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ORDINANCE NO				Planning Dept.
AN ORDINANCE AMENDING ORDINANCE NO. 20081211-086 TO AMEND THE LAMAR /JUSTIN TOD STATION AREA PLAN, LOCATED WITHIN THE BRENTWOOD/HIGHLAND COMBINED NEIGHBORHOOD PLAN AS ESTABLISHED IN ORDINANCE NO. 040513-30, AS AN ELEMENT OF THE IMAGINE AUSTIN COMPREHENSIVE PLAN, TO INCREASE THE BASE MAXIMUM BUILDING HEIGHT ALLOWING FOR PARTICIPATION IN THE DEVELOPMENT BONUS PROGRAM FOR THE PROPERTY LOCATED AT 7002, 7004, AND 7006 GUADALUPE STREET.				
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:				
<b>PART 1.</b> The Base Maximum Building Height Map in Ordinance No. 20081211-0086 ( <i>Lamar/Justin TOD Station Area Plan</i> ) is amended to change the base maximum building height from 35 feet to 40 feet allowing for participation in a development bonus program to achieve additional height for the property located at 7002, 7004, and 7006 Guadalupe Street as shown on the map attached as <b>Exhibit "A"</b> incorporated in this ordinance and described in File NPA-2023-0018.01 at the Planning Department.				
PART 2. This ordinance takes effect on, 2023.				
PASSED AND APPROVED				
	, 2023	§ §		
	, 2023	§K	irk Watson	
			Mayor	
APPROVED:	Anne L. Morgan	ATTEST:	Myrna Rios	
	City Attorney		City Clerk	
Draft 9/8/2023	Paş	ge 1 of 1	COA Law De	epartment

## EXHIBIT "A"

## BASE MAXIMUM BUILDING HEIGHTS

## Updated 8/23/2023 PRAIRIE DELL THCR MORROW ST VAXTON ST BISSONET LN 8 0 MESBURY LN CINDERELL ΓŃ **BANYON ST** W CRESTLAND DR REEK RØ BLVD SADENA DR W CROSLIN ST 5 N LAMAR ARCELL MADISON AVE W O DELL ST PIEDMONT AVE W ST JOHNS AVE RIANDR Wills h. ۶ OPTIMIST Ë KAWNEE DR BALL FIELD BELLE т 2 is around station 5 SWANEE DR JUSTIN LN AIRPORT BLUD UPESI SHIRLEY AV KENNISTON DR GUADAL 1 DWYCE DR 7 LIONS CLUB CHOQUETTE DR REC. PAMPA DR 1 LIAMS ST CENTER PAYNE AVE 5 RUTH AVE WILD SAYLOR ST CANION SI W HUNT BRENTWOOD ST Ŀ. IRMA DR WILMES DR LAMAR PL WILD AVE Note: Additional height may be allowed in the TOD Mixed-Use Subdistrict in exchange HAMMACK DR for the provision of affordable housing, lotal building height of 60 feet may be allowed if current height limit is less. ST BURNS S **DENSON DR** Ν LEGEND 40 FEET 400 0 200 800 35 FEET FEET 60 FEET 35 OR 60 FEET TOD DISTRICT BOUNDARY 35 FEET FOR SINGLE FAMILY HOMES, TOWNHOMES OR CONDOS METRORAIL STATION 60 FEET FOR ALL OTHER RESIDENTIAL, NON-RESIDENTIAL AND MIXED USE PROJECTS