

General Information

Location: **4712 S CONGRESS AVE**
Parcel ID: **0412060933**
Grid: **MH17**

Planning & Zoning

*Right click hyperlinks to open in a new window.

Future Land Use (FLUM): **Mixed Use**

Regulating Plan: **No Regulating Plan**

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

Zoning Cases: [C14-05-0106](#)
[C14-2016-0097](#)

Zoning Ordinances: [19990225-070b](#)
[20050818-Z003](#)
[920109-A](#)

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

Neighborhood Plan: [WEST CONGRESS](#)

Infill Options: **Mixed Use Building Infill Option, Neighborhood Urban Center Infill
Option, Small Lot Amnesty Infill Option, Parking Placement/Imp
Cover Design Option**

Neighborhood Restricted Parking Areas: **West Congress NPA**

Mobile Food Vendors: **--**

Historic Landmark: **--**

Urban Roadways: **No**

Zoning Guide

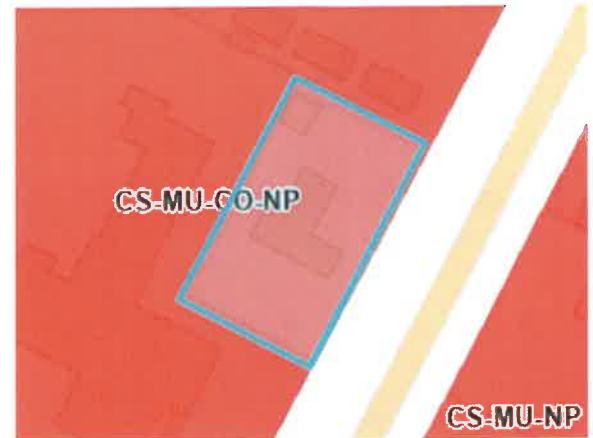
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. 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: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **SUBURBAN**
Watershed Boundaries: **Williamson Creek**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

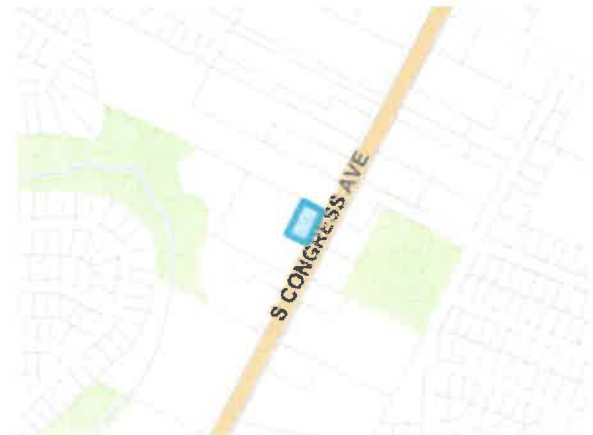
Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **3**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets,
Austin Neighborhoods Council, Friends of Austin Neighborhoods,
Go Austin Vamos Austin 78745, Homeless Neighborhood
Association, Neighborhood Empowerment Foundation, Oldham
Neighborhood Association, Onion Creek Homeowners Assoc.,
Preservation Austin, SELTexas, Sierra Club, Austin Regional Group,
South Austin Neighborhood Alliance (SANA), South Congress
Combined Neighborhood Plan Contact Team**



Zoning Map



Imagery Map



Vicinity Map