



**ZILKER NEIGHBORHOOD PLANNING AREA**

**Zilker Planning Area**  
**Vertical Mixed Use Recommendations Map Key**

- OPT-IN With Dimensional Standards and Parking Reduction to 60% Most intense development areas
- OPT-IN With Dimensional Standards with current 80% Parking Reduction Less intense development areas
- OPT-OUT NO VMU applied to these properties Same intensity as existing zoning
- Amend VMU Overlay District to exclude these properties Exclusion of all current residential used or zoned properties

**Legend**

- Railroads
- Schools
- TCAD Parcel Boundaries
- Lots with partial VMU exclusions



This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

**Zilker Planning Area**



Created October 2006