



# 1300

BLUFF STREET  
AUSTIN



REALTY  
CAPITAL  
CITY

1300

## BLUFF STREET AUSTIN

Perched high above the vibrant intersection of Lamar Blvd. and Barton Springs Rd., 1300 Bluff Street is a rare luxury residence in downtown Austin showcasing breathtaking city skyline views and refined architectural design. Created by renowned architect Michael Brown, this custom home blends elegance with Austin's artistic spirit and distinctive cultural accents.

Entertain with ease on the expansive deck shaded by a graceful heritage oak or view fireworks sparkling over downtown Austin. Unwind on the rooftop terrace, the perfect spot to enjoy cool breezes. Just moments from Zilker Park, Barton Springs, The Long Center, and Austin's finest dining and entertainment, this home offers a premier walkable lifestyle without the constraints of condominium living.

1300 Bluff Street epitomizes sophisticated Austin living at its finest.









## *By The Numbers*

**3**  
BEDROOMS

**3**  
BATHROOMS

**2,710**  
SQUARE FEET

**9,252**  
LOT SIZE

**\$2,970,000**  
LIST PRICE









**DIANE BENNETT**

BROKER ASSOCIATE | 564717

C: 512-751-0664

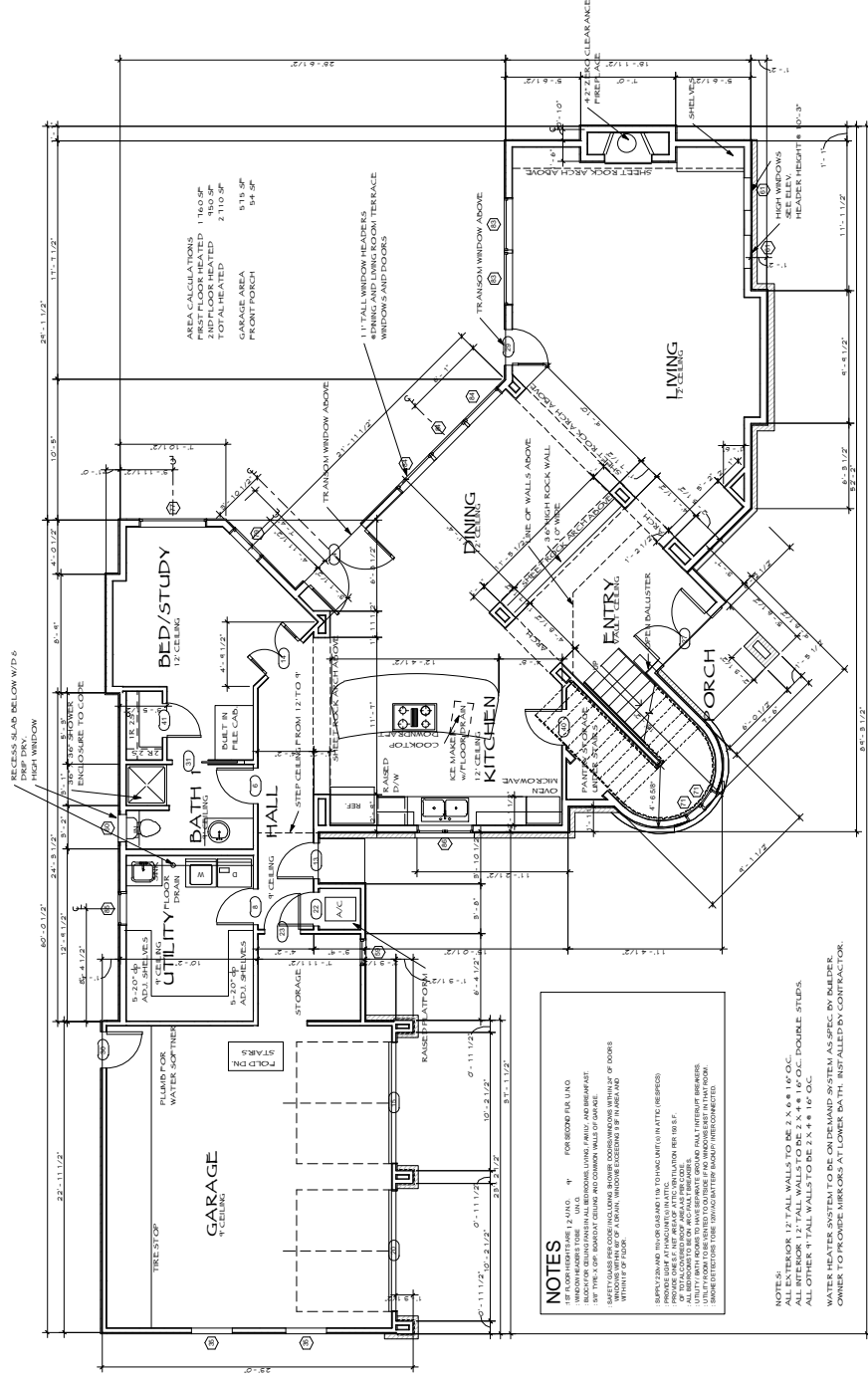
O: 512-744-4600

diane@bennetttxhomes.com

Bennetttxhomes.com



WEBSITE: RMBROWN.COM  
 email: mrownc@sbglobal.net



**NOTES**

1. FOR HIGH RISE 12' WALLS, 4" FOR BROWN FAUX FINISH. PROVIDE ONE (1) SET OF 1/2" DIA. STAINLESS STEEL WALL ANCHORS PER 4' OF WALL HEIGHT. PROVIDE ONE (1) SET OF 1/2" DIA. STAINLESS STEEL WALL ANCHORS PER 4' OF WALL HEIGHT. PROVIDE ONE (1) SET OF 1/2" DIA. STAINLESS STEEL WALL ANCHORS PER 4' OF WALL HEIGHT. PROVIDE ONE (1) SET OF 1/2" DIA. STAINLESS STEEL WALL ANCHORS PER 4' OF WALL HEIGHT.

**NOTE 5:**  
 ALL EXTERIOR 12' TALL WALLS TO BE 2 X 4 @ 16" O.C.  
 ALL EXTERIOR 8' TALL WALLS TO BE 2 X 4 @ 16" O.C.  
 WATER RESISTIVE SYSTEM TO BE ORDERED SYSTEM AS SPEC IN SCHEDULE. OWNER TO PROVIDE MARKERS AT LOWER BATH. INSTALLED BY CONTRACTOR.

1st Floor  
 1/4" = 1'-0"



FLOYD RESIDENCE  
 1300 BLUFF ST.  
 AUSTIN, TEXAS

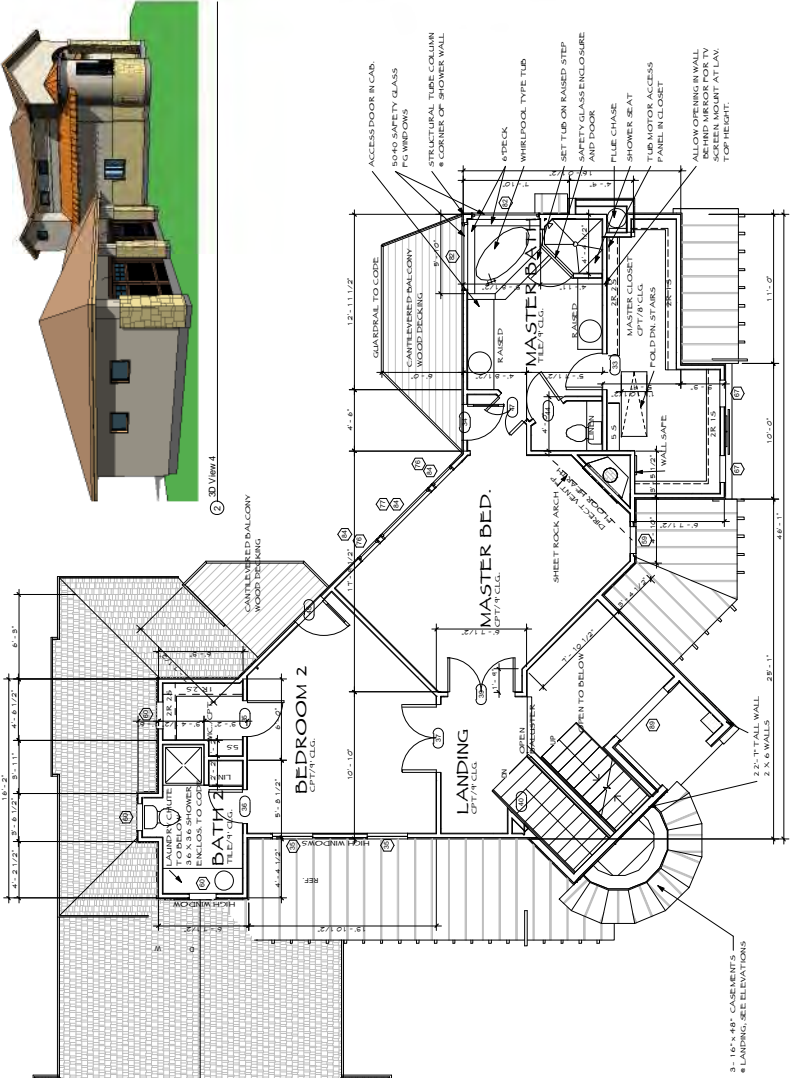
DATE:	1/10/12
BY:	MB
CHECKED:	MB
APPROVED:	MB

A-1

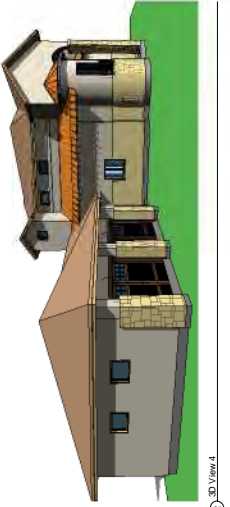
DATE PLOTTED: 01/10/12 10:00 AM  
 PLOTTER: HP DesignJet 2400

EXTERIOR DOORS SUPPLIED BY FELLA MANUF.  
BUILDER TO VERIFY F.O. DIMENSIONS

Door Number	Description	Level	Width	Height	Finish	Comments
4		First Floor	12'-0"	8'-0"		
5		First Floor	2'-8"	6'-8"		
6		First Floor	2'-8"	6'-8"		METAL
14	SUPPLIED BY CONTRACTOR	First Floor	3'-1 1/2"	8'-10"		
20		First Floor	8'-0"	7'-0"		
22		First Floor	2'-8"	6'-8"		
23		First Floor	9'-0"	6'-8"		ENTRY DOOR
24		First Floor	2'-8"	6'-8"		
25		Second Floor	2'-8"	6'-8"		
26		Second Floor	2'-8"	6'-8"		
27		Second Floor	2'-8"	6'-8"		
28		Second Floor	2'-8"	6'-8"		
29		Second Floor	2'-8"	6'-8"		
30		Second Floor	2'-8"	6'-8"		
31		Second Floor	2'-8"	6'-8"		
32		Second Floor	2'-8"	6'-8"		
33		Second Floor	2'-8"	6'-8"		
34		Second Floor	2'-8"	6'-8"		
35		Second Floor	2'-8"	6'-8"		
36		Second Floor	2'-8"	6'-8"		
37		Second Floor	2'-8"	6'-8"		
38		Second Floor	2'-8"	6'-8"		
39		Second Floor	2'-8"	6'-8"		
40		Second Floor	2'-8"	6'-8"		
41		Second Floor	2'-8"	6'-8"		
42		Second Floor	2'-8"	6'-8"		
43		Second Floor	2'-8"	6'-8"		
44		Second Floor	2'-8"	6'-8"		
45		Second Floor	2'-8"	6'-8"		
46		Second Floor	2'-8"	6'-8"		
47		Second Floor	2'-8"	6'-8"		



WEBSITE: RMBROWN.COM  
email: mbrownarc@absglobal.net

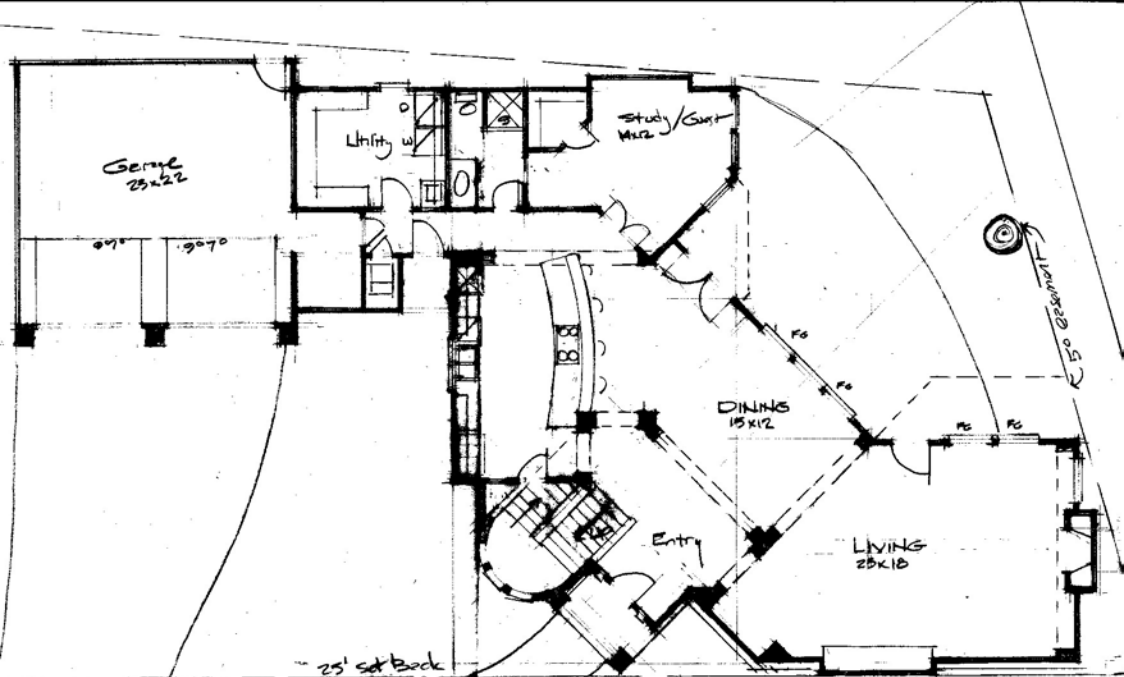


FLOYD RESIDENCE  
1300 BLUFF ST.  
AUSTIN, TEXAS

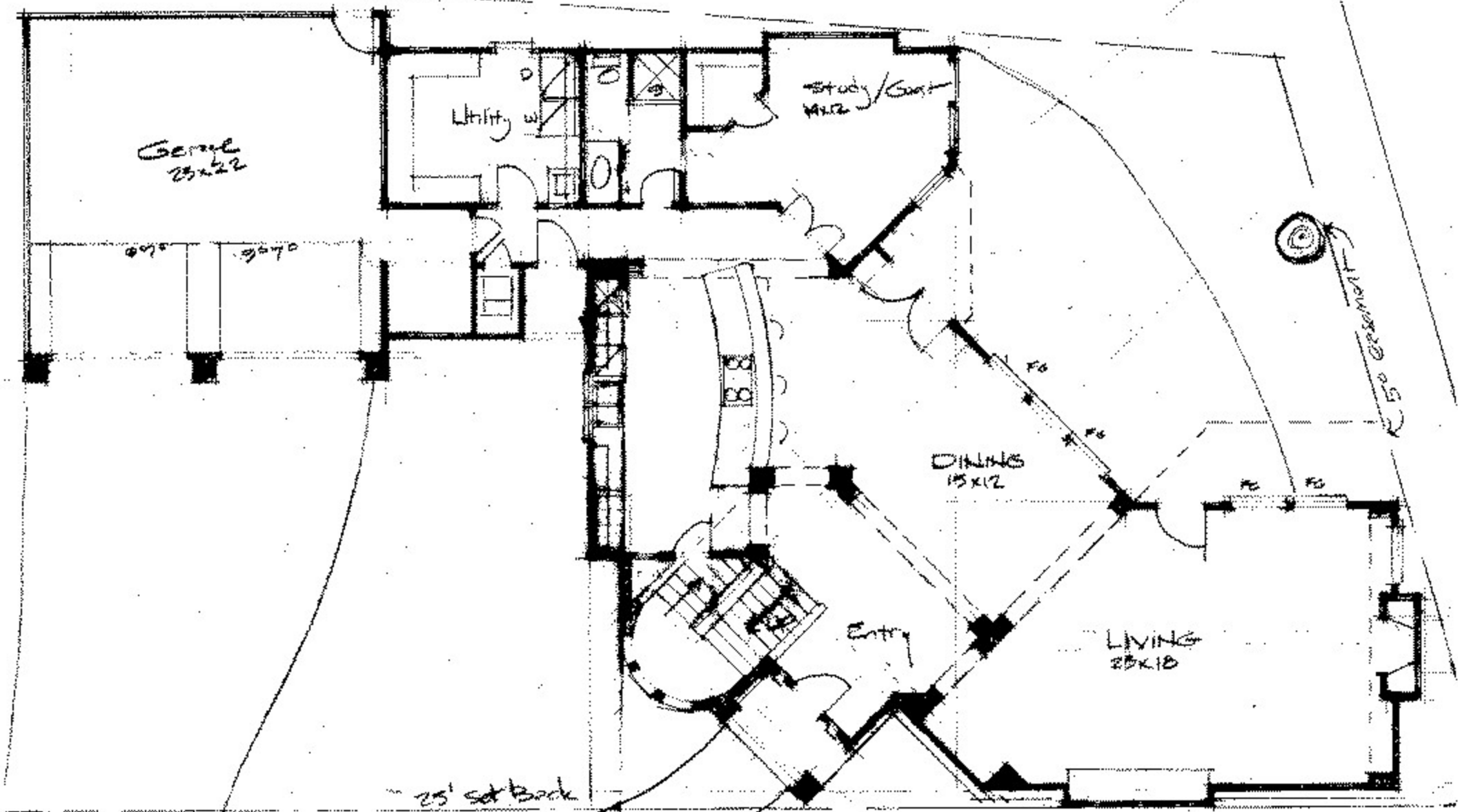
DATE: 10/11/16  
PROJECT: FLOYD RESIDENCE  
REV: 10/11/16

A-2

CONTRACTOR: CARLOS E. N. BROWN ARCHITECTS  
10000 N. MOORE AVENUE, SUITE 100, DALLAS, TEXAS 75243  
TEL: 214.416.1111 FAX: 214.416.1112



LOWER LEVEL  $\frac{1}{8}'' = 1'-0''$  1760 SF  
 FLOYD Residence 960 SF  
 5/19/05 2720 SF  
 • Mike Brown • Architect © 05 •



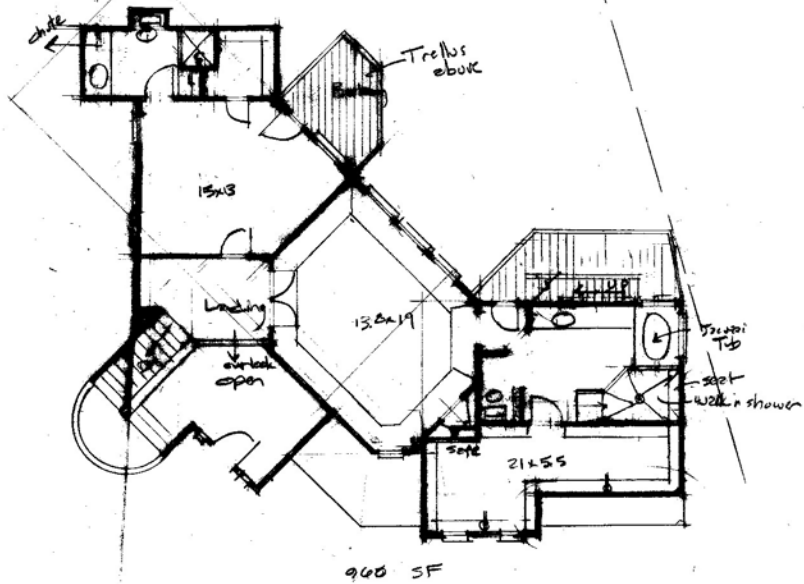
LOWER LEVEL  $\frac{1}{8}'' = 1'0''$

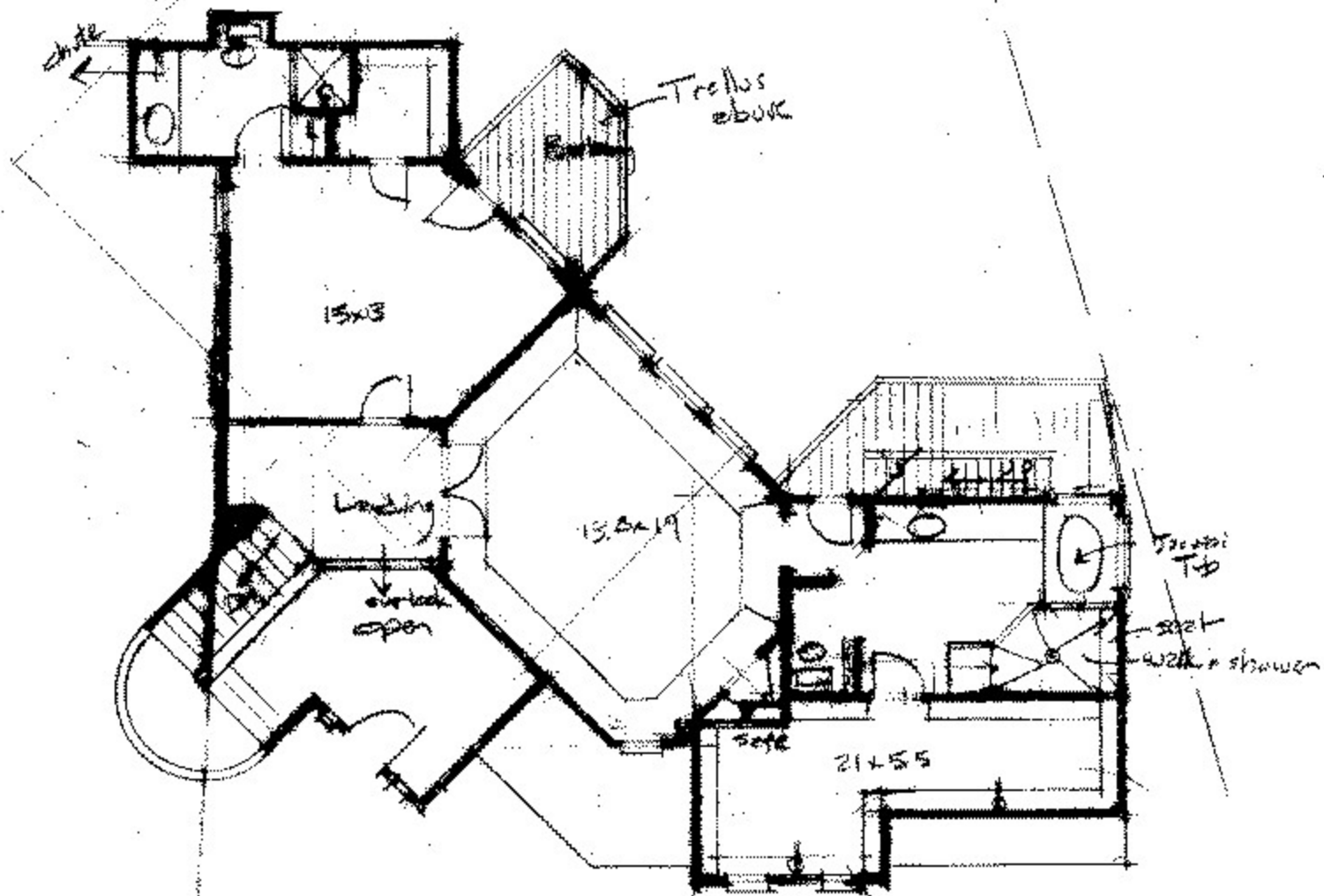
FLOYD Residence

5/19/05

1760	SF
900	SF
<hr/>	
2720	SF

• Mike Brown • Architect © 05 •





900 SF

I, THE UNDERSIGNED, HAVE THIS DAY, MADE A CAREFUL AND ACCURATE SURVEY OF THE PROPERTY LOCATED AT: 1300 BLUFF STREET, AUSTIN, TEXAS, DESCRIBED AS FOLLOWS: A PORTION OF LOT 11, BLOCK "D" OF BLUFF VIEW, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 257 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED TO JENIFER FLOYD IN DEEDS RECORDED IN DOCUMENT NUMBERS 2004201322 AND 2006027157, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

REFERENCE: GF NO. 7050120  
 OWNER: JENNIFER FLOYD  
 LENDER: PROSPERITY BANK  
 TITLE CO.: STEWART TITLE  
 UNDERWRITER: STEWART TITLE GUARANTY COMPANY

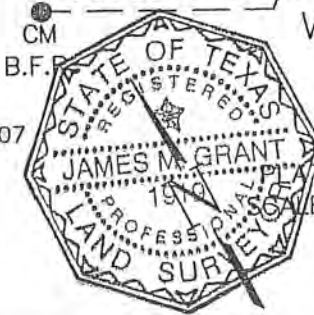
NOTES:  
 1. FOR RESTRICTION SEE V. 869, PG. 539 (REAL PROPERTY RECORDS).  
 2. THIS TRACT IS SUBJECT TO ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN SITE AND SUBDIVISION INSPECTIONS WAIVER FOR CONSTRUCTION PER DOC. #2007075723.

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE ABOVE REFERENCED PARTIES, THAT THIS SURVEY WAS THIS DAY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS ACCURATE, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY EASEMENTS OR ROADWAYS, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY ABUTS A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. THIS PLAT IS NOT VALID UNLESS ACCOMPANIED BY AN ORIGINAL SEAL.

HARRIS-GRANT SURVEYING, INC.  
 1700 S. LAMAR BLVD. STE #332 AUSTIN, TEXAS 78704  
 PH(512) 444-1781 FAX(512) 444-6123

*James M. Grant*  
 JAMES M. GRANT R.P.L.S. 1919  
 WORK ORDER NO. 41951 INVOICE NO. 43371

MAY 24, 2007



PLAT NORTH  
 SCALE: 1"=20'

BEARING BASIS  
 (S 61°34'00" E 127.26')  
 (S 61°34'00" E 127.15')

CM  
 B.F.R.

CM  
 P.O.B.

- MAP SYMBOLS:
- X BARBED WIRE FENCE
  - o CHAIN LINK FENCE
  - || WOOD BOARD FENCE
  - E UTILITY LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - B.L. BUILDING LINE
  - 1/2" REBAR FOUND
  - 1/2" REBAR SET
  - IRON PIPE FOUND
  - CM CONTROL MONUMENT
  - ( ) RECORD DATA FROM PLAT V.4 PG.257 & PLAT V.7 PG.17
  - WHEN DIFFERENT FROM MEASURED DATA
  - D.E. DRAINAGE EASEMENT
  - R.O.W. RIGHT-OF-WAY
  - ☼ AIR CONDITIONER
  - ⚡ POWER POLE
  - P.O.B. PLACE OF BEGINNING
  - B.F.R. BEGINNING FOR REFERENCE
  - ☉ COTTON GIN SPINDAL FOUND

LOT 10  
 BLK. D  
 BLUFF VIEW

W 173.95' OF LOT 9  
 BLK. D  
 BLUFF VIEW

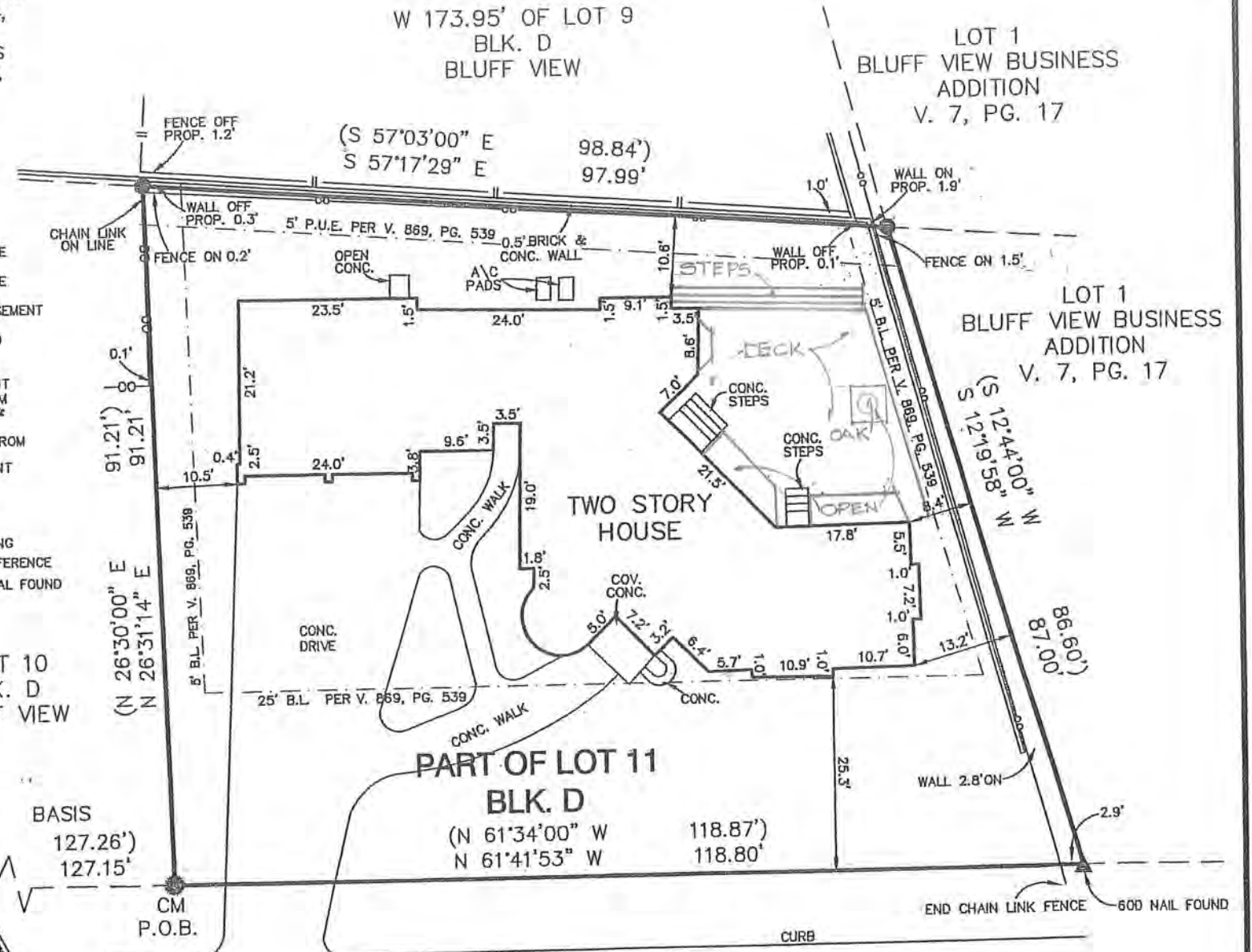
LOT 1  
 BLUFF VIEW BUSINESS  
 ADDITION  
 V. 7, PG. 17

LOT 1  
 BLUFF VIEW BUSINESS  
 ADDITION  
 V. 7, PG. 17

PART OF LOT 11  
 BLK. D

(N 61°34'00" W 118.87')  
 (N 61°41'53" W 118.80')

BLUFF STREET  
 (50' R.O.W.)





**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)



© Mapbox © OpenStreetMap

**Legend**

- Agricultural
- Government
- Planned Special
- Zoning Authority
- Some Coverage
- Subject

- Commercial
- Mixed
- Residential
- Planning Area

- Industrial
- Multifamily
- No Coverage
- Planning Area

# Basics (i)

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> <span>(i)</span>	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 <span>(i)</span>	
<b>Zoning Abbreviation(s) and Name(s)</b>	<b>SF-3</b> Family Residence
	<b>SB840 MF</b> State of Texas Bills SB840 & SB2477
	<b>CS</b> Commercial Service
	<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

# Zotential

## 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 hoe 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 Side Back</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>Setbacks</b>	<b>Front Side Back</b> lesser of 25 feet or local base zoning district for front, side and rear setbacks
<b>Density</b>	not found	<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>	Varies by use; City of Austin has changed its zoning and subdividing requirements to allow Small Lot Single Family Use (Small Lot) as an option on 1,800 sf lots for SF1, SF2 and SF3 zoning districts. For 2 or 3 units, the lot size of 5,750 sf still applies. For a non Small Lot, original zoning district rules apply. 5,750 sf (50' lot width).	<b>Lot requirements</b>	no requirement
<b>Estimated Uses</b>	 House  Duplex  Pre-fab  3 units	<b>Estimated Uses</b>	 Apartments

# More

Zoning District	
<p><b>SF-3</b> <b>Multifamily</b> Family Residence</p>	<p>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.</p>
<p><b>SB840 MF</b> <b>Multifamily</b> State of Texas Bills SB840 &amp; SB2477</p>	<p>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></p>
<p><b>CS</b> <b>Commercial</b> Commercial Service</p>	<p>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.</p>
<p><b>N/A</b> <b>Overlay</b> Watershed Regulation Area</p>	<p>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?nodet=TIT25LADE_CH25-8EN_SUBCHAPTER_AWAQU_DIV7RE_SS25-8-367_25-8-368RE">https://library.municode.com/tx/austin/codes/code_of_ordinances?nodet=TIT25LADE_CH25-8EN_SUBCHAPTER_AWAQU_DIV7RE_SS25-8-367_25-8-368RE</a></p>
<p><b>West Bouldin Creek</b> <b>Overlay</b> West Bouldin Creek</p>	<p>not available</p>
<p><b>N/A</b> <b>Overlay</b> Change of zoning - plan amendment</p>	<p>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></p>
<p><b>NP</b> <b>Overlay</b> Neighborhood Plan (separate document)</p>	<p>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>.</p>

Contact	
<p><b>City</b> <b>Zoning boundary Austin, TX</b></p>	<p>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: <a href="https://www.austintexas.gov/PDC-Appointments">AustinTexas.gov/PDC-Appointments</a></p>

About This Report	
<p><b>Data Limitations</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>There are no straightforward "yes/no" answers in a Zonability report.</li> <li>Zonability provides some district level insights but there are many potential factors beyond this report to consider.</li> </ul> <p>Please see <a href="https://www.zonability.com/tos">www.zonability.com/tos</a> for Zonability's terms of service.</p>	

**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.**