

ORDINANCE NO. _____

1 AN ORDINANCE ADOPTING THE STATION AREA PLAN, REZONING AND
2 CHANGING THE ZONING MAP TO ESTABLISH A TRANSIT ORIENTED
3 DEVELOPMENT (TOD) DISTRICT ON PROPERTY GENERALLY KNOWN AS
4 THE LAMAR BOULEVARD/JUSTIN LANE STATION AREA PLAN LOCATED
5 IN THE CRESTVIEW/WOOTEN AND THE BRENTWOOD/HIGHLAND
6 NEIGHBORHOOD PLAN COMBINING DISTRICTS.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 **PART 1.** This ordinance adopts the station area plan ("Plan") for the Lamar
11 Boulevard/Justin Lane Station Area. The Plan establishes use regulations, design
12 standards, and other requirements for development as set forth in Exhibit "A" (*The Station*
13 *Area Plan*) attached and incorporated into this ordinance.

14
15 **PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to
16 change the base zoning districts to transit oriented development (TOD) district on certain
17 tracts of land (the "Property") described in Zoning Case No. C14-2008-0030, on file at the
18 Neighborhood Planning and Zoning Department, as follows:

19
20 Approximately 195 acres of land in the City of Austin, Travis County,
21 Texas, more particularly described and identified in the tract map
22 attached as Exhibit "B" (*Lamar Blvd/Justin Lane Station Area*),
23

24 located in portions of the Crestview/Wooten and Brentwood/Highland neighborhood
25 planning areas, locally known as the area generally bounded by Morrow Street on the
26 north; Guadalupe Street, Burns Street and the back property line of properties along Lamar
27 Boulevard on the east; Denson Drive and just north of Romeria Drive on the south; and,
28 Wild Street, the Northwest and Austin Railroad, and Ryan Drive on the west, in the City of
29 Austin, Travis County, Texas, and identified in the map attached as Exhibit "C" (*the*
30 *Zoning Map*).

31
32 **PART 3.** The zoning districts for the Property are changed from the base districts shown
33 in the chart attached as Exhibit "D" (*the TOD properties*), to transit oriented development-
34 neighborhood plan (TOD-NP) combining district.
35
36
37

1 **PART 4.** This ordinance takes effect on _____, 2008.
2
3

4 **PASSED AND APPROVED**
5

6 §
7 §
8 _____, 2008 § _____
9

10 Will Wynn
11 Mayor

12 **APPROVED:** _____ **ATTEST:** _____
13 David Allan Smith Shirley A. Gentry
14 City Attorney City Clerk
15



Exhibit B: Lamar Blvd/Justin Lane Station Area Plan

Zoning Tract Map

C14-2008-0030



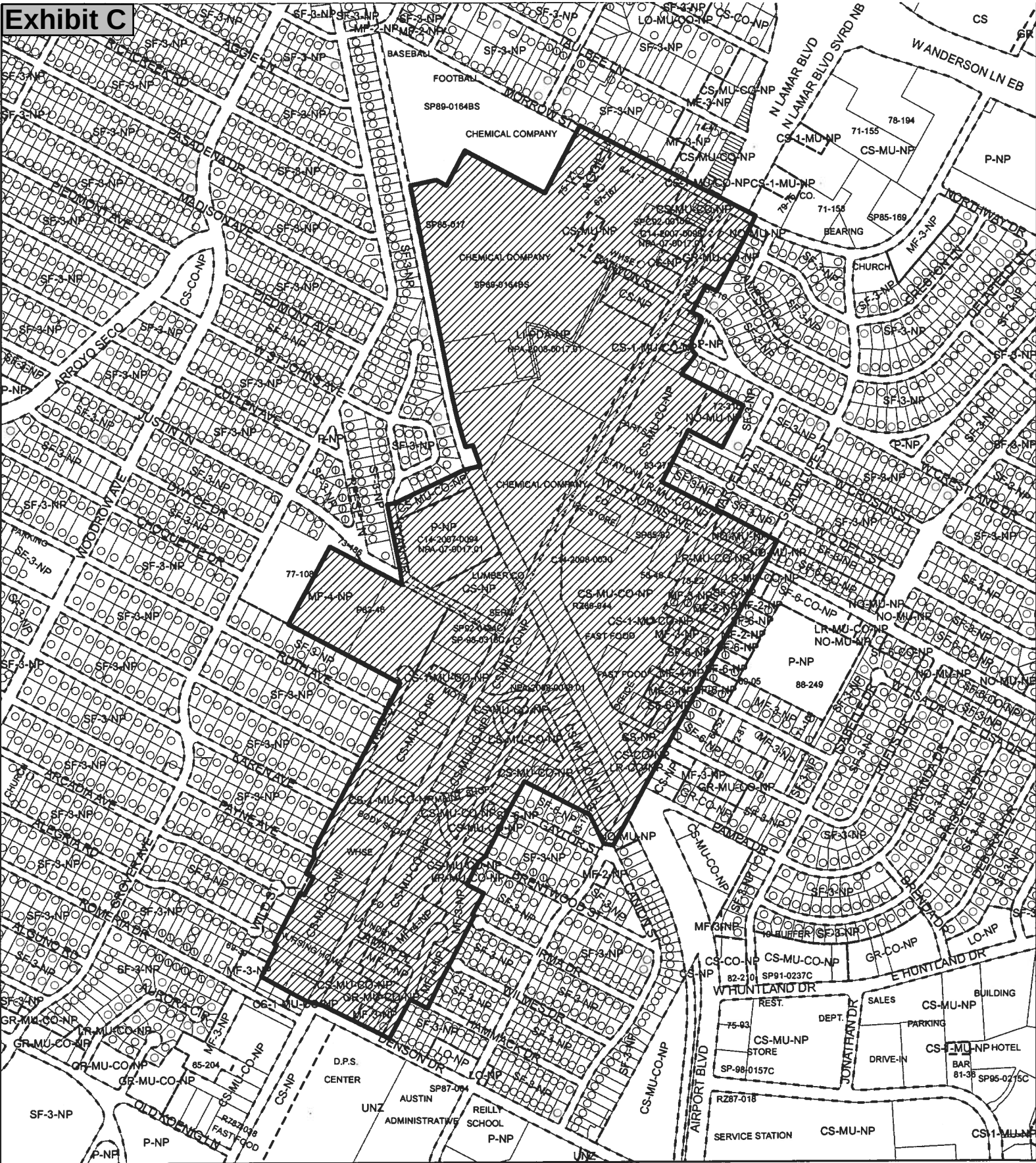
Produced by City of Austin
Neighborhood Planning & Zoning Dept.
March 21, 2008

500 250 0 500 Feet



This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

Exhibit C



ZONING

ZONING CASE#: **C14-2008-0030**
 ADDRESS: **LAMAR/JUSTIN LANE TOD**
 STATION AREA PLAN
 SUBJECT AREA: **195 ACRES**
 GRID: **K27-K29**
 MANAGER: **S. LOPEZ**

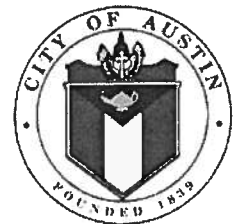
OPERATOR: S. MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.



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

1" = 800'



**Lamar Blvd/Justin Lane Station Area Plan
C14-2008-0030
Properties to be Rezoned to "TOD-NP"**

Tract #	TCAD Property ID	COA Address	Existing Zoning
1	232150	6909 RYAN DR	P-NP
		6915 RYAN DR	
		6917 RYAN DR	
		910 JUSTIN LN	
	232208	6926 N LAMAR BLVD	CS-NP
		6928 N LAMAR BLVD	
		810 JUSTIN LN	
		812 1/2 JUSTIN LN	
		812 JUSTIN LN	
		906 JUSTIN LN	
	232209	6916 N LAMAR BLVD	CS-NP
	232210	808 JUSTIN LN	CS-NP
	235029	6927 RYAN DR	CS-MU-CO-NP
	Portion of 374454	Portion of ACR .05 * OF LOT 12-21 BLK 14 OLT 2 DIVISION O	Unzoned
2	235068	LOT 1 NORTHERN INDUSTRIAL SUBD SEC 1	LI-PDA-NP
	235069	LOT 2 NORTHERN INDUSTRIAL SUBD SEC 1	LI-PDA-NP
	235070	LOT 3 NORTHERN INDUSTRIAL SUBD SEC 1	LI-PDA-NP
	235071	910 BANYON ST	LI-PDA-NP
	235072	912 BANYON ST	CS-MU-NP
		916 BANYON ST	
	235073	914 BANYON ST	CS-MU-NP
		918 BANYON ST	
		920 BANYON ST	
	235074	221 X 373 FT AV OF ABS 697 SUR 7 SPEAR G W	LI-PDA-NP
	235075	7312 1/2 N LAMAR BLVD	LI-PDA-NP
	235076	111.11X369.64 FT OF ABS 697 SUR 7 SPEAR G W	LI-PDA-NP
	235077	ABS 697 SUR 7 SPEAR G W ACR .867	LI-PDA-NP
	Portion of 235078	Portion of 7432 1/2 N LAMAR BLVD	LI-PDA-NP
	235079	60X125 ABS 697 SUR 7 SPEAR G W	LI-PDA-NP
	235080	ABS 697 SUR 7 SPEAR G W ACR 1.73	LI-PDA-NP
	235081	817 BANYON ST	CS-NP
	235082	7434 N LAMAR BLVD	CS-NP
		7436 N LAMAR BLVD	

Tract #	TCAD Property ID	COA Address	Existing Zoning
2 (Cont.)	235083	810 BANYON ST	LI-PDA-NP
	235084	7512 N LAMAR BLVD	CS-NP
	235085	804 1/2 BANYON ST	LI-PDA-NP
	236420	7526 N LAMAR BLVD	P-NP
	236421	7544 1/2 N LAMAR BLVD	CS-MU-CO-NP
	236422	LOT 10 BLK A NORTHGATE ADDN	CS-MU-CO-NP
	236423	825 MORROW ST	LI-PDA-NP
	236424	LOT 2 ARNETT CLEO M	LI-PDA-NP
	236425	813 MORROW ST	CS-MU-CO-NP
	236426	7524 N LAMAR BLVD	P-NP
	236427	7520 N LAMAR BLVD	P-NP
	236428	7530 N LAMAR BLVD	P-NP
	236429	7544 N LAMAR BLVD	CS-MU-CO-NP
	Portion of 237531	Portion of ABS 697 SUR 7 SPEAR G W ACR 2.898	LI-PDA-NP
	237764	1003 MORROW ST	LI-PDA-NP
	237765	1001 MORROW ST	LI-PDA-NP
	237766	1016 AGGIE LN	LI-PDA-NP
	237767	1017 AGGIE LN	LI-PDA-NP
		1019 AGGIE LN	
	237768	1015 AGGIE LN	LI-PDA-NP
	237769	1013 AGGIE LN	LI-PDA-NP
	237770	LOT 9 BLK A *RESUB LOT 21-23 NORTHGATE ADDN	LI-PDA-NP
	237771	1009 AGGIE LN	LI-PDA-NP
	237772	1007 AGGIE LN	LI-PDA-NP
	237773	913 MORROW ST	LI-PDA-NP
	237774	911 MORROW ST	LI-PDA-NP
	237775	909 MORROW ST	LI-PDA-NP
	237776	827 MORROW ST	LI-PDA-NP
		901 MORROW ST	
	237777	907 MORROW ST	LI-PDA-NP
	725281	6932 N LAMAR BLVD	LI-PDA-NP
		7000 1/2 N LAMAR BLVD	
		7002 1/2 N LAMAR BLVD	
		7114 1/2 N LAMAR BLVD	
		7114 N LAMAR BLVD	
		950 BANYON ST	
3	235160	7501 N LAMAR BLVD	GR-MU-CO-NP
	236474	7541 N LAMAR BLVD	GR-MU-CO-NP
		7545 N LAMAR BLVD	
	236475	LOT A3 *RESUB OF LT A1 RESUB OF LT A TEMPO NORTH	GR-MU-CO-NP

Tract #	TCAD Property ID	COA Address	Existing Zoning
3 (Cont.)	236476	7435 N LAMAR BLVD	GR-MU-CO-NP
		7517 1/2 N LAMAR BLVD	
		7521 N LAMAR BLVD	
		7525 N LAMAR BLVD	
	236477	7535 N LAMAR BLVD	GR-MU-CO-NP
4	235105	7209 N LAMAR BLVD	CS-MU-CO-NP, LR-MU-CO-NP
		7211 N LAMAR BLVD	
		7213 N LAMAR BLVD	
	235106	7215 N LAMAR BLVD	CS-MU-CO-NP
		7219 N LAMAR BLVD	
		7221 N LAMAR BLVD	
	235107	7227 N LAMAR BLVD	CS-MU-CO-NP
		7301 N LAMAR BLVD	
	235108	7313 N LAMAR BLVD	CS-MU-CO-NP
	235109	7439 N LAMAR BLVD	CS-MU-CO-NP
	235110	LOT 2 BLK D NORTHWAY CREST SEC 2 10X60FT ABS 789 SUR 57 WALLACE J P	CS-MU-CO-NP
	235111	7427 N LAMAR BLVD	CS-MU-CO-NP, CS-1-MUC-CO-NP
	235112	707 W CRESTLAND DR	CS-MU-CO-NP
	235137	616 W ST JOHNS AVE	LR-MU-CO-NP
	235138	618 W ST JOHNS AVE	LR-MU-CO-NP
	235139	620 W ST JOHNS AVE	LR-MU-CO-NP
	235140	624 W ST JOHNS AVE	LR-MU-CO-NP
	235141	700 W ST JOHNS AVE	LR-MU-CO-NP
	235142	702 W ST JOHNS AVE	LR-MU-CO-NP
	235143	704 W ST JOHNS AVE	CS-MU-CO-NP
		710 W ST JOHNS AVE	
	235145	7201 N LAMAR BLVD	CS-MU-CO-NP
		7205 N LAMAR BLVD	
	235148	7202 MARCELL ST	LR-MU-CO-NP
	235149	612 W ST JOHNS AVE	LR-MU-CO-NP
		622 W ST JOHNS AVE	
	235151	7401 N LAMAR BLVD	CS-MU-CO-NP, NO-MU-NP
		7417 N LAMAR BLVD	
5	235194	600 W ST JOHNS AVE	NO-MU-NP
	235195	602 W ST JOHNS AVE	NO-MU-NP
	235196	604 W ST JOHNS AVE	NO-MU-NP
	235197	608 W ST JOHNS AVE	NO-MU-NP
	235198	610 W ST JOHNS AVE	NO-MU-NP

Tract #	TCAD Property ID	COA Address	Existing Zoning
6	232316	7002 GUADALUPE ST	SF-6-NP
	232317	7000 GUADALUPE ST	MF-4-NP
	232318	606 SWANEE DR	SF-6-NP
		610 SWANEE DR	
	232319	607 SWANEE DR	SF-6-NP
	232320	6906 GUADALUPE ST	MF-3-NP
	232321	6904 GUADALUPE ST	SF-6-NP
	232325	608 KENNISTON DR	CS-MU-CO-NP
	232326	610 KENNISTON DR	CS-MU-CO-NP, CS-1-MU-CO-NP
		6905 AIRPORT BLVD	
		6919 AIRPORT BLVD	
		6923 AIRPORT BLVD	
		6929 1/2 AIRPORT BLVD	
		6929 AIRPORT BLVD	
	232327	6903 AIRPORT BLVD	CS-MU-CO-NP
	235086	7121 1/2 N LAMAR BLVD	CS-MU-CO-NP
		7121 N LAMAR BLVD	
	235087	7107 N LAMAR BLVD	CS-MU-CO-NP
		7125 N LAMAR BLVD	
	235088	705 W ST JOHNS AVE	CS-MU-CO-NP
		7115 N LAMAR BLVD	
		713 W ST JOHNS AVE	
		7135 N LAMAR BLVD	
	235089	701 W ST JOHNS AVE	CS-MU-CO-NP
		707 W ST JOHNS AVE	
		709 W ST JOHNS AVE	
		711 W ST JOHNS AVE	
	235090	621 W ST JOHNS AVE	CS-MU-CO-NP
		629 W ST JOHNS AVE	
	235091	607 W ST JOHNS AVE	LR-MU-CO-NP
		611 W ST JOHNS AVE	
		613 W ST JOHNS AVE	
	235092	605 W ST JOHNS AVE	LR-MU-CO-NP
	235093	601 W ST JOHNS AVE	LR-MU-CO-NP
	235094	7106 GUADALUPE ST	SF-6-NP
	235095	7104 GUADALUPE ST	SF-6-NP, MF-2-NP
	235096	7102 GUADALUPE ST	MF-2-NP
	235098	606 KAWNEE DR	MF-3-NP
	235099	608 KAWNEE DR	MF-3-NP
		610 KAWNEE DR	
		612 KAWNEE DR	
		609 KAWNEE DR	
	235100	611 KAWNEE DR	MF-3-NP
		613 KAWNEE DR	
		607 KAWNEE DR	
	235101	607 KAWNEE DR	MF-3-NP
	235102	7006 GUADALUPE ST	SF-6-NP
	235103	7004 GUADALUPE ST	SF-6-NP

Tract #	TCAD Property ID	COA Address	Existing Zoning
6 (Cont.)	235104	615 W ST JOHNS AVE	CS-MU-CO-NP
	525959	600 KAWNEE DR	MF-3-NP
		7100 GUADALUPE ST	
	709860	602 KENNISTON DR	SF-6-NP
		6900 GUADALUPE ST	
		6902 GUADALUPE ST	
	709861	606 KENNISTON DR	CS-MU-CO-NP
7	232328	PART OF LOT 5-6 BLK 4 SILVERTON HEIGHTS	CS-CO-NP
	232329	6820 GUADALUPE ST	CS-NP
	232330	6821 AIRPORT BLVD	CS-NP, CS-CO-NP
8	232302	6700 GUADALUPE ST	CS-MU-CO-NP
	232303	610 CANION ST	CS-MU-CO-NP
	232304	612 CANION ST	CS-MU-CO-NP
		620 CANION ST	CS-MU-CO-NP
	232305	624 CANION ST	CS-MU-CO-NP
	232306	630 CANION ST	CS-MU-CO-NP
	232307	634 CANION ST	CS-MU-CO-NP
	232308	644 CANION ST	CS-MU-CO-NP
	232310	650 CANION ST	CS-MU-CO-NP
		652 CANION ST	CS-MU-CO-NP
	232311	654 CANION ST	CS-MU-CO-NP
		656 CANION ST	CS-MU-CO-NP
	232313	658 CANION ST	CS-MU-CO-NP
	Portion of 374454	Portion of 6828 1/2 AIRPORT BLVD	Unzoned
9	232238	LOT 4 BLK E PLAZA PLACE	CS-MU-CO-NP
	232239	6817 N LAMAR BLVD	CS-MU-CO-NP
	232240	LOT 15 BLK E PLAZA PLACE	CS-MU-CO-NP
	232241	LOT 16 BLK E PLAZA PLACE	CS-MU-CO-NP
	232242	6901 N LAMAR BLVD	CS-MU-CO-NP
	232243	6908 SHIRLEY AVE	CS-MU-CO-NP
		6910 SHIRLEY AVE	CS-MU-CO-NP
	232244	6801 N LAMAR BLVD	CS-MU-CO-NP
	232245	E 60' OF LOT 17 BLK E PLAZA PLACE	CS-MU-CO-NP
	Portion of 374454	Portion of ACR .05 * OF LOT 12-21 BLK 14 OLT 2 DIVISION O	Unzoned
10	232247	LOT 3 BLK I PLAZA PLACE	CS-MU-CO-NP
	232248	604 WILLIAMS ST	CS-MU-CO-NP
	232249	LOT 4 BLK I PLAZA PLACE	CS-MU-CO-NP
	232250	705 WALLINGFORD BEND DR	CS-MU-CO-NP

Tract #	TCAD Property ID	COA Address	Existing Zoning
11	232220	6601 N LAMAR BLVD	CS-MU-CO-NP
		6609 N LAMAR BLVD	CS-MU-CO-NP
		720 GAYLOR ST	CS-MU-CO-NP
	232221	6607 N LAMAR BLVD	CS-MU-CO-NP
	232222	6611 N LAMAR BLVD	CS-MU-CO-NP
	232224	6615 N LAMAR BLVD	CS-MU-CO-NP
	232225	6623 N LAMAR BLVD	CS-MU-CO-NP
		6701 N LAMAR BLVD	CS-MU-CO-NP
	232227	6705 N LAMAR BLVD	CS-MU-CO-NP
	232229	6719 N LAMAR BLVD	CS-MU-CO-NP
	232230	6726 SHIRLEY AVE	CS-MU-CO-NP
	232231	6722 SHIRLEY AVE	CS-MU-CO-NP
	232232	6720 SHIRLEY AVE	CS-MU-CO-NP
	232235	LOT 2 BLK C PLAZA PLACE	CS-MU-CO-NP
	232236	6613 N LAMAR BLVD	CS-MU-CO-NP
	232237	6700 SHIRLEY AVE	CS-MU-CO-NP
12	232286	605 WILLIAMS ST	CS-MU-CO-NP
	232287	603 WILLIAMS ST	CS-MU-CO-NP
	232296	609 CANION ST	CS-MU-CO-NP
	232297	607 CANION ST	CS-MU-CO-NP
	232298	6719 SHIRLEY AVE	CS-MU-CO-NP
	232299	6725 SHIRLEY AVE	CS-MU-CO-NP
	232300	601 WILLIAMS ST	CS-MU-CO-NP
	232301	6701 SHIRLEY AVE	CS-MU-CO-NP
13	232262	6601 SHIRLEY AVE	CS-MU-CO-NP
	232263	6603 SHIRLEY AVE	CS-MU-CO-NP
	232264	6615 SHIRLEY AVE	CS-MU-CO-NP
	232266	6623 SHIRLEY AVE	CS-MU-CO-NP
14	232246	706 BRENTWOOD ST	CS-MU-CO-NP
15	230069	6505 SHIRLEY AVE	MF-3-NP
	230070	6509 N LAMAR BLVD	CS-MU-CO-NP
	230071	6309 BURNS ST	MF-4-NP
	230072	6411 N LAMAR BLVD	CS-MU-CO-NP
	230073	6408 BURNS ST	MF-4-NP
	230074	6409 BURNS ST	MF-3-NP
	230105	720 LAMAR PL	CS-MU-CO-NP
	230106	702 1/2 LAMAR PL	MF-4-NP
		702 LAMAR PL	
	232212	LOT 5 *& CEN PT OF LOT 8 BLK A PLAZA PLACE	CS-MU-CO-NP
	232213	6516 SHIRLEY AVE	CS-MU-CO-NP
		701 BRENTWOOD ST	
	232214	LOT 10 BLK A PLAZA PLACE	CS-MU-CO-NP
	232215	6506 SHIRLEY AVE	CS-MU-CO-NP
	232216	6535 N LAMAR BLVD	CS-MU-CO-NP
	232217	6539 N LAMAR BLVD	CS-MU-CO-NP
		6541 N LAMAR BLVD	

Tract #	TCAD Property ID	COA Address	Existing Zoning
15 (Cont.)	232218	6519 N LAMAR BLVD	CS-MU-CO-NP
	232219	6517 N LAMAR BLVD	CS-MU-CO-NP
	232251	625 BRENTWOOD ST	CS-MU-CO-NP
		6507 SHIRLEY AVE	
	232252	619 BRENTWOOD ST	LR-MU-CO-NP
16	230092	6205 1/2 N LAMAR BLVD	CS-MU-CO-NP
		6205 N LAMAR BLVD	
		712 DENSON DR	
	230093	6215 N LAMAR BLVD	CS-MU-CO-NP
		6217 N LAMAR BLVD	
	230094	6225 N LAMAR BLVD	GR-MU-CO-NP, CS-MU-CO-NP
	230095	6301 N LAMAR BLVD	CS-MU-CO-NP
	230096	721 LAMAR PL	MF-4-NP
	230097	709 LAMAR PL	MF-4-NP
	230098	6206 BURNS ST	MF-3-NP
	230099	6204 BURNS ST	MF-3-NP
	230100	700 DENSON DR	MF-3-NP
	230101	704 DENSON DR	MF-3-NP
	230102	706 DENSON DR	MF-3-NP
17	230103	LOT 2 DAUGHERTY EDGAR S SUBD	GR-MU-CO-NP
	230104	6221 N LAMAR BLVD	CS-MU-CO-NP
	230012	6416 N LAMAR BLVD	CS-MU-CO-NP
		6500 N LAMAR BLVD	CS-MU-CO-NP
	230013	6406 1/2 N LAMAR BLVD	CS-MU-CO-NP
		6406 N LAMAR BLVD	CS-MU-CO-NP
	230014	6310 1/2 N LAMAR BLVD	CS-MU-CO-NP
		6310 N LAMAR BLVD	CS-MU-CO-NP
		6320 N LAMAR BLVD	CS-MU-CO-NP
		6322 N LAMAR BLVD	CS-MU-CO-NP
		6324 N LAMAR BLVD	CS-MU-CO-NP
	230015	LOT 1 BLK A RESERVOIR HEIGHTS RESUB OF BLK 4	CS-MU-CO-NP
	230016	6222 N LAMAR BLVD	CS-MU-CO-NP
	230017	6214 N LAMAR BLVD	CS-MU-CO-NP
		6216 N LAMAR BLVD	CS-MU-CO-NP
	230018	6208 N LAMAR BLVD	CS-MU-CO-NP
	Portion of 230021	Portion of 6218 N LAMAR BLVD	CS-MU-CO-NP
		Portion of 6220 N LAMAR BLVD	CS-MU-CO-NP
	230022	LOT 2A BADEN ADDN	CS-MU-CO-NP
	230023	6400 N LAMAR BLVD	CS-MU-CO-NP
		6404 1/2 N LAMAR BLVD	CS-MU-CO-NP
	232193	6518 N LAMAR BLVD	CS-MU-CO-NP
	232194	120X200FT ABS 697 SUR 7 SPEAR G W	CS-MU-CO-NP
	232195	6534 N LAMAR BLVD	CS-1-MU-CO-NP
	232196	6528 N LAMAR BLVD	CS-1-MU-CO-NP

Tract #	TCAD Property ID	COA Address	Existing Zoning
18	232010	1003 JUSTIN LN	MF-4-NP
		1009 JUSTIN LN	
	232197	6600 N LAMAR BLVD	CS-MU-CO-NP
		6604 N LAMAR BLVD	CS-MU-CO-NP
		6606 N LAMAR BLVD	CS-MU-CO-NP
		6608 N LAMAR BLVD	CS-MU-CO-NP
		6610 N LAMAR BLVD	CS-MU-CO-NP
		806 BRENTWOOD ST	CS-MU-CO-NP
		808 BRENTWOOD ST	CS-MU-CO-NP
		812 BRENTWOOD ST	CS-MU-CO-NP
		814 BRENTWOOD ST	CS-MU-CO-NP
		816 BRENTWOOD ST	CS-MU-CO-NP
		818 BRENTWOOD ST	CS-MU-CO-NP
		820 BRENTWOOD ST	CS-MU-CO-NP
	232198	6614 N LAMAR BLVD	CS-MU-CO-NP
	232199	6618 N LAMAR BLVD	CS-MU-CO-NP
	232200	6712 N LAMAR BLVD	CS-MU-CO-NP
	232202	6702 N LAMAR BLVD	CS-MU-CO-NP
	232203	6706 N LAMAR BLVD	CS-MU-CO-NP
	232204	6714 N LAMAR BLVD	CS-MU-CO-NP
	232205	ABS 697 SUR 7 SPEAR G W ACR .29	CS-MU-CO-NP
	232206	6800 N LAMAR BLVD	CS-MU-CO-NP, CS-1-MU-CO-NP
		6808 N LAMAR BLVD	
		6812 N LAMAR BLVD	
	232207	6814 N LAMAR BLVD	CS-MU-CO-NP
		801 JUSTIN LN	CS-MU-CO-NP