Mixed Use developments are desired along the south side of East Riverside Drive. Refer to Section Four of the Plan for recommended uses and pedestrian-oriented commercial uses.

Aftermath of mixed use due to the allowance of both residential and commercial uses along the south side of East Riverside Drive.

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

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

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

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

Legend

- Withdrawn--Possible Future Core Transit Corridor
- Withdrawn for Future Consideration
- Single-Family
- Higher-Density Single-Family
- Industry
- Mixed Use
- Multifamily
- Recreation & Open Space
- Office
- Public Open Space
- Specific Regulating District
- Transportation
- Utilities

Excluded from Neighborhood Plan
- Mixed Use Building and/or Neighborhood Urban Center

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

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. This product has been produced by the Housing and Urban Development Department for the sole purpose of geographic reference. It is not to be used for any purpose, including the marketing of real estate, without the express written consent of the City of Austin.