

**ORDINANCE NO.**

**AN ORDINANCE AMENDING THE PLAZA SALTILLO TOD STATION AREA AND REGULATING PLAN, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1100, 1108, AND 1110 EAST 5<sup>TH</sup> STREET AND 502 AND 504 WALLER 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 85 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, 20180628-104 and 20210826-076.

**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. C14-2021-0061, on file at the Housing and Planning Department, as follows:

Lots 1-11, Block 4, M.A. Taylor's subdivision of Outlot No. 2, Division "A", Travis County, Texas, according to the map or plat thereof, recorded in Volume Z, Page 612, Plat Records of Travis County, Texas (the "Property"),

locally known as 1100, 1108, and 1110 East 5<sup>th</sup> Street, and 502 and 504 Waller 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 85 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 \_\_\_\_\_, 2021.

**PASSED AND APPROVED**

\_\_\_\_\_, 2021      §  
   §  
   §  
\_\_\_\_\_, 2021      §  
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan      Jannette S. Goodall  
City Attorney      City Clerk



**Created: 4/12/2021**



