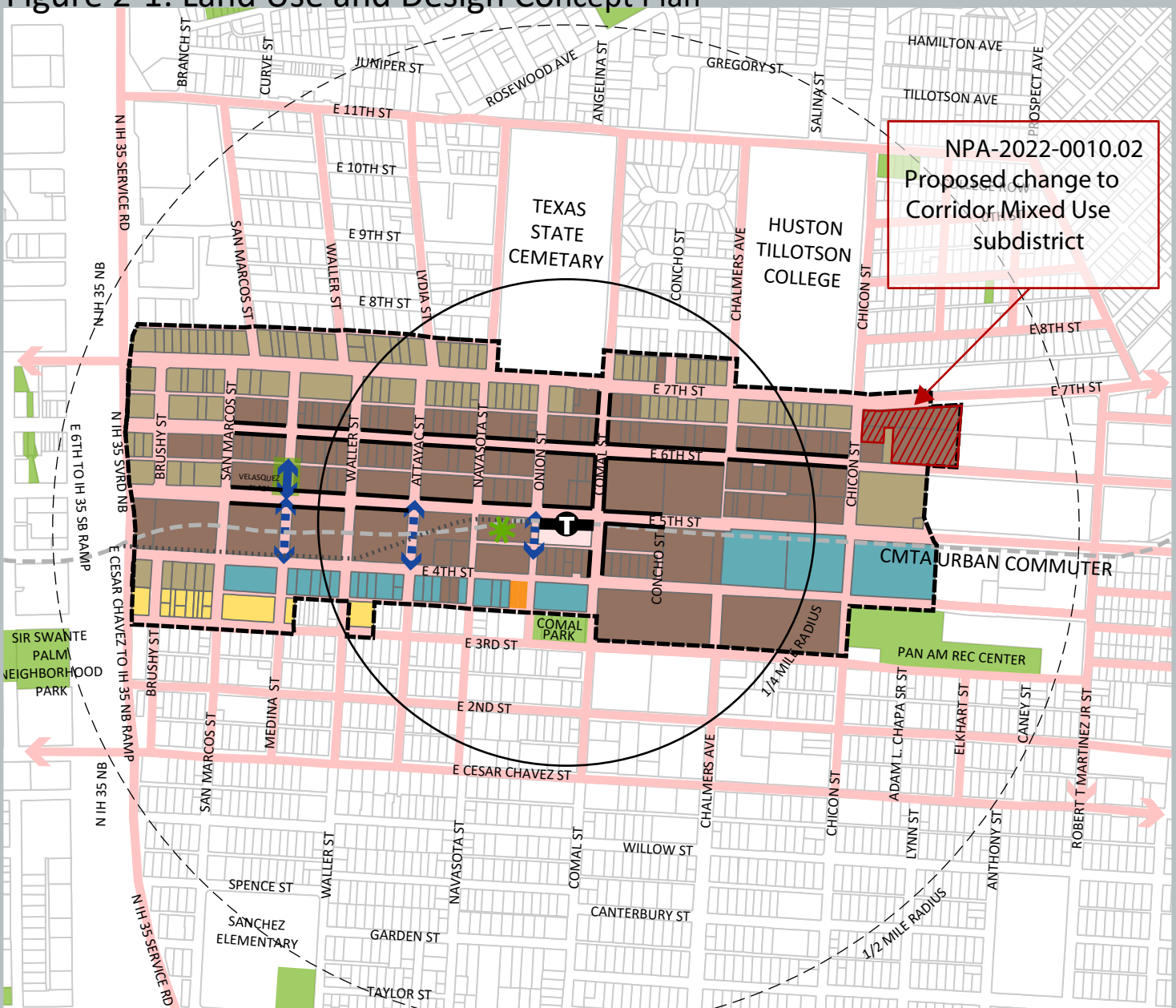
0 410 820 1,230  
Feet



TRANSIT ORIENTED DEVELOPMENT STATION AREA PLANNING

## Exhibit "B"

Figure 2-1: Land Use and Design Concept Plan



### Legend

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

0 410 820 1,230  
Feet



TRANSIT ORIENTED DEVELOPMENT STATION AREA PLANNING



## Exhibit "C"

Figure 4-1: Base Maximum Building Height



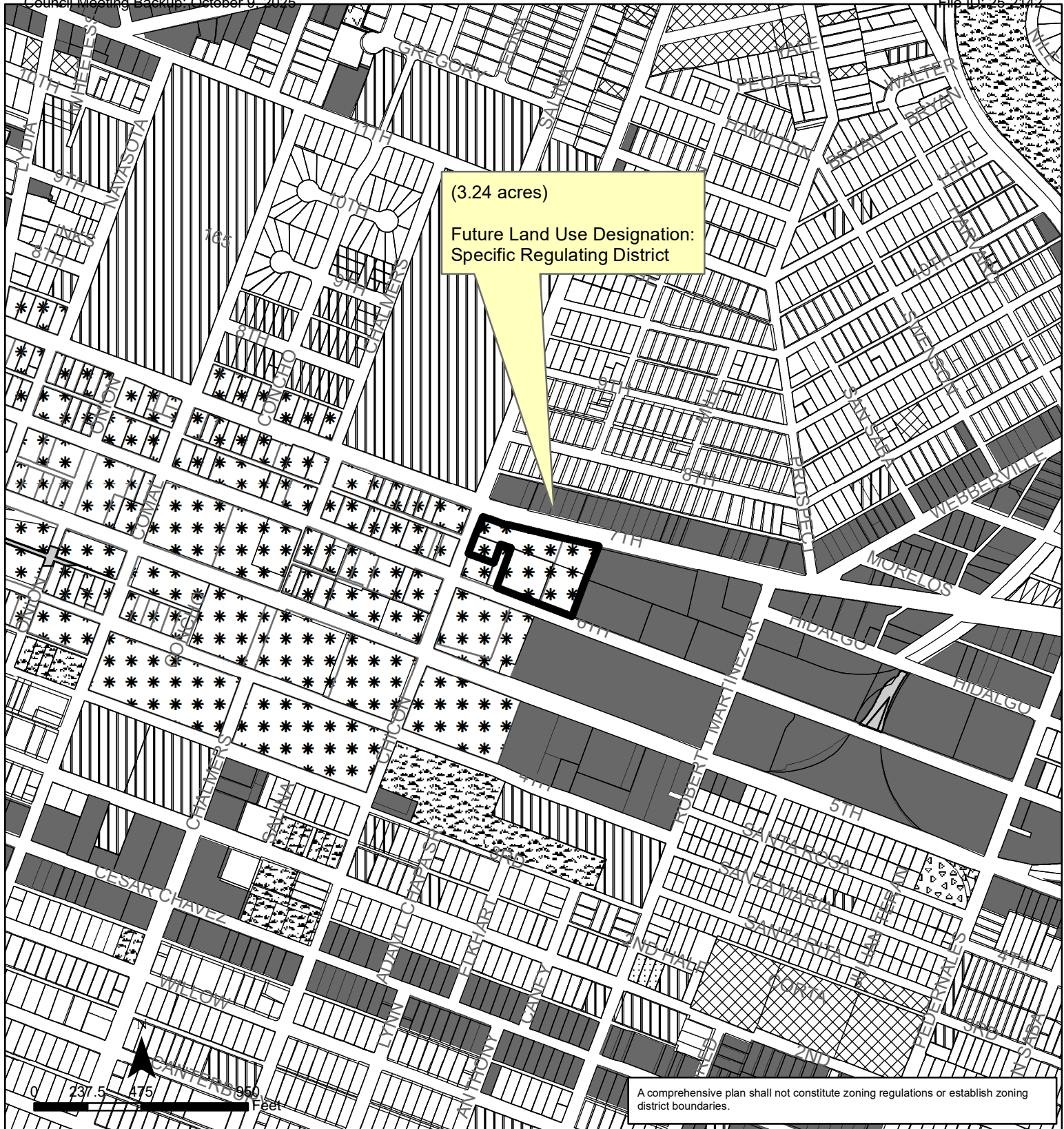
### Legend

- 35 FEET
- 40 FEET
- 60 FEET
- 85 FEET
- 90 FEET

- MetroRail
- Plaza Saltillo Station
- Plaza Saltillo Planning Boundary
- Plaza Saltillo

0 410 820 1,230 Feet





## Exhibit D

### Holly Neighborhood Planning Area

#### NPA-2022-0010.02

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



City of Austin  
Planning Department  
Created on 9/4/2025, by: MeeksS

### Future Land Use

	Subject Tract		Multi-Family
	Civic		Office
	Commercial		Recreation & Open Space
	Higher-Density Single-Family		Single-Family
	Industry		Specific Regulating District
	Mixed Use		Transportation