



36 Tract 2:

37 Being a 0.265 acre tract of land out of the GEORGE W. SPEAR LEAGUE, SURVEY  
38 NO. 7, ABSTRACT NO 697, in the City of Austin, Travis County, Texas, and being  
39 all of that certain called 0.265 acre tract of land described by deed recorded in Volume  
40 12065, Page 49, Real Property Records of Travis County, Texas, said 0.265 acre tract  
41 of land being more particularly described by metes and bounds in **Exhibit "B"**  
42 incorporated into this ordinance, and

43 Tract 3:

44 LOT 1, WALKER SUBDIVISION, a subdivision in the City of Austin, Travis  
45 County, Texas, according to the map or plat of record in Volume 85, Page 198B, of  
46 the Plat Records of Travis County, Texas,

47 (Tract 1, Tract 2, and Tract 3 collectively the "Property"),

48 locally known as 6916, 6926, AN 6928 North Lamar Boulevard and 808, 810, 812, and  
49 906 Justin Lane in the City of Austin, Travis County, Texas, and generally identified in the  
50 map attached as **Exhibit "C"**.

51 **PART 4.** The Lamar /Justin TOD Station Area Plan is amended to increase the base  
52 maximum building height from 60 feet to 160 feet as shown in **Exhibit "D"**.

53 **PART 5.** Except as specifically modified by this ordinance, the Property shall be  
54 developed and used in accordance with the Lamar /Justin Transit Oriented District as  
55 established by Ordinance No. 20081211-086 and other applicable requirements of the City  
56 Code.

57 **PART 6.** Except as specifically modified by this ordinance, the Property is subject to  
58 Ordinance No. 040401-32B that established zoning for the Crestview Neighborhood Plan.

59 **PART 7.** This ordinance takes effect on \_\_\_\_\_, 2024.

60 **PASSED AND APPROVED** §  
61 §  
62 \_\_\_\_\_, 2024 § \_\_\_\_\_

Kirk Watson  
Mayor

63 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
64 Deborah Thomas Myrna Rios  
65 Interim City Attorney City Clerk  
66  
67  
68

**FIELD NOTES  
TRACT 1**

**BEING 0.243 OF AN ACRE OF LAND OUT OF AND A PORTION OF THE GEORGE W. SPEAR LEAGUE, SURVEY NO. 7, ABSTRACT NO. 697, IN THE CITY OF AUSTIN, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 0.243 OF AN ACRE TRACT OF LAND CONVEYED BY DEED IN TRACT NUMBER 1, TO MARJORIE E. DAUGHERTY AS RECORDED IN VOLUME 12065, PAGE 0049 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.243 OF AN ACRE TRACT OF LAND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a chiseled "X" in concrete set at the point of intersection of the westerly right-of-way line of North Lamar Boulevard (80~R.O.W.) with the northerly right-of-way line of Justin Lane ( variable width R.O.W.) for the south corner of said Tract 1 and this tract of land;

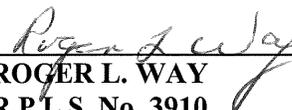
**THENCE** N 59° 32' 21" W, along the northerly right-of-way line of Justin Lane, a distance of 99.70 feet to a found chiseled "X" in concrete for the west corner of said Tract 1 and this tract of land, same being the south corner of Tract 2 of said recorded deed;

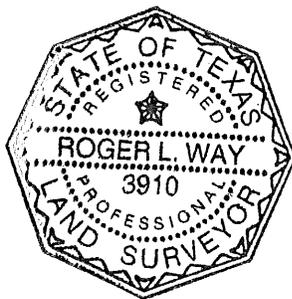
**THENCE** N 30° 33' 00" E, along the common dividing line between said Tracts 1 and 2, a distance of 114.19 feet to a 1/2" iron rod set with a plastic cap stamped "ALL POINTS" for the north corner of said Tract 1 and this tract of land, same being the east corner of said Tract 2 and being on a southwest line of Lot 1 of the Walker Subdivision as recorded in Volume 85, Page 198B of the Plat Records of Travis County, Texas;

**THENCE** S 51° 19' 50" E, along the common dividing line between said Tract 1 and said Lot 1, a distance of 99.44 feet to a 1/2" iron rod set with a plastic cap stamped "ALL POINTS" at the point of intersection with said westerly right-of-way line of North Lamar Boulevard for the east corner of said Tract 1 and this tract of land;

**THENCE** S 29° 49' 48" W, along said right-of-way line, a distance of 100.00 feet to **THE POINT OF BEGINNING** and containing 0.243 of an acre of land (10605 square feet), more or less.

**This metes and bounds description is to accompany a survey map of same date.**

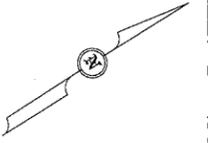
  
\_\_\_\_\_  
**ROGER L. WAY**  
R.P.L.S. No. 3910  
JOB No. 01B04915-1



2/05/15  
Date



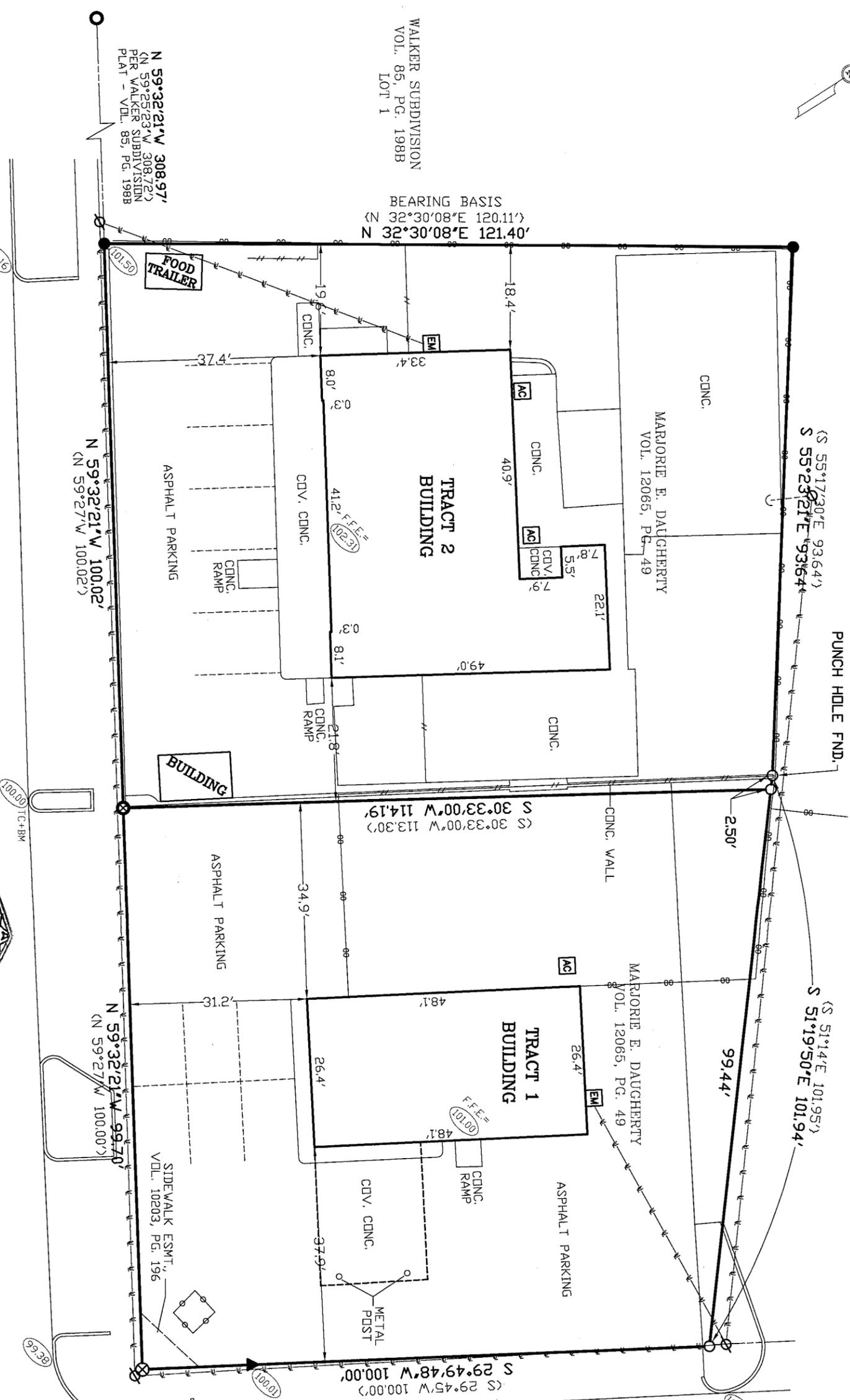
SCALE: 1"=20'



**ALL POINTS SURVEYING**

1714 FORVIEW ROAD - SUITE 200  
AUSTIN TX 78704  
TEL: (512) 440-0071 - FAX: (512) 440-0199  
TIRM REGISTRATION # 10118900

**808 JUSTIN LANE**  
(VARIABLE WIDTH R.O.W.)



**6900 NORTH LAMAR BLVD.**  
(80' R.O.W.)

WALKER SUBDIVISION  
VOL. 85, PG. 198B  
LOT 1

**LEGEND**

—	WOOD FENCE
—	CHAIN LINK FENCE
—	METAL FENCE
—	UTILITY LINE
—	A/C UNIT
EM	ELEC. METER
●	IRON ROD FND.
○	IRON ROD SET+CAP
○	PIPE FND.
○	X FOUND
○	X SET
○	UTILITY POLE
○	GUY ANCHOR
○	BUILDING LINE
○	DRAINAGE EASEMENT
○	P.U.E. PUBLIC UTILITY EASEMENT

**SURVEYOR'S NOTES**  
( ) DENOTES RECORD INFORMATION PER VOL. 9877, PG. 830.  
{ } DENOTES RECORD INFORMATION PER VOL. 10527, PG. 388.  
EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY STEWART TITLE GUARANTY COMPANY PER COMMITMENT G.F. #1429830-COM, EFFECTIVE NOVEMBER 26, 2014; SCHEDULE B, PARAGRAPH 10.  
TRACT ONE IS SUBJECT TO THE SIDEWALK EASEMENT AS RECORDED IN VOL. 10203, PG. 196.  
THESE TRACTS ARE SUBJECT TO THE BOUNDARY LINE AGREEMENTS AS RECORDED IN VOL. 10091, PG. 493 AND VOL. 10527, PG. 388.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.  
ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

**LOT AREA SUMMARY**  
TRACT ONE - 0.243 ACRES  
TRACT ONE - 10605 SQ.FT.  
TRACT TWO - 0.265 ACRES  
TRACT TWO - 11550 SQ.FT.

FIELD WORK	JS/CR	01-29-15
DRAWING	SCN	
SURVEY DATE: 02-05-15		
Job No. 01R04915		
SCALE: 1"=20'		

\*\*SEE ATTACHED METES AND BOUNDS

LOT No.	**	BLOCK	**
SECTION		PHASE	
CITY	TRAVIS	COUNTY, TEXAS	
	AUSTIN		

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR STEWART TITLE GUARANTY COMPANY

SUBMISSION / ADDITION  
Book \_\_\_\_\_ Page(s) \_\_\_\_\_  
Volume \_\_\_\_\_  
Document No. \_\_\_\_\_  
Official Public Records of \_\_\_\_\_ County, Texas  
Reference: PETER BARLIN

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.

**FIELD NOTES  
TRACT 2**

**BEING 0.265 OF AN ACRE OF LAND OUT OF AND A PORTION OF THE GEORGE W. SPEAR LEAGUE, SURVEY NO. 7, ABSTRACT NO. 697, IN THE CITY OF AUSTIN, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 0.265 OF AN ACRE TRACT OF LAND CONVEYED BY DEED IN TRACT NUMBER 2, TO MARJORIE E. DAUGHERTY AS RECORDED IN VOLUME 12065, PAGE 0049 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.265 OF AN ACRE TRACT OF LAND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENENCING** for reference at a set chiseled "x" in concrete at the point of intersection of the westerly right-of-way line of North Lamar Boulevard (80~R.O.W.) with the northerly right-of-way line of Justin Lane ( variable width R.O.W.) for the south corner of Tract 1 of said recorded deed;

**THENCE** N 59° 32' 21" W, along the northerly right-of-way line of Justin Lane, a distance of 99.70 feet to a found chiseled "X" for the south corner of said Tract 2 and being **THE TRUE POINT OF BEGINNING** for this tract of land, same being the west corner of said Tract 1;

**THENCE** N 59° 32' 21" W, continuing along said right-of way line, a distance of 100.02 feet to a ½" iron rod found for the west corner of said tract 2 and this tract of land, same being the most southerly corner of Lot 1 of the Walker Subdivision as recorded in Volume 85, Page 198B of the Plat Records of Travis County, Texas;

**THENCE** along the common dividing line between said Tract 2 and said Lot 1 the following three (3) courses and distances:

- 1) N 32° 30' 08" E (Basis of Bearings) a distance of 121.40 feet to a ½" iron rod found for the north corner of said Tract 2 and this tract of land, same being an ell corner in said Lot 1;
- 2) S 55° 23' 21" E a distance of 93.64 feet to a found punch mark for an angle point in said common dividing line, and
- 3) S 51° 19' 50" E a distance of 2.50 feet to a ½" iron rod set with a plastic cap stamped "ALL POINTS" for the east corner of said Tract 2 and this tract of land, same being the north corner of said Tract 1;

**THENCE** S 30° 33' 00" W, along the common dividing line between said Tract 2 and said Tract 1, a distance of 114.19 feet to the **POINT OF BEGINNING**, and containing 0.265 of an acre (11550 Square feet) of land, more or less.

**This metes and bounds description is to accompany a survey map of same date.**

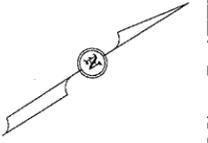
*Roger L. Way*  
 \_\_\_\_\_  
**ROGER L. WAY**  
**R.P.L.S. No. 3910**  
**JOB No. 01B04915-2**



*2/05/15*  
 \_\_\_\_\_  
**Date**



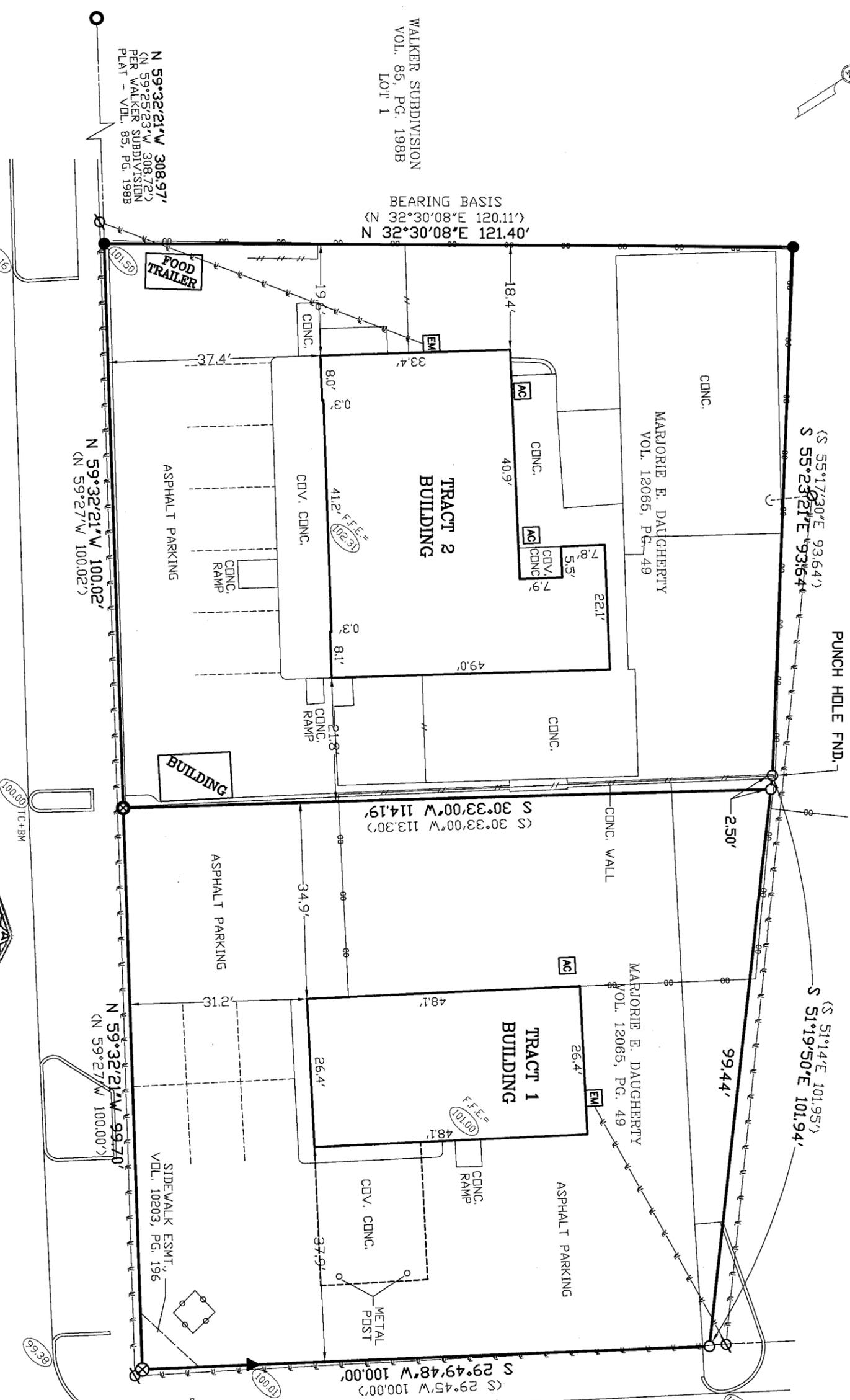
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WALKER SUBDIVISION  
VOL. 85, PG. 198B  
LOT 1

MARJORIE E. DAUGHERTY  
VOL. 12065, PG. 49

MARJORIE E. DAUGHERTY  
VOL. 12065, PG. 49

**LEGEND**

- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- UTILITY LINE
- A/C UNIT
- ELEC. METER
- IRON ROD FND.
- IRON ROD SET+CAP
- PIPE FND.
- X FOUND
- X SET
- UTILITY POLE
- GUY ANCHOR
- BUILDING LINE
- D.E.
- DRAINAGE EASEMENT
- P.U.E.
- PUBLIC UTILITY EASEMENT

**SURVEYOR'S NOTES**

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SURVEY DATE: 02-05-15		
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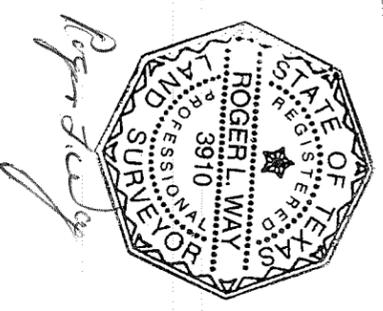
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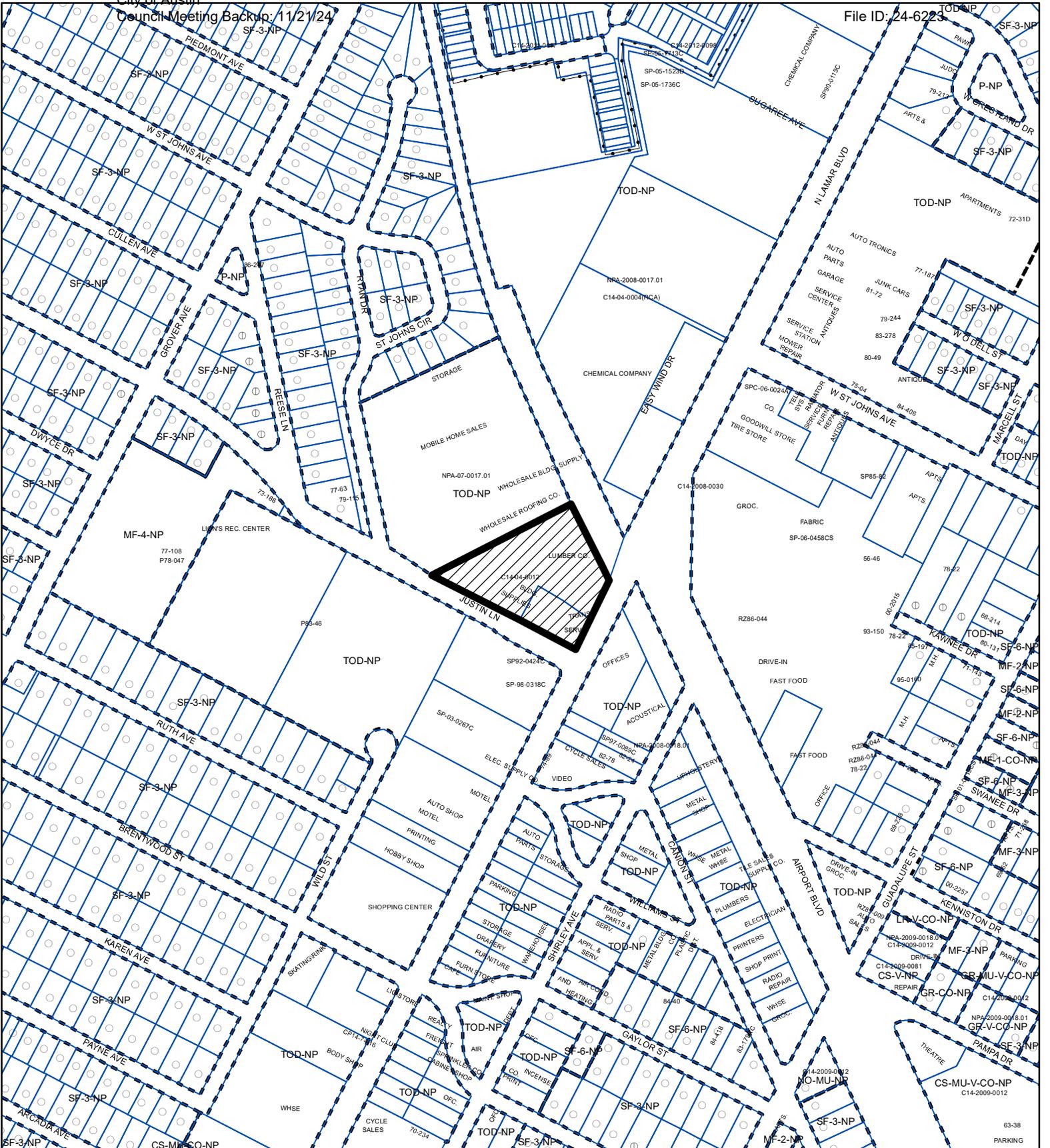
LOT No.      BLOCK       
 SECTION      PHASE       
 TRAVIS COUNTY, TEXAS  
 CITY      AUSTIN

SUBMISSION / ADDITION  
 Book      Page(s)       
 Volume      Cabinet       
 Document No.      Slide       
 Official Public Records of      County, Texas  
 Reference:      PETER BARLIN

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR STEWART TITLE GUARANTY COMPANY

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.





### ZONING

### EXHIBIT "C"

ZONING CASE#: C14-2022-0035



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

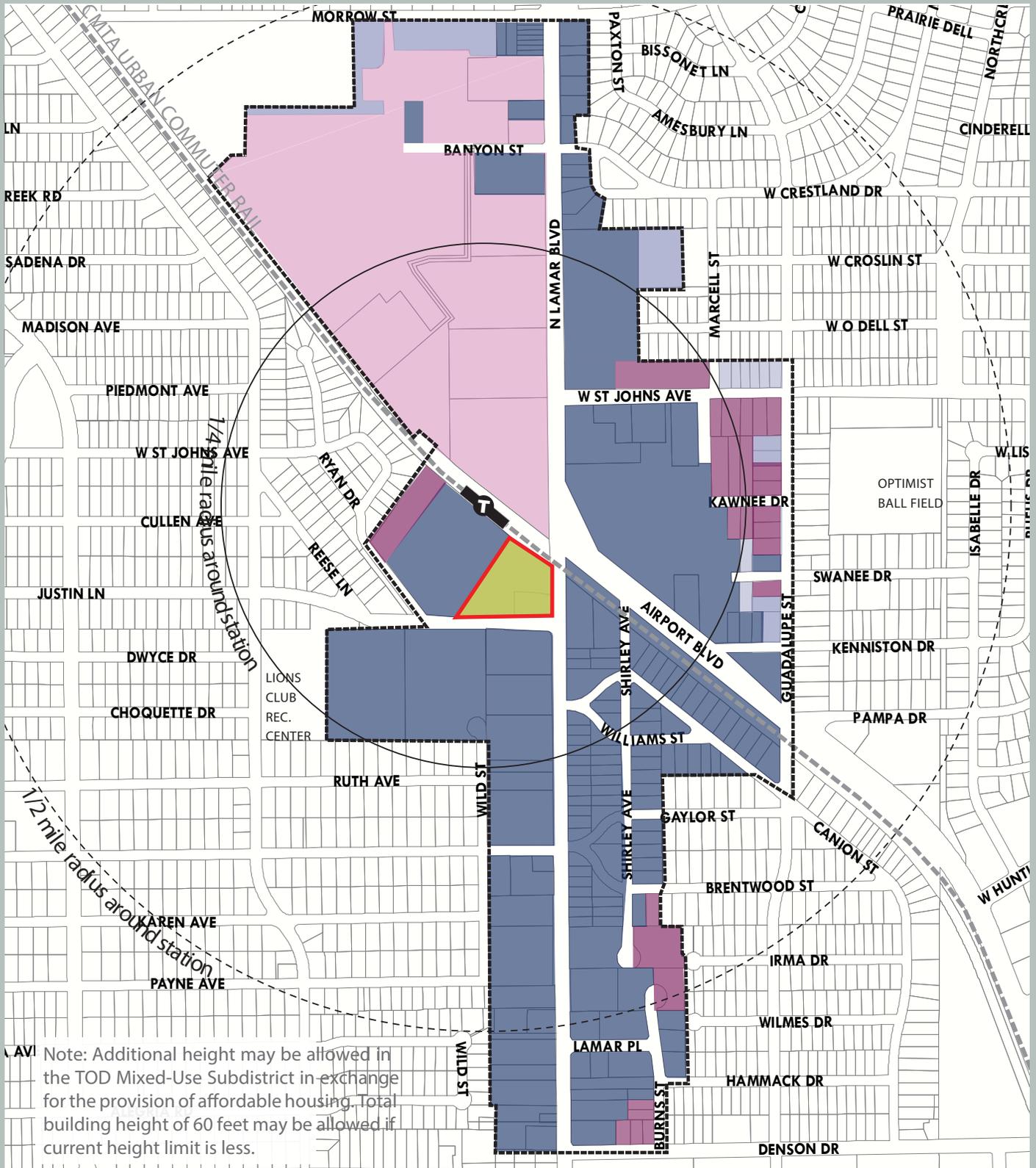
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 3/23/2022

# BASE MAXIMUM BUILDING HEIGHTS



Note: Additional height may be allowed in the TOD Mixed-Use Subdistrict in exchange for the provision of affordable housing. Total building height of 60 feet may be allowed if current height limit is less.

## LEGEND

- 35 FEET
  - 35 OR 60 FEET
  - 60 FEET
  - 40 FEET
  - 160 FEET
  - TOD DISTRICT BOUNDARY
  - T METRORAIL STATION
- 35 FEET FOR SINGLE FAMILY HOMES, TOWNHOMES OR CONDOS  
60 FEET FOR ALL OTHER RESIDENTIAL, NON-RESIDENTIAL AND MIXED USE PROJECTS

