



**NOTICE OF MEETING OF THE
CITY COUNCIL
TUESDAY, MAY 19, 2026 – 6:30 PM
COUNCIL CHAMBERS ROOM 1098
405 E. LOOP STREET, BUILDING 100
BUDA, TX 78610**

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a **Regular City Council Meeting** of the City of Buda, TX, will be held at which time the following subjects will be discussed and may be acted upon. In accordance with §551.127, members of the Governing Body may participate remotely by means of videoconference call. Should that occur, a quorum of the governing body will be physically present at the location noted above on this agenda.

A. CALL TO ORDER

Please turn off your cell phone when you approach the podium.

B. INVOCATION

*Don Muchow, St. John Lutheran Church
Buda Ministerial Alliance*

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. ITEMS OF COMMUNITY INTEREST

E.1 [List of upcoming local events and activities](#)

F. PROCLAMATIONS

F.1 [Proclamation recognizing May 2026 to be Mental Health Awareness Month, to be accepted by Library Director Melinda Hodges, Court Administrator Sondre' Crabtre, and Peer Support Specialists George Barrera and Victoria Alaniz](#)

F.2 [Proclamation recognizing May 2026 as Historic Preservation Month to be accepted by the Historic Preservation Commission and the Main Street Advisory Board](#)

F.3 [Proclamation recognizing May 2026 as Motorcycle Safety Awareness Month to be received by Richard Walton](#)

F.4 [Proclamation recognizing the week of May 18-22, 2026, as Texas Flood Awareness Week to be received by the City's Emergency Management Coordinator and City Engineer/Floodplain Administrator](#)

G. PUBLIC COMMENT / PUBLIC TESTIMONY

Members of the public who wish to participate in Public Comment must complete a form and turn it into the City Clerk before the period provided for Public Comment is called for consideration by the presiding officer. Members of the public who wish to participate during the Public Testimony period provided for any item on the agenda must complete a form and turn it into the City Clerk before the item they wish to participate in is called for consideration by the presiding officer.

H. CONSENT AGENDA [PUBLIC TESTIMONY]

All matters listed under this item are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired by any Council Member on any item, that item will be removed from the consent agenda and will be considered separately.

H.1 Approval of the May 5, 2026, Regular City Council Minutes (City Clerk Alicia Ramirez)

I. PRESENTATIONS

I.1 Hays County Homeless Coalition - 2026 Point-in-Time (PIT) Count Report Results (Assistant to the City Manager Christina Aguilar)

J. REGULAR AGENDA AND PUBLIC HEARINGS

J.1 Deliberation and possible action to approve the proposed City of Buda monument sign concepts (Public Works Assistant Director Scott Smith) [PUBLIC TESTIMONY]

J.2 Deliberation and possible action to approve an agreement with Puente Alto for planning and execution of Railcar Revival, funded equally by the City of Buda and the Buda Economic Development Corporation (BEDC) in the amount of \$47,500.00 for a total contract amount of \$95,000 (Parks Director Tony Host) [PUBLIC TESTIMONY]

J.3 Quarterly Capital Improvement Projects (CIP) and Bond Program updates with request for direction on adding two (2) pedestrian facility projects forward, Main Street from Train Depot to Railroad Street and RM 967 from Old Black Colony Rd to Cole Springs Rd (Capital Improvements Program Manager Austin Messerli, P.E.) [PUBLIC TESTIMONY]

J.4 Deliberation and possible action to adopt a Resolution approving an Interlocal Agreement between Hays County and the City of Buda related to Old San Antonio Road and authorizing the City Manager to execute said agreement (Development Services Director/City Engineer Angela Kennedy, P.E., CFM) [PUBLIC TESTIMONY]

J.5 Presentation with the potential for City Council to provide direction regarding the Dark Sky Friendly initiative (Development Services Assistant Director Will Parrish) [PUBLIC TESTIMONY]

J.6 Deliberation and possible action to award RFP FY 26-091 Federal and State Lobbying Services to The Normandy Group and to authorize the City Manager to execute said contract (City Manager Micah Grau) [PUBLIC TESTIMONY]

K. EXECUTIVE SESSION

K.1 Council will recess regular session and convene into executive session to deliberate on agenda items pursuant to Texas Government Code Chapter Section 551.071(Consultation with Attorney) to confer with the City Attorney regarding legal requirements for and roles of certain boards and commissions pursuant to Texas Government Code

L. RECONVENE INTO REGULAR SESSION AND TAKE ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION.

L.1 Deliberation and possible action regarding Boards, Commissions, and Committees regarding: A) the legal requirements of roles of certain boards and commissions, and B) to accept resignations and to nominate and appoint the 2026 members on the City's Boards, Commissions, and Committee: Art Commission, Construction Board of Adjustments,

Commission on Aging, Dupre Local Government Corporation, Buda Economic Development Corporation, Historic Preservation Commission, Library Commission, Main Street Advisory Board, Parks and Recreation Commission, Planning and Zoning Commission, Sustainability Commission, and Zoning Board of Adjustment, Committees: Human Services Grant Review and Hotel Occupancy Grant Review (City Clerk Alicia Ramirez) [PUBLIC TESTIMONY]

M. CITY MANAGER'S REPORT

2014 & 2021 Bond Program, Capital Improvement Projects, Destination Services Projects, Developments, Drainage Projects, Engineering Department, Finance Department, General/Special Election, Grant Related Projects, Human Resources, Law Enforcement, Legislative Update, Library Projects, Main Street Program, Parks & Recreation Department, Planning Department, Redistricting Program, Road Projects, Status-Future Agenda Request, Special Projects, Transportation, Wastewater Projects, and Water Projects (City Manager Micah Grau)

N. CITY COUNCIL'S BOARD AND COMMITTEE REPORTS

- *Alliance Regional Water Authority (Urbanovsky)*
- *Buda City Council/Hays CISD Coordination Committee (Bowles, Davidson, & Urbanovsky)*
- *Buda Economic Development Corporation (Smith & Ture)*
- *Capital Area Council of Governments General Assembly (Urbanovsky)*
- *Capital Area Council of Governments Clean Air Coalition (Ture)*
- *Combined Emergency Communication Center (Goodman)*
- *Hays Caldwell Economic Development Partnership*
- *Hays Mental Health Coordinating Commission (Goodman)*
- *TIRZ #1 Dupre Local Government Corporation (Davidson & Urbanovsky)*
- *TIRZ #2 The Colony at Cole Springs/The Reserve (City Council)*
- *TIRZ #3 Persimmon (City Council)*
- *City of Buda Audit Committee (Bowles, Davidson, & Goodman)*
- *City of Buda Board & Commission Nomination Committee (Davidson, Horne-Williams, & Smith)*
- *City of Buda City Park Planning/Programming Ad-Hoc Committee (Smith & Ture)*
- *City of Buda Transportation/Mobility Committee (Goodman, Horne-Williams, & Urbanovsky)*
- *City of Buda Water/Wastewater/Drainage Committee (Davidson, Bowles, & Urbanovsky)*

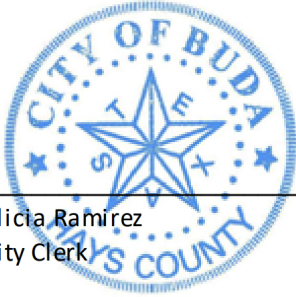
O. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

O.1 Update on Pending Items requested by City Council

P. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Buda will provide reasonable accommodations for persons attending and participating in City Council and Board & Commission meetings. The facility is wheelchair accessible, with accessible parking at the front of the building. Requests for sign interpreters, auxiliary aids, or special services must be received seventy-two (72) hours before the meeting by calling the ADA Coordinator at (512) 523-1043, by FAX (512) 523-8896, or by completing the online form at www.budatx.gov/ADA for information or assistance.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Governing Body of the City of Buda, was posted on the bulletin board in front of Buda City Hall, which is readily accessible to the public at all times, by 6:00 pm on May 13, 2026.


/s/ _____
Alicia Ramirez
City Clerk

Meetings scheduled in the Council Chambers are set up to publicly broadcast meetings. You may be audio and video recorded while in this facility. Meetings scheduled in other City Facilities are set up to publicly audio record meetings. You may be audio recorded in the other City Facilities.

In accordance with Article III, Section 3.10, of the Official Code of the City of Buda, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details on Council meetings may be obtained from the City Clerk's Office, or video of the entire meeting may be downloaded from the website. (Portions of the Supplemental Minute Record video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)

A Public Comment period will be provided to allow for members of the public to participate and speak to the Governing Body on any topic that is not on the meeting agenda. At this time, comments will be taken from the audience on non-agenda related topics. A Public Testimony period will be provided at each meeting of the Governing Body to allow members of the public to participate and speak to the Governing Body on any topic that is on the meeting agenda, prior to any vote on the matter up for consideration. During these periods, the presiding officer shall routinely provide three (3) minutes to each person who desires to speak but may provide no less than one (1) minute and no more than five (5) minutes to each person addressing the Governing Body. The amount of time provided to each person, if altered by the presiding officer, shall be announced by the presiding officer prior to recognizing persons to speak and shall be objectively applied to all persons speaking during Public Comment or each Public Testimony period.

The Governing Body may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session. All items listed above are eligible for deliberation and possible action unless expressly limited.

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.



Agenda Item Report

Legislative Board: City Council
Date: May 19, 2026
Contact: Leticia Ortiz
Agenda Item ID / Number: 2026-470- / E.1

ITEM TITLE: List of upcoming local events and activities

1. EXECUTIVE SUMMARY
2. BACKGROUND/HISTORY
3. ANALYSIS
4. FINANCIAL IMPACT
5. STRATEGIC PLAN/GOALS
OTHER
6. STRATEGIC PLAN OBJECTIVES
Items of Community Interest
7. PROS AND CONS
8. ALTERNATIVES
9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Attachments:

[ICI_5.19.26 Updated 2.pdf](#)



1

CITY HALL & LIBRARY **OFFICE CLOSURES**

EMERGENCY SERVICES WILL CONTINUE OPERATING

MONDAY, MAY 25, 2026

IN OBSERVANCE OF MEMORIAL DAY



2

BUDA PUBLIC MEETINGS

MAY/JUNE 2026

MAY *(remaining)*

PARKS AND RECREATION COMMISSION

Wed., May 20 @ 6:30 p.m.

CANCELED PLANNING AND ZONING COMMISSION

Tues., May 26 @ 6 p.m.

JUNE

CITY COUNCIL

Tues., June 2 @ 6 p.m.

ARTS COMMISSION

Wed., June 3 @ 6 p.m.

SUSTAINABILITY COMMISSION

Thur., June 4 @ 6 p.m.

BUDA ECONOMIC DEVELOPMENT CORPORATION

Mon., June 8 @ 6 p.m.

PLANNING AND ZONING COMMISSION

Tues., June 9 @ 6 p.m.

MAIN STREET ADVISORY BOARD

Wed., June 10 @ 6 p.m.

LIBRARY COMMISSION

Wed., June 11 @ 7 p.m.

COMMISSION ON AGING

Mon., June 15 @ 6 p.m.

2021 BUDA BOND OVERSIGHT COMMITTEE

Mon., June 15 @ 6:30 p.m.

CITY COUNCIL

Tues., June 16 @ 6 p.m.

PARKS AND RECREATION COMMISSION

Wed., June 17 @ 6:30 p.m.

HISTORIC PRESERVATION COMMISSION

Thur., June 18 @ 6 p.m.

PLANNING AND ZONING COMMISSION

Tues., June 23 @ 6 p.m.



* ALL MEETINGS IN CITY COUNCIL CHAMBERS UNLESS OTHERWISE NOTED

3

FREE PROGRAMS AT BUDA PUBLIC LIBRARY

MAY/JUNE 2026

FEATURED

Summer Reading Kick-Off at Buda City Park
May 29 from 5:30-7:30 pm

Makers' Lab

3D Print Design*
June 1 at 6:30 pm

Beginner Knitting*
June 8 at 6:30 pm

Hand Embroidery*
June 15 at 6:30 pm

Macrame Basics*
June 22 at 6:30 pm

Sewing Machine Club*
June 29 at 6:30 pm

Self-Care

Saturday

Five Nature Elements

Yoga & Meditation*

May 23 at 10:30 am

Art Classes

Art with Inspired Minds*

May 20 at 6:30 pm

Art and Mental Wellness*

May 26 at 6:30 pm

Other

Programs

Dungeons and Dragons*

May 19 at 5 pm

Japanese Mahjong Club*

Thursdays at 5:30 pm

LEARN MORE AT BUDALIBRARY.ORG
PROGRAMS WITH AN * REQUIRE REGISTRATION

...and more,
including weekly storytimes and programs for children and teens!

4



STAGE 1 STAGE 2 **STAGE 3** STAGE 4

DROUGHT STAGE RESTRICTIONS

WATER ONLY BETWEEN 7 A.M.-11 A.M. + 7 P.M.-11 P.M.

WATER ONCE A WEEK
EVEN ADDRESSES: THURS.
ODD ADDRESSES: WED.
COMMERCIAL/MULTI-FAMILY: TUES.

5



STAGE 1 STAGE 2 **STAGE 3** STAGE 4

WATER PARTNERS' CURRENT DROUGHT STAGES

BARTON SPRINGS-EDWARDS AQUIFER CONSERVATION DISTRICT (BSEACD):
STAGE 3 EXCEPTIONAL DROUGHT

GUADALUPE-BLANCO RIVER AUTHORITY (GBRA):
STAGE 2 DROUGHT

6

HELP SHAPE THE FUTURE OF BUDA!

CITY OF BUDA

NATIONAL COMMUNITY SURVEY



TAKE THE SURVEY NOW!
 CLOSES MAY 19

ENGLISH SPANISH




WWW.BUDATX.GOV/COMMUNITYSURVEY

7



**FRIDAY
MAY 22
7 PM - 9 PM
@ MERIDIAN BUDA**

MAYEUX & BROUSSARD







8

Downtown Buda HISTORIC WALKING TOUR

THURSDAY, MAY 28 | 5:30 PM - 6:30 PM | CHECK IN: BUDA WELCOME CENTER

JOIN US FOR A FREE GUIDED WALKING TOUR FOLLOWED BY A PANEL AND REFRESHMENTS AT INSPIRED MINDS ART CENTER!



FEATURED BUILDINGS:

- 320 MAIN (CARRINGTON HOUSE)
- 310 MAIN (POSIE)
- 212 MAIN (OLD TOWN BUDA ANTIQUE MALL)
- 200 MAIN (MERIDIAN)

PANELISTS:

- JOHN MCCORMICK
- SANDRA GRIZZLE
- JIM HOLLIS

rsvp here!



DISC GOLF EVERY THIRD SATURDAY
8:00 AM - 4:30 PM
APRIL - SEPTEMBER

JUNE 20: Summer Pointe & Whispering Hollow Park

JULY 18: Green Meadows & Stoneridge Park

AUGUST 15: Buda City Park

SEPTEMBER 19: Summer Pointe & Whispering Hollow Park

Stoneridge Park
 July 18
 August 15

Summer Pointe Park
 June 20
 September 19

PICKLEBALL
 EVERY THIRD SATURDAY
 7:30 AM - 4:00 PM
 APRIL - SEPTEMBER

PLEASE BRING YOUR OWN PADDLES AND PICKLEBALLS!

11

AUSTIN STREET AND WEST GOFORTH RECONSTRUCTION OPEN HOUSES

► VIRTUAL OPEN HOUSE CLOSING MAY 29
BUDABONDS.COM

LEARN ABOUT UPCOMING IMPROVEMENTS AND SHARE YOUR FEEDBACK!

BUDABONDS.COM MORE BOND NEWS

BudaTx breathe easy here.

12

NEW DEVELOPMENTS

NOW OPEN!

Racfit (1390 Robert S. Light Blvd)

IN PROGRESS Treze (318 Main St.)

Hoot and Annie (102 Main St.)

Ice Cream Shop & Short-Term Rental (112 Main St.)

IN PROGRESS Train Depot (303 Main St.)



VIEW THE CITY DEVELOPMENT MAP AT: WWW.BUDATX.GOV/MAPS

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CITY OF BUDA
**DRAINAGE
 MASTER PLAN
 OPEN HOUSE**

 **WED., MAY 20**

 **5:30 PM - 7:30 PM**

 **BUDA WELCOME CENTER**
 303 MAIN ST., BUDA, TX 78610

14

SUMMER READING KICK-OFF PARTY

May 29 from 5:30-7:30 pm
at Buda City Park
Sensory-Friendly Time: 5-5:30 pm



15

OLDER ADULT RESOURCE FAIR

SATURDAY, MAY 30
10:30 AM - 1:30 PM // BUDA CITY HALL

ATTEND A SESSION, MEET LOCAL ORGANIZATIONS,
CONNECT WITH THE COMMISSION ON AGING,
AND MORE!



- SESSIONS** 11 AM-12 PM & 12PM-1 PM
- Choose from one of the following:
- AI & Aging
 - Streaming 101
 - Hays CAD: Property Taxes



16

• 16TH ANNUAL •
BUDA FUN FISH

MAY 30 \ BRADFIELD VILLAGE POND
 8:30AM - 11AM: **EDUCATION STATIONS** | 11AM - 12PM: **FISHING DERBY**

BUDATX.GOV/BUDAFUNFISH

AWARDS FROM 5 DIFFERENT CATEGORIES!

HOW TO STATIONS \ \ FREE \ \ DERBY AWARDS

17

★ **SAVE THE DATES** ★

SUMMER CONCERT SERIES
at Buda Amphitheater

JUNE 6 - AUSTIN NINES

JULY 4 - TBA

JULY 6 - REPUTATION: THE ERAS OF TAYLOR SWIFT
 (FOLLOWING THE PONY SOFTBALL WORLD SERIES OPENING CEREMONY)

AUGUST 8 - DYSFUNKSHUN JUNKSHUN

OCTOBER 3 - STEREOMONDE

18

SAVE THE DATE! 

The City of Buda Presents

**★ RED WHITE ★
& Buda**

JULY 4th | 9 am - 4 pm DOWNTOWN BIKE PARADE FESTIVITIES BEGIN

BUDA AMPHITHEATER
.COM / REDWHITEBUDA



19

BUDA
summer musical

THE WIZARD OF OZ
Dates: July 11-26
Fridays, Saturdays, & Sundays
Time: 8:00pm - 10:00pm



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Agenda Item Report

Legislative Board: City Council
Date: May 19, 2026
Contact: Melinda Hodges, Library Director
Agenda Item ID / Number: 2026-441- / F.1

ITEM TITLE: Proclamation recognizing May 2026 to be Mental Health Awareness Month, to be accepted by Library Director Melinda Hodges, Court Administrator Sondre' Crabtree, and Peer Support Specialists George Barrera and Victoria Alaniz

1. EXECUTIVE SUMMARY

2. BACKGROUND/HISTORY

3. ANALYSIS

4. FINANCIAL IMPACT

None

5. STRATEGIC PLAN/GOALS

EXCEPTIONAL CITY SERVICES

6. STRATEGIC PLAN OBJECTIVES

General

7. PROS AND CONS

8. ALTERNATIVES

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Attachments:

[Proclamation - 2026-0519 Mental Health Awareness.pdf](#)

Proclamation

Recognizing May as Mental Health Awareness Month

WHEREAS, half of the population will experience some type of mental health challenge over the course of a lifetime; and

WHEREAS, mental health challenges are one of the most common health conditions in Texas, affecting one out of six adults and impacting both the person experiencing the condition and the people who love and care for that person; and

WHEREAS, 36.8% of adults in Texas reported symptoms of anxiety and/or depressive disorder, compared to 32.3% of adults in the U.S.; and

WHEREAS, people with mental illnesses make important contributions to our families and our communities and can recover if given the necessary services and supports in their communities; and

WHEREAS, creating a community where everyone feels comfortable reaching out for the support they deserve is crucial to ending the stigma surrounding mental health and mental illness; and

WHEREAS, each business, school, government agency, health care provider, organization, and citizen shares the burden of mental health challenges and has a responsibility to promote mental wellness and support prevention efforts; and

WHEREAS, the Buda City Council wishes to enhance public awareness of mental health and diminish the associated stigma and celebrate Mental Health Awareness Month under the theme “More Good Days, Together”;

NOW, THEREFORE, be it resolved that I, Lee Urbanovsky, Mayor of the City of Buda and on behalf of the City Council, do hereby proclaim May 2026, as **Mental Health Awareness Month** in the City of Buda and call its observance and celebration to all residents of Buda.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Buda, Texas, this 19th day of May 2026.

Lee Urbanovsky, Mayor

Attest:

Alicia Ramirez, City Clerk



Agenda Item Report

Legislative Board: City Council
Date: May 19, 2026
Contact: Garret Hope
Agenda Item ID / Number: 2026-450- / F.2

ITEM TITLE: Proclamation recognizing May 2026 as Historic Preservation Month to be accepted by the Historic Preservation Commission and the Main Street Advisory Board

1. EXECUTIVE SUMMARY

2. BACKGROUND/HISTORY

3. ANALYSIS

4. FINANCIAL IMPACT

5. STRATEGIC PLAN/GOALS

HISTORIC AND VIBRANT DOWNTOWN

6. STRATEGIC PLAN OBJECTIVES

Preserve Buda Downtown's historic character and buildings and features

7. PROS AND CONS

8. ALTERNATIVES

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Attachments:

[Proclamation - Historic Preservation Month.pdf](#)

Proclamation

Recognizing May 2026

National Historic Preservation Month

WHEREAS, The National Trust for Historic Preservation established May as Historic Preservation Month, as a way to promote historic places for the purpose of instilling national and community pride, promoting heritage, tourism, and showing the social and economic benefits of historic preservation; and

WHEREAS, Historic Preservation Month instills awareness of the local historically significant buildings and landmarks to the residents of Buda and surrounding communities; and, the City of Buda has a number of National Register Landmarks, a National Register Historic District, and a Locally Designated Historic District with saving and Celebrating; and

WHEREAS, preservation of the past for future generations is set of a foundation of public appreciation and understanding; and the protection and preservation of these sites, buildings, and landscapes provide educational, scientific, and economic benefits for the Citizens of Buda; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and “People Saving Places” is the theme for the National Historic Preservation Month.

NOW, THEREFORE, be it resolved that I, Lee Urbanovsky, Mayor of the City of Buda and on behalf of the City Council, do hereby proclaim May 2026 as National Historic Preservation Month in the City of Buda and call its observance and celebration to all residents of Buda.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Buda, Texas, this 19th day of May 2026.

Attest:

Lee Urbanovsky, Mayor

Alicia Ramirez, City Clerk



Agenda Item Report

Legislative Board: City Council
Date: May 19, 2026
Contact: Myrna Rios
Agenda Item ID / Number: 2026-454- / F.3

ITEM TITLE: Proclamation recognizing May 2026 as Motorcycle Safety Awareness Month to be received by Richard Walton

1. EXECUTIVE SUMMARY
2. BACKGROUND/HISTORY
3. ANALYSIS
4. FINANCIAL IMPACT
5. STRATEGIC PLAN/GOALS
OTHER
6. STRATEGIC PLAN OBJECTIVES
7. PROS AND CONS
8. ALTERNATIVES
9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Attachments:

[f3_Proc_Motorcycle_2026.pdf](#)

Proclamation

Recognizing Motorcycle Safety Awareness Month, May 2026

WHEREAS, Motorcyclists are relatively unprotected and, therefore, more prone to injury or death in a crash than other vehicle drivers; and

WHEREAS, all those who put themselves behind the wheel are responsible for being aware of motorcyclists, regarding them with the same respect as any other vehicle traveling our highways; and,

WHEREAS, it is the responsibility of riders and motorists alike to obey all traffic laws and safety rules.

NOW, THEREFORE, be it resolved, Lee Urbanovsky, Mayor of the City of Buda and on behalf of the City Council, do hereby proclaim May 2026 as Motorcycle Safety Awareness Month and encourage all citizens to do their part to increase safety and awareness in our community and for motorcycle riders and motorists to give each other the mutual respect they deserve.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Buda, Texas, this 19th day of May 2026.

Lee Urbanovsky, Mayor

Attest:

Alicia Ramirez, City Clerk



Agenda Item Report

Legislative Board: City Council
Date: May 19, 2026
Contact: Myrna Rios
Agenda Item ID / Number: 2026-455- / F.4

ITEM TITLE: Proclamation recognizing the week of May 18-22, 2026, as Texas Flood Awareness Week to be received by the City's Emergency Management Coordinator and City Engineer/Floodplain Administrator

1. EXECUTIVE SUMMARY
2. BACKGROUND/HISTORY
3. ANALYSIS
4. FINANCIAL IMPACT
5. STRATEGIC PLAN/GOALS
BALANCED AND MANAGED GROWTH
6. STRATEGIC PLAN OBJECTIVES
TBA
7. PROS AND CONS
8. ALTERNATIVES
9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Attachments:

[f4 Proclamation Flood.pdf](#)

Proclamation

Recognizing May 23 through May 22, 2026 Texas Flood Awareness Week

WHEREAS, The City of Buda has experienced severe weather events in the form of extreme rainfall and tropical systems resulting in urban and riverine flooding, and this flooding has caused negative impacts to properties and structures whether they are located within a high-risk special flood hazard area or a low- to moderate-risk flood zone; and; and

WHEREAS, the Central Texas area is particularly vulnerable to flash flooding that can occur any time during the year, but has had significant historical impact on Buda between mid-Spring and mid-Fall; and; and

WHEREAS, the City of Buda is a participant in the Federal Emergency Management Agency's National Flood Insurance Program that provides residents with the opportunity to protect themselves against flood loss through the purchase of flood insurance at reduced insurance premium rates, and has voluntarily adopted higher regulatory standards above the minimum measures to help reduce flood risks and potential flood damages; and

WHEREAS, recognizing public education and awareness of potential weather hazards and methods of protection are critical to the health, safety and welfare of residents, the Governor Greg Abbott proclaimed the week of May 18 through May 22, 2026, as Flood Awareness Week to promote and increase the State's citizens knowledge of flood risk, the availability of flood insurance, flood protection methods, and how to prepare for emergencies.

NOW, THEREFORE, be it resolved that I, Lee Urbanovsky, Mayor of the City of Buda and on behalf of the City Council, do hereby proclaim the week of May 18 through May 22, 2026 as Texas Flood Awareness Week in the City of Buda and call its observance and celebration to all residents of Buda.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Buda, Texas, this 19th day of May 2026.

Lee Urbanovsky, Mayor

Attest:

Alicia Ramirez, City Clerk



Agenda Item Report

Legislative Board: City Council
Date: May 19, 2026
Contact: Alicia Ramirez, City Clerk
Agenda Item ID / Number: 2026-97- / H.1

ITEM TITLE: Approval of the May 5, 2026, Regular City Council Minutes (City Clerk Alicia Ramirez)

1. EXECUTIVE SUMMARY
2. BACKGROUND/HISTORY
3. ANALYSIS
4. FINANCIAL IMPACT
5. STRATEGIC PLAN/GOALS
OTHER
6. STRATEGIC PLAN OBJECTIVES
NA
7. PROS AND CONS
8. ALTERNATIVES
9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Attachments:



Agenda Item Report

Legislative Board: City Council
Date: May 19, 2026
Contact: Christina Aguilar
Agenda Item ID / Number: 2025-466- / I.1

ITEM TITLE: Hays County Homeless Coalition - 2026 Point-in-Time (PIT) Count Report Results (Assistant to the City Manager Christina Aguilar)

1. EXECUTIVE SUMMARY

The Hays County Homeless Coalition has completed the 2026 Point-in-Time (PIT) Count, an annual effort to gather data on individuals experiencing homelessness in Hays County. The count, conducted in January 2026, provides a snapshot of homelessness in the area and helps inform local policy, funding, and support services. This report will present the findings from the 2026 PIT Count, highlight year-over-year trends, and discuss implications for the City's ongoing efforts to address housing insecurity.

2. BACKGROUND/HISTORY

The Hays County Homeless Coalition conducts a Point-in-Time (PIT) count annually, a Federally coordinated one-day census used to assess the number of individuals experiencing homelessness in the county. The count is typically done in late January or early February. This year it was held on January 2026.

The Point-in-Time (PIT) Count is a count of sheltered and unsheltered people experiencing homelessness on a single night in January. HUD requires an annual count of people experiencing homelessness who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night. Each count is planned, coordinated, and carried out locally.

3. ANALYSIS

Not applicable.

4. FINANCIAL IMPACT

Not applicable.

5. STRATEGIC PLAN/GOALS

EXCEPTIONAL CITY SERVICES WITH A LOW TAX RATE

6. STRATEGIC PLAN OBJECTIVES

Utilize accurate data to assess community needs and support informed decision-making for housing and social services.

7. PROS AND CONS

Not applicable.

8. ALTERNATIVES

Not applicable.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

No action required; this item is for informational purposes only.

Attachments:

[2026 Homeless Coalition PIT Count PPT.pdf](#)



2026 POINT IN TIME (PIT) COUNT DATA HIGHLIGHTS

Homeless Coalition of Hays County

1

OVERVIEW

The Point-in-Time (PIT) Count is a nationwide effort mandated by the U.S. Department of Housing and Urban Development to collect data on homelessness. Each year, communities across the country conduct this count to capture a snapshot of the number of individuals and families experiencing homelessness on a single night in January.



2



OVERVIEW

On January 22nd of this year, the Hays County Homeless Coalition, in partnership with local agencies and community volunteers, conducted the annual Point-in-Time (PIT) Count. This effort serves as a critical initiative to assess homelessness within our community. As a one-day census, it provides essential data that helps inform and guide future programs, services, and resource allocation for individuals experiencing homelessness.

3

DEFINITIONS AND SCOPE

Unsheltered Locations:

Areas such as streets, outdoor encampments, or other environments not intended for human habitation.

Sheltered Locations:

Places intended for temporary habitation, such as emergency shelters, transitional housing programs, or other facilities that provide short-term housing support.

Individuals in permanent housing or temporary situations are not included in the PIT Count. Permanent housing includes PSH and RRH programs, HUD-VASH, and FEMA-funded housing. Temporary situations include individuals doubled up with friends or family, those at risk of homelessness, staying in hotels or motels paid with personal funds, in foster care, sober living environments, or in criminal justice or healthcare facilities.

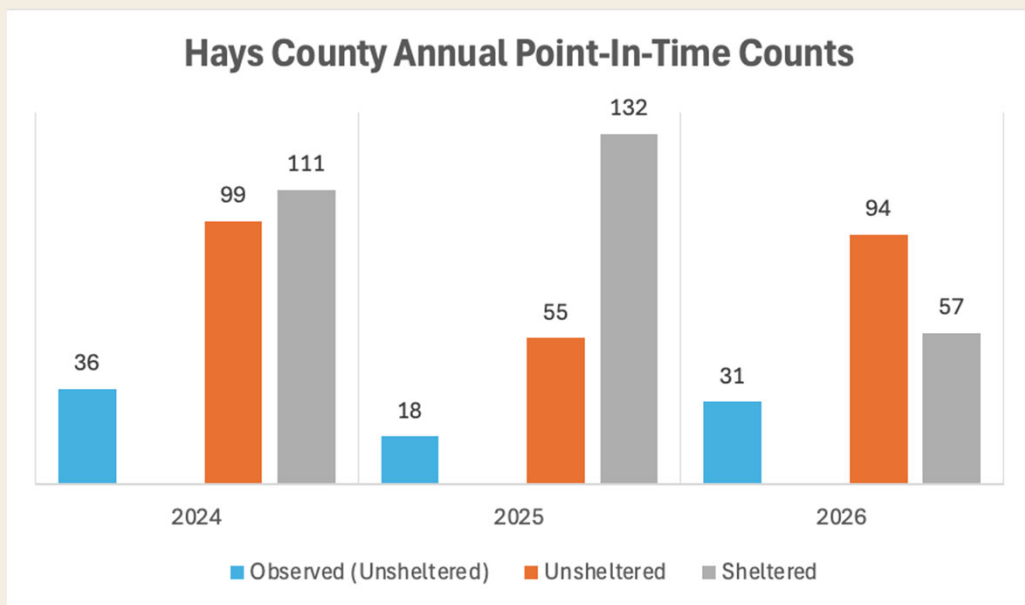
4

DEFINITIONS AND SCOPE

What The Count Does Tell Us
An estimate of how many individuals were experiencing homelessness in Hays County on the night of January 22nd, 2026
Trends over time, including increases or decreases in homelessness
Insights into the effectiveness of housing programs and homeless services in Hays County

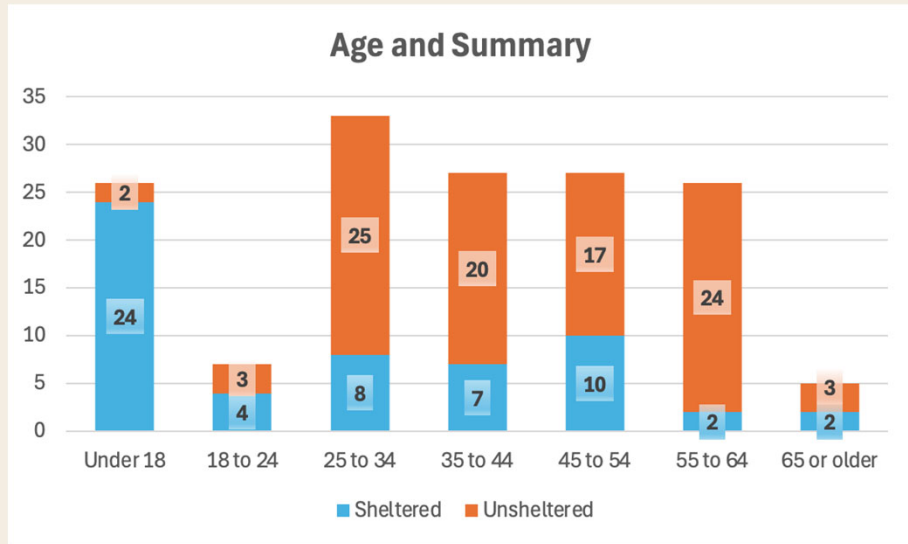
5

PIT COUNT TRENDS



6

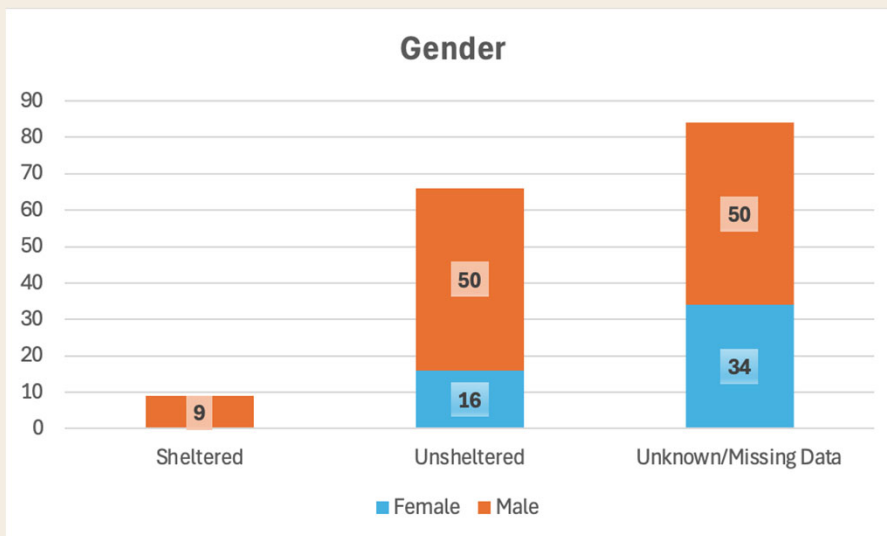
DEMOGRAPHICS



Adults ages 25–64 make up the majority of the homeless population (n = 146), with most individuals in these groups experiencing unsheltered homelessness.

7

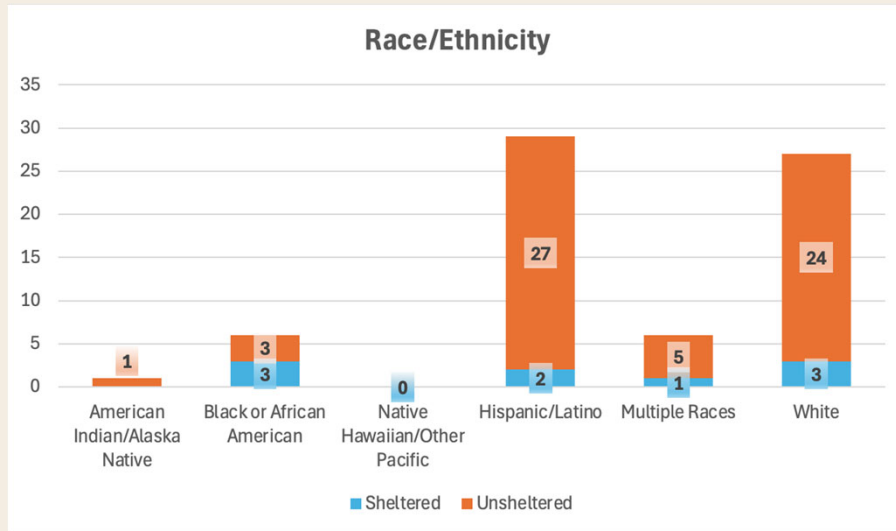
DEMOGRAPHICS



Men represent the majority of the known homeless population (79%, n = 75), particularly among those who are unsheltered, though over half of responses are missing gender data (n = 84).

8

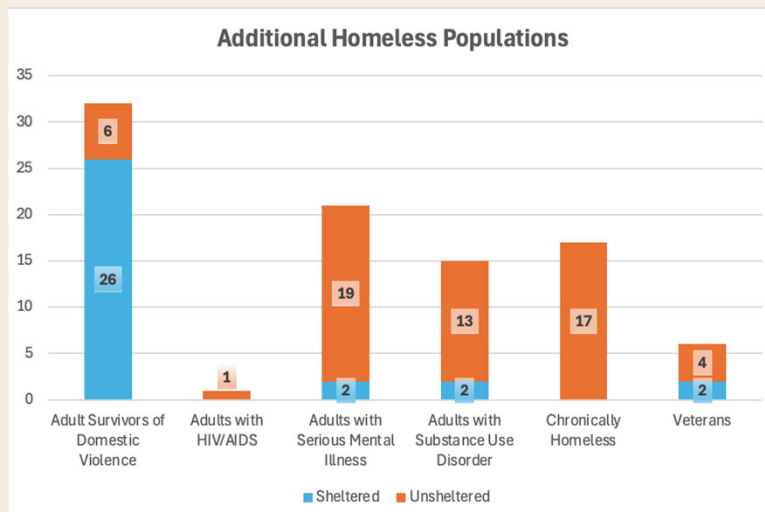
DEMOGRAPHICS



Most respondents were Hispanic and White (n=56)

9

ADDITIONAL POPULATIONS

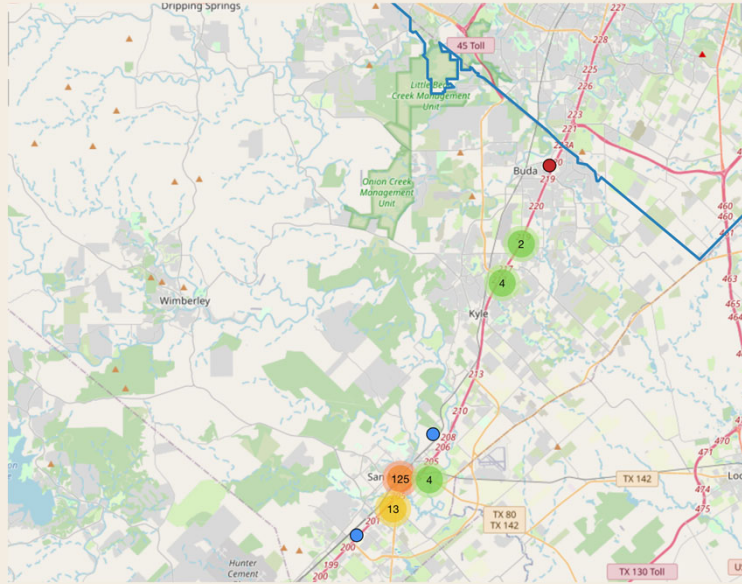


Approximately 21% (n=151) of the respondents identified as survivors of domestic violence

10

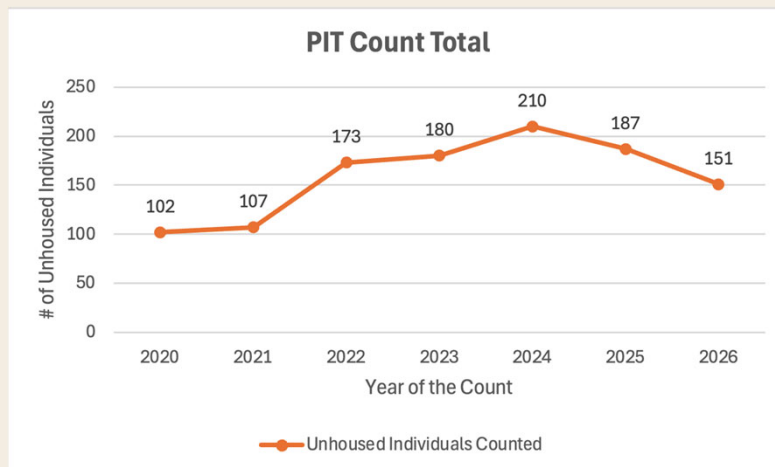
HAYS MAP

Buda-1
 Kyle-6
 San Marcos- 144



11

PIT COUNT TRENDS OVER TIME



Despite a decline in total homelessness, the increase in unsheltered individuals (55 to 94) suggests growing system strain and barriers to accessing shelter, indicating a shift toward more acute and visible forms of homelessness.

12

2025-26 MCKINNEY-VENTO REPORT DATA

The McKinney-Vento Act is a U.S. federal law that provides protections and support for homeless students.

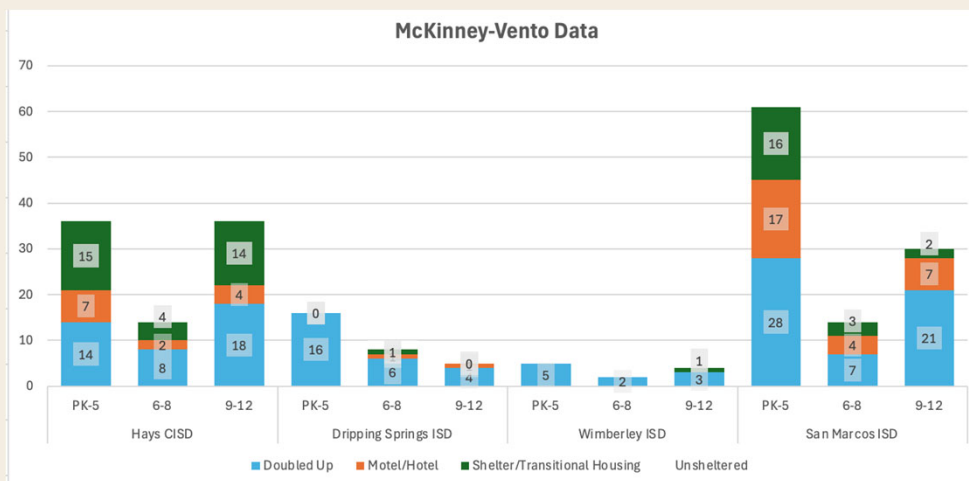
The MKV definition of “homeless children and youths” includes:

i) children and youths who are sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason; are living in motels, hotels, trailer parks, or camping grounds due to the lack of alternative adequate accommodations; are living in emergency or transitional shelters; or are abandoned in hospitals

1. children and youths who have a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings
2. children and youths who are living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar settings; and
3. migratory children who qualify as homeless for the purposes of this subtitle because the children are living in circumstances described in clauses (i) through (iii).

13

MCKINNEY-VENTO REPORT DATA



Hays Total: 87

DS ISD Total: 35

Wimberley ISD: 11

SM ISD: 105

14

NOTES

- Please note that the number of respondents (n) varies by question.
- Responses categorized as “prefer not to answer,” “does not know,” “data not collected,” and “refused” have been excluded from the visualizations.

15

A BIG THANK YOU!



16

QUESTIONS?

Homeless Coalition of Hays
County: hayscounty.lhc@gmail.com





Agenda Item Report

Legislative Board: City Council
Date: May 19, 2026
Contact: Scott Smith
Agenda Item ID / Number: 2026-442- / J.1

ITEM TITLE: Deliberation and possible action to approve the proposed City of Buda monument sign concepts (Public Works Assistant Director Scott Smith) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

Staff will present proposed monument sign concepts prepared by Studio 1619 for City Council review and discussion. The concepts are intended to enhance community identity, gateway aesthetics, and cohesive city branding at key entry corridors into the City of Buda. Council feedback and direction will assist staff in evaluating preferred design elements and determining potential next steps for future implementation.

2. BACKGROUND/HISTORY

This project was identified and budgeted in the Fiscal Year 2025 Budget. Staff engaged Studio 1619 of Round Rock, Texas, to develop preliminary monument sign concepts for consideration after conducting a request for qualifications (RFQ).

The proposed concepts are intended to reflect the character and branding of the City while providing durable and visually consistent gateway and identification signage. Staff is presenting the concepts to City Council to receive questions, comments, and input regarding design preferences and direction.

3. ANALYSIS

Staff analyzed the proposed monument sign concepts for aesthetics, functionality, durability, and consistency with City branding and community character. Council feedback will help guide future refinement and implementation considerations.

4. FINANCIAL IMPACT

The current budget is \$240,000. The preliminary schematic design contract totals \$36,660. Once a design is selected by Council, a second phase of the contract will be implemented for full design and coordination.

The current financial impact is associated with the professional services agreement for monument sign design, schematic development, coordination, and preliminary budgeting services provided by Studio 1619. No construction expenditures are included with this presentation item. Future project costs and funding options would be presented to City Council at a later date if directed to proceed.

5. STRATEGIC PLAN/GOALS

OTHER

6. STRATEGIC PLAN OBJECTIVES

Other

7. PROS AND CONS

Pros

- Enhances community identity and visual appearance at key gateway locations
- Provides consistent branding and wayfinding opportunities throughout the city
- Creates a more welcoming and recognizable entrance into Buda
- Concepts can be refined based on Council feedback prior to final design considerations

Cons

- Future construction and maintenance costs would need to be evaluated
- Potential coordination and permitting requirements with TxDOT and utility providers
- Final design, location, and material selections may require additional review and refinement

8. ALTERNATIVES

- Provide feedback and direction on preferred monument sign concepts and design elements.
- Deny or request edits to the design.
- Defer the project for additional evaluation or budget discussion.
- Take no action at this time.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

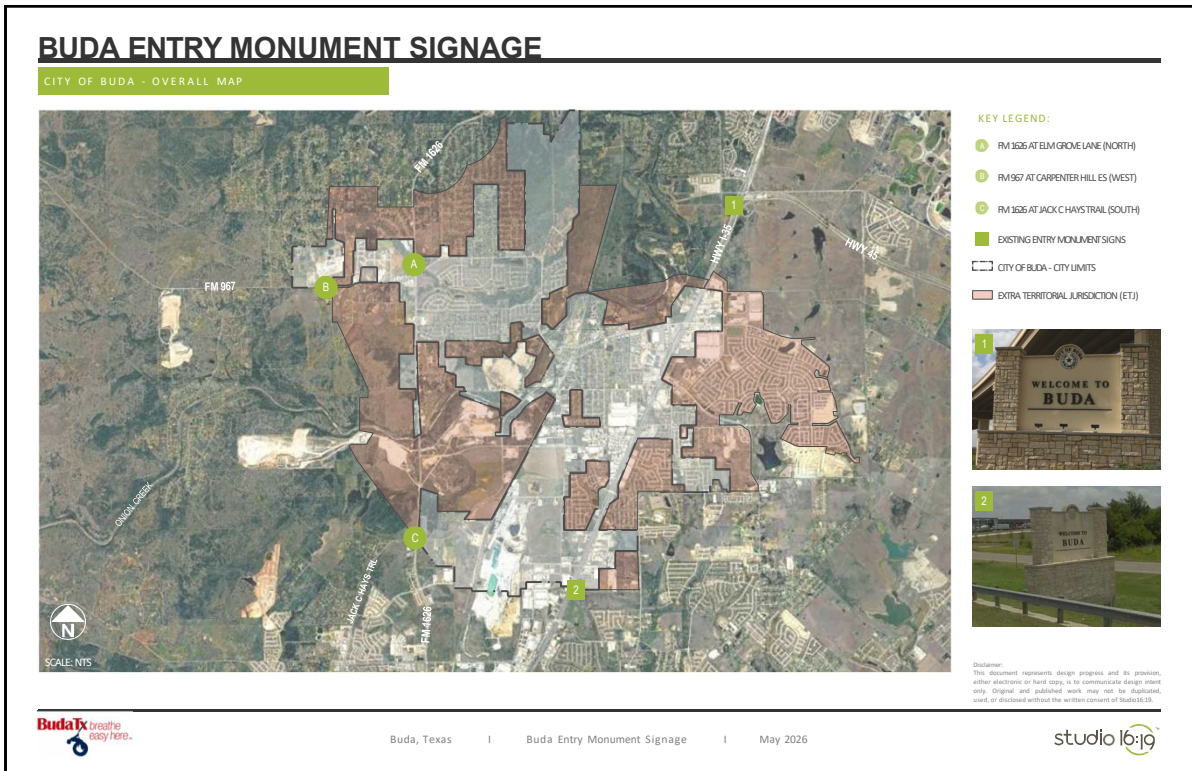
Staff recommends that City Council receive the presentation, discuss the proposed monument sign concepts, and provide feedback and direction regarding preferred design elements and potential next steps.

Attachments:

[20265019_Buda Entry Monument Signage_Sign Concept Package PPT.pdf](#)



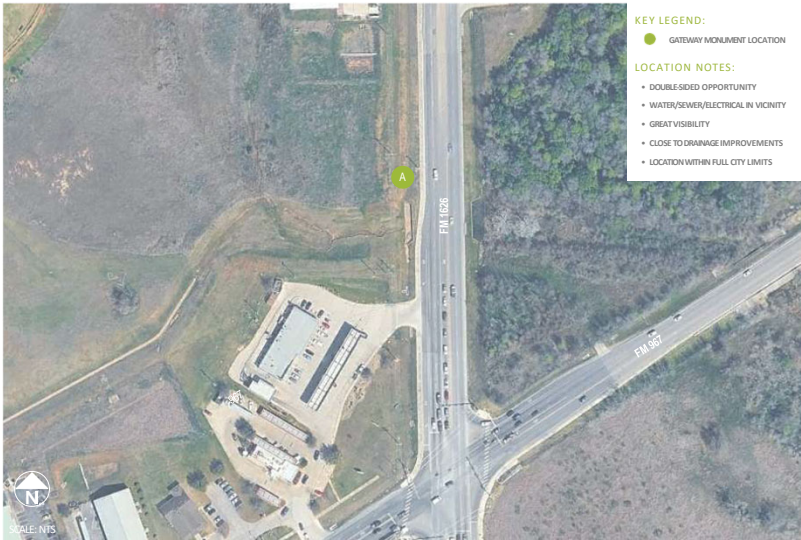
1



2

BUDA ENTRY MONUMENT SIGNAGE

GATEWAY MONUMENT LOCATION - NORTH



KEY LEGEND:

● GATEWAY MONUMENT LOCATION

LOCATION NOTES:

- DOUBLE-SIDED OPPORTUNITY
- WATER/SEWER/ELECTRICAL IN VICINITY
- GREAT VISIBILITY
- CLOSE TO DRAINAGE IMPROVEMENTS
- LOCATION WITHIN FULL CITY LIMITS



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Buda, Texas | Buda Entry Monument Signage | May 2026



3

BUDA ENTRY MONUMENT SIGNAGE

GATEWAY MONUMENT LOCATION - WEST



KEY LEGEND:

● GATEWAY MONUMENT LOCATION

▭ CITY OF BUDA - CITY LIMITS

▭ EXTRA TERRITORIAL JURISDICTION (ETJ)

LOCATION NOTES:

- DOUBLE-SIDED OPPORTUNITY
- ELECTRICAL IN VICINITY
- EASEMENT WITH IN SD PROPERTY REQUIRED
- LIMITED RIGHT-OF-WAY SPACE
- TOPOGRAPHY CONSIDERATIONS



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4

BUDA ENTRY MONUMENT SIGNAGE

GATEWAY MONUMENT LOCATION - SOUTH



- KEY LEGEND:**
- GATEWAY MONUMENT LOCATION
 - CITY OF BUDA - CITY LIMITS
 - EXTRA TERRITORIAL JURISDICTION (ETJ)
- LOCATION NOTES:**
- SINGLE-SIDED, FACING INTERSECTION
 - ELECTRICAL IN VICINITY
 - GREAT VISIBILITY
 - OPPOSITE TO CITY OF KYLE GATEWAY MONUMENT SIGN
 - LOCATION ON CITY LIMITS BOUNDARY



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5

BUDA ENTRY MONUMENT SIGNAGE

CITY OF BUDA BRANDING EXHIBIT

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City of Buda brand standards guide

Below are examples that show how the secondary colors can be used with the primary logo to create a broad range of signs for designers to generate compelling brand solutions. Please refer to the graphic on page 40 for more information.

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BUDA ENTRY MONUMENT SIGNAGE

INSPIRATION IMAGERY

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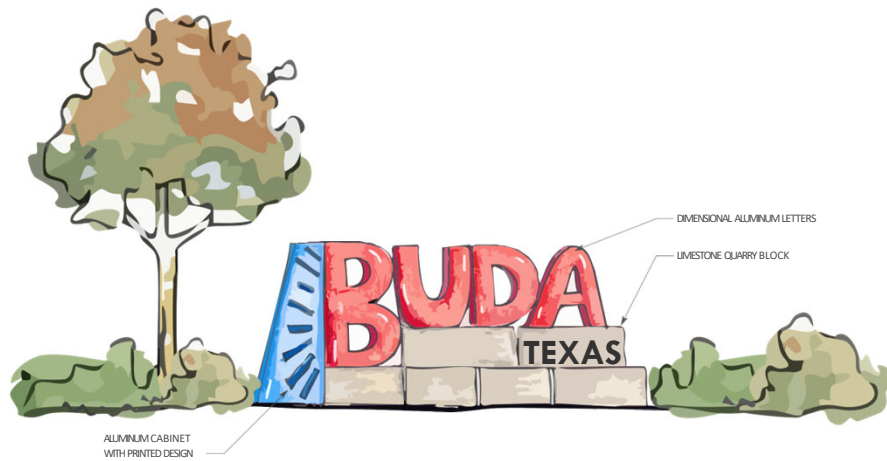
Buda, Texas | Buda Entry Monument Signage | May 2026



7

BUDA ENTRY MONUMENT SIGNAGE

PRELIMINARY CONCEPT 1



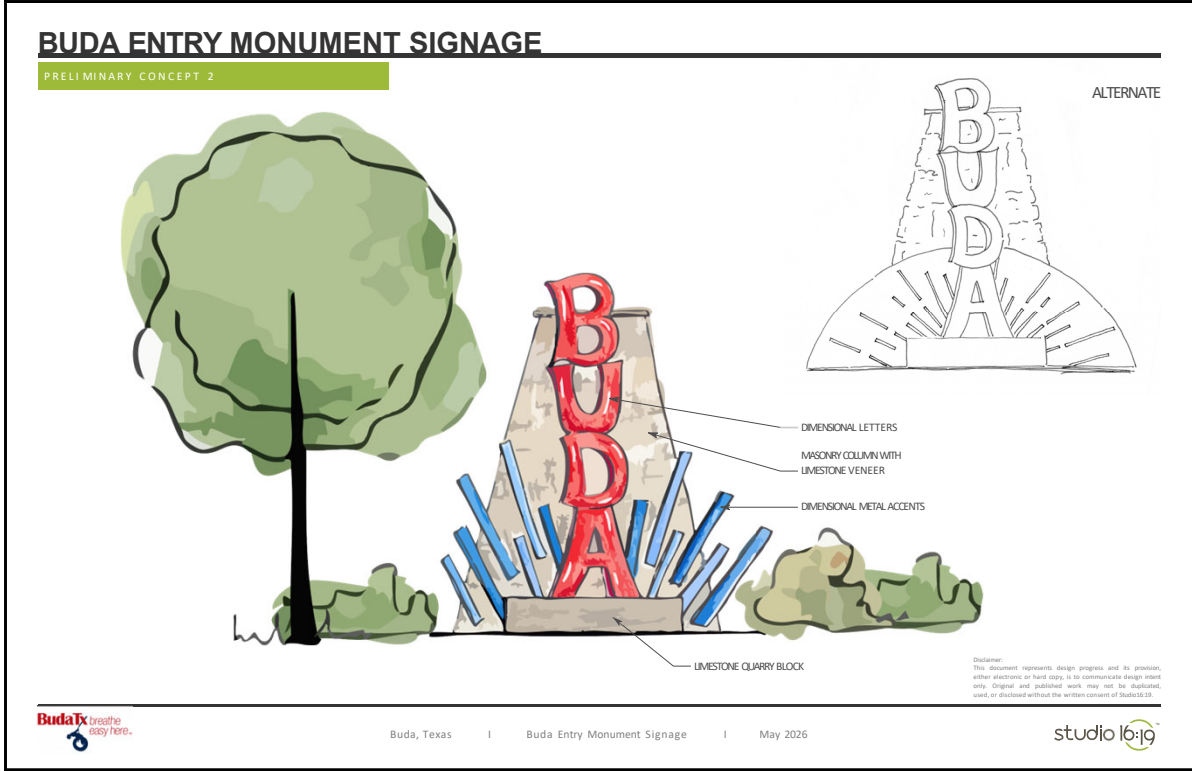
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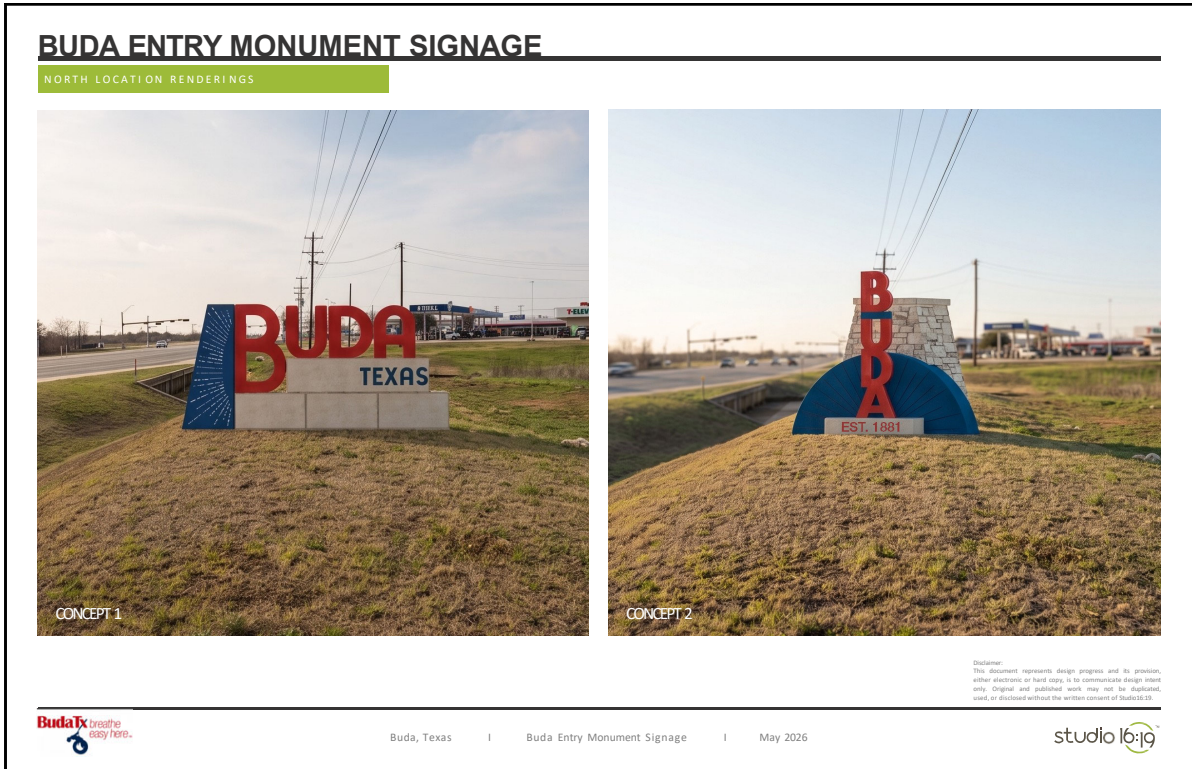
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8



9



10

BUDA ENTRY MONUMENT SIGNAGE

WEST LOCATION RENDERINGS



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BUDA ENTRY MONUMENT SIGNAGE

SOUTH LOCATION RENDERINGS



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BUDA ENTRY MONUMENT SIGNAGE

NIGHT EXAMPLE RENDERINGS



CONCEPT 1



CONCEPT 2

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Buda, Texas | Buda Entry Monument Signage | May 2026





Agenda Item Report

Legislative Board: City Council
Date: May 19, 2026
Contact: Anthony Host
Agenda Item ID / Number: 2026-456- / J.2

ITEM TITLE: Deliberation and possible action to approve an agreement with Puente Alto for planning and execution of Railcar Revival, funded equally by the City of Buda and the Buda Economic Development Corporation (BEDC) in the amount of \$47,500.00 for a total contract amount of \$95,000 (Parks Director Tony Host) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

Staff is requesting City Council consideration and approval of an agreement with Puente Alto to provide professional event planning, production coordination, sponsorship support, logistics management, and execution services for the 3rd Annual Railcar Revival event.

The proposed agreement amount is \$95,000, with funding to be shared equally between the City of Buda and the Buda Economic Development Corporation (EDC). The City's portion of the contract is \$47,500, and the Buda EDC's portion is \$47,500. The agreement is limited to a one-year renewal with a decreased cost to the City of Buda of 20% or \$38,000 and to the EDC in an equal amount for a total Year 2 amount of \$76,000.

Railcar Revival is intended to serve as a signature community and economic development event that promotes tourism, supports local businesses, enhances community engagement, and further positions the City of Buda as a regional destination for entertainment and cultural activities. The agreement with Puente Alto would provide professional expertise in large-scale event coordination, vendor management, entertainment logistics, sponsorship activation, marketing coordination, operational planning, and event-day execution.

2. BACKGROUND/HISTORY

The City of Buda has continued to expand community programming and destination-style events as part of its strategic initiatives related to tourism, economic development, quality of life, and community activation.

Railcar Revival is envisioned as a large-scale community festival designed to celebrate Buda's unique identity, culture, entertainment atmosphere, and historic railcar heritage while generating increased visitor activity and economic impact for local businesses.

As the event continues to grow in scale and operational complexity, staff has identified the need for additional professional event planning and execution services to ensure:

- High-quality event production;
- Effective coordination of vendors and entertainment;
- Sponsorship development and management;
- Efficient operational logistics;
- Public safety coordination;
- Enhanced attendee experience; and
- Long-term event sustainability.

Staff has worked with Puente Alto and BEDC to develop a proposed scope of services for the

planning and execution of Railcar Revival. The proposed partnership would include event planning assistance, operational coordination, production management, sponsorship support, entertainment coordination, marketing collaboration, vendor logistics, and onsite event execution support. The Buda EDC has expressed support for participation in the funding of this initiative due to the anticipated economic and tourism-related benefits associated with the event.

3. ANALYSIS

Railcar Revival has the potential to become one of the City’s premier annual events, drawing visitors from throughout Central Texas and supporting local economic activity through increased visitation, retail activity, restaurant traffic, hotel stays, and tourism exposure.

Professional event management services are increasingly necessary for large-scale public events due to the complexity associated with:

- Entertainment coordination;
- Stage and production management;
- Vendor oversight;
- Crowd management;
- Sponsorship activation;
- Site logistics;
- Safety coordination;
- Permitting; and
- Event marketing integration.

The proposed agreement with Puente Alto would allow staff to leverage industry expertise while maintaining City oversight and strategic direction for the event. The shared funding structure between the City and the Buda EDC reflects the dual community and economic development value of Railcar Revival. The event is anticipated to provide both direct and indirect benefits, including:

- Increased community engagement;
- Tourism promotion;
- Enhanced visibility of Buda as an entertainment destination;
- Opportunities for local business participation;
- Sponsorship growth potential;
- Regional marketing exposure; and
- Long-term event branding opportunities

In addition, utilizing a professional event planning partner can reduce operational strain on City staff while improving coordination efficiency and event execution quality.

4. FINANCIAL IMPACT

The City of Buda's contributions are allocated from HOT Funds.

Year 1

City of Buda \$47,500

EDC \$47,500

Total \$95,000

Year 2 (reduction of 20%)

City of Buda \$38,000

EDC \$38,000

Total \$76,000

5. STRATEGIC PLAN/GOALS

FUN EXPERIENCES FOR ALL

6. STRATEGIC PLAN OBJECTIVES

Have a successful Amphitheater with a variety of performances with resident attendance

7. PROS AND CONS

Pros

- Provides professional event planning and execution expertise;
- Enhances overall event quality and attendee experience;
- Supports tourism and economic development initiatives;
- Reduces operational burden on City staff;
- Increases sponsorship and partnership opportunities;
- Enhances marketing and branding capabilities;
- Improves coordination of vendors, entertainment, and logistics; and
- Positions Railcar Revival as a signature regional event.

Cons

- Requires expenditure of City and EDC funds;
- Event success may be impacted by weather or external factors;
- Continued growth of the event may require future operational and financial commitments; and
- Additional coordination will be required between the City, EDC, vendors, and event partners.

8. ALTERNATIVES

Approve the Agreement

Modify the Agreement

Deny the Agreement

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Approve the agreement with Puente Alto for the planning and execution of Railcar Revival, with funding shared equally between the City of Buda and the Buda Economic Development Corporation in an amount not to exceed \$47,500, respectively, for a total contract amount not to exceed \$95,000, and authorize the City Manager to execute all necessary documents associated with the agreement.

Attachments:



Agenda Item Report

Legislative Board: City Council
Date: May 19, 2026
Contact: Austin Messerli
Agenda Item ID / Number: 2026-391- / J.3

ITEM TITLE: Quarterly Capital Improvement Projects (CIP) and Bond Program updates with request for direction on adding two (2) pedestrian facility projects forward, Main Street from Train Depot to Railroad Street and RM 967 from Old Black Colony Rd to Cole Springs Rd (Capital Improvements Program Manager Austin Messerli, P.E.) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

The City of Buda's FY 26 Capital Improvement Plan is a five-year planning document that outlines the timing, scope, and funding of major infrastructure and facility projects to support growth and maintain services. It is developed annually alongside the City's budget and draws from the City's numerous planning documents and public feedback. The CIP includes projects across multiple categories, including mobility (roads and intersections), parks and recreation, water and wastewater systems, drainage improvements, reclaimed water, and city facilities. Funding sources identified in the plan include voter-approved bonds, utility revenues, grants, and other financing mechanisms. However, actual funding and project timing remain subject to City Council appropriation and annual review. Inclusion in the CIP does not guarantee that a project will be constructed on the schedule shown; adjustments are made based on needs and funding availability.

2. BACKGROUND/HISTORY

The City of Buda adopts and maintains a multi-year Capital Improvement Plan (CIP) to guide the planning, funding, and delivery of major infrastructure and facility investments that support community growth, service reliability, and quality of life. In addition, voter-approved bond programs provide a dedicated funding source for many of the City's transportation, parks, drainage, and public facility projects.

To ensure transparency, fiscal responsibility, and accountability to the community, the City Council receives regular updates on the status of CIP and bond-funded projects. These quarterly updates provide an overview of project progress, schedules, budgets, and anticipated milestones, and highlight any significant changes, risks, or funding considerations that may affect delivery.

The purpose of this agenda item is to present the quarterly Capital Improvement Program and Bond Update, allowing City Council to review current performance, confirm alignment with adopted priorities, and provide policy direction as needed.

3. ANALYSIS

The quarterly Capital Improvement Program (CIP) and Bond Update provides City Council with a

consolidated view of the City’s active and planned capital projects, including those funded through voter-approved bond programs. This update includes the status of projects referencing budgets and scopes, and identifies any emerging risks, funding constraints, or coordination issues that could affect delivery.

Through this review, staff assesses and presents project milestone updates, constraints, program trends, anticipated yearly outlooks, and next steps for the CIP and Bond Program. Council communication allows staff to maintain the project focus and respond to changing conditions while maintaining the overall communication of the City’s capital program.

4. FINANCIAL IMPACT

The adopted FY 26 Capital Improvement Program (CIP) has budgeted \$33,308,155.00. A bond election totaling \$89.66 million was approved by Buda voters in November 2021, with \$73.57 million for mobility and \$16.09 million for park projects. The City also received \$4.2 million as its allocation from the American Rescue Plan Act (ARPA).

5. STRATEGIC PLAN/GOALS

OTHER

6. STRATEGIC PLAN OBJECTIVES

Other

7. PROS AND CONS

None.

8. ALTERNATIVES

No alternatives requested.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Receive update and provide direction on adding new projects to the Ped and Bike Improvements category.

Attachments:

[j3 20260519_CIP&Bond2026Q1Update.pdf](#)

FY 2026 Bond & CIP Update

FY 26 CIP Overview

Project Snap Shots for Q1

- Utilities – Water, Wastewater, Reuse
- Mobility
- Parks and Facilities

Stagecoach House Update

Bond Financial Overview

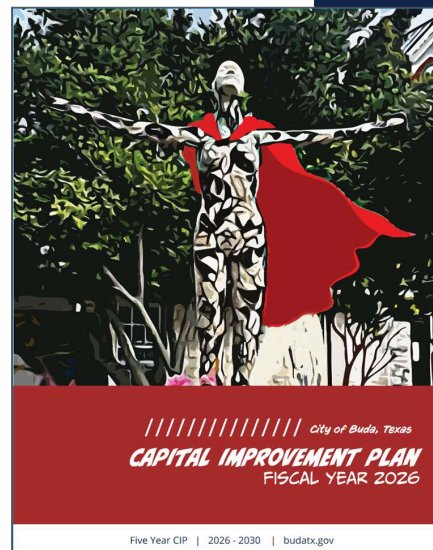
Action Needed

Questions & Discussion



FY 26 CIP Overview

The City of Buda's FY 26 Capital Improvement Plan is a five-year planning document that outlines the timing, scope, and funding of major infrastructure and facility projects to support growth and maintain services.



Project Snap Shots for Q1

Water & Wastewater

Project	Planning	Design	Bidding	Construction
WW07 SL 4 Lift Station Decommission & Gravity Interceptor Extension <i>Notes: Line C are finalizing easement acquisition and Plan Details to move into bidding and construction</i>		X		
W14 FM 2770 12-in Waterline <i>Notes: Construction started on Segment 1, NTP March 24. Segment 2 kicked off the Planning with PER submittal May 6</i>	X			X
W11 Bradfield/Lifschutz Gravity Interceptor Expansion <i>Notes: Confirming Design Details and Extents with Adjacent Projects. Finalizing Plans in June</i>		X		
W16 Sunfield Effluent Wastewater Discharge Force Main <i>Notes: Construction Started with NTP May 4</i>				X
WW32 WW32 FM 2770 Wastewater Line <i>Notes: Received PER in March</i>		X		



Project Snap Shots for Q1

Mobility

Project	Planning	Design	Bidding	Construction
M09 Old Black Colony Road Reconstruction <i>Notes: Roadway Closed starting June 15 Environmental Investigation and Scraping</i>		X		
M10 West Goforth Road Reconstruction <i>Notes: 60% Design page received April and Public Open House May 13</i>	AM1	X		
M21 Austin Street Reconstruction <i>Notes: 60% Design page received April and Public Open House May 13</i>		X		
M24 Cole Springs Rd Reconstruction <i>Notes: Initiated Right of Entry requests to start field work and investigation</i>	X			



AM1 Expand on Change Order ~\$117K which is about 4.9%
 Austin Messerli, 2026-01-13T22:20:34.585



Project Snap Shots for Q1 Mobility Cont.

Project		Planning	Design	Bidding	Construction
M24	Cole Springs Rd Reconstruction Notes: Initiated Right of Entry requests to start field work and investigation	X			
M27	Overpass Road/FM 2001 Intersection Improvements Notes: Emergency flashing components in route to City for installation. Request to TxDOT to remove stop sign soon after.				X
M42	RM 967 Right Turn Lane onto FM 1626 Notes: Reviewing TxDOT Agreement received May 6		X		
M47	East Main Street Expansion Notes: Recommendation for Funding by CAMPO		X		



Project Snap Shots for Q1 Facilities and Parks



Project		Planning	Design	Bidding	Construction
F01	Public Works & Parks Facility Expansion <i>Notes: Initial meeting with all parties, internally coordinating agreement. Anticipate Brining Award to Council in June</i>		X		
P03	Garison Memorial Park Development <i>Notes: Bidding and Negotiation Underway. Anticipate Brining Award to Council in June</i>				X
P19	City Park Phase II <i>Notes: Construction on East Parking Lot underway for completion before July</i>	AM1	X		



Slide 6

AM1 Expand on anticipation efforts
Austin Messerli, 2026-01-13T22:22:14.797

Stagecoach House Update

- Initial Study by Seventh Generation
- Second Phase Evaluation and Design by Terracon
 - Final Schematic Anticipated mid-May
 - Recommendations:
 - Historic Preservation;
 - ADA improvements and compliance
 - Roof, Building Envelope and Structural Recommendations;
 - Site Drainage
 - Pest Control Recommendations
 - Final review by their historic preservation professionals and the THC



Bond Financial Overview Prop A

Prop A Projects	Funding	Projections	Differences
<i>Garlic Creek Parkway/SH 45 Study</i>	\$500,000	\$500,000 (Actual)	\$0
IH35 to Old San Antonio Road Connector	\$848,770	\$0	+\$848,770 (HEB rebuilding in new location, reallocate funds)
Old Black Colony	\$23,833,868	\$29,764,866	-\$5,930,998
Old Black Colony 12" Waterline	\$1,000,000	\$1,000,000	\$0 (Dependent on OBC, Construction Costs)
W Goforth Road	\$20,755,326	\$27,943,159	-\$7,187,833
<i>Talley Loop</i>	\$1,112,247	\$695,246 (Actual)	+\$417,001
Middle Creek Drive	\$3,773,696	\$3,228,471	+\$545,225
Austin Street Reconstruction	\$6,713,206	\$8,624,178	-\$1,910,972
Overpass Road/FM 2001 Improvements	\$716,128	\$45,743	+\$670,385
RM967 Deceleration Lanes	\$2,453,948	\$931,502	+\$1,522,446 (Reserve for construction contingency)
Cabela's Drive Sidewalk Connection	\$117,000	\$106,332	+\$10,668
RM967 Right Turn Lane at FM1626	\$1,568,117	\$1,456,345	+\$108,772 (Reserve for construction contingency)
FM2770/China/Main Pedestrian Connections	\$1,161,901	\$1,258,859	-\$96,968
<i>Existing Robert S Light Blvd Rehab</i>	\$780,000	\$780,000 (Actual)	\$0
<i>Bella Vita Sidewalk</i>	\$161,133	\$161,133 (Actual)	\$0
Main Street East Extension	\$1,283,151	\$1,210,097	+\$73,054 (Pending CAMPO Funding Application and how to fund match)
RM967 Sidewalk West of RM1626	\$120,375	\$426,523	-\$306,148
Total	\$66,898,866	\$75,996,075	-\$9,097,209 (Does not include unallocated \$2.7M Future Small Mobility or \$1.1M Ped & Bike Improvements = ~\$3.8M)



Bond Financial Overview

Prop B

Prop B Projects	Funding	Projections	Differences
Garison Park (funding includes \$750,000 TPWD Grant)	\$14,209,220	\$17,821,853	-\$3,612,633
<i>City Park Parking Lot Phase I</i>	<i>\$713,257</i>	<i>\$716,107</i>	<i>-\$2,850</i>
<i>Green Meadows/Stoneridge</i>	<i>\$281,573</i>	<i>\$205,536</i>	<i>+\$76,037</i>
Garlic Creek Trail	\$2,242,472	\$2,079,790	+\$162,682
Onion Creek Trail	\$1,285,738	\$1,247,894	+\$37,844
Eastside Park	\$9,945,626	\$7,097,435	+\$2,848,191
Total	\$28,677,886	\$29,168,615	-\$490,729



Action Needed

- Bond Committee Recommended Project Development and Funding Allocation for Two (2) projects and we :
 - Main St from Train Depot to Railroad St
 - RM 967 from Old Black Colony Rd to Cole Springs Rd



Main St from Train Depot to Railroad St



RM 967 from Old Black Colony Rd to Cole Springs Rd



QUESTIONS



BudaTx breathe
easy here.™



Agenda Item Report

Legislative Board: City Council
Date: May 19, 2026
Contact: Angela Kennedy, Director
Agenda Item ID / Number: 2026-388- / J.4

ITEM TITLE: Deliberation and possible action to adopt a Resolution approving an Interlocal Agreement between Hays County and the City of Buda related to Old San Antonio Road and authorizing the City Manager to execute said agreement (Development Services Director/City Engineer Angela Kennedy, P.E., CFM) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

The purpose of this Interlocal Agreement (ILA) is to provide for the application of the City's roadway standards and regulations to Old San Antonio Road (OSR) from Main Street to Manchaca Springs Road and to partner with Hays County on a study for the roadway. The ILA will ensure that development projects currently planned along the roadway are only subject to City of Buda regulations and that future planned transportation infrastructure includes the facilities adopted as part of the 2026 Transportation Mobility Masterplan. The County agrees to deliver a draft and final roadway feasibility study and associated engineering services for OSR from Main Street to the Travis County line.

2. BACKGROUND/HISTORY

Old San Antonio Road (OSR) is a north-south regional roadway extending from Main Street to Manchaca Springs Road adjacent to the City Limits and continuing in the ETJ in Hays County jurisdiction to the Travis County line. The attached resolution and draft interlocal agreement describe the corridor as a regional transportation project. Much of the OSR project area is already located just outside the City Limits, in the ETJ, and under County jurisdiction. As a result, roadway planning for this corridor involves overlapping interests between the City and County, particularly where the future alignment must connect City and County segments into a continuous roadway facility. The City has identified improvements to OSR in its adopted 2026 Transportation Mobility Master Plan.

The need for coordinated action has increased as development activity continues in this area and traffic demands on the surrounding transportation network grow. The H-E-B planned along this roadway has heightened the importance of advancing corridor planning and identifying a clear framework for roadway improvements.

3. ANALYSIS

The purpose of this Interlocal Agreement (ILA) is to provide for the application of the City's roadway standards and regulations to Old San Antonio Road (OSR) from Main Street to Manchaca Springs Road and to partner with Hays County on a study for the roadway. The ILA will ensure that development projects currently planned along the roadway are only subject to City of Buda regulations and that future planned transportation infrastructure includes the facilities adopted as part of the 2026 Transportation Mobility Masterplan. This approach supports the City's interest in providing a single regulatory process for roadway improvements and related permitting, particularly as development activity is anticipated along the corridor, including a planned H-E-B.

The County agrees to deliver a draft and final roadway feasibility study and associated engineering services for OSR from Main Street to the Travis County line. In addition, the agreement establishes a long-term framework for project delivery and cost participation. The term would continue for 35 years with automatic 10-year renewals, unless the full project is annexed into the City and accepted as public infrastructure sooner, and the parties anticipate memorializing project cost participation in a future cost-share agreement beginning with an initial split of 55 percent City and 45 percent County.

4. FINANCIAL IMPACT

The cost of maintenance for the portion of Old San Antonio Road south of Manchaca Springs Road to Main Street will be the responsibility of the City. However, Hays County is responsible for the cost of the feasibility study for a future infrastructure expansion project, and the cost of any planned improvements will be split 45% County / 55% City.

5. STRATEGIC PLAN/GOALS

IMPROVED MOBILITY

6. STRATEGIC PLAN OBJECTIVES

Reduce traffic congestion and improve traffic flow.

7. PROS AND CONS

Pros: Delegation of review and approval authority to the City for permit applications on portions of the roadway that are currently in Hays County jurisdiction will streamline the development process. The ILA also provides for a cost sharing agreement for future roadway improvements.

Cons: Maintenance obligation for the current roadway.

8. ALTERNATIVES

The Council may choose not to participate in the Interlocal Agreement. Improvements to the roadway would then be reviewed by or completed by Hays County to County standards.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff recommends approval of the resolution as presented.

Attachments:

[Presentation - OSR ILA.pdf](#)

[Resolution: Approving OSR ILA Between County and City \(05.12.26\).pdf](#)

[DRAFT ILA Buda OSR_clean 051926.pdf](#)

[OSR Exhibit A.pdf](#)

[OSR Exhibit B.pdf](#)

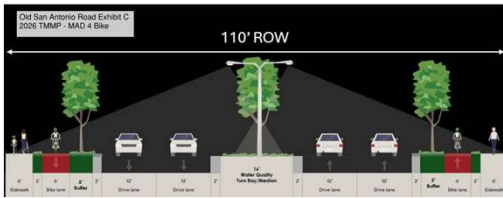
[OSR Exhibit C.pdf](#)

[OSR Exhibit D.pdf](#)

[OSR Exhibit E.pdf](#)

Old San Antonio Road - Interlocal Agreement

- City Portion [1] and County Portion [2]
- City will maintain and regulate [1]
- County will fund a feasibility study for the full roadway
 - 2026 TMMP
- Future Cost Share for Improvements 55% City/ 45% County



RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY OF BUDA, TEXAS AUTHORIZING EXECUTION OF AN INTERLOCAL AGREEMENT WITH HAYS COUNTY REGARDING CONSTRUCTION, MAINTENANCE, AND OBLIGATIONS FOR THE OLD SAN ANTONIO ROAD PROJECT; PROVIDING FOR FINDINGS OF FACT, REPEALER, SEVERABILITY, PROPER NOTICE AND MEETING, AND AN EFFECTIVE DATE.

WHEREAS, V.T.C.A., Government Code, Chapter 791, cited as the Texas Interlocal Cooperation Act, provides that any one or more public agencies may contract with each other for the performance of governmental functions or services for the promotion and protection of the health and welfare of the inhabitants of this State and the mutual benefit of the parties; and

WHEREAS, the City of Buda, Texas (“City”) and Hays County (“County”) desire that certain regional transportation infrastructure be designed and constructed, including, without limitation, a future north-south regional roadway (“Old San Antonio Road” or “OSR”) which consists of that portion of OSR from Manchaca Springs to the Main Street (“City OSR”) and that portion of OSR outside of the City limits as of the Effective Date (“County OSR”), as shown on Exhibit A (collectively, the “OSR Transportation Plans”);and

WHEREAS, a large portion of the OSR Transportation Plans is currently located within the City’s full purpose City limits and a smaller portion of the OSR Transportation Plans is located outside the City’s extraterritorial jurisdiction within the County’s jurisdiction (the “Project” and also referred to as the “Old San Antonio Road” or “OSR”); and

WHEREAS, given that most of the OSR Transportation Plans will be designed and constructed according to applicable City standards and will be maintained by the City, the County and the City desire to cooperate in the expeditious review and inspection of the design, permitting, and construction, and in the future maintenance of the Project; and

WHEREAS, the County and the City desire to enter into an Interlocal Agreement related to the Project (the “Agreement”) which is attached here as Exhibit A and incorporated herein for all purposes; and

WHEREAS, the City finds that the adoption of this Resolution is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS THAT:

SECTION 1: The foregoing recitals are incorporated into this Resolution by reference as findings of fact as if expressly set forth word-for-word herein.

SECTION 2: The Council hereby approves the form and findings of the Agreement and authorizes the City Manager and City Clerk to execute the Agreement on behalf of the City for all purposes which is attached here as Exhibit A and incorporated herein for all purposes.

SECTION 3: All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution, are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 4: This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 5: If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Council hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 6: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public, and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 7: This Resolution shall be in force and effect from and after its final passage, and it is so ordained.

PASSED AND APPROVED on first reading by an affirmative vote of the City Council of the City of Buda, this the 19th day of May 2026.

CITY OF BUDA, TEXAS

Lee Urbanovsky, Mayor

ATTEST:

Alicia Ramirez, City Clerk

(CITY SEAL)

EXHIBIT A

Interlocal Agreement

DRAFT

**INTERLOCAL AGREEMENT BETWEEN
HAYS COUNTY AND THE CITY OF BUDA
RELATED TO THE OLD SAN ANTONIO ROAD PROJECT**

THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF HAYS §

This Interlocal Agreement (the “**Agreement**”) is entered into as of this _____ day of _____, 2026, by and between Hays County, a political subdivision of the State of Texas (the “**County**”) and the City of Buda, a Texas home-rule municipality (the “**City**”). In this Agreement, the City and the County are sometimes individually referred to as a “**Party**” and collectively referred to as the “**Parties**”.

RECITALS

WHEREAS, V.T.C.A., Government Code, Chapter 791, cited as the Texas Interlocal Cooperation Act, provides that any one or more public agencies may contract with each other for the performance of governmental functions or services for the promotion and protection of the health and welfare of the inhabitants of this State and the mutual benefit of the Parties; and

WHEREAS, the City and County desire that certain regional transportation infrastructure be designed and constructed, including, without limitation, a future north-south regional roadway (“**Old San Antonio Road**” or “**OSR**”) which consists of that portion of OSR from Manchaca Springs to the Main Street (“**City OSR**”) and that portion of OSR outside of the City limits as of the Effective Date (“**County OSR**”), as shown on **Exhibit A** (collectively, the “**OSR Transportation Plans**”); and

WHEREAS, a large portion of the OSR Transportation Plans are currently located within the City’s full purpose City limits and a smaller portion of the OSR Transportation Plans are located outside the City’s extraterritorial jurisdiction within the County’s jurisdiction (the “**Project**” and also referred to as the “**Old San Antonio Road**” or “**OSR**”); and

WHEREAS, given that most of the OSR Transportation Plans will be designed and constructed according to applicable City standards and will be maintained by the City, the County and the City desire to cooperate in the expeditious review and inspection of the design, permitting, and construction, and in the future maintenance of the Project; and

NOW THEREFORE, in consideration of the foregoing premises and the mutual promises and agreements of the Parties contained in this Agreement, the Parties agree as follows:

**ARTICLE I.
PURPOSE**

1.01 General. The purpose of this Agreement is to provide for the City’s enforcement of the City’s roadway standards and regulations, as they may be modified, to the Project, review

and approval of related design and construction plans for the Project, inspection of the completed Project, and acceptance of the specific portions of the Project such as the City OSR for ongoing maintenance as a public right-of-way. The Project includes the design, construction, and alignment of the portion of the County OSR with the City OSR, at the approximate location shown in **Exhibit B**, and pursuant to the design standards provided in **Exhibit C**. The Parties acknowledge that the design of the Project is subject to the City's 2026 Transportation Mobility Master Plan and approval by TXDOT, and that any modifications required by TXDOT may affect the configuration and location of the Project and other roadways in and adjacent to the Project.

ARTICLE II. CITY OBLIGATIONS

2.01 Applicable Standards. The City shall enforce within the County's jurisdiction, to the extent allowable by law, the City's roadway standards, criteria, and requirements only, being expressly limited to (i) the City's applicable roadway design and construction standards and criteria, as may be modified by **Exhibit C** (ii) the review, approval, and inspection processes applicable to such standards in connection with the Project and (iii) in accordance with the City's 2026 Transportation Mobility Master Plan. The City shall not enforce or administer any other City standards or requirements, including without limitation any environmental or similar standards, criteria, or requirements within the County's jurisdiction. Notwithstanding the foregoing, the City is not authorized to administer any of its standards, criteria, and requirements that would not otherwise be legally enforceable under the County's existing regulations or the County's statutory authority.

2.02 Construction Plans. The City will approve the plans and specifications related to the Project based on the City's standards, criteria, and requirements, as they may be amended and as they may be amended by **Exhibit C**. The City will deliver a copy of the construction plans to the County Transportation Department within five (5) working days from the date of receipt of written request from the County. The design plans will be used to execute the project construction in partnership with the County

2.03 Inspection. The City will conduct inspections of the Project construction pursuant to its standard process and procedure, including road construction, stormwater drainage construction, and water and wastewater facility construction within the right-of-way of the Project. The City shall allow the County access to the Project construction sites upon written request from the County and the City shall timely submit copies of all road design materials and road construction test results to the County during road construction. The County may report any issues identified by the County to the City for further review.

2.04 Maintenance. Upon completion of the Project and following the end of the two-year warranty period as defined by the City Code of Ordinances, each Party agrees to accept the portions of the Project as depicted in Exhibit D within its jurisdiction for operation and maintenance as a street. Notwithstanding the provision above, the County shall dedicate that portion of the City OSR to the City on the Effective Date of this Agreement and the City shall provide all ongoing ordinary, necessary, and appropriate maintenance, repair, and upkeep of the of the City OSR in accordance with the City standards, criteria, and requirements.

**ARTICLE III.
COUNTY OBLIGATIONS**

3.01 Dedication. Upon the Effective Date of this Agreement, the County shall dedicate to the City and the City shall accept that portion of the City OSR from Main Street through the intersection of Manchaca Springs Road, as depicted in Exhibit D, and assigns and delegates to the City, to the extent allowable by law and subject to limitations in Section 2.01 above, the County's authority to approve any and all development applications associated with the City OSR so that the City has exclusive jurisdiction within the City OSR to regulate the design, review, and inspection of the City OSR. The remaining portion of the County OSR shall remain within the County's authority and jurisdiction until such time the County OSR becomes a part of the City through annexation of the property and dedication of the roadway.

3.02 Roadway Feasibility Study. The County shall deliver a Draft and Final Roadway Feasibility Study and associated engineering services encompassing Old San Antonio Road from Main Street in Buda to the Travis County Line (approximately 0.9 miles), as specified in Exhibit E.

**ARTICLE IV.
GENERAL PROVISIONS**

4.01 Authority. This Agreement is made in part under the authority conferred in Chapter 791, Texas Government Code. Each Party represents and warrants that it has the full right, power and authority to execute this Agreement.

4.02 Term. This Agreement shall commence upon execution of this Agreement. This Agreement shall continue in full force and effect for either (i) thirty (35) years with automatic renewals for subsequent ten (10) year terms, or (ii) until the date on which the City has annexed the Project into the City limits and accepted the entire Project as public infrastructure operated and maintained by the City pursuant to the City's roadway jurisdiction. The automatic renewal shall continue until such time as the Parties mutually agree to termination of this Agreement.

4.03 Financial Obligations. The City and the County shall proportionately share the financial obligations according to the percentage of the entire OSR within each party's jurisdiction. Such cost share shall be memorialized in a future cost share agreement between the City and the County at an initial financial split of fifty-five percent (55%) of costs covered by the City and forty-five (45%) of costs covered by the County. The parties may adjust the proportion of the cost share as sections of OSR are annexed into the City.

4.04 Severability. The provisions of this Agreement are severable and, if any provision of this Agreement is held to be invalid for any reason by a court or agency of competent jurisdiction, the remainder of this Agreement will not be affected and this Agreement will be construed as if the invalid portion had never been contained herein.

4.05 Default and Remedies. If City fails to pay for Services under this Agreement and continues such failure for thirty (30) days after the County provides written notice to cure, City shall be deemed to be in default under this Agreement. In the event that the County defaults under this Agreement, and such default is not cured within thirty (30) days of the City notifying the County of its breach, County will be deemed to be in default under this Agreement and City may, in addition to any other remedy at law or in equity, immediately terminate this Agreement or seek specific performance of this Agreement.

4.06 Payments from Current Revenues. Any payments that may be required to be made by a Party under this Agreement will be paid from current revenues or other funds lawfully available to the Party for such purpose.

4.07 Cooperation. The Parties agree to cooperate at all times in good faith to effectuate the purposes and intent of this Agreement.

4.08 Entire Agreement. This Agreement contains the entire agreement of the Parties regarding the subject matter hereof and supersedes all prior or contemporaneous understandings or representations, whether oral or written, regarding the subject matter and only relates to those portions of the Project shown in the map attached hereto as **Exhibit A**.

4.09 Amendments. Any amendment of this Agreement must be in writing and will be effective if signed by the authorized representatives of the Parties.

4.10 Applicable Law; Venue. This Agreement will be construed in accordance with Texas law. Venue for any action arising hereunder will be in Hays County, Texas.

4.11 Notices. Any notices given under this Agreement will be effective if (i) forwarded to a Party by hand-delivery; (ii) transmitted to a Party by confirmed telecopy; or (iii) deposited with the U.S. Postal Service, postage prepaid, certified, to the address of the Party indicated below:

CITY: City of Buda
405 E. Loop Street, Bldg. 100
Buda, Texas 78610
Attn: Micah Grau
Telephone: (512) 312-084
Facsimile: (512) 312-1889
Email: mgrau@ci.buda.tx.us

COUNTY: Hays County Dept. of Transportation
2171 Yarrington Road
San Marcos, Texas 78666
Attn: Aaron Jones
Telephone: (512) 393-7385
Facsimile: (512) 393-7393

4.12 Counterparts; Effect of Partial Execution. This Agreement may be executed simultaneously in multiple counterparts, each of which will be deemed an original, but all of which will constitute the same instrument.

4.13 Effective Date. This Agreement is executed to be effective on the date the last Party signs this Agreement.

4.14 No Joint Venture. The Project is a sole project of the County and is not a joint venture or other partnership with the City.

EXECUTED this ____ day of _____, _____, by the City signing by and through the Mayor as its duly authorized official; and

CITY OF BUDA, TEXAS

Lee Urbanovsky, Mayor

Date

ATTEST:

Alicia Ramirez, City Clerk

Date

EXECUTED this ____ day of _____, _____, by the County signing by and through the Hays County Judge as its duly authorized official.

HAYS COUNTY, TEXAS

Judge Ruben Becerra, County Judge

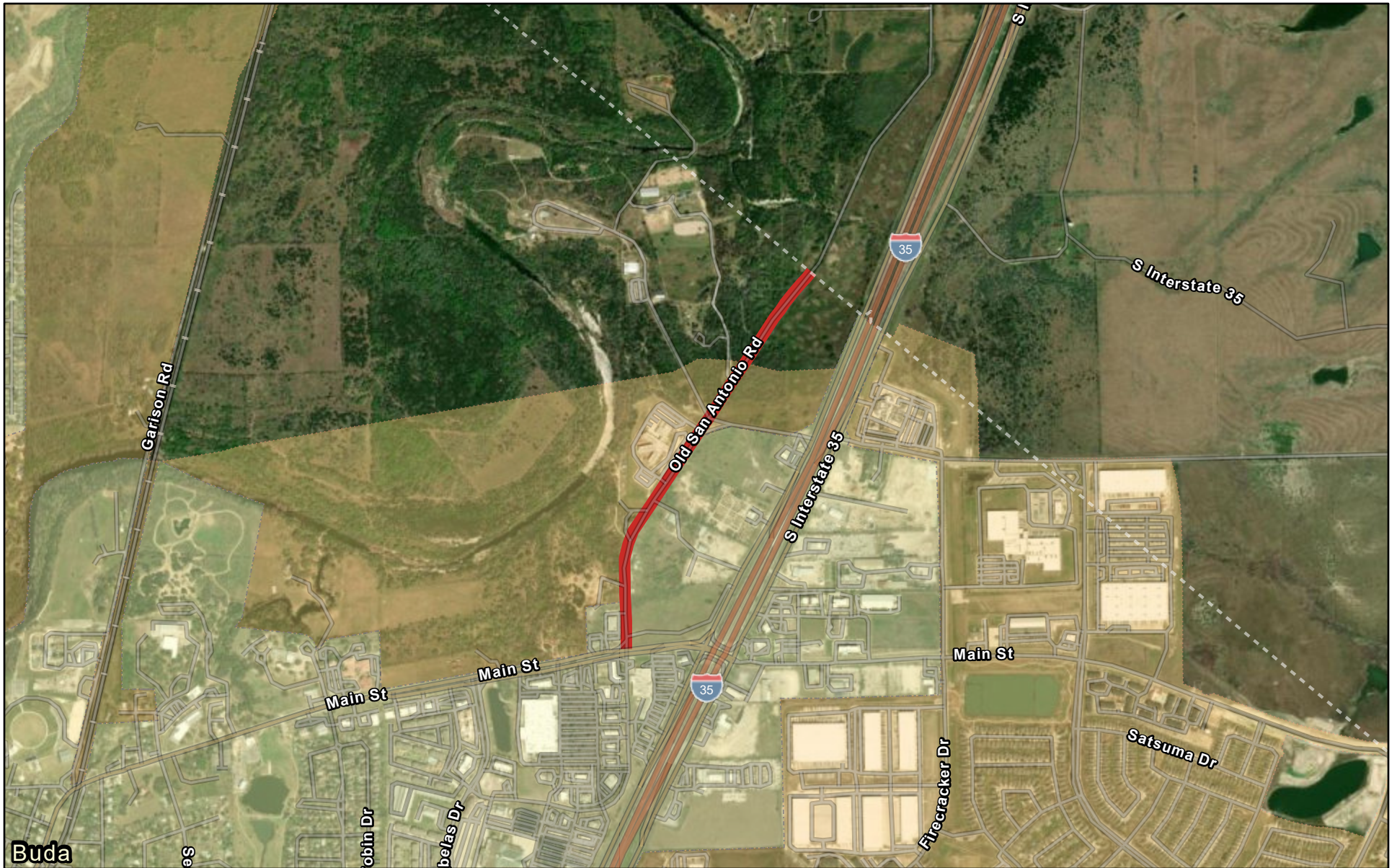
Date

ATTEST:



County Clerk

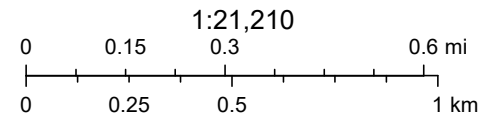
Date

OSR Exhibit A



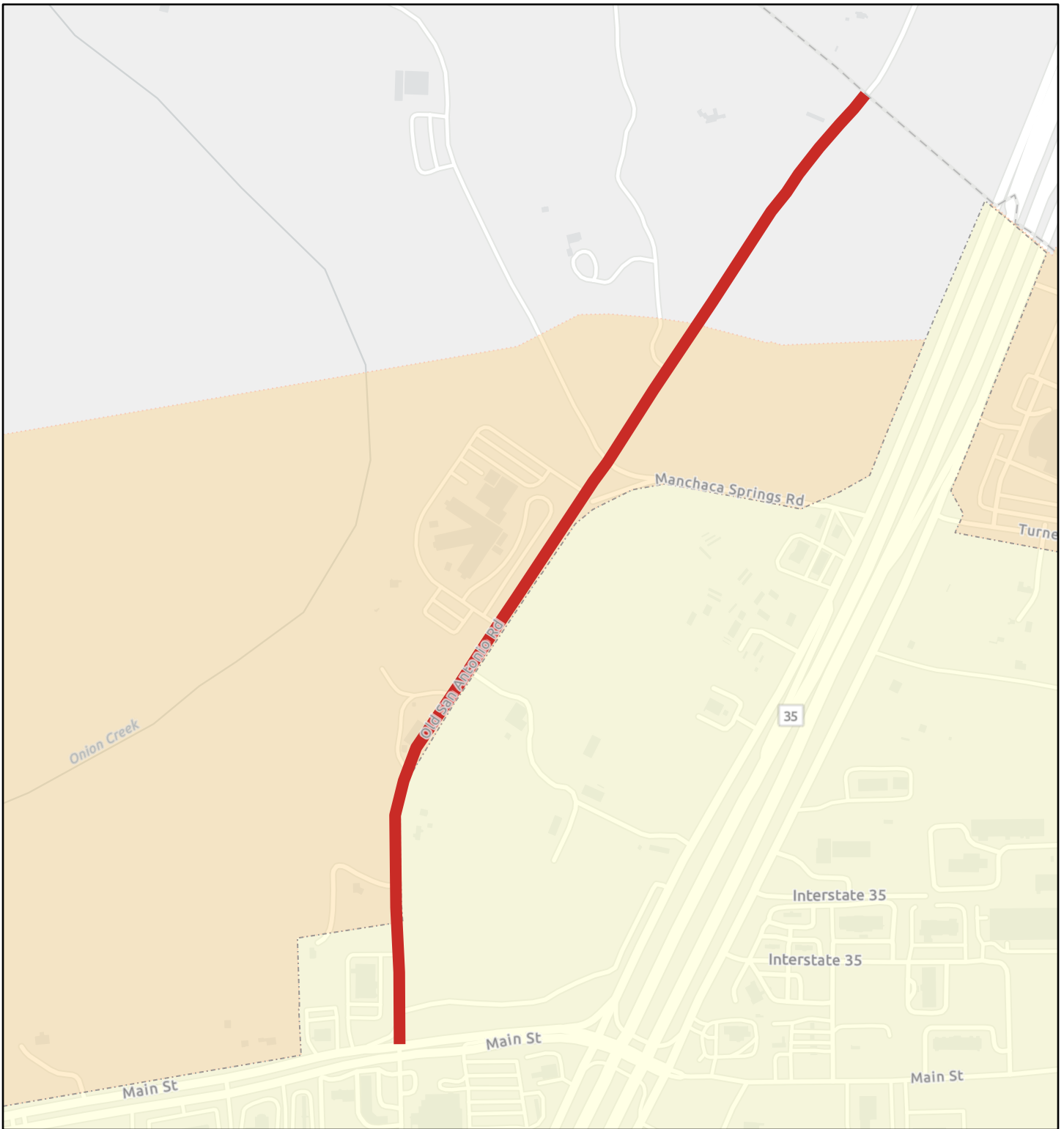
5/12/2026

-  Buda City Limits
-  Extra Territorial Jurisdiction (ETJ)





Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor

OSR Exhibit B



5/12/2026

-  Buda City Limits
-  Extra Territorial Jurisdiction (ETJ)



Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

110' ROW



Old San Antonio Rd

Exhibit D

Legend



WORK AUTHORIZATION NO. 1

PROJECT: Old San Antonio Road Study

This Work Authorization is made pursuant to the terms and conditions of the Hays County Contract for Engineering Services, being dated April 28, 2024 and entered into by and between Hays County, Texas, a political subdivision of the State of Texas, (the "County") and Alfred Benesch & Company Inc. (the "Engineer").

Part 1. The Engineer will provide the following Engineering Services set forth in Attachment "B" of this Work Authorization.

Part 2. The maximum amount payable for services under this Work Authorization without modification is \$323,777.75.

Part 3. Payment to the Engineer for the services established under this Work Authorization shall be made in accordance with the Contract.

Part 4. This Work Authorization shall become effective on the date of final acceptance and full execution of the parties hereto and shall terminate on November 30, 2026. The Engineering Services set forth in Attachment "B" of this Work Authorization shall be fully completed on or before said date unless extended by a Supplemental Work Authorization.

Part 5. This Work Authorization does not waive the parties' responsibilities and obligations provided under the Contract.

Part 6. County believes it has sufficient funds currently available and authorized for expenditure to finance the costs of this Work Authorization. Engineer understands and agrees that County's payment of amounts under this Work Authorization is contingent on the County receiving appropriations or other expenditure authority sufficient to allow the County, in the exercise of reasonable administrative discretion, to continue to make payments under this Contract. It is further understood and agreed by Engineer that County shall have the right to terminate this Contract at the end of any County fiscal year if the governing body of County does not appropriate sufficient funds as determined by County's budget for the fiscal year in question. County may effect such termination by giving written notice of termination to Engineer.

Part 7. This Work Authorization is hereby accepted and acknowledged below by execution of both parties.

Continued Next Page

ENGINEER:

Alfred Benesch and Company
By: William H Epp
Signature

Digitally signed by William H Epp
DN: C=US,
E=whepp@benesch.com,
O=Benesch, OU=Benesch,
CN=William H Epp
Date: 2026.04.08 15:48:58-06'00'

William Epp
Printed Name

Executive Vice President
Title

4/08/2026
Date

COUNTY:

Hays County, Texas
By: [Signature]
Signature

Walt Smith
Printed Name

Commissioner, Pct 4
Title

4-28-2026
Date

LIST OF ATTACHMENTS

Attachment A - Services to be Provided by County

Attachment B - Services to be Provided by Engineer

Attachment C - Work Schedule

Attachment D - Fee Schedule

APPROVED
By Carlos Lopez at 2:47 pm, Apr 14, 2026

ATTACHMENT A
SERVICES TO BE PROVIDED BY THE COUNTY
FOR OLD SAN ANTONIO ROAD

In general, Hays County and its representatives to their best efforts will render services as follows:

1. Name, business address and phone number of County's project manager.
2. Assistance to the Engineer, as necessary, with obtaining data and information from other local, regional, State and Federal agencies required for this project.
3. Obtain Rights of Entry from landowners that are unwilling to grant access to the Engineer.
4. Provide available appropriate County data on file, plans and specifications that are deemed pertinent to the completion of the work required by the scope of services (including previous hydraulic studies, models, previous reports and studies, available existing traffic counts, and design year traffic projections).
5. Provide available criteria and full information as to the client's requirements for the project. Provide examples of acceptable format for the required deliverables.
6. Provide information on any meetings/discussions held with adjoining property owners that may impact the project.
7. Provide timely reviews and decisions necessary for the Engineer to maintain the project work schedule. Review recommendations offered by the Engineer, progress of work, and final acceptance of all documents.
8. Submittal of documentation and permits to regulatory agencies for review and comment, when specified.
9. Support project development efforts with stakeholders, coordinate meetings and interface with stakeholders, as needed.
10. Provide a summary of prior communications with impacted landowners, related to this project.
11. Post and maintain project information for public consumption on the County website.
12. Assist with Coordination between the Engineer and the County's other Consultants.

13. Negotiate with all utility companies for any agreements and/or relocations required.
14. Provide an agent as necessary to secure proposed ROW/easements and relocate/remove improvements on proposed ROW.
15. Provide any appraisal prepared for or obtained by the County in the last ten (10) years related to the whole property impacted by acquisition.
16. Provide templates for any documents to be used in the performance of the services to be signed by landowners to include the deed, easement, other applicable conveyance instruments, and the purchase contract/agreement.
17. Approve documents Consultant prepares for Notice of Intent to Acquire, Initial Offer Letter, and Final Offer Letter prior to submittal to the landowner.
18. Provide field notes and survey plats that show exceptions listed on the title commitment that impact the area of the taking.
19. Provide construction observation and review contractor pay applications and progress.
20. Provide Engineer with Contractor submittals, Requests for Information (RFI's), shop drawings, and correspondence.
21. Review Engineer's progress, submittals, and plan changes.
22. Review Consultant's progress and submittals.

ATTACHMENT B
SERVICES TO BE PROVIDED BY THE ENGINEER
FOR OLD SAN ANTONIO ROAD FEASIBILITY STUDY

PROJECT DESCRIPTION

Project Limits

Old San Antonio Road from Main Street in Buda to the Travis County Line (0.9 miles)

Existing Facility

Old San Antonio Road from Main Street in Buda to the Travis County Line (approximately 0.9 miles) consists of two undivided lanes with asphalt pavement. The existing roadway features limited drainage and narrow shoulders. The approximate existing right-of-way spans 40'. This section provides access to Buda Elementary School. There is one named intersection and multiple driveway access points along this section.

Proposed Facility

The proposed Old San Antonio Road study, spanning from Main Street in Buda to the Travis County Line, is a roadway feasibility study. The roadway study will address key questions, including preliminary ideas for a typical section, whether the project aims to increase capacity, improve Level of Service, enhance safety, or achieve other goals. It will also consider pedestrian and bike elements, identify current concerns along the road, and evaluate whether specific intersections require signalization.

Design Criteria

The proposed design criteria for the project will be developed from TxDOT design criteria manuals, Hays County Development Regulations and any requirements from the City of Buda.

1. PROJECT MANAGEMENT

- A. Shall designate one Licensed Professional Engineer (Texas) to be responsible for the project management, and all communications with the County and its representatives.
- B. MONTHLY PROGRESS REPORTS, INVOICES, AND BILLINGS (7 months assumed):
 - i. Submit monthly progress status reports to the GEC. Progress reports will include: deliverable table, tasks completed, tasks/objectives that are planned for the upcoming periods, lists or descriptions of items or decisions needed from the County and its representatives. Subconsultant progress will be incorporated into

the monthly progress report. A copy of the monthly progress report will be uploaded to ProjectWise.

- ii. Prepare correspondence, invoices, and progress reports on a monthly basis in accordance with current County requirements.

C. QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC) PLAN:

- i. Prepare a project specific QA/QC plan and submit to the County within thirty (30) days of notice to proceed.
- ii. For each deliverable, provide evidence of their internal review and mark-up of that deliverable as preparation for submittal and in accordance with submitted project specific QA/QC plan.
- iii. Provide continuous QA/QC throughout the duration of the scheduled services included herein to appraise both technical and business performance and provide direction for project activities.

D. PROJECT COORDINATION & ADMINISTRATION:

- i. Prepare and maintain routine project record keeping including records of meetings and minutes.
- ii. Correspondence and coordination will be handled through & with the concurrence of the GEC.
- iii. Manage Project activities (including documenting emails, phone and conference calls, maintain project files for the length of the project, meeting agendas, meeting minutes, and schedule meetings), direct Engineer's team/staff, coordinate and review sub-consultant work, correspond with the County and its representatives, and assist the County and its representatives in preparing responses to Project-related inquiries.
- iv. The Engineer shall utilize the County's document control system, ProjectWise, to assure the appropriate control of documentation and reporting. The Engineer shall maintain and upload complete and accurate records of design documents in County's File System, ProjectWise. This library will contain all pertinent Project documentation and will include, but is not limited to, copies of the following:
 - Agreements

- Permits
- Reports
- Design Submittals
- Correspondence
- Exhibits
- Native Files
- Meetings Minutes
- Agendas

v. All contract documents, including native files, shall be turned over to the County at each milestone and at the completion of the project or as requested. Documents shall be posted to the County's document control system.

E. PROGRESS/COORDINATION MEETINGS (14 biweekly meetings assumed, 1 external meetings assumed):

- i. Attend a kickoff meeting with the County and its representatives and stakeholders, as necessary to communicate development of the project and design issues.
- ii. Attend a biweekly meeting and coordination/progress meeting with the County and GEC, as necessary to communicate development of the project and design issues. Updates shall include activities completed, upcoming action items, activities required by next meeting, issues encountered, information or items required from other agencies/consultants, late activities, solutions for unresolved and/or anticipated problems, and any outstanding items needed to complete required deliverables.
- iii. Prepare agenda and sign-in sheets for external coordination/progress meetings.
- iv. Prepare meeting minutes for review via email within three (3) business days of the external coordination/progress meeting.
- v. Conduct internal coordination meetings as required to advance the development of the project.

F. PROJECT SCHEDULE:

- i. Baseline Schedule – Submit a CPM Baseline Schedule in calendar day (CD) format to the County for approval, using Microsoft Project in both pdf and native formats within 14 calendar days of the Work Authorization execution. This schedule should detail all work activities, including those by the County affecting the critical path. It shall outline the execution strategy, critical path, milestones, deliverables, and for each activity, its predecessors, successors, start and end dates, and float. Changes to schedule activities, durations, and dates require County consent, except for adjustments due to approved supplements or County-sanctioned project duration changes.
- ii. Progress Schedule – Submit an updated Progress Schedule with each significant milestone and/or deliverable identified by the County, detailing actual work completion percentages, and incorporating all approved supplements. If the schedule deviates from the baseline, a recovery schedule approved by the County is required.

DELIVERABLES:

- Monthly Invoices and Progress Reports
- Project Specific QA/QC Plan
- QA/QC Documentation with Deliverables
- Project Files
- Meeting Minutes, Sign-In Sheets, and Agendas
- Baseline and Progress Schedules

2. ROUTE AND DESIGN STUDIES

A. DATA COLLECTION:

- i. Perform record research and obtaining existing information, including but not limited to: as-built plans, construction plans, right of way maps, traffic data, environmental reports, studies, future land use maps, floodplain data, floodplain, geotechnical reports, and drainage models and analyses. Obtain construction plans for projects within the project limits and abutting TxDOT and County Roads. Obtain drainage studies, reports, and mapping for the project area, including reports for developments affecting the drainage area.

- ii. Conduct a field investigation of the proposed roadway alignment and the surrounding area to determine field conditions including photographic record of notable existing features.
- iii. Develop and maintain adjacent property ownership information (including owner's name, tenant name for leased property, mailing address, property address, property id number) spreadsheet to be used for disseminating project information.
- iv. Review aerial photography and contours. Aerial photography and contours will be the basis for developing all constraints maps and route options.
- v. Obtain available existing traffic counts. Obtain traffic projections from the County and evaluate if the projections need adjusting.
- vi. Review the data collected and organize the information.

B. DESIGN CRITERIA:

- i. Submit a Design Summary Report (DSR) per TxDOT Roadway Design Manual and typical sections.
- ii. Develop Typical Sections (2 alternatives)
- iii. Develop Conceptual Layout (36" sheets 2 1" =200') (Two (2) alternatives))

C. CONSTRAINTS MAP (2 preliminary alignments assumed):

- i. Develop evaluation criteria to assist in evaluating route alignments assumed.
- ii. Develop a constraints map and technical memorandum that includes environmental concerns, known constraints (structures, floodplain, karst features), aerial photography, contour information, utility information, based on research of public databases and sources and details screening measures and decision practices for eliminating non-viable corridors.
- iii. Evaluate traffic growth patterns and estimate traffic projections for the ultimate roadway.
- iv. Develop preliminary alignment and preliminary costs (One (1) alternative only) for use in soliciting input during coordination meetings with stakeholders.

- v. Refine preliminary alignment based on stakeholder input, design criteria, existing structures, potential displacements, right of way limits and requirements, known developments, FEMA floodplain areas, existing and proposed drainage structures, and environmental constraints.

DELIVERABLES:

- Results of Records Research
- Property Owner Spreadsheets
- Design Summary Report and Typical Sections
- Project Cost Estimates
- Constraints Map Preliminary Alignments and Technical Memorandum
- Constraints Map Refined Alignment and Technical Memorandum Recommendation

3. PUBLIC INVOLVEMENT SUPPORT

As this is a Road Improvement Project, public involvement activities will be conducted through the County's existing public involvement contract with LJA. The engineer will provide support for the Public Involvement plans for the following activities:

A. STAKEHOLDER COORDINATION (5 meetings assumed):

- i. Coordinate with affected local agencies, County's consultants, and affected property owners. (HEB, Travis County, City of Buda, Trucking Center, and one other)
- ii. Prepare overall exhibits and maps of the project limits for stakeholder coordination meetings.

B. PROPERTY OWNER MEETING SUPPORT (up to 2 meetings assumed):

- i. Prepare overall exhibits and maps of the project limits for property owner meetings. (with approximately 17 parcels along the project)
- ii. Provide property owner exhibits identifying Parent tract (including area), Right-of-way acquisition (including parcel acquisition and remainder areas), and proposed improvements adjacent to the property as needed. (Assumed required for only 2 out of the 17 parcels)

iii. One (1) person will attend meetings as requested. (2 meetings assumed)

C. PUBLIC MEETING/OPEN HOUSE (1 public meeting assumed):

- i. Prepare exhibits for public viewing.
- ii. One (1) person will attend meeting as requested.

DELIVERABLES:

- Stakeholder Exhibits and Maps
- Property Owner Exhibits and Maps
- Public Meeting Maps and Exhibits

4. TRAFFIC MODELING

A. TRAFFIC MODELING METHODOLOGY

- i. The Engineer shall determine a Traffic Forecasting Methodology, based on available information and project details provided by the County and stakeholders.
- ii. Gather existing traffic counts along this corridor from TxDOT STARS II Database, CAMPO, Hays County, and the City of Buda and study existing traffic trends and historic growth rates.
- iii. Incorporate future growth from the Regional Travel Demand Model (TDM) per CAMPO 2050 Regional Transportation Plan adopted May 12, 2025. Coordinate w/CAMPO to update model.
- iv. Review and incorporate previous traffic studies of nearby projects.
- v. Coordinate the submittal of a Traffic Forecasting Methodology Memorandum with the County and approval follow the TxDOT TPP Standard Operating Procedures (Option C)

B. TRAFFIC FORECASTING DATA DEVELOPMENT:

The Engineer shall develop the specific traffic data denoted below:

- i. Traffic Data for future Pavement Design – Design year data for future pavement design including:

- Annual Average Daily Traffic (AADT)
 - Percent of trucks for both the current AADT and Design year AADT
 - Directional distribution
 - K-factor
- ii. Existing 24-Hour Volume Diagram - Existing 24-Hour Traffic Volume on a Line Diagram depicting the facility
 - iii. Existing Peak Hour Volume Diagram- Existing AM, school egress & PM peak hour Traffic Volume on a Line Diagram depicting the facility
 - iv. Opening Year 24-Hour Volume Diagram -Opening Year 24-Hour Traffic Volume on a Line Diagram depicting the facility
 - v. Opening Year Peak Hour Volume Diagram - Opening Year AM, school egress & PM peak hour Traffic Volume on a Line Diagram depicting the facility
 - vi. Design Year 24-Hour Volume Diagram - Design Year 24-Hour Traffic Volume on a Line Diagram depicting the facility
 - vii. Design Year Peak Hour Volume Diagram - Design Year AM, school egress & PM peak hour Traffic Volume on a Line Diagram depicting the facility

C. TRAFFIC COUNTS

- i. Unless intersection turning movement count (TMC) data is readily available by the City of Buda, the Engineer shall collect TMCs for AM, school egress, and PM peak hour periods of a typical weekday (Tue-Thu when school is in session) at the following intersections (S=Signalized-5; U=Unsignalized-14):
 - Old San Antonio Road at Main Street (S)
 - Old San Antonio Road at Manchaca Springs(U)
 - Old San Antonio Road at North Buda Elementary Entrance (U)
 - Old San Antonio Road at South Buda Elementary Entrance (U)

ii. Unless 24-hour average daily traffic count (ADT) data is readily available by the City of Buda, the Engineer shall collect ADT of a typical weekday (Tue-Thu when school is in session) at the following locations:

- Old San Antonio Road south of Buda Elementary
- Old San Antonio Road north of Manchaca Springs
- Manchaca Springs east of Old San Antonio Road
- Main St east of Old San Antonio Road

D. TRAFFIC OPERATIONS ANALYSES

i. The Engineer shall conduct a site visit to verify existing traffic conditions, roadway geometrics, driveway activity, intersection operations, and multimodal facilities, and to document field observations in support to the traffic analysis.

Using traffic existing counts and forecasts for the opening year, the design year, and the pavement year, the Engineer shall:

- ii. Calculate segment volume-to-capacity (V/C) ratios to recommend and prioritize typical sections.
- iii. Perform intersection and segment Capacity and Level of Service (LOS) Analyses (AM, school egress, and PM peak hours) for existing, opening, and design Years and recommend intersection-specific improvements in order to reduce delays and queuing.
- iv. Evaluate traffic signal warrants and/or alternative intersection controls (e.g. roundabouts) at one selected intersection in coordination with the Client and project stakeholders.
- v. Where applicable, the Engineer shall review existing and projected driveway locations, turn lanes, and signal spacing, to provide recommendations for access management strategies to improve operations and safety along the corridor.
- vi. Where applicable, the Engineer shall review multimodal data for pedestrian, bicycle, and transit users along the corridor, and provide planning-level recommendations for accommodations to be considered in schematic design.

E. TRAFFIC SAFETY ANALYSES

- i. The Engineer shall analyze the past 3-year crash data from the Crash Records Information System (CRIS) to identify hot spot locations, crash type and severity.
- ii. The Engineer shall compute crash rates and compare against state averages for similar facility types and identify high-risk locations to apply Crash Modification Factors (CMFs) in order to recommend effective countermeasures.
- iii. The Engineer shall perform predictive safety modeling consistent with Part C of the Highway Safety Manual to assess long-term safety performance for the preferred alternative against no build.

DELIVERABLES:

- Traffic Modeling Methodology Memo
- Traffic Volume Diagrams (Existing, Opening, Design)
- Traffic Operations and Safety Study and Recommendations Report
- Draft Feasibility
- Final Feasibility Study: The Feasibility study will be updated based on comments from the County and stakeholders.
- All contract documents, including hard copies and electronic files, shall be turned over to the County at each milestone and at the completion of the project. Documents shall be posted to the County's project management database as requested.

5. FEASIBILITY STUDY

- i. Draft Feasibility Study: A feasibility report will be produced with recommendations, including preliminary ideas for a typical section, whether the project aims to increase capacity, improve Level of Service, enhance safety, or achieve other goals. It will also consider pedestrian and bike elements, identify current concerns along the road, and evaluate whether specific intersections require signalization. All the project work products will be included in the report including photographic record, property owners list, typical section and layout, cost estimate, environmental constraints map and technical memorandum, traffic forecasting method memo, traffic diagrams, operational and safety study recommendations.

- ii. Final Feasibility Study: The Feasibility study will be updated based on comments from the County and stakeholders.

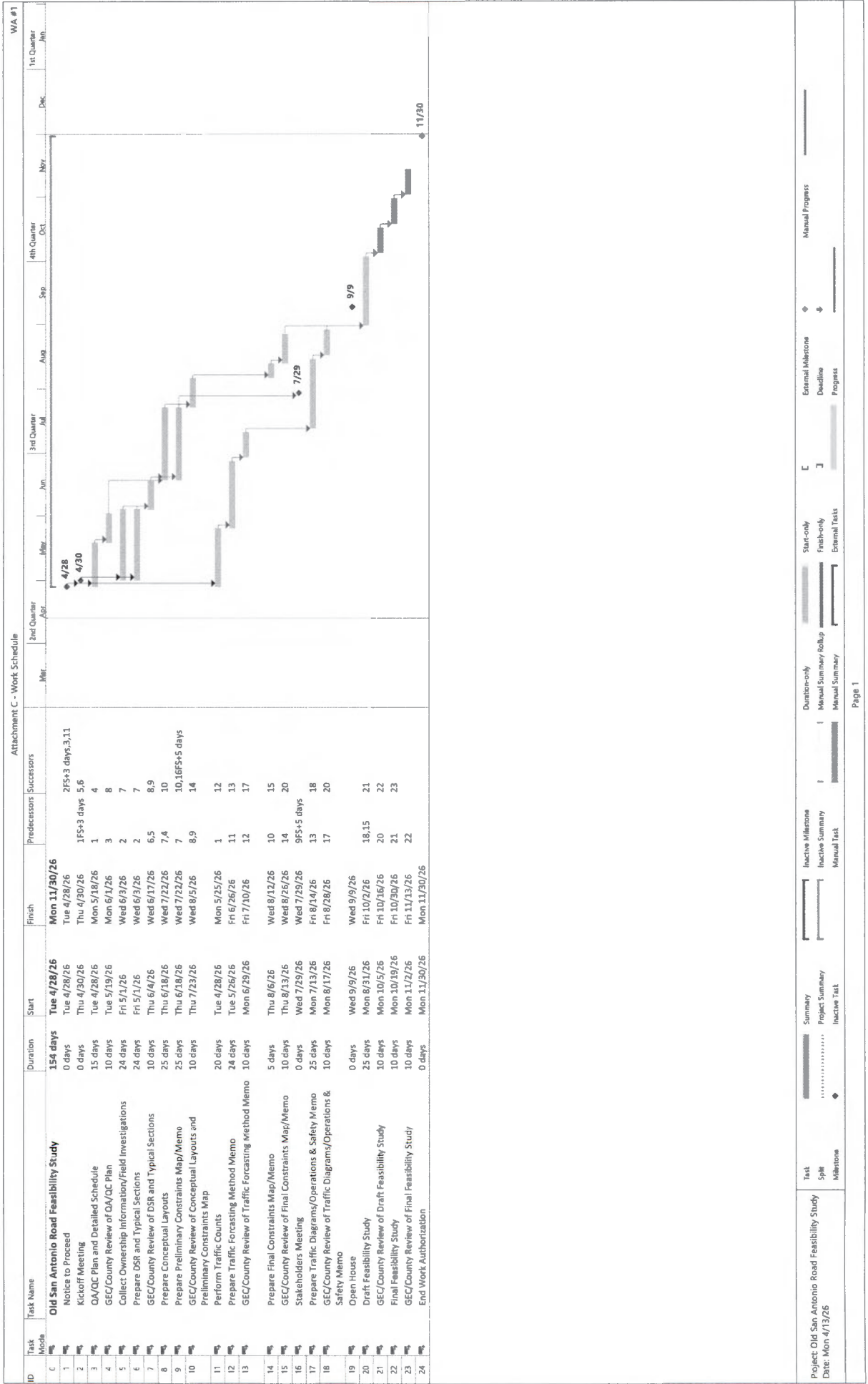
DELIVERABLES:

- Draft Feasibility Study
- Final Feasibility Study

6. EXCLUSIONS

The following are not included in this scope, and their inclusion is subject to a change in scope, schedule, and/or fee:

- i. Utility Coordination: The County and its representatives will coordinate utility relocations and obtain SUE information.
- ii. VISSIM modeling, 3D modeling and/or visuals.
- iii. Value Engineering workshops/studies.
- iv. Permit applications.



Project: Old San Antonio Road Feasibility Study
Date: Mon 4/13/26

Task Milestones: []
Summary: []
Project Summary: []
Inactive Task: []

Quarterly Summary: []
Manual Summary Rollup: []
Manual Summary: []

Start-only: []
Finish-only: []
External Tests: []

External Milestones: []
Deadline: []
Progress: []

Manual Progress: []

Page 1

Primer: Alfred Benesch and Company

Task	Sheets	Principal	QA/QC	Senior PM	PM	Senior Traffic Engineer	Traffic Engineer	Env. Professional	Env. Professional Cultural	Env. Professional (SWWS)	Env. Professional (CI/PI)	Env. Professional (CDE)	Senior Project Engineer	Proj Eng	Design Engineer	SE Tech	Tech	Admin	EST	Total Hours	Total Labor
TASK 1 PROJECT MANAGEMENT																					
A. Communication, Provide PM		9	52	18	27	18	0	13	1	1	0	0	0	17	35	0	0	3	22	196	\$ 46,000.00
B. Prepare progress report, inventory and Billing (6 months)																					
C. QA/QC																					
1. QA/QC Plan			8																		
ii. QC deliverables			16																		
D. Project Coordination & Administration			8																		
i. Prepare and Maintain Correspondence																					
ii. Maintain correspondence through GFC																					
iii. Use process to store all files																					
E. Upload all files at each milestone and at the completion of project																					
F. Project Schedule																					
i. Kickoff Meeting																					
ii. Bi-Weekly Update Meetings (14 meetings)																					
iii. Prepare Agenda and sign in sheets																					
iv. Prepare Meeting Minutes																					
v. Prepare Internal Design Meetings																					
G. Review Schedule																					
i. Baseline Schedule																					
ii. Program Schedule updates (4 updates)																					
TASK 2 ROUTE AND DESIGN STUDIES																					
A. Data Collection																					
i. Gather Existing Reports as-built etc.																					
ii. Field investigation and photographic record																					
iii. Prepare and maintain property ownership information																					
iv. Review Aerial Photography and contours																					
v. Review and coordinate with traffic count contractor																					
B. Design Criteria																					
i. Prepare DSR																					
ii. Prepare Typical Sections (2 Alternatives)																					
iii. Prepare Layout (16 Sheets of 1" - 2002' (Two (2) Alternative Only)																					
C. Constraints Map																					
i. Develop Evaluation Criteria																					
ii. Develop Constraints Map and Technical Memorandum																					
iii. Prepare preliminary alignment and Preliminary cost (One (1) Alternative Only)																					
iv. Refine preliminary alignment based on stakeholder input and constraints																					
TASK 3 - PUBLIC INVOLVEMENT SUPPORT																					
A. Stakeholder Coordination (5 meetings assumed)																					
i. Coordinate with affected Agencies, Consultants etc.																					
ii. Prepare exhibit for stakeholder coordination																					
B. Property Owners Meeting Support - (1 Meeting)																					
i. Prepare Overall Map with all Parcels																					
ii. Prepare Overall Map (1 Meeting)																					
C. Public Meeting Open House																					
i. Prepare Exhibit																					
ii. Attend Public Meeting (1)																					
TASK 4 - TRAFFIC MODELING																					
A. Traffic Forecasting Methodology																					
i. Determine a Traffic Forecasting Methodology																					
ii. Gather existing traffic counts along this corridor from TxDOT STAR II Database, CAMPO, Hays County, and the City of Bixby Creek from the Regional Travel Demand Model (TDM) per CAMPO 2010 Regional Transportation Plan adopted May 12, 2025. Coordinate w/CAMPO to update model.																					
iii. Review and incorporate previous traffic studies of nearby projects																					
iv. Coordinate the submittal of a Traffic Forecasting Methodology Memorandum with the County and approve follow the TxDOT TFP Standard Operating Procedure (Option C)																					

Task	Hours	Principal	QA/QC	Senior PM	PM	Senior Traffic Engineer	Traffic Engineer	Senior Professional	Professional Cultural	Professional (LUPWB)	Professional (CIA/PI)	Professional & GIS	Senior Project Engineer	Proj Eng	Design Engineer	Sr Tech	Tech	Admin	BFT	Total Hours	Total Labor
E. Traffic Forecasting Data Development																					
i. Develop Traffic Data for future pavement design, AADT, K Factor, Current and Future 5-Trucks, directional																					
ii. Existing AM, school eggers & PM peak hour Traffic Volumes on a Line Diagram depicting the facility																					
iii. Existing AM, school eggers & PM peak hour Traffic Volumes on a Line Diagram depicting the facility																					
iv. Opening Year 24-hour Traffic Volumes on a Line Diagram depicting the facility																					
v. Opening Year AM, school eggers & PM peak hour Traffic Volumes on a Line Diagram depicting the facility																					
vi. Design Year 24-hour Traffic Volumes on a Line Diagram depicting the facility																					
vii. Design Year AM, school eggers & PM peak hour Traffic Volumes on a Line Diagram depicting the facility																					
C. Traffic Counts																					
i. Collect TMCs for AM and PM peak hour periods of a typical weekday (Use this when school is in session)																					
ii. Collect additional 24-hour traffic counts																					
D. Traffic Operations Analysis																					
i. Conduct a site visit to verify existing traffic conditions, roadway geometrics, driveway activity, intersection operations, and multimodal facilities, and to document field observations in support of the traffic analysis																					
ii. Calculate segment volume-to-capacity (V/C) ratios to recommend and prioritize typical actions																					
iii. Perform intersection Capacity and Level of Service (LOS) Analyses (AM, school eggers, and PM peak hours) for existing, opening, and design Years and recommend intersection-specific improvements in order to reduce delays and queuing																					
iv. Evaluate traffic signal warrants and/or alternative intersection controls (e.g. roundabouts)																					
v. Review existing and proposed driveway locations and turn lanes to provide recommendations for access management strategies to improve operations and safety along the corridor.																					
vi. Review multimodal data for pedestrians, bicycle, and transit users along the corridor, and provide planning-level recommendations for accommodations to be considered in schematic design.																					
E. Traffic Safety Analysis																					
i. Analyze the past 1-year crash data from the Crash Records Information System (CRIS) to identify hot spot locations, crash type and severity																					
ii. Complete crash trends and compare against state averages for similar facility types and identify high-risk features to apply: Crash Modification Factors (CMFs) in order to recommend effective countermeasures.																					
iii. Perform predictive safety modeling consistent with Part C of the Highway Safety Annual to assess long-term safety performance for the preferred alternative against no build																					
TASK 5 - FEASIBILITY STUDY																					
i. Draft Feasibility Study																					
ii. Final Feasibility Study																					
SUBCONSULTANTS																					
Quality Control (Traffic Counts)																					
Total Research Direct Labor Hours	11	33	45	119	144	160	64	22	10	40	56	20	108	200	24	44	3	604	1747		
Percent of Total Hours	0.6%	1.9%	2.6%	6.8%	8.2%	9.2%	3.7%	1.3%	0.6%	2.3%	3.3%	1.1%	6.2%	11.4%	1.4%	2.5%	0.2%	34.6%			
Total Research Direct Labor Cost																					
Total Research Other Direct Expenses Cost																					
Total Subconsultant Cost																					
TOTAL PROJECT COST																					

ATTACHMENT D: FEE SUMMARY
 HAYS COUNTY
 WA#1 OLD SAN ANTONIO ROAD STUDY

Other Direct Expenses (Benesch)

Prime: Alfred Benesch and Company		Rate	Unit	Quantity	Cost
Direct Expenses					
Outsourced Printing	\$	25.00	Each	8	\$ 200.00
Mileage (per mile)	\$	0.725	Mile	500	\$ 362.50
Highway Toll Charges	\$	5.00	Each	10	\$ 50.00
Mail- Letter size	\$	33.25	Each	5	\$ 166.25
Courier Services	\$	25.00	Each	4	\$ 100.00
* TOTAL					\$ 878.75

* Estimate only - will be invoiced at actual cost

ATTACHMENT D: FEE SUMMARY
 HAYS COUNTY
 WA #1 OLD SAN ANTONIO ROAD STUDY

Other Direct Expenses

Prime: Alfred Benesch and Company
 Subconsultant: Quality Counts

Direct Expenses	Rate	Unit	Quantity	Cost
Standard Turn Counts	\$ 180.00	Each	12	\$ 2,160.00
1-3 lanes - Speed Class, Volume	\$ 250.00	Each	5	\$ 1,250.00
4 lanes - Speed, Class, Volume	\$ 500.00	Each	1	\$ 500.00
			* TOTAL	\$ 3,910.00

* Estimate only - will be invoiced at actual cost



Agenda Item Report

Legislative Board: City Council
Date: May 19, 2026
Contact: Will Parrish
Agenda Item ID / Number: 2026-396- / J.5

ITEM TITLE: Presentation with the potential for City Council to provide direction regarding the Dark Sky Friendly initiative (Development Services Assistant Director Will Parrish) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

Staff will provide a presentation and update regarding the Dark Sky Certification process.

DarkSky International works to restore the nighttime environment and protect communities from the harmful effects of light pollution through outreach, advocacy, and conservation.

The State of Texas recognizes Dark Sky International and the Legislature has tied certification efforts to municipal regulation of outdoor lighting.

The City of Buda's established Dark Sky Certification as an element of the 2024 Comprehensive Plan Action Plan for implementation.

- Goal 1: Community
 - Objective 6: Maintain a forward thinking outlook on sustainability and resilience
 - Strategy 10: Complete the International Dark Sky Association's (IDA) application process to become a certified International Dark Sky Community, then adjust codes and ordinances accordingly

2. BACKGROUND/HISTORY

This discussion item was requested by Councilmember Monica Davidson.

The Dark Sky initiative began in 2016 when the City Council created the Sustainability Committee. The City established new lighting regulations as part of the 2017 UDC. The lighting ordinance was substantially modified in 2020 to meet the standards in place at the time.

The 2021 Texas Legislative session restricted the authority of municipalities to regulate outdoor lighting except for ordinances adopted by a governmental entity that is already certified as a Dark Sky Community by the International Dark-Sky Association or one that had declared it is seeking this designation, or an entity authorized to regulate outdoor lighting around a large observatory or military installation (see memo from City Attorney attached).

- The City's first application was submitted in 2021. Since that original application, the City has been in discussions with DSI to work through amendments to the code in order to achieve status.
- The City of Buda previously amended the lighting standards of Section 2.09.12 in 2020 and 2024 and 4.02.05(F) Sign Standards in 2025 in order to seek the Dark Sky Community designation. Additionally, the 2024 Comprehensive Plan identified Certification as an element

of the implementation Action Plan

At the April 15, 2025 City Council Meeting, City Council expressed concern with one of the standards, which required that signs may only be illuminated during the time that the associated activity is taking place, and that commercial signage must be extinguished during the hours that a business is closed.

- Council Members expressed concern that there would be a negative impact to business owners due to the reduced ability to advertise at night.

Staff has been working with representatives from the International Dark-Sky Association to resolve conflicts between the last Dark Sky Certification Standards and the desire to protect the ability of commercial interests to advertise at night, consistent with the investments they have already made in their signage.

In response to our discussions, Dark Sky International has proposed a Pilot program with the City of Buda for a new Dark Sky's International Certification for Cities that are negatively impacted by the light pollution from adjacent communities.

Proposed new Certification would have:

- Reduced requirements for regular annual reporting;
- Allow for business to keep signs illuminated outside of business hours; and
- Allow for private lighting fixtures to come into compliance as the existing fixtures age out, rather than at a fixed point in the future

3. ANALYSIS

Please refer to presentation.

International Dark Sky Association: <https://darksky.org/what-we-do/international-dark-sky-places/dark-sky-places-faq/>

From the IDA:

International Dark Sky Communities

A town, city, municipality, or other legally organized community (such as urban neighborhoods and subdivisions) that has shown exceptional dedication to the preservation of the night sky through the implementation and enforcement of quality lighting policies, dark sky education, and citizen support of the ideal of dark skies.

Eligibility criteria

Management — The Community will coordinate with the local level of authority to write and adopt a [lighting policy](#). Unincorporated or otherwise informally organized communities are eligible for Community status if their governing jurisdictions enact public policy consistent with the requirements of the Community Guidelines and which are legally binding in at least the territory of the community.

Nighttime public access — Outreach events are made available to both residents and visitors to the Community.

Night sky quality — There are no night sky quality requirements for a Community. However, the Community will still participate in monitoring night sky quality to assess changes in this resource and as a way to further drive community engagement.

Resources

The Community demonstrates its commitment to dark skies and quality lighting by:

1. [Retrofitting all publicly owned lighting within five years](#)
2. Encouraging residents and businesses to participate in the dark sky movement with the use of, for example, flyers, events, informative websites, public service announcements, and funding of lighting upgrades
3. Providing examples of success in light pollution control with private lighting or new development
4. Presenting opportunities to learn about and engage with the night sky

4. FINANCIAL IMPACT

The City will have costs to retrofit publicly owned lighting that is non-compliant. The City has been slowly retrofitting lights with compliant lighting as fixtures need replacing.

5. STRATEGIC PLAN/GOALS

EXCEPTIONAL CITY SERVICES

6. STRATEGIC PLAN OBJECTIVES

Deliver City services consistent with our City of Buda mission and core values

7. PROS AND CONS

Pros: Certification will allow the City to regulate outdoor lighting within City Limits:

- Reducing light pollution
- Conserve energy and resources
- Safeguard human health and wellness
- Limiting Sky Glow
- Reducing glare
- Limiting light trespass
- Protect nocturnal habitats
- Limit impacts on bird migration, insect populations, and trees.

Cons:

- Existing businesses will need to replace outdoor lighting with dark sky compliant lighting as fixtures need replacing
- City will have to update all public fixtures within 5-10 years (this process has already been underway for several years)

8. ALTERNATIVES

The City has taken strides to meet the

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Attachments:

5.19.26 City Council Presentation Final.pdf
Buda, TX IDA Application 2026_Criteria Summary.pdf
2024-50 UDC Lighting Amendments_202604201712092565.pdf
2025-27 UDC amendment - Signage to conform with International Dark Sky regulations (2).pdf
2021-R-19 Certified Dark Sky Resolution.pdf
2020-33 UDC 2.09.12 Lighting - dark sky.pdf

What Is DarkSky International?

DarkSky International works to restore the nighttime environment and protect communities from the harmful effects of light pollution through outreach, advocacy, and conservation.



DarkSky.org

1

International Dark Sky Places

Certify and help conserve 200+ dark sky parks, reserves, communities, and other places around the world.



DarkSky.org



2

Dark Sky Places are all over the world

There are now over 160,000 square kilometers of protected land and night skies in 22 countries on 6 continents, and the list grows every year as new places achieve certification.



DarkSky.org

3

What is light pollution?

Light pollution is the human-made alteration of outdoor light levels from those occurring naturally.



DarkSky.org

4

What is skyglow?

Skyglow is the dome of brightness on the horizon that obscures our view of the night sky.



DarkSky.org

5

What is light trespass?

Light trespass is when light is falling outside of the property boundary onto another property or home.

What is glare?

Glare is when light enters our eyes at shallow angles, causing pain and restriction of the pupil, reducing visual acuity.



DarkSky.org

6

Birds

Billions of birds die each year colliding with needlessly illuminated buildings at night.

Protect nocturnal habitats



DarkSky.org

7

Trees

Trees exposed to artificial light at night bud earlier, lose their leaves later, and have shorter lifespans.

Insects

Insect populations, key to sustaining healthy ecosystems, are plummeting at an alarming rate. Research shows light pollution is a contributing factor.



DarkSky.org

8

Conserve energy and resources

\$3-7 billion wasted annually

DarkSky estimates that 30 percent of all outdoor lighting in the U.S. is wasted, mostly due to unshielded or excessively bright lights.



DarkSky.org

9

Safeguard human health and wellness

Sleep

Increasing scientific research indicates that artificial light at night, both indoors and outdoors, has detrimental effects on human health and well-being.



DarkSky.org

10



11



12

**Light pollution has a simple solution .
Better lighting design.**



DarkSky.org

13

Responsible Outdoor Lighting at Night

Follow DarkSky's Five Principles for Responsible Outdoor Lighting at Night (ROLAN) to prevent, or help minimize light pollution.

Are your outdoor lights?



USEFUL



TARGETED



LOW-LEVEL



CONTROLLED



WARM-COLORED

Dark Sky certifies commercial, industrial, and residential outdoor lighting that reduces light pollution.



DarkSky.org

14

DarkSky Approved outdoor sports lighting

The Outdoor Sports Lighting program encourages and promotes community-friendly sports lighting designs that minimize light pollution.



DarkSky.org



15

Buda's History with Dark Sky International

The effort was started in 2016 when the City Council created the Sustainability Committee. The City established new lighting regulations as part of the 2017 UDC. The lighting ordinance was substantially modified in 2020 to meet the standards in place at the time.

The 2021 Texas Legislative session restricted the authority of municipalities to regulate outdoor lighting except for ordinances adopted by a governmental entity that is already certified as a Dark Sky Community by the International Dark-Sky Association or one that had declared it is seeking this designation, or an entity authorized to regulate outdoor lighting around a large observatory or military installation.

The City's first application was submitted in 2021. Since that original application, the City has been in discussions with DSI to work through amendments to the code in order to achieve status.

16

Buda's History with Dark Sky International

The City of Buda's established Dark Sky Certification as an element of the 2024 Comprehensive Plan Action Plan for implementation.

- **Goal 1: Community**
- **Objective 6: Maintain a forward thinking outlook on sustainability and resilience**
 - **Strategy 10:**
 - Complete the International Dark Sky Association's (IDA) application process to become a certified International Dark Sky Community, then adjust codes and ordinances accordingly

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Buda's History with Dark Sky International

The City of Buda previously amended the lighting standards of Section 2.09.12 in 2020 and 2024 and 4.02.05(F) Sign Standards in 2025 in order to seek the Dark Sky Community designation.

At the April 15, 2025 City Council Meeting, City Council expressed concern with one of the standards, which required that signs may only be illuminated during the time that the associated activity is taking place, and that commercial signage must be extinguished during the hours that a business is closed.

Additionally, the requirement that all public and private lighting come into compliance within 10 years of adoption has been an expressed concern.

Council Members expressed concern that there would be a negative impact to business owners due to the reduced ability to advertise at night. It is Staff's understanding from the Dark Sky reviewers that these two items are the last major hurdles to receiving status.

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Buda's History with Dark Sky International

Requirements for Dark Sky Certification include many updates to the UDC that have already been adopted, such as:

- Restricting lighting fixtures to ensure that they are fully shielded and cut-off
- Maximum pole heights for parking lot lighting
- Maximum lumens per acre
 - Total brightness

Table 21. Mounting Heights for Lighting in Parking Areas

Longest Dimension of Parking Area	Maximum Lighting Unit Mounting Height
Zero - 60 Feet	14 Feet
61 - 100 Feet	20 Feet
101 Feet or Greater	30 Feet

Figure 47. Longest Dimension of Parking Area

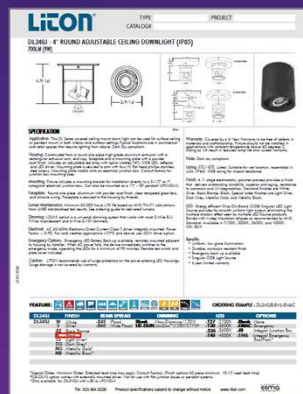


Examples of Acceptable / Unacceptable Lighting Fixtures

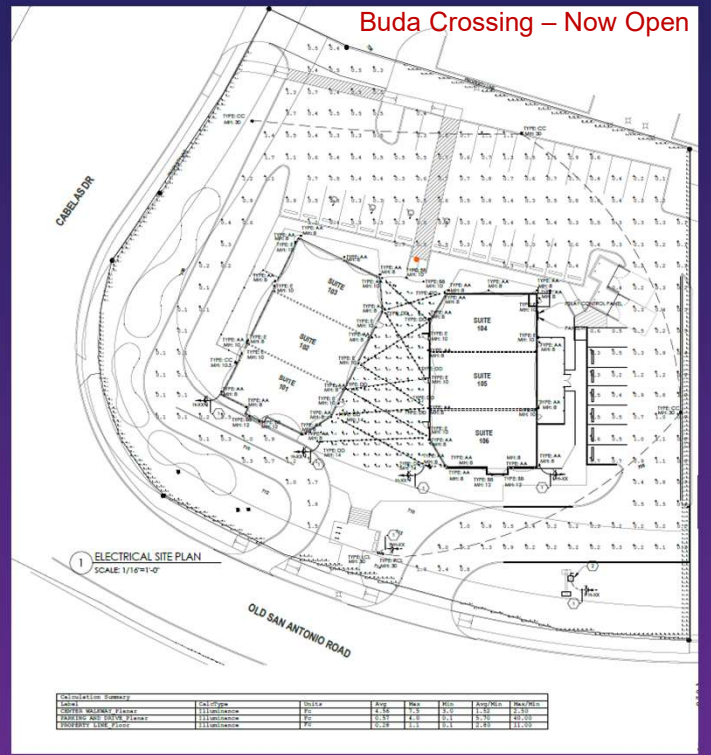


Buda's History with Dark Sky International

- Photometric Plans showing footcandle readings
- Cut sheets showing the types of fixtures to be installed



Buda Crossing – Now Open

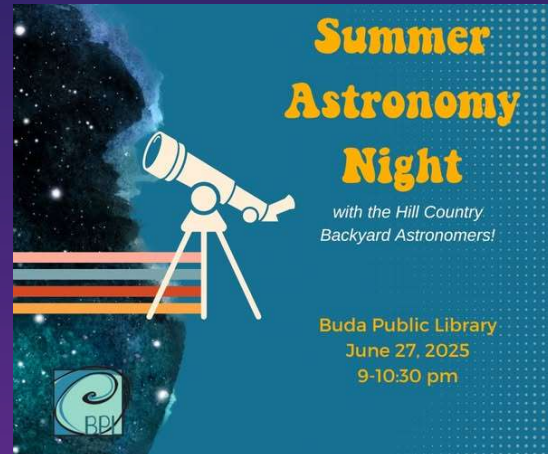


Buda's History with Dark Sky International

Additional requirements

- Broad support from a variety of organizations
- Dark Sky Awareness events
- Sky quality measurements
- City owned lighting brought into conformance with standards within 5 years.

*Full Check list in packet



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Buda's History with Dark Sky International

Staff has been working with representatives from the International Dark-Sky Association to resolve conflicts between the last Dark Sky Certification Standards and the desire to protect the ability of commercial interests to advertise at night, consistent with the investments they have already made in their signage.

In response to our discussions, Dark Sky International has proposed a Pilot program with the City of Buda for a new Dark Sky's International Certification for Cities that are negatively impacted by the light pollution from adjacent communities.

Proposed new Certification would have:

- Reduced requirements for regular annual reporting;
- Allow for business to keep signs illuminated outside of business hours; and
- Allow for private lighting fixtures to come into compliance as the existing fixtures age out, rather than at a fixed point in the future.

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Impact of Dark Sky Certification

Due to State Law, without a Certification from Dark Skies International, or diligently working to achieve Certification, Buda would lose its ability to regulate outdoor lighting that impacts light trespass, glare, and general light pollution.

From our City Attorney:

“Municipalities are generally barred from regulating outdoor lighting by setting standards for types of lights or the lighting’s appearance unless they are certified as a Dark Sky Community by the International Dark-Sky Association or have formally declared their intent to seek such certification via a resolution. Without this certification or declaration, any outdoor lighting ordinance exceeding the stringency of the national model code will be voided. It is important to note that Dark Sky Communities must maintain strict lighting controls and risk losing certification if they allow inappropriate lighting.”

*Full Memorandum from City Attorney found in packet



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INTERNATIONAL DARK SKY COMMUNITY REQUIREMENTS

Buda's current application is made under the 2023 IDSC Guidelines. Initial contact was made with the IDA in 2017 to note Buda's interest and intent to apply for the designation. Subsequently, IDA required the City of Buda to update to meet the 2023 standards.

Eligibility: The Community must have some type of legal organization that is officially recognized by outside groups. This can be in the form of a town, city, municipality, or other legally organized community (such as urban neighborhoods and subdivisions), but need not be an incorporated entity. Unincorporated or otherwise informally organized communities are eligible for IDSC status if their governing jurisdictions enact public policy consistent with the requirements of "Minimum Requirements For All Communities" (below) that are legally binding in at least the territory of the Community.

City Response – The City of Buda is a legal subdivision of the State of Texas. Buda was incorporated in 1948.

Dark Sky Community Minimum Requirements include:

1. A quality comprehensive lighting code like the IDA/IES Model Lighting Ordinance (MLO) that includes all of the following standards for permanent lighting installations:
 - A. Full Shielding of all lighting fixtures over 1000 initial lamp lumens
 - B. A limit on the emission of short-wavelength light through one of the following restrictions:
 - i. The correlated color temperature (CCT) of lamps must not exceed 3000 Kelvins;
OR
 - ii. Allowed lighting must not emit more than 25% of its total spectral power at wavelengths <550 nanometers; OR
 - iii. The scotopic-to-photopic (S/P) ratio of allowed lighting must not exceed 1.3
 - C. A restriction on the total amount of unshielded lighting, such as limit on lumens per net acre or a total site lumen allowance in unshielded fixtures (or equivalent wattages)
 - D. A policy to address over-lighting, such as lumens per net acre caps (irrespective of shielding state) or maximum illuminance specifications
 - E. Regulations of new installations of publicly-owned outdoor lighting:
 - i. A provision that clearly indicates where, when, and under what circumstances new publicly owned outdoor lighting, including street lighting, is warranted and will be permitted; AND
 - ii. A provision that requires that adaptive controls and/or curfews be employed in all future installations of public outdoor lighting
 - F. Restrictions on the installation and operation of illuminated signs:



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- i. Luminance levels for operation between sunset and sunrise shall not exceed 100 nits (100 candelas per square meter) as measured under conditions of a full white display; AND
 - ii. Sign illumination shall be extinguished completely one (1) hour after sunset, and remain off until one (10) hour before sunrise, AND
 - iii. The luminous/illuminated surface area of an individual sign shall not exceed 200 square feet (18.6 square meters)
- G. Outdoor recreational and/or athletic field lighting may be exempted from strict shielding and short-wavelength emission requirements above provided that all of the following conditions are met:
- i. Illuminating Engineering Society (IES) lighting guidelines (RP-6) are followed according to the appropriate class of play
 - ii. Field lighting is provided exclusively for illumination of the surface of play and viewing stands, and not for any other applications
 - iii. Illuminance levels must be adjustable based on the task (e.g., active play vs. field maintenance)
 - iv. Off-site impacts of the lighting will be limited to the greatest practical extent possible
 - v. A strict curfew requirements (e.g., lights must be extinguished by 10pm/2200h or one hour after the end of play, whichever is later) is observed
 - vi. Timers must be installed to prevent lights being left on accidentally overnight by automatically extinguishing them
- H. Affects of amortization period, applicable to ALL publicly AND privately owned lighting, to end not more than ten (10) years from the effective date of the outdoor lighting policy, after which all non-conforming lighting extant at the time of enactment must be brought into compliance with the policy.

City Response - The City of Buda amended its lighting ordinance in November 2020 to meet the standards of the Model Lighting Ordinance. The City consulted with IDA employee Adam Dalton to ensure the updated ordinance met the IDSA Guidelines. It includes requirements for:

- i. Fully-shielded or full-cutoff standard lighting for all light fixtures over 1500 lumens.*
- ii. Establishes a threshold of 3000 Kelvins for the allowable correlated color temperature of all lighting fixtures.*
- iii. Applies restrictions on the lumens per acre.*
- iv. Establishes provisions for when new public outdoor lighting is warranted and permitted and establishes adaptive controls and curfews for all future installation of public outdoor lighting.*

With the adoption of [Ordinance 2020-33](#) amending section 2.09.12 of the City's Unified Development Code (Lighting), the City Council committed to retrofitting non-compliant



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publicly-owned lighting by November 4, 2025. Section B.2 of the Ordinance says, “all public lighting shall be brought into conformance within five (5) years from the date of adoption of this ordinance.” A strategy and plan for replacing non-conforming public lighting is included in the Light Audit and 5-Year Plan section of this application.

The City further amended the lighting ordinance in 2023 in response to comments received by the IDA from reviewer Ashley Wilson. These amendments addressed comments received on the City’s application in order to meet the updated model ordinance standards.

2. Community commitment to dark skies and quality lighting as shown by:
 - A. City owned lighting conforming with, or committed to conforming with, the lighting policy (if the latter, a detailed plan with a timeline for completion in no more than five (5) years), AND
 - B. Municipal support or dark skies and quality lighting as demonstrated by city publications, flyers, public service announcements, funding of lighting upgrades, etc.

City Response - The City Council adopted a lighting ordinance pledging to retrofit or replace public lighting within a 5-year timeframe.

The City completed an audit of its city-owned lighting and identified publicly-owned non-conforming lights. The City is committed to bringing non-conforming lights into compliance within 5-years of adoption of the ordinance. All recent capital projects with outdoor lighting conform with the dark sky standards. Projects include:

- i. *Public Safety Building – Completed in 2017*
- ii. *City Hall/Library – Completed in 2018*
- iii. *Main Street at RM 967 – Completed in 2020*
- iv. *Main Street Reconstruction – Completed in 2021*
- v. *City Park Reconstruction – Completed in 2021*
- vi. *Summer Pointe Park Expansion – Completed in 2021*
- vii. *Rylander Street Construction – Completed in 2022*

Additionally, the City demonstrates its commitment and support through promotion of the night skies through flyers, digital content, and other means. Several International Dark Sky Association flyers are available at the City Hall/Library.

Flyers are also made available at various events of the Sustainability Commission. The City has a website dedicated to informing the public about Dark Skies. The site can be found by visiting the City of Buda Sustainability website at <https://ci.buda.tx.us/sustainablebuda>.



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3. Broad support for dark skies from a wide range of community organizations such as chambers of commerce, local electrical utilities, IDA chapters, lighting retailers, homeowners associations, and others.

City Response - The City received broad community letters of support for the dark skies initiative included herein our application (see section titled "Community Support"). The City worked with Texas State University's Center for Public Policy, Research and Training to conduct a Community Survey in 2020 and asked for feedback on the level of importance of regulating outdoor lighting to preserve the night sky. An overwhelming 82% of respondents noted this effort as important or very important! Other social media comments are included in the Appendices demonstrating community support for this effort.

4. Community commitment to dark skies and education as shown by at least one of the following:
 - A. Planning and execution of at least two (2) community dark sky awareness events per year. This may be organized through a local astronomy club, municipality, school, etc.
 - B. Inclusion of dark sky awareness documents (IDA brochures or Community-created brochures) with other Community informational documents for residents and visitors.
 - C. Inclusion of dark sky education in Community schools and curriculum.

City Response - The City has completed more than one of the requirements in this category. The City is committed to hosting multiple dark sky awareness events per year with support from our local Hays County Friends of the Night Sky organization. The City has also placed digital content on the City's [Sustainability Website](#) and on social media to raise awareness on the importance of protecting the night sky and how individuals can help. Flyers from the International Dark Sky Association are available at City Hall and are commonly dispersed at events. A specific flyer we created is [Starry Nights Over Buda](#) (a unique) [flyer](#) and a two and a half minute [Youtube Video](#).

5. Success in light pollution control as demonstrated by at least one of the following:
 - A. Examples of a number of construction projects appropriate to the Community population and amount of new construction and renovation activity, built under the lighting policy and demonstrating its effective application
 - B. Alternative evidence of success in light pollution control, to be discussed with the International Dark Sky Places Program Manager for compliance.

City Response – The City implemented night sky friendly lighting in all of its recent projects. Below is a list of recent projects.

- i. *Public Safety Building – Completed in 2017*
- ii. *City Hall/Library – Completed in 2018*
- iii. *Main Street at RM 967 – Completed in 2020*



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- iv. *Main Street Reconstruction – Completed in 2021*
- v. *City Park Reconstruction – Completed in 2021*
- vi. *Summer Pointe Park Expansion – Completed in 2021*
- vii. *Rylander Street Construction – Completed in 2022*
- viii. *Green Meadows Park Pavilion – Completed in 2023*

6. A sky brightness measurement program must be established and maintained either by Community or by a public or private entity (e.g., university, research center, IDA chapter, astronomy club, etc.) to follow the evolution of light pollution in the IDSC. Applicants are encouraged, but not required, to submit their measurements to the citizen science projects such as My Sky At Night (myskyatnight.com) and Globe At Night (globeatnight.org).

City Response – The City of Buda has received two Sky Quality Meters as donation from Hays County Friends of the Night Sky. Readings are to be collected quarterly. The date and time the readings are collected changes based on Astronomical Dusk times (based on <https://www.timeanddate.com/astronomy/@7173084>) to ensure an accurate reading. The readings are to be tracked on a spreadsheet and uploaded to the [Globe at Night](#) project. Within recent years, nighttime sky quality data was gathered by Hays County Friends of the Night Sky and submitted to Globe at Night as well as lightpollutionmap.info.

7. Once established, the Community must erect and maintain appropriate signage indicating the International Dark Sky Community designation along a roadway entrance, along a footpath entrance if no roadway exists, a public gathering place such as a square or common, or at a municipal government center such as a city or town hall. If approved by IDA, language as an alternative to “International Dark Sky Community” may appear on the signage and in Community communications regarding the IDSC status. Once the sign is erected, a photograph documenting it must be taken and sent to IDA along with a description of its location.



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IDA COMMUNITY SELF CHECKLIST

Site Name:	City of Buda
Prepared By:	Victor Escamilla
Date:	4/13/2026

A	Eligibility Requirements	Complies Y/N	Which Page(s)	Comment on this Item in Application	GXR*
1	Your Community has some form of legal organization officially recognized by outside groups.	Y	P.10	The City of Buda is a legal subdivision of the State of Texas. Buda was incorporated in 1948.	P4-Eligibility

B	Application Elements	Complies Y/N	Which Page(s)	Comment on this Item in Application	GXR*
1	A map of the Community showing its legal boundaries	Y	P.5	A map indicating the City of Buda jurisdictional limits has been provided.	P10-N1
2	Letters of Nomination and Support by a qualified DarkSky member and an elected community representative	Y	P.9, 120	Letters provided by Cindy Luongo Cassidy (President, DarkSky Texas), Erin Zwiener (State Representative, House District 45)	P10-N2
3	A quality, comprehensive Lighting Management Policy (LMP) for the Community	Y	P.20-44	Current Unified Development Code (UDC) established with Ord No. 2017-13. Amended with Ord Nos. 2020-33, 2024-50, and 2025-27.	P4-N1 + P10-N3
4	Documentation of examples of Community commitment and construction and/or renovation projects demonstrating effective application of the lighting policy	Y	P.61-67	Buda Sportsplex example provided. §2.09.12.C.2.a – Lighting Plan (Ord No. 2020-33) requirements for staff review	P10-N4
5	Proposed alternative wording for this IDSC, if desired, and the justification for it	N	N/A		P10-N5



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C	Lighting Management Policy	Complies Y/N	Which Page(s)	Comment on this Item in Application	GXR*
1	Your Community has a comprehensive Lighting Management Policy like the IDA-IES Model Lighting Ordinance (MLO).	Y	P. 20-44	Current Unified Development Code (UDC) established with Ord No. 2017-13. Amended with Ord Nos. 2020-33, 2024-50, and 2025-27.	P4-N1
2	Full shielding is required of all lighting fixtures emitting more than 1,000 lumens.	Y	P.38	§2.09.12.D.4.a Lighting Units (Ord Nos. 2020-33 and 2024-50)	P4-N1A
3	Emission of short-wavelength light is limited through one of the following restrictions:				P4-N1B
a	Light source correlated color temperature (CCT) must not exceed 3000 K; OR	Y	P. 25, 37	§2.09.12.D.2.b Prohibitions (Ord Nos. 2020-33 and 2024-50)	P5-N1Bi
b	Allowed lighting must not emit more than 25% of its total spectral power at wavelengths shorter than 550 nanometers; OR	N	N/A		P5-N1Bii
c	Scotopic-to-photopic (S/P) ratio of allowed lighting must not exceed 1.3.	N	N/A		P5-N1Biii
4	There is a restriction on the total amount of unshielded lighting, such as a limit on lumens per net acre or a total site lumen allowance in unshielded fixtures.	Y	P. 38	§2.09.12.D.4.a Lighting Units and §2.09.12.D.5 Total Site Lumen Limit	P5-N1C
5	There is a policy to address over-lighting, such as lumens per net acre caps (irrespective of shielding state) or maximum illuminance specifications.	Y	P. 38	§2.09.12.D.5 Total Site Lumen Limit (Ord No. 2020-33)	P5-N1D
6	Regulations on NEW installations				P5-N1E



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C	Lighting Management Policy	Complies Y/N	Which Page(s)	Comment on this Item in Application	GXR*
	of publicly owned outdoor lighting MUST:				
a	Clearly indicate where, when, and under what circumstances such lighting is warranted and permitted; AND	Y	P. 35	§2.09.12.A.3 Use of Outdoor Public Lighting (Ord Nos. 2020-33 and 2024-50)	P5-N1Ei
b	Require all future such lighting to have adaptive controls and/or curfews.	Y	P. 40	§2.09.12.D.8.e Lighting Control Requirements (Ord Nos. 2020-33 and 2024-50)	P5-N1Eii
7	Restrictions on the installation and operation of illuminated signs are as follows:				P5-N1F
a	Luminance levels during the first hour after sunset and during the last hour immediately preceding sunrise must not exceed 100 nits (candelas per square meter); AND	Y	P. 44	§4.02.05.F.2.a and §4.02.05.F.2.b Illumination (Ord No. 2025-27)	P5-N1Fi
b	Signs must be extinguished from one hour after sunset until one hour before; AND	N			P5-N1Fii
c	Luminous surface must not exceed 18.6 square meters (200 sq. feet).	Y	P. 44	§4.02.05.F.2.c Illumination (Ord No. 2025-27)	P6-N1Fiii
8	Outdoor recreational and sports field lighting may be exempted from strict shielding and emission requirements, provided ALL the following are met:	Y	P. 38	§2.09.12.D.6 Recreational Area Lighting (Ord Nos. 2020-33 and 2024-50)	P6-N1G
a	ANSI/IES RP-6 guidelines (current version) are followed (<i>note</i> : another standard may be followed if appropriate, but this must be stated specifically in the LMP); AND	Y	P. 38	§2.09.12.D.6.a.i Recreational Area Lighting (Ord No. 2024-50)	P6-N1Gi



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C	Lighting Management Policy	Complies Y/N	Which Page(s)	Comment on this Item in Application	GXR*
b	Lighting is for the surface of play and the viewing stands only; AND	Y	P. 38	§2.09.12.D.6.a.ii Recreational Area Lighting (Ord No. 2024-50)	P6-N1Gii
c	Illuminance levels must be adjustable based on task; AND	Y	P. 38	§2.09.12.D.6.a.iii Recreational Area Lighting (Ord No. 2024-50)	P6-N1Giii
d	Offsite impacts of the lighting are limited; AND	Y	P. 38	§2.09.12.D.6.a.iv Recreational Area Lighting (Ord No. 2024-50)	P6-N1Giv
e	A strict curfew is in place – 10 p.m. or one hour after play ends; AND	Y	P. 38	§2.09.12.D.6.a.v Recreational Area Lighting (Ord No. 2024-50)	P6-N1Gv
f	Timers are installed to prevent lights from being left on overnight.	Y	P. 38	§2.09.12.D.6.a.vi Recreational Area Lighting (Ord No. 2024-50)	P6-N1Gvi
9	There is a maximum 10-year amortization period for ALL non-complying public AND private lighting to comply.	N	P. 36	§2.09.12.B Nonconforming Existing Lighting (Ord. No. 2020-33) “All public lighting”	P6-N1H

D	Lighting Inventory	Complies Y/N	Which Page(s)	Comment on this Item in Application	GXR*
1	Required to determine whether City-owned lighting presently conforms with the LMP (see E1 below).	Y	P.75-80	See attached lighting inventory that pictures local municipal and county lighting connected to points on the	P6-N2A



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E	Commitment to Dark Skies and Quality Outdoor Lighting	Complies Y/N	Which Page(s)	Comment on this Item in Application	GXR*
1	City-owned lighting conforms with the LMP or is committed to conform within 5 years.	Y	P. 36	§2.09.12.D.6.a.vi Nonconforming Existing Lighting (Ord. No. 2020-33)	P6-N2A
2	Municipal dark sky support and quality lighting is demonstrated by city publications, funding of lighting upgrades, etc.		P. 12, 88-99	Local publications and social media announcements provided.	P7-N2B
3	Broad support for dark skies is shown by a wide range of community organizations.	Y	P.97-146	Documentation included providing letters of support, social media interaction, etc.	P7-N3
4	Success in light-pollution control is demonstrated through AT LEAST ONE of the following:				P7-N5
a	New construction and renovation activity built under the LMP, demonstrating effective lighting application; AND/OR	Y	P. 12, 36-37, 61-67	Buda Sportsplex example provided. §2.09.12.C.2.a – Lighting Plan (Ord No. 2020-33) requirements for staff review	P7-N5A
b	Other evidence of success in light pollution control approved by DarkSky International.	N			P7-N5B

F	Sky Quality Measurement	Complies Y/N	Which Page(s)	Comment on this Item in Application	GXR*
1	A sky brightness measurement program must be established and maintained to follow the evolution of light pollution.	Y	P. 47	Unihedron Sky Quality Meter	P7-N6

G	Education and Outreach	Complies Y/N	Which Page(s)	Comment on this Item in Application	GXR*
1	Community commitment has been shown by AT LEAST ONE of the following:				P7-N4
a	Minimum of two dark-sky			Astronomy Night (Hill Country	P7-N4A



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G	Education and Outreach	Complies Y/N	Which Page(s)	Comment on this Item in Application	GXR*
	awareness events per year; AND/OR	Y	P.49-59	Backyard Astronomers) - three times per year	
b	Inclusion of dark sky brochures with other community leaflets for residents and visitors; AND/OR	Y	P. 12	Library flyers	P7-N4B
c	Inclusion of dark-sky education in Community schools' curricula.	N			P7-N4C

ORDINANCE NO 2024-50

AN ORDINANCE OF THE CITY OF BUDA, TEXAS, AMENDING THE CITY OF BUDA UNIFIED DEVELOPMENT CODE ("UDC") TO AMEND CERTAIN DEVELOPMENT STANDARDS AND ADD DEFINITIONS IN SUBSECTIONS 2 09 12 and 5 02 01 TO SUPPORT DEVELOPMENT IN THE CITY OF BUDA, UPDATE DEFINITIONS, PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, PROVIDING A PENALTY, AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Buda, Texas (the "City") is a home rule municipality located in Hays County, Texas, created in accordance with the provisions of Chapter 9 of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas, and

WHEREAS, the City has adopted a Unified Development Code, and since its adoption has made several amendments thereto, and

WHEREAS, City staff presented to the Planning and Zoning Commission certain proposed amendments to the Unified Development Code related to lighting standards and definitions to support development in the City, and

WHEREAS, the City Council finds on May 14, 2024, after notice required by law and the City of Buda Unified Development Code, the Planning and Zoning Commission of the City of Buda held a public hearing regarding said amendments to the Unified Development Code, and recommended that certain amendments be adopted by the City Council of the City of Buda, and

WHEREAS, the City Council finds on October 2, after notice required by law and the City of Buda Unified Development Code, the City Council of the City of Buda held a public hearing regarding said amendments, and

WHEREAS, the City Council finds all requirements of the City of Buda Unified Development Code pertaining to amendments of the Unified Development Code have been met, and

WHEREAS, the City Council finds certain amendments to the Unified Development Code are necessary to meet changing conditions and are in the best interest of the City, and

WHEREAS, the City finds that this ordinance was passed and approved at a meeting of the City Council of the City of Buda held in strict compliance with the Texas Open Meetings Act at which a quorum of the City Council Members was present and voting

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS, THAT

Section 1 The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct

Section 2 Sections 2 09 12 and 5 02 01 of the Buda Unified Development Code, are hereby amended to read in accordance with **Attachment A** which is attached hereto and incorporated into this Ordinance for all intents and purposes Underlined text shall be added, and struck-through text shall be deleted as indicated in Attachment A

Section 3 Passage Pursuant to Section 3 12 of the City Charter, the Council determined that the first reading of this Ordinance is sufficient for adequate consideration by an affirmative vote of five or more members of the City Council during the first reading and the Ordinance was passed by the affirmative vote of four or more members of the City Council, therefore, this Ordinance is adopted and enacted without further readings In the event a second reading is necessary, this Ordinance is adopted and enacted upon the affirmative vote of four or more members of the City Council upon second reading

Section 4 Severability If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect

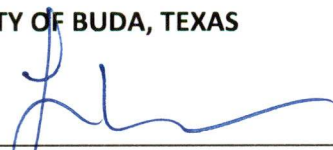
Section 5 Repeal This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Buda, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other Ordinances are hereby repealed

Section 6 Penalty Any person who violates, or any person who causes or allows another person to violate, any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2,000 00) Each occurrence of any violation of this Ordinance shall constitute a separate offense Each day in which any violation of this Ordinance occurs shall constitute a separate offense

Section 7 Effective Date This Ordinance shall take effect immediately after its final passage and any publication in accordance with the requirements of the City of Buda and the laws of the State of Texas

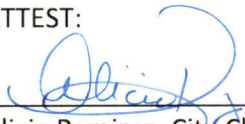
PASSED, APPROVED, AND ADOPTED by the City Council of the City of Buda, on this day, the 2nd of October 2024.

CITY OF BUDA, TEXAS



Lee Urbanovsky, Mayor

ATTEST:



Alicia Ramirez, City Clerk

ATTACHMENT "A"

Subsection 2 09 12 Lighting

A Purpose, Application and Exemptions

- 1 Purpose Standards for controlling fixed and temporary outdoor lighting and glare are set forth to reduce annoyance and inconvenience to property owners, reduce traffic hazards to motorists, conserve energy and resources, and to promote dark skies These standards are intended to allow reasonable enjoyment of adjacent and nearby properties by their owners and occupants while requiring adequate levels of lighting for nonresidential areas, such as parking lots
- 2 Applicability Except as described below, all outdoor lighting installed after the date of the effect of this Ordinance shall comply with these requirements This includes, but is not limited to, new lighting, replacement lighting, or any other lighting whether attached to structures, poles, the earth, or any other location, including lighting installed by any third party

This section applies to all development and properties within the city limits

All private and public outdoor lighting shall be installed in conformance with the provisions of this Ordinance, applicable Electrical and Energy Codes, and applicable sections of the Building Code

- 3 Use of Outdoor Public Lighting Public outdoor lighting shall only be installed when necessary to address a public safety need, recreational need, and in conformance with this ordinance as determined by the Decision-Maker
- 4 Exemptions
 - a Repairs to existing luminaires not exceeding twenty-five percent (25%) of total installed luminaires
 - b Temporary lighting for short-term durations for film, theatrical, television, performance areas and construction sites and temporary lighting that is only used under emergency conditions Emergency lighting, only for as long as emergency conditions so identified by qualified personnel continue to exist This includes temporary lighting illuminating the activities of law enforcement, fire, and other emergency services, as well as building egress lighting whose electric power is provided by either battery or generator
 - c Underwater lighting in swimming pools and other water features
 - d Temporary lighting between the period of October 1– January 15 provided that individual lamps are less than fifty (50) lumens
 - e String, festoon, bistro, and similar lighting, with an output not to exceed 125 lumens per linear foot of line, and shall not exceed two (2) percent of the total outdoor light output allowed for the property and shall be included in the maximum lumens calculation provided they are turned off when not in use and not left on overnight
 - f Lighting that is required by federal or state regulations
 - g Internally illuminated street signs and street signal lights

B Nonconforming Existing Lighting

- 1 Allowance of Nonconforming Existing Lighting All existing outdoor lighting legally installed before the enactment of this ordinance that does not conform with the standards specified by this article shall be considered nonconforming Nonconforming outdoor lighting is allowed to remain until required to be replaced pursuant to the terms of this article
- 2 Expiration of Nonconforming Lighting Allowance All public lighting shall be brought into conformance within five (5) years from the date of adoption of this ordinance
- 3 Expiration of Nonconforming Lighting if Property Destroyed If more than fifty percent (50%) of the total appraised value of a structure (as determined from the records of the county's appraisal district), has been destroyed, the nonconforming status expires and the structure's previously nonconforming outdoor lighting must be removed and may only be replaced with outdoor lighting that conforms with this ordinance
- 4 Expiration of Nonconforming Lighting for Additions or Alterations Nonresidential properties shall bring outdoor lighting into conformance with this ordinance when applying for a rezoning application, Specific Use Permit (SUP), subdivision approval, or a building permit for a major remodel or addition and before issuance of a certificate of occupancy or final plat recordation
- 5 Expiration of Nonconformance Lighting after Abandonment If a property with nonconforming lighting is abandoned for a period of six months or more, then all outdoor lighting shall be brought into compliance in accordance with Section 2 10 13 E

C Lighting Plan

- 1 Lighting Plan Required All development or building permit applications that proposed outdoor lighting shall submit a lighting plan The lighting plan shall show how the proposed development will comply with the regulation within this 02 09 12 Lighting
- 2 Lighting Plan Application Submittal An Application for a lighting plan shall be submitted and approved or denied by the Director of Planning as part of a Site Plan for site lighting and as part of the building permit application for residential projects, as outlined in 2 10 07 Site Plans
 - a Elements of a Lighting Plan
 - i A photometric analysis that shows the foot candle levels on a grid including the property lines (only required for Nonresidential)
 - ii The type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices, and their respective location on the site and specific measurements in feet for the areas to be illuminated,
 - iii Manufacturer's specification sheets of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices (such as catalog cuts by manufactures and drawings),
 - iv Photometric data, such as furnished by manufactures, or similar data showing the angel of cut off or light emissions,
 - v A lumen calculation sheet to determine the lumens per net acre It must include the square footage of the total area to be illuminated, the light fixture catalog descriptions or ordering number, lamp types (i e incandescent, low pressure sodium, compact fluorescent, LED, etc), the

Kelvin rating for the lamp, the backlight, uplight, and glare rating for the selected fixture (if available), the number of fixtures or lamps (use the same unit corresponding to the unit used to determine how many lumens are produced), fixture or lamp initial lumens, the location from the edge of a canopy (if applicable), and mounting height of all existing and proposed lamps, and

- vi Nonresidential and multifamily projects shall also include a photometric plan that shows the lighting location, luminaires, and light output across the site and impacts to adjacent properties
 - vii Acknowledgment by the applicant that they have reviewed the provisions of this article
- b The lighting plan shall show such information in sufficient detail to enable the Director of Planning to readily determine whether the lighting plan is in compliance with the requirements within this section
- i If the Director of Planning cannot readily make this determination, then the Applicant shall be required to submit reports of tests performed and certified by a recognized testing laboratory. Such reports must provide sufficient evidence such that the Director of Planning is thereby able to ensure compliance

D General Regulations

1 Maintenance

- a Structure Piers for light poles taller than eight (8) feet shall be designed by an Engineer competent in structural engineering. Soil condition and wind loading shall be accounted for in the pier design
- b Quality and Appearance All fixtures and supports shall be painted or otherwise treated to resist rust and corrosion and shall be maintained in an attractive condition and in a manner consistent with the surrounding architecture
- c Condition All fixtures and lamps shall be maintained in a working, serviceable condition at all times

2 Prohibitions

- a The installation of any mercury vapor fixture or lamp for use as outdoor lighting is prohibited
- b Luminaires with a correlated color temperature (CCT) greater than 3000 kelvins (K) are prohibited
- c The installation of any barn-light style fixture for use as outdoor lighting is prohibited unless the fixture includes a full opaque reflector instead of the standard translucent lens
- d The operation of searchlights for advertising purposes is prohibited
- e Up-lighting is prohibited, including but not limited to lighting for buildings, signage, and landscaping
- f Light Trespass is prohibited where light emitted from a fixture causes unreasonable interference with the neighboring property owner's use and enjoyment of their property or onto public right-of-way creating a nuisance

3. Street Lighting. Street lighting, other than at the intersection of roadways, shall utilize half-night photocells or timers to turn off the lights halfway between dusk and dawn. Passive reflective roadway markings are encouraged.
4. Lighting Units.
 - a. General.
 - i. Light sources shall be of a down-light, indirect, diffused, or shield type or so installed and maintained as to reduce glare effect and consequent interference with the with the use of adjacent properties and boundary streets.
 - ii. Fully shielded fixtures required where no light may be emitted above the fixture unless exempted in Section A.4.
 - b. Appearance and Height. Standards, poles, and fixtures shall be of a single-color compatible with the architecture of the building(s) served. The height of such standards, poles, and fixtures, excluding those mounted on a building, shall not exceed the height of the highest roofline of the building(s) within the site, except as provided in 6 below and in Table 21. Mounting Heights for Lighting in Parking Areas.
 - c. Type of Fixtures. All lighting shall be restricted to fully shielded types (see Figure 48.).
5. Total Site Lumen Limit.
 - a. Residential. The aggregate total outdoor lighting on any residential property shall not exceed 17,500 lumens per net acre.
 - b. Nonresidential. The aggregate total outdoor lighting on any nonresidential property shall not exceed 60,000 lumens per net acre unless approved by the Planning and Zoning Commission.
6. Recreational Area Lighting.
 - a. Outdoor recreational and/or athletic field lighting may be exempted from the strict shielding and CCT requirements above provided that all of the following conditions are met:
 - i. Illuminating Engineering Society (IES) lighting guidelines (RP-6) are followed according to the appropriate class of play.
 - ii. Field lighting is provided exclusively for illumination of the surface of play and viewing stands, and not for any other applications.
 - iii. Illuminance levels must be adjustable based on the task (e.g., active play vs. field maintenance).
 - iv. Off-site impacts of the lighting will be limited to the greatest practical extent possible.
 - v. A strict curfew requirement (e.g., lights must be extinguished by 10:00pm (2200 h) or one hour after the end of play, whichever is later) is observed.
 - vi. Timers must be installed to prevent lights being left on accidentally overnight by automatically extinguishing them.
 - b. Outdoor recreational lighting shall provide levels of illuminance consistent with the IES "Recommended Practice for Sports and Recreational Area Lighting,"

(IESNA RP-6 01) or current successor recommendations, and shall not exceed a temperature of 4000 K

- c Height Lighting for recreational uses (including athletic courts and fields) may employ standards, poles, and fixtures in excess of the heights prescribed in D below
- d Living Screen Required Where recreational uses are adjacent to residential uses regardless of separation by streets, and such recreational use is illuminated in such a manner as to produce a light intensity in excess of 0.5 foot candles at the property lines of the residential use, a living screen shall be required in accordance with the following
 - i A variety of trees that normally grow to or in excess of a height of forty (40) feet shall be provided
 - ii Trees shall be planted at least thirty (30) feet on center along the property line abutting the residential use
 - iii The tree variety shall maintain a crown width sufficient to form a continuous screen at height between ten (10) feet and thirty (30) feet above grade
 - iv Such trees shall be a minimum of one-third (1/3) the required height at the time of planting
- e Recreational Lighting Shield Requirements Outdoor recreational lighting shall be shielded to prevent light from shining up from the source and to prevent the source of the light from being visible from another property

7 Flagpoles

- a Property owners are encouraged to not illuminate flagpoles at night, but rather to hoist flags after dawn and lower flags before sunset. If flags are illuminated at night, it is permitted only with the following conditions
 - i Flagpoles shall be illuminated only from above. This may be achieved by utilizing a luminaire attached to the top of the flagpole or a luminaire mounted above the top of the flagpole on a structure within fifteen (15) feet of the flagpole and must comply with all sections of this article

8 Public Lighting, Nonresidential, Multi-Family, and Mixed-Use Regulations

- a Site Lighting All off-street parking areas for nonresidential and mixed uses that are used at night shall be illuminated beginning no later than thirty (30) minutes after sunset. Lighting shall use adaptive controls (see 8 e below)
- b Parking and Loading Lighting
 - i General Requirement
 - 1 Nonresidential and public uses shall be required to cease illumination of parking areas at the termination of hours of use. In case only a portion of a parking area is offered for use after dark, only that part is required to be illuminated in accordance with these standards. However, the portion offered for use shall be clearly designated.

- ii Lighting shall be shielded to prevent light pollution or glare beyond the element intended for accent illumination
- b Security Lighting
 - i Pole-mounted and wall-mounted fixtures shall be of a down-light or fully shielded type
 - ii If a rear yard security light is mounted higher than ten (10) feet, it shall be directed away from adjacent properties
- 11 Outdoor Sign Lighting Outdoor internally illuminated signs shall conform to the City of Buda sign regulations No uplighting of signs shall be permitted

Temporary Lighting Temporary lighting means non-permanent lighting installations installed and operated for a duration not to exceed thirty (30) days

Seasonal Lighting Temporary lighting usually associated with specific celebrations that includes the following types

- a Festoon type low-output lamps limited to small individual bulbs on a string
- b Low-output lamps used to internally illuminate yard art
- c Flood or spotlights producing less than 1,000lumens each, whose light source is not visible from any other property, and which are used only as temporary lighting

ORDINANCE NO. 2025-27

AN ORDINANCE OF THE CITY OF BUDA, TEXAS, AMENDING THE CITY OF BUDA UNIFIED DEVELOPMENT CODE (“UDC”) TO AMEND CERTAIN DEVELOPMENT STANDARDS IN SUBSECTION 4.02.05(F) TO SUPPORT DEVELOPMENT IN THE CITY OF BUDA, UPDATE DEFINITIONS; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Buda, Texas (the “City”) is a home rule municipality located in Hays County, Texas, created in accordance with the provisions of Chapter 9 of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City has adopted a Unified Development Code, and since its adoption has made several amendments thereto; and

WHEREAS, City staff presented to the Planning and Zoning Commission certain proposed amendments to the Unified Development Code related to lighting standards and definitions to support development in the City; and

WHEREAS, the City Council finds on May 14, 2024, after notice required by law and the City of Buda Unified Development Code, the Planning and Zoning Commission of the City of Buda held a public hearing regarding said amendments to the Unified Development Code, and recommended that certain amendments be adopted by the City Council of the City of Buda; and

WHEREAS, the City Council finds on February 4, 2025, after notice required by law and the City of Buda Unified Development Code, the City Council of the City of Buda held a public hearing regarding said amendments; and

WHEREAS, the City Council finds all requirements of the City of Buda Unified Development Code pertaining to amendments of the Unified Development Code have been met; and

WHEREAS, the City Council finds certain amendments to the Unified Development Code are necessary to meet changing conditions and are in the best interest of the City; and

WHEREAS, the City finds that this ordinance was passed and approved at a meeting of the City Council of the City of Buda held in strict compliance with the Texas Open Meetings Act at which a quorum of the City Council Members was present and voting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS, THAT:

Section 1: The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2: Sections 4.02.05(F) of the Buda Unified Development Code, are hereby amended to read in accordance with Attachment A which is attached hereto and incorporated into this Ordinance for all intents and purposes. Underlined text shall be added, and struck-through text shall be deleted as indicated in **Exhibit "A"**.

Section 3: Passage. Pursuant to Section 3.12 of the City Charter, the Council determined that the first reading of this Ordinance is sufficient for adequate consideration by an affirmative vote of five or more members of the City Council during the first reading and the Ordinance was passed by the affirmative vote of four or more members of the City Council; therefore, this Ordinance is adopted and enacted without further readings. In the event a second reading is necessary, this Ordinance is adopted and enacted upon the affirmative vote of four or more members of the City Council upon second reading.

Section 4: Severability. If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.

Section 5: Repeal. This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Buda, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other Ordinances are hereby repealed.

Section 6: Penalty. Any person who violates, or any person who causes or allows another person to violate, any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2,000.00). Each occurrence of any violation of this Ordinance shall constitute a separate offense. Each day in which any violation of this Ordinance occurs shall constitute a separate offense.

Section 7: Effective Date. This Ordinance shall take effect immediately after its final passage and any publication in accordance with the requirements of the City of Buda and the laws of the State of Texas.


PASSED, APPROVED, AND ADOPTED by the City Council of the City of Buda, on this the 15th day of April, 2025.

ATTEST:


Alicia Ramirez, City Clerk



CITY OF BUDA, TEXAS


Lee Urbanovsky, Mayor

Subsection 4.02.05 Regulations (Signs)

F. Illumination. Illuminated signs are subject to the following requirements.

- 1.—~~Signs that are illuminated may not exceed a maximum luminance level of seven hundred fifty (750) NITS, regardless of the method of illumination.~~
- 2:1. ~~Any externally illuminated sign shall be fully shielded so as not to cast direct light or glare onto any residential district or and as not to create a safety hazard, including distraction of vehicle operators or pedestrians in the public Right-of-Way.~~
2. ~~All signs that are illuminated between sunset and sunrise must comply with the following:~~
 - a. ~~Luminance levels for operation shall not exceed 100 nits (100 candelas per square meter, cd/m²), regardless of the method of illumination, as measured on the brightest part of the sign.~~
 - b. ~~A sign that is designed to emit a luminance level exceeding one hundred (100) nits must have an automatic dimmer control that reduces the luminance to no more than one hundred (100) nits during the time between sunset and sunrise.~~
 - c. ~~The luminous or illuminated surface area of an individual sign must not exceed 200 square feet.~~
- 3.—~~All illuminated signs must comply with the maximum luminance level of seven hundred fifty (750) NITS at least one-half hour before Apparent Sunset, as determined by the National Oceanic and Atmospheric Administration (NOAA), U.S. Department of Commerce, for the specific geographic location and date. All illuminated signs must comply with this maximum luminance level throughout the night, if the sign is energized, until Apparent Sunrise, as determined by the NOAA, at which time the sign may resume luminance levels appropriate for daylight conditions, when required or appropriate.~~
- 4.—~~A sign that is designed to emit a luminance level exceeding seven hundred fifty (750) NITS must have an automatic dimmer control that produces a distinct illumination change from a higher to a lower level for the time period between dusk and dawn.~~

RESOLUTION NO. 2021-R-19

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS
SUPPORTING THE SUBMISSION OF AN APPLICATION FOR
CONSIDERATION AS A CERTIFIED DARK SKY COMMUNITY THROUGH THE
INTERNATIONAL DARK SKY ASSOCIATION**

- WHEREAS,** the International Dark Sky Association was created in 1988 with an identified purpose of protecting the night from light pollution; and
- WHEREAS,** the International Dark Sky Association has created the International Dark Sky Communities certification process to recognize community efforts to preserve and protect the night sky from light pollution; and
- WHEREAS,** preserving and promoting the rich historic heritage and starry night skies of the Buda area are important to its residents' overall well-being, to support tourism, and to for the safety of native wildlife; and
- WHEREAS,** light pollution, wasted artificial light that goes where it is not needed to go, is increasing because of growth and development within the region; and
- WHEREAS** this light pollution obscures our night skies, squanders our natural resources, and is disruptive to animals and our natural circadian rhythms; and
- WHEREAS,** solving the problem of light pollution involves making better use of outdoor lighting to direct light down to where it is needed instead of upward into the sky, putting outdoor lights on timers, and using outdoor lighting only where necessary; and
- WHEREAS,** preserving Buda's night sky has been a long-term goal of the community; and
- WHEREAS,** the City of Buda's Sustainability Commission, with support from the Buda City Council, Buda Library, Buda Area Chamber of Commerce, and other departments of the City, has led an initiative to help Buda become an International Dark Sky Community through the International Dark Sky Association by recommending amendments to the City's lighting ordinance, completion of a public light audit, and through educational events and material; and
- WHEREAS,** if approved, Buda would become the sixth city in Texas to earn this designation; and
- WHEREAS,** the Buda City Council has adopted an outdoor lighting ordinance that meets the requirements of the International Dark Sky Association, but the ordinance cannot

be applied under Texas law until the city has earned the designation as a Dark Sky Community.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Buda, Texas:

1. The Buda City Council authorizes the City Manager to submit an application to the International Dark Sky Association for consideration as a Dark Sky Community.
2. The Buda City Council supports the Dark Sky initiative and pledges to fulfill the requirements necessary to become an International Dark Sky Community.

RESOLVED by the City Council of the City of Buda this 4th day of May, 2021.

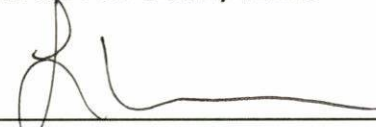
Attest:



Alicia Ramirez, City Clerk



THE CITY OF BUDA, TEXAS



Lee Urbanovsky, Mayor

ORDINANCE NO. 2020-33

AN ORDINANCE OF THE CITY OF BUDA, TEXAS, AMENDING THE BUDA UNIFIED DEVELOPMENT CODE SUBSECTION 2.09.12 LIGHTING (AMENDING ORDINANCE 2017-13); PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR PENALTIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Buda, Texas (the "City") is a home-rule municipality located in Hays County, Texas, created in accordance with the provisions of Chapter 9 of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City adopted a Unified Development Code on October 2, 2017; and

WHEREAS, the City finds it is necessary and in the best interest of the City to modify and amend the City's Unified Development Code, Section 2.09.12 necessary for the regulation of outdoor lighting; and

WHEREAS, the City finds that the amendment of the Unified Development Code, Section 2.09.12 was recommended by the Sustainability Commission for approval on June 11, 2020; and

WHEREAS, the City finds that the amendment of the Unified Development Code, Section 2.09.12 was recommended by the Planning and Zoning Commission of the City of Buda following a public hearing on October 13, 2020; and

WHEREAS, the City published a Notice of Public Hearing on October 14, 2020 in the Hays Free Press, a legal newspaper regularly published in Hays County, Texas and generally circulated in Hays, Travis, and Caldwell Counties; and

WHEREAS, the City finds the City Council of the City of Buda conducted a public hearing on the proposed amendment on November 4, 2020; and

WHEREAS, the City finds that this ordinance was pass and approved at a meeting of the City Council of the City of Buda held in strict compliance with the Texas Open Meetings Act at which a quorum of the City Council Members were present and voting.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS:

Section 1: The facts and recitations set forth in the preamble of this ordinance are hereby found to be true and correct.

Section 2: The Unified Development Code, Subsection 2.09.12 (Exhibit "A"), attached hereto and incorporated as though fully set forth herein, are hereby adopted.

Section 3: Passage. Pursuant to Section 3.12(A) of the City Charter, the Council determined that the first reading of this ordinance is sufficient for adequate consideration by an affirmative vote of five or more members of the City Council during the first reading and the Ordinance was passed by the affirmative vote of four or more members of the City council; therefore, this Ordinance is adopted and enacted without further readings. In the event a second reading is necessary, this Ordinance is adopted and enacted upon the affirmative vote of four or more members of the City Council upon second reading.

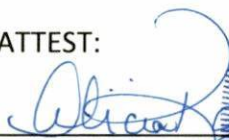
Section 4: Penalty. Any person who violates, or any person who causes or allows another person to violate, any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2,000.00). Each occurrence of any violation of this Ordinance shall constitute a separate offense. Each day in which any violation of this Ordinance occurs shall constitute a separate offense.

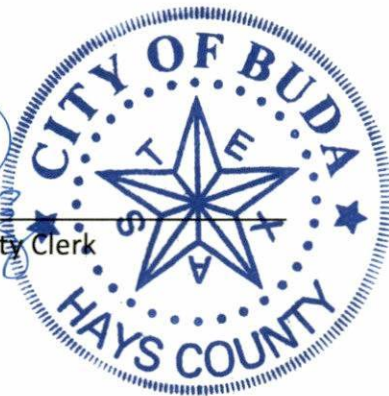
Section 5: Severability. If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.

Section 6: Effective Date. This Ordinance shall take effect on the condition of and contemporaneously with the City of Buda being certified as a Dark Sky Community by the International Dark-Sky Association as part of the International Dark Sky Places Program, after its final passage and any publication in accordance with the requirements of the City of Buda and the laws of the State of Texas.

PASSED, APPROVED AND ADOPTED on first and final reading by the City Council of the City of Buda, on this the 24th day of November, 2020.

ATTEST:


Alicia Ramirez, City Clerk



THE CITY OF BUDA, TEXAS


George Haehn, Mayor

2.09.12. Lighting

A. Purpose, Application and Exemptions

1. Purpose

Standards for controlling fixed and temporary outdoor lighting and glare are set forth to reduce annoyance and inconvenience to property owners, reduce traffic hazards to motorists, conserve energy and resources, and to promote dark skies. These standards are intended to allow reasonable enjoyment of adjacent and nearby properties by their owners and occupants while requiring adequate levels of lighting for nonresidential areas, such as parking lots.

2. Applicability

Except as described below, all outdoor lighting installed after the date of the effect of this Ordinance shall comply with these requirements. This includes, but is not limited to, new lighting, replacement lighting, or any other lighting whether attached to structures, poles, the earth, or any other location, including lighting installed by any third party.

This section applies to all development and properties within the city limits.

All private and public outdoor lighting shall be installed in conformance with the provisions of this Ordinance, applicable Electrical and Energy Codes, and applicable sections of the Building Code.

3. Use of Outdoor Public Lighting

Public outdoor lighting shall only be installed when necessary to address a public safety need, recreational need, and in conformance with this ordinance.

4. Exemptions

- a. Lighting for public monuments and statuary.
- b. Repairs to existing luminaires not exceeding 25% of total installed luminaires.
- c. Temporary lighting for film, theatrical, television, performance areas and construction sites.
- d. Underwater lighting in swimming pools and other water features.
- e. Temporary lighting and seasonal lighting provided that individual lamps are less than 10 watts and 70 lumens.
- f. Lighting that is only used under emergency conditions.
- g. Lighting that is required by federal or state regulations.
- h. Lighting for flagpoles displaying the flag of the United States of America or the State of Texas flag.
- i. Internally illuminated street signs and street signal lights.

B. Nonconforming Existing Lighting

1. Allowance of Nonconforming Existing Lighting

All existing outdoor lighting legally installed before the enactment of this ordinance that does not conform with the standards specified by this article shall be considered nonconforming. Nonconforming outdoor lighting is allowed to remain until required to be replaced pursuant to the terms of this article.

2. Expiration of Nonconforming Lighting Allowance

All public lighting shall be brought into conformance within five (5) years from the date of adoption of this ordinance.

3. Expiration of Nonconforming Lighting if Property Destroyed

If more than fifty percent (50%) of the total appraised value of a structure (as determined from the records of the county's appraisal district), has been destroyed, the nonconforming status expires and the structure's previously nonconforming outdoor lighting must be removed and may only be replaced with outdoor lighting that conforms with this ordinance.

4. Expiration of Nonconforming Lighting for Additions or Alterations

Nonresidential properties shall bring outdoor lighting into conformance with this ordinance when applying for a rezoning application, conditional use permit, subdivision approval, or a building permit for a major remodel or addition and before issuance of a certificate of occupancy or final plat recordation.

5. Expiration of Nonconformance Lighting after Abandonment

If a property with nonconforming lighting is abandoned for a period of six months or more, then all outdoor lighting shall be brought into compliance in accordance with Section 2.10.13 E.

C. Lighting Plan

1. Lighting Plan Required

All development or building permit applications that propose outdoor lighting shall submit a lighting plan. The lighting plan shall show how the proposed development will comply with the regulation within this 02.09.12. Lighting.

2. Lighting Plan Application Submittal

An Application for a lighting plan shall be submitted and approved or denied by the Director of Planning as part of a Site Plan for site lighting and as part of the building permit application for residential projects, as outlined in 2.10.07. Site Plans.

a. Elements of a Lighting Plan

- i. A photometric analysis that shows the foot candle levels on a grid including the property lines (only required for Nonresidential).
- ii. The type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices, and their respective location on the site and specific measurements in feet for the areas to be illuminated;
- iii. Manufacturer's specification sheets of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices (such as catalog cuts by manufactures and drawings);

- iv. Photometric data, such as furnished by manufactures, or similar data showing the angle of cut off or light emissions;
 - v. A lumen calculation sheet to determine the lumens per net acre. It must include the square footage of the total area to be illuminated, the light fixture catalog descriptions or ordering number, lamp types (i.e., incandescent, low pressure sodium, compact fluorescent, LED, etc.), the Kelvin rating for the lamp; the backlight, upright, and glare rating for the selected fixture (if available); the number of fixtures or lamps (use the same unit corresponding to the unit used to determine how many lumens are produced), fixture or lamp initial lumens, the location from the edge of a canopy (if applicable), and mounting height of all existing and proposed lamps; and
 - vi. Nonresidential and multifamily projects shall also include a photometric plan that shows the lighting location, luminaires, and light output across the site and impacts to adjacent properties.
 - vii. Acknowledgement by the applicant that they have reviewed the provisions of this article.
- b. The lighting plan shall show such information in sufficient detail to enable the Director of Planning to readily determine whether the lighting plan is in compliance with the requirements within this section.
 - i. If the Director of Planning cannot readily make this determination, then the Applicant shall be required to submit reports of tests performed and certified by a recognized testing laboratory. Such reports must provide sufficient evidence such that the Director of Planning is thereby able to ensure compliance.

D. General Regulations

1. Maintenance

a. Structure

Piers for light poles taller than eight (8) feet shall be designed by an Engineer competent in structural engineering. Soil condition and wind loading shall be accounted for in the pier design.

b. Quality and Appearance

All fixtures and supports shall be painted or otherwise treated to resist rust and corrosion and shall be maintained in an attractive condition and in a manner consistent with the surrounding architecture.

c. Condition

All fixtures and lamps shall be maintained in a working, serviceable condition at all times.

2. Prohibitions

- a. The installation of any mercury vapor fixture or lamp for use as outdoor lighting is prohibited.
- b. Luminaires rated at more than 3000 Kelvin (K) are prohibited.

- c. The installation of any barn-light style fixture for use as outdoor lighting is prohibited unless the fixture includes a full opaque reflector instead of the standard translucent lens.
- d. The operation of searchlights for advertising purposes is prohibited.
- e. Up-lighting is prohibited, including but not limited to lighting for buildings, signage, and landscaping.
- f. Light Trespass is prohibited where light emitted from a fixture causes unreasonable interference with the neighboring property owner's use and enjoyment of their property or onto public right-of-way creating a nuisance.

3. Street Lighting

Street lighting, other than at the intersection of roadways, shall utilize half-night photocells or timers to turn off the lights halfway between dusk and dawn. Passive reflective roadway markings are encouraged.

4. Lighting Units

a. General

- i. Light sources shall be of a down-light, indirect, diffused, or shield type or so installed and maintained as to reduce glare effect and consequent interference with the use of adjacent properties and boundary streets.
- ii. Full cutoff fixtures required where no light may be emitted above the fixture.

b. Appearance and Height

Standards, poles, and fixtures shall be of a single color compatible with the architecture of the building(s) served. The height of such standards, poles, and fixtures, excluding those mounted on a building, shall not exceed the height of the highest roofline of the building(s) within the site, except as provided in 0 below and in **Table 21. Mounting Heights for Lighting in Parking Areas.**

c. Type of Fixtures

All lighting fixtures shall be restricted to full cutoff types (see **Figure 48.**).

Figure 48: Types of Fixtures

Examples of Acceptable / Unacceptable Lighting Fixtures



5. Total Site Lumen Limit

a. Residential

The aggregate total outdoor lighting on any residential property shall not exceed 17,500 lumens per net acre.

b. Nonresidential

The aggregate total outdoor lighting on any nonresidential property shall not exceed 60,000 lumens per net acre unless approved by the Planning and Zoning Commission.

6. Recreational Area Lighting

- a. Outdoor recreational lighting shall provide levels of illuminance consistent with the IESNA "Recommended Practice for Sports and Recreational Area Lighting," (IESNA RP-6-01) or current successor recommendations; and shall not exceed a temperature of 4000 K.

- b. Height

Lighting for recreational uses (including athletic courts and fields) may employ standards, poles, and fixtures in excess of the heights prescribed in D. below.

- c. Living Screen Required

Where recreational uses are adjacent to residential uses regardless of separation by streets, and such recreational use is illuminated in such a manner as to produce a light intensity in excess of 0.5 foot candles at the property line of the residential use, a living screen shall be required in accordance with the following.

- i. A variety of trees that normally grow to or in excess of a height of forty (40) feet shall be provided.
- ii. Trees shall be planted at least thirty (30) feet on center along the property line abutting the residential use.
- iii. The tree variety shall maintain a crown width sufficient to form a continuous screen at height between ten (10) feet and thirty (30) feet above grade.
- iv. Such trees shall be a minimum of one-third (1/3) the required height at the time of planting.

- d. Recreational Lighting Shield Requirements

Outdoor recreational lighting shall be shielded to prevent light from shining up from the source and to prevent the source of the light from being visible from another property.

- e. Recreational Lighting Curfew

Recreational lighting must be shut off by 10:30pm on Sunday through Thursday and 11:30pm on Friday or Saturday nights.

6. Nonresidential, Multi-Family, and Mixed-Use Regulations

- a. Site Lighting

All off-street parking areas for nonresidential and mixed uses that are used at night shall be illuminated beginning no later than thirty (30) minutes after sunset. Lighting may be constant or by motion sensor.

- b. Parking and Loading Lighting

- c. General Requirement

- i. Nonresidential and public uses that abut Residential Zoning Districts shall be required to cease illumination of parking areas at the termination of hours of use. In case only a portion of a parking area is offered for use after dark, only that part is required to be illuminated in accordance with these standards. However, the portion offered for use shall be clearly designated.

- ii. Illumination of parking areas shall be sufficient to ensure the visibility of pedestrians and the safe movement of traffic within the site.

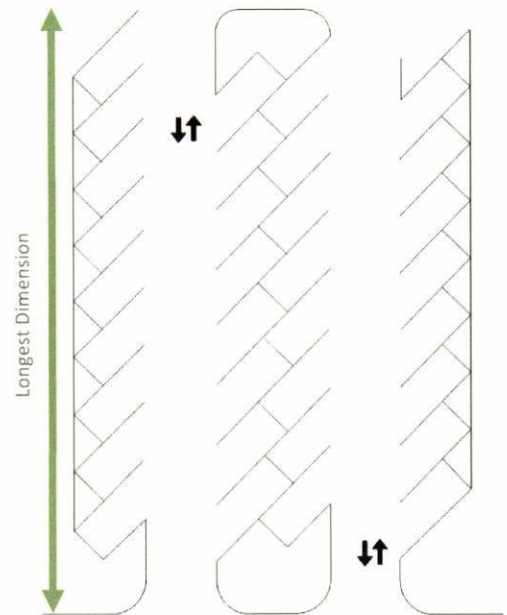
d. Mounting Height

The mounting height of lighting fixtures shall not exceed the heights specified in Table 21. Mounting Heights for Lights in Parking Areas.

Table 21. Mounting Heights for Lighting in Parking Areas

Longest Dimension of Parking Area	Maximum Lighting Unit Mounting Height
Zero – 60 Feet	14 Feet
61 – 100 Feet	20 Feet
101 Feet or Greater	30 Feet

Figure 47. Longest Dimension of Parking Area



f. Appearance

Standards, poles, and fixtures shall be of a single color, compatible with the architecture of the building.

g. Lighting Control Requirements

i. Automatic Switching Requirements

Controls shall be provided that automatically extinguish all outdoor lighting when sufficient daylight is available using a control device or system such as a photoelectric switch, astronomic time switch or equivalent functions from a programmable lighting controller, building automation system or lighting energy management system, all with battery or similar backup power or device. Automatic lighting controls are not required for lights under canopies or for tunnels, parking garages, garage entrances, and similar conditions.

ii. Automatic Lighting Reduction Requirements

Nonresidential outdoor lighting shall be reduced to 25% or less of the total outdoor light output one hour after the business is closed. Lighting reductions are not required for any of the following:

- i. With the exception of landscape lighting, lighting for residential properties including multiple residential properties not having common areas.
- ii. When the outdoor lighting consists of only one luminaire.
- iii. Code required lighting for steps, stairs, walkways, and building entrances.
- iv. When in the opinion of the Building Official, lighting levels must be maintained.
- v. Motion activated lighting.

- vi. Lighting governed by special use permit in which times of operation are specifically identified.
- vii. Businesses that operate on a 24-hour basis.

7. Walkway Lighting

a. Intensity

All outdoor pedestrian areas and uncovered walkways, separate from parking areas or buildings but essential to the nighttime operation of nonresidential uses within nonresidential districts, shall be continually illuminated between sunset and sunrise.

The level of intensity of illumination, measured at the walkway surface, shall be a minimum average of 0.8 foot candles.

b. Mounting Height

The mounting height of lighting fixtures shall not exceed twelve (12) feet.

c. Type of Fixtures

Pole-mounted and wall-mounted fixtures mounted above six (6) feet shall be full cutoff.

8. Accent and Security Lighting

a. Accent Lighting

- i. Accent lighting shall not exceed six hundred (600) lumens.
- ii. Lighting shall be shielded to prevent light pollution or glare beyond the element intended for accent illumination.

b. Security Lighting

- i. Pole-mounted and wall-mounted fixtures mounted above six (6) feet shall be of a down-light or cutoff type.
- ii. If a rear yard security light is mounted higher than ten (10) feet, it shall be directed away from adjacent properties.

9. Outdoor Sign Lighting

Outdoor internally illuminated signs shall conform to the City of Buda sign regulations.

E. Definitions (Incorporate into UDC Section 5)

1. Foot candle

Foot candle means a unit of light measurement equal to one lumen per square foot.

2. Full cut-off fixture

Fixture that is designed or shielded in such a manner that all light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.

3. Light trespass

Light emitted from fixtures design or installed in a manner that unreasonably causes light to fall on a property other than the one where the light is installed, in a motor vehicle driver's eyes, or upwards to the sky.

4. Lighting

Any source of light that does not include natural light emitted from celestial objects or fire. The term includes any type of lighting, fixed or movable, designed or used for outdoor illumination of buildings or homes, including lighting for billboards, streetlights, canopies, gasoline station islands, searchlights, illuminated advertising signs, and area-type lighting.

5. Light pollution

Any adverse effect of artificial light including such things as sky glow. See also Light trespass.

6. Lumen

The unit of measurement used to quantify the amount of light produced by a bulb or emitted from a fixture (as distinct from "watt," a measure of power consumption). For the purposes of this article, the lumen output values shall be the initial lumen output ratings of a lamp as defined by the manufacturer, multiplied by the lamp efficiency. Lamp efficiency of 95% shall be used for all solid-state lamps and 80% for all other lamps, unless an alternate efficiency rating is supplied by the manufacturer. The initial lumen rating associated with a given lamp is generally indicated on its packaging or may be obtained from the manufacturer.

7. Lumens per acre

The total number of lumens produced by all lamps utilized in outdoor lighting on a property divided by the number of acres, or part of an acre, with outdoor illumination on the property.

8. Outdoor lighting

The temporary or permanent lighting that is installed, located or used in such a manner to cause light rays to shine outdoors. Nonresidential fixtures that are installed indoors that cause light to shine outside are considered outdoor lighting. Residential fixtures installed indoors generating more than 6,200 lumens that cause light to shine outside are also considered outdoor lighting.

9. Seasonal lighting

Temporary lighting usually associated with specific celebrations that includes the following types:

- a. Festoon type low-output lamps limited to small individual bulbs on a string.
- b. Low-output lamps used to internally illuminate yard art.
- c. Flood or spotlights producing less than 2,000 lumens each, whose light source is not visible from any other property, and which are used only as temporary lighting.

10. Temporary lighting

Lighting intended for uses which by their nature are of limited duration. Examples include holiday decorations, construction projects, and community events.

11. Uplighting

Lighting that is directed in such a manner as to project light rays above the horizontal plane running through the lowest point on the fixture where light is emitted.

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Agenda Item Report

Legislative Board: City Council
Date: May 19, 2026
Contact: Micah Grau
Agenda Item ID / Number: 2026-437- / J.6

ITEM TITLE: Deliberation and possible action to award RFP FY 26-091 Federal and State Lobbying Services to The Normandy Group and to authorize the City Manager to execute said contract (City Manager Micah Grau) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

Approval of this item would authorize the City Manager to execute a contract with The Normandy Group for state and federal legislative advocacy services.

2. BACKGROUND/HISTORY

The City has long used a consultant to assist with state legislative needs. The contract with The Schlueter Group expired in 2025. The City Council identified hiring a federal lobbyist as a budget priority. A solicitation was issued in January 2026 to seek proposals for state and/or federal legislative services.

The Normandy Group was selected after staff scored submissions and conducted interviews with top firms. The Normandy Group partners with Blackridge for state lobbying services. The group offers expertise in both legislative policy and grants. They have been successful in securing federal funding for the other Texas cities that they represent.

3. ANALYSIS

Staff issued a request for proposals solicitation for Federal and State Lobbying Services starting in January 2026. The solicitation gave responders the option to submit for federal, state, or both services.

- **Advertisement Dates:** Ads ran 1/7/2026 & 1/14/2026 in Hays Free Press
- **Questions Due:** 1/28/26
- **Submissions Due:** 2/9/26
- **Submissions Received:** 12 (From the 12 responses - 10 respondents offered State Services Only, 8 Respondents offered Federal Services Only, and then 6 Responses who offered both Services)
- **Document Takers:** Bonfire shows 29 Firms downloaded the Solicitation Document
- **Bidsite:** Bonfire

The initial term of the contract is June 15 - September 30, 2027, totaling \$155,000. The contract includes the option to renew for four (4) more annual terms.

4. FINANCIAL IMPACT

The budget available for Fiscal Year 2026 is \$36,000. Only federal lobbying services were budgeted for FY26 as the plan was to add the state services starting in FY27 ahead of the next state legislative session. The Normandy Group contract provides both state and federal services.

The proposed cost is \$10,000 per month, \$120,000 per year. The amount for FY26 is \$35,000 as

the contract would begin on June 15.

5. STRATEGIC PLAN/GOALS
EXCEPTIONAL CITY SERVICES

6. STRATEGIC PLAN OBJECTIVES
Leverage City resources through partnerships, grants and other outside funding sources.

7. PROS AND CONS

Pros:

- Experience & Knowledge
- Cost
- Help guide the City's legislative efforts at both the state and federal level

Cons:

- None

8. ALTERNATIVES

The City Council may provide alternative direction as they see fit.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff recommends approval of the agreement.

Attachments:



Agenda Item Report

Legislative Board: City Council
Date: May 19, 2026
Contact: Alicia Ramirez, City Clerk
Agenda Item ID / Number: 2026-400- / K.1

ITEM TITLE: Council will recess regular session and convene into executive session to deliberate on agenda items pursuant to Texas Government Code Chapter Section 551.071(Consultation with Attorney) to confer with the City Attorney regarding legal requirements for and roles of certain boards and commissions pursuant to Texas Government Code

1. EXECUTIVE SUMMARY
2. BACKGROUND/HISTORY
3. ANALYSIS
4. FINANCIAL IMPACT
5. STRATEGIC PLAN/GOALS
BALANCED AND INTENTIONAL GROWTH
6. STRATEGIC PLAN OBJECTIVES
economic development
7. PROS AND CONS
8. ALTERNATIVES
9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Attachments:



Agenda Item Report

Legislative Board: City Council
Date: May 19, 2026
Contact: Myrna Rios
Agenda Item ID / Number: 2026-443- / L.1

ITEM TITLE: Deliberation and possible action regarding Boards, Commissions, and Committees regarding: A) the legal requirements of roles of certain boards and commissions, and B) to accept resignations and to nominate and appoint the 2026 members on the City's Boards, Commissions, and Committee: Art Commission, Construction Board of Adjustments, Commission on Aging, Dupre Local Government Corporation, Buda Economic Development Corporation, Historic Preservation Commission, Library Commission, Main Street Advisory Board, Parks and Recreation Commission, Planning and Zoning Commission, Sustainability Commission, and Zoning Board of Adjustment, Committees: Human Services Grant Review and Hotel Occupancy Grant Review (City Clerk Alicia Ramirez) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

The City Council encourages citizens to participate in their city government through the various boards and commissions. The work done by citizens who serve is a vital part of our city government.

The Nomination Committee reviewed and made their recommendations. Five vacancies remain and will be considered at a future meeting.

Resignations were received from the following: Faith Lane (COA); Michaela Smelley (HPC); Brad Smelley (Parks).

2. BACKGROUND/HISTORY

As part of the Council's initiative to develop and establish a consistent appointment process, the Board and Commission appointments were placed on the same appointment schedule.

Staff began the recruitment process in January 2026 advertising on social media. The deadline to apply was April 24, 2026. Staff received a total of 49 applications. Several applicants selected multiple boards.

The City Council appointed a Nomination Committee, consisting of Councilmembers Davidson, Horne-Williams, and Smith, to review the applications and make their recommendations on the various vacancies.

3. ANALYSIS

The duties of each board and commission are outlined in the supplemental report. Several applicants applied for one or more of the City's boards/commissions and committee. Applicant details are also outlined in the supplemental report.

4. FINANCIAL IMPACT

Staff time to coordinate the appointments and advertisement costs at approximately \$1,000 per year.

5. STRATEGIC PLAN/GOALS

OTHER

6. STRATEGIC PLAN OBJECTIVES

N/A

7. PROS AND CONS

Pros: Council may authorize the recommended nominations by the Committee from the roster.

Cons: Council may direct staff to seek additional applications.

8. ALTERNATIVES

N/A

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff seeks Council's direction on nominating and appointing the recommended members to the various board, commission, and committee openings.

Attachments:

PENDING ITEMS LIST

12/5/2025

REQUESTED DATE	REQUESTOR	REQUESTED ITEM	DEPARTMENT
	Staff	ILA with GSP for CAMPO Projects	CM
	Staff	Gateway 380 / PI Agreement - Vertical	EDC/DS
	Staff	Trails Master Plan Amendment	Development Services
	Staff	Persimmon PIA	Development Services
	Staff	Noise Ordinance amdmt	Development Services
	Staff	Ordinance to Vacate Cole Springs Rd	Development Services
	Staff	Designated Review Policy Revision	Development Services
	Staff	BGE MSA -> Construction Inspection	Development Services
	Staff	Main St. Funding Resolution - CAMPO App	Development Services
	Staff	FM2770 Colony 12-inch WL IFB Award	Public Works
	Staff	Capital Improvements Quarterly Update	Capital Projects
	Staff	Newspaper of Record Designation	City Clerk
	Staff	Reso: Annual Election of Chair & Vice Chair	City Clerk
	Staff	Human Service Grants - Quarterly Payment	City Clerk
	Staff	Uniform ByLaws for all Boards/Commissions	City Clerk
	Staff	Swearing In	City Clerk
	Staff	Public Works/Parks Facility CMAR Award	Public Works
	Staff	CIP Goforth Road & Drainage Expansion Prjt- eminent domain	Admin
	Staff	WS: Transportation Mobility Master Plan	Development Services
	Staff	Public Works/Parks Facility Design Update	Public Works
	Staff	FM 2770 Nighthawk Waterline PSA	Public Works
	Staff	SL4 Segment B & C IFB Award	Public Works
	Staff	COs are priced and awarded by City Council	Finance
	Staff	Monument Signs in West Buda	Public Works
	PENDING (Not Scheduled) REQUESTS		
	gb	financial operations plan-Sportsplex	Parks
	Staff	Garison Park Construction Award	Capital Projects/Parks
	Staff	Bond Program Quarterly Update	Capital Projects
	Staff	Capital Improvements Quarterly Update	Capital Projects
	Staff	Capital & Bond Projects TxDOT Agreements	Capital Projects
	Staff	Tourism Study	CRADS
	Staff	Purchasing Policy Revisions	Purchasing
	ms	Downtown Crosswalks	
	Staff	Persimmon PID #2 Bonds Public Notice	Development Services
	Staff	Persimmon PID #2 Bonds	Development Services
	Staff	Sunfield Effluent Force Main Construction	Development Services
	JOINT COUNCIL & BOARD AND COMMISSION MEETINGS		
	Staff/Liaison	Joint Meeting: Library Commission	March - Library Wk
	Staff/Liaison	Special Joint Meeting: EDC /P&Z	Dev Services

PENDING ITEMS LIST

12/5/2025

REQUESTED DATE	REQUESTOR	REQUESTED ITEM	DEPARTMENT
	Staff/Liaison	Joint Meeting: Main Street	April - Main St 3rd Week
	Staff/Liaison	Joint Meeting: HPC	May is Historic Month;
	Staff/Liaison	Joint Meeting: Sustainability Commission	
	Staff/Liaison	Joint Meeting: Parks & Recreation	July - Natl Parks Month
	Staff/Liaison	Joint Meeting: Art Commission	Destination Services
	Staff/Liaison	Joint Meeting: Planning and Zoning	Oct - Planning Month
	Staff/Liaison	Joint Meeting: Commission on Aging	Natl Caregiver Month
	Staff/Liaison	Joint Meeting: BBOC	
	Staff/Liaison	Joint Meeting: EDC	Budget
	QUARTERLY ITEMS		
	Staff	Human Service Grants - Quarterly Payment	City Clerk
	Exec.Dir.	BEDC Quarterly Updates	BEDC
	Judge Smith	Annual Municipal Court Update	Finance/Court