

## General Information

Location: **1628 S 1ST ST**  
 Parcel ID: **0401021305**  
 Grid: **MH20**

## Planning & Zoning

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

Future Land Use (FLUM): **Higher-Density Single Family, Mixed Use**

Regulating Plan: **No Regulating Plan**

Zoning: **CS-MU-V-CO-NP**

Zoning Cases: [C14-02-0031](#)  
[C14-2007-0220](#)  
[C14-2015-0145](#)  
[C14-2017-0026](#)  
[NPA-2015-0013.01](#)  
[NPA-2017-0013.01](#)

Zoning Ordinances: **020523-33**  
[19990225-070b](#)  
[20071213-088](#)  
[20160211-024](#)  
[940901-J](#)

Zoning Overlays: **ADU Approximate Area Reduced Parking  
 Residential Design Standards: LDC/25-2-Subchapter F  
 Selected Sign Ordinances**

Neighborhood Plan: [BOULDIN CREEK](#)

Infill Options: **Mixed Use Building 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 [Land Development Information Services](#) 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: **City of Austin Fully Developed 100-Year Floodplain (property elevation out of floodplain which touches S 1st ROW at wall)**

FEMA Floodplain: **No**

Austin Watershed Regulation Areas: **URBAN**

Watershed Boundaries: **East Bouldin Creek**

Creek Buffers: **No**

Edwards Aquifer Recharge Zone: **No**

Edwards Aquifer Recharge Verification Zone: **No**

Erosion Hazard Zone Review Buffer: **No**

## Political Boundaries

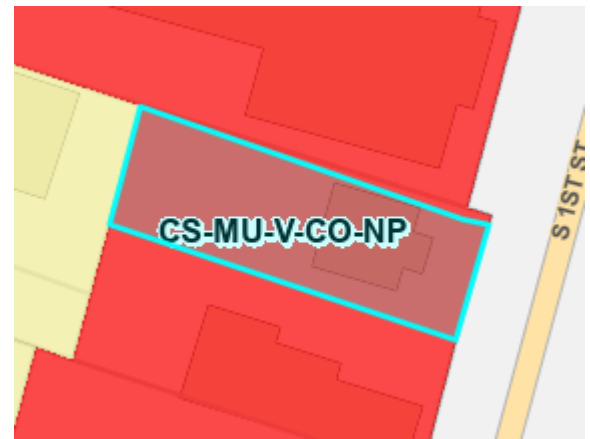
Jurisdiction: **AUSTIN FULL PURPOSE**

Council District: **9**

County: **TRAVIS**

School District: **Austin ISD**

Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Bouldin Creek Neighborhood Association, Bouldin Creek Neighborhood Plan Contact Team, Bouldin Creek Zoning Committee, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Perry Grid 614, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, South Central Coalition, South First IBIZ District**



Zoning Map



Imagery Map



Vicinity Map