



**Christina Barrientes, Customer Service Representative**

cbarrientes@independencetitle.com

**Date Prepared:** Tue Nov 18 2025

**Subject Address:** 1300 BLUFF ST, AUSTIN, TX 78704

- Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review.
- There are no straightforward "yes/no" answers in a Zonability report.
- Many potential factors are not in a Zonability report. These may include, but are not limited to, environmental-related restrictions such as impervious cover, watershed, heritage trees, flood areas and protected species as well as other items like property topography, deed restrictions, utilities easements, neighborhood level restrictions, neighbor input, and prevailing political attitudes at various regulatory bodies.
- Private deed restrictions and restrictive covenants may supersede local zoning as long as the restrictions or covenants are not written to be less restrictive. For example, if a deed restriction or restrictive covenant limits a lot to 1 dwelling unit while local zoning permits 2 or more dwelling units, deed restrictions prevail and only 1 dwelling unit may be built.
- HOA's are governed by covenants, conditions and restrictions (CCR's) and are considered private deed restrictions.
- Private deed restrictions, restrictive covenants and CCR's are governed and enforced pursuant to civil law and not by local governments.

Please see [www.zonability.com/tos](http://www.zonability.com/tos) for Zonability's terms of service.



#### Disclaimer

The data displayed here may not represent the totality of all data associated with this property which can impact results. Beyond Value, Inc. is not responsible for omissions or inaccuracies. Do not use this report to make final decisions - it is an initial scan only. Consider hiring experts for a complete study.

**DO NOT MAKE FINANCIAL DECISIONS BASED ON REPORT FINDINGS. ALL DISCLAIMERS IN THIS REPORT SHOULD BE REVIEWED.  
DO NOT SEPARATE REPORT PAGES.**

1300 BLUFF ST, AUSTIN, TX 78704

**SF-3** Family Residence

**SB840 MF** State of Texas Bills SB840 & SB2477

**CS** Commercial Service

**N/A** Watershed Regulation Area

 **West Bouldin Creek** West Bouldin Creek

**N/A** Change of zoning - plan amendment

**NP** Neighborhood Plan (separate document)



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#### Legend

 Agricultural

 Government

 Planned Special

 Zoning Authority

 Some Coverage

 Subject

 Commercial

 Mixed

 Residential

 Planning Area

 Industrial

 Multifamily

 No Coverage

 Planning Area

## Basics ⓘ

| Property                           |                                     |                          |   |
|------------------------------------|-------------------------------------|--------------------------|---|
| <b>Assessor Address</b>            | 1300 BLUFF ST, AUSTIN, TX 78704     | <b>Mailing Address</b>   | 1300 BLUFF ST, AUSTIN, TX 78704-1514      |
| <b>Owner(s) of Record</b>          | FLOYD,JENIFER TRUST                 | <b>Owner type</b>        | OWNER OCCUPIED                            |
|                                    |                                     |                          |   |
| <b>Account</b> ⓘ                   | 01030301340000                      | <b>County</b>            | Travis, TX                                |
| <b>Additional ID</b>               | not available                       | <b>Legal Description</b> | W 108.86 FT AV OF LOT 11 BLK D BLUFF VIEW |
| <b>Year Built</b>                  | 2006                                |                          |   |
| <b>Lot Size</b>                    | 9,252 SF                            |                          |   |
| <b>Building Size Estimate</b>      | 2,710 SF                            |                          |   |
| <b>Existing Use (per assessor)</b> | Single Family Residence / Townhouse |                          |   |

| Current Zoning ⓘ                          |   |
|---|---|
|   | <b>SF-3</b> Family Residence                        |
|   | <b>SB840 MF</b> State of Texas Bills SB840 & SB2477 |
|   | <b>CS</b> Commercial Service                        |
| <b>Zoning Abbreviation(s) and Name(s)</b> | <b>N/A</b> Watershed Regulation Area                |
|   | <b>West Bouldin Creek</b> West Bouldin Creek        |
|   | <b>N/A</b> Change of zoning - plan amendment        |
|   | <b>NP</b> Neighborhood Plan (separate document)     |
| <b>Zoning Authority</b>                   | <b>City</b> Zoning boundary Austin, TX              |

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Estimated Potential by District [Visit our FAQs to learn more](#)

| SF-3 Family Residence   |   | SB840 MF State of Texas Bills SB840 & SB2477   |   |
|-------------------------|---|--|---|
| <b>Height</b>           | 35 feet   | <b>Height</b>  | greater of 45 feet or local base zoning district  |
| <b>Improvements</b>     | Varies by use. Maximums are set by number of units: 3-unit building is 4,350 sf, 2-unit is 3,200 sf while a single family home (when used as part of 2-units or 3-units or possibly to the new reduced lot size) is limited to a maximum size of 2,300 sf. The original rules for a use-case of "only" one single family home on a 10,000 sf lot still apply and show: a maximum lot coverage is 40%; impervious coverage ratio of 45%. Small Lot use caps lot size at 1,650 sf. Preservation bonus allows adding two new dwelling units to same lot using greater of either .65 floor area ratio (FAR) or 4,350 sf (existing house must be preserved). | <b>Improvements</b>  | no FAR (floor area ratio) or lot coverage ratio for SB840; for SB2477 it is the greater of 1.20 FAR or local zoning for that property |
| <b>Setbacks</b>         | <b>Front</b><br><b>Side</b><br><b>Back</b>  | <b>Front</b><br><b>Side</b><br><b>Back</b>   | lesser of 25 feet or local base zoning district for front, side and rear setbacks   |
| <b>Density</b>          | Varies by use: 15 feet for 2 or 3 units. 25 feet for single family house (1 unit). Small Lot optional use requires 5-10 feet. Preservation bonus may alter. Varies by street type. 10 feet approximately for 2 and 3 units. 5 feet to 15 feet (corner) for a single family house (1 unit). Small Lot optional use requires 5 feet. Preservation bonus may alter. Varies by adjacent use. 5 feet approximately for 2 and 3 units. 10 feet for single family house (1 unit). Small Lot optional use requires 0-5 feet. Preservation bonus may alter.  | <b>Density</b>   | greater of 36 units per acre or the city's highest density which is reported by the city at 54 units per acre for SB840               |
| <b>Lot requirements</b> | not found   | <b>Lot requirements</b>  | no requirement  |
| <b>Estimated Uses</b>   | <br>House  | <br>Duplex  | <br>Apartments                                     |
| <b>Estimated Uses</b>   | <br>Pre-fab  | <br>3 units |   |

# More

## Zoning District

|                           |  |   |
|---------------------------|--|---|
| <b>SF-3</b>               | <b>Multifamily</b><br>Family Residence                       | Family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated as an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics. Our City Planner contact link offers trove of information to review regarding rules for developing.  |
| <b>SB840 MF</b>           | <b>Multifamily</b><br>State of Texas Bills<br>SB840 & SB2477 | Zonability has SB840 as MF and MU-R to reflect some nuances that may require having that distinction. Please know that if we've used MF for "multifamily" it also allows MU-R (but not necessarily the other way around). The new state level regulations overrides local zoning and applicable to developing both mixed use (65% residential) and multi-family (3 or more units). Either "housing" option can be developed into for rent units or condos. Generally, the new rules apply to 1. converting existing office, retail or warehouse buildings to housing 2. development of "housing" on land zoned for commercial, retail, office, warehouse or mixed use. Cities are interpreting requirements differently so be sure to check with your city planner. Also, you'll want to check the details for your property as our presentation of information in this Zonability Report is meant to get you started on your way to discovering the property's potential. SB840 and SB2477 have some exceptions such as historic districts and proximity to a location that may be hazardous. For instance, if your property is 1,000 feet from an existing "heaving manufacturing" use, it is exempt. Please check with local city planner for complete details for your use case and needs. We invite you to review SB840 from its source at <a href="https://capitol.texas.gov/BillLookup/History.aspx?LegSess=89R&amp;=&amp;Bill=SB840">https://capitol.texas.gov/BillLookup/History.aspx?LegSess=89R&amp;=&amp;Bill=SB840</a> |
| <b>CS</b>                 | <b>Commercial</b><br>Commercial Service                      | SB840/SB2477 changes the opportunities for this zoning district. General commercial services (CS) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments. Density Bonus 90 (DB90) is still an option optional for those who want to rezone.  |
| <b>N/A</b>                | <b>Overlay</b><br>Watershed Regulation Area                  | The Austin area is divided into drainage basins with outlets at the Colorado, Blanco and Brazos Rivers. These basins, in turn, are divided into drainage areas contributing to the main tributaries. Subareas are formed within the drainage areas by natural branches or by the construction of open or enclosed storm drains. NOTE: This link provides information by the "type" of watershed such as "Urban" or "Suburban" as well as the "name" and note the location of city vs ETJ: <a href="https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-8EN_SUBCHAPTER_AWAQU_DIV7RE_SS25-8-367_25-8-368RE">https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-8EN_SUBCHAPTER_AWAQU_DIV7RE_SS25-8-367_25-8-368RE</a>   |
| <b>West Bouldin Creek</b> | <b>Overlay</b><br>West Bouldin Creek                         | not available   |
| <b>N/A</b>                | <b>Overlay</b><br>Change of zoning - plan amendment          | Zonability is giving you a heads up that this location received a change in its future land use - the city may amend the map and/or the Neighborhood Plan to reflect the rezoning. To find the documents associated with the process, go to the following link to look up the address and all posted documents associated with it: <a href="https://maps.austintexas.gov/GIS/PropertyProfile/">https://maps.austintexas.gov/GIS/PropertyProfile/</a>  |
| <b>NP</b>                 | <b>Overlay</b><br>Neighborhood Plan (separate document)      | NOTE: Within a NPA are one or more Neighborhood Plan(s). The purpose of a neighborhood plan (NP as a standalone or as a combining district) is to allow infill development by implementing a neighborhood plan that has been adopted by the council as an amendment to the comprehensive plan. Each plan may have additional rules to know about regarding property potential especially for non-residentially zoned properties. To find more information, copy/paste the following link into a browser and use the name shown to help identify the plan - <a href="https://www.austintexas.gov/page/neighborhood-plans-and-resources">https://www.austintexas.gov/page/neighborhood-plans-and-resources</a> .  |

## Contact

### **City** **Zoning boundary Austin, TX**

THIS CITY IS IMPACTED BY A NUMBER OF STATE ZONING REGULATIONS, EFFECTIVE 9/1/2025. CITY ZONING STILL APPLIES BUT HAS BEEN SUPERSEDED BY STATE BILLS. ZONABILITY INCLUDES SB840/SB2477 TO INTRODUCE THE NEW STATE LEVEL ZONING. THE SITUATION IS CONSIDERED FLUID AND IS CASE-BY-CASE PER CITY PLANNER. INFORMATION PRESENTED IN ZONABILITY IS NOT TO BE CONSIDERED A FINAL ANSWER. PLEASE DO YOUR DUE DILIGENCE. City of Austin offers scheduling one-on-one meetings: AustinTexas.gov/PDC-Appointments

## About This Report

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