

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 6916, 6926, AN 6928 NORTH LAMAR BOULEVARD AND 808, 810, 812, AND 906 JUSTIN LANE IN THE CRESTVIEW/WOOTEN COMBINED NEIGHBORHOOD PLAN AREA FROM TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT TO TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT TO ALLOW THE BASE MAXIMUM BUILDING HEIGHT OF 160 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 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 and amended under Ordinance Nos. 202220616-113, 20230914-124 and 20231914-125.

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 to transit oriented development-neighborhood plan (TOD-NP) combining district on the property described in Zoning Case No. C14-2022-0035, on file at the Planning Department, as follows:

Tract 1:

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

42 Tract 2:

43
44 Being a 0.265 acre tract of land out of the GEORGE W. SPEAR LEAGUE, SURVEY
45 NO. 7, ABSTRACT NO 697, in the City of Austin, Travis County, Texas, and being
46 all of that certain called 0.265 acre tract of land described by deed recorded in Volume
47 12065, Page 49, Real Property Records of Travis County, Texas, said 0.265 acre tract
48 of land being more particularly described by metes and bounds in **Exhibit “B”**
49 incorporated into this ordinance, and
50

51 Tract 3:

52
53 LOT 1, WALKER SUBDIVISION, a subdivision in the City of Austin, Travis
54 County, Texas, according to the map or plat of record in Volume 85, Page 198B, of
55 the Plat Records of Travis County, Texas,
56

57 (Tract 1, Tract 2, and Tract 3 collectively the "Property"),
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59 locally known as 6916, 6926, AN 6928 North Lamar Boulevard and 808, 810, 812, and
60 906 Justin Lane in the City of Austin, Travis County, Texas, and generally identified in the
61 map attached as **Exhibit “C”**.
62

63 **PART 4.** The Lamar /Justin TOD Station Area Plan is amended to increase the base
64 maximum building height from 60 feet to 160 feet as shown in **Exhibit “D”**.
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66 **PART 5.** Except as specifically modified by this ordinance, the Property shall be
67 developed and used in accordance with the Lamar /Justin Transit Oriented District as
68 established by Ordinance No. 20081211-086 and other applicable requirements of the City
69 Code.
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71 **PART 6.** Except as specifically modified by this ordinance, the Property is subject to
72 Ordinance No. 040401-32B that established zoning for the Crestview Neighborhood Plan.
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PART 7. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

_____, 2023 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney 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;

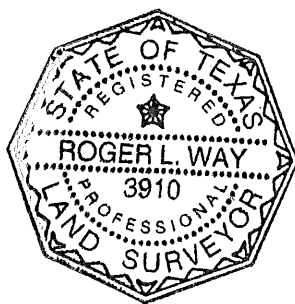
THENCE S 51° 19' 50" E, along the common dividing line between said Tract 1 and said Lot 1, a distance of 99.44 feet to a ½" iron rod set with a plastic cap stamped "ALL POINTS" at the point of intersection with said westerly right-of-way line of North Lamar Boulevard for the east corner of said Tract 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.



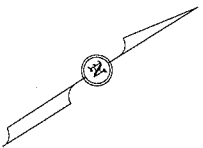
ROGER L. WAY
R.P.L.S. No. 3910
JOB No. 01B04915-1



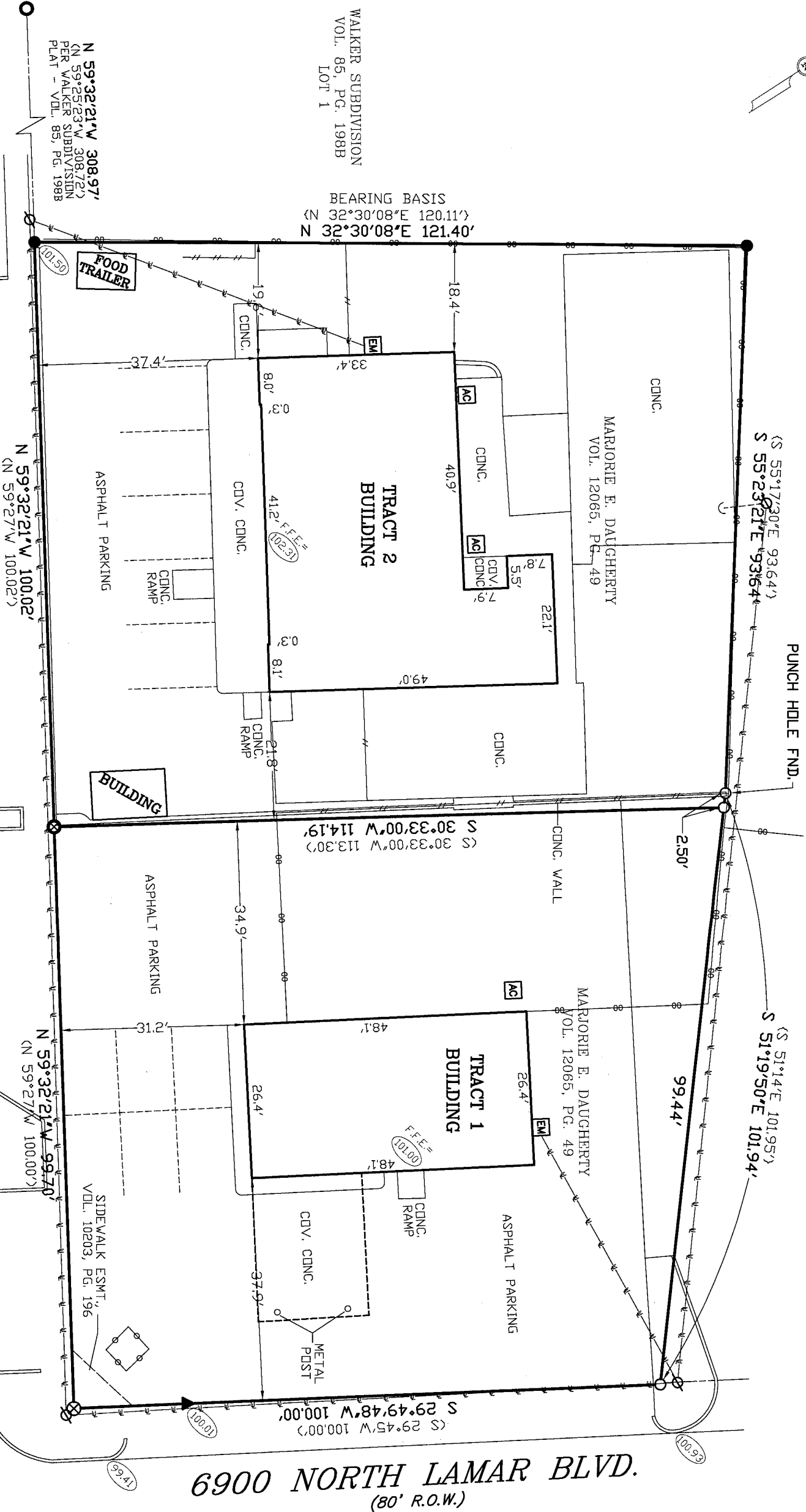
2/05/15
Date



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
- ELEC. METER
- IRON ROD FND.
- IRON ROD SET+CAP
- PIPE FND.
- X FOUND
- X SET
- UTILITY POLE
- GUY ANCHOR
- B.L. 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	DATE:
DRAFTING	SCN		
SURVEY DATE:	02-05-15		
Job No.	01R04915		
SCALE:	1"=20'		

**SEE ATTACHED METES AND BOUNDS

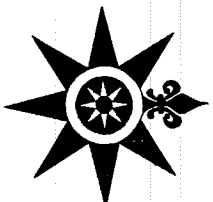
LOT No.	**	BLOCK	---
SECTION	---	PHASE	---
CITY	TRAVIS	COUNTY, TEXAS	---
	AUSTIN		

SUBDIVISION / ADDITION

Book	---	Cabinet	---
Volume	---	Slide	---
Document No.	---	Official Public Records of	---
Reference:	---	County, Texas	---

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

PETER BARLIN



ALL POINTS SURVEYING

1714 FORVIEW ROAD - SUITE 200

AUSTIN TX. 78704

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

FIRM REGISTRATION # 10118900

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

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

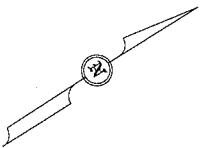


2/05/15

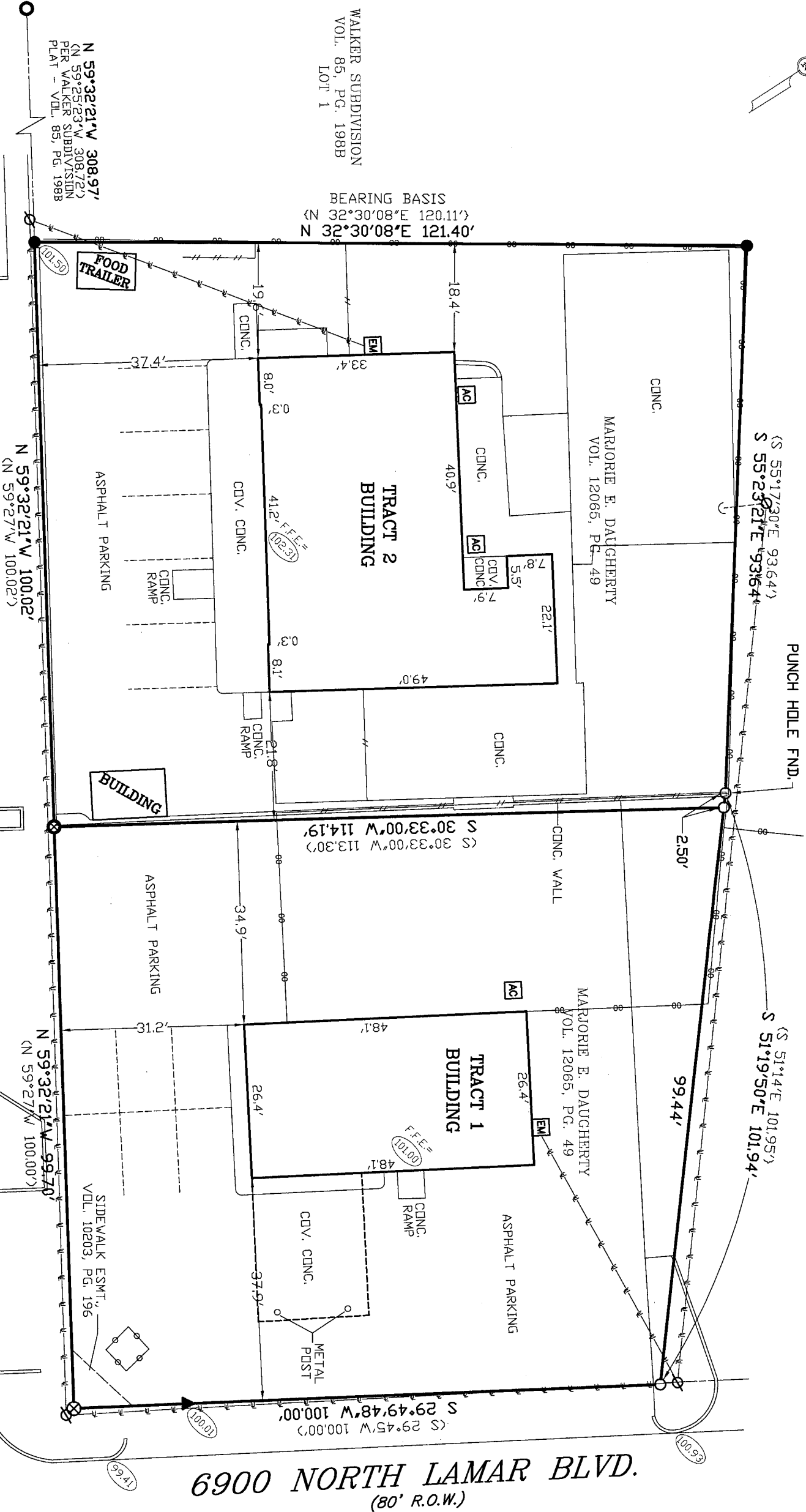
Date



SCALE: 1"=20'



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



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
- B.L.
- D.E.
- 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.

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

**SEE ATTACHED METES AND BOUNDS

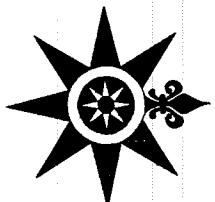
LOT No.	**	BLOCK	---
SECTION	---	PHASE	---
CITY	TRAVIS	COUNTY, TEXAS	---
	AUSTIN		

SUBDIVISION / ADDITION

Book	---	Page(s)	---
Volume	---	Official Public Records of	---
Document No.	---	County, Texas	---

Reference: PETER BARLIN

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



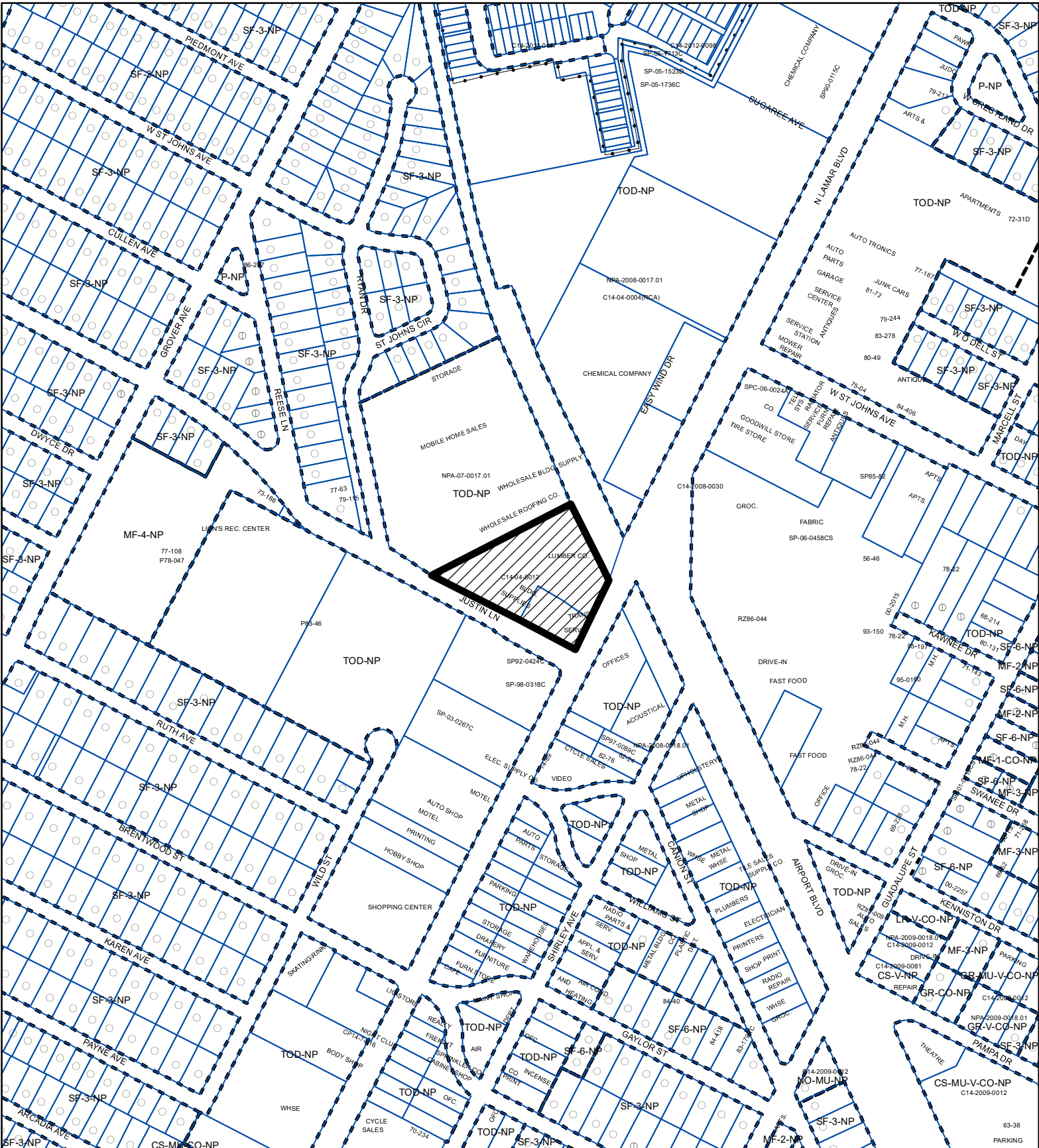
ALL POINTS SURVEYING

1714 FORVIEW ROAD - SUITE 200

AUSTIN TX. 78704

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

FIRM REGISTRATION # 10118900






ZONING

EXHIBIT "C"

ZONING CASE#: C14-2022-0035

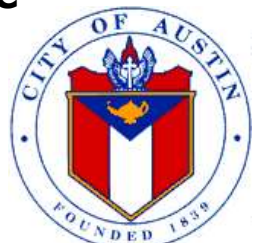


-  **SUBJECT TRACT**
-  **PENDING CASE**
-  **ZONING BOUNDARY**

1" = 400'

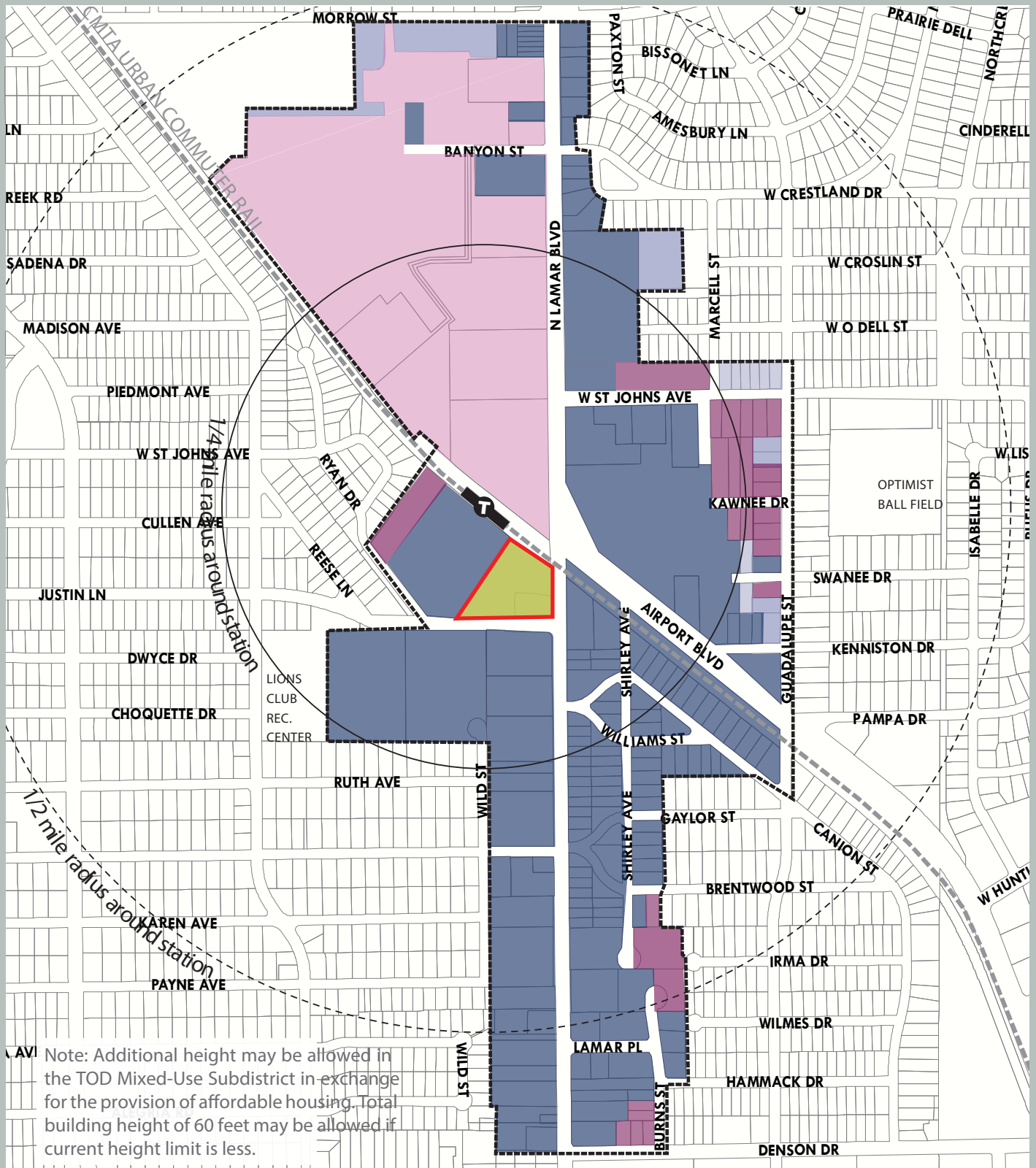
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



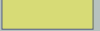






Created: 3/23/2022

BASE MAXIMUM BUILDING HEIGHTS



LEGEND

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

