

Zoning (City of Austin) 1301 S 1st # 1 & 2

CS-MU-NP

Meaning of the zoning code

CS – Commercial Services

Allows commercial uses such as retail, restaurants, office, service businesses, and certain residential uses.

MU – Mixed Use combining district

Allows residential units above or alongside commercial uses.

NP – Neighborhood Plan combining district

Indicates the property lies within an adopted neighborhood plan area that adds planning guidelines and restrictions. ([UrbanForm][2])

This zoning generally allows:

Typical permitted uses under ****CS-MU**** include:

- * Retail and restaurants
- * Office or professional services
- * Residential units / condos
- * Short-term rentals or multifamily (depending on other rules)
- * Mixed-use development (residential + commercial)

This zoning is common along ****South 1st Street corridors in the Bouldin Creek / SoCo area****, where the city encourages ****commercial activity with residential mixed-use buildings****.

Context of the Area

The corridor around ****South 1st Street and South Congress**** includes a mix of:

- * Single-family zoning nearby (SF-3)
- * Multifamily zoning (MF-2, MF-3, MF-4)
- * Commercial districts such as ****CS and GR**** along major streets.
- * ([Austin Transit Partnership][3])

In simple terms:

****1301 S 1st St is zoned Commercial Services with Mixed-Use (CS-MU-NP)****, allowing both commercial activity and residential uses under the Bouldin Creek neighborhood plan.

Information is believed to be correct but is not guaranteed. Buyer and buyer's agent should independently verify zoning, measurements, schools, and all other information.