

ORDINANCE NO. _____

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 1910 1/2, 1914, AND 2000 EAST 6TH STREET, 1901, 1917, 1917 1/2, 1923, AND 2007 EAST 7TH STREET, AND 613 CHICON STREET IN THE HOLLY NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT AND TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT (CORRIDOR MIXED USE SUBDISTRICT) TO TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT (CORRIDOR MIXED USE SUBDISTRICT), ALLOWING A BASE MAXIMUM BUILDING HEIGHT OF 90 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. 20090806-048, 20130425-106, 20130926-100, 20170302-062, 20170302-063, 20170302-064, 20180426-081, 20180614-088, 20180628-103, 20180628-104, 20180628-115, 20190625-059, 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 general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district and transit oriented development-neighborhood plan (TOD-NP) combining district (Corridor Mixed Use subdistrict) to transit oriented development-neighborhood plan (TOD-NP) combining district (Corridor Mixed Use subdistrict) on the property described in Zoning Case No. C14-2025-0036, on file at the Planning Department, as follows:

1.200 acres of land, being a portion of LOT 2, OUTLOT 7, DIVISION A, H&TCRR ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 2, Page 188, of the Plat Records of Travis County, Texas, and a portion of LOT 1, EAST SEVENTH STREET WAREHOUSE SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 51, Page 89, of the Plat Records of Travis County, Texas, and a portion of a 1.569 acre tract conveyed by deed recorded in Document No. 2022048223 of the Official Public Records of Travis County, Texas, said 1.200 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

2.040 acres of land, being a portion of LOTS 1 AND 2, OUTLOT 7, DIVISION A, H&TCRR ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 2, Page 188, of the Plat Records of Travis County, Texas, and a portion of LOT 1, EAST SEVENTH STREET WAREHOUSE SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 51, Page 89, of the Plat Records of Travis County, Texas, a 0.243 acre tract of land conveyed by deed recorded in Document No. 2024036943 of the Official Public Records of Travis County, Texas, a 0.267 acre tract, together with LOT 1, conveyed by deed recorded in Document No. 2022052558 of the Official Public Records of Travis County, Texas, and a portion of a 1.569 acre tract conveyed by deed recorded in Document No. 2022048223 of the Official Public Records of Travis County, Texas, said 2.040 acres of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance,

(collectively, the "Property"),

locally known as 1910 1/2, 1914, and 2000 East 6th Street, 1901, 1917, 1917 1/2, 1923, and 2007 East 7th Street, and 613 Chicon Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

PART 4. The Regulating Plan for the Plaza Saltillo TOD Station Area Plan ("Plaza Saltillo TOD Regulating Plan") is amended to add the entirety of the Property within the Plaza Saltillo TOD Station Area Plan boundary as shown on **Exhibit "D"**. Revised maps accomplishing the purpose established in Exhibit "D" shall be substituted where appropriate in the Plaza Saltillo TOD Regulating Plan.

PART 5. The boundary of the Plaza Saltillo TOD Regulating Plan is amended as shown on **Exhibit "D"**. Revised maps accomplishing the purpose established in Exhibit "D" shall be substituted where appropriate in the Plaza Saltillo TOD Regulating Plan.

PART 6. The Plaza Saltillo TOD Regulating Plan is amended to designate the subdistrict for the Property as Corridor Mixed Use as shown in **Exhibit "E"**.

PART 7. The Plaza Saltillo TOD Regulating Plan is amended to designate the base maximum building height allowed for the Property as 90 feet as shown in **Exhibit "F"**.

PART 8. Except as specifically modified by 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 9. The Property is subject to Ordinance No. 011213-44 that established zoning for the Holly Neighborhood Plan.

PART 10. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk

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EXHIBIT A

EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com

TBPELS Firm No. 10194487

**1.200 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 1.200 ACRES (APPROXIMATELY 52,285 SQ. FT.), BEING A PORTION OF LOT 2, OUTLOT 7, DIVISION A, OF THE H&TCRR ADDITION TO THE CITY OF AUSTIN, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 188, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT ONE, EAST SEVENTH STREET WAREHOUSE SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 51, PAGE 89 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, SAID LOT ONE, CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED MARCH 22, 2022 AND RECORDED IN DOCUMENT NO. 2022052558 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 1.569 ACRE TRACT CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED MARCH 15, 2022 AND RECORDED IN DOCUMENT NO. 2022048223 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS; SAID 1.200 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a mag nail found in the south right-of-way line of E 7th Street (variable width right-of-way), being the northeast corner of said Lot One, being also the northwest corner of Lot 3, 7th & Martinez Subdivision, a subdivision of record in Document No. 200800182 of the Official Public Records of Travis County, Texas;

THENCE South 20°42'28" West, with the east line of said Lot One and the west line of said Lot 3, a distance of 146.52 feet to a 1" iron pipe found for the southeast corner of said Lot One, being the northeast corner of the said 1.569 acre tract;

THENCE South 19°24'21" West, with the west line of said Lot 3 and the east line of the said 1.569 acre tract, a distance of 9.74 feet to a 1/2" rebar with an illegible cap found for the southwest corner of said Lot 3, being the northwest corner of Lot 1, Oil Mill Subdivision, a subdivision of record in Volume 89, Page 185 of the Plat Records of Travis County, Texas;

THENCE South 20°36'28" West, with the east line of the said 1.569 acre tract and the west line of said Lot 1, a distance of 182.67 feet to a calculated point in the north right-of-way line of E 6th Street (60' right-of-way width), being the southeast corner of the said 1.569 acre tract, from which a 1/2" rebar found for the southeast corner of said Lot 1 bears South 69°32'27" East, a distance of 317.52 feet;

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THENCE North 69°32'27" West, with the north right-of-way line of E 6th Street and the south line of the said 1.569 acre tract, a distance of 157.91 feet to a calculated point, from which an "X" in concrete found for the southwest corner of a 50' x 188' tract described in Document No. 2003292407 of the Official Public Records of Travis County, Texas, bears North 69°32'27" West, a distance of 250.23 feet;

THENCE North 20°16'12" East, crossing the said 1.569 acre tract and said Lot One, a distance of 319.41 feet to a calculated point in the south right-of-way line of E 7th Street, from which a 1/2" rebar with "Chaparral Boundary" cap found for the northwest corner of said Lot 1 bears North 76°30'07" West, a distance of 251.33 feet;

THENCE South 76°30'07" East, with the south right-of-way line of E 7th Street and the north line of said Lot One, a distance of 161.08 feet to the **POINT OF BEGINNING** containing 1.200 acres of land, more or less.

The field work was completed on October 31, 2024

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1008-031-Z2



11/15/2024

John L. Briley Date
Registered Professional Land Surveyor
State of Texas No. 7070



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SKETCH TO ACCOMPANY A DESCRIPTION OF 1.200 ACRES (APPROXIMATELY 52,285 SQ. FT.), BEING A PORTION OF LOT 2, OUTLOT 7, DIVISION A, OF THE H&TCRR ADDITION TO THE CITY OF AUSTIN, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 188, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT ONE, EAST SEVENTH STREET WAREHOUSE SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 51, PAGE 89 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, SAID LOT ONE, CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED MARCH 22, 2022 AND RECORDED IN DOCUMENT NO. 2022052558 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 1.569 ACRE TRACT CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED MARCH 15, 2022 AND RECORDED IN DOCUMENT NO. 2022048223 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- CHAP● 1/2" REBAR WITH "CHAPARRAL BOUNDARY" CAP FOUND
- PCAP● 1/2" REBAR WITH AN ILLEGIBLE CAP FOUND
- ⊙ 1" IRON PIPE FOUND
- ▲ MAG NAIL FOUND
- × "X" IN CONCRETE FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION



John L. Briley
11-15-2024

**EARLY LAND
SURVEYING, LLC**

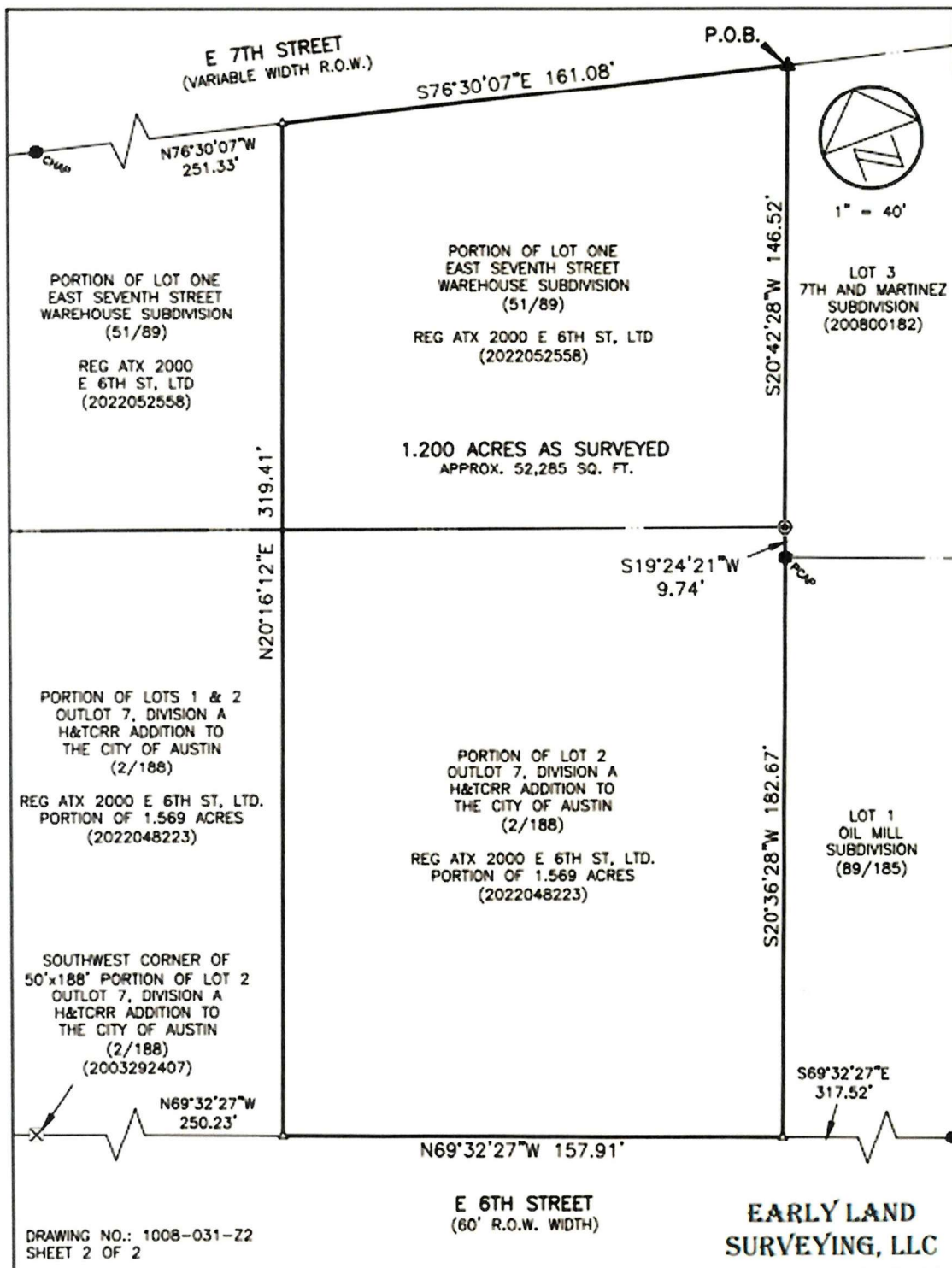
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

DATE OF SURVEY: 10/31/2024
PLOT DATE: 11/15/24
DRAWING NO.: 1008-031-Z2
DRAWN BY: JLB
SHEET 1 OF 2

THE BASIS OF BEARINGS SHOWN
HEREON IS THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), CENTRAL
ZONE, UTILIZING THE SMARTNET
NORTH AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 1008-031-Z2

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EXHIBIT B

EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com

TBPELS Firm No. 10194487

**2.040 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 2.040 ACRES (APPROXIMATELY 88,856 SQ. FT.), BEING A PORTION OF LOTS 1 & 2, OUTLOT 7, DIVISION A, OF THE H&TCRR ADDITION TO THE CITY OF AUSTIN, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 188, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT ONE, EAST SEVENTH STREET WAREHOUSE SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 51, PAGE 89 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, A 0.243 ACRE TRACT CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED APRIL 5, 2024 AND RECORDED IN DOCUMENT NO. 2024036943 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 0.267 ACRE TRACT, TOGETHER WITH LOT ONE, CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED MARCH 22, 2022 AND RECORDED IN DOCUMENT NO. 2022052558 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 1.569 ACRE TRACT CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED MARCH 15, 2022 AND RECORDED IN DOCUMENT NO. 2022048223 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS; SAID 2.040 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found in the east right-of-way line of Chicon Street (60' right-of-way width) as shown on the Morse & Smith Resubdivision, a subdivision of record in Volume 3, Page 56 of the Plat Records of Travis County, Texas, being the southwest corner of the said 0.243 tract, being also the northwest corner of a 120' x 100' tract described in Document No. 2003292407 of the Official Public Records of Travis County, Texas, from which a drill hole in concrete found at the intersection of the east right-of-way line of Chicon Street and the north right-of-way line of E 6th Street (60' right-of-way width), being the southwest corner of the said 120' x 100' tract, bears South 20°23'53" West, a distance of 100.32 feet;

THENCE North 20°23'53" East, with the east right-of-way line of Chicon Street and the west line of the said 0.243 tract, a distance of 87.73 feet to a 1/2" rebar with "Early Boundary" cap set for the northwest corner of the said 0.243 tract, being the southwest corner of the said 0.267 acre tract;

THENCE North 20°23'53" East, with the east right-of-way line of Chicon Street and west line of the said 0.267 tract, a distance of 95.61 feet to a mag nail with "Chaparral

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Boundary" washer found at the intersection of the east right-of-way line of Chicon Street and the south right-of-way line of E 7th Street (variable width right-of way) as described in Volume 847, Page 626 of the Deed Records of Travis County Texas, being also the northwest corner of the said 0.267 acre tract;

THENCE with the south right-of-way line of E 7th Street and the north line of the said 0.267 acre tract, the following course and distances:

1. With a curve to the left, having a radius of 6306.62 feet, a delta angle of 00°49'26", an arc length of 90.68 feet, and a chord which bears South 70°53'19" East, a distance of 90.68 feet to an "X" in concrete found;
2. South 76°24'25" East, a distance of 29.82 feet to a 1/2" rebar with "Chaparral Boundary" cap found for the northwest corner of said Lot One, being the northeast corner of the said 0.267 acre tract;

THENCE South 76°30'07" East, with the south right-of-way line of E 7th Street and the north line of said Lot One, a distance of 251.33 feet to a calculated point, from which a mag nail found for the northeast corner of said Lot One bears South 76°30'07" East, a distance of 161.08 feet;

THENCE South 20°16'12" West, crossing said Lot One and the said 1.569 acre tract, a distance of 319.41 feet to a calculated point in the north right-of-way line of E 6th Street, being in the south line of the said 1.569 acre tract, from which a 1/2" rebar found for the southeast corner of Lot 1, Oil Mill Subdivision, a subdivision of record in Volume 89, Page 185 of the Plat Records of Travis County, Texas, bears South 69°32'27" East, a distance of 475.43 feet;

THENCE North 69°32'27" West, with the north right-of-way line of E 6th Street and the south line of the said 1.569 acre tract, a distance of 200.23 feet to a calculated point, from which a:

- Mag nail found, bears North 86°47'51" East, a distance of 1.06 feet;
- "X" in concrete found for the southwest corner of a 50' x 188' tract described in Document No. 2003292407 of the Official Public Records of Travis County, Texas, bears North 69°32'27" West, a distance of 50.00 feet;

THENCE North 20°16'07" East, with the west line of the said 1.569 acre tract and the east line of the said 50' x 188' tract, passing at a distance of 188.58 feet, a 5/8" rebar found, and continuing, in all, for a total distance of 189.00 feet to a calculated point in the south line of said Lot One, being the northeast corner of the said 50' x 188' tract;

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THENCE North 70°05'05" West, with the south line of said Lot One and the north line of the said 50' x 188' tract, a distance of 49.57 feet to a 1/2" rebar with "Chaparral Boundary" cap found for the northeast corner of the said 0.243 acre tract, being the southeast corner of the said 0.267 acre tract, being the southwest corner of said Lot One, being also the northwest corner of the said 50' x 188' tract;

THENCE South 20°23'53" West, with the east line of the said 0.243 acre tract and the west line of the said 50' x 188' tract, a distance of 88.48 feet to a calculated point, from which an "X" in concrete found in the north right-of-way line of E 6th Street, being the southeast corner of the said 120' x 100' tract, being also the southwest corner of the said 50' x 188' tract, bears South 20°23'53" West, a distance of 100.05 feet;

THENCE North 69°36'21" West, with the south line of the said 0.243 acre tract and the north line of the said 120' x 100' tract, passing a 1/2" rebar with "B&G" cap found at a distance of 0.14 feet, and continuing, in all, for a total distance of 120.27 feet to the **POINT OF BEGINNING**, containing 2.040 acres of land, more or less.

The field work was completed on October 31, 2024

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1008-031-Z1



11/15/2024

John L. Briley Date
Registered Professional Land Surveyor
State of Texas No. 7070



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SKETCH TO ACCOMPANY A DESCRIPTION OF 2.040 ACRES (APPROXIMATELY 88,856 SQ. FT.), BEING A PORTION OF LOTS 1 & 2, OUTLOT 7, DIVISION A, OF THE H&TCRR ADDITION TO THE CITY OF AUSTIN, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 188, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT ONE, EAST SEVENTH STREET WAREHOUSE SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 51, PAGE 89 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, A 0.243 ACRE TRACT CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED APRIL 5, 2024 AND RECORDED IN DOCUMENT NO. 2024036943 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 0.267 ACRE TRACT, TOGETHER WITH LOT ONE, CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED MARCH 22, 2022 AND RECORDED IN DOCUMENT NO. 2022052558 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 1.569 ACRE TRACT CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED MARCH 15, 2022 AND RECORDED IN DOCUMENT NO. 2022048223 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- CHAP● 1/2" REBAR WITH "CHAPARRAL BOUNDARY" CAP FOUND
- B&G● 1/2" REBAR WITH "B&G" CAP FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
- ⊙ 1/2" IRON PIPE FOUND (OR AS NOTED)
- ⊕ DRILL HOLE IN CONCRETE FOUND
- CHWP▲ MAG NAIL WITH "CHAPARRAL BOUNDARY" WASHER FOUND
- ▲ MAG NAIL FOUND
- × "X" IN CONCRETE FOUND

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	6306.62'	0°49'26"	90.68'	S70°53'19"E	90.68'



11-15-2024

EARLY LAND
SURVEYING, LLC

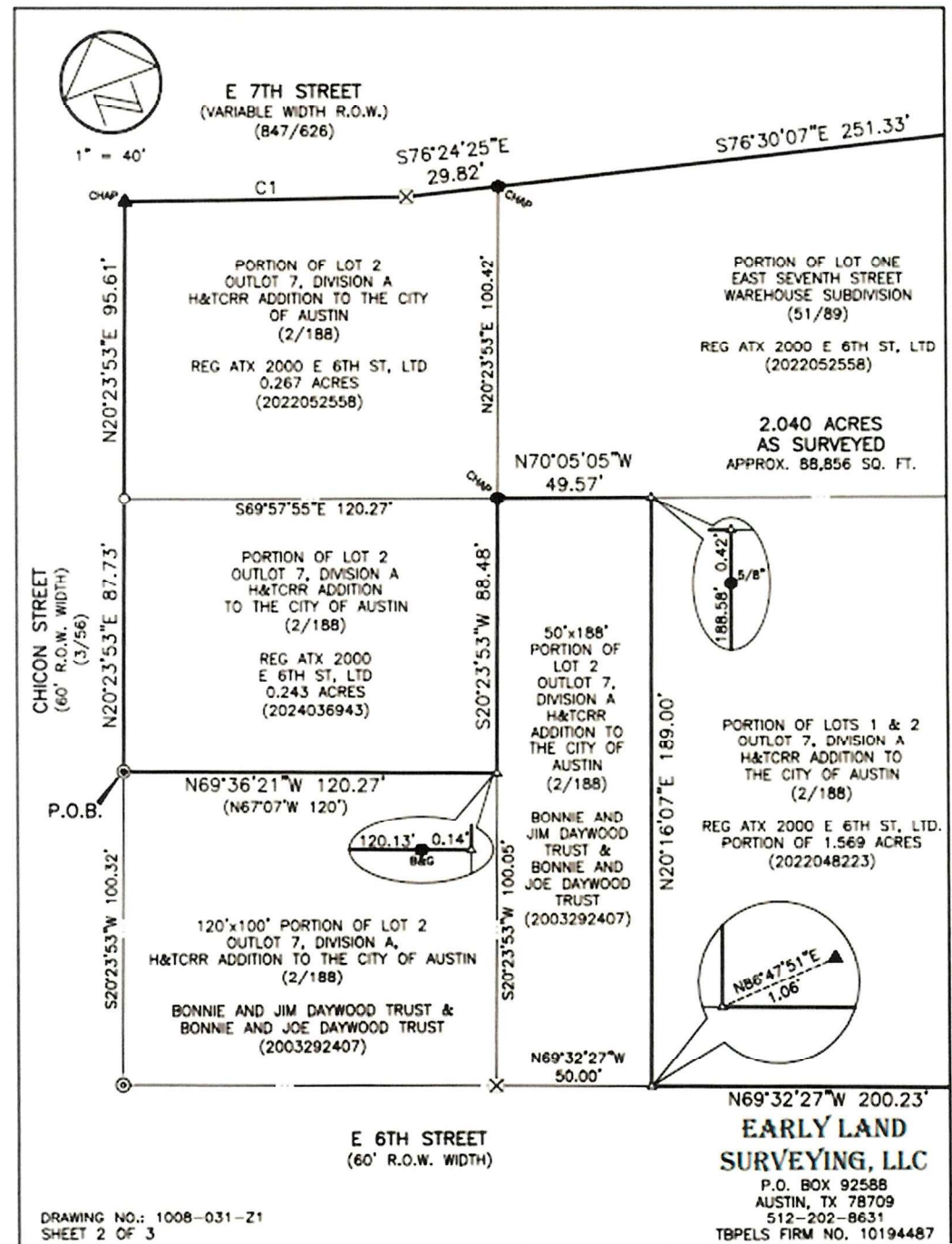
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

DATE OF SURVEY: 10/31/2024
PLOT DATE: 11/15/24
DRAWING NO.: 1008-031-Z1
DRAWN BY: JLB
SHEET 1 OF 3

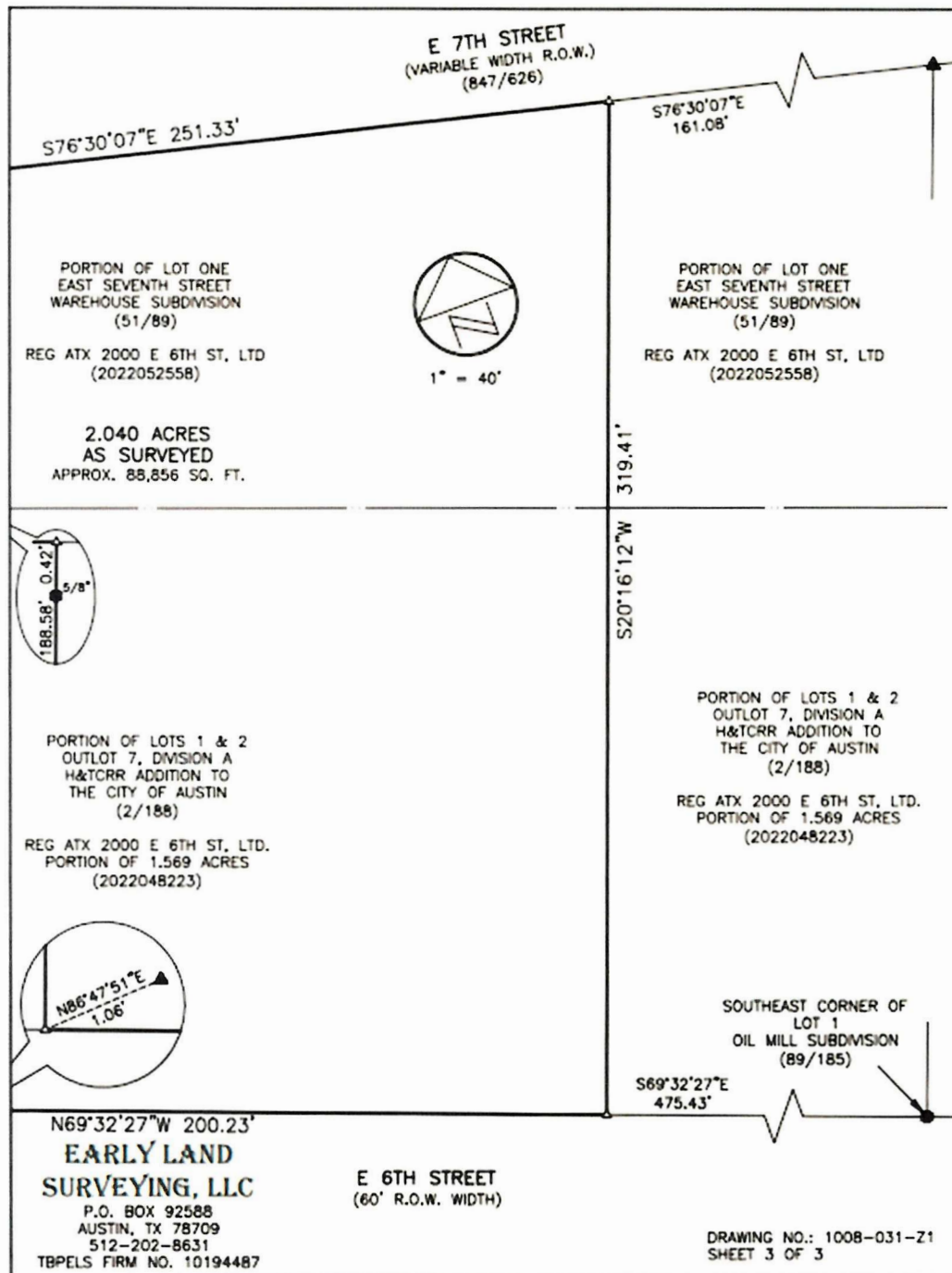
THE BASIS OF BEARINGS SHOWN
HEREON IS THE TEXAS COORDINATE
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NORTH AMERICA NETWORK.

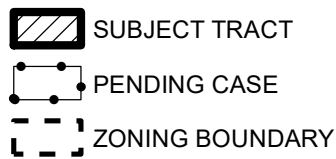
ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 1008-031-Z1

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ZONING CASE#: C14-2025-0036


$$1'' = 400'$$

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.

Created: 7/16/2025

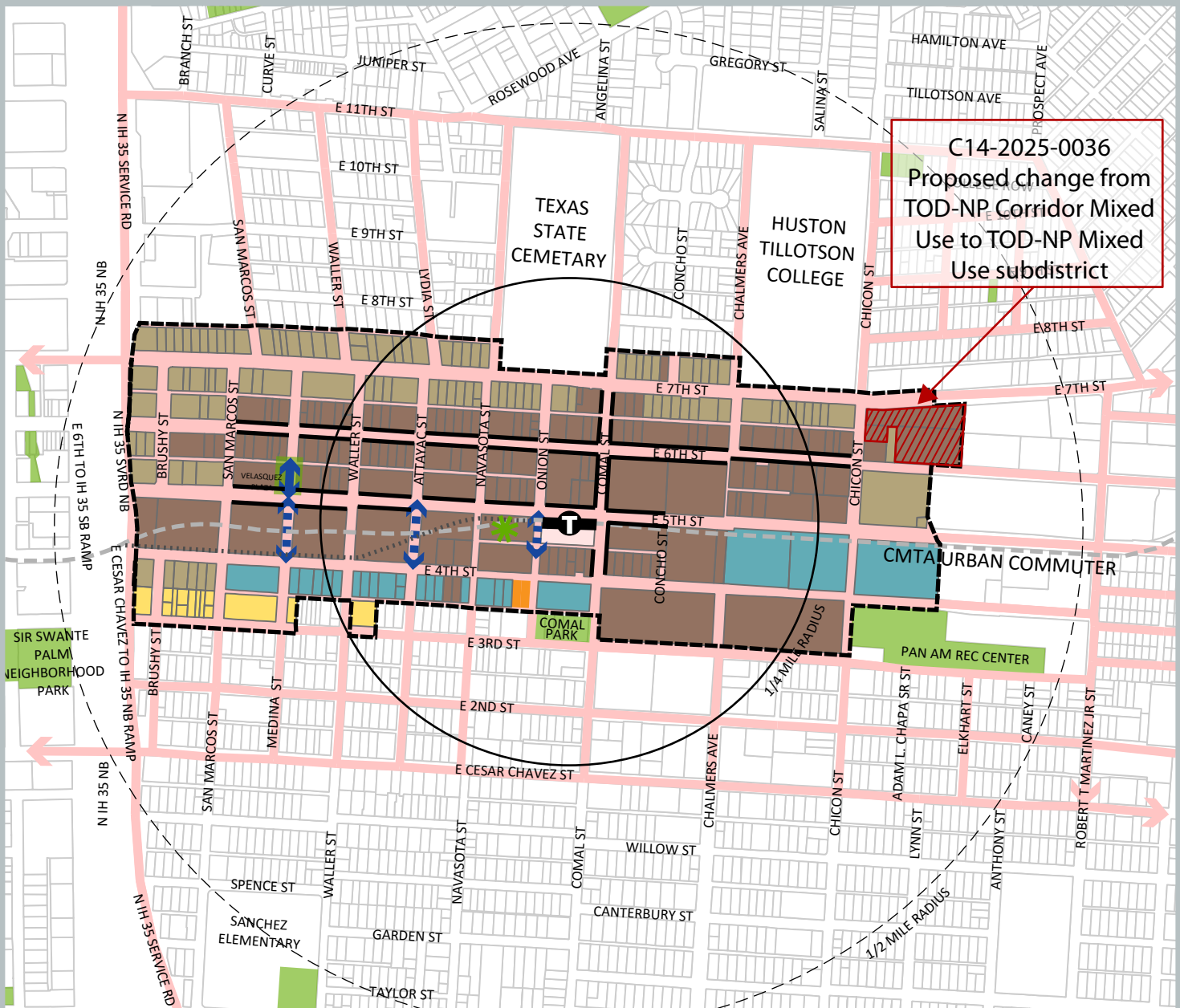
Legend

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



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 "F"



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

