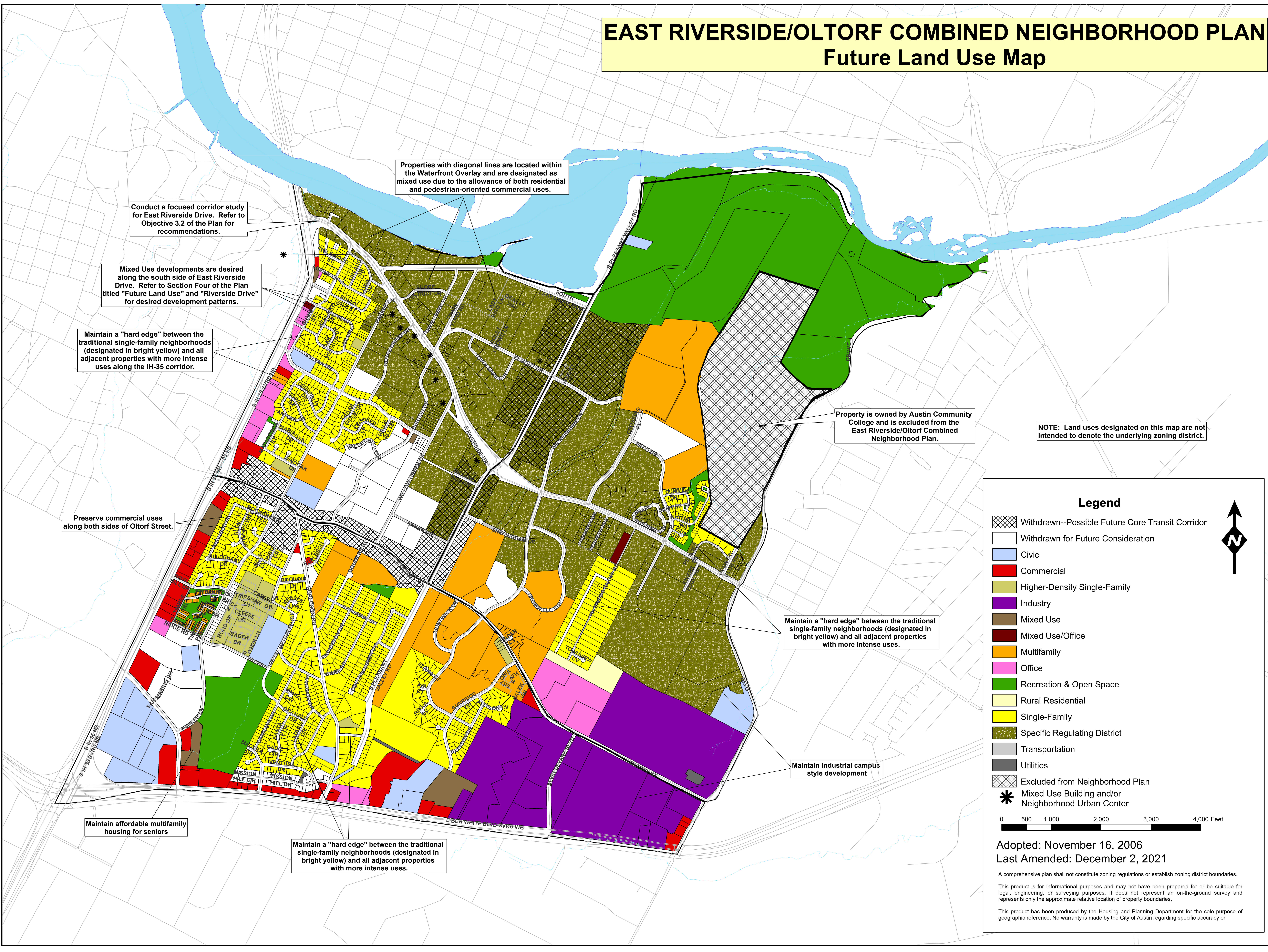


# EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN

## Future Land Use Map



Conduct a focused corridor study for East Riverside Drive. Refer to Objective 3.2 of the Plan for recommendations.

Mixed Use developments are desired along the south side of East Riverside Drive. Refer to Section Four of the Plan titled "Future Land Use" and "Riverside Drive" for desired development patterns.

Maintain a "hard edge" between the traditional single-family neighborhoods (designated in bright yellow) and all adjacent properties with more intense uses along the IH-35 corridor.

Preserve commercial uses along both sides of Oltorf Street.

Maintain affordable multifamily housing for seniors

Maintain a "hard edge" between the traditional single-family neighborhoods (designated in bright yellow) and all adjacent properties with more intense uses.

Properties with diagonal lines are located within the Waterfront Overlay and are designated as mixed use due to the allowance of both residential and pedestrian-oriented commercial uses.

Property is owned by Austin Community College and is excluded from the East Riverside/Oltorf Combined Neighborhood Plan.

Maintain a "hard edge" between the traditional single-family neighborhoods (designated in bright yellow) and all adjacent properties with more intense uses.

Maintain industrial campus style development

NOTE: Land uses designated on this map are not intended to denote the underlying zoning district.

### Legend

- Withdrawn--Possible Future Core Transit Corridor
- Withdrawn for Future Consideration
- Civic
- Commercial
- Higher-Density Single-Family
- Industry
- Mixed Use
- Mixed Use/Office
- Multifamily
- Office
- Recreation & Open Space
- Rural Residential
- Single-Family
- Specific Regulating District
- Transportation
- Utilities
- Excluded from Neighborhood Plan
- Mixed Use Building and/or Neighborhood Urban Center

0 500 1,000 2,000 3,000 4,000 Feet

Adopted: November 16, 2006  
Last Amended: December 2, 2021

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. 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