NOTICE OF MEETING OF THE
PLANNING AND ZONING COMMISSION
TUESDAY, JULY 23, 2024 – 6:00 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 Planning & Zoning Meeting** of the City of Buda, TX, will be held at which time the following subjects will be discussed and may be acted upon.

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE FLAGS OF THE UNITED STATES AND TEXAS
PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

D. ROLL CALL
Chair Emily Jones
Vice Chair David Nuckels
Commissioner Matthew Gonzales
Commissioner Jim Ladner
Commissioner Jyotin Purohit
Commissioner Walker Smith
Commissioner Chris Ulibarri

E. PUBLIC COMMENTS/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.

F. CONSENT AGENDA

F.1 Approval of the minutes of the regular meeting of the Planning and Zoning Commission held on June 25th, 2024.

G. WORKSHOP

G.1 Workshop to discuss ETJ Regulations after Texas State Legislature approved S.B. 2038 and understanding the impacts of the legislation on Municipal ETJ expansion.

H. REGULAR AGENDA

H.1 Consideration and approval of the Preliminary Plat of the Buda Gateway Subdivision, being +/- 47.889 acres of land out of the James Herdman Survey, Abstract No. 231, City of Buda, Texas, generally located at the northeast corner of S. Loop 4 and Robert S. Light Boulevard (PP 23-07) (Planner Tyler Frost).

H.2 Consideration and possible action for a request for a Subdivision Waiver to Section 3.03.08.A.1.a of the Buda Unified Development Code (UDC) for the Replat of a Portion of Lot 1 & 2 of the Chandler Addition to the Town of Buda Subdivision, being +/- 0.2974 acres out of the S.V.R. Eggleston Survey, Abstract No. 5, City of Buda, Texas (RP 24-01) (Planner Tyler Frost).

H.3 Consideration and approval of the Replat of a Portion of Lot 1 & 2 of the Chandler Addition to the Town of Buda Subdivision, being +/- 0.2974 acres out of the S.V.R. Eggleston Survey, Abstract No. 5, City of Buda, Texas (RP 24-01) (Planner Tyler Frost).

H.4 Deliberation and possible action on a request by Austin Angels for a Zoning Change from F3H to F4H for a +/- 2.5 acres property known as Rev. Mark A Noren Subdivision Lot 1 Block 1, located at 401 RM 967. (Z 24-04) (Will Parrish Assistant Director of Development Services).

H.5 Deliberation and possible action regarding a request by the City of Buda for a Comprehensive Plan Amendment to the Future Land Use Map and Downtown Master Plan for certain properties located within and near the Buda Downtown (Will Parrish, Assistant Director of Development Services).

H.6 Deliberation and possible action on a request for Alternative Compliance request by Austin Angels to the Building to Lot Width in the Build-To requirement on a +/- 2.5 acres property known as Rev. Mark A Noren Subdivision Lot 1 Block 1, located at a property located at 401 RM 967. (AC 24-03) (Will Parrish, Assistant Director of Development Services).

I. STAFF REPORTS

J. DEVELOPMENT SERVICES DIRECTOR'S REPORTS

COVID-19, Developments, Engineering Department, FY 2022 Budget, Transportation Mobility and Master Plan, 2014 & 2021 Bond Program, Capital Improvement Projects, Drainage Projects, Wastewater Projects, and Water Project, General/Special Election, Grant Related Projects, Legislative Update, Library Projects, Main Street Program, Buda Economic Development Corporation (EDC), Tourism Projects, Parks & Recreation Department, Historic Preservation Commission, Sustainability Commission, MFV Ad Hoc Committee, Road Projects, Status-Future Agenda Request, Strategic Plan (Planning Director Melissa McCollum)

K. COMMISSION REQUEST FOR FUTURE AGENDA ITEMS

L. ADJOURNMENT

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to the meeting. Please contact City Hall at (512) 312-0084, or FAX (512) 312-1889 for information or assistance. I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission 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 5:00 pm on July 19, 2024. /s/_____ Angela Kennedy, P.E., CFM, Development Services Director / City Engineer / Board Liaison

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 meetings may be obtained from the Board Liaison, 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 Board/Commission 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 Board/Commission to allow members of the public to participate and speak to the Board/Commission 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 Board/Commission. 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.

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:	Planning and Zoning Commission
Date:	July 23, 2024
Contact:	Tyler Frost, Planner I
Agenda Item ID / Number:	2024-637- / F.1

ITEM TITLE: Approval of the minutes of the regular meeting of the Planning and Zoning Commission held on June 25th, 2024.

1. EXECUTIVE SUMMARY

This item is to consider approval of the meeting minutes from the Jun 25th, 2024 Planning and Zoning Commission meeting.

2. BACKGROUND/HISTORY

3. ANALYSIS

4. FINANCIAL IMPACT

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

Other

7. PROS AND CONS

8. ALTERNATIVES

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Attachments:

PZ 6.25.24 Minutes.pdf

CITY OF BUDA
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
JUNE 25, 2024 - 6:00 PM

A. CALL TO ORDER

Chair Jones called the meeting to order at 6:01 pm.

B. MOMENT OF SILENCE

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Chair – Emily Jones	Present
Vice Chair – David Nuckels	Absent
Commissioner – Matthew Gonzales	Present
Commissioner – Jim Ladner	Present
Commissioner – Jyotin Purohit	Present
Commissioner – Walker Smith	Absent
Commissioner – Chris Ulibarri	Present

E. PUBLIC COMMENT/PUBLIC TESTIMONY

None.

F. CONSENT AGENDA

F.1 Approval of the minutes of the regular meeting of the Planning and Zoning Commission held on June 11th, 2024.

A motion to approve the Consent Agenda was made by Commissioner Ladner and seconded by Chair Jones. The motion carried 5-0.

G. REGULAR AGENDA

G.1 Hold a public hearing, deliberation, and possible action in regard to a request for a Sign Variance from the Unified Development Code (UDC) § 4.02.08L to allow for a second drive-thru sign in a drive-thru lane. This sign would be located on a property known as 211 North Subdivision, Lot 4A, 0.426 acres, (replat of Lot 2-A), City of Buda, Hays County, TX; located at 15295 N Interstate 35 Frontage Rd, Buda,

TX 78610. (V 24-06) (Planner Alejandro Hernández)

Planner Alejandro Hernández presented the item to the Commission. The applicant is requesting a sign variance to allow a second drive-thru sign in a drive-thru lane on their property.

The proposed project is for drive-thru signage for a Starbucks.

The UDC states that a maximum of one drive-thru sign per lane is allowed. Starbucks has had two permitted signs for their single drive-thru lane, making them legal, nonconforming with the current UDC. Starbucks has been going through interior remodeling, which part of the scope of work included removing the existing drive-thru signage and replacing them with new, upgraded signs. Because of this, a variance to allow the second sign was submitted by the applicant. The proposed signs meet all other requirements for a sign of their type.

Commissioners and Staff discussed the criteria analysis for sign variances listed in the UDC, particularly the mitigation factors and if the variance was being sought primarily for financial reasons. The Commission also expressed a desire to review the existing sign ordinance related to drive-thru signs.

A motion to approve the sign variance made by Chair Jones and seconded by Commissioner Ladner. The motion carried 5-0.

H. DEVELOPMENT SERVICES DIRECTOR'S REPORTS

Assistant Director of Development Services Will Parrish reported on upcoming meetings, future agenda items, and items of community interest.

I. COMMISSION REQUESTS FOR FUTURE AGENDA ITEMS

Commissioner Gonzales requested a workshop on sign regulations of the UDC, specifically sections 4.02.05-09. Commissioner Purohit requested a future agenda item to discuss the status of various City projects.

J. ADJOURNMENT

A motion to adjourn the meeting was made by Chair Jones and seconded by Commissioner Ladner. The meeting was adjourned at 6:23 pm.

Agenda Item Report

Legislative Board:	Planning and Zoning Commission
Date:	July 23, 2024
Contact:	Will Parrish
Agenda Item ID / Number:	2024-635- / G.1

ITEM TITLE: Workshop to discuss ETJ Regulations after Texas State Legislature approved S.B. 2038 and understanding the impacts of the legislation on Municipal ETJ expansion.

1. EXECUTIVE SUMMARY

This workshop is in regard to a future agenda item request by Commissioner Gonzales to discuss the current laws surrounding the ETJ and annexations.

2. BACKGROUND/HISTORY

3. ANALYSIS

4. FINANCIAL IMPACT

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

Other

7. PROS AND CONS

8. ALTERNATIVES

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Attachments:

Agenda Item Report

Legislative Board:	Planning and Zoning Commission
Date:	July 23, 2024
Contact:	Tyler Frost, Planner I
Agenda Item ID / Number:	2024-570- / H.1

ITEM TITLE: Consideration and approval of the Preliminary Plat of the Buda Gateway Subdivision, being +/- 47.889 acres of land out of the James Herdman Survey, Abstract No. 231, City of Buda, Texas, generally located at the northeast corner of S. Loop 4 and Robert S. Light Boulevard (PP 23-07) (Planner Tyler Frost).

1. EXECUTIVE SUMMARY

This is the action item for considering approval of the Preliminary Plat of the Buda Gateway Subdivision.

2. BACKGROUND/HISTORY

The subdivision covers 47.889 acres, consisting of three lots, and is intended to be an industrial warehousing development for which a Site Plan has been submitted and is under concurrent review by Staff. A zoning change request from Light Industrial (LI) to Planned Development (PD) was approved for the property and adopted by City Council at their meeting held on September 19, 2023.

In addition to the three lots that will be developed, the plat is dedicating 70' of right-of-way (ROW) along the entire northern property boundary for the construction and continuation of Commerce Center Drive to the east, a roadway identified in the City's Transportation Mobility Master Plan (TMMP).

A Traffic Impact Analysis (TIA) worksheet was submitted with this Plat. The City's threshold for triggering a TIA is 100 peak hour trips or 750 average daily trips; the trips generated for the development were 169 peak hour and 1,885 average daily trips. As such, a TIA is required for the development. The required TIA and any proposed traffic mitigation would typically be approved by the Planning and Zoning Commission with the Preliminary Plat; however, the applicant has requested that the TIA be deferred to the Site Plan review and approval stage for reasons that include adequate ROW on the surrounding roadways, expansion of S. Loop 4 currently under construction, ROW dedication along the northern property boundary, extension of Commerce Center Drive, and compliance with the City's TMMP. The applicant's TIA deferral request letter can be found as an attachment in this packet after the Staff Report.

Water service will be provided by Monarch Utilities and wastewater service will be provided by the City of Buda.

3. ANALYSIS

The following criteria shall be used by the Commission to determine whether the application for a Preliminary Plat shall be approved, approved with conditions, or denied:

1. All Plat must be drawn to conform to the zoning regulations currently applicable to the property. If a zoning change for the property is proposed then the zoning change must be completed before the approval of any Preliminary Plats/Final Plats;

The plat conforms to all zoning requirements of the UDC and the adopted PD ordinance.

2. No Plat or Replat may be approved that leaves a structure located on a nonconforming lot;

No structures will be made nonconforming, and by subdividing the property it does not create any nonconforming lots.

3. The Preliminary Plat is consistent with any approved Improvement Agreement;

Approval of a Public Improvement Agreement for the extension of Commerce Center Drive will be required at the time of the Final Plat.

4. The proposed provision and configuration of Public Improvements including, but not limited to, roads, water, wastewater, storm drainage, park facilities, open spaces, habitat restoration, easements and Right-of-Way are adequate to serve the development, meet applicable standards of these Subdivision Regulations and Development Standards, and conform to the City's adopted master plans for those facilities;

All proposed infrastructure improvements are or will be in accordance with the City of Buda and Monarch Utilities.

5. The Preliminary Plat has been duly reviewed by applicable City Staff;

Staff has reviewed the application and confirmed compliance with the UDC.

6. The Preliminary Plat conforms to design requirements and construction standards as set forth in the Engineering Criteria Manual;

Staff has reviewed the application and confirmed compliance with adopted design requirements and construction standards.

7. The Preliminary Plat is consistent with the adopted Comprehensive Plan, except where application of the Plan may conflict with State law;

The plat is in accordance with the Comprehensive Plan and the Texas Local Government Code (LGC).

8. The Preliminary Plat is consistent with an approved Conveyance Plat;

A Conveyance Plat is not applicable, but this plat is in compliance with the UDC.

9. The proposed development represented on the Preliminary Plat does not endanger public health, safety, or welfare; and

Staff has reviewed the application and confirmed compliance with adopted design requirements and public infrastructure construction standards which are protective of public health, safety, and welfare.

10. The Preliminary Plat conforms to the Director of Planning's subdivision application checklist.

The plat meets all checklist requirements.

4. FINANCIAL IMPACT

The Preliminary Plat application has generated plat review fees.

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

BALANCED AND INTENTIONAL GROWTH

7. PROS AND CONS

N/A

8. ALTERNATIVES

N/A

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff recommends approval of the Buda Gateway Preliminary Plat as submitted with the following condition: 1. TIA must be approved with the approval of the Final Plat and prior to issuance of a Site Plan Permit.

Attachments:

Buda Gateway TIA Deferral Request.pdf
PP_23-07-23-07_buda_gateway_326779-prelim-plans_2024-07-19.pdf

Civil & Environmental Consultants, Inc.

May 23, 2024

Sent Via email: akennedy@budatx.gov

Angela Kennedy, P.E., CFM
Director of Development Services/City Engineer
405 E. Loop St.
Bldg. 100
Buda, TX 78610

Dear Ms. Kennedy,

Subject: Buda Gateway Traffic Impact Analysis Deferral

ARENAMAN, LLC requests to defer the Traffic Impact Analysis (TIA) requirement for the Buda Gateway Development from preliminary plat stage to the site development permit review and approval stage. We believe this is appropriate for several reasons:

1. The project has adequate right-of-way on Loop 4, Robert S. Light, Commerce Dr. and Commercial Dr.
2. The expansion of Loop 4 is currently under construction.
3. The project is dedicating significant additional right-of-way on the northern boundary of the property to extend Commerce Dr.
4. The project will construct the extension of Commerce Dr, connecting Buda Commerce Center to Loop 4. The extension will also include a section of the road that is on City of Buda property.
5. The project complies with City of Buda Transportation Mobility Master Plan.

Due to the reasons stated above, the TIA will not require improvements that will affect the preliminary plan and would be more relevant if reviewed with the extension of Commercial Dr and Site Plan improvements.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

James C. Massaro, P.E.
Senior Project Manager

PRELIMINARY PLAT
BUDA GATEWAY

LOOP 4, BUDA
HAYS COUNTY, TEXAS 78610

LEGAL PROPERTY OWNERS

TMJS BUDA, LLC
MAIL: MICHEL GRAY ROGERS, LLP
11940 JOLLYVILLE RD S, STE 300
AUSTIN, TX 78759

TACP, LLC
MAIL: 12600 HILL COUNTRY BLVD, STE R-275
AUSTIN, TX 78738-676

KRAMER PLAZA LIMITED PARTNERSHIP AND CORNERS II CENTER LIMITED PARTNERSHIP
MAIL: MICHEL GRAY ROGERS, LLP
11940 JOLLYVILLE RD #300
AUSTIN, TX 78759

ACREAGE

TMJS BUDA, LLC: 33.630 ACRES

TACP, LLC: 5.005 ACRES

KRAMER PLAZA LIMITED PARTNERSHIP AND CORNERS II CENTER LIMITED PARTNERSHIP: 9.255 ACRES

ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
TBPE ENGINEERING FIRM NO. F-38
TBPLS SURVEY FIRM NO. 10194419
1221 S. MOPAC EXPRESSWAY, SUITE 350
AUSTIN, TEXAS 78746
PH: (512) 439-0400
CONTACT: JAMES MASSARO, PE

SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
TBPE ENGINEERING FIRM NO. F-38
TBPLS SURVEY FIRM NO. 10194419
1221 S. MOPAC EXPRESSWAY, SUITE 350
AUSTIN, TEXAS 78746
PH: (512) 439-0400
CONTACT: ETHAN HOPKIN, RPLS

NUMBER OF LOTS AND BLOCKS

3

LINEAR FOOTAGE OF NEW PUBLIC STREETS

COMMERCE DRIVE: 2,853 LF.

CONNECTIONS TO EXISTING STREETS/STUB STREETS TO ADJACENT PROPERTIES

5

SUBMITTAL DATE

NOVEMBER 29, 2023

ENCOMPASING LAND ABSTRACTS SURVEYS

TRACT 1: BEING AN 18.769 ACRE TRACT OF LAND SITUATED IN THE JAMES HURDMAN SURVEY, ALSO KNOWN AS THE JAMES HERDMAN SURVEY, ABSTRACT NO. 231, HAYS COUNTY, TEXAS, BEING A PORTION OF A 6.38 ACRE RESERVE LOT CONVEYED BY PLAT CALLED DOUBLE "R" SUBDIVISION, A SUBDIVISION OF RECORD PER VOLUME 1, PAGE 223 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.T.) ALSO BEING ALL OF A CALLED 1.746 ACRE TRACT OF LAND (CALLED IN DOCUMENT TRACT 1) AND A CALLED 9.070 ACRE TRACT OF LAND (CALLED IN DOCUMENT TRACT 2) CONVEYED TO TMJS BUDA, LLC BY DEED OF RECORD PER VOLUME 3038, PAGE 826 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, (O.P.R.H.C.T.) AND ALSO BEING ALL OF A CALLED 7.868 ACRE TRACT OF LAND CONVEYED TO TMJS BUDA, LLC BY DEED OF RECORD PER DOCUMENT NO. 15001222, O.P.R.H.C.T.

TRACT 2: BEING A 14.861 ACRE TRACT OF LAND SITUATED IN THE JAMES HURDMAN SURVEY, ALSO KNOWN AS THE JAMES HERDMAN SURVEY, ABSTRACT NO. 231, HAYS COUNTY, TEXAS, AND BEING A REMAINDER OF A CALLED 5.553 ACRE TRACT CONVEYED TO TMJS BUDA, LLC BY DEED OF RECORD PER VOLUME 3038, PAGE 821 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, (O.P.R.H.C.T.), AND ALSO BEING THE PORTION OF A CALLED 12.353 ACRE TRACT OF LAND CONVEYED TO TMJS BUDA, LLC BY DEED OF RECORD PER VOLUME 3038, PAGE 826, O.P.R.H.C.T.

TRACT 3: BEING A 9.255 ACRE TRACT OF LAND SITUATED IN THE JAMES HURDMAN SURVEY, ALSO KNOWN AS THE JAMES HERDMAN SURVEY, ABSTRACT NO. 231, HAYS COUNTY, TEXAS, AND BEING A CALLED 9.258 ACRE REMAINDER OF A CALLED APPROXIMATELY 17.74 ACRE TRACT CONVEYED TO KRAMER PLAZA LIMITED PARTNERSHIP AND CORNERS II CENTER LIMITED PARTNERSHIP BY DEED OF RECORD PER VOLUME 2717, PAGE 47, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.).

TRACT 4: BEING A 5.005 ACRE TRACT OF LAND SITUATED IN THE JAMES HURDMAN SURVEY, ALSO KNOWN AS THE JAMES HERDMAN SURVEY, ABSTRACT NO. 231, HAYS COUNTY, TEXAS, AND BEING A CALLED 5.002 ACRE TRACT CONVEYED TO TACP, LLC BY DEED OF RECORD PER DOCUMENT NO. 22040120, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), ALSO BEING A PORTION OF A 6.38 ACRE RESERVE LOT CONVEYED BY PLAT CALLED DOUBLE "R" SUBDIVISION, A SUBDIVISION OF RECORD PER VOLUME 1, PAGE 223 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.T.).

BENCHMARK DESCRIPTION AND ELEVATION

POINT 6
N: 13937375.3198'
E: 2334993.9979'
ELEVATION: 741.3636'
DESCRIPTION: TBM "A" SQUARE CUT IN TOP OF CONCRETE HEADWALL LOCATED ON THE NORTH SIDE OF ROBERT S. LIGHT BOULEVARD IN CURVING RIGHT-OF-WAY. HEADWALL IS 11.45' NORTH OF NORTH EDGE OF PAVEMENT OF ROBERT S. LIGHT BOULEVARD AND APPROXIMATELY 808.55' EAST OF THE INTERSECTION OF ROBERT S. LIGHT BOULEVARD AND F.M. 967.

POINT 7
N: 13938746.4676'
E: 2334193.7394'
ELEVATION: 734.942'
DESCRIPTION: TBM "B X CUT ON FIRE HYDRANT NUT ON EAST SIDE OF F.M. 967. FIRE HYDRANT LOCATED 53.59' EAST OF THE EAST EDGE OF PAVEMENT OF F.M. 967 AND APPROXIMATELY 1405.46' NORTH OF THE INTERSECTION OF ROBERT S. LIGHT BOULEVARD AND F.M. 967.

POINT 8
N: 13937893.5043'
E: 2334121.7069'
ELEVATION: 741.3525'
DESCRIPTION: TBM "C" SQUARE CUT ON SOUTH SIDE OF CONCRETE DRIVEWAY LOCATED ALONG F.M. 967. BENCHMARK IS 16.65' WEST OF WEST EDGE OF PAVEMENT OF F.M. 976 AND APPROXIMATELY 559.96' NORTH OF THE INTERSECTION OF ROBERT S. LIGHT BOULEVARD AND F.M. 967.

ACREAGE BY LOT TYPE

ROW (COMMERCE DRIVE): 4.136 ACRES
DEVELOPMENT (LOT 1): 9.381 ACRES
DEVELOPMENT (LOT 2): 5.253 ACRES
DEVELOPMENT (LOT 3): 29.120 ACRES

NUMBER OF LOTS BY TYPE

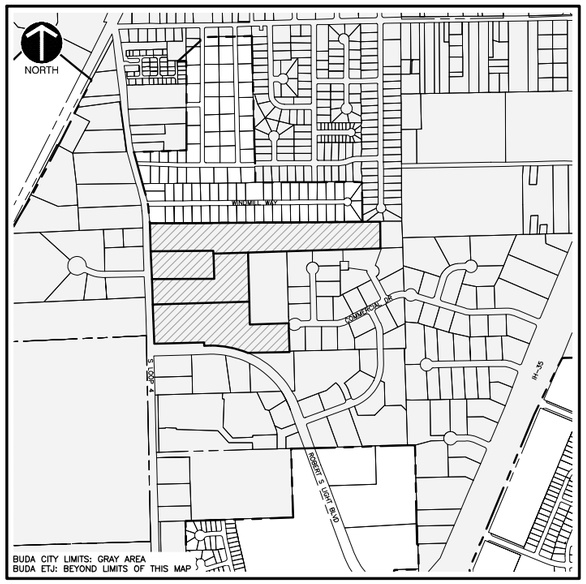
DEVELOPMENT: 3

FLOOD STATEMENT

NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48453C0680J FOR HAYS COUNTY, TEXAS, REVISED JANUARY 22, 2022.

WATERSHED INFORMATION

THE SITE IS LOCATED WITHIN THE MUSTANG BRANCH-ONION CREEK AND BUNTON BRANCH-PLUM CREEK WATERSHED. THE SITE IS NOT LOCATED WITHIN THE RECHARGE ZONE OF THE EDWARDS AQUIFER.



ZONING DISTRICT
PD

VICINITY MAP
SCALE: 1" = 800'

JURISDICTION
CITY OF BUDA

PROJECT SHEET LIST

NO	TITLE
1	Draft Cover Sheet
2	Draft City of Buda Notes
3	Draft Preliminary Plat Sheet 1 of 2
4	Draft Preliminary Plat Sheet 2 of 2
5	Draft Preliminary Plan
6	Draft Slope Map
7	Draft Drainage Map Existing Conditions
8	Draft Drainage Map Developed Conditions Sheet 1 of 3
9	Draft Drainage Map Developed Conditions Sheet 2 of 3
10	Draft Drainage Map Developed Conditions Sheet 3 of 3
11	Draft Utility Plan
12	Draft Existing Conditions and Tree Survey

NOTES

1. ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. ASSIGNED CITY ADDRESS NUMBERS SHALL BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH POSITIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.
3. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
4. LOTS 1, 2 AND 3 SHARE DEVELOPMENT INTENSITY (IMPERVIOUS COVER) AND SHALL AVERAGE AN IMPERVIOUS COVER OF 80% OR LESS.
5. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BUDA UNIFIED DEVELOPMENT CODE AND THE ADOPTED TRAILS MASTER PLAN.
6. PUBLIC UTILITY AND SIDEWALK EASEMENTS WIDTHS SHALL BE 15' EXCEPT WHERE OTHERWISE NOTED.
7. SETBACKS SHALL BE IN ACCORDANCE WITH THE 2017 BUDA UNIFIED DEVELOPMENT CODE AS AMENDED BY THE APPROVED PD ZONING ORDINANCE FOR THIS TRACT.
8. DISCHARGE FROM ANY DETENTION POND OUTFALL OR STORM DRAIN OUTFALL MAY REQUIRE AN OFFSITE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW. IF AN OFFSITE DRAINAGE EASEMENT IS REQUIRED, A STUDY SHALL BE MADE OF THE OFF-SITE PROPERTY TO DETERMINE THE SIZE OF THE DRAINAGE EASEMENT TO ACCOMMODATE FLOW. AN EXECUTED OFFSITE EASEMENT AGREEMENT WILL BE REQUIRED AS A CONDITION OF APPROVAL.
9. ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAT ARE SUBJECT TO CHANGE DURING THE FINAL PLAN PROCESS AND DO NOT CONSTITUTE SUBSEQUENT APPROVAL OF SAME. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH THE CITY OF BUDA SUBDIVISION AND LAND REGULATIONS, DRAINAGE DESIGN CRITERIA AND COMPREHENSIVE DRAINAGE MASTER PLAN.

DEVELOPER

ARENAMAN DEVELOPMENT COMPANY, LLC
9004 SAUTELLE LANE
AUSTIN, TEXAS 78749
CONTACT: JOSH DELK
JOSH.DELK@ARENAMAN.COM
CONTACT: GABE BRUEHL
GABE.BRUEHL@ARENAMAN.COM

ARCHITECT

POWERS BROWN ARCHITECTURE
2100 TRAVIS ST, SUITE 501
HOUSTON, TEXAS 77002
PH: (713) 224-0456
CONTACT:

LANDSCAPE ARCHITECT

TBG
3232 E CESAR CHAVEZ ST
BLDG I, STE 100
AUSTIN, TEXAS 78702
PH: (512) 327-1011
CONTACT:

REVISIONS

NO.	DESCRIPTION	REVISE (R) / ADD (A) SHEET NO.	PLAN SET SHEET TOTAL	NET IC CHANGE	SITE IC	% IC	APPROVED / DATE

CORRECTIONS

NO.	DESCRIPTION	REVISE (R) / ADD (A) SHEET NO.	PLAN SET SHEET TOTAL	NET IC CHANGE	SITE IC	% IC	APPROVED / DATE

APPROVED BY:

SIGNATURE REQUIRED FROM ALL DEPARTMENTS

CITY OF BUDA — DATE

Mike Duffey — 6/4/24
BUDA FIRE & EMS — DATE

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION

6/24/2024

STATE OF TEXAS
JAMES C. MASSARO
92530
LICENSED PROFESSIONAL ENGINEER

1221 S. MoPac Expy.
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Austin, Texas 78746
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Texas Registered Engineering Firm F-38

Civil & Environmental Consultants, Inc.

ARENAMAN
BUDA GATEWAY
LOOP 4, BUDA
HAYS COUNTY TEXAS

DRAFT COVER SHEET

DATE:	4/19/2024
DRAWN BY:	MFV
DWG SCALE:	AS NOTED
CHECKED BY:	
PROJECT NO:	326-779
APPROVED BY:	

DRAWING NO.: **1**

SHEET 1 OF 12

P:\326-001\326-779 - OASIS\Dwg\CVS2 - Preliminary\326779-CVS2-Preliminary-Cover.dwg[1] 15:41/19/2024 - mfavila - LP: 5/24/2024 3:39 PM

CITY OF BUDA EROSION AND SEDIMENTATION CONTROL NOTES:

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).

2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL AS ADOPTED BY THE CITY OF BUDA.

3. IF TREES DO NOT EXIST WITHIN THE PROJECT LIMITS, TREE PROTECTION WILL NOT BE REQUIRED.

4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF BUDA ENGINEERING DEPARTMENT, 312-0084, AT LEAST THREE DAYS PRIOR TO THE MEETING DATE.

5. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST OR CITY ARBORIST AS APPROPRIATE. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE PLAN MAY BE REQUIRED BY THE INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.

6. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR THE MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHED SIX (6) INCHES.

PERMANENT EROSION CONTROL:

ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW. A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK) AND BETWEEN THE CURB AND RIGHT-OF-WAY LINE.

THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE AS SPECIFIED IN THE CITY OF AUSTIN STANDARD SPECIFICATION 604S, AS ADOPTED BY THE CITY OF BUDA.

DUST CONTROL:

DUST CONTROL METHODS ARE REQUIRED AS PER CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL SECTION 1.4.5.D AS ADOPTED BY THE CITY OF BUDA.

CITY OF BUDA UTILITY CONSTRUCTION NOTES:

1. THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIAL AND METHODS USED TO DO THIS WORK.

2. CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM THE CITY OF BUDA BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY.

3. AT LEAST 48 HOURS BEFORE BEGINNING ANY WATER AND WASTEWATER CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY THE CITY OF BUDA PUBLIC WORKS.

4. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS. THE CITY OF BUDA WATER AND WASTEWATER MAINTENANCE RESPONSIBILITY ENDS AT R.O.W./EASEMENT LINES.

5. NO OTHER UTILITY SERVICE/APPURTENANCES SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES.

6. THE CITY SPECIFICATION ITEM 509S WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.

7. ALL MATERIALS TESTS, INCLUDING SOIL DENSITY TESTS AND DETAILED SOIL ANALYSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 1804S.04.

8. PRESSURE TAPS SHALL BE IN ACCORDANCE WITH CITY STANDARD ITEM 510.3(24). THE CONTRACTOR SHALL PERFORM EXCAVATION ETC. AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE, WHEN CONTRACTORS MAKE THE TAP A CITY INSPECTOR MUST BE PRESENT AND 2 WORKING DAYS (MIN.) NOTIVE MUST BE GIVEN. "SIZE ON SIZE" TAPS WILL NOT BE PERMITTED, UNLESS, IT HAS BEEN DEMONSTRATED THAT A MOER ACCEPTABLE CONNECTION WOULD INVOLVE CONSIDERABLE HARDSHIP TO THE UTILITY SYSTEM. ALL TAPS SHALL BE MADE BY USE OF AN APPROVED FULL CIRCLE-GASKETED CAST IRON OR DUCTILE IRON TAPPING SLEEVE. CONCRETE BLOCKING SHALL BE PLACED UNDER ALL TAP SLEEVES PRIOR TO MAKING THE PRESSURE TAP AND THE USE OF PRECAST BLOCKS MAY BE USED TO HOLD THE TAP IN ITS CORRECT POSITION PRIOR TO BLOCKING. THE BLOCKING BEHIND AND UNDER THE TAP SHALL HAVE A MINIMUM OF 24 HOURS CURING TIME BEFORE THE VALVE CAN BE RE-OPENED FOR SERVICE FROM THAT TAP.

9. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3(22).

10. ALL BRANCH CONNECTIONS SHALL HAVE THE VALVE BOLTED TO THE MAIN BY METHODS OF FLANGE OR SWIVEL TEES. FOSTER ADAPTORS MAY BE USED IN LIEU OF FLANGE OR SWIVEL TEES WHEN CALLED OUT ON THE PLANS BY THE DESIGN ENGINEER.

11. FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 511S.4. B). FIRE HYDRANTS SHALL BE PAINTED FLYNT ALUMINUM OR EQUAL.

12. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS 510.3 (27)-(29). FORCE MAIN PRESSURE TESTING SHALL BE CONDUCTED AND FALL UNDER THE SPECIFICATIONS AS WATER LINES (PRESSURE PIPE) OR AT THE PRESSURE SHOWN ON THE APPROVED PLANS.

13. ALL MATERIAL USED ON THIS PROJECT MUST BE LISTED ON THE STANDARD PRODUCTS LISTING. ANY MATERIAL NOT LISTED HAS TO GO THROUGH THE CITY OF BUDA CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO START OF PROJECT. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL WILL BE GIVEN ANY CONSIDERATION.

14. WHEN WATER SERVICES ARE DAMAGED, THE SERVICE SHALL BE REPLACED FULL LENGTH WITH P.E. PIPE. NOTE: FULL LENGTH IS FROM BALL VALVE TO METER.

15. WHEN AN EXISTING WATERLINE SHUTOUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY THE CITY OF BUDA PUBLIC WORKS AND THE AFFECTED CUSTOMERS A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE.

16. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE CITY OF BUDA PUBLIC WORKS AT A MINIMUM OF 72 HOURS PRIOR TO RELOCATING ANY DOMESTIC OR FIRE DEMAND WATER METERS. THE CONTRACTOR SHALL CAREFULLY REMOVE ALL METERS AND METER BOXES THAT ARE INDICATED TO BE RELOCATED OR SALVAGED. THE CONTRACTOR SHALL INSTALL THE REMOVED METER OR CITY PROVIDED METER AT THE NEW LOCATION INDICATED ON THE CONSTRUCTION PLANS.

17. ALL MANHOLES IN UNPAVED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE WATERTIGHT AND BEAR THE WORDING AND INSIGNIA FOR THE CITY OF BUDA.

18. THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES PRIOR TO STARTING ONSITE UTILITY WORK.

19. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. APPROVAL OF THESE PLANS BY THE CITY OF BUDA DOES NOT REMOVE THESE RESPONSIBILITIES.

20. REVIEW BY THE CITY OF BUDA WATER UTILITY APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTION.

CITY OF BUDA GENERAL CONSTRUCTION NOTES

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BUDA MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

2. THESE PLANS, PREPARED BY THE CITY OF BUDA DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE REGISTERED ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY OR HEREAFTER BE INCORPORATED INTO THESE PLANS.

3. CONTRACTOR SHALL CONTACT THE CITY OF BUDA'S ENGINEER (512-312-0084) A MINIMUM OF TWO WORKING DAYS IN ADVANCE OF BLOCKING TRAFFIC LANES AND A MINIMUM OF SIX WORKING DAYS IN ADVANCE OF SCHEDULED DETOURING OF TRAFFIC LANES.

4. CONTRACTOR TO GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO ASSURE HIMSELF THAT ALL CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF WORK. REQUIRED PERMITS THAT CAN BE ISSUED TO CONTRACTOR TO BE OBTAINED AT HIS EXPENSE.

5. CONTRACTOR TO COORDINATE INTERRUPTIONS OF ALL UTILITIES AND SERVICES. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED.

6. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS, AND PROJECT ENGINEERING REFERENCE POINT, REESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PUBLIC LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO OWNER.

7. CONTRACTOR TO CONTROL DUST CAUSED BY THE WORK AND COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES. DUST CONTROL SHALL BE ACHIEVED BY THE APPLICATION OF WATER BY AN APPROVED SPRINKLER IN AMOUNTS SUFFICIENT TO CONTROL THE DUST TO THE SATISFACTION OF THE ENGINEER (NO SEPARATE PAY).

8. BURNING IS NOT ALLOWED ON THIS PROJECT.

9. DEMOLITION PERMITS (IF NEEDED) ARE TO BE OBTAINED BY THE CONTRACTOR.

10. ACQUISITION OF RIGHT OF WAY AND/OR EASEMENT IS THE RESPONSIBILITY OF THE CITY OF BUDA.

11. THE CONTRACTOR IS TO OBTAIN PERMIT PRIOR TO PERFORMING ANY WORK IN THE PUBLIC RIGHT-OF-WAY.

12. CONTRACTOR SHALL REPAIR ALL STREET CROSSINGS, DRIVEWAYS AND DITCHES TO THEIR ORIGINAL CONDITION OR BETTER. STREET CROSSINGS SHALL BE REPAIRED WITHIN 10 WORKING DAYS AFTER CROSSING IS MADE, UNLESS PRIOR APPROVAL IS OBTAINED TO THE CONTRARY.

13. ALL DAMAGE CAUSED DIRECTLY OR INDIRECTLY TO THE STREET SURFACE OR SUBSURFACE OUTSIDE OF THE PAVEMENT CUT AREA SHALL BE REGARDED AS PART OF THE STREET CUT REPAIR. THIS INCLUDES ANY SCRAPES, GOUGES, CUTS, CRACKING, DEPRESSIONS AND/OR ANY OTHER DAMAGE CAUSED BY THE CONTRACTOR DURING THE EXECUTION OF THE WORK. THESE AREAS WILL BE INCLUDED IN THE TOTAL AREA OF REPAIR. THE AREAS OF REPAIR SHALL BE SAW CUT IN STRAIGHT, NEAT LINES PARALLEL TO THE UTILITY TRENCH. ALL REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE AND SHALL MEET ALL CITY TESTING REQUIREMENTS AND SPECIFICATIONS.

14. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATION OF THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENTS PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN, TX.)

15. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.

16. THROUGHOUT THE CONSTRUCTION, AND AT THE COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR IS TO ENSURE THAT DRAINAGE OF STORM WATER RUNOFF IS NOT BLOCKED.

17. ALL EXCESS EXCAVATED MATERIAL AND SOIL IS TO BECOME PROPERTY OF CONTRACTOR AND TO BE REMOVED FROM SITE. (NO SEPARATE PAY.)

18. ALL CULVERTS REMOVED FROM CONSTRUCTION SHALL BE REPLACED TO ORIGINAL GRADE; ROAD DITCH SHALL BE GRADED TO PROVIDE FOR AN EVEN GRADE AND SECTION BETWEEN EXISTING CULVERTS. ALL CULVERTS SHALL BE CLEAN AND FREE OF DEBRIS DURING AND AFTER CONSTRUCTION.

19. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE CITY OF BUDA AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS AND TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO PRIVATE PROPERTY, WHICH OCCURRED AS A RESULT OF ANY PORTION OF THIS PROJECT. ANY DAMAGE TO PRIVATE PROPERTY SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION. THE CONTRACTOR SHALL COORDINATE ALL REPAIRS TO PRIVATE PROPERTY WITH THE PROPERTY OWNER. CONTRACTOR SHALL PAY AND/OR SETTLE WITH PRIVATE PROPERTY OWNER FOR ALL COSTS RELATED TO ANY DAMAGE. THE CITY OF BUDA WILL NOT PROVIDE SEPARATE PAY FOR REPAIR OF ANY DAMAGES, REIMBURSEMENTS OR SETTLEMENTS.

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION

4/19/2024

STATE OF TEXAS
JAMES C. MASSARO
92530
LICENSED
PROFESSIONAL ENGINEER

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Civil & Environmental Consultants, Inc.

ARENAMAN
BUDA GATEWAY
LOOP 4, BUDA
HAYS COUNTY TEXAS

DRAFT CITY OF BUDA NOTES

DATE:	4/19/2024
DRAWN BY:	MFV
DWG SCALE:	AS NOTED
CHECKED BY:	
PROJECT NO:	326-779
APPROVED BY:	

DRAWING NO.: 2

SHEET 2 OF 12

P:\326-001\326-779\--CAD\Dwg\CVS2 - Preliminary\326779-CVS2-Preliminary-Notes.dwg[2] 15:4/19/2024 - mfoyle) - LP: 5/15/2024 6:32 PM

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT TMJS BUDA, LLC, BEING OWNER OF 33.63 ACRES OF LAND OUT OF THE JAMES HURDMAN SURVEY, ABSTRACT NO. 231, SITUATED IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN VOL. 3038, PG. 821, VOL. 5115, PG. 562, AND VOL. 3038, PG. 826 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

SAID 33.63 ACRES OF LAND HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO CHAPTER 212, OF THE TEXAS LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE 24.231 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

"BUDA GATEWAY "

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

_____

BY:_____ DATE:_____
BY:_____

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT KRAMER PLAZA LIMITED PARTNERSHIP AND CORNERS II CENTER LIMITED PARTNERSHIP, BEING OWNER OF APPROXIMATELY 14.74 ACRES OF LAND OUT OF THE JAMES HURDMAN SURVEY, ABSTRACT NO. 231, SITUATED IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN VOL. 2717, PG. 47 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

SAID APPROXIMATE 14.74 ACRES OF LAND HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO CHAPTER 212, OF THE TEXAS LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE 14.74 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

"BUDA GATEWAY"

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

_____

BY: DATE
BZ:

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT LILY SAAD, AND INDIVIDUAL, AND YIGAL SAAD, AND INDIVIDUAL, BEING OWNER OF 5.005 ACRES OF LAND OUT OF THE JAMES HURDMAN SURVEY, ABSTRACT NO. 231, SITUATED IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 23030741 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

SAID 5.005 ACRES OF LAND HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO CHAPTER 212, OF THE TEXAS LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE 5.005 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

"BUDA GATEWAY"

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

_____

BY: DATE
BZ:

STATE OF TEXAS §
COUNTY OF HAYS§

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THE HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D 2024.

_____

NOTARY PUBLIC, IN AND FOR

MY COMMISSION EXPIRES:

GENERAL PLAT NOTES:

1. LAND USE: 47.889 ACRES FOR 3 COMMERCIAL LOTS.
2. WATER SERVICE BY MONARCH UTILITIES, L.P.
3. WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF BUDA.
4. ELECTRIC SERVICE BY PERDERNALES ELECTRIC COOPERATIVE, INC.
5. TELEPHONE SERVICE BY VERIZON.
6. ALL OTHER UTILITIES, GAS, CABLE, INTERNET, ETC. ARE THE OWNERS RESPONSIBILITY.
7. THIS PROPERTY IS LOCATED WITHIN THE CITY OF BUDA.
8. THIS PROPERTY IS LOCATED WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
9. NO OBJECT INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
10. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
11. ALL DRAINAGE AND ACCESS EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
12. NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS
    1. A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER CHAPTER 751; AND
    2. THE DRIVEWAY SATISFIES THE MINIMUM REQUIREMENT FOR DRIVEWAYS SET FORTH IN CHAPTER 721.
13. A SITE DEVELOPMENT PERMIT ISSUED BY THE CITY OF BUDA SHALL BE REQUIRED PRIOR TO ANY DEVELOPMENT ON THESE LOTS.
14. ALL BUILDING SETBACK LINES SHALL COMPLY WITH THE 2017 BUDA UNIFIED DEVELOPMENT CODE.
15. THE PERDERNALES ELECTRICAL COOPERATIVE, INC. (PEC) HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ANY EASEMENTS CLEAR. PEDERNALES ELECTRICAL COOPERATIVE, INC. WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
16. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2017 BUDA UNIFIED DEVELOPMENT CODE.
17. PUBLIC ACCESS EASEMENTS AND SIDEWALK EASEMENTS MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY AND WILL BE MAINTAINED BY THE PROPERTY OWNER.
18. ALL PUBLIC STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO THE CITY OF BUDA STANDARDS AND WILL BE MAINTAINED BY THE CITY OF BUDA.

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP PANEL NO. 48209C0280F, DATED 9/2/2005.

DRAFT PRELIMINARY PLAT
OF BUDA GATEWAY
47.889 ACRES
CITY OF BUDA
HAYS COUNTY, TEXAS

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Surveying Firm 10194419

SUBMITTAL DATE: 07/18/2024	SCALE:	DRAWING NO.:	SV01
DRAWN BY: APV	CHECKED BY: SSX		
PROJECT NO: 326-779	APPROVED BY: ESH	SHEET 1 OF 2	

XX-XXXX-XXXX.XX

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SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION

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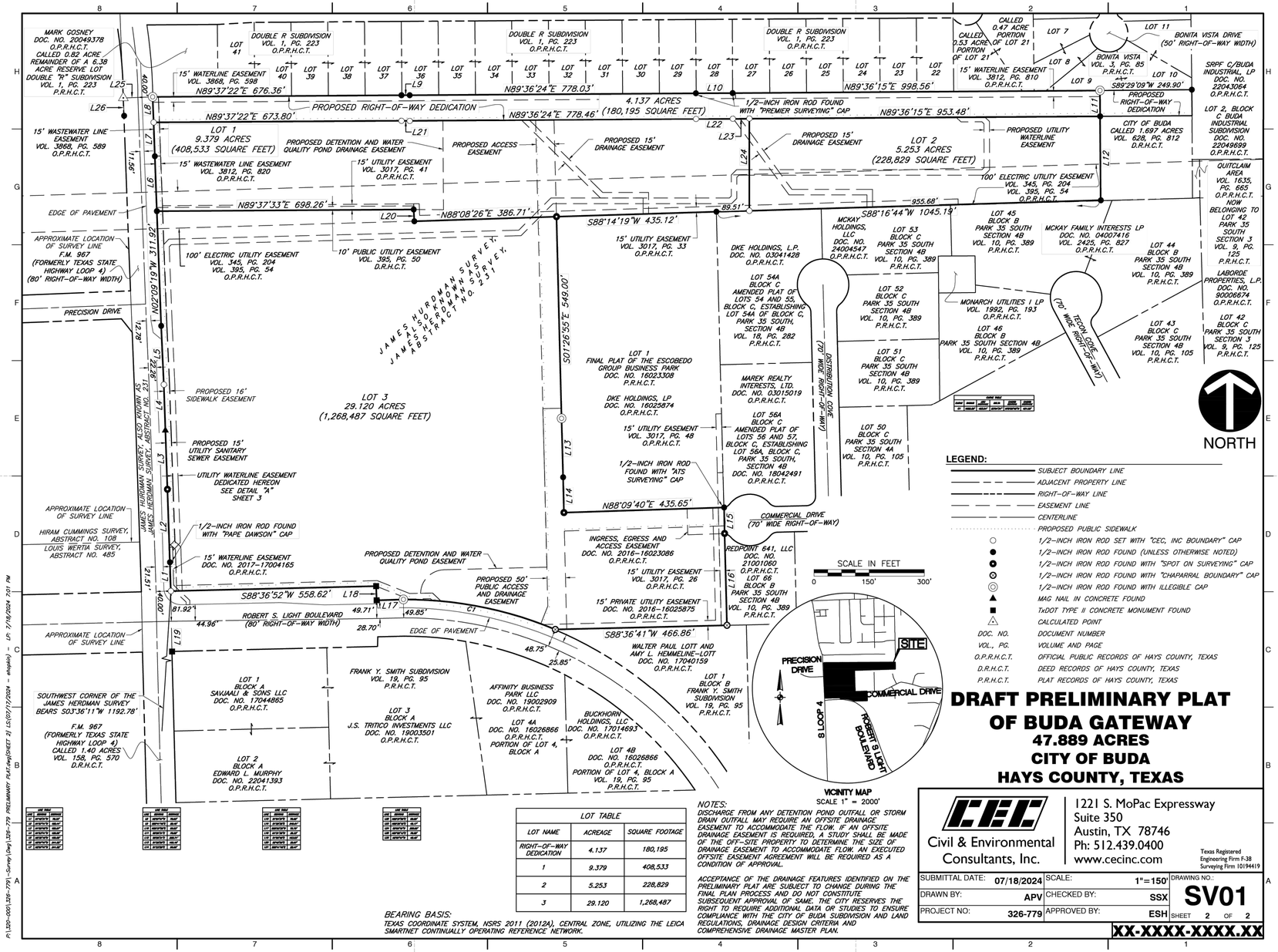
Civil & Environmental Consultants, Inc.

ARENAMAN
BUDA GATEWAY
LOOP 4, BUDA
HAYS COUNTY TEXAS

DRAFT PRELIMINARY PLAT
SHEET 1 OF 2

DATE:	6/17/2024
DWG SCALE:	AS NOTED
PROJECT NO:	326-779
DRAWN BY:	CEC
CHECKED BY:	
APPROVED BY:	

DRAWING NO.: 3
SHEET 3 OF 12



DRAFT PRELIMINARY PLAT OF BUDA GATEWAY

47.889 ACRES
CITY OF BUDA
HAYS COUNTY, TEXAS

VICINITY MAP
SCALE 1" = 2000'

LOT TABLE		
LOT NAME	ACREAGE	SQUARE FOOTAGE
RIGHT-OF-WAY DEDICATION	4.137	180,195
1	9.379	408,533
2	5.253	228,829
3	29.120	1,268,487

NOTES:
DISCHARGE FROM ANY DETENTION POND OUTFALL OR STORM DRAIN OUTFALL MAY REQUIRE AN OFFSITE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW. IF AN OFFSITE DRAINAGE EASEMENT IS REQUIRED, A STUDY SHALL BE MADE OF THE OFF-SITE PROPERTY TO DETERMINE THE SIZE OF DRAINAGE EASEMENT TO ACCOMMODATE FLOW. AN EXECUTED OFFSITE EASEMENT AGREEMENT WILL BE REQUIRED AS A CONDITION OF APPROVAL.

ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAT ARE SUBJECT TO CHANGE DURING THE FINAL PLAN PROCESS AND DO NOT CONSTITUTE SUBSEQUENT APPROVAL OF SAME. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH THE CITY OF BUDA SUBDIVISION AND LAND REGULATIONS, DRAINAGE DESIGN CRITERIA AND COMPREHENSIVE DRAINAGE MASTER PLAN.

BEARING BASIS:
TEXAS COORDINATE SYSTEM, NSRS 2011 (2012A), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

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Texas Registered Engineering Firm F-38
Surveying Firm 10194419

SUBMITTAL DATE:	07/18/2024	SCALE:	1"=150'
DRAWN BY:	APV	CHECKED BY:	SSX
PROJECT NO:	326-779	APPROVED BY:	ESH

DRAWING NO.: SV01
SHEET 2 OF 2

XX-XXXX-XXXX.XX

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION

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BUDA GATEWAY
LOOP 4, BUDA
HAYS COUNTY TEXAS

DRAFT PRELIMINARY PLAT
SHEET 2 OF 2

DATE:	6/17/2024
DWG SCALE:	AS NOTED
DRAWN BY:	CEC
CHECKED BY:	
PROJECT NO:	326-779
APPROVED BY:	

DRAWING NO.: 4
SHEET 4 OF 12

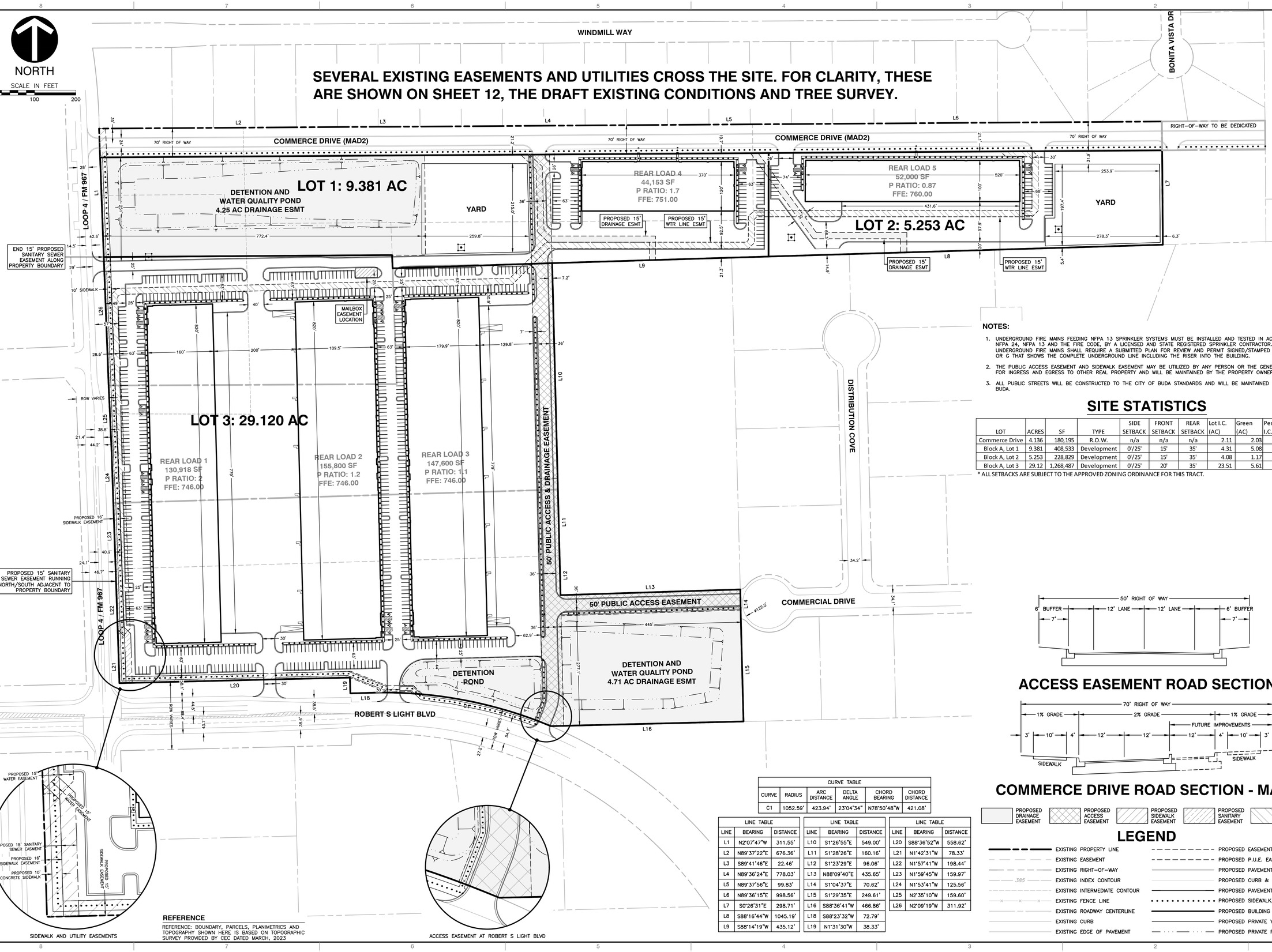
P:\320-0001\326-779\~Survey\Dwg\326-779_PRELIMINARY PLAT.dwg(Plot: 2) LS(6/17/2024 - stopes) - LP: 7/18/2024 7:01 PM

P:\320-0001\326-779\~CAD\Dwg\0102 - Preliminary\326779-0102-Preliminary-Plat.dwg(Plot: 2) LS(6/17/2024 - stopes) - LP: 7/18/2024 7:10 PM

NORTH

SCALE IN FEET
0 100 200

SEVERAL EXISTING EASEMENTS AND UTILITIES CROSS THE SITE. FOR CLARITY, THESE ARE SHOWN ON SHEET 12, THE DRAFT EXISTING CONDITIONS AND TREE SURVEY.



SIDEWALK AND UTILITY EASEMENTS

ACCESS EASEMENT AT ROBERT S LIGHT BLVD

REFERENCE

REFERENCE: BOUNDARY, PARCELS, PLANIMETRICS AND TOPOGRAPHY SHOWN HERE IS BASED ON TOPOGRAPHIC SURVEY PROVIDED BY CEC DATED MARCH, 2023

NOTES:

1. UNDERGROUND FIRE MAINS FEEDING NFPA 13 SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24, NFPA 13 AND THE FIRE CODE, BY A LICENSED AND STATE REGISTERED SPRINKLER CONTRACTOR. ALL UNDERGROUND FIRE MAINS SHALL REQUIRE A SUBMITTED PLAN FOR REVIEW AND PERMIT SIGNED/STAMPED BY AN RME-U OR G THAT SHOWS THE COMPLETE UNDERGROUND LINE INCLUDING THE RISER INTO THE BUILDING.
2. THE PUBLIC ACCESS EASEMENT AND SIDEWALK EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY AND WILL BE MAINTAINED BY THE PROPERTY OWNER.
3. ALL PUBLIC STREETS WILL BE CONSTRUCTED TO THE CITY OF BUDA STANDARDS AND WILL BE MAINTAINED BY THE CITY OF BUDA.

SITE STATISTICS

LOT	ACRES	SF	TYPE	SIDE SETBACK	FRONT SETBACK	REAR SETBACK	Lot I.C. (AC)	Green (AC)	Percent I.C.	Zoning
Commerce Drive	4.136	180,195	R.O.W.	n/a	n/a	n/a	2.11	2.03	50.9%	n/a
Block A, Lot 1	9.381	408,533	Development	0'/25'	15'	35'	4.31	5.08	45.9%	PD
Block A, Lot 2	5.253	228,829	Development	0'/25'	15'	35'	4.08	1.17	77.7%	PD
Block A, Lot 3	29.12	1,268,487	Development	0'/25'	20'	35'	23.51	5.61	80.7%	PD

* ALL SETBACKS ARE SUBJECT TO THE APPROVED ZONING ORDINANCE FOR THIS TRACT.

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	1052.59'	423.94'	23°04'34"	N78°50'48"W	421.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N2°07'47"W	311.55'
L2	N89°37'22"E	676.36'
L3	S89°41'46"E	22.46'
L4	N89°36'24"E	778.03'
L5	N89°37'56"E	99.83'
L6	N89°36'15"E	998.56'
L7	S0°26'31"E	298.71'
L8	S88°16'44"W	1045.19'
L9	S88°14'19"W	435.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S1°26'55"E	549.00'
L11	S1°28'26"E	160.16'
L12	S1°23'29"E	96.06'
L13	N88°09'40"E	435.65'
L14	S1°04'37"E	70.62'
L15	S1°29'35"E	249.61'
L16	S88°36'41"W	466.86'
L18	S88°23'32"W	72.79'
L19	N1°31'30"W	38.33'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	S88°36'52"W	558.62'
L21	N1°42'31"W	78.33'
L22	N1°57'41"W	198.44'
L23	N1°59'45"W	159.97'
L24	N1°53'41"W	125.56'
L25	N2°35'10"W	159.60'
L26	N2°09'19"W	311.92'

ACCESS EASEMENT ROAD SECTION

COMMERCE DRIVE ROAD SECTION - MAD2

PROPOSED DRAINAGE EASEMENT
PROPOSED ACCESS EASEMENT
PROPOSED SIDEWALK EASEMENT
PROPOSED SANITARY EASEMENT
PROPOSED WATER EASEMENT

LEGEND

EXISTING PROPERTY LINE
EXISTING EASEMENT
EXISTING RIGHT-OF-WAY
385 EXISTING INDEX CONTOUR
EXISTING INTERMEDIATE CONTOUR
EXISTING FENCE LINE
EXISTING ROADWAY CENTERLINE
EXISTING CURB
EXISTING EDGE OF PAVEMENT
PROPOSED EASEMENT ACCESS
PROPOSED P.U.E. EASEMENT
PROPOSED PAVEMENT - CURB
PROPOSED CURB & GUTTER
PROPOSED PAVEMENT MARKING
PROPOSED SIDEWALK, WIDTH VARIES
PROPOSED BUILDING
PROPOSED PRIVATE YARD
PROPOSED PRIVATE POND

SUBMITTAL & REVISION RECORD

NO	DESCRIPTION	DATE

5/15/2024

STATE OF TEXAS
JAMES C. MASSARO
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Texas Registered Engineering Firm F-38

Civil & Environmental Consultants, Inc.

ARENAMAN
BUDA GATEWAY
LOOP 4, BUDA
HAYS COUNTY TEXAS

DRAFT PRELIMINARY PLAN

DATE:	5/15/2024	DRAWN BY:	MFV
DWG SCALE:	AS NOTED	CHECKED BY:	
PROJECT NO:			326-779
APPROVED BY:			

DRAWING NO.: 5

SHEET 5 OF 12

P:\320-0001\326-779\~CADD\Dwg\CV02 - Preliminary\326779-CV02-Preliminary-Site.dwg[5] LS(5/15/2024 - monrad) - LP: 5/15/2024 6:48 PM

ALL SLOPES ARE 0 - 15%

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- 385 EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- ST EXISTING STORM PIPE
- W EXISTING WATER LINE
- SAN EXISTING SANITARY SEWER LINE
- G EXISTING GAS LINE
- OH-W EXISTING OVERHEAD WIRE
- E EXISTING ELECTRIC LINE
- UG-E EXISTING UNDERGROUND ELECTRIC
- FO EXISTING FIBER OPTIC LINE
- EXISTING GUIDE RAIL

NORTH

SCALE IN FEET

0 100 200

REFERENCE

REFERENCE: BOUNDARY, PARCELS, PLANIMETRICS AND TOPOGRAPHY SHOWN HERE IS BASED ON TOPOGRAPHIC SURVEY PROVIDED BY CEC DATED MARCH, 2023

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION

4/19/2024

STATE OF TEXAS
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LOOP 4, BUDA
HAYS COUNTY TEXAS

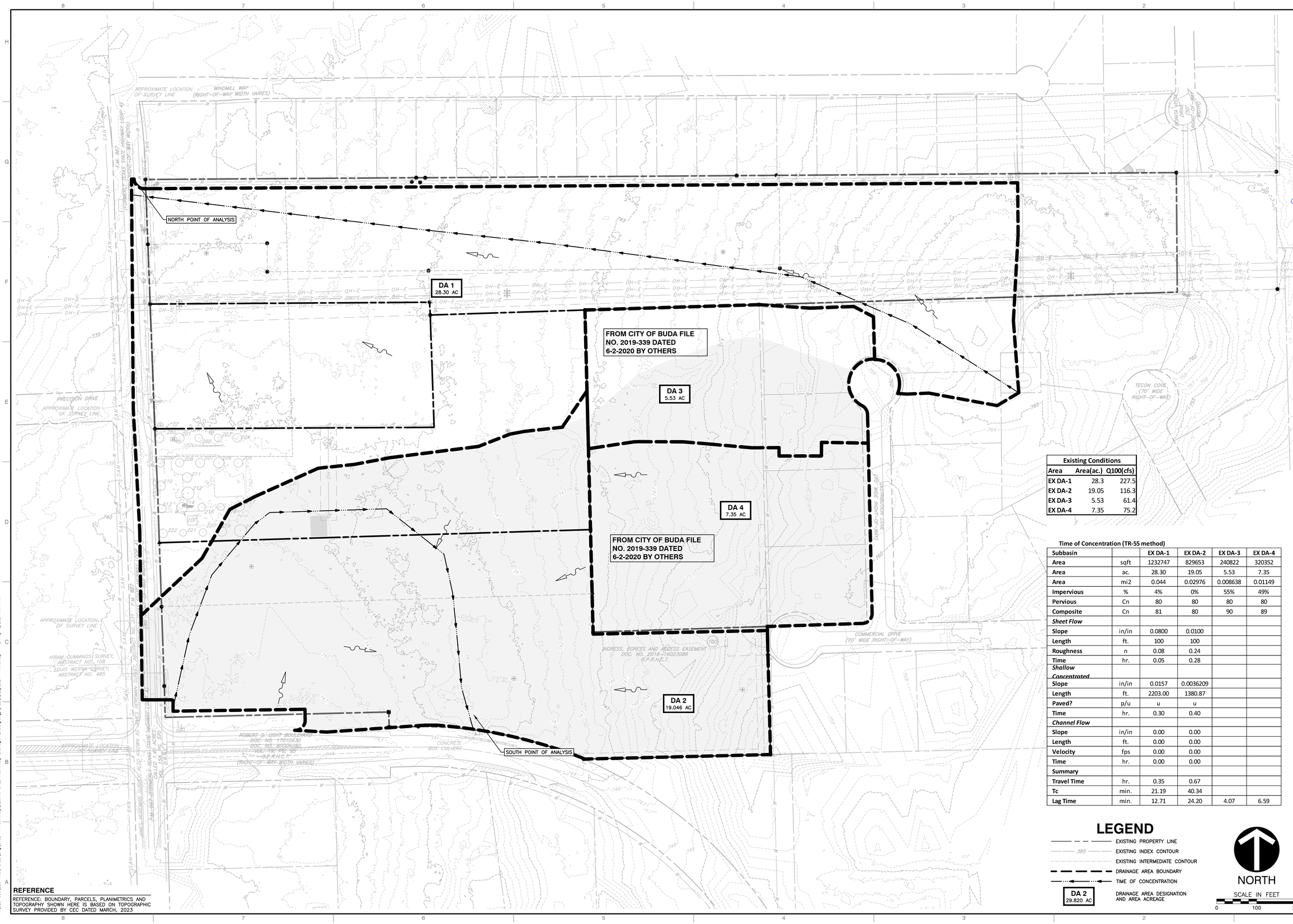
DRAFT SLOPE MAP

DATE:	4/19/2024
DRAWN BY:	MFV
DWG SCALE:	AS NOTED
CHECKED BY:	
PROJECT NO:	326-779
APPROVED BY:	

DRAWING NO.: 6

SHEET 6 OF 12

P:\326-001\326-779\-CAD\Dwg\CIVIL - Preliminary\326779-CIVIL-Preliminary-Slope Map.dwg(6) LS(4/19/2024 - alpha) - LS: 5/15/2024 7:08 PM



Existing Conditions

Area	Area(ac.)	Q100(cfs)
EX DA-1	28.3	227.5
EX DA-2	19.05	116.3
EX DA-3	5.53	61.4
EX DA-4	7.35	75.2

Time of Concentration (TR-55 method)

Subbasin		EX DA-1	EX DA-2	EX DA-3	EX DA-4
Area	sqft	1232747	829653	240822	320352
Area	ac.	28.30	19.05	5.53	7.35
Area	mi2	0.044	0.02976	0.008638	0.01149
Impervious	%	4%	0%	55%	49%
Pervious	Cn	80	80	80	80
Composite	Cn	81	80	90	89
Sheet Flow					
Slope	in/in	0.0800	0.0100		
Length	ft.	100	100		
Roughness	n	0.08	0.24		
Time	hr.	0.05	0.28		
Shallow Concentrated					
Slope	in/in	0.0157	0.0036209		
Length	ft.	2203.00	1380.87		
Paved?	p/u	u	u		
Time	hr.	0.30	0.40		
Channel Flow					
Slope	in/in	0.00	0.00		
Length	ft.	0.00	0.00		
Velocity	fps	0.00	0.00		
Time	hr.	0.00	0.00		
Summary					
Travel Time	hr.	0.35	0.67		
Tc	min.	21.19	40.34		
Lag Time	min.	12.71	24.20	4.07	6.59

LEGEND

- EXISTING PROPERTY LINE
- 385 EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION
- DA 2 / 29.820 AC — DRAINAGE AREA DESIGNATION AND AREA ACREAGE

NORTH

SCALE IN FEET
0 100 200

REFERENCE

REFERENCE: BOUNDARY, PARCELS, PLANIMETRICS AND TOPOGRAPHY SHOWN HERE IS BASED ON TOPOGRAPHIC SURVEY PROVIDED BY CEC DATED MARCH, 2023

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION

4/22/2024

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ARENAMAN
BUDA GATEWAY
LOOP 4, BUDA
HAYS COUNTY TEXAS

DRAFT DRAINAGE MAP
EXISTING CONDITIONS

DATE: 4/22/2024 | DRAWN BY: MFV
DWG SCALE: AS NOTED | CHECKED BY:
PROJECT NO: 326-779
APPROVED BY:

DRAWING NO.: 7
SHEET 7 OF 12

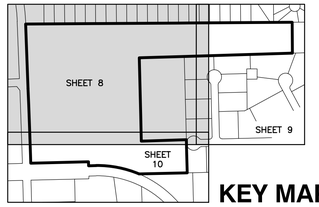
P:\326-000\326-779\~CAD\Dwg\CIVIL - Preliminary\326779-CIV02-Preliminary-Drainage-Existing.dwg[7] 15/4/22/2024 - mvorley - LP: 5/15/2024 7:11 PM

NORTH

SCALE IN FEET

0 60 120

REFERENCE: BOUNDARY, PARCELS, PLANIMETRICS AND TOPOGRAPHY SHOWN HERE IS BASED ON TOPOGRAPHIC SURVEY PROVIDED BY CEC DATED MARCH, 2023



KEY MAP

LEGEND

- EXISTING PROPERTY LINE
- 385 EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- 385 PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION
- DA 30 / 2.872 AC — DRAINAGE AREA DESIGNATION AND AREA ACREAGE
- EXISTING PROPERTY LINE
- SAN PROPOSED SANITARY SEWER
- (S) PROPOSED SANITARY MANHOLE
- W PROPOSED WATER LINE
- COMM PROPOSED COMMUNICATION LINE
- PROPOSED STORM PIPE
- PROPOSED YARD DRAIN
- PROPOSED CURB INLET
- (D) PROPOSED STORM MANHOLE

LOT 35 = SEE SHEETS 9 AND 10 FOR DRAINAGE TABLES AND CALCULATIONS
SHADED DRAINAGE AREAS DRAIN TO PROPOSED SOUTH POND

NORTH POINT OF ANALYSIS

DA 01 0.782 AC
DA 02 1.034 AC
DA 03 1.265 AC
DA 08 5.738 AC
DA 09 1.887 AC
DA 11 0.474 AC
DA 12 1.611 AC
DA 13 1.146 AC
DA 14 1.403 AC
DA 15 5.528 AC
DA 18 1.517 AC
DA 19 1.712 AC
DA 20 2.411 AC
DA 21 3.622 AC
DA 22 1.711 AC
DA 23 0.768 AC
DA 24 1.540 AC
DA 25 1.356 AC
DA 26 7.354 AC
DA 33 1.632 AC

DETENTION AND WATER QUALITY POND
4.25 AC DRAINAGE ESMT

V100: 9.16 FPS
V100: 7.84 FPS
V100: 9.66 FPS
V100: 7.83 FPS

36"H x 60"W CONCRETE BOX
JUNCTION BOX
MANHOLE
15' CURB INLET
18"ø RCP
24"ø RCP
30"ø RCP
42"ø RCP
48"ø RCP

COMMERCE DRIVE (MAR
TMJS BUDA, LLC CALLED 7.968 ACRES DOC. NO. 15001222 O.P.R.H.C.T.
TRACT 1 OVERALL AREA 6.769 ACRES (817,958 SQUARE FEET)
1/2-INCH IRON ROD WITH "PREMIER SURVEYING" CAP FOUND
1/2-INCH IRON ROD WITH "HOLT CARSON" CAP FOUND
1.747 ACRES (76,086 SQUARE FEET)
15' WASTEWATER LINE EASEMENT VOL. 3812, PG. 820 O.P.R.H.C.T.
TMJS BUDA, LLC CALLED 1.746 ACRES (CALLED TRACT 1) VOL. 3038, PG. 826 O.P.R.H.C.T.
BOUNDARY LINE OF 6.38 ACRE RESERVE LOT DOUBLE "R" SUBDIVISION VOL. 1, PG. 223 P.R.H.C.T.
15' UTILITY EASEMENT VOL. 3017, PG. 48 O.P.R.H.C.T.
TRACT 3 OVERALL AREA 9.255 ACRES (403,167 SQUARE FEET)
KRAMER PLAZA LIMITED PARTNERSHIP AND CORNERS III CENTER LIMITED PARTNERSHIP CALLED 9.258 ACRE REMAINDER OF A CALLED APPROXIMATELY 17.74 ACRES VOL. 2717, PG. 47 O.P.R.H.C.T.
PEDERNALES ELECTRIC COOPERATIVE, INC. ELECTRIC AND/OR TELEPHONE LINES OR SYSTEM EASEMENT VOL. 4095, PG. 721 O.P.R.H.C.T.
TOTAL AREA: 42.884 ACRES (1,868,038 SQUARE FEET)
3.960 ACRES (172,486 SQUARE FEET)
TMJS BUDA, LLC REMAINDER OF A CALLED 5.553 ACRE TRACT VOL. 3038, PG. 821 D.R.H.C.T.
1/2-INCH IRON ROD WITH "SPOT ON SURVEYING" CAP FOUND
TRACT 2 14.861 ACRES (647,394 SQUARE FEET)
POINT OF BEGINNING TRACT 2 AND TRACT 3
DKE HOLDINGS, LP DOC. NO. 16025874 O.P.R.H.C.T.
LOT 1 FINAL PLAT OF THE ESCOBEDO GROUP BUSINESS PARK DOC. NO. 16023308 P.R.H.C.T.
LOT 54 BLOCK B SOUTH SECTION 4B PARK 35 VOL. 10, PG. 389 P.R.H.C.T.
LOT 55 BLOCK B PARK 35 SOUTH SECTION 4B VOL. 10, PG. 389 P.R.H.C.T.
LOT 56 BLOCK B PARK 35 SOUTH SECTION 4B VOL. 10, PG. 389 P.R.H.C.T.
LOT 57 BLOCK B PARK 35 SOUTH SECTION 4B VOL. 10, PG. 389 P.R.H.C.T.
FROM CITY OF BUDA FILE NO: 2019-339 DATED: 6-2-2020 BY OTHERS

SHEET MATCH LINE - SEE SHEET 9 FOR CONTINUATION

SHEET MATCH LINE - SEE SHEET 10 FOR CONTINUATION

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION

5/15/2024

STATE OF TEXAS
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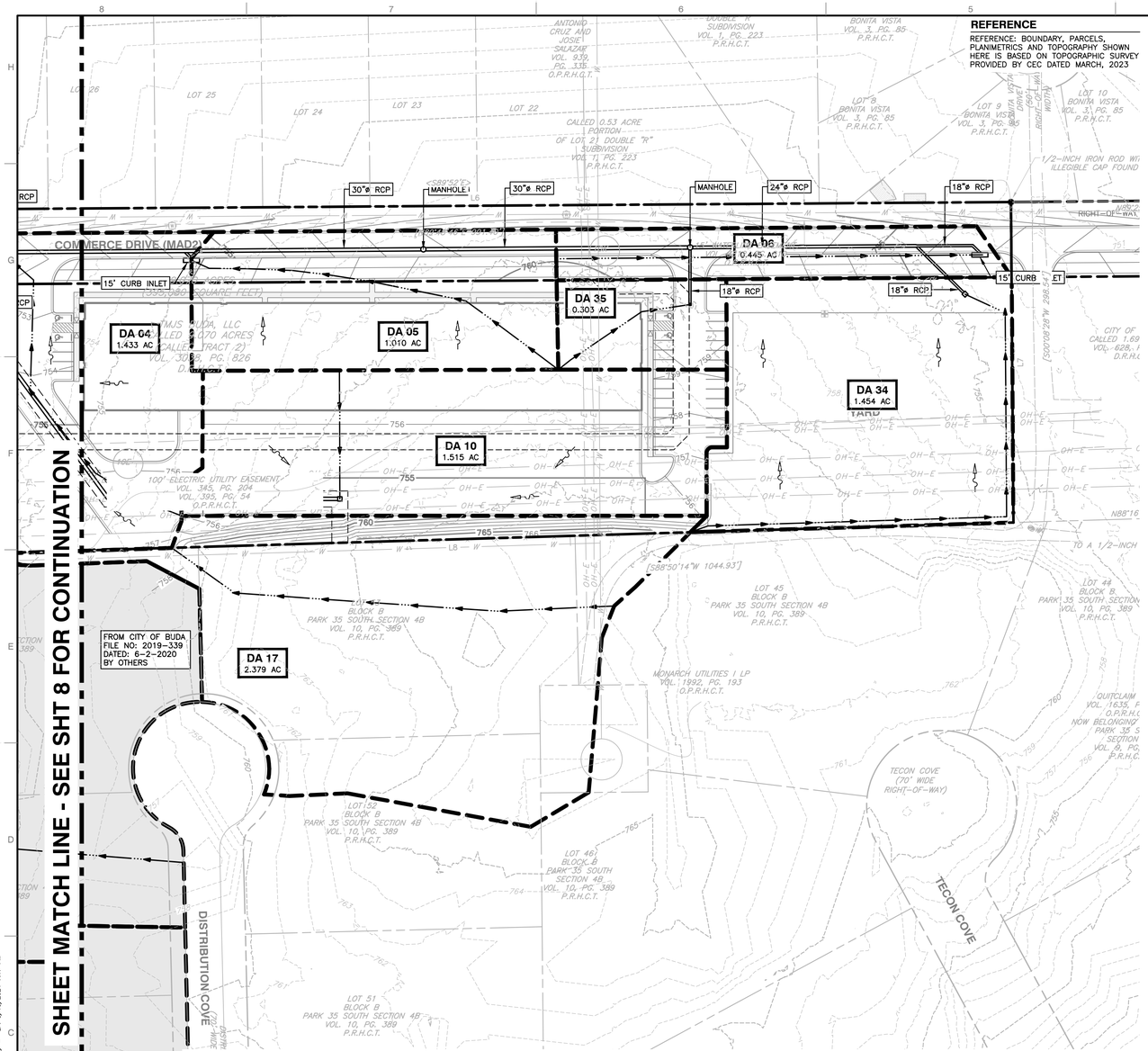
DRAFT DRAINAGE MAP DEVELOPED CONDITIONS SHEET 1 OF 3

DATE:	5/15/2024
DRAWN BY:	MFV
DWG SCALE:	AS NOTED
CHECKED BY:	
PROJECT NO:	326-779
APPROVED BY:	

DRAWING NO.: 8

SHEET 8 OF 12

P:\326-000\326-779\~DWG\Dwg\CIVIL\~Preliminary\326779-CIVIL-Preliminary-Drainage-Developed.dwg[8] LS:5/15/2024 - [pyrpul] - LP: 5/15/2024 7:12 PM



Proposed Conditions		
Area	Area(ac.)	Q100(cfs)
DA-01	0.78	8.7
DA-02	1.03	12
DA-03	1.27	14.8
DA-04	1.43	16.5
DA-05	1.01	11.7
DA-06	0.45	5.2
DA-07	1.73	17.8
DA-08	5.74	63.7
DA-09	1.89	22.1
DA-10	1.52	18
DA-11	0.47	5.5
DA-12	1.61	19
DA-13	1.15	13.5
DA-14	1.4	16.5
DA-15	5.53	61.4
DA-17	2.38	27.1
DA-18	1.52	17.9
DA-19	1.71	20.4
DA-20	2.41	28.6
DA-21	3.62	42
DA-22	1.71	20.4
DA-23	0.77	9.1
DA-24	1.54	18.3
DA-25	1.36	15.9
DA-26	7.35	75.2
DA-27	2.54	29.9
DA-28	1.01	11.9
DA-29	0.48	5.6
DA-30	2.87	31.2
DA-31	0.86	9.4
DA-32	0.43	4.8
DA-33	1.63	18.2
DA-34	1.45	17
DA-35	0.3	3.6

NOTES:

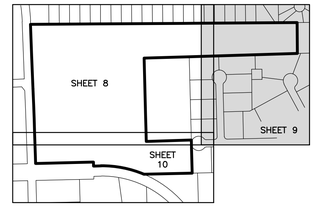
1. ALL PUBLIC STORMWATER CONVEYANCE FOR COMMERCE DRIVE IMPROVEMENTS SHALL BE VIA STORMSEWER IN THE PROPOSED ROW.

NORTH

SCALE IN FEET
0 60 120

LEGEND

- EXISTING PROPERTY LINE
- 385 EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- 385 PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION
- DA 30 2.872 AC — DRAINAGE AREA DESIGNATION AND AREA ACREAGE
- EXISTING PROPERTY LINE
- SAN — PROPOSED SANITARY SEWER
- (S) PROPOSED SANITARY MANHOLE
- W — PROPOSED WATER LINE
- COMM — PROPOSED COMMUNICATION LINE
- PROPOSED STORM PIPE
- PROPOSED YARD DRAIN
- PROPOSED CURB INLET
- (D) PROPOSED STORM MANHOLE



KEY MAP

Peak Flow Summary (HEC-HMS model)

Sub Basin name	Area ac.	Imp. Cover %	Pervious Cn	Comp. Cn	Peak Q 002 yr cfs	Peak Q 010yr cfs	Peak Q 025yr cfs	Peak Q 100yr cfs
North Outfall (existing)	28.30	4%	80	81	50.4	105.0	147.4	227.5
North Outfall (proposed)	36.87	74%	80	93	49.8	95.8	136.2	205.8
South Outfall (existing)	31.93	21%	80	84	49.3	95.9	132.1	200.8
South Outfall (proposed)	26.09	54%	80	90	29.6	60.3	85.1	133.7

Time of Concentration (TR-55 method)

Subbasin		DA-1	DA-2	DA-3	DA-4	DA-5	DA-6	DA-7	DA-8	POND DA-9	DA-10	DA-11	DA-12	DA-13	DA-14	DA-15 (OFF)	DA-17 (OFF)	DA-18	DA-19	DA-20	DA-21	DA-22	DA-23	DA-24	DA-25	DA-26 (OFF)	DA-27	DA-28	DA-29	POND DA-30	POND DA-31	POND DA-32	DA-33	DA-34	DA-35
Area	sqft	34106	45069	55146	62462	44017	19415	75334	249978	82203	66000	20690	70186	49924	61116	240822	103656	66114	74607	105033	157788	74568	33486	67083	59072	320352	110519	43907	21008	125139	37575	18614	71121	63337	13201
Area	ac.	0.78	1.03	1.27	1.43	1.01	0.45	1.73	5.74	1.89	1.52	0.47	1.61	1.15	1.40	5.53	2.38	1.52	1.71	2.41	3.62	1.71	0.77	1.54	1.36	7.35	2.54	1.01	0.48	2.873	0.863	0.427	1.633	1.454	0.303
Area	mi2	0.001	0.0016	0.002	0.002	0.002	0.001	0.003	0.009	0.003	0.002	0.001	0.003	0.002	0.002	0.009	0.004	0.002	0.003	0.004	0.006	0.003	0.001	0.002	0.002	0.011	0.004	0.002	0.001	0.004	0.001	0.001	0.003	0.00227	0.0005
Impervious	%	73%	70%	81%	63%	73%	76%	56%	23%	82%	99%	77%	90%	90%	89%	55%	50%	91%	100%	99%	87%	100%	94%	100%	99%	49%	91%	89%	94%	0%	0%	23%	43%	80%	93%
Pervious	Cn	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80
Composite	Cn	93	93	95	91	93	94	90	84	95	98	94	96	96	96	90	89	96	98	98	96	98	97	98	98	89	96	96	97	80	80	84	88	94	97
Sheet Flow																																			
Slope	in/in	0.0095	0.0124	0.0132	0.0278	0.0177	0.0195	0.0145	0.0134	0.0100	0.0100	0.0045	0.0200	0.0035	0.0150		0.0053	0.0050	0.0035	0.0050	0.0177	0.0035	0.0050	0.0035	0.0050		0.0100	0.0035	0.0150	0.0418	0.0932	0.0300	0.0180	0.0300	0.0230
Length	ft.	100	100	100	100	100	100	100	100	100	100	100	100	100	100		100	100	100	100	100	100	100	100	100		100	100	100	71.8	32.2	50	100	100	100
Roughness	n	0.011	0.011	0.011	0.011	0.011	0.011	0.011	0.011	0.011	0.011	0.011	0.011	0.011	0.011		0.011	0.011	0.011	0.011	0.011	0.011	0.011	0.011	0.011					0.15	0.15	0.15	0.011	0.15	0.011
Time	hr.	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.03	0.02	0.04	0.02		0.03	0.03	0.04	0.03	0.02	0.04	0.03	0.04	0.03		0.00	0.00	0.00	0.08	0.03	0.07	0.02	0.12	0.02
Shallow Concentrated																																			
Slope	in/in	0.0074	0.0105	0.0129	0.0191	0.0192	0.0182	0.0095	0.0135	0.0000	0.0000	0.0093	0.0122	0.0247	0.0154		0.0210	0.0103	0.0239	0.0000	0.0071	0.0243	0.0102	0.0214	0.0084		0.0081	0.0214	0.0041	0.0000	0.0000	0.0000	0.0129	0.0049	0.0173
Length	ft.	682.38	342.31	296.43	335.10	267.35	359.05	1163.77	191.76	7.86	19.68	428.21	327.90	80.84	227.91		326.65	96.80	83.77	33.68	113.35	82.45	97.74	93.59	119.01		381.89	93.59	488.03	0.00	0.00	0.00	310.94	444.48	40.37
Paved?	p/u	p	p	p	p	p	p	p	p	p	p	p	p	p	p		p	p	p	p	p	p	p	p	p		p	p	p	u	u	u	p	p	p
Time	hr.	0.11	0.05	0.04	0.03	0.03	0.04	0.16	0.02	0.00	0.00	0.06	0.04	0.01	0.03		0.03	0.01	0.01	0.00	0.02	0.01	0.01	0.01	0.02		0.06	0.01	0.10	0.00	0.00	0.00	0.04	0.09	0.00
Channel Flow																																			
Slope	in/in	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Length	ft.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Velocity	fps	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Time	hr.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Summary																																			
Travel Time	hr.	0.13	0.07	0.06	0.05	0.05	0.05	0.18	0.04	0.02	0.02	0.09	0.06	0.04	0.05	0.00	0.06	0.04	0.04	0.03	0.04	0.04	0.04	0.04	0.05		0.06	0.01	0.10	0.08	0.03	0.07	0.06	0.21	0.02
Tc	min.	7.94	4.04	3.40	2.92	2.71	3.26	11.03	2.61	1.41	1.41	5.58	3.50	2.57	2.71	0.00	3.67	2.64	2.59	1.86	2.23	2.58	2.66	2.67	2.93		3.48	0.52	6.25	4.95	1.89	4.23	3.36	12.54	1.26
Lag Time	min.	4.76	3.00	3.00	3.00	3.00	3.00	6.62	3.00	3.00	3.00	3.35	3.00	3.00	3.00	4.07	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	6.59	3.00	3.00	3.75	3.00	3.00	3.00	3.00	7.52	3.00

2) Calculations are based upon aerial photography, topography, and field observation of the existing conditions.

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION

5/15/2024

STATE OF TEXAS JAMES C. MASSARO 92530 LICENSED PROFESSIONAL ENGINEER

1221 S. MoPac Expy.
Suite 350
Austin, Texas 78746
Ph: 512.439.0400
www.cecinc.com
Texas Registered Engineering Firm F-38

Civil & Environmental Consultants, Inc.

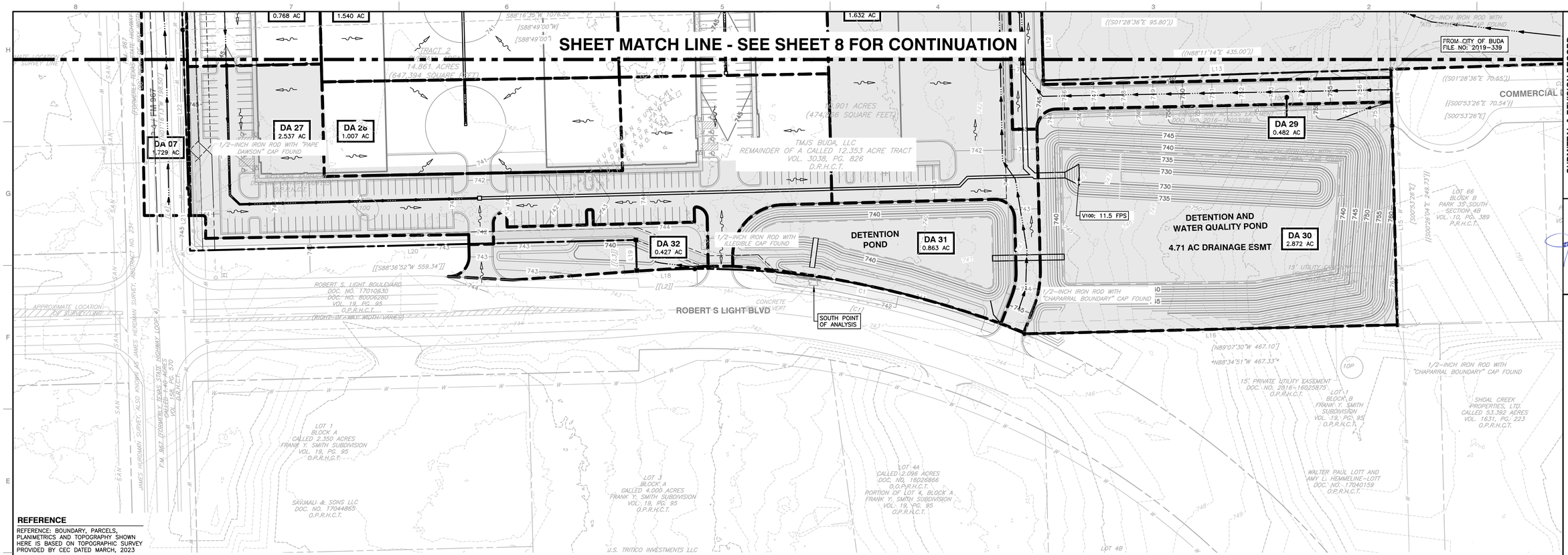
ARENAMAN
BUDA GATEWAY
LOOP 4, BUDA
HAYS COUNTY TEXAS

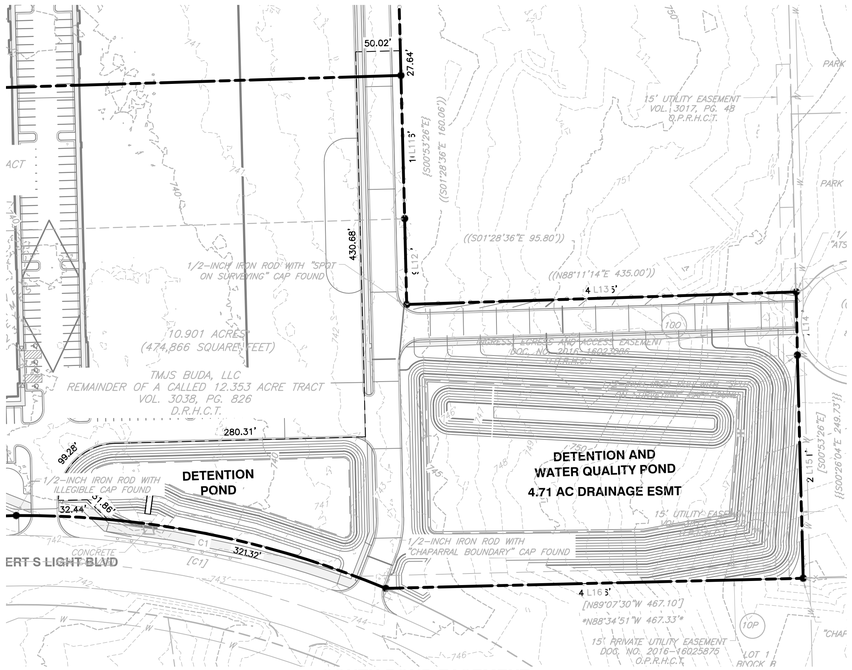
DRAFT DRAINAGE MAP DEVELOPED CONDITIONS SHEET 2 OF 3

DATE: 5/15/2024 | DRAWN BY: MFV
DWG SCALE: AS NOTED | CHECKED BY:
PROJECT NO: 326-779
APPROVED BY:

DRAWING NO.: 9
SHEET 9 OF 12

P:\326-001\326-779\~CAD\Dwg\CIVIL\~Preliminary\Drainage-Developed.dwg[9] LS(5/15/2024 - pgunyat) - LP: 5/15/2024 7:17 PM





SOUTH POND EASEMENT
SCALE: 1" = 80'

NOTES:

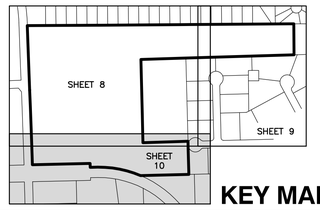
1. ALL PUBLIC STORMWATER CONVEYANCE FOR COMMERCE DRIVE IMPROVEMENTS SHALL BE VIA STORMSEWER IN THE PROPOSED ROW.

NORTH

SCALE IN FEET
0 60 120

LEGEND

- EXISTING PROPERTY LINE
- 385 EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- 385 PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION
- DA 30 / 2.872 AC — DRAINAGE AREA DESIGNATION AND AREA ACREAGE
- EXISTING PROPERTY LINE
- SAN PROPOSED SANITARY SEWER
- Ⓢ PROPOSED SANITARY MANHOLE
- W PROPOSED WATER LINE
- COMM PROPOSED COMMUNICATION LINE
- PROPOSED STORM PIPE
- PROPOSED YARD DRAIN
- PROPOSED CURB INLET
- Ⓓ PROPOSED STORM MANHOLE



KEY MAP

REFERENCE

REFERENCE: BOUNDARY, PARCELS, PLANIMETRICS AND TOPOGRAPHY SHOWN HERE IS BASED ON TOPOGRAPHIC SURVEY PROVIDED BY CEC DATED MARCH, 2023

SUBMITTAL & REVISION RECORD

NO	DESCRIPTION	DATE

5/15/2024

STATE OF TEXAS
JAMES C. MASSARO
92530
LICENSED PROFESSIONAL ENGINEER

1221 S. MoPac Expy.
Suite 350
Austin, Texas 78746
Ph: 512.439.0400
www.cecinc.com
Texas Registered Engineering Firm F-38

Civil & Environmental Consultants, Inc.

ARENAMAN
BUDA GATEWAY
LOOP 4, BUDA
HAYS COUNTY TEXAS

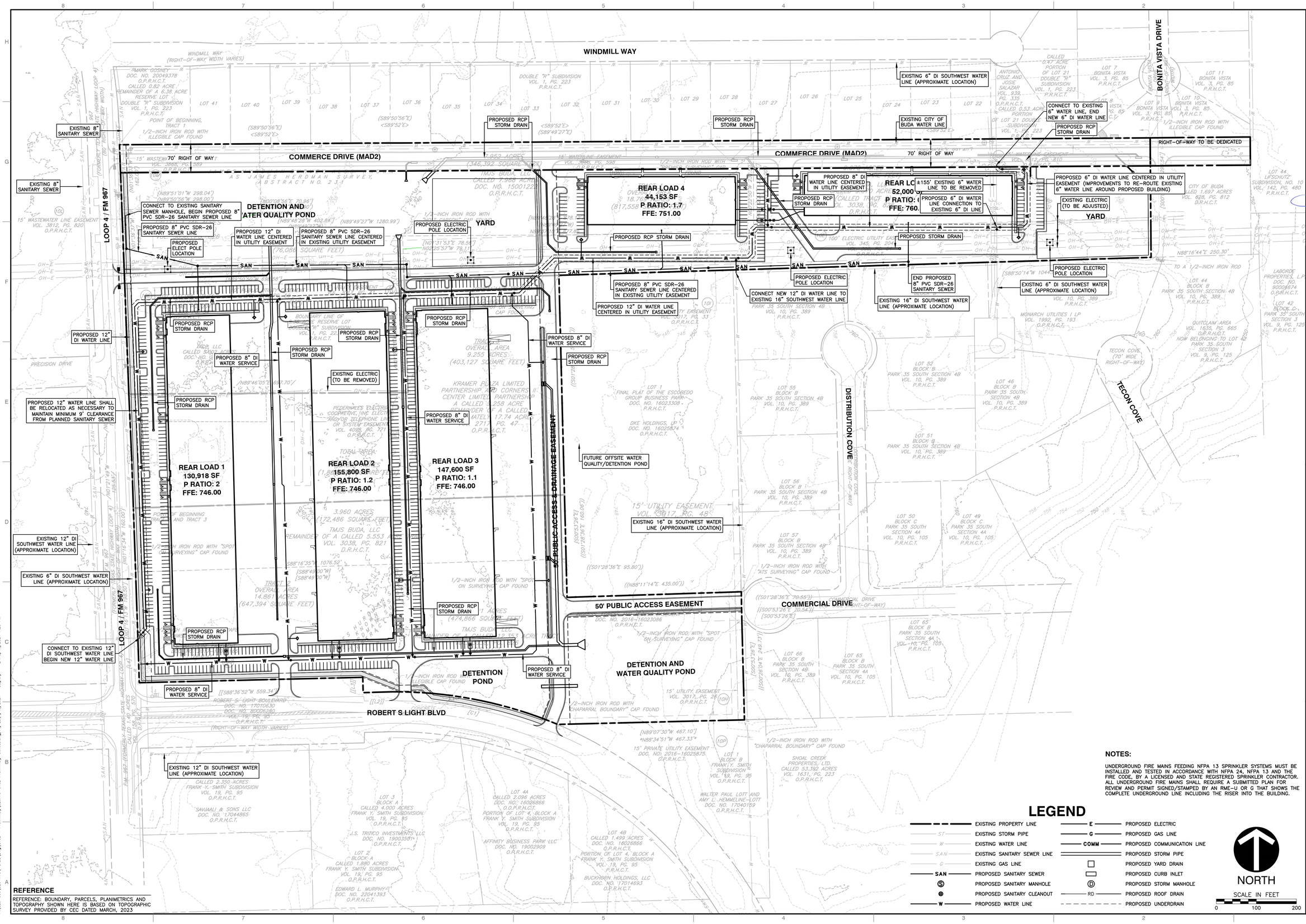
DRAFT DRAINAGE MAP DEVELOPED CONDITIONS SHEET 3 OF 3

DATE:	5/15/2024
DRAWN BY:	MFV
DWG SCALE:	AS NOTED
CHECKED BY:	
PROJECT NO:	326-779
APPROVED BY:	

DRAWING NO.: 10

SHEET 10 OF 12

P:\326-000\326-779\-CAD\Dwg\C452 - Preliminary\326779-C452-Preliminary-Drainage-Drawings.dwg(10) LS(5/15/2024 - pparvin) - LP: 5/15/2024 7:18 PM



SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION

4/19/2024

STATE OF TEXAS
JAMES C. MASSARO
92530
LICENSED PROFESSIONAL ENGINEER

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Texas Registered Engineering Firm F-38

ARENAMAN
BUDA GATEWAY
LOOP 4, BUDA
HAYS COUNTY TEXAS

DRAFT UTILITY PLAN

DATE:	4/19/2024
DWG SCALE:	AS NOTED
PROJECT NO:	326-779
DRAWN BY:	MFV
CHECKED BY:	
APPROVED BY:	

DRAWING NO.: 11
SHEET 11 OF 12

P:\326-000\326-779\~DWG\Dwg\CIVIL - Preliminary\326779-CIV2-Preliminary-Utilities.dwg[11] LS(4/19/2024 - stoplar) - LP: 4/19/2024 2:20 PM

NORTH

SCALE IN FEET
0 100 200

TREE SURVEY AREA LOWER RIGHT CORNER

TREE SURVEY
SCALE: 1" = 50'

NOTE
REMOVAL OF TREES WILL REQUIRE TREE MITIGATION IN ACCORDANCE WITH UDC SUBSECTION 4.04.01.

TREE LIST

200	11.5"	CEDAR ELM
201	12.5"	CEDAR ELM
202	9.5"	CEDAR ELM
203	9.5"	CEDAR ELM
204	11"	CEDAR ELM
205	11"	CEDAR ELM
206	13"	CEDAR ELM
207	11.5"	CEDAR ELM
208	10.5"	CEDAR ELM
209	11"	CEDAR ELM
210	12"	CEDAR ELM
211	12"	CEDAR ELM
212	15.5"	CEDAR ELM
213	11"	CEDAR ELM
214	13.5"	CEDAR ELM
215	10"	CEDAR ELM
216	9"	CEDAR ELM
217	12.5"	CEDAR ELM
218	15"	CEDAR ELM
219	12"	CEDAR ELM
220	9.5"	CEDAR ELM
221	8.5"	CEDAR ELM
222	11"	CEDAR ELM

REFERENCE
REFERENCE: BOUNDARY, PARCELS, PLANIMETRICS AND TOPOGRAPHY SHOWN HERE IS BASED ON TOPOGRAPHIC SURVEY PROVIDED BY CEC DATED MARCH, 2023.

THE TREES SHOWN ON THIS SHEET WHERE LOCATED BY CEC SURVEY PERSONNEL IN THE FIELD.

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION

4/19/2024

STATE OF TEXAS
JAMES C. MASSARO
92530
LICENSED PROFESSIONAL ENGINEER

Civil & Environmental Consultants, Inc.
1221 S. MoPac Expy.
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Austin, Texas 78746
Ph: 512.439.0400
www.cecinc.com
Texas Registered Engineering Firm F-38

ARENAMAN
BUDA GATEWAY
LOOP 4, BUDA
HAYS COUNTY TEXAS

DRAFT EXISTING CONDITIONS AND TREE SURVEY

DATE:	4/19/2024
DWG SCALE:	AS NOTED
PROJECT NO:	326-779
DRAWN BY:	MFV
CHECKED BY:	
APPROVED BY:	

DRAWING NO.: 12
SHEET 12 OF 12

Agenda Item Report

Legislative Board:	Planning and Zoning Commission
Date:	July 23, 2024
Contact:	Tyler Frost, Planner I
Agenda Item ID / Number:	2024-636- / H.2

ITEM TITLE: Consideration and possible action for a request for a Subdivision Waiver to Section 3.03.08.A.1.a of the Buda Unified Development Code (UDC) for the Replat of a Portion of Lot 1 & 2 of the Chandler Addition to the Town of Buda Subdivision, being +/- 0.2974 acres out of the S.V.R. Eggleston Survey, Abstract No. 5, City of Buda, Texas (RP 24-01) (Planner Tyler Frost).

1. EXECUTIVE SUMMARY

This is the action item regarding a Replat and Subdivision Waiver Request for the Replat of a Portion of Lot 1 & 2 of the Chandler Addition to the Town of Buda Subdivision. This Staff Report is for items H.2 and H.3. The applicant is requesting a Subdivision Waiver to UDC subsection 3.03.08.A.1.a which requires that a Replat is signed and acknowledged by all owners of the original property being replatted. The Subdivision Waiver will have to be considered by the Planning and Zoning Commission and approved by City Council before the Replat can be officially approved.

2. BACKGROUND/HISTORY

This Replat covers 0.2974 acres of land and consists of a single lot. The subject property was originally platted as Lot 1 of the Chandler Addition in 1883, but has since been subdivided by deed and/or metes and bounds into three lots, making the lots nonconforming. The owner of the property had indicated plans to further develop the property, which has triggered the requirement of a Replat in order to create a legal, conforming lot.

UDC subsection 3.03.08.A.1.a requires that a Replat is signed and acknowledged by the owners of the property being replatted. Because the subject property is legally described as being a portions of Lot 1 and 2 of the Chandler Addition, all owners of the original lots are required to participate in the platting of each lot. The applicant discussed this with the owner of the adjacent lot to the west who did not want to participate in platting their property, but did sign an Owner's Consent form with the understanding that the property is being legally platted and that they do not wish to participate. Additionally, the property to the south is also a portion of the original lot, though it is owned by the same entity as the subject property. This form can be found in this packet as an attachment after the Staff Report.

Water and wastewater service are provided by the City of Buda.

3. ANALYSIS

Staff recommends approval of the **Subdivision Waiver**. The following criteria shall be used by the Commission to determine whether the Subdivision Waiver shall be approved, approved with conditions, or denied:

1. Undue Hardship Present. A Subdivision Waiver to regulations within this UDC may be approved only when, in the Decision-Maker's opinion, undue hardship will result from strict compliance to the regulations.

Staff finds that undue hardship would be a result of strict compliance as the owner of the adjacent property was not willing to join in in the replatting of the original lots.

2. Consideration Factors. The Decision-Maker shall take into account the following factors:
a) The nature of the proposed land use involved and existing uses of the land in the vicinity;
b) The number of persons who will reside or work in the proposed development;
c) The effect such Subdivision Waiver might have upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity.
Staff finds that the existing land use of a small pharmacy, as well as traffic and public health, convenience, and welfare would not be negatively impacted by granting the Subdivision Waiver.
3. Findings. No Subdivision Waiver shall be granted unless the Decision-Maker finds:
a) That there are special circumstances or conditions affecting the land involved or other constraints such that the strict application of the provisions of this UDC would deprive the Applicant of the reasonable use of his or her land; and
b) That the Subdivision Waiver is necessary for the preservation and enjoyment of a substantial property right of the Applicant, and that the granting of the Subdivision Waiver will not be detrimental to the public health, safety, or welfare or injurious to other property in the area; and
c) That the granting of the Subdivision Waiver will not have the effect of preventing the orderly subdivision of other lands in the are in accordance with the provisions of this UDC.
While there are no special circumstances affecting the land involved, there are constraints present in that the owner of the adjacent lot is not participating in the platting process. Staff finds that in granting the Subdivision Waiver, the reasonable use of the property is preserved and that it will not prevent the orderly subdivision of any properties in the vicinity.
4. Intent of Subdivision regulations and Development Standards.
a) A Subdivision Waiver may be granted only when in harmony with the general purpose and intent of the Subdivision Regulations and Development Standards so that the public health, safety, and welfare may be secured and substantial justice done.
b) Financial hardship to the Applicant shall not be deemed to constitute undue hardship.
Staff finds that financial hardship to the Applicant is not the basis for the request, and that all other Subdivision Regulations and Development Standards are or will be met.
5. Minimum Degree of Variation. No Subdivision Waiver shall be granted unless it represents the minimum degree of variation of requirements necessary to meet the needs of the Applicant.
Staff finds that the request represents the minimum degree of variation to the Subdivision requirements of the UDC.
6. Violations and Conflicts. The Decision-Maker shall not authorize a Subdivision Waiver that would constitute a violation of, or conflict with, any other valid ordinance, code, regulation, master plan or Comprehensive Plan of the City.
Staff finds that there would not be any violation or conflict with codes or ordinances if the Subdivision Waiver is approved.
7. Falsification of Information.
a) Any falsification of information by the Applicant shall be cause for the Subdivision Waiver request to be denied.
b) If the Subdivision Waiver request is approved based upon false information, whether intentional or not, discovery of such false information shall nullify prior approval of the Subdivision Waiver, and shall be grounds for reconsideration of the Subdivision Waiver request.
Staff is not aware of any falsification of information.

Staff recommends approval of the **Replat** as submitted with the following conditions:

1. City Council approves the Subdivision Waiver as submitted without modification.

The following criteria shall be used by the Commission to determine whether the application for a Replat shall be approved, approved with conditions, or denied:

a. The Replat conforms to all criteria for approval of a Preliminary Plat;

There is not a Preliminary Plat on file for this property.

b. The Construction Plans conform to the requirements of 3.04.01 Construction Plans and have been approved by the City Engineer;

No construction plans are required for this subdivision.

c. An Improvement Agreement with surety for installation of Public Improvements has been prepared and executed by the property owner in conformance with Subsection 3.04 Construction Plans and Procedures;

A Public Improvement Agreement is not required as there is no public infrastructure being constructed with this plat.

d. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this UDC; and

The plat meets all standards for public facilities of the UDC.

e. The Replat conforms to the Director of Planning's subdivision application checklist and UDC regulations.

The plat conforms to the application checklist and UDC regulations.

4. FINANCIAL IMPACT

This application generates plat review fees and a Subdivision Waiver fee.

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

BALANCED AND INTENTIONAL GROWTH

7. PROS AND CONS

N/A

8. ALTERNATIVES

N/A

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff recommends that the Subdivision Waiver request is approved, and that the Replat is approved with the condition that City Council approves the Subdivision Waiver as submitted without modification.

Attachments:

Subdivision Waiver Request Letter - 587 Main St.pdf
RP 24-01 Replat.pdf

July 11, 2024

Angela Kennedy, PE, City Engineer
City of Buda
405 E. Loop Street, Bldg. 100
Buda, Texas 78610

Re: Subdivision Waiver Request - 587 Main Street Replat RP 24-01

Dear Ms. Kennedy,

Please accept this letter as a formal request for a waiver from the City of Buda Unified Development Code, Section 3.03.08.A.1.a, Replat Signatures.

> UDC subsection 3.03.08.A.1.a – A Replat of all or a portion of a recorded Plat may be approved in accordance with State law without vacation of the recorded Plat, if the Replat:
>
> > a. Is signed and acknowledged by only the owners of the property being replatted;

The owners of the property being replatted have signed an Owner's Consent form indicating that they understand the property is being legally platted and they do not wish to participate in the platting process. Both letters are attached following this letter.

If you have any questions or comments, please feel free to contact me at the number below.

Sincerely,

Darren Webber PE
River Civil Engineering
512-992-4971

May 1, 2024

Re: Original Lot Owner's Consent - 587 Main Street Replat

To whom it may concern,

On behalf of Windy Castle LLC, River Civil Engineering has prepared the replat application package for the 0.30-acre lot at 587 Main Street in Buda, Texas.

I am the owner(s) of part of the original lot of the above described property. I understand that the adjacent lot is being legally platted and do not wish to participate in the platting process.

Owner's signature _____ Date 5-6-2024

Owner's printed name NICHOLAS ALCALA

May 1, 2024

Re: Original Lot Owner's Consent - 587 Main Street Replat

To whom it may concern,

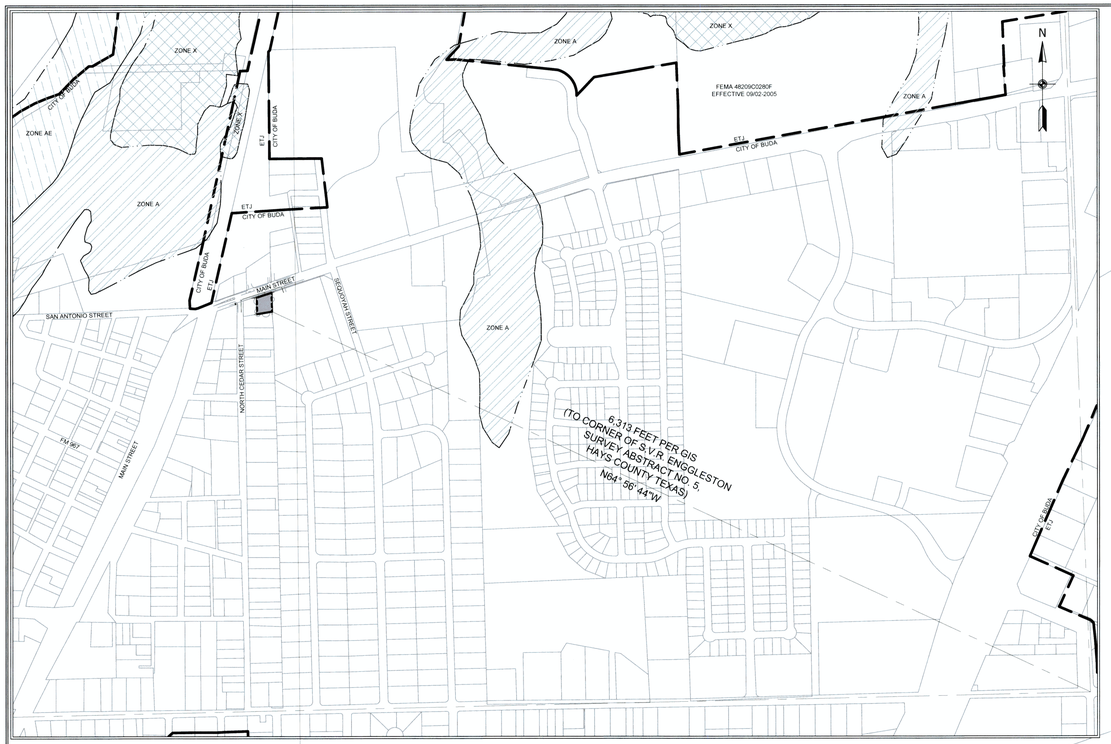
On behalf of Windy Castle LLC, River Civil Engineering has prepared the replat application package for the 0.30-acre lot at 587 Main Street in Buda, Texas.

I am the owner(s) of part of the original lot of the above described property. I understand that the adjacent lot is being legally platted and do not wish to participate in the platting process.

Owner's signature Richard A Carrasco Date 05/07/24

Owner's printed name Richard A Carrasco

REPLAT OF
A PORTION OF LOT 1 & 2 CHANDLER ADDITION TO THE TOWN OF BUDA SUBDIVISION
0.2974 ACRES
BUDA, HAYS COUNTY, TEXAS



VICINITY MAP:
SCALE: 1" = 500'



BEARINGS DESCRIBED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204). NAD 83 - DISTANCES AND AREAS ARE SHOWN IN GRID VALUES

LEGAL DESCRIPTION:
A PORTION OF LOT 1 AND 2, CHANDLER ADDITION TO THE TOWN OF BUDA, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME Q, PAGE 290 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, CONVEYED BY WARRANTY DEED TO WINDY CASTLE LLC RECORDED IN DOCUMENT NO. 22056509.

LEGEND

1/2" FOUND IRON ROD	FIR ●
RECORD INFORMATION	( )

OWNER / DEVELOPER
WINDY CASTLE, LLC
587 MAIN STREET
BUDA, TEXAS 78610

DESIGN ENGINEER:
RIVER CIVIL ENGINEERING
1910 PACE BEND ROAD
SPICEWOOD, TEXAS 78669
(512) 992-4971
DWEBBER42@GMAIL.COM
FIRM NO. F-21745

SURVEYOR:
COMMERCIAL ENGINEERING, PLLC
8208 GALLATIN DRIVE
AUSTIN, TEXAS 78736
TODD BLENDEN, R.P.L.S. 6186
TBPLS FIRM #10181400
(512) 632-7865

ACREAGE: 0.2974 ACRES
PREPARATION DATE: 01/26/2024
SUBMITTAL DATE: 01/29/2024

FLOODPLAIN INFORMATION:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B & 6 CONDITION II SURVEY. I CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM FLOOD HAZARD BOUNDARY MAP REVISED AS PER MAP NUMBER:48209C0280F ZONE:X DATED:9/2/2005. DATED THIS 27TH DAY OF JULY, 2023.

BENCHMARK:
TRIANGLE ON CURB AT THE NORTH EAST CORNER OF THE LOT - ELEVATION 706.82'
ELEVATIONS ARE BASED ON THE N.A.V.D. 88, GEOID 12B

BEARING BASIS:
TEXAS COORDINATE SYSTEM
SOUTH CENTRAL ZONE (4204), NAD83
INTERNATIONAL FEET (GRID)

NOTES:
1. THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES.
2. SETBACKS SHALL BE IN ACCORDANCE WITH THE ADOPTED BUDA UNIFIED DEVELOPMENT CODE.
3. SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED BUDA UNIFIED DEVELOPMENT CODE.
4. WATER SHALL BE PROVIDED BY CITY OF BUDA. WASTEWATER SHALL BE PROVIDED BY CITY OF BUDA
5. PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF BUDA.
6. THIS PROPERTY LIES WITHIN THE HAYS COUNTY CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
7. "PURPOSE FOR REPLAT" STATEMENT PER BUDA UDC 3.03.08(D): THIS REPLAT IS REQUIRED TO CREATE A LEGAL, CONFORMING LOT.
8. THIS PROPERTY DRAINS TO THE DRAINAGE EASEMENT GRANTED BY McCORMICK T C JR AS RECORDED IN DOC# 00224011 AND THE DRAINAGE EASEMENT GRANTED BY CHRISTOPHER COLLINS AS RECORDED IN DOC # 00271059

ELECTRIC: PEDERNALES ELECTRIC COOP
GAS: CENTERPOINT

SHEET 1 of 2

RCE River Civil Engineering
1910 PACE BEND ROAD
SPICEWOOD, TEXAS 78669

I, Richard Anthony Carracedo SOLE OWNER OF THE CERTAIN OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. (OR VOLUME AND PAGE) OF THE OFFICIAL RECORDS OF HAYS COUNTY, TEXAS, [AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND], AND DO HEREBY [SUBDIVIDE, RESUBDIVIDE, AMEND, ETC] SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS HAYS COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS S DIVISION IS TO BE KNOWN AS

TO CERTIFY WHICH WITNESS BY MY HAND THIS 1st DAY OF July, 2024.

WINDY CASTLE, LLC
587 MAIN STREET
BUDA, TEXAS 78610

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF HAYS

BEFORE ME, UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Richard Anthony Carracedo, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

GIVEN, I UNDER MY HAND AND SEAL OF OFFICE THIS 1st DAY OF July, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CHRISTINE BESINAIZ
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 02/15/28
NOTARY ID 3596175

MY COMMISSION EXPIRES ON: 2-15-28

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF HAYS

I, TODD BLENDEN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE CITY OF BUDA REGULATIONS.

STATE OF TEXAS
REGISTERED
TODD BLENDEN
6186
PROFESSIONAL
LAND SURVEYOR

6/28/24

TODD BLENDEN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6186
STATE OF TEXAS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF HAYS

I, DARREN WEBBER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER 48209C0280F, EFFECTIVE DATA SEPTEMBER 2, 2005.

STATE OF TEXAS
DARREN L. WEBBER
92744
LICENSED
PROFESSIONAL ENGINEER

06-28-2024

DARREN WEBBER
REGISTERED PROFESSIONAL ENGINEER, NO. 92744
STATE OF TEXAS

CITY OF BUDA NOTES:

1. EASEMENTS: ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.

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REPLAT APPROVED ON BEHALF OF BUDA PLANNING AND ZONING COMMISSION ON THE _____DAY OF _____, 2024 A.D.

_____
ALICIA RAMIREZ, CITY CLERK
CITY OF BUDA, TX

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE_____ DAY OF _____, 2024 A.D. AND DULY RECORDED ON THE _____, DAY OF _____, 2024 A.D. AT _____O'CLOCK, __.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN DOCUMENT _____.

WITNESS MY HAND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 2024 A.D.

ELAINE H. CARDENAS, COUNTY CLERK

LEGAL DESCRIPTION:

A PORTION OF LOT 1 AND 2, CHANDLER ADDITION TO THE TOWN OF BUDA, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME Q, PAGE 290 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, CONVEYED BY WARRANTY DEED TO WINDY CASTLE LLC RECORDED IN DOCUMENT NO. 22056509.

RCE River Civil Engineering
1910 PACE BEND ROAD
SPICEWOOD, TEXAS 78669

Agenda Item Report

Legislative Board:	Planning and Zoning Commission
Date:	July 23, 2024
Contact:	Tyler Frost, Planner I
Agenda Item ID / Number:	2024-572- / H.3

ITEM TITLE: Consideration and approval of the Replat of a Portion of Lot 1 & 2 of the Chandler Addition to the Town of Buda Subdivision, being +/- 0.2974 acres out of the S.V.R. Eggleston Survey, Abstract No. 5, City of Buda, Texas (RP 24-01) (Planner Tyler Frost).

1. EXECUTIVE SUMMARY

This is the action item considering approval of the Replat of Lot 1 & 2 of the Chandler Addition to the Town of Buda Subdivision. The plat covers approximately 0.2974 acres and consists of a single lot. In order to approve the Replat as submitted, a Subdivision Waiver is required. Please refer to the Staff Report for the previous agenda item, item H.2., for the analysis of both the Subdivision Waiver and the Replat.

2. BACKGROUND/HISTORY

3. ANALYSIS

4. FINANCIAL IMPACT

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

Other

7. PROS AND CONS

8. ALTERNATIVES

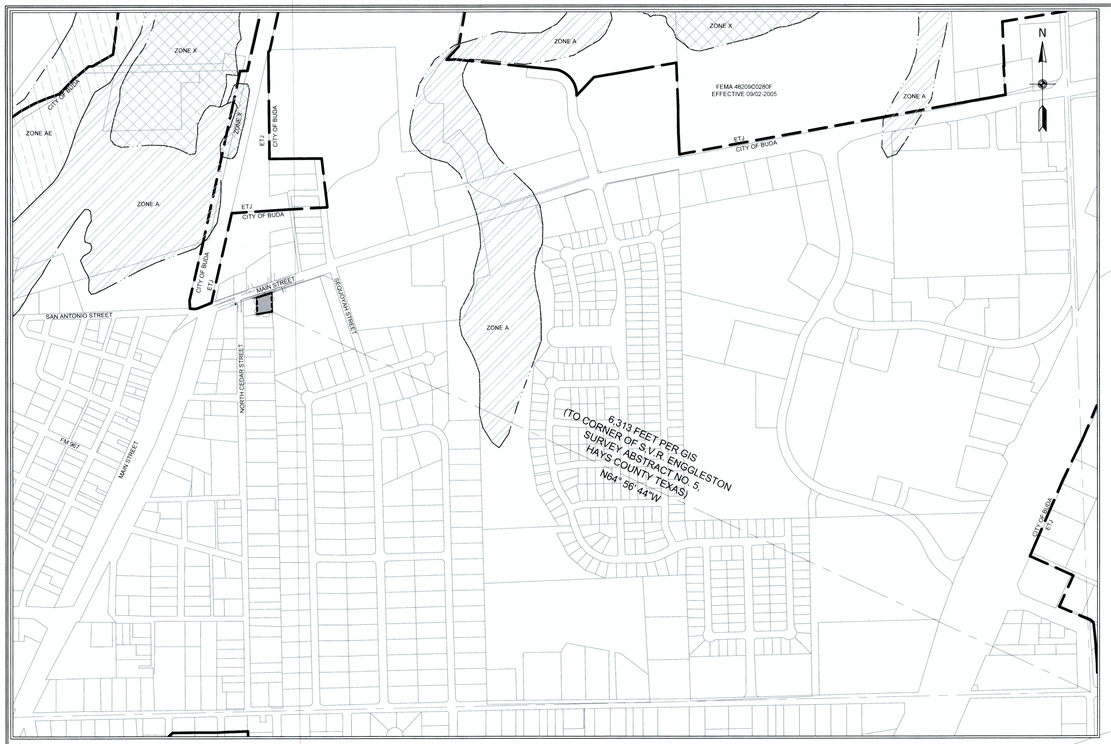
9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff has reviewed the application and recommends that if the Planning and Zoning Commission chooses to approve the associated Subdivision Waiver, that the Commission approves the Replat with the condition that City Council approves the Subdivision Waiver as submitted without Modification.

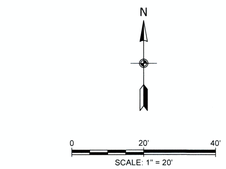
Attachments:

RP 24-01 Replat.pdf

REPLAT OF
A PORTION OF LOT 1 & 2 CHANDLER ADDITION TO THE TOWN OF BUDA SUBDIVISION
0.2974 ACRES
BUDA, HAYS COUNTY, TEXAS



VICINITY MAP:
SCALE: 1" = 500'



BEARINGS DESCRIBED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 - DISTANCES AND AREAS ARE SHOWN IN GRID VALUES

610 MAIN STREET BUDA LLC
5104/897 DOC 14038321
1.0 ACRES

MOLLY TRUST
DOC 24005810
0.71 ACRES

C SELLMAN ENTERPRISES INC
DOC 16029335
0.24 ACRES

MAIN STREET
(R.O.W. Varies)

72' R.O.W.

N71°53'58"E 108.37'
(N72°02'00"E 107.83')

FIR

NICHOLAS ALCALA
(3488/679) O.P.R.H.C.TX.
0.23 ACRES

N01°10'35"W 116.41'
(N01°11'10"W 116.58')

LOT 1, BLOCK A
0.2974 ACRES
(12,955 Sq. Ft.)

(S01°38'00"E 131.84')
S01°33'20"E 132.25'

GERALDINE F. MCCORMICK
& ESTATE OF T.C. JR.
(198/291) D.R.H.C.TX.
0.915 ACRES

NORTH CEDAR STREET

60.00'
R.O.W.

(S80°09'30"W 105.47')
S80°16'30"W 105.73'

CHRISTOPHER COLLINS
REFERENCE #R23541
0.43 ACRES

6,313 FEET PER GIS
(TO CORNER OF S.V.R. ENGGLESTON
SURVEY ABSTRACT NO. 5,
HAYS COUNTY TEXAS)
N64°56'44"W

LEGAL DESCRIPTION:
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LEGEND

1/2" FOUND IRON ROD	FIR ●
RECORD INFORMATION	( )

OWNER / DEVELOPER
WINDY CASTLE, LLC
587 MAIN STREET
BUDA, TEXAS 78610

DESIGN ENGINEER:
RIVER CIVIL ENGINEERING
1910 PACE BEND ROAD
SPICEWOOD, TEXAS 78669
(512) 992-4971
DWEBBER42@GMAIL.COM
FIRM NO. F-21745

SURVEYOR:
COMMERCIAL ENGINEERING, PLLC
8208 GALLATIN DRIVE
AUSTIN, TEXAS 78736
TODD BLENDEN, R.P.L.S. 6186
TBPLS FIRM #10181400
(512) 632-7865

ACREAGE: 0.2974 ACRES
PREPARATION DATE: 01/26/2024
SUBMITTAL DATE: 01/29/2024

FLOODPLAIN INFORMATION:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B & 6 CONDITION II SURVEY. I CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM FLOOD HAZARD BOUNDARY MAP REVISED AS PER MAP NUMBER:48209C0280F ZONE:X DATED:9/2/2005. DATED THIS 27TH DAY OF JULY, 2023.

BENCHMARK:
TRIANGLE ON CURB AT THE NORTH EAST CORNER OF THE LOT - ELEVATION 706.82'
ELEVATIONS ARE BASED ON THE N.A.V.D. 88, GEOID 12B

BEARING BASIS:
TEXAS COORDINATE SYSTEM
SOUTH CENTRAL ZONE (4204), NAD83
INTERNATIONAL FEET (GRID)

NOTES:
1. THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES.
2. SETBACKS SHALL BE IN ACCORDANCE WITH THE ADOPTED BUDA UNIFIED DEVELOPMENT CODE.
3. SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED BUDA UNIFIED DEVELOPMENT CODE.
4. WATER SHALL BE PROVIDED BY CITY OF BUDA. WASTEWATER SHALL BE PROVIDED BY CITY OF BUDA
5. PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF BUDA.
6. THIS PROPERTY LIES WITHIN THE HAYS COUNTY CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
7. "PURPOSE FOR REPLAT" STATEMENT PER BUDA UDC 3.03.08(D): THIS REPLAT IS REQUIRED TO CREATE A LEGAL, CONFORMING LOT.
8. THIS PROPERTY DRAINS TO THE DRAINAGE EASEMENT GRANTED BY McCORMICK T C JR AS RECORDED IN DOC# 00224011 AND THE DRAINAGE EASEMENT GRANTED BY CHRISTOPHER COLLINS AS RECORDED IN DOC # 00271059

ELECTRIC: PEDERNALES ELECTRIC COOP
GAS: CENTERPOINT

SHEET 1 of 2

RCE River Civil Engineering

1910 PACE BEND ROAD
SPICEWOOD, TEXAS 78669

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TO CERTIFY WHICH WITNESS BY MY HAND THIS 1st DAY OF July, 2024.

WINDY CASTLE, LLC
587 MAIN STREET
BUDA, TEXAS 78610

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF HAYS

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CHRISTINE BESINAIZ
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 02/15/28
NOTARY ID 3596175

MY COMMISSION EXPIRES ON: 2-15-28

STATE OF TEXAS

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6/28/24

STATE OF TEXAS
REGISTERED
TODD BLENDEN
6186
PROFESSIONAL
LAND SURVEYOR

TODD BLENDEN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6186
STATE OF TEXAS

STATE OF TEXAS

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COUNTY OF HAYS

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06-28-2024

STATE OF TEXAS
DARREN L. WEBBER
92744
LICENSED
PROFESSIONAL ENGINEER

DARREN WEBBER
REGISTERED PROFESSIONAL ENGINEER, NO. 92744
STATE OF TEXAS

CITY OF BUDA NOTES:

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REPLAT APPROVED ON BEHALF OF BUDA PLANNING AND ZONING COMMISSION ON THE _____DAY OF _____, 2024 A.D.

_____
ALICIA RAMIREZ, CITY CLERK
CITY OF BUDA, TX

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE_____ DAY OF _____, 2024 A.D. AND DULY RECORDED ON THE _____, DAY OF _____, 2024 A.D. AT _____O'CLOCK, __.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN DOCUMENT _____.

WITNESS MY HAND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 2024 A.D.

ELAINE H. CARDENAS, COUNTY CLERK

LEGAL DESCRIPTION:

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RCE River Civil Engineering
1910 PACE BEND ROAD
SPICEWOOD, TEXAS 78669

Agenda Item Report

Legislative Board:	Planning and Zoning Commission
Date:	July 23, 2024
Contact:	Will Parrish
Agenda Item ID / Number:	2024-632- / H.4

ITEM TITLE: Deliberation and possible action on a request by Austin Angels for a Zoning Change from F3H to F4H for a +/- 2.5 acres property known as Rev. Mark A Noren Subdivision Lot 1 Block 1, located at 401 RM 967. (Z 24-04) (Will Parrish Assistant Director of Development Services).

1. EXECUTIVE SUMMARY

The City of Buda has received an application for a Zoning Map Amendment, also referred to as a zoning change, for a property located downtown on the south side of RM 967 (Live Oak Street) addressed as 401 RM 967. The request is to change from the current zoning of Form District 3H (F3H) to Form District 4H (F4H). Upon adoption of this requested zoning change, any land uses permitted under the F4H zoning district would be allowed. Additional uses could be permitted upon approval of a Specific Use Permit (SUP) for any use for which an SUP is possible. There is a separate agenda item regarding Comprehensive Plan Amendments that is being brought forward by Staff that is related to this project. Additionally, the applicant is requesting an Alternative Compliance to a zoning standard that is also on this agenda (AC 24-03).

2. BACKGROUND/HISTORY

The subject property contains a structure that was constructed in 1995 and was formally used as a church. For the last several years it has been used as office space by the Austin Angels nonprofit. The current zoning is F3H, which is primarily a residential district and does not allow for professional office as a use. The Austin Angels group would like to demo the existing structure and build a new Headquarters on this property, which requires a zoning change. The Applicant is proposing F4H as this zoning allows for professional office as a use.

This property is located within the floodplain and any development will be required to meet all floodplain rules and regulations.

The property is surrounded on three sides (east/south/west) by a single 20 acre property, which is zoned F3H and contains a single family residence. The property to the north, on the opposite side of RM 967, is zoned F4H, and is part of the Old Buda Elementary Lower Campus.

North	F4H	Former School Site
East	F3H	Single Family Home
South	F3H	Single Family Home
West	F3H	Single Family Home

City Staff notified 9 property owners within 400 feet of the subject property, and case pending sign was erected on RM 967. Additionally, the City requires that an applicant for a zoning change request for a property that is within 400 feet of a single-family residential zoning district or residentially use property completes a Neighborhood Communication Meeting, intended to raise awareness of the proposed development, to identify issues regarding perceived impacts, and to resolve the issues in an inclusive manner. The applicant posted flyers and knocked on the doors of neighbors. The

meeting was held on July 12, 2024, though none of the invited neighbors attended the meeting.

3. ANALYSIS

The proposed request is for a zoning change from F3H to F4H. The 2017 Unified Development Code (UDC) states the following of the property's current zoning district: "F3H supports a mix of small-to-medium sized building types with predominantly residential uses within the Downtown Node and Historic Overlay. Development in F3H must match the existing character and form of the existing fabric of Buda's historic downtown."

Comparatively, the UDC states that the intent of the F4H zoning district is that it "consists of mixed-use urban fabric within the Downtown Node and Historic Overlay. Development in F4H may have a wide range of building types, setbacks, and street types and can be used to transition from higher to lower intensity development but must match the existing character and form of the existing fabric of Buda's historic downtown." The permitted uses in the F4H zoning district reflects this intent, as it allows for a mix of housing types, as well as a variety of commercial uses that the F3H zoning district does not permit, such as professional offices and retail shops.

The applicant is seeking the zoning change to allow for the ability to redevelop the site, and continue to use the property with the same use it has today, which is professional office. The current zoning of F3H is fairly limited in the commercial uses it allows, and does not allow for this use. The UDC's Use Chart showing all permitted and non-permitted uses has been included as an attachment to this agenda item.

The proposed zoning change is generally in compliance with the 2024 Comprehensive Plan and the 2023 Downtown Master Plan. The Comprehensive Plan states that, in addition to a wide mix of residential housing types, commercial uses such as retail, restaurant, office, lodging, recreational, and other services are appropriate downtown. Appropriate zoning districts in downtown as a whole are F3H, F4H, and F5H.

According to the Future Land Use Map of the Downtown Master Plan and Comprehensive Plan, the property currently has a designation of Open Space due to the existing floodplain on the property. However this property has already been developed. As such City Staff have included this parcel in a package of Future Land Use Plan (FLUM) Amendments to the Comprehensive Plan, described below.

City Staff are sponsoring a package of Comprehensive Plan Amendments to change the land use categories of several parcels in the Downtown area, including this parcel, in and are recommending a change to House Scale Mixed-Use to Residential Mixed-Use (2 to 3 story) in the Future Land Use Map. The Residential Mixed-Use category is described as allowing "for multiple uses to coexist within the same building. They are typically two to three stories with 60 percent residential and 40 percent commercial and used as a transition area between single-family neighborhoods and commercial areas." The current use of Professional Office is more appropriate in this Land Use category and the proposed zoning change to F4H would fall more in line with the land use category change to Residential Mixed-Use.

4. FINANCIAL IMPACT

NA

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

Balanced and Intentional Growth

7. PROS AND CONS

Pros: Will allow for the current owners to demolish the existing structure and build a new office space, while continuing to use the property in the same manner that it is used today.

Cons: None

8. ALTERNATIVES

The Planning Commission may recommend approval, denial, or to table the zoning change request.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff has reviewed the request and recommends Approval of the Zoning Map Amendment with the condition that the Comprehensive Plan Amendment is approved by City Council.

Attachments:

Z 24-04 Combined Notice Letter & Map.pdf
Z 24-04 Austin Angels Letter of Intent.pdf
Z 24-04 Applicant zoning exhibit location map.pdf
20240712_Austin_Angels_Neighborhood Meeting summary.pdf

405 E. Loop Street
Buda, TX 78610
(512) 312-5745

July 5, 2024

Dear Property Owner,

You are receiving this letter because you have been identified as the owner of property that is within four hundred feet of a neighboring property that has made a request that will go before the City of Buda Planning and Zoning Commission. The Planning and Zoning Commission will be considering a request for the following:

Request:	**Subject Property:**	**Listed Applicant Contact:**
Z 24-04: Zoning Map Amendment application to change the existing zoning for the subject property from Form District 3H (F3H) to Form District 4H (F4H). CPA 24-03: Comprehensive Plan Amendment to amend the Future Land Use Map of the 2024 Comprehensive Plan per the 2023 Downtown Master Plan from House Scale Mixed-Use to Residential Mixed-Use.	Z 24-04: Lot 1 Block 1, Rev Mark A. Noren Subdivision to the City of Buda, Buda, TX 78610. CPA 24-03: Lot 1 Block 1, Rev Mark A. Noren Subdivision to the City of Buda, Buda, TX 78610.	Chet Morgan 826 Houston Street Austin, TX 78756 morgan@hsuoffice.com

Special Notes:
The owner of this property is requesting a zoning change from F3H to F4H. The City of Buda Planning and Zoning Commission will make a recommendation to City Council after public hearings whether the proposed application meets the criteria for the approval of a Zoning Map Amendment and Comprehensive Plan Amendment in the Buda Unified Development Code (UDC).

A map of the subject property can be found included in this letter for reference. This request does not directly involve your property but could have implications for the area that surrounds the subject property.

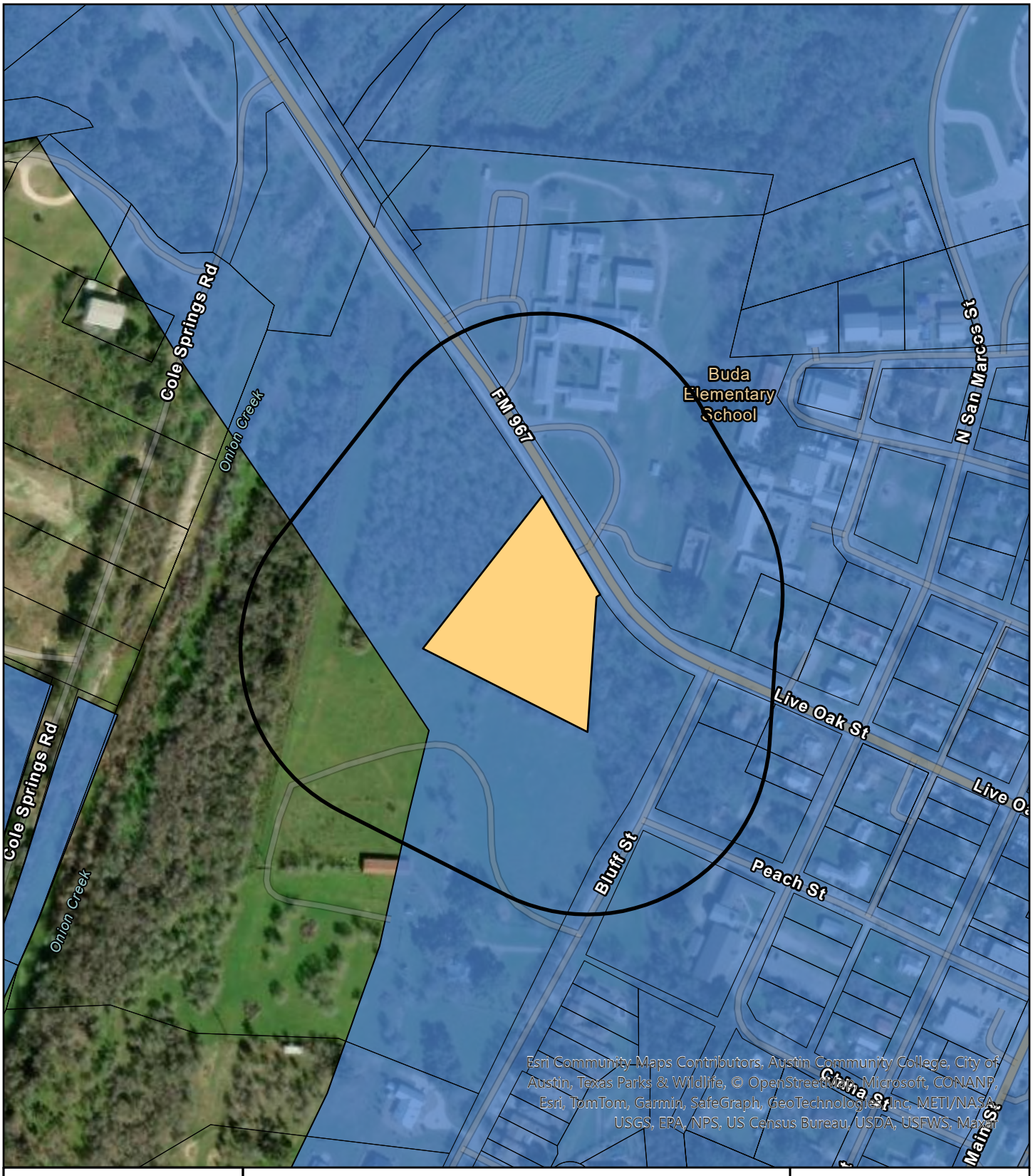
The City of Buda Planning and Zoning Commission will hold a public hearing on this request beginning no earlier than 6:00 p.m. on Tuesday, July 23, 2024, in the Council Chambers at Buda City Hall, 405 E. Loop Street, Building 100, Buda, Texas 78610 to receive written and oral comments. Agendas will be posted 72 hours prior to the meeting, please call or check the website for additional information.

One of the principal functions of municipal government is to encourage citizen participation within the framework of local government operations and decision making. During the public hearings, the applicant, and people in favor of, neutral, or opposed to the request may present their views. People may also submit views in writing via conventional or electronic mail. Comments regarding the project can be sent directly to comments@budatx.gov and will be read into the record. Please note application Z 24-04 and CPA 24-03 in your comments.

For more information regarding this matter as well as any questions, please contact the City of Buda Development Services Department at (512) 523-1029 or by email at will.parrish@budatx.gov. Please reference case number Z 24-04 and CPA 24-03.

Respectfully,

Will Parrish AICP, CNU-A
Assistant Director of Development Services



Z 24-04 Location Map

Map date: 07/05/2024
City of Buda
Development Services

Buda City Limits
Parcels
Subject Property
400' Notification Radius

N

Scale: 1:3,600

0 200 400
Feet

Coordinate System: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

Michael Hsu
Office Of Architecture

Austin | Houston
826 Houston Street, Suite 100
Austin, Texas 78756

512 706 4303
hsuoffice.com

Date
18 March 2024

Project Name
Austin Angels – Foster Care Community Center

Regarding
Letter of Intent to submit an application for the Austin Angels – Foster Care Community Center

To
City of Buda
Director of Planning - Development Services
405 E Loop St. Building 100
Buda, TX 78610
(512) 312-5745

1. Applicant Information
    - ~~Developer & contact information~~
    - Owner & contact information
        Susan Ramirez – Austin Angels
        Email: Susan@nationalangels.com
        Phone Number: 512-577-0465
        Address: 9901 Brodie Lane, Suite 160
        PMB 255, Austin, Tx 78748
    - Project Consultants & contact information
        Architect – Michael Hsu Office of Architecture
            Chet Morgan – Project Manager
            Email: morgan@hsuoffice.com
            Phone Number: 512-706-4303
            Address: 826 Houston Street
            Austin, Tx 78756
        Structural Engineer – Datum
            Paul Warfield – Project Manager
            Email: pwarfield@datumengineers.com
            Phone Number: 512-469-9490
            Address: 8140 N Mopac Expressway
            Bldg 1, Suite 120
            Austin, Tx 78759
        MEP Engineer – Infinity MEP
            Kelly Carranza – Project Manager
            Email: kcarranza@infinitymep.com
            Phone Number: 830.734.0290
            Address: 5316 W US Hwy 290 Service Road
            Suite 480
            Austin, Tx 78735
        Civil Engineer – Flake Engineering
            Travis Flake – Project Manager
            Email: travis@flakeengineering.com
            Phone Number: 512-468-6248
            Address: 201 Grove Lane
            Buda, Tx 78610

• Contractors & contact information

General Contractor – Swinerton

Ryan Garris – Project Manager
Email: rgarris@swinerton.com
Phone Number: 720-467-4770
Address: 5707 Southwest Parkway
Building One, Suite 200
Austin, Tx 78735

~~• Attorney (if applicable)~~

2. Project Description

• Project Location

401 FM 967
Buda, TX 78610

• Applicable SUP / Zoning Requests

Current Site Zoning: F3H
Requested Zoning change to F4H

• Project Scope (including project phasing)

The project consists of a two-story office space developed within the footprint of the existing building to host the functions of the non-profit group Austin Angels. Spaces within the building will include, offices, conference rooms and places to gather. The building will be sprinkled and will be a composite steel structural system.

• Estimated Square footage

~8,400 SF

• Definition of project Use

Use: Mixed-Use Office

• Services the business will provide including the number of employees or jobs of proposed business)

Austin Angels is a nonprofit organization that walks alongside children, youth, and families experiencing foster care. Services are provided free of charge to families in our programs and will include:

- Support through tangible resources, tailored to each family's needs, including things like: household items, school supplies, shoes/clothing, food, gift cards, etc.
- Workshops (for both caregivers and youth)
- Enrichment events
- Public visitation site for fostering and biological families
- Community and corporate partner engagement events
- Training (for caregivers, volunteers, board members, and employees)
- Counseling
- Collaboration with other local nonprofits who are focused on foster care

We currently have 27 employees, and expect this to increase to 30+ by the completion of this project.

• Capital Investment

$5,220,282.75

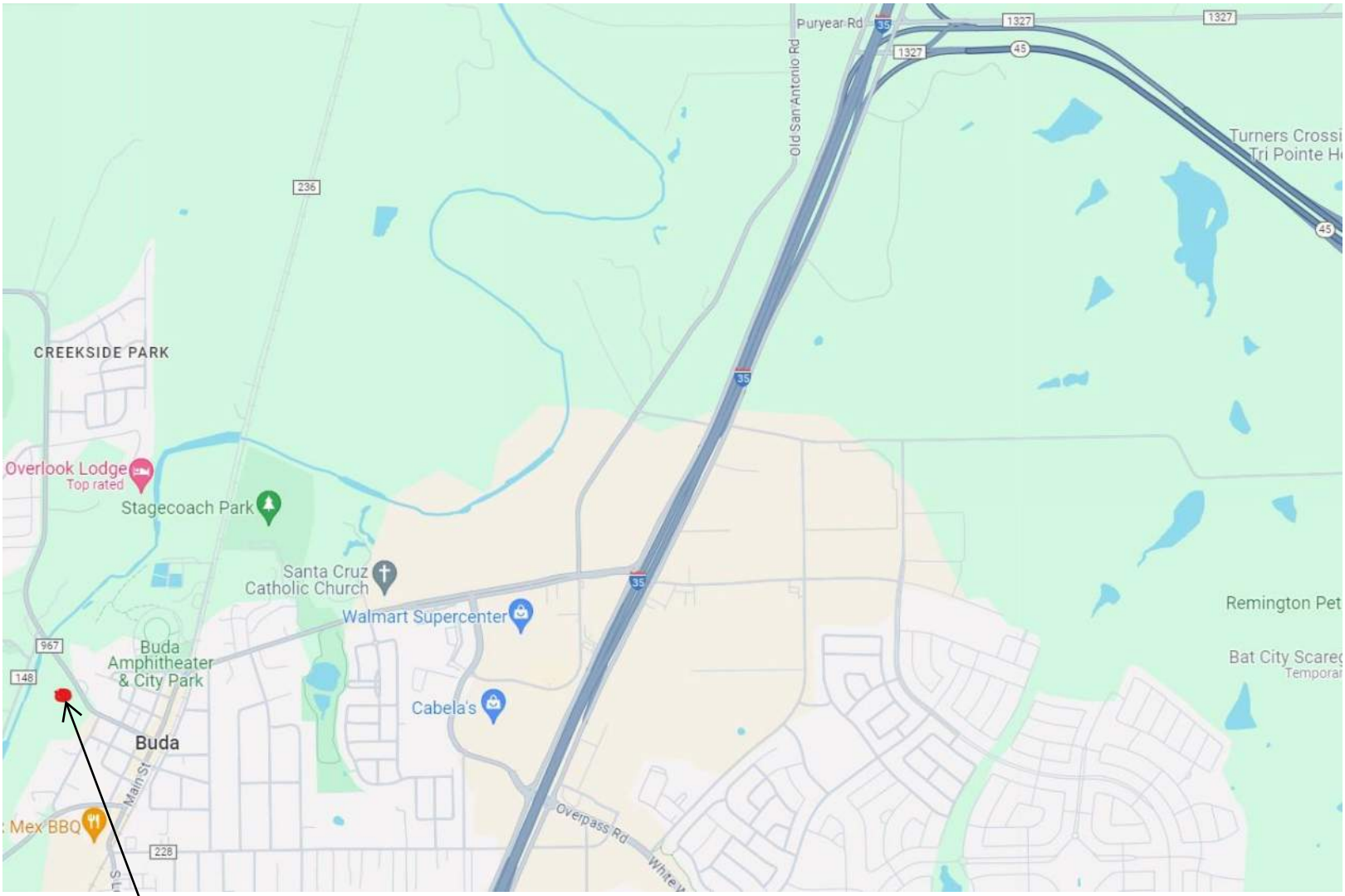
• Approximate Taxable Sales (if applicable)

N/A

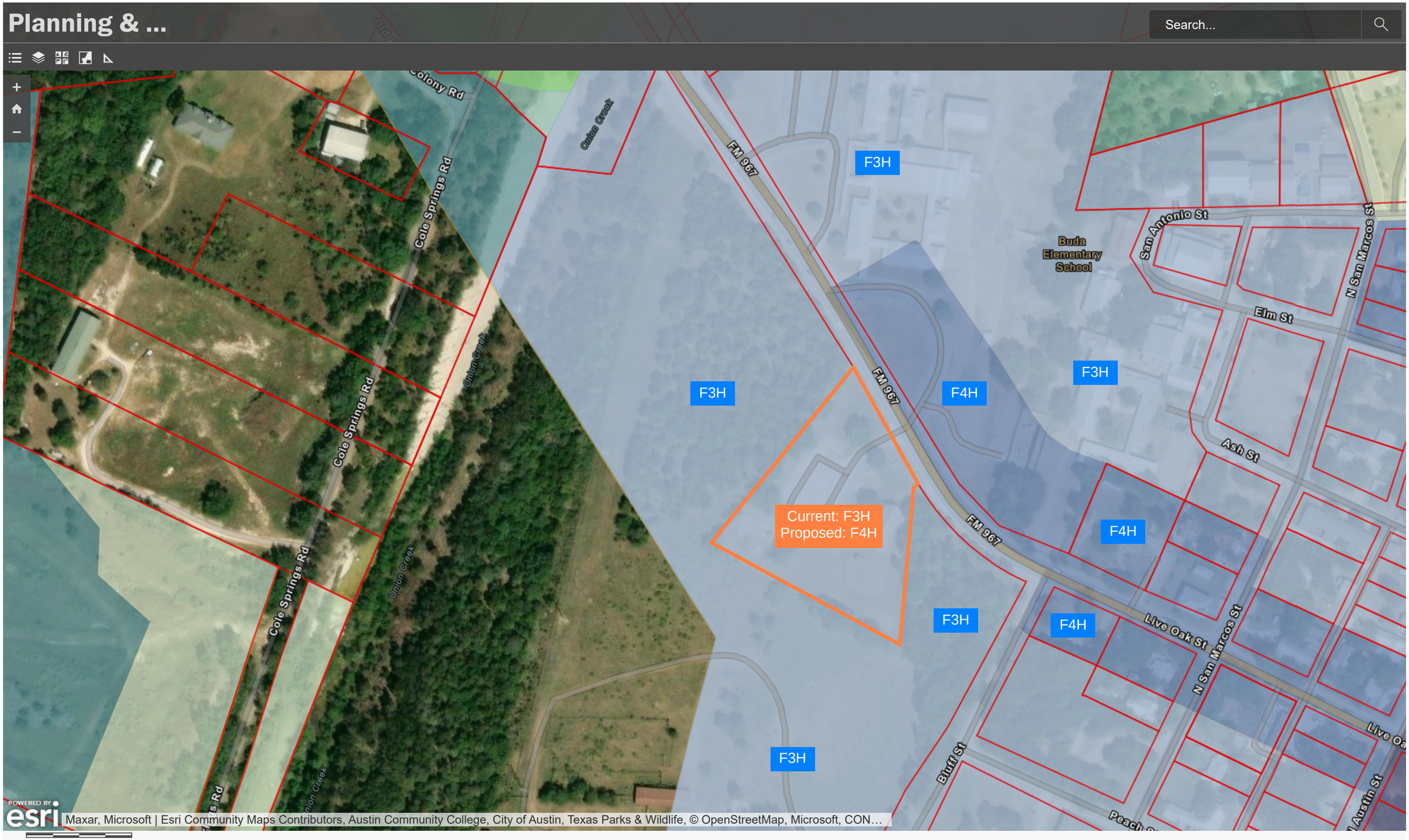
3. Estimated Date of Submission of your first application (please indicate which application this will be)
   Site Development Permit Completeness Check Submission ~4/1/2024 (Anticipated)
   Building Permit Application Submission ~7/8/2024 (Anticipated)

4. Estimated date of Construction (Start date and Completion Date)
   Anticipated Start: ~9/24/2024
   Anticipated Completion Date: ~5/9/2024

5. Provide a Concept Layout or sketch plan and a project Location Map
   Please see attached


Puryear Rd
1327
1327
1327
45
45
Old San Antonio Rd
Turners Crossi
Tri Pointe H
236
CREEKSIDE PARK
35
Overlook Lodge
Top rated
Stagecoach Park
Santa Cruz
Catholic Church
Walmart Supercenter
35
Remington Pet
967
148
Buda
Amphitheater
& City Park
Cabela's
Bat City Scareg
Temporar
Buda
Main St
Mex BBQ
228
Overpass Rd
Project Location


684.77'
20' - 0"
20' - 0"
15' - 0"
685.15'
20' Building Line
15' P.U.E.
F.M. HWY NO. 967
684.95'
New Gate
685.45'
Existing Asphalt Parking
Lot to Remain
(71) Existing Parking Spots
683.59'
690.00'
685.67'
DN
685.32'
20' Building Line
New Building Within
Exsiting Building Footprint
F.F.E.= 690.00'
DN
DN
F.M 967
685.63'
685'
685.81'
20' - 0"
Pad
30' - 0"
685.42'
30' Building Line
20' Building Line
Shed
685.37'


Planning & ...
Search...
Colony Rd
Cole Springs Rd
Onion Creek
FM 967
F3H
Buda Elementary School
San Antonio St
N San Marcos St
Elm St
F4H
Ash St
Current: F3H
Proposed: F4H
Live Oak St
Bluff St
Maxar, Microsoft | Esri Community Maps Contributors, Austin Community College, City of Austin, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CON…
0
100
200ft

From

Michael Hsu
Office Of Architecture

Address

826 Houston Street, Suite 100
Austin, Texas 78756

(512) 706-4303
hsuoffice.com

Austin Angels

Neighborhood/Community Meeting Report – 07/12/2024

Distribution List:

Chet Morgan - MHOA
Chris Stoll – MHOA
Catherine Marler – Austin Angels
Susan Ramirez – Austin Angels
Sara Hale – Austin Angels

Report Notes:

1. **How the neighborhood was notified about the proposal?**

   Austin Angels notified the neighborhood by distributing fliers to project neighbors and knocking on their doors. For those who did not answer, fliers were left at their doors/mailboxes to ensure they received the information.

2. **How the information regarding the proposal was shared with the neighborhoods?**
   Information was shared through the fliers distributed in the neighborhood and were shared at the neighborhood community meeting, that was called out on the flyer (attached)

3. **Who was involved in the discussions?**
   Austin Angels hosted the event to discuss the proposal. However, none of the neighbors from the notified areas attended the event.

4. **Any Concerns Raided by the Neighborhoods?**
   No concerns were raised by the neighborhood either by meeting with them on their own property to inform them of the event, nor at the event itself.

5. **Any conditions that were added to our modified within the zoning request in response to concerns raised at the neighborhood meeting?**

   No conditions were added or modified to the zoning request as there were no concerns raised at the neighborhood meeting nor in the conversations had with neighbors prior to the event.

Confirmation of Contents
All parties in attendance should review the meeting minutes above and contact MHOA with any correction within 5 working days. After 5 working days, it is assumed that the information contained herein is accurate and binding.

YOU'RE INVITED!

EXPLORE THE FUTURE FOSTER CARE COMMUNITY CENTER AT OUR NEIGHBORHOOD MEETING









Experience our Mission:

Step into the world of foster care support and learn how this community center is going to make a difference in the lives of children and families.

Meet the Team:

Connect and learn about our work to walk alongside children, youth, and families experiencing foster care.

Explore the Vision:

Tour our existing space and preview how it will be transformed into a state-of-the-art facility — the Foster Care Community Center.

July 12th

1:30 PM

401 FM 967
Buda, TX 78610

Learn more here

SWINERTON

Michael Hsu Office Of Architecture

homeaid AUSTIN

For more information about Austin Angels, please contact sara@austinangels.com.

Agenda Item Report

Legislative Board:	Planning and Zoning Commission
Date:	July 23, 2024
Contact:	Will Parrish
Agenda Item ID / Number:	2024-634- / H.5

ITEM TITLE: Deliberation and possible action regarding a request by the City of Buda for a Comprehensive Plan Amendment to the Future Land Use Map and Downtown Master Plan for certain properties located within and near the Buda Downtown (Will Parrish, Assistant Director of Development Services).

1. EXECUTIVE SUMMARY

After review of the adopted Comprehensive Plan and Downtown Master Plan, Staff has identified several parcels within and near the Downtown Area that Staff is recommending for amendments to the Future Land Use Map (FLUM) classification within the Comprehensive Plan and Downtown Master Plan.

2. BACKGROUND/HISTORY

The Downtown Master plan was adopted in 2023 and the Comprehensive Plan was adopted in 2024. After using the new plans for several months, Staff has identified several parcels in the Downtown area that are either inconsistently labeled between the two plans, or should be modified for other reasons.

There are several parcels located in the Downtown area that fall under the Downtown Master Plan, that the Comprehensive Plan Future Land Use Map (FLUM) overlaps with an "Open Space" Future Land Use (due to floodway/floodplain constraints), however they are already in a developed condition, and in some cases conflict with the Downtown Master Plan FLUM.

Additionally, a portion of the development known as "The Colony", to the northwest of downtown is currently shown as Open Space in the Comprehensive Plan FLUM, has been brought out of the floodplain, and is currently being developed for single family homes.

.

3. ANALYSIS

In order to rectify these conflicts, Staff is proposing to remove the Comprehensive Plan Open Space Land Use designation on the parcels located within the Downtown Area, and instead provide the Downtown Land Use designation, which was the original intent.

Two of the properties within the Downtown Master Plan along FM 967 are currently identified as Open Space in both the Downtown Master Plan and the Comprehensive Plan FLUM, however they have already been developed. As they have been developed and are currently in use, Staff is recommending that their Land Use Category within the Downtown Master Plan be modified to "Residential Mixed Use" which would allow for a variety of residential and commercial uses.

For the property within "The Colony" development that has been removed from the floodplain, and

was entitled to develop single family homes prior to the Comprehensive Plan, Staff is recommending that the Comprehensive Plan FLUM be modified to "Residential Neighborhood", which is the same designation as the rest of "The Colony" development, and is appropriate for single family homes.

4. FINANCIAL IMPACT

5. STRATEGIC PLAN/GOALS
BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES
Balanced and Intentional growth

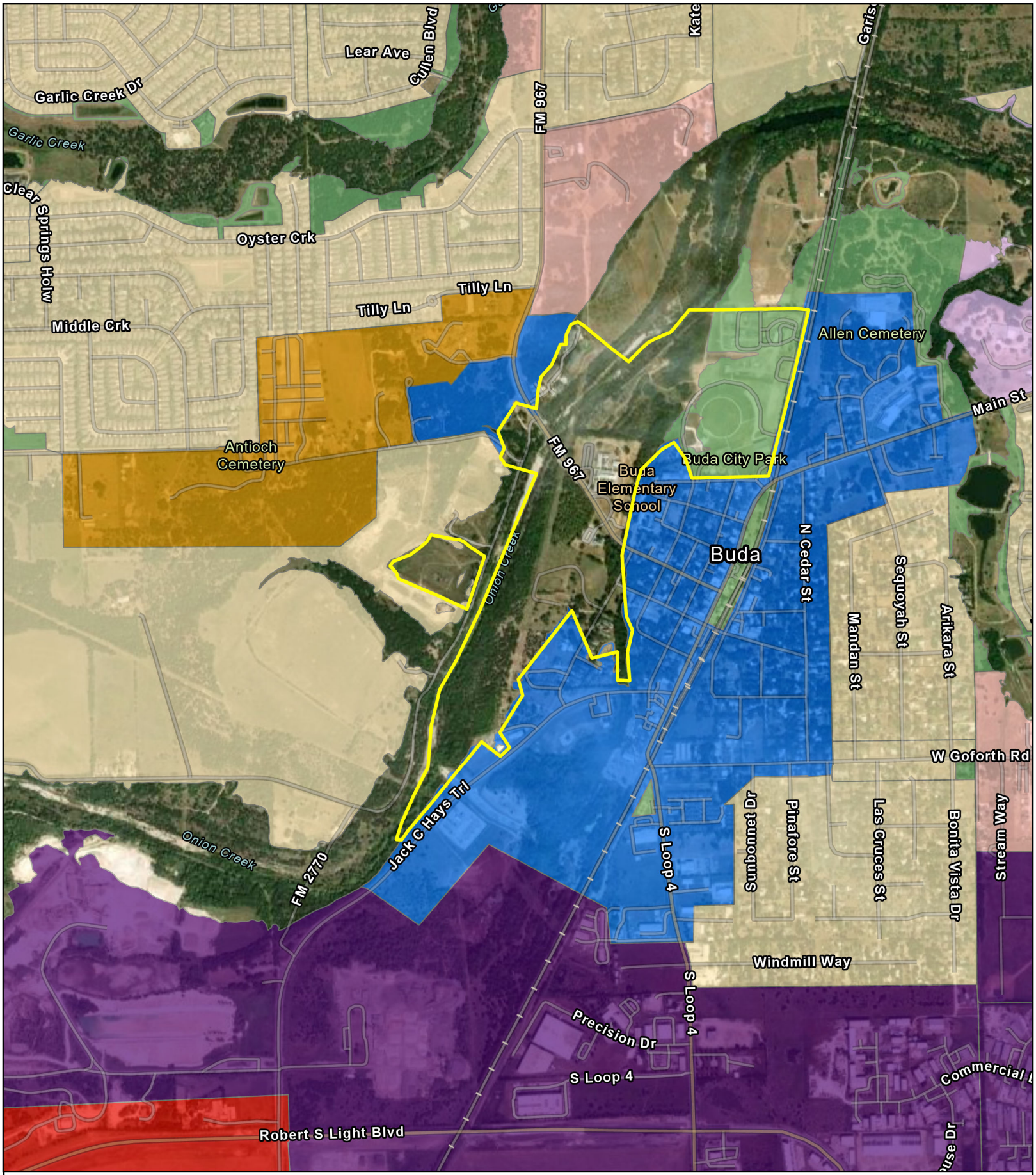
7. PROS AND CONS

8. ALTERNATIVES

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION
Staff is recommending the proposed changes to the Comprehensive Plan and Downtown Master Plan Future Land Use Maps as proposed.

Attachments:

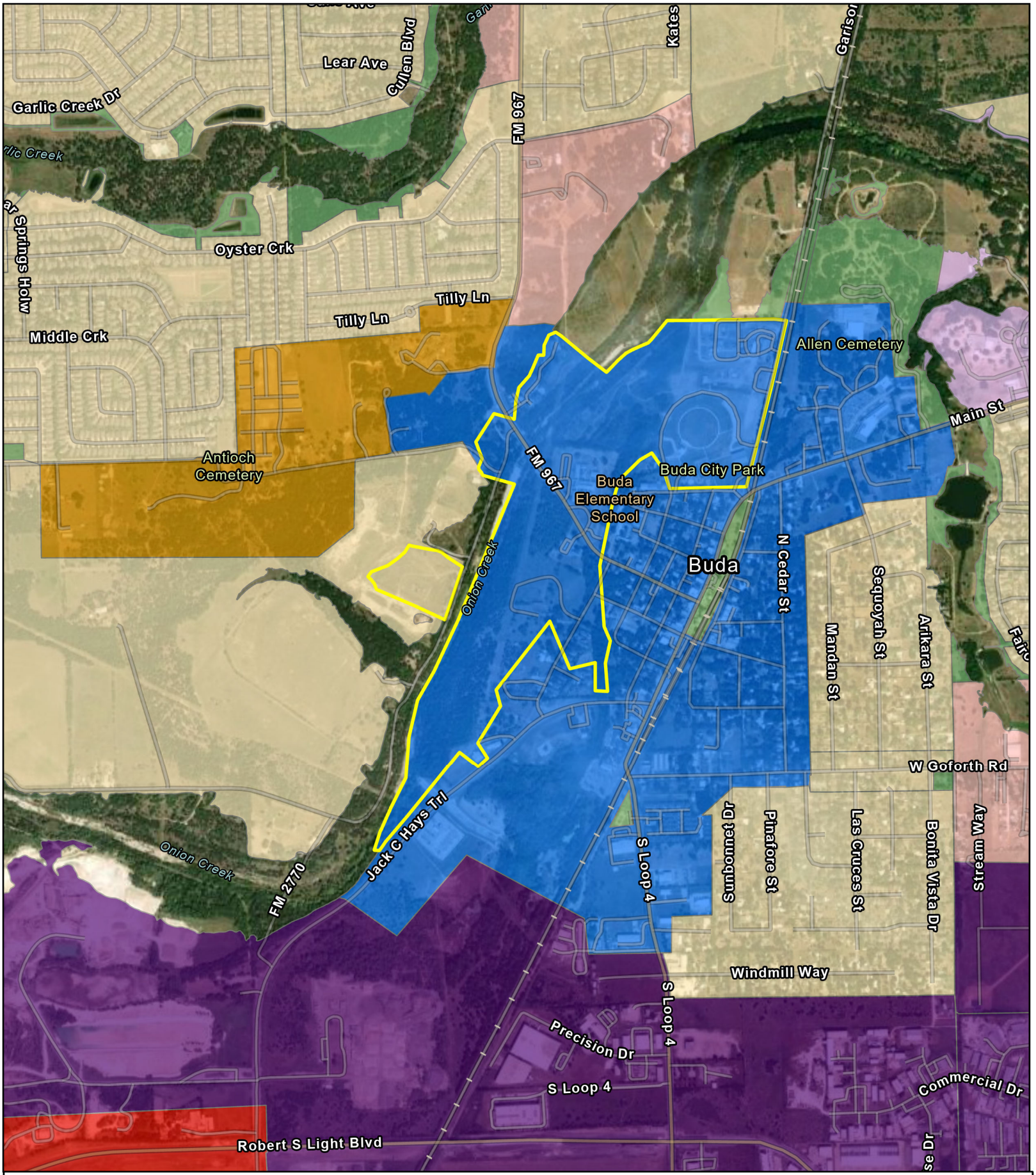
Proposed Comprehensive Plan FLUM Parcels (Current).pdf
Proposed Comprehesive Plan FLUM Amendments (Proposed Change).pdf
Downtown Master Plan Amendments



Land Use Map - Before

- Corridor Commercial
- Downtown
- Industrial
- Mixed Use
- Neighborhood Commercial
- Parks
- Residential Mixed Density
- Residential Neighborhood
- Proposed FLUM Amendments

0 500 1,000 ft



Land Use Map - After

- Corridor Commercial
- Downtown
- Industrial
- Mixed Use
- Neighborhood Commercial
- Parks
- Residential Mixed Density
- Residential Neighborhood
- Proposed FLUM Amendments

0 500 1,000 ft

4.4. Future Land Use Map

The purpose of the future land use map is to guide and inform the long-term planning decisions in downtown Buda. It helps to ensure that development is aligned with the community's vision, goals, and objectives, and that land use and zoning decisions are made in a thoughtful and coordinated manner.

House Scale Mixed-Use (1 to 2 story) - 90% Residential / 10% Commercial

This land use allows for both residential and commercial uses within a single house scale building. These buildings are typically one to two stories and 90 percent residential, 10 percent commercial and best fits within existing single-family neighborhoods to accommodate a small amount of commercial use.





Residential Mixed-Use (2 to 3 story) - 60% Residential / 40% Commercial

This land use allows for multiple uses to coexist within the same building. They are typically two to three stories with 60 percent residential and 40 percent commercial and used as a transition area between single-family neighborhoods and commercial areas. This type of development creates a denser urban fabric, encouraging a more pedestrian friendly environment.





Commercial Mixed-Use (1 to 3 story) - 10% Residential / 90% Commercial

This land use allows for multiple uses to coexist within the same building. They are typically one to three stories with 10 percent residential and 90 percent commercial. The majority of the land along Main Street will be designated for this use to ensure this remains a commercial corridor with the opportunity for additional housing on the upper floors of the commercial buildings.





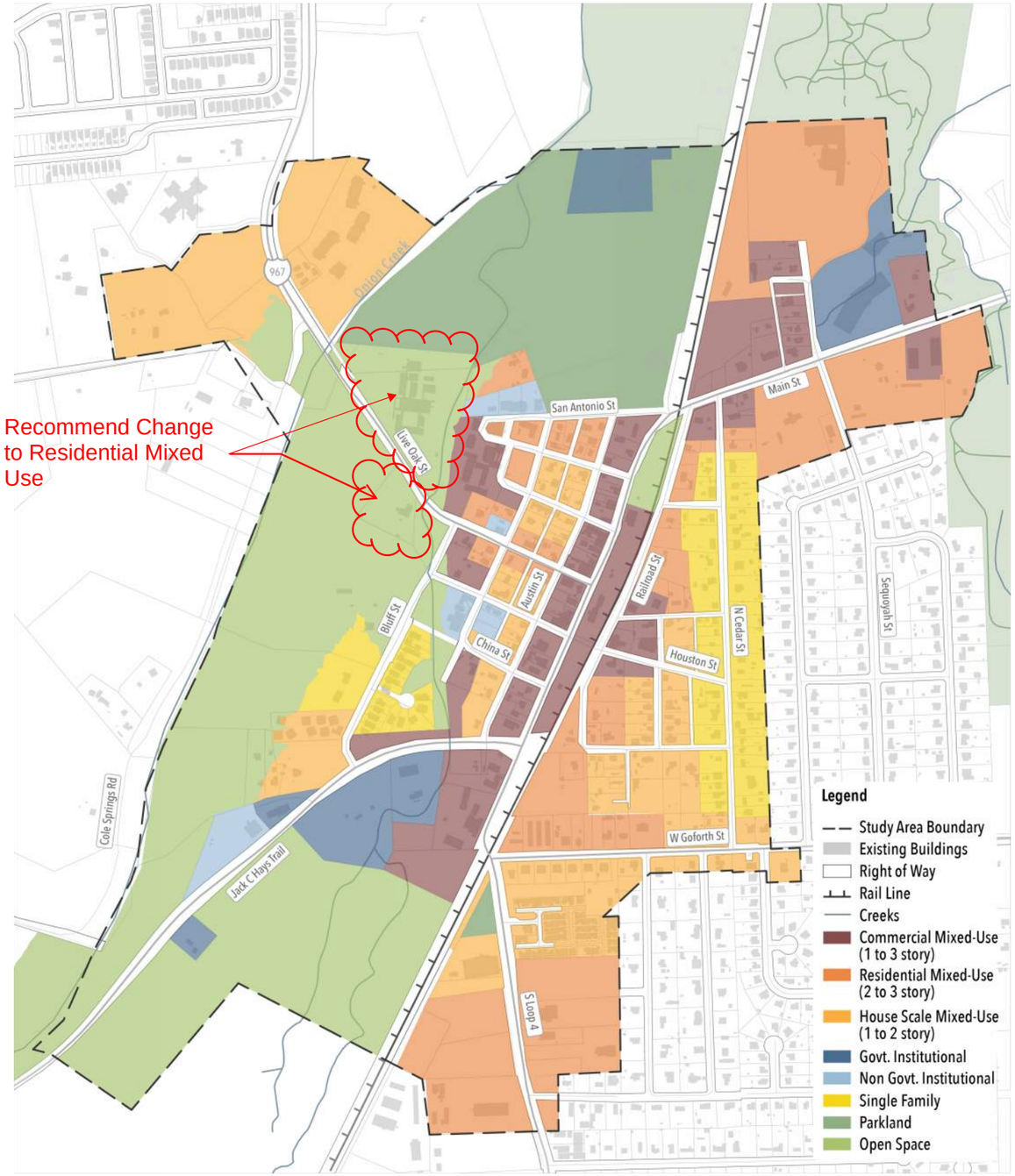


Figure 56: Future Land Use Map

Agenda Item Report

Legislative Board:	Planning and Zoning Commission
Date:	July 23, 2024
Contact:	Will Parrish
Agenda Item ID / Number:	2024-633- / H.6

ITEM TITLE: Deliberation and possible action on a request for Alternative Compliance request by Austin Angels to the Building to Lot Width in the Build-To requirement on a +/- 2.5 acres property known as Rev. Mark A Noren Subdivision Lot 1 Block 1, located at a property located at 401 RM 967. (AC 24-03) (Will Parrish, Assistant Director of Development Services).

1. EXECUTIVE SUMMARY

Austin Angels is proposing to develop a series of publicly accessible gardens along the RM 967 frontage of their property in order to help achieve Alternative Compliance for the Building Width within the Build-to Zone requirements of the F4 zoning district.

2. BACKGROUND/HISTORY

The applicant is proposing a zoning change from F3H to F4H. The property was developed as a church, but has been used as an office space for Austin Angels several years. Austin Angels is proposing to tear down the existing structure and build a new office building, however, due to floodplain regulations, they would like to keep the new building in the same foot print as the existing structure.

F4H standards require that buildings be located within 10 feet of the Street, and take up 70% of the width of the lot. This is due to the fact that the majority of properties within this zoning district are narrow lots. The UDC does provide for Alternative Compliance to this requirement, in order to assist the development of unique properties that may have difficulty meeting the base standard, as well as provide the opportunity for variation in the urban experience. This property has several complications, in addition to the flood plain concerns related to the building location, there are existing swales needed for stormwater and flood mitigation along the street, where typical F4H standards would drive the building to be constructed.

The applicant is proposing a public series of publicly accessible garden spaces as well as a courtyard with park benches and a path that leads from the street into the property. Due to the existing swales, the applicant is only able to develop 33% of the Building Width within the Build-to Zone with the publicly accessible gardens and courtyard. Therefore, the Applicant is requesting that the full 70% of the requirement be composed of a combination of the gardens, courtyard, and swales.

3. ANALYSIS

This property has unique challenges to development due to its location within the floodplain, as well as existing stormwater infrastructure (swales) that support the request for Alternative Compliance. The gardens and courtyard have not been fully designed at this point in time, however there are some minimum requirements that must be met, such as the minimum 20-foot depth, which the applicant has stated will be met.

The applicant has stated in their application that they will include publicly accessible benches and a walking path as part of the courtyard, and that the public gardens will be maintained by Austin

Angels. These garden areas will exceed the minimum landscaping requirements of perimeter landscaping standards that would otherwise be required.

4. FINANCIAL IMPACT

5. STRATEGIC PLAN/GOALS
BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES
Balanced and intentional growth

7. PROS AND CONS

8. ALTERNATIVES
The Planning and Zoning Commission has the authority to approve, approve with conditions, or deny the Alternative Compliance request.

Section 2.08.07(K)2(b) has the following requirements for Alternative Compliance Requests:

- Driveways, parking spaces, and other automobile-oriented uses are not considered appropriate forms of activation.
- This section should not be interpreted to preclude innovative uses of certain types of temporary uses, such as mobile food vendors or mobile retail, as long as all other codes and ordinances are met, and activation is street facing.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION
Staff has reviewed the request for Alternative Compliance and recommends approval as submitted.

Attachments:

AC 24-03-Austin Angels Alternative Compliance Narrative.pdf
AC 24-03 Alternative Compliance Plan.pdf

From

Michael Hsu
Office Of Architecture

Address

826 Houston Street, Suite 100
Austin, Texas 78756

(512) 706-4303
hsuoffice.com

Austin Angels

Zoning Alternative Compliance Letter – 06/11/2024
Austin Angels Foster Care Community Center
401 FM 967
Buda, Tx 78610

The Austin Angels Foster Care Community Center, located at 401 FM 967, is set to enhance the community by adding several new public amenities activations along its main frontage on FM 967. These improvements aim to create a welcoming and functional space for both residents and visitors of the City of Buda as well as to comply with the rezoning through alternative compliance procedures. Per the UDC 2.06.05 use chart, our site, which is currently zoned as F3H, does not allow an Office Use and we intend to provide the following spaces (per UDC Section 2.08.07K) to meet alternative compliance and to allow that use on the site.

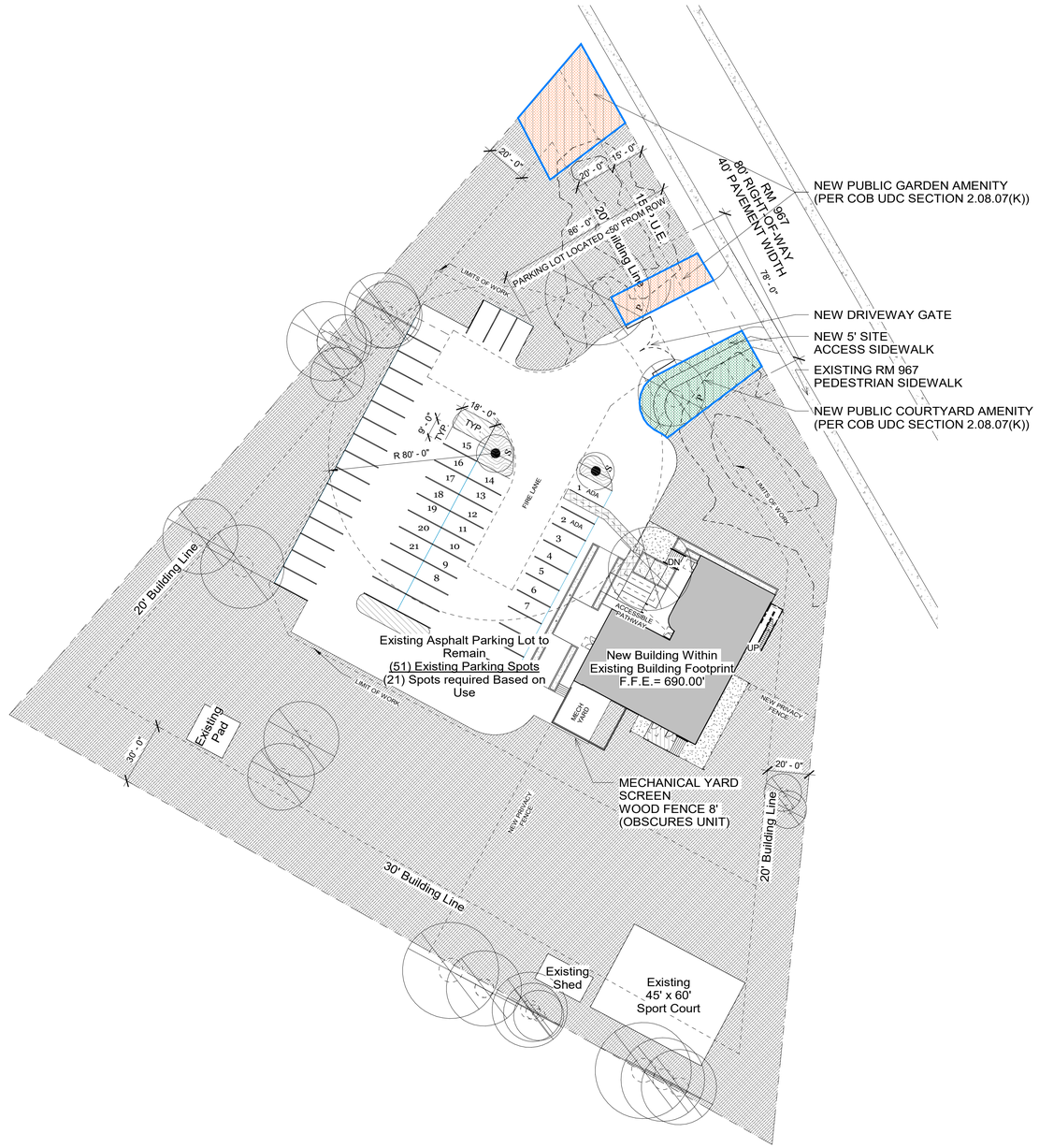
To the south of the driveway, a thoughtfully designed courtyard will feature comfortable benches and a variety of native plantings, providing a serene spot for relaxation. This courtyard will be adjacent to a newly constructed pathway that guides visitors directly to the project site, ensuring easy and attractive access.

To the north of the driveway, a vibrant new public green space will be established. This garden, will be maintained by Austin Angels (the client) and will also be filled with native plantings. It will be situated next to a new sidewalk running along FM 967, enhancing the pedestrian experience and contributing to the overall aesthetic appeal of the area.

Although the final design of these amenity areas is still in development, it will comply with the City of Buda Comprehensive Plan standards. This ensures that the new features will not only be beautiful but also align with the city's broader goals for community development and environmental stewardship.

Our project would be considered a “General Building” (per UDC 2.08.07.G) and is required to build to 70% of its building to lot width. Unfortunately, due to the existing floodplain conditions, the swales located along FM 967 that need to be preserved and kept free of any activity, the amount of space we are only able to provide is 33% of the building to lot width. This necessity limits the scope of the frontage improvements to areas outside the swales, as illustrated in the provided plan. Because of the existing limitations, we are requesting a major reduction of the building to lot width (per UPC 2.08.07.K.1.b) by providing the maximum amount of amenity allowed on the site. This careful consideration ensures that the new amenities will be sustainable and resilient, respecting the natural landscape while providing valuable community resources.

Confirmation of Contents
All parties in attendance should review the meeting minutes above and contact MHOA with any correction within 5 working days. After 5 working days, it is assumed that the information contained herein is accurate and binding.



1 Landscape Site Plan
1/32" = 1'-0"

City Landscape Calculations

Perimeter Landscape

Perimeter Along FM 967 Limits of work R.O.W.: 55 LF

	REQUIRED	PROVIDED
REQUIRED PERIMETER TREES (55 LF ROW FRONTAGE/40)	2	2*

* Existing Trees Comply

Perimeter Along Single Family.: 0 LF

	REQUIRED	PROVIDED
REQUIRED PERIMETER TREES (0 LF ROW FRONTAGE/30)	-	-

Buffer Landscape

Parking is <50' away from ROW

UDC 2.09.01.b.iii does not require landscape buffer

Interior Landscape

	REQUIRED	PROVIDED
PARKING LOT LANDSCAPE AREA 21 SPACES X 10 SF PER SPACE	210 SF	414 SF
PARKING LOT SHADE TREES 1 TREE / 15 SPACES (21/15=2)	2	2

Replacement Trees on Site

TOTAL INCHES REQUIRED TO BE REPLACED = 0"

NO TREES WILL BE REMOVED ON SITE

Landscape Plan General Notes

1. All spot elevations to be verified in field prior to construction. Notify Architect of any discrepancies.
2. Benchmark to be verified with architect prior to construction.
3. Do not scale the drawings. If a specific dimension is not given, contact Architect for clarification.
4. Contractor is responsible for protecting and repairing additional damage arising during both demolition phase and new construction phase on existing partitions, finishes, and building elements that are to remain.
5. Tree protection fencing is required for all existing trees 19 inches in diameter (60 inches in circumference) within the limits of construction. Fencing should protect the entire critical root zone (CRZ) area. Fencing is required to be chain-link mesh at a minimum height of five feet. A 6-inch layer of mulch within the entire available root zone area is required for trees which have any disturbance indicated within any portion of the critical root zone.
6. Refer to General Requirements for additional information associated with, but not limited to: submittals, shop drawings, samples, cutting and patching, coordination and staging, protection of work.

Landscape Plan Keynotes

- Existing Landscaping to Remain
- ADA Gravel
- New Natural Landscaped Area w/ Mulch Base
- Exsting Tree (To Remain)
- New Shade Tree
- Courtyard
- Green Space

Michael Hsu
Office Of Architecture

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Austin, Texas 78756
+1 (512) 706.4303
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Not For Regulatory Approval, Permitting, or Construction
01/02/18

Consultant

Project Title

Foster Care Community Center

100% Design Development
401 FM 967
Buda, TX 78610

	Date	Issue/ Revision

Drawing Title

Landscape Site Plan

Sheet

L.010

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