ORDINANCE NO. __________________

AN ORDINANCE REZONING AND AMENDING THE ZONING MAP TO CHANGE THE ZONING DISTRICTS FROM THEIR CURRENT DESIGNATIONS TO TRANSIT ORIENTED DEVELOPMENT (TOD) DISTRICT ON CERTAIN PROPERTY IN THE EAST CESAR CHAVEZ, CENTRAL EAST AUSTIN, AND HOLLY NEIGHBORHOOD PLAN COMBINING DISTRICTS; AND ADOPTING THE PLAZA SALTIILLO TOD DISTRICT STATION AREA PLAN AND REGULATING PLAN, INCLUDING MODIFICATIONS TO TITLE 25 OF THE CITY CODE.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base zoning districts to transit oriented development (TOD) district on all those certain tracts of land (the “Property”) described in Zoning Case No. C14-2008-0029, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 132 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the tract map attached as Exhibit “A”, located in portions of the Cesar Chavez, and Central East Austin, and Holly neighborhood planning areas, locally known as the area generally bounded by E. 7th St. and the E. 7th St. alley on the north; the east side of Chicon St. on the east; E. 3rd St., the alley between E. 3rd St. and 4th St., and E. 4th St. on the south; and the northbound frontage road of IH-35 on the west, in the City of Austin, Travis County, Texas, and identified in the tract table attached as Exhibit “B” and the map attached as Exhibit “C” (the “Zoning Map”).

PART 2. The zoning districts for the Property are changed:

(A) from the current base districts to transit oriented development (TOD) district; and

(B) to remove all current combining district designations, except that each district shall retain its current neighborhood plan (NP) combining district designation and any current historic landmark (H) combining district designation.

PART 3. The “Plaza Saltillo TOD Station Area Plan” attached as Exhibit “D” and incorporated into this ordinance is adopted as the station area plan for the Property under
Section 25-2-766.22(A) (Adoption of Station Area Plan) of the City Code, including the “Regulating Plan for the Plaza Saltillo TOD Station Area Plan” attached as Exhibit “E” (the “Regulating Plan”) and incorporated into this ordinance.

PART 4. Under Section 25-2-766.22 (Adoption of Station Area Plan) of the City Code:

(A) the Regulating Plan establishes the zoning, site development, and design regulations applicable to the Property;

(B) the boundaries of the Plaza Saltillo TOD shown in Chapter 25-2 (Zoning), Appendix D, Exhibit 2, of the City Code are modified to be the boundaries shown in Exhibit “C;”

(C) amendments to the Regulating Plan are subject to the requirements of Section 25-1-502 (Amendment; Review) of the City for amendments of Title 25 of the City Code instead of the requirements for notice of rezoning under Section 25-2-261 (Notice of Application Filing) of the City Code; and

(D) the density standards of Article 2 (Land Use and Building Density) and the site development standards in Section 4.2 (General Development Standards) of the Regulating Plan are the only parts of the Regulating Plan that are requirements of Chapter 25-2 of the City Code for purposes of Section 25-2-472 (Board of Adjustment Variance Authority) of the City Code.

PART 5. This ordinance takes effect on ___________________________________________________________________________________________________________, 2008.

PASSED AND APPROVED

Will Wynn
Mayor

APPROVED: __________________________________ ATTEST: ____________________________

David Allan Smith                        Shirley A. Gentry
City Attorney                             City Clerk
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| (1) | TCAD PROPERTY ID #  
| (2) | CITY OF AUSTIN ADDRESS  
<p>| (3) | EXISTING ZONING |
|---|---|---|---|
| 191672 | LOT 21-22 BLK 15 OLT 1 DIVISION O PLUS 1/2 VAC ALLEY |  | CS-MU-CO-NP |
| 191673 | LOT 18-20 BLK 15 OLT 1 DIVISION O PLUS 1/2 VAC ALLEY |  | CS-MU-CO-NP |
| 191674 | LOT 16-17 BLK 15 OLT 1 DIVISION O PLUS 1/2 VAC ALLEY |  | CS-MU-CO-NP |
| 191675 | 915 E 4TH ST |  | CS-MU-CO-NP |
| 191676 | 919 E 4TH ST |  | CS-MU-CO-NP |
| 191677 | N 69FT OF LOT 10-11 BLK 15 OLT 1 DIVISION O PLUS 1/2 VAC ALLEY |  | CS-MU-CO-NP |
| 191678 | S 69FT OF LOT 10-11 BLK 15 OLT 1 DIVISION O |  | CS-MU-CO-NP |
| 191679 | LOT 9 BLK 15 OLT 1 DIVISION O PLUS 1/2 VAC ALLEY |  | CS-MU-CO-NP |
| 191680 | LOT 8 BLK 15 OLT 1 DIVISION O PLUS 1/2 VAC ALLEY |  | CS-MU-CO-NP |
| 191681 | LOT 7 * &amp; E12 FT OF LOT 6 BLK 15 OLT 1 DIVISION O PLUS 1/2 VAC ALLEY |  | CS-MU-CO-NP |
| 191682 | S 63FT OF LOT 4-5 * &amp; S 63FT OF W 13FT LOT 6 BLK 15 OLT 1 DIVISION O |  | CS-MU-CO-NP |
| 191683 | N 75FT OF LOT 4-5 * &amp; N 75FT OF W 13FT LOT 6 BLK 15 OLT 1 DIVISION O PLUS 1/2 VAC ALLEY |  | CS-MU-CO-NP |
| 191684 | LOT 3 BLK 15 OLT 1 DIVISION O PLUS 1/2 VAC ALLEY |  | CS-MU-CO-NP |
| 191685 | 900 E 3RD ST |  | CS-MU-CO-NP |
| 191687 | 305 BRUSHY ST |  | CS-MU-CO-NP |
| 191714 | LOT 12-22 BLK 14 OLT 2 DIVISION O |  | CS-MU-CO-NP |
| 191715 | LOT 1-11 BLK 14 OLT 2 DIVISION O |  | CS-MU-CO-NP |
| 191748 | 1101 E 4TH ST |  | CS-MU-CO-NP |
| 191749 | 1103 E 4TH ST |  | CS-MU-CO-NP |
| 191749 | 1105 E 4TH ST |  | CS-MU-CO-NP |
| 191749 | 1107 E 4TH ST |  | CS-MU-CO-NP |
| 191750 | LOT 16-17 BLK 13 OLT 2 DIVISION O |  | CS-MU-CO-NP |
| 191751 | LOT 14-15 BLK 13 OLT 2 DIVISION O |  | CS-MU-CO-NP |
| 191752 | LOT 12-13 BLK 13 OLT 2 DIV O DIVISION O |  | CS-MU-CO-NP |
| 191759 | LOT 1-2 BLK 13 OLT 2 DIVISION O |  | CS-MU-CO-NP |
| 191795 | 1201 E 4TH ST |  | CS-MU-CO-NP |
| 191796 | LOT 11 BLK 7 OLT 3 DIV O PECK R H |  | CS-MU-CO-NP |
| 191797 | LOT 10 BLK 7 OLT 3 DIV O PECK R H |  | CS-MU-CO-NP |
| 191805 | LOT 8-9 BLK 7 OLT 3 DIV O PECK R H |  | CS-MU-CO-NP |
| 191806 | S 69FT OF LOT 7 BLK 7 OLT 3 DIV O PECK R H |  | CS-MU-CO-NP |
| 191798 | N 69FT OF LOT 7 BLK 7 OLT 3 DIV O PECK R H |  | CS-MU-CO-NP |
| 191803 | 1206 E 3RD ST |  | CS-MU-CO-NP |
| 191804 | 1200 E 3RD ST |  | CS-MU-CO-NP |
| 191843 | 1301 E 4TH ST |  | CS-MU-CO-NP |
| 191844 | 1305 E 4TH ST |  | CS-MU-CO-NP |
| 191845 | 1307 E 4TH ST |  | CS-MU-CO-NP |
| 191846 | 1309 E 4TH ST |  | CS-MU-CO-NP |
| 191847 | 1313 E 4TH ST |  | CS-MU-CO-NP |
| 191854 | 1303 E 4TH ST |  | CS-MU-CO-NP |</p>
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(1) The tract number refers to the numbered tracts on the Plaza Saltillo Station Area Plan Zoning Tract Map.

(2) Each Travis Central Appraisal District (TCAD) Property ID number represents a separate property, as recorded by the Travis Central Appraisal District.

(3) The City of Austin (COA) addresses listed for each property are those addresses on file with the city pertaining to that property. If a COA address was not available for a property the TCAD legal description was used.