

**ORDINANCE NO. \_\_\_\_\_**

1 **AN ORDINANCE AMENDING THE LAMAR/JUSTIN TOD STATION AREA**  
2 **PLAN AND REGULATING PLAN, REZONING AND CHANGING THE ZONING**  
3 **MAP FOR THE PROPERTY LOCATED AT 6801, 6817, AND 6901 NORTH**  
4 **LAMAR BOULEVARD IN THE BRENTWOOD/HIGHLAND COMBINED**  
5 **NEIGHBORHOOD PLAN AREA FROM TRANSIT ORIENTED DEVELOPMENT-**  
6 **NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT (TOD MIXED USE**  
7 **SUBDISTRICT) TO TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD**  
8 **PLAN (TOD-NP) COMBINING DISTRICT (TOD MIXED USE SUBDISTRICT) TO**  
9 **ALLOW THE BASE MAXIMUM BUILDING HEIGHT OF 160 FEET.**

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

11 **PART 1.** The Lamar/Justin TOD Station Area Plan and Regulating Plan is comprised of  
12 approximately 195 acres of land, located in portions of the Crestwood/Wooten and  
13 Brentwood/Highland neighborhood planning areas, locally known as the area generally  
14 bounded by Morrow Street on the north; Guadalupe Street, Burns Street, and the back  
15 property line of properties along Lamar Boulevard on the east; Denson Drive and just north  
16 of Romeria Drive on the south; and Wild Street, the Northwest and Austin Railroad, and  
17 Ryan Drive on the west, in the City of Austin, Travis County, Texas.

18 **PART 2.** The Lamar/Justin TOD Station Area Plan, which includes the "Regulating Plan  
19 for the Lamar Blvd./Justin Lane TOD District Station Area Plan," was approved on  
20 December 11, 2008, under Ordinance No. 20081211-086 and amended under Ordinance  
21 No(s) 20220616-113, 20231914-125, 20241121-102, and 20241121-117.

22 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to  
23 change the base district from transit oriented development-neighborhood plan (TOD-NP)  
24 combining district (TOD mixed use subdistrict) to transit oriented development-  
25 neighborhood plan (TOD-NP) combining district (TOD mixed use subdistrict) on the  
26 property described in Zoning Case No. C14-2024-0152, on file at the Planning  
27 Department, as follows:

28 **LOT 1, RESUBDIVISION OF LOTS 1, 2, AND 3, AND THE WEST PORTION**  
29 **OF LOT 17, BLOCK E, PLAZA PLACE**, a subdivision in the City of Austin,  
30 Travis County, Texas, according to the map or plat of record in Volume 60, Page  
31 32, of the Plat Records of Travis County, Texas, and

LOTS 4, 5, 15, AND 16, BLOCK E, PLAZA PLACE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 4, Page 84, of the Plat Records of Travis County, Texas, and

LOT 11A, BLOCK E, RESUBDIVISION OF LOTS 6-14, PLAZA PLACE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 11, Page 36, of the Plat Records of Travis County, Texas, (collectively, the “Property”),

locally known as 6801, 6817, and 6901 North Lamar Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

**PART 4.** The Lamar/Justin TOD Station Area Plan is amended to increase the base maximum building height from 60 feet to 160 feet 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 Lamar/Justin Transit Oriented Development District as established by Ordinance No. 20081211-086 and other applicable requirements of the City Code.

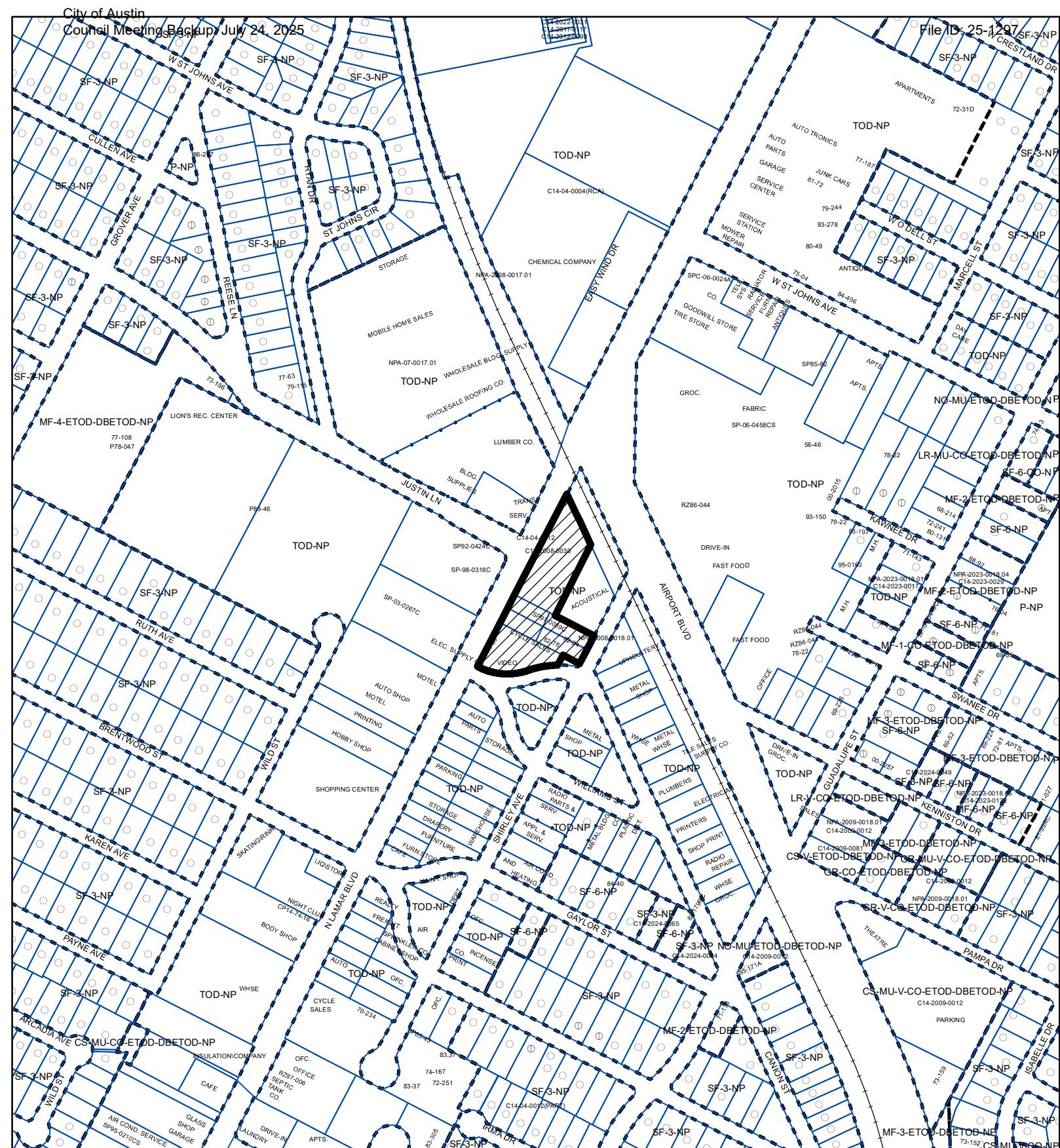
**PART 6.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 040513-33B that established zoning for the Highland Neighborhood Plan.

**PART 7.** This ordinance takes effect on \_\_\_\_\_, 2025.

## **PASSED AND APPROVED**

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## SUBJECT TRACT

PENDING CASE

## ZONING BOUNDARY

## ZONING

## **EXHIBIT "A"**

ZONING CASE#: C14-2024-0152



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.

$$1" = 400'$$

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.

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Article 4: Site Development Standards  
Section 4.2 General Development Standards  
Subsection 4.2.10 Compatibility Standards

Figure 4-1: Base Maximum Building Height (with no development bonus)

