

**ORDINANCE NO. 20210826-076**

**AN ORDINANCE AMENDING THE PLAZA SALTILLO TOD STATION AREA AND REGULATING PLAN, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1501 AND 1509 EAST 6<sup>TH</sup> STREET AND 1510 EAST 5<sup>TH</sup> STREET IN THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN AREA FROM TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT TO TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT TO ALLOW THE BASE MAXIMUM HEIGHT OF A BUILDING 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 7<sup>th</sup> Street and the East 7<sup>th</sup> Street alley on the north; the east side of Chicon Street on the east; East 3<sup>rd</sup> Street, the alley between East 3<sup>rd</sup> Street and 4<sup>th</sup> Street, and East 4<sup>th</sup> 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. 20130926-100, 20170302-062, 20170302-063, 20170302-064, 20180614-088, and 20180628-103 and 20180628-104.

**PART 3.** 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-neighborhood plan (TOD-NP) combining district on the property described in Zoning Case No. C14-2021-0058, on file at the Housing and Planning Department, as follows:

Lot 3, Block A, Centro Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 202000039, Plat Records of Travis County, Texas (the “Property”),

locally known as 1501 and 1509 East 6<sup>th</sup> Street and 1510 East 5<sup>th</sup> Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.

**PART 4.** Figure 4-1 of the Plaza Saltillo TOD Station Area Plan is hereby amended to change the base maximum building height allowed for the Property from 60 feet to 90 feet as shown in **Exhibit "B"**.

**PART 5.** Except as specifically restricted under 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.

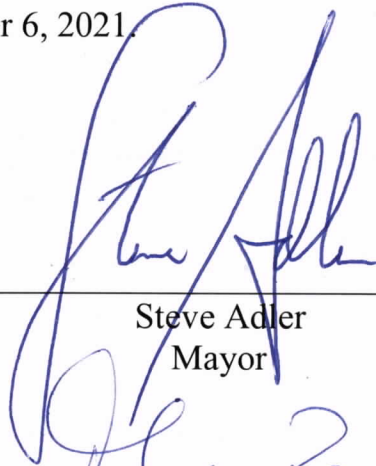
**PART 6.** The Property is subject to Ordinance No. 001214-20 that established zoning for the East Cesar Chavez Neighborhood Plan.

**PART 7.** This ordinance takes effect on September 6, 2021.

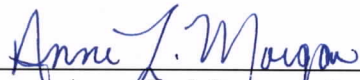
**PASSED AND APPROVED**

\_\_\_\_\_, August 26, 2021

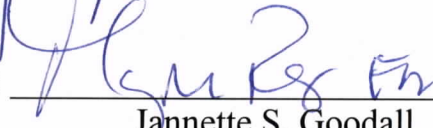
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Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk



$$1'' = 400'$$



# PLAZA SALTILLO TOD

# MAXIMUM BUILDING HEIGHTS

