

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING ORDINANCE NO. 20081211-082 FOR THE PLAZA
2 SALTILLO TOD STATION AREA AND REGULATING PLAN, REZONING AND
3 CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1307
4 AND 1309 EAST 4TH STREET IN THE EAST CESAR CHAVEZ
5 NEIGHBORHOOD PLAN FROM TRANSIT ORIENTED DEVELOPMENT-
6 NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT (LIVE/WORK
7 FLEX SUBDISTRICT) TO TRANSIT ORIENTED DEVELOPMENT-
8 NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT (TOD MIXED-USE
9 SUBDISTRICT).

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

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

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21 **PART 2.** The Plaza Saltillo TOD Station Area Plan, which includes the "Regulating Plan
22 for the Plaza Saltillo TOD Station Area Plan," was approved on December 11, 2008, under
23 Ordinance No. 20081211-082; and amended under Ordinance Nos. 20090806-048,
24 20130926-100, 20170302-062, 20170302-063, 20170302-064, 20180614-088, 20180628-
25 103, 20180628-104, 20190425-059, 20210826-076, 20211104-047, 20220324-086,
26 20220407-066, 20230608-069, and 20240502-085.

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28 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
29 change the base district from transit oriented development-neighborhood plan (TOD-NP)
30 combining district (Live/Work Flex subdistrict) to transit oriented development-
31 neighborhood plan (TOD-NP) combining district (TOD Mixed-Use subdistrict) on the
32 property described in Zoning Case No. C14-2023-0153, on file at the Planning
33 Department, as follows:

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35 LOT 1, AMENDED PLAT OF LOT 8 AND LOT 9, BLOCK 8, PECK &
36 MCGARY SUBDIVISION OF OUTLOT 3, DIVISION O, a subdivision in the
37 City of Austin, Travis County, Texas, according to the map or plat of record in
38 Document No. 202300198 of the Official Public Records of Travis County, Texas
39 (the "Property"),

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locally known as 1307 and 1309 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 _____, 2024.

PASSED AND APPROVED

_____, 2024 §
 §
 § _____

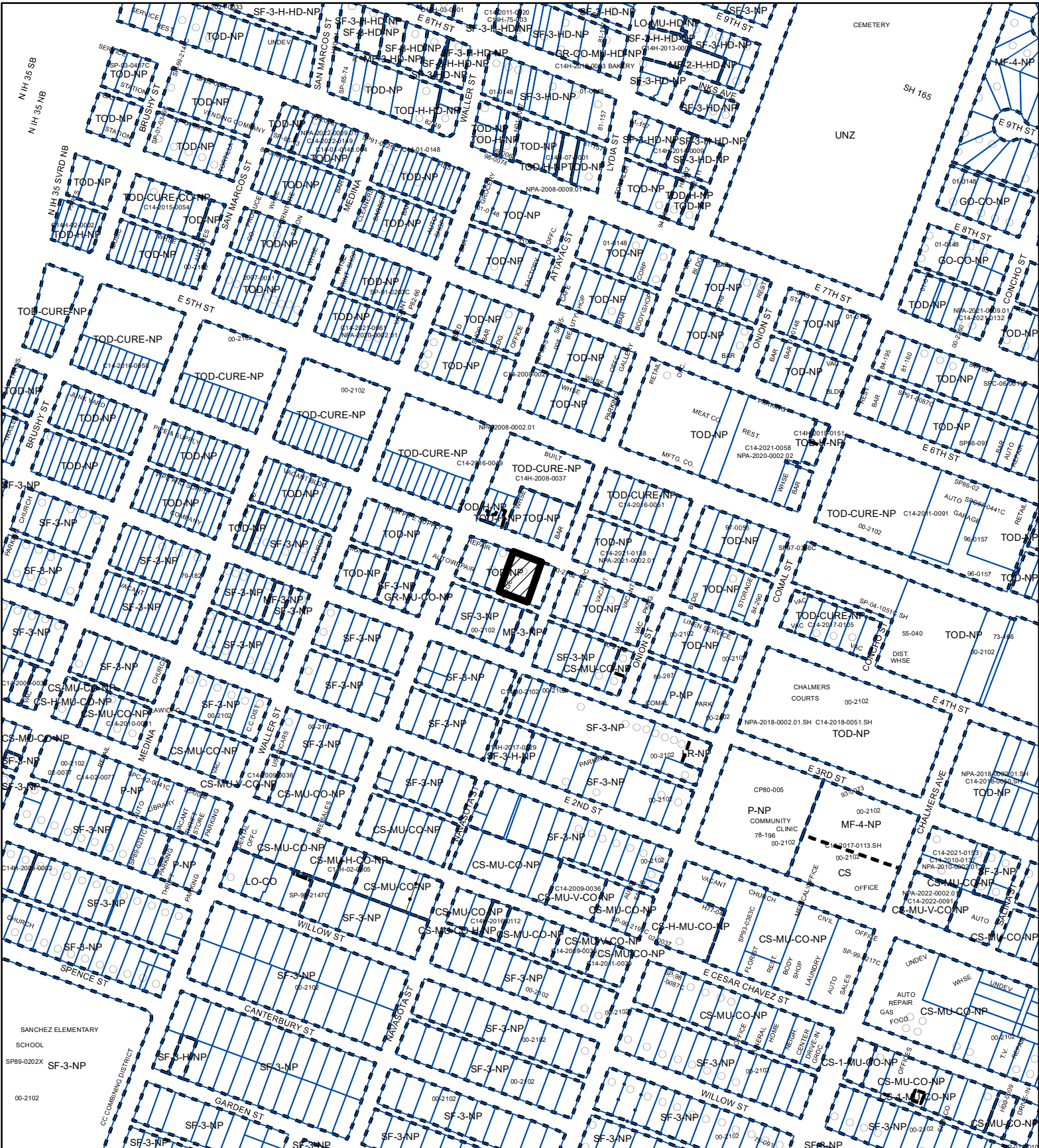
Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk








ZONING

EXHIBIT "A"

ZONING CASE#: C14-2023-0153



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



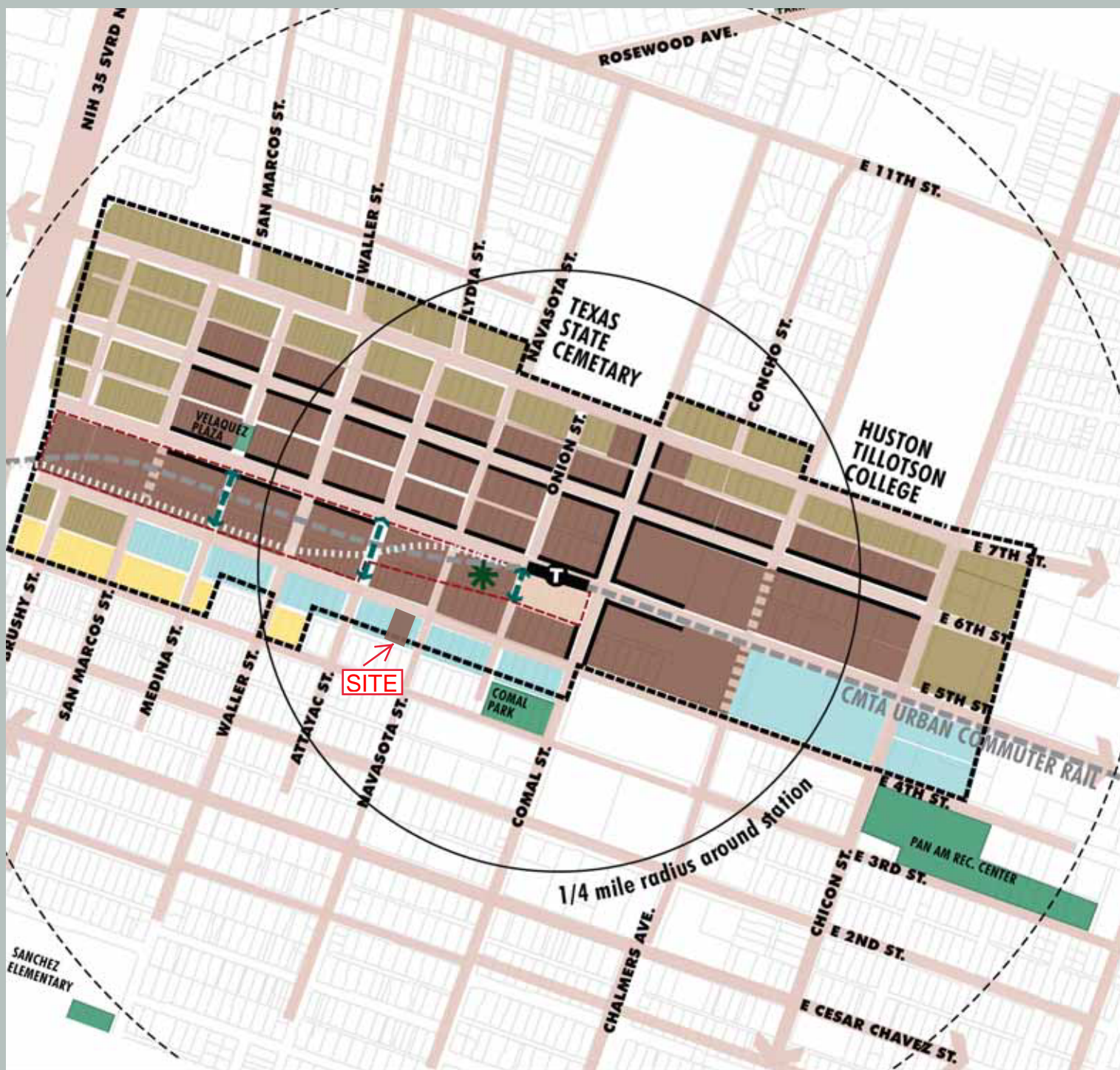
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

1" = 400'

Created: 12/18/2023

LAND USE AND DESIGN CONCEPT PLAN



LEGEND

- LOW DENSITY RESIDENTIAL
- TOD MIXED USE (showing active edges)
- CORRIDOR MIXED USE
- LIVE/WORK FLEX
- EXISTING CITY PARKLAND
- POTENTIAL OPEN SPACE
- POTENTIAL PASEOS

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

