



Property Profile Report

General Information

Location: **517 N IH 35 SVRD NB**
Parcel ID: **0204050509**
Grid: **MJ22**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **Specific Regulating District**
Regulating Plan: [Plaza Saltillo TOD](#)
Zoning: **None**
Zoning Cases: [C14-00-2102](#)
[C14-2008-0029](#)
[NPA-2008-0002.01](#)
Zoning Ordinances: **001214-20**
[20081211-082](#)
[20081211-083](#)
Zoning Overlays: **ADU Approximate Area Reduced Parking**
Residential Design Standards: LDC/25-2-Subchapter F
Transit Oriented Development: PLAZA SALTILLO
Selected Sign Ordinances
Neighborhood Plan: [EAST CESAR CHAVEZ](#)
Infill Options: **Mixed Use Building Infill Option, Secondary Apartment Infill Option, Small Lot Amnesty Infill Option**
Neighborhood Restricted Parking Areas: --
Mobile Food Vendors: --
Historic Landmark: --
Urban Roadways: **Yes**

Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **URBAN**
Watershed Boundaries: **Waller Creek**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **3**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Barrio Unido Neighborhood Assn., Capital Metro, Del Valle Community Coalition, East Austin Conservancy, East Cesar Chavez Neighborhood Association, East Cesar Chavez Neighborhood Plan Contact Team, East Sixth IBIZ District, El Concilio Mexican-American Neighborhoods, Friends of Austin Neighborhoods, Greater East Austin Neighborhood Association, Guadalupe Association for an Improved Neighborhood, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Plaza Saltillo TOD Staff Liaison, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, Tejano Town, Waller District Staff Liaison, Waterloo Greenway**



Zoning Map



Current Imagery



Vicinity Map

