

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE LAMAR/JUSTIN TOD STATION AREA PLAN AND REGULATING PLAN, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6719 AND 6725 SHIRLEY AVENUE AND 605 WILLIAMS STREET IN THE BRENTWOOD/HIGHLAND COMBINED NEIGHBORHOOD PLAN AREA FROM TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT (LIVE/WORK FLEX SUBDISTRICT) TO TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT (TOD MIXED USE SUBDISTRICT) AND INCREASING THE BASE MAXIMUM BUILDING HEIGHT FROM 60 FEET TO 120 FEET.

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

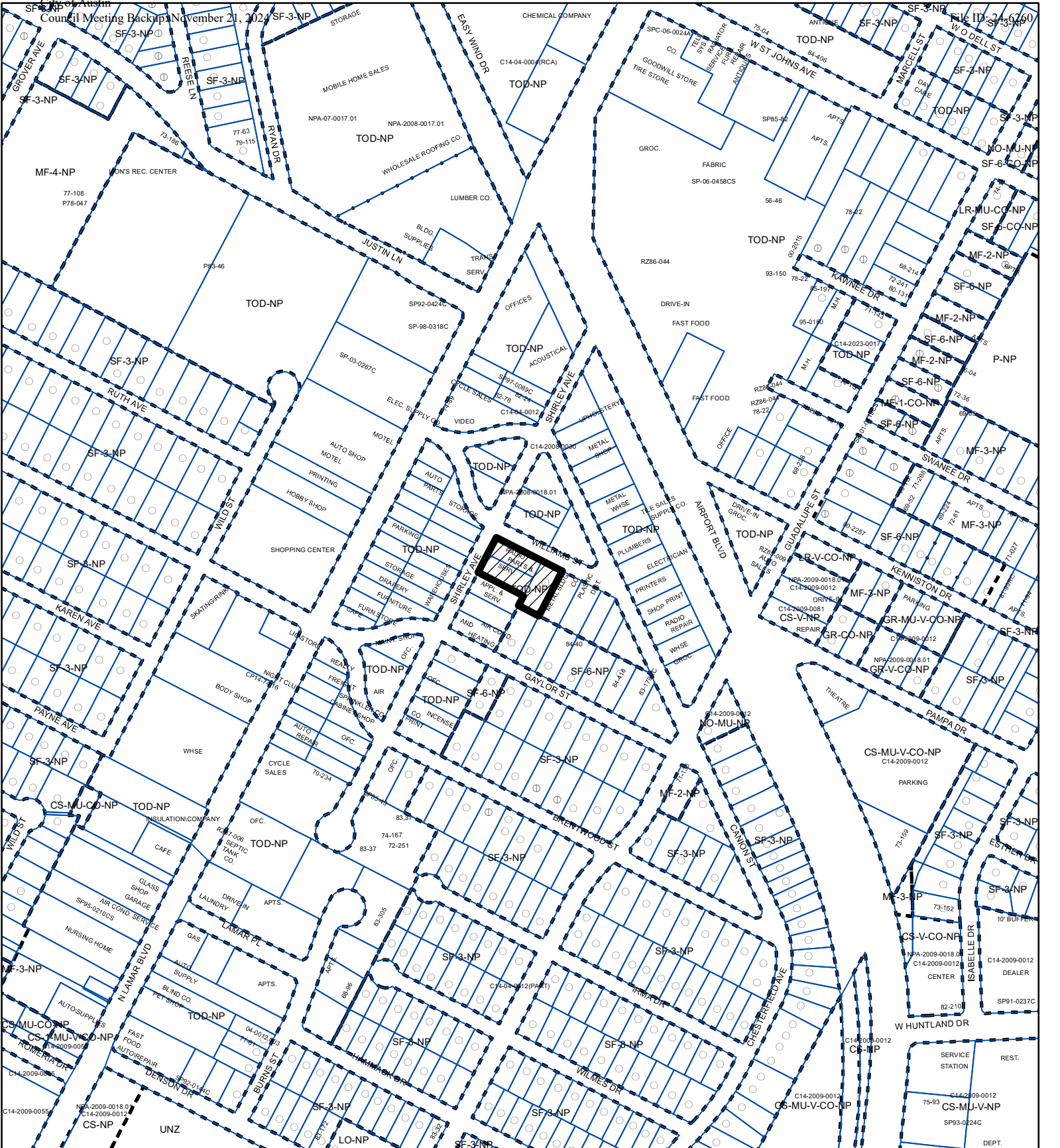
PART 1. The Lamar/Justin TOD Station Area Plan and Regulating Plan is comprised of approximately 195 acres of land, located in portions of the Crestwood/Wooten and Brentwood/Highland neighborhood planning areas, locally known as the area generally bounded by Morrow Street on the north; Guadalupe Street,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

PART 2. The Lamar/Justin TOD Station Area Plan, which includes the “Regulating Plan for the Lamar Blvd./Justin Lane TOD District Station Area Plan,” was approved on December 11, 2008, under Ordinance No. 20081211-086.

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 (live/work flex subdistrict) to transit oriented development-neighborhood plan (TOD-NP) combining district (TOD mixed use subdistrict) on the property described in Zoning Case No. C14-2023-0132, on file at the Planning Department, as follows:

LOTS 4, 5, AND 6, BLOCK H, 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 (the “Property”),

locally known as 6719 and 6725 Shirley Avenue and 605 Williams Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.



LEGEND

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2023-0132

EXHIBIT "A"



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 Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 11/6/2023

Figure 2-1: Lamar/Justin Station Area Plan TOD Subdistricts

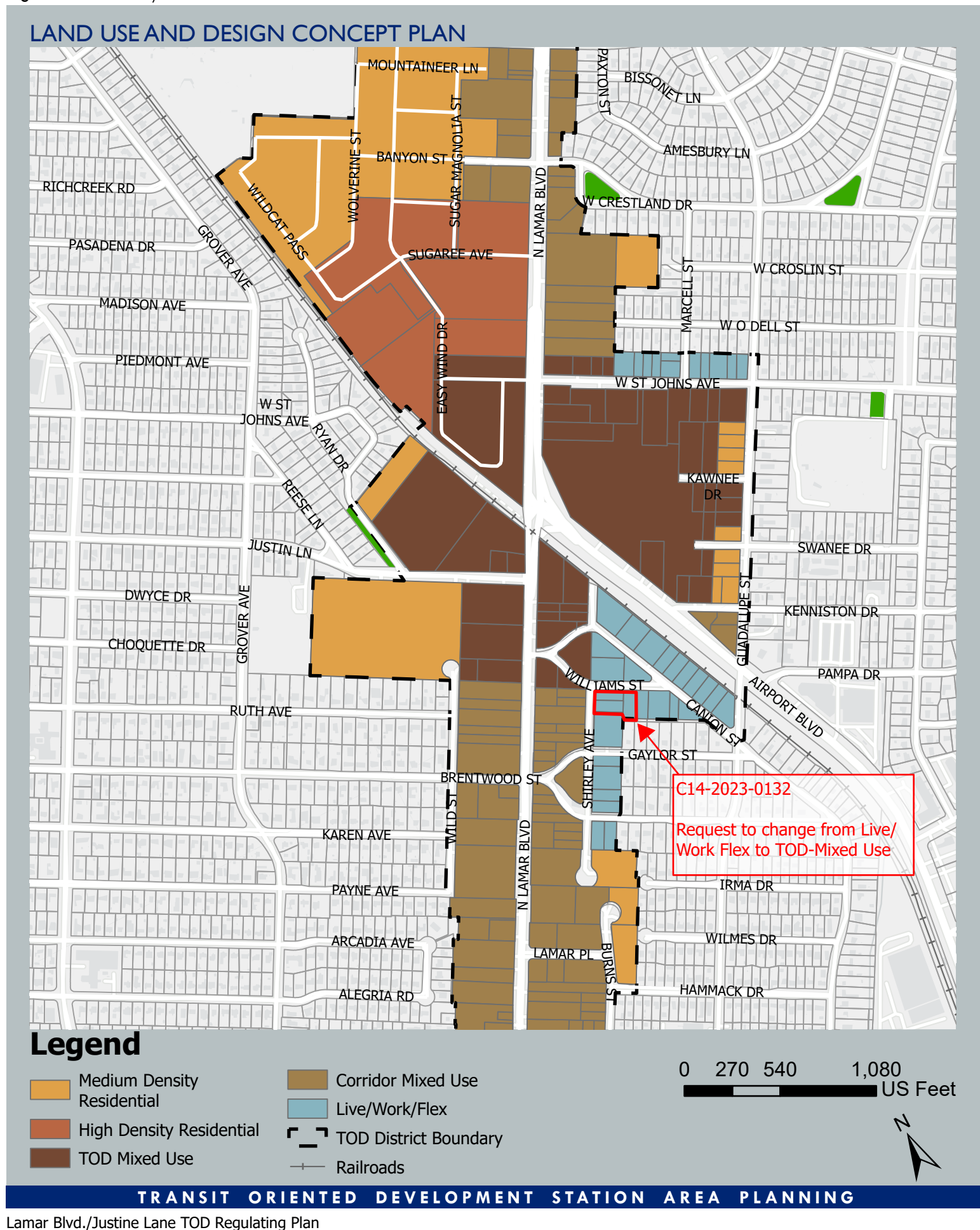
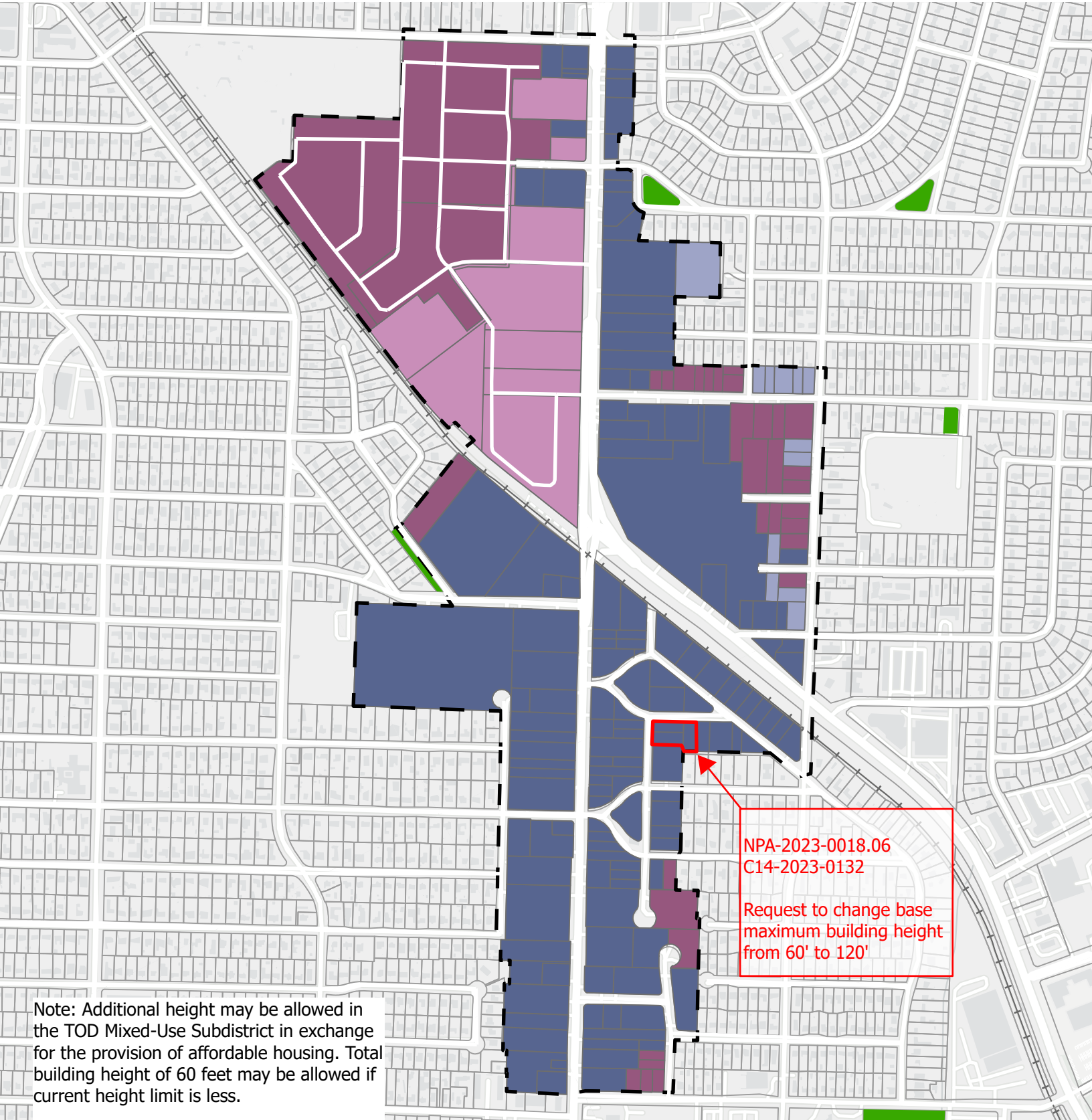


Figure 4-1: Base Maximum Building Height (with no development bonus)



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 FT	40 FT	TOD District Boundary	0 275 550 1,100
35 or 60 FT	60 FT	Railroads	US Feet

