

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

Legend

-  Allow Neighborhood Urban Center Site Development Standards
- Future Land Use**
-  Single-Family
-  Higher-Density Single-Family
-  Multifamily
-  Commercial
-  Neighborhood Mixed Use
-  Mixed Use
-  Specific Regulating District
-  Civic
-  Recreation & Open Space

A conditional overlay will be applied to Manor Rd , East 12th Street, Rosewood Ave. and Martin Luther King Blvd. to limit certain commercial uses.

Garage apartments (secondary units) will be permitted as an accessory use on residentially zoned lots. In addition, single-family uses will be permitted on existing lots of 2,500 square feet or greater (small lot amnesty).

Rosewood Neighborhood Planning Area Future Land Use Map

Updated: 11/4/2025
 Austin Planning
 City of Austin

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