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

Central Austin Combined Neighborhood Planning Area: Future Land Use Map

City of Austin
Planning and Zoning Department
Updated: 10/31/2022

Legend
- Single-Family
- Higher-Density Single-Family
- Commercial
- Multifamily
- Neighborhood Mixed Use
- Mixed Use
- High Density Mixed Use
- Office
- Mixed Use/Office
- Major Planned Development
- Industry
- Civic
- Recreation & Open Space
- Transportation
- Neighborhood Planning Areas

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 Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

MAINTAIN A "HARD EDGE" BETWEEN THE RESIDENTIAL ELEMENT OF THE HERITAGE NEIGHBORHOOD AND THE COMMERCIAL USES ALONG LAMAR BLVD., GUADALUPE ST., 29TH ST., & 38TH ST.

MIXED-USE IN THE WEST CAMPUS AREA OF THE WEST UNIVERSITY NEIGHBORHOOD PLANNING AREA SHOULD FOLLOW THE UNIVERSITY NEIGHBORHOOD OVERLAY GUIDELINES.

PRESERVE THE SINGLE-FAMILY CORE OF THE NEIGHBORHOOD BY NOT ALLOWING ADDITIONAL NON-RESIDENTIAL DEVELOPMENT ON HAMPTON ROAD.

PRESERVE THE SINGLE-FAMILY CORE OF THE NEIGHBORHOOD BY NOT ALLOWING ADDITIONAL COMMERCIAL DEVELOPMENT WEST OF HARMON AVENUE OR WEST OF 1006 E. 38TH ST.

HIGHER DENSITY RESIDENTIAL & MIXED USE SHOULD ONLY BE ALLOWED IN THIS AREA OF THE EASTWOODS NEIGHBORHOOD (EAST OF OLDHAM & RED RIVER ST).