

## General Information

Location: **2448 S 1ST ST**  
 Parcel ID: **0404040711**  
 Grid: **MH20**

## Planning & Zoning

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

Future Land Use (FLUM): **No Future Land Use Map**

Regulating Plan: **No Regulating Plan**

Zoning: **CS-V-ETOD-DBETOD**

Zoning Cases: [C14-06-0032](#)  
[C14-2007-0238](#)

Zoning Ordinances: **050127-56**  
[19990225-070b](#)  
[20060928-082](#)  
[20080110-097](#)  
[20240516-003](#)

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

Infill Options: --

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 Use Assistance](#) 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 request 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**

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: **Yes**

## Political Boundaries

Jurisdiction: **AUSTIN FULL PURPOSE**

Council District: **3**

County: **TRAVIS**

School District: **Austin ISD**

Community Registry: **Austin Independent School District, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Galindo Area Patriotic People's Porch, Galindo Elementary Neighborhood Assn., Homeless Neighborhood Association, Perry Grid 614, Preservation Austin, South Central Coalition**