

**ORDINANCE NO. 20230914-125**

**AN ORDINANCE AMENDING THE LAMAR/JUSTIN TOD STATION AREA PLAN AND REGULATING PLAN, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7002, 7004, AND 7006 GUADALUPE STREET IN THE BRENTWOOD/HIGHLAND COMBINED NEIGHBORHOOD PLAN AREA FROM TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT (MEDIUM DENSITY RESIDENTIAL SUBDISTRICT) TO TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT (TOD MIXED USE SUBDISTRICT) INCREASING THE BASE MAXIMUM BUILDING HEIGHT AND ALLOWING PARTICIPATION IN A DEVELOPMENT BONUS PROGRAM TO INCREASE BASE MAXIMUM BUILDING HEIGHT.**

**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 district Station Area Plan, which includes the “Regulating Plan for the Lamar Blvd./Justin Lane TOD 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 (medium density residential subdistrict) to transit oriented development-neighborhood plan (TOD-NP) combining district (TOD mixed use subdistrict) on the property described in Zoning Case No. C14-2023-0017, on file at the Planning Department, as follows:

LOTS 4, 5, AND 6, BLOCK 2, SILVERTON HEIGHTS, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 4, Page 77, of the Plat Records of Travis County, Texas (the “Property”),

locally known as 7002, 7004, and 7006 Guadalupe Street 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 change the base district of Property from transit oriented development (medium density residential subdistrict)-neighborhood plan (TOD-NP) combining district to transit oriented development (TOD mixed use subdistrict)-neighborhood plan (TOD-NP) combining district as shown in **Exhibit "C"**, increasing the base maximum building height from 35 feet to 40 feet as shown in **Exhibit "B"**, allowing participation in a development bonus program to increase the base maximum building height up to 60 feet.

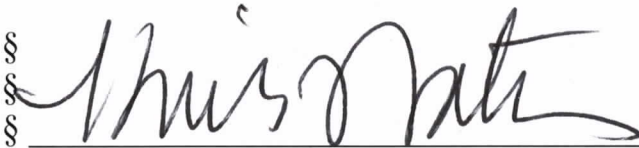
**PART 5.** Except as specifically modified by this ordinance, the Property shall be developed and used in accordance with the Lamar /Justin Transit Oriented District as established by Ordinance No. 20081211-086 and other applicable requirements of the City Code.

**PART 6.** The Property is subject to Ordinance No. 040513-33B that established zoning for the Highland Neighborhood Plan.


**PART 7.** This ordinance takes effect on September 25, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_, September 14, 2023

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§  
Kirk Watson  
Mayor

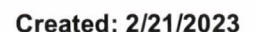
**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Myrna Rios  
City Clerk

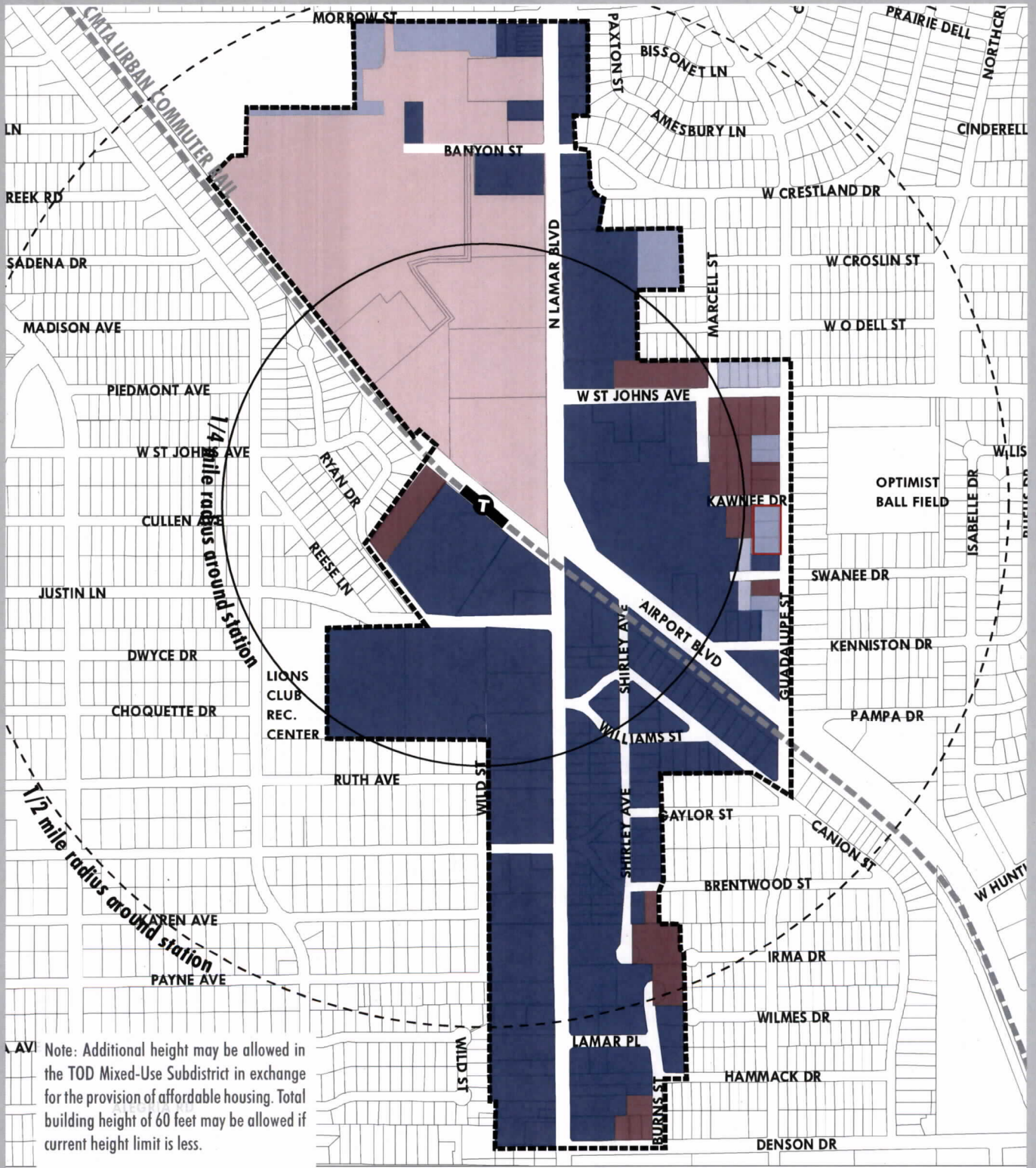






# EXHIBIT "B"

## 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

35 FEET FOR SINGLE FAMILY HOMES, TOWNHOMES OR CONDOS  
60 FEET FOR ALL OTHER RESIDENTIAL, NON-RESIDENTIAL AND MIXED USE PROJECTS

- 40 FEET
- 60 FEET
- TOD DISTRICT BOUNDARY
- METRORAIL STATION

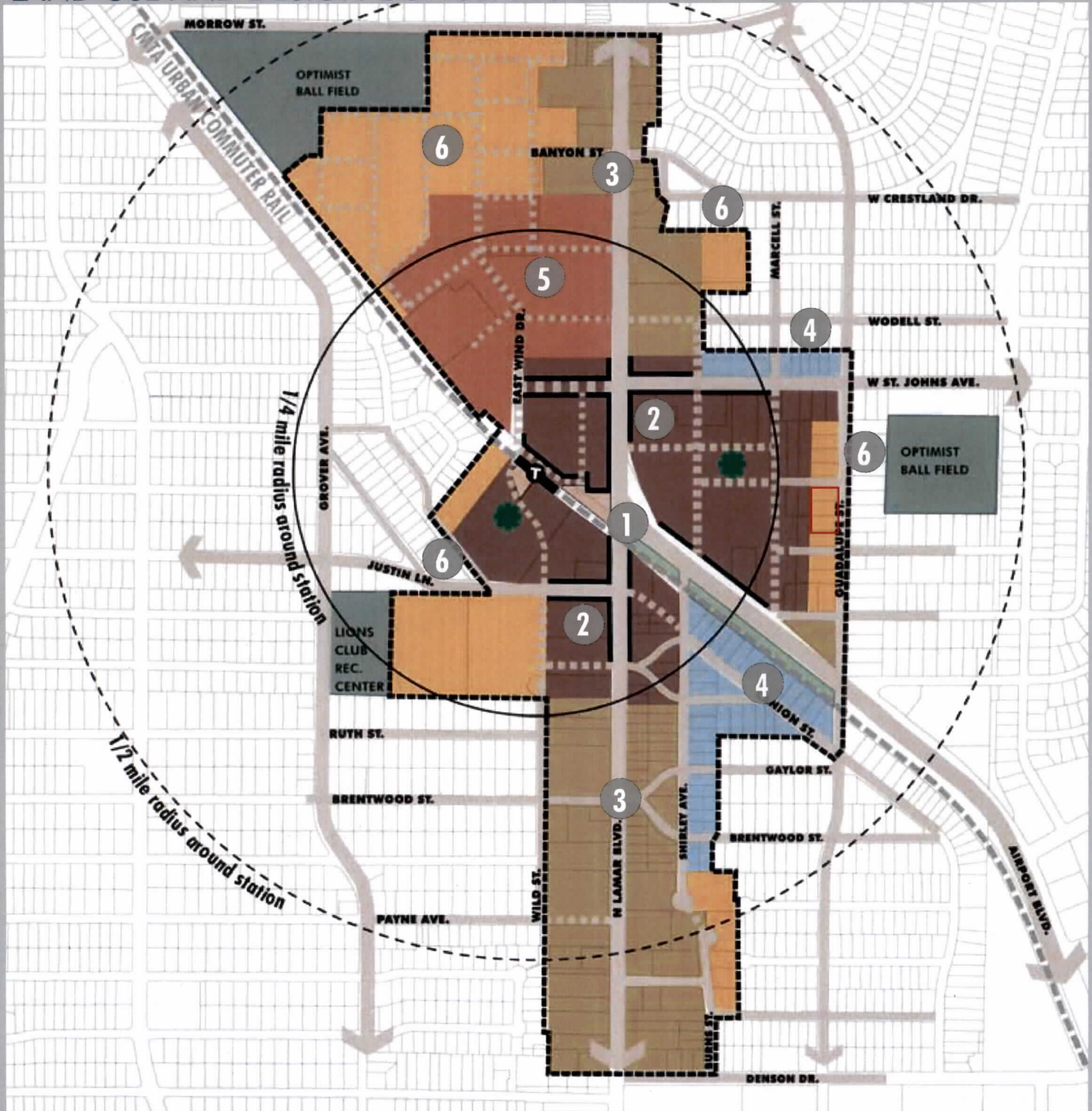
0 200 400 800 FEET





## EXHIBIT "C"

### LAND USE AND DESIGN CONCEPT PLAN



#### LEGEND

- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- TOD MIXED USE  
(showing active frontages)
- CORRIDOR MIXED USE
- LIVE/WORK FLEX
- PRIVATE OPEN SPACE

- POTENTIAL PARKLAND
- EXISTING STREETS
- POTENTIAL STREETS / BIKE-PED CONNECTION
- TOD DISTRICT BOUNDARY
- METRORAIL STATION
- TRANSIT PLAZA

