

General Information

Location: **1317 NEWNING AVE**
 Parcel ID: **0301020906**
 Grid: **MJ20**

Planning & Zoning

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

Future Land Use (FLUM): **Single Family, Transportation**

Regulating Plan: **No Regulating Plan**

Zoning: **SF-3-NCCD-NP**

Zoning Cases: [C14-05-0139](#)

Zoning Ordinances: **030717-119**
[19990225-070b](#)
[20050929-Z003](#)
[860807-H](#)

Zoning Overlays: **Selected Sign Ordinances**
Residential Design Standards: LDC/25-2-Subchapter F
Neighborhood Conservation Combining District: FAIRVIEW PARK
ETOD Overlay: Subdistrict 1, Subdistrict 2
ADU Approx Area Reduced Parking

Neighborhood Plan: [SOUTH RIVER CITY: FAIRVIEW PARK](#)

Infill Options: --

Neighborhood Restricted Parking Areas: **South River City NPA**

Mobile Food Vendors: **South River City CA**

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: **No**
 FEMA Floodplain: **No**
 Austin Watershed Regulation Areas: **URBAN**
 Watershed Boundaries: **Blunn 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 Neighborhoods Council, Friends of Austin Neighborhoods, Greater South River City Combined Neighborhood Plan Contact Team, Homeless Neighborhood Association, Overton Family Committee, Preservation Austin, South Central Coalition, South River City Citizens Assn., Zoning Committee of South River City Citizens**