

1   **ORDINANCE NO.** \_\_\_\_\_

2       **AN ORDINANCE AMENDING THE LAMAR/JUSTIN TOD STATION AREA**  
3       **PLAN AND REGULATING PLAN, REZONING AND CHANGING THE ZONING**  
4       **MAP FOR THE PROPERTY LOCATED AT 6916, 6926, AN 6928 NORTH LAMAR**  
5       **BOULEVARD AND 808, 810, 812, AND 906 JUSTIN LANE IN THE**  
6       **CRESTVIEW/WOOTEN COMBINED NEIGHBORHOOD PLAN AREA FROM**  
7       **TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP)**  
8       **COMBINING DISTRICT TO TRANSIT ORIENTED DEVELOPMENT-**  
9       **NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT TO ALLOW THE**  
10      **BASE MAXIMUM BUILDING HEIGHT OF 160 FEET.**

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

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

19      **PART 2.** The Lamar/Justin TOD district Station Area Plan, which includes the  
20      "Regulating Plan for the Lamar Blvd./Justin Lane TOD Station Area Plan," was approved  
21      on December 11, 2008, under Ordinance No. 20081211-086 and amended under Ordinance  
22      Nos. 202220616-113, 20230914-124 and 20231914-125.

23      **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to  
24      change the base district from transit oriented development-neighborhood plan (TOD-NP)  
25      combining district to transit oriented development-neighborhood plan (TOD-NP)  
26      combining district on the property described in Zoning Case No. C14-2022-0035, on file at  
27      the Planning Department, as follows:

28               Tract 1:

29               Being a 0.243 acre tract of land out of the GEORGE W. SPEAR LEAGUE, SURVEY  
30               NO. 7, ABSTRACT NO 697, in the City of Austin, Travis County, Texas, and being  
31               all of that certain called 0.243 acre tract of land described by deed recorded in Volume  
32               12065, Page 49, Real Property Records of Travis County, Texas, said 0.243 acre tract  
33               of land being more particularly described by metes and bounds in **Exhibit "A"**  
34               incorporated into this ordinance,

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 \_\_\_\_\_, 2024

§ \_\_\_\_\_

62  
63 Kirk Watson  
64 Mayor

65 **APPROVED:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

66 Deborah Thomas  
67 Interim City Attorney

68 Myrna Rios  
City Clerk

# EXHIBIT "A"

## 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;

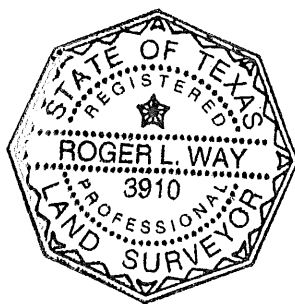
**THENCE** N 30° 33' 00" E, along the common dividing line between said Tracts 1 and 2, a distance of 114.19 feet to a ½" iron rod set with a plastic cap stamped "ALL POINTS" for the north corner of said Tract 1 and this tract of land, same being the east corner of said Tract 2 and being on a southwest 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 ½" 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.**

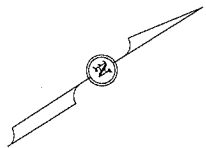
  
\_\_\_\_\_  
**ROGER L. WAY**  
R.P.L.S. No. 3910  
JOB No. 01B04915-1



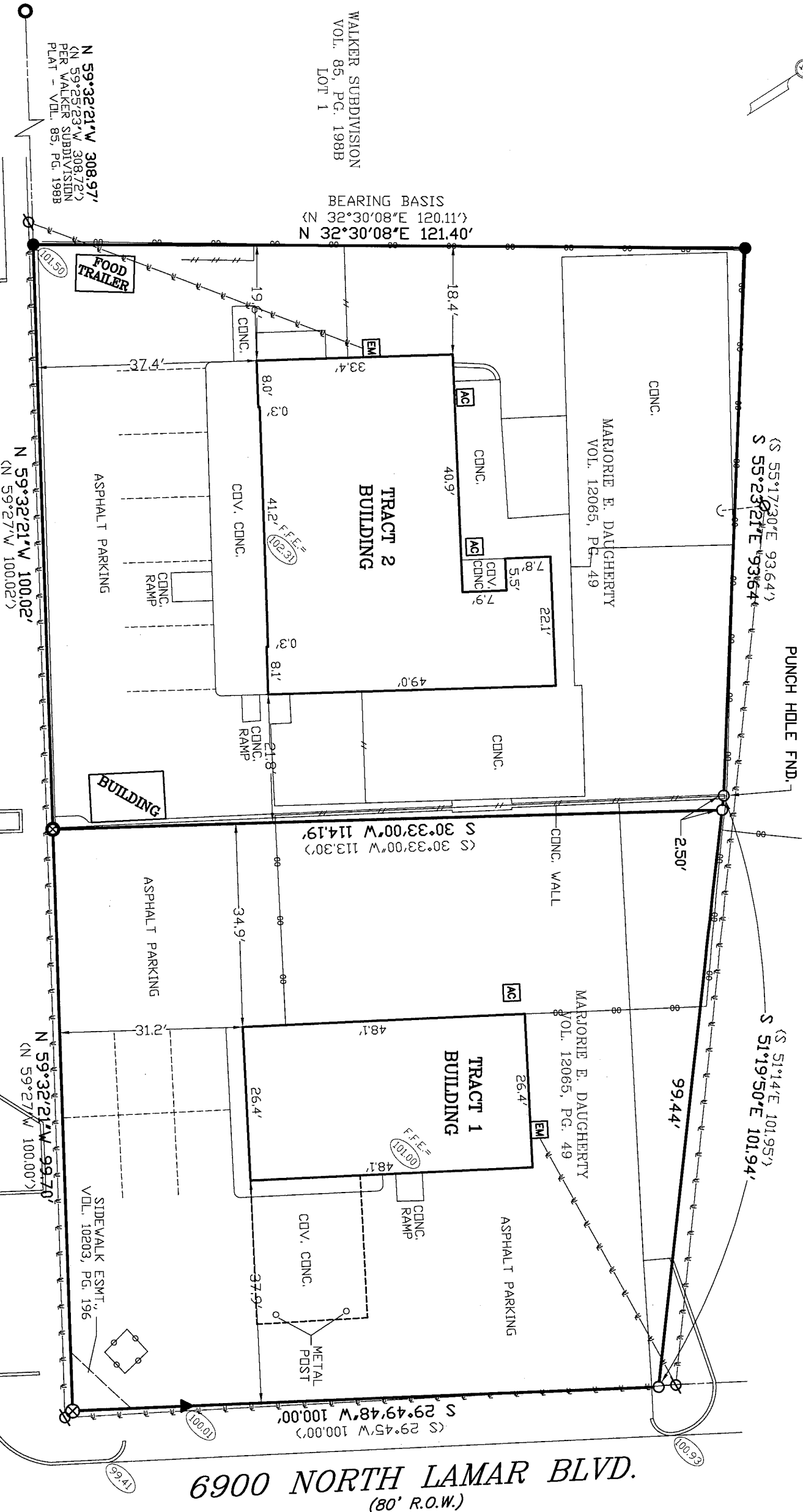
2/05/15  
Date



SCALE: 1"=20'



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



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

**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
- D.E. 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	
BY: _____ DATE: _____		
SURVEY DATE: 02-05-15		
JOB NO. 01R04915		
SCALE: 1"=20'		

\*\*SEE ATTACHED METES AND BOUNDS

LOT No.      BLOCK     

SECTION      PHASE     

CITY      COUNTY, TEXAS

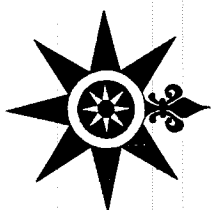
TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR STEWART TITLE GUARANTY COMPANY

SUBMISSION / ADDITION

Book      Page(s)      Cabinet     

Volume      Slide      Official Public Records of      County, Texas

Reference:      PETER BARLIN



**ALL POINTS SURVEYING**

1714 FORVIEW ROAD - SUITE 200

AUSTIN TX 78704

TELE: (512) 440-0071 - FAX: (512) 440-0199

FIRM REGISTRATION # 10118900

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

# EXHIBIT "B"

## 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:

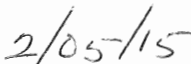
- 1) N 32° 30' 08" E (Basis of Bearings) a distance of 121.40 feet to a ½" iron rod found for the north corner of said Tract 2 and this tract of land, same being an ell corner in said Lot 1;
- 2) S 55° 23' 21" E a distance of 93.64 feet to a found punch mark for an angle point in said common dividing 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.**

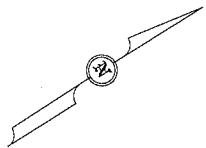
  
\_\_\_\_\_  
**ROGER L. WAY**  
R.P.L.S. No. 3910  
JOB No. 01B04915-2



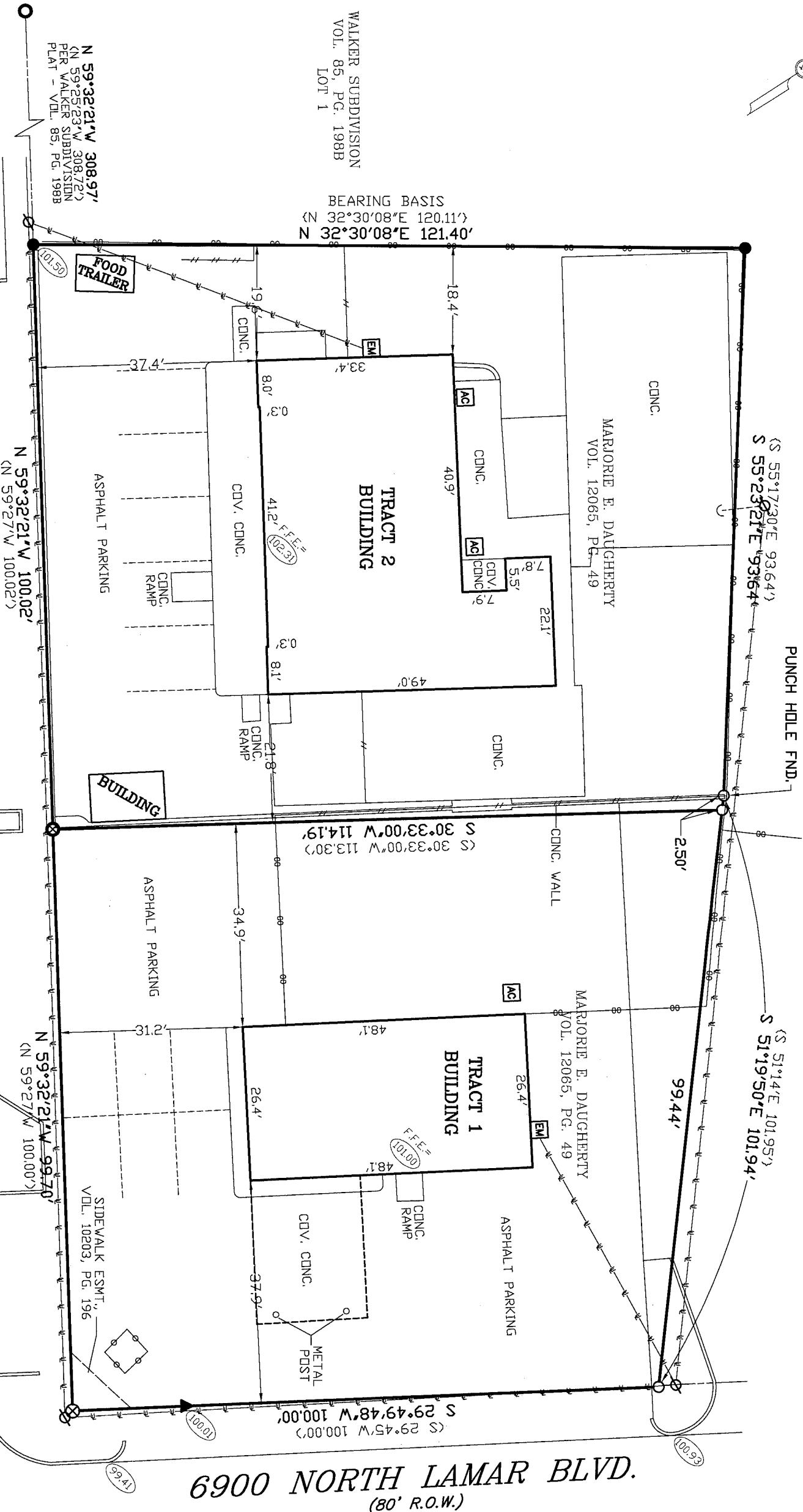
  
\_\_\_\_\_  
Date



SCALE: 1"=20'



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



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

**LEGEND**

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- METAL FENCE
- UTILITY LINE
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- EM ELEC. METER
- IRON ROD FND.
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DRAWING	SCN	
BY: _____ DATE: _____		
SURVEY DATE: 02-05-15		
JOB NO. 01R04915		
SCALE: 1"=20'		

\*\*SEE ATTACHED METES AND BOUNDS

LOT No.      BLOCK     

SECTION      PHASE     

CITY      COUNTY, TEXAS

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

SUBMISSION / ADDITION

Book      Page(s)      Cabinet     

Volume      Side      Plat RECORDS

Document No.      Official Public Records of      County, Texas

Reference:      PETER BARLIN



**ALL POINTS SURVEYING**

1714 FORVIEW ROAD - SUITE 200

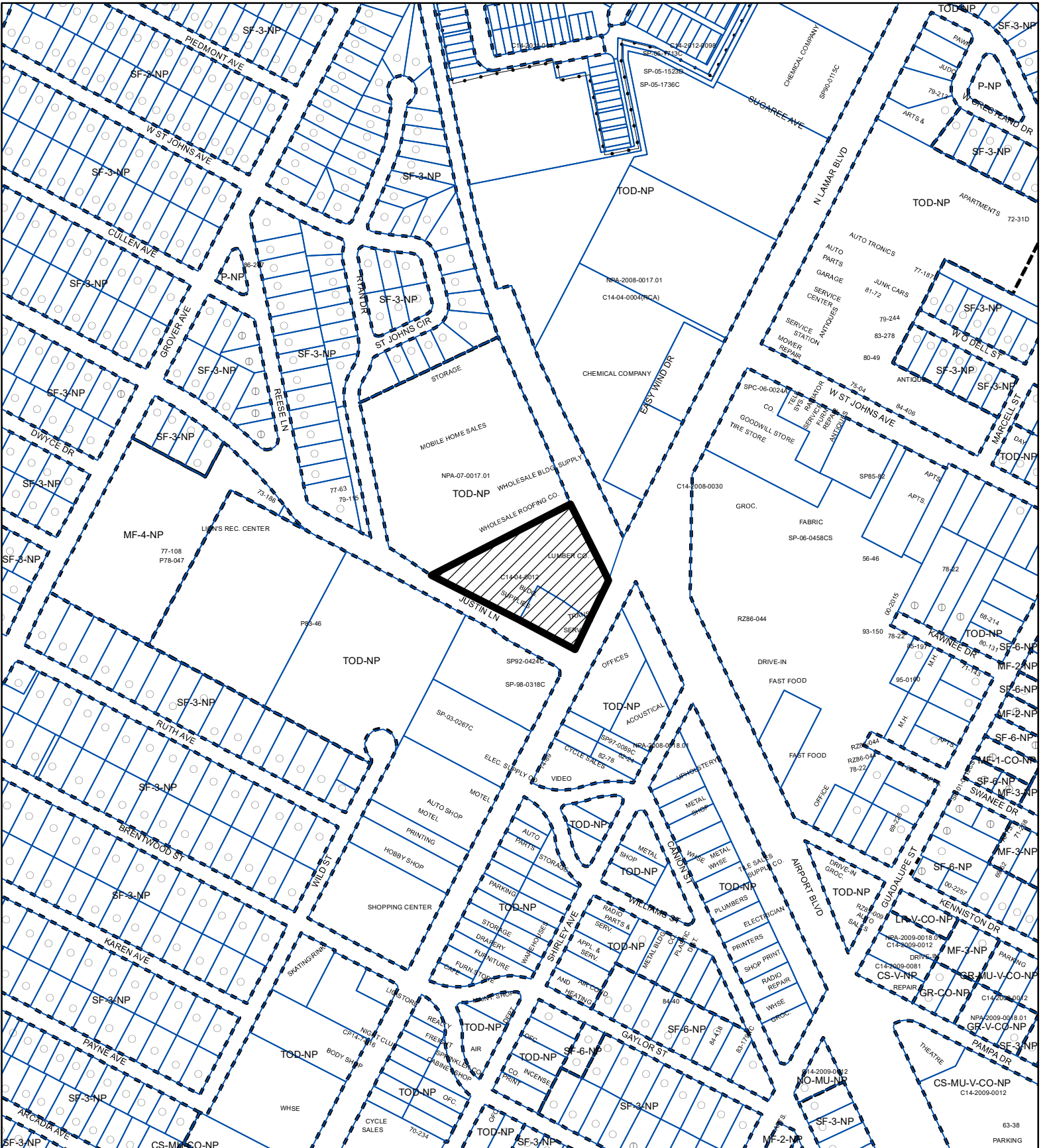
AUSTIN TX 78704

TELE: (512) 440-0071 - FAX: (512) 440-0199

FIRM REGISTRATION # 10118900

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

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'

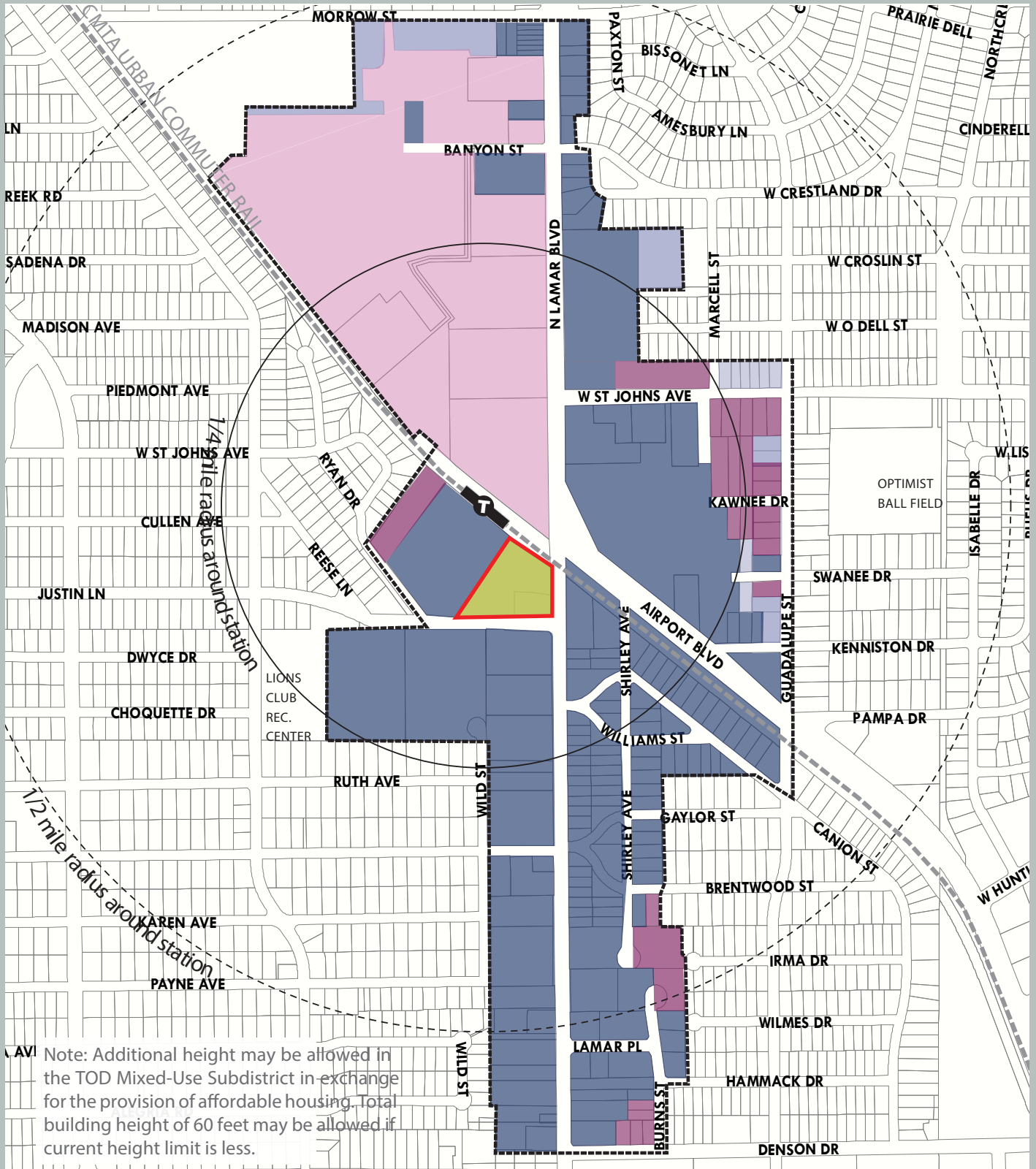
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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
- 40 FEET
- 60 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

