

**ORDINANCE NO. 20130926-100**

**AN ORDINANCE AMENDING ORDINANCE NO. 20081211-082 AND ORDINANCE NO. 20130425-106, FOR THE PLAZA SALTILLO TRANSIT ORIENTED DEVELOPMENT DISTRICT STATION TO REZONE AND CHANGE THE ZONING MAP FROM TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT TO TRANSIT ORIENTED DEVELOPMENT-CENTRAL URBAN REDEVELOPMENT-NEIGHBORHOOD PLAN (TOD-CURE-NP) COMBINING DISTRICT.**

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

**PART 1.** The Plaza Saltillo transit oriented development district station area plan and the regulating plan ("the TOD") were adopted under Ordinance No. 20081211-082 and amended by Ordinance No. 20130425-106 and are comprised of approximately 132 acres of land described in Zoning Case No. C14-2008-0029, in the City of Austin, Travis County, Texas.

**PART 2.** 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 to transit oriented development-central urban redevelopment-neighborhood plan (TOD-CURE-NP) combining district on the property described in Zoning Case No. C14-2011-0091, on file at the Planning and Development Review Department, as follows:

A 4.26 acre tract of land, more or less, out of Outlot 5, Division A, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1601 and 1645 East 6<sup>th</sup> Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 3.** The site development regulations for the Property within the boundaries of the CURE combining district established by this ordinance are modified as follows:

- A. Section 4.5.2.A Minimum Parking Requirements and Section 4.5.2.B Maximum Parking Requirements of the Plaza Saltillo Transit Oriented District (TOD) Regulating Plan are waived for individual site plans on the Property.

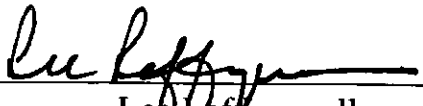
- B. The Property must comply with all other parking requirements of the Plaza Saltillo Transit Oriented District (TOD) Regulating Plan.
- C. All site plans on the Property must be joined by a Unified Development Agreement for parking requirements.
- D. A maximum of 850 parking spaces may be provided on the Property.

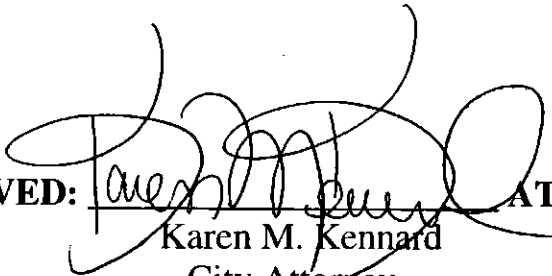
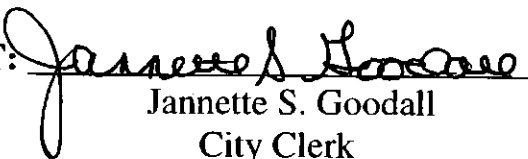
**PART 4.** The Property is subject to Ordinance No. 001214-20 that established the East Cesar Chavez neighborhood plan combining district.

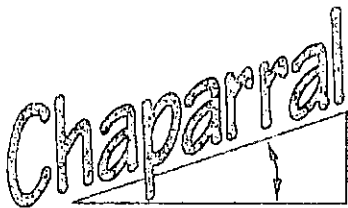
**PART 5.** Except as otherwise provided for in this ordinance, the terms and conditions of Ordinance No. 20081211-082, as amended by Ordinance No.20130425-106, remain in effect on the Property.

**PART 6.** This ordinance takes effect on October 7, 2013.

**PASSED AND APPROVED**

§  
§  
September 26, 2013 §   
Lee Leffingwell  
Mayor

APPROVED:  ATTEST:   
Karen M. Kennard  
City Attorney  
Jannette S. Goodall  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

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**4.266 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 4.266 ACRES (APPROXIMATELY 185,811 SQ. FT.) IN OUTLOT 5, DIVISION A OF THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN, CONSISTING OF:

TRACT 1: BEING ALL OF (PARCEL NO. 1) EAST 1/2 OF THE SOUTHEAST 1/4 OF OUTLOT 5, DIVISION A, OF THE CITY OF AUSTIN, CONVEYED TO JAYLEE, LTD. IN A WARRANTY DEED DATED JANUARY 28, 1999 AND RECORDED IN VOLUME 13362, PAGE 714 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2: BEING ALL OF (PARCEL NO. 2) WEST 1/2 OF THE SOUTHEAST 1/4 OF OUTLOT 5, DIVISION A, OF THE CITY OF AUSTIN, CONVEYED TO JAYLEE, LTD. IN A WARRANTY DEED DATED JANUARY 28, 1999 AND RECORDED IN VOLUME 13362, PAGE 714 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 3: BEING ALL OF A 2.13 ACRE TRACT CONVEYED TO JAYLEE, LTD. IN A WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 21, 2001 AND RECORDED IN DOCUMENT NO. 2001216962 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SAID 4.266 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a Mag nail found at the intersection of the south right-of-way line of East 6th Street (60' right-of-way width) as shown on City of Austin District 15 map and the east right-of-way line of Comal Street (60' right-of-way width) as shown on City of Austin District 15 map, being also the northwest corner of the said 2.13 acre tract, from which a City of Austin centerline monument found at the intersection of East 6th Street and Chalmers Avenue, bears North 20°44'45" East, a distance of 18.99 feet to a calculated point on the East 6th Street baseline as shown on City of Austin District 15 map, then South 70°33'15" East, a distance of 667.01 feet;

**THENCE** South 69°21'03" East with the south right-of-way line of East 6th Street and the north line of the said 2.13 acre tract, a distance of 319.93 feet to a calculated point for the northeast corner of the said 2.13 acre tract, being the

northwest corner of said Parcel No. 2, from which a 3/4" iron pipe found with a 60d nail in the center, bears North 20°45'55" East, a distance of 1.95 feet;

**THENCE** South 69°21'03" East with the south right-of-way line of East 6th Street and the north line of said Parcels No. 1 and 2, a distance of 321.74 feet to a 1/2" rebar found for an angle point in the south right-of-way line of East 6th Street, being the northeast corner of said Parcel No. 1, being also in the west line of a 0.28 acre tract described in Volume 13194, Page 569 of the Real Property Records of Travis County, Texas, from which the City of Austin centerline monument found at the intersection of East 6th Street and Chalmers Avenue, bears North 20°29'27" East, a distance of 8.43 feet to a calculated point for an angle point in the south right-of-way line of East 6th Street, being also the northwest corner of the said 0.28 acre tract, then South 78°54'45" East with the south right-of-way line of East 6th Street and the north line of the said 0.28 acre tract, a distance of 30.50 feet to an "X" in concrete found, then North 06°44'58" East, a distance of 20.09 feet;

**THENCE** South 20°29'27" West with the east line of said Parcel No. 1 and the west line of the said 0.28 acre tract, a distance of 136.39 feet to a calculated point for the southwest corner of the said 0.28 acre tract, being also the northwest termination of a 20 foot wide alley as shown on City of Austin District 15 map;

**THENCE** South 20°29'27" West with the east line of said Parcel No. 1 and the west termination of the 20 foot wide alley, a distance of 20.49 feet to a 1/2" rebar with "McAngus" cap found for the southwest termination of the 20 foot wide alley, being the northwest corner of a 0.401 acre tract described in Document No. 2007026261 of the Official Public Records of Travis County, Texas;

**THENCE** South 20°29'27" West with the east line of said Parcel No. 1 and the west line of the said 0.401 acre tract, a distance of 132.29 feet to a 1/2" rebar with "Chaparral" cap set in the north right-of-way line of East 5th Street (80' right-of-way width) as shown on City of Austin District 15 map, being the southeast corner of said Parcel No. 1, from which a 1/4" rebar found in the centerline of Chicon Street (60' right-of-way width) as shown on City of Austin District 15 map, bears South 20°37'38" West, a distance of 40.00 feet to a calculated point on the centerline of East 5th Street, then South 69°22'22" East with the centerline of East 5th Street, a distance of 690.99 feet to a calculated point at the centerline intersection of East 5th Street and Chicon Street, then South 20°29'19" West with the centerline of Chicon Street, a distance of 9.03 feet;

**THENCE** North 69°22'22" West with the north right-of-way line of East 5th Street and the south line of said Parcels No. 1 and 2, a distance of 323.13 feet to a calculated point for the southwest corner of said Parcel No. 2, being the southeast corner of the said 2.13 acre tract, from which a 3/4" iron pipe found, bears North 20°45'55" East, a distance of 0.78 feet;

**THENCE** North 69°22'22" West with the north right-of-way line of East 5th Street and the south line of the said 2.13 acre tract, a distance of 319.83 feet to a Mag nail with "Chaparral" washer set for the intersection of the north right-of-way line of East 5th Street and the east right-of-way line of Comal Street, being also the southwest corner of the said 2.13 acre tract, from which a City of Austin centerline monument found at the intersection of Comal Street and East 4th Street, bears North 69°22'22" West, a distance of 30.00 feet to a calculated point on the centerline of Comal Street, then South 20°44'45" West, a distance of 395.99 feet;

**THENCE** North 20°44'45" East with the east right-of-way line of Comal Street and the west line of the said 2.13 acre tract, a distance of 289.41 feet to the **POINT OF BEGINNING**, containing 4.266 acres of land, more or less.

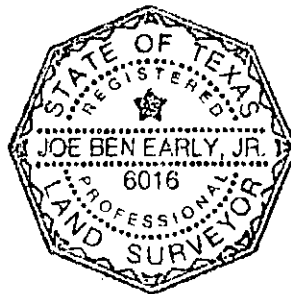
Surveyed on the ground on March 27, 2013.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Survey Drawing 952-001-BASE.

 3/27/13

Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016

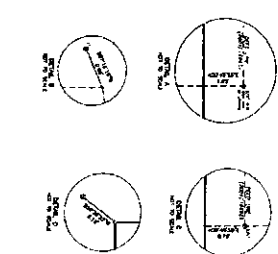
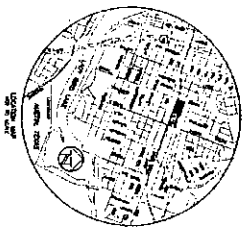
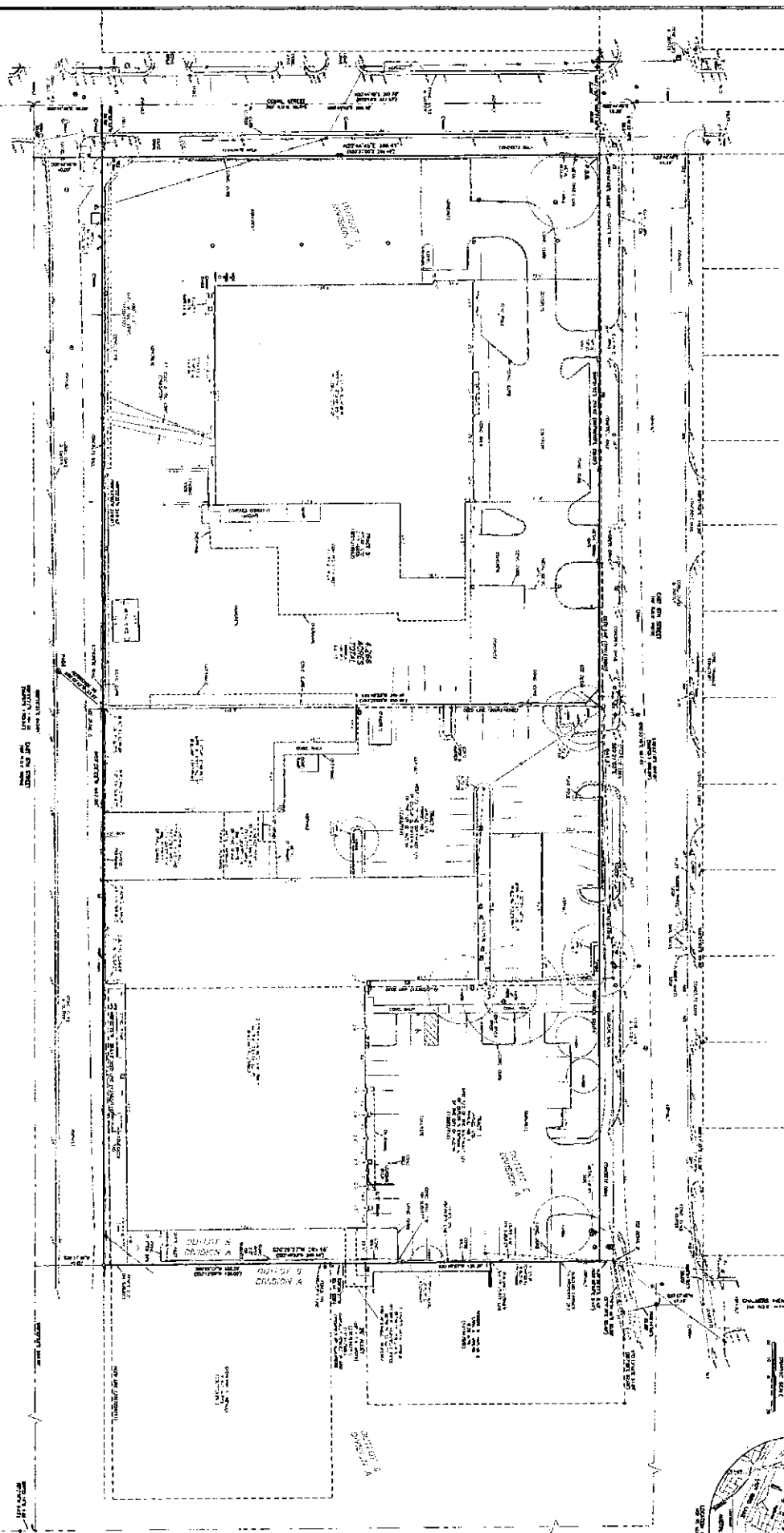


A LAND TITLE AND TREE SURVEY OF 4.266 ACRES (APPROXIMATELY 16,811 SQ. FT.) IN OUTLOT 5, DIVISION 4 OF THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN, CONSISTING OF:

TRACT 1: BEING ALL OF PARCEL NO. 1) EAST 1/2 OF THE SOUTHEAST 1/4 OF OUTLOT 5, DIVISION 4 OF THE CITY OF AUSTIN, CONVEYED TO JAYLEE, LTD. IN A WARRANTY DEED DATED JANUARY 26, 1999 AND RECORDED IN VOLUME 13062 PAGE 714 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2: BEING ALL OF PARCEL NO. 2) WEST 1/2 OF THE SOUTHEAST 1/4 OF OUTLOT 5, DIVISION 4 OF THE CITY OF AUSTIN, CONVEYED TO JAYLEE, LTD. IN A WARRANTY DEED DATED JANUARY 26, 1999 AND RECORDED IN VOLUME 13062 PAGE 714 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 3: BEING ALL OF A 2.13 ACRE TRACT CONVEYED TO JAYLEE, LTD. IN A WARRANTY DEED WITH VENDOR'S LIEU DATED DECEMBER 21, 2001 AND RECORDED IN DOCUMENT NO. 2001218962 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



NO.	DESCRIPTION	DATE
1	Survey of Tract 1, 2, and 3	1/26/99
2	Survey of Tract 1, 2, and 3	1/26/99
3	Survey of Tract 1, 2, and 3	1/26/99
4	Survey of Tract 1, 2, and 3	1/26/99
5	Survey of Tract 1, 2, and 3	1/26/99
6	Survey of Tract 1, 2, and 3	1/26/99
7	Survey of Tract 1, 2, and 3	1/26/99
8	Survey of Tract 1, 2, and 3	1/26/99
9	Survey of Tract 1, 2, and 3	1/26/99
10	Survey of Tract 1, 2, and 3	1/26/99

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9	Survey of Tract 1, 2, and 3	1/26/99
10	Survey of Tract 1, 2, and 3	1/26/99

**FILE COMMENTS:**

1. Survey of Tract 1, 2, and 3

2. Survey of Tract 1, 2, and 3

3. Survey of Tract 1, 2, and 3

4. Survey of Tract 1, 2, and 3

5. Survey of Tract 1, 2, and 3

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9. Survey of Tract 1, 2, and 3

10. Survey of Tract 1, 2, and 3

**ADDITIONAL NOTES:**

1. Survey of Tract 1, 2, and 3

2. Survey of Tract 1, 2, and 3

3. Survey of Tract 1, 2, and 3

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5. Survey of Tract 1, 2, and 3

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10. Survey of Tract 1, 2, and 3

**Professional Land Surveying, Inc.**

**Surveyor's Seal**

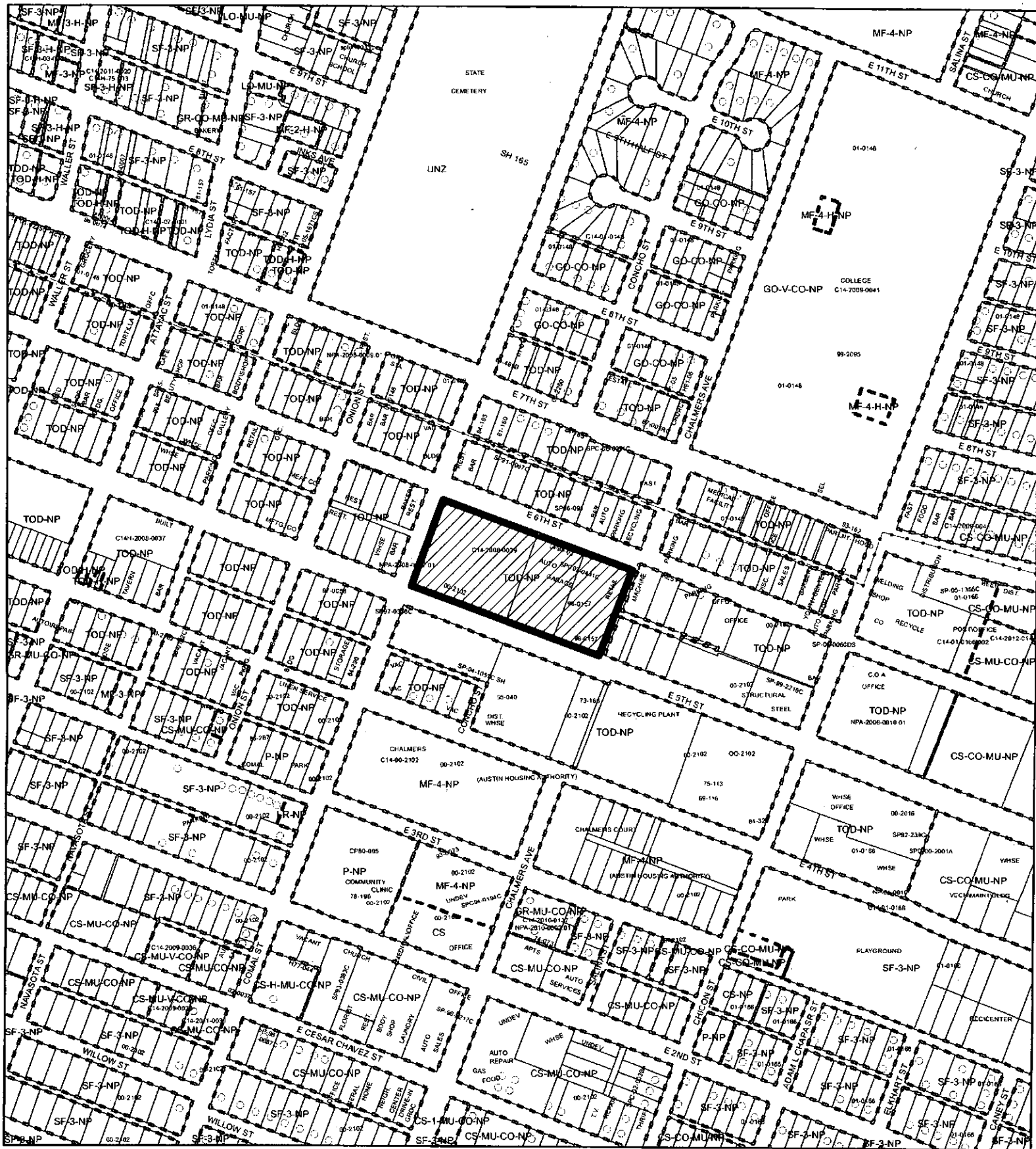
**Surveyor's Signature**

**Surveyor's Name**

**Surveyor's License No.**

**Surveyor's State**




**Surveyor's Date**



## ZONING

ZONING CASE#: C14-2011-0091



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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 CTM for the sole purpose of geographic re by the City of Austin regarding specific accuracy or completeness.

Exhibit B

