



NOTICE OF MEETING OF THE  
PLANNING AND ZONING COMMISSION  
OF  
BUDA, TX  
6:30 PM - Tuesday, September 14, 2021  
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. 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.*

**C. ROLL CALL**

*Chair Colin Strother  
Vice-Chair Emily Jones  
Commissioner Henry Altmiller  
Commissioner Jeff Cottrill  
Commissioner Virginia Jurika  
Commissioner Meghan McCarthy  
Commissioner David Nuckels*

**D. PUBLIC COMMENTS/PUBLIC TESTIMONY**

*Members of the public who wish to participate in Public Comment must complete a sign-in form and turn it into the 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 sign-in form and turn it into the City Clerk before the item they wish to participate in is called for consideration by the presiding officer.*

**E. CONSENT AGENDA**

**E.1. [Approval of the minutes of the Regular Planning and Zoning Commission meeting held August 24, 2021.](#)**

[Minutes from PZ 8.24.2021.pdf](#)

**E.2. [Consideration and approval of the final plat of Sunfield Section 4-3A Subdivision, being 31.369 +/- acres out of the W. Porter Survey No. 6, Abstract No. 359, Hays County TX, generally located east of Campo del Sol parkway and south of Promenade Parkway \(FP 20-05\)](#)**

[Sunfield Phase 4 Section 3A Final Plat SR.pdf](#)  
[Sunfield Ph 4 Sec 3A Final - 1445 Approval Letter.pdf](#)  
[PLAT-SUNFIELD PHASE 4-SECTION 3A-SHEET 1 - 4.pdf](#)

## **F. REGULAR AGENDA**

- F.1. Consideration and possible action regarding the preliminary plat of Rodriguez Subdivision, being 67.83 +/- acres, including lots 3, 4, 29-40, and 44-54 of Lifschultz Subdivision No. 10 and 1.0 acres of the Trinidad Varcinas Survey No. 9 and one half of Lot 3 in Lifschultz Subdivision No. 10, City of Buda, Hays County, Texas, generally located south of West Goforth Road and west of the southbound Interstate 35 access road (PP 21-02) (Senior Planner David Fowler)**

[Rodriguez \(Stream\) Preliminary Plat \(PP 21-01\) SR.pdf](#)  
[20210818 STREAM BUDA PRELIMINARY PLAT Signed.pdf](#)  
[PP 21-02-20210426 kimley horn authorization letter for quentero.pdf](#)  
[PP 21-02-20210426 owner authorization rodriguez miguel margie.pdf](#)  
[PP 21-02-20210426 owner authorization rodriguez olivia g est of.pdf](#)  
[PP 21-02-20210426 owner authorization torres simon dorothea.pdf](#)  
[PP 21-02-20210426 owner authorization devin scott\(2\).pdf](#)  
[PP 21-02-20210811 stream industrial tia with appendix A.pdf](#)  
[September 9 2021 Letter to Mr. Araque \(PP 21-02\).pdf](#)

- F.2. Presentation of the November 2021 bond referendum (Deputy City Manager Micah Grau)**

[November 2021 Bond Election Overview.pdf](#)

## **G. EXECUTIVE SESSION**

*The Commission will recess the public session of this meeting and will reconvene in executive session pursuant to Texas Government Code Section 551.071 to deliberate upon and seek legal advice regarding the application of local and state laws which regulate land use by municipalities and specifically those adopted by the City of Buda, Texas.*

## **H. PLANNING DIRECTOR'S REPORTS**

*COVID-19, Developments, Engineering Department, Transportation Mobility and Master Plan, 2014 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 (Planning Director Melissa McCollum)*

## **I. COMMISSION REQUEST FOR FUTURE AGENDA ITEMS**

## **J. 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 September 10 2021.*

/s/\_\_\_\_\_



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.

CITY OF BUDA  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
(VIDEO CONFERENCE)  
MEETING MINUTES  
AUGUST 24, 2021 - 6:30 PM.

**A. VIDEO CONFERENCE**

**B. CALL TO ORDER**

Vice-Chair Jones called the virtual meeting to order at 6:38 PM.

**C. ROLL CALL**

Chair Colin Strother	Present- Audio and visual issues
Vice-Chair Emily Jones	Present
Commissioner Henry Altmiller	Present
Commissioner Jeff Cottrill	Present
Commissioner Meghan McCarthy	Present
Commissioner Virginia Jurika	Present
Commissioner David Nuckels	Present

**D. PUBLIC COMMENTS/PUBLIC TESTIMONY**

No public comments were made at this meeting.

**E. CONSENT AGENDA**

**E.1. Approval of the minutes of the regular Planning and Zoning Commission meeting held July 27, 2021.**

Commissioner Altmiller made a motion to approve the minutes from July 13, 2021, with the changes Commissioner McCarthy mentioned: Typo of removing Jones from "Commissioner Jones Meghan McCarthy" and editing a typo "cIty." Commissioner Nuckels seconded the motion. The motion carried 6-0.

**E.2. Consideration and approval of the re-plat of Exeter Sunfield Phase 1 Subdivision, being 43.125 +/- acres out of the George Herder Survey No. 537, Abstract No. out of the George Herder Survey No. 537, Abstract No. 239, Generally located south of Turnersville Road and east of Campo Del Sol Parkway in the Buda ETJ, in both Hays and Travis Counties (RP 20-23)**

Commissioner Altmiller made a motion to remove this item from the consent agenda.

Senior Planner David Fowler presented this item to the Commission. This re-plat is 43.125 acres, located at the northeast corner of Campo del Sol and Turnersville Road, and is in the



Buda ETJ and in both Hays and Travis Counties. The existing plat was approved in December 2017. Currently, it is a site of large warehouse use, with further warehouse development under review. This replat has been approved by Hays and Travis Counties. Staff recommends approval.

Commissioners had questions to clarify the lot lines and the additional acreage added.

Commissioner Altmiller made a motion to approve, with Commissioner McCarthy seconding. The motion passed 6-0.

## **F. WORKSHOP**

### **F.1. Workshop, consideration, and discussion regarding a proposed Car Wash development which requires a Specific Use Permit (SUP) for a Car Wash, Full Service in the Interstate 35 Business (B-3) Zoning District within the Gateway Corridor Overlay District for the property located at 310 Old San Antonio Road, Buda TX, 78610**

This item was presented to the Commission as a workshop item. This project is in the B-3 zoning district and Gateway Corridor Overlay. A previous SUP request was heard by the Commission in March 2021 and was recommended for denial citing the site layout, architecture, and other issues related to the use. The new lot will require a re-plat or amended plat to change the shape of the lots. Staff has not reviewed this new concept.

Joshua Mohler, the operator of the Big Red Express Car Wash, presented a new concept to the Commission. The revised/new concept is proposing to change the 'tower' height, lot layout, building color, hoping the new concept responded to previous concerns from the commissioners. The architect and engineer were also available to answer questions.

Commissioners had questions and concerns regarding the cost of the project, carwash operation, number of employees onsite, circulation and proposed driveway connections to existing and vacant proposed lots. Questions also arose regarding the definition distinguishing full service from self-service car washes and if this proposed "express" use would truly classify as full service in the UDC. Additional questions were asked about traffic, and water usage/recycle for car wash operation. One commissioner asked whether this location is appropriate in a shopping center that has hotels, a nursing home and restaurants/retail nearby.

No action was taken on this item.

### **F.2. Future Agenda Item Request: Discussion and Possible Action regarding possible text amendments to the Unified Development Code (UDC) related to Specific Use Permits (SUP)**

An SUP discussion was requested at a previous meeting and staff provided all the sections of the UDC related to SUP uses. Vice-Chair Jones spoke on many items (Adult Day Services Center and Assisted Living/Nursing Home) that may be best if allowed in certain zoning districts rather than having a SUP required, which would eliminate some SUPs from the Use Chart and provide greater flexibility and easier for developers. Commissioner Altmiller stated that the list of permitted uses in a zoning district should be based upon the desired character of the district, regardless of specific locations. Commissioners discussed that this information

should be reviewed and discussed at a future meeting. Some commissioners felt that the EDC, parks board, and/or City Council should be brought into the discussion of requiring or eliminating SUP requirements and if this is the highest and best use and another Commissioner felt that more collaboration between multiple boards and commissions is always valuable.

Due to the number of uses on the use chart, Commissioner Nuckels asked that the Commission be given more time to thoroughly look over the use chart and identify some agreeable items. Asked that other Boards and Commissions be pulled in to give their opinions. Motion to move the item to a future meeting passed 6-0.

## **G. PLANNING DIRECTOR'S REPORTS**

**COVID-19, Developments, Engineering Department, Transportation Mobility and Master Plan, 2014 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, Tourism Projects, Parks & Recreation Department, Historic Preservation Commission, Sustainability Commission, Road Projects, Status-Future Agenda Request (Planning Director Melissa McCollum).**

Ms. McCollum informed the Commission of the following items:

- This is the last virtual meeting. Effective August 31, 2021, the Attorney General would be rescinding the order allowing Open Meeting to be held online and would need to return to in-person meetings. A quorum needs to be on the dais, and some Commissioners could be virtual
- Commissioner training will be held in September
- July MFV ordinance went to Council, and they had questions, so the MFV Ad Hoc Committee and Staff are working on adjustments.
- Zoning change from B-3 to LI off Rodriguez Street was approved by Council
- Buda Bonds is now online at budabond.com to inform citizens on potential projects for the 2021 November Bond Election

## **H. PLANNING AND ZONING COMMISSION REQUEST FOR FUTURE AGENDA ITEMS**

- Request for signage at Garrison Park entrance

## **I. ADJOURNMENT OF PLANNING AND ZONING COMMISSION**

Commissioner McCarthy made a motion to adjourn the meeting, with Commissioner Jurika seconding the motion. The motion carried 6-0, and the meeting was adjourned at 7:47 PM.

**ATTEST:**

***Melissa McCollum, AICP Planning Director***

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***Recording Secretary***





# Planning and Zoning Commission Agenda Item Report

September 14, 2021

Contact – David P. Fowler, AICP, Senior Planner  
512-312-5745 / [dfowler@ci.buda.tx.us](mailto:dfowler@ci.buda.tx.us)

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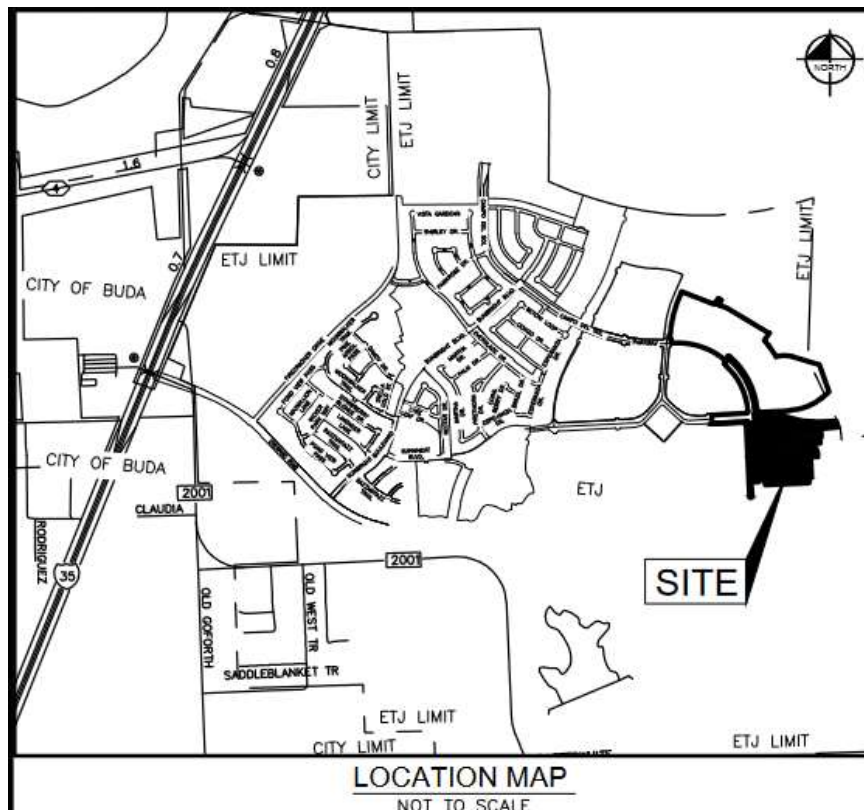
**SUBJECT:** CONSIDERATION AND APPROVAL OF THE FINAL PLAT OF SUNFIELD PHASE FOUR, SECTION 3A SUBDIVISION, BEING 31.369 +/- ACRES OUT OF THE W. PORTER SURVEY NO. 6, ABSTRACT NO. 359, HAYS COUNTY, TX GENERALLY LOCATED EAST OF CAMPO DEL SOL PARKWAY AND SOUTH OF PROMENADE PARKWAY (FP 20-05)

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## 1. BACKGROUND/HISTORY

This is the action item for considering approval of a final plat of Sunfield Phase 4, Section 3A.

Water and sewer service will be provided through the Sunfield Municipal Utility District. Sunfield MUD #3 is responsible for road maintenance, though the City reviews and approves infrastructure plans.



## **2. FINDINGS/CURRENT ACTIVITY**

This plat covers 31.369 acres. This plat contains 127 lots, 118 of which are designated for single family residential use. These residential lots cover 15.573 acres. This section also includes 9 lots in the category of Drainage/Landscape/Open Space/Mail Kiosk lots, covering 5.572 acres. The remaining acreage consists of 9.344 acres to be dedicated as right-of-way.

This section is bound by Campo del Sol Parkway to the west, Promenade Parkway to the north, and other subsections of Section 4-3 to the south and east.

This section will be entered via Campo del Sol Parkway (mostly 110' ROW) and Promenade Parkway (70' ROW). All internal streets have 50' rights-of-way and are residential minor streets. The subdivision will connect to the Amenity Center via Promenade Parkway. This section has direct connections to both major streets as well as planned internal connections to several other streets within the rest of Section 4-3.

Although this section is vested under a previous UDC, it has a connectivity ratio of 1.62, exceeding the city's current 1.6 requirement, exceeds the 1.4 ratio seen as the threshold for walkability. Also notable is that the section has 7 connections to outside or continuing streets, which meets the required access points for a subdivision of this size in the current Buda UDC. To ensure pedestrian connectivity, the plat features several mid-block crossings. These pedestrian connections will improve the section's walkability over the 1.62 figure which represents the roadway connectivity only.

The Land Plan in the Sunfield Development Agreement places a maximum density of 4.4 units per acre, calculated across all areas on the Land Plan. Although many other sections are higher than the allowed overall density, the overall density remains below 4.4 units per acre to date. This section is below 4.4 units per acre due to the relatively large lots in this section. The residential lots in this section range from 5,100 to 10,890 square feet. The typical in-line lot in this section is 5,100 square feet, or 60' by 85'. This lot size range places this section in the "residential" category of lot sizes in the Sunfield Master Plan. The lot and street layouts in this plat are consistent with the Sunfield Phase Four Preliminary Plan, approved in 2019 and revised in 2020.

Water service will be provided by the Sunfield MUD through Goforth SUD. Wastewater service will be provided by the Sunfield MUD. The site will drain through the subdivision's underground storm sewer system to an existing stormwater conveyance, which releases to Soil Conservation Service Site 10 Reservoir.

Hays County has reviewed and approved the plat under the terms of the City's 1445 agreement with the county.

## **3. FINANCIAL IMPACT**

As this subdivision is in the Buda ETJ, the site does not generate property taxes or building permit fees. The subdivision will produce subdivision and construction plan review fees. Each new house in Sunfield generates a \$100 fee at its initial closing. The residents will likely generate sales taxes at city businesses after the project is completed.

## **4. ACTION OPTIONS/RECOMMENDATION**

Staff recommends approval of this final plat as it is consistent with the associated preliminary plan, the requirements of the Unified Development Code, and the Development Agreement, with the following condition:

1) All required signatures must be completed.

**5. ATTACHMENTS**

Final Plat of Sunfield Phase 4, Section 3A  
Hays County 1445 Approval letter.



**Hays County Development Services**  
2171 Yarrington Road, Ste 100, Kyle TX 78640  
512-393-2150 / [www.hayscountytexas.com](http://www.hayscountytexas.com)

August 17, 2021

David P. Fowler  
Senior Planner  
City of Buda

**Re: Sunfield, Phase 4, Section 3A, Final (PLN-1453-NP)**

Mr. Fowler,

The Hays County Development Services staff has had an opportunity to review the aforementioned subdivisions for compliance with Hays County subdivision and development regulations. Hays County staff has no further review comments at this time.

Pursuant to the Interlocal Cooperation Agreement between Hays County and the City of Buda for subdivision regulation within the extraterritorial jurisdiction of the City of Buda, please move forward with Approval of the plat as submitted.

If you have any questions, please let me know.

Regards,

*Marcus Pacheco*

Marcus Pacheco  
Director  
Hays County Development Services



SUNFIELD PHASE FOUR, SECTION THREE "A"  
FINAL PLAT  
31.369 ACRES, CITY OF BUDA E.T.J. HAYS COUNTY, TEXAS

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

THAT CND-SUNFIELD, LLC, WHICH ADDRESS IS 1111 N POST OAK ROAD, HOUSTON TEXAS 77055, ACTING HEREIN BY AND THROUGH \_\_\_\_\_ AND \_\_\_\_\_, OWNERS OF 31.369 ACRES, AS CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS OUT OF THE W. PORTER SURVEY NO. 6, ABSTRACT NO. 359, HEREBY SUBDIVIDE SAID 31.369 ACRES OF LAND TO BE KNOWN AS "SUNFIELD, PHASE FOUR, SECTION THREE "A" SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

CND-SUNFIELD LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
JIM RADO, AREA PRESIDENT

PLAT INFORMATION:  
TOTAL ACRES: 31.369  
TOTAL NUMBER OF LOTS: 127  
NUMBER OF BLOCK: 8  
NUMBER OF LANDSCAPE, OPEN SPACE, DRAINAGE, PARK AND UTILITY EASEMENTS: 9  
NUMBER OF RESIDENTIAL LOTS: 118  
NUMBER OF COMMERCIAL LOTS: 0  
NUMBER OF LOTS OVER 10 ACRES: 0  
NUMBER OF LOTS BETWEEN 5 AND 10 ACRES: 0  
NUMBER OF LOTS BETWEEN 2 AND 5 ACRES: 1  
NUMBER OF LOTS BETWEEN 1 AND 2 ACRES: 0  
NUMBER OF LOTS LESS THAN 1 ACRE: 127

STATE OF TEXAS  
THE STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021 by \_\_\_\_\_ of CND-Sunfield, LLC, a Texas limited liability company.

Notary Public in and for the State of Texas

THE STATE OF TEXAS )  
COUNTY OF TRAVIS )

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

ENGINEERED BY: \_\_\_\_\_ 09/08/2021  
BRIAN J. PARKER, P.E. DATE  
REGISTERED PROFESSIONAL ENGINEER No. 90248  
KIMLEY-HORN AND ASSOCIATES, INC.  
2600 VIA FORTUNA TERRACE I, SUITE 300  
AUSTIN, TEXAS 78746



THIS TRACT IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR HAYS COUNTY, TEXAS, AND INCORPORATED AREAS, MAP 48209C0285F DATED SEPTEMBER 2, 2005.

\_\_\_\_\_ 09/08/2021  
BRIAN J. PARKER, P.E. DATE  
REGISTERED PROFESSIONAL ENGINEER No. 90248  
KIMLEY-HORN AND ASSOCIATES, INC.  
2600 VIA FORTUNA TERRACE I, SUITE 300  
AUSTIN, TEXAS 78746

UTILITY PROVIDERS:

WATER: GOFORTH SPECIAL UTILITY DISTRICT  
WASTEWATER: SUNFIELD MUD NO. 3  
ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE

I JOHN G. MOSIER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS MY HAND THIS THE 9TH DAY OF SEPTEMBER, 2021.

\_\_\_\_\_ 09/08/2021  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6330  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166



NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

ERIC VAN GAASBEEK, R.S., C.F.M., INTERIM HAYS COUNTY  
FLOODPLAIN ADMINISTRATOR

MARCUS PACHECO, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

DRIVEWAY PERMIT NOTE

"IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER CHAPTER 751, AND, (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS."

I, ALICIA RAMIREZ, CITY CLERK OF THE CITY OF BUDA, HEREBY CERTIFY THAT THE ABOVE FOREGOING PLAT OF SUNFIELD PHASE FOUR SECTION THREE "A" WAS APPROVED ON BEHALF OF THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ SAID ADDITION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF BUDA.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

ALICIA RAMIREZ, TRMC, CPM  
CITY OF BUDA CITY CLERK

OWNER:  
CND-SUNFIELD, LLC  
1111 N POST OAK ROAD, HOUSTON TEXAS 77055  
PH: (713) 963-0500 FAX: (713) 963-0322  
CONTACT: HOLLY MILLER

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771 FAX: (512) 418-1791  
CONTACT: BRIAN J. PARKER, P.E.

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
TBPLS FIRM REGISTRATION NO. 10193973  
PH: (210) 541-9166 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.

GENERAL NOTES:

- ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO CITY OF BUDA STANDARDS, TO BE MAINTAINED BY SUNFIELD MUD #3, AND IN NO CASE SHALL THEY BE CONSTRUCTED TO A STANDARD LESS THAN CITY OF BUDA STANDARDS.
- THIS SECTION IS LOCATED IN THE ONION CREEK AND PLUM CREEK WATERSHEDS, WHICH IS CLASSIFIED AS SUBURBAN, AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CHAPTER SEVEN OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
- THE WASTEWATER SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE SUNFIELD M.U.D. No. 3 STANDARDS. THE WATER SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED IN ACCORDANCE WITH GOFORTH WATER SUPPLY CORPORATION AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE GOFORTH WATER SUPPLY CORPORATION FOR REVIEW.
- PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF BUDA FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CHAPTER SEVEN OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
- A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH CHAPTER FOUR OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE, ARE RECORDED IN VOLUME 3341, PAGE 143-221 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- PUBLIC SIDEWALKS, BUILT TO THE CITY OF BUDA STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS, AND WITHIN ALL PEDESTRIAN EASEMENTS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT AND WILL BE MAINTAINED BY THE SUNFIELD HOMEOWNERS ASSOCIATION OR SUNFIELD M.U.D. No. 3. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. INTERNAL STREETS ARE LISTED IN THE STREET STANDARD CHART.
- THE PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ANY EASEMENTS CLEAR. PEDERNALES ELECTRIC COOPERATIVE, INC. WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER SEVEN THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE PEDERNALES ELECTRIC COOPERATIVE, INC. WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. PEDERNALES ELECTRIC COOPERATIVE, INC. WORK SHALL BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- ALL DRAINAGE EASEMENTS, ON PRIVATE PROPERTY, SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- PRIOR TO THE RECORDING OF THIS FINAL PLAT, FISCAL SURETY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:  
A) STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALK, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREET;  
CAMPO DEL SOL PARKWAY, TEXAS SAGE LOOP, MESQUITE LEAF DRIVE, BAMBOO DRIVE, TWISTLEAF DRIVE, PINE BARK DRIVE, FLOWERING SENNA DRIVE, PROMENADE PARKWAY.  
B) ENVIRONMENTAL AND SAFETY CONTROLS AND OTHER RELATED: TERMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY POND, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST WILL BE BASED ON DISTURBED AREA INCLUDING THE FOLLOWING STREETS:  
CAMPO DEL SOL PARKWAY, TEXAS SAGE LOOP, MESQUITE LEAF DRIVE, BAMBOO DRIVE, TWISTLEAF DRIVE, PINE BARK DRIVE, FLOWERING SENNA DRIVE, PROMENADE PARKWAY.
- THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 25-8 OF THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN AND THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
- ALL FIFTEEN FOOT (15') DRAINAGE EASEMENTS TO BE ENCLOSED CONDUIT.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- THIS SITE IS NOT LOCATED WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER NOR THE EDWARDS AQUIFER RECHARGE ZONE.
- A TEN FOOT (10') PUBLIC UTILITY EASEMENT (P.U.E.) IS DEDICATED ADJACENT TO ALL PUBLIC RIGHT-OF-WAY.
- NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS a) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER AND b) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
- CITY OF BUDA PARKLAND REQUIREMENTS: 1581 LOTS / 50 LOTS / ACRE PARKLAND = 31.62 ACRES. AREA DEDICATED WITH PHASE TWO PRELIMINARY PLAN = 58.90 ACRES.
- ALL PARKS, MEDIAN LOTS, PEDESTRIAN AND LANDSCAPE EASEMENT LOTS WILL BE MAINTAINED BY THE SUNFIELD HOMEOWNERS ASSOCIATION OR SUNFIELD M.U.D. No. 3.
- SUNFIELD PHASE FOUR, SECTION THREE "A" IS LOCATED WITHIN THE HAYS CONSOLIDATED ISD, AND ESD #8.
- PEDERNALES ELECTRIC COOPERATIVE TO PROVIDE ELECTRIC UTILITY.
- POST CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
- POST DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- THIS PROJECT FALLS WITHIN THE BARTON SPRINGS/EDWARDS AQUIFER CONSERVATION DISTRICT.
- THIS TRACT IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR HAYS COUNTY, TEXAS, AND INCORPORATED AREAS, MAP 48209C0285F DATED SEPTEMBER 2, 2005.

STATE OF TEXAS  
COUNTY OF HAYS

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF BUDA FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BUDA.

MARCUS PACHECO, DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES.

STATE OF TEXAS  
COUNTY OF HAYS

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 \_\_\_\_\_, A.D. 20\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NUMBER \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

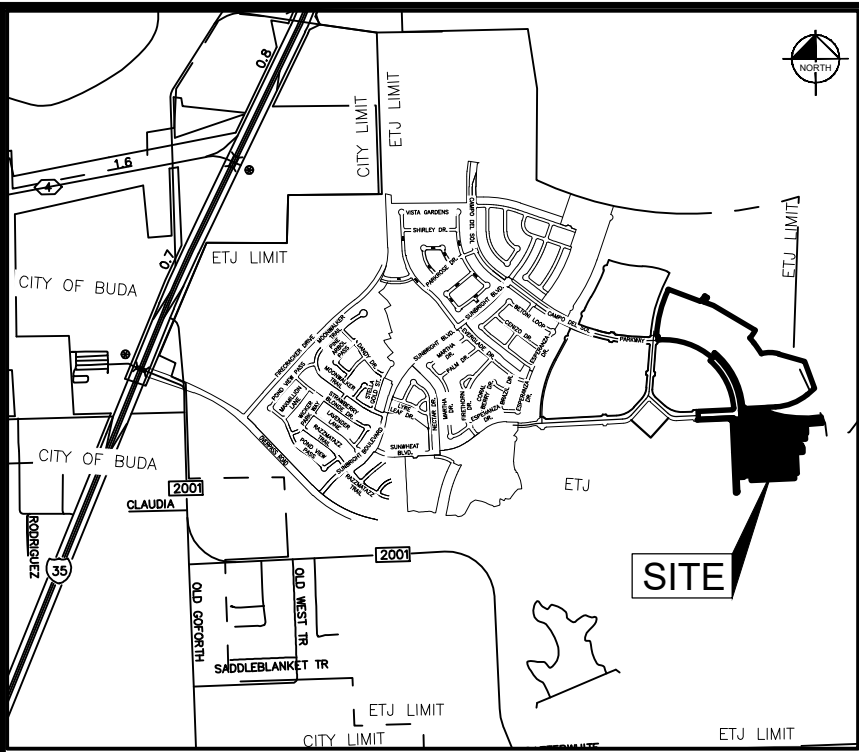
ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350 TBP FIRM # 928 Tel. No. (210) 541-9166  
San Antonio, Texas 78216 TBPLS FIRM # 10193973 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MAV	JWR	9/8/2021	064404048	1 OF 4

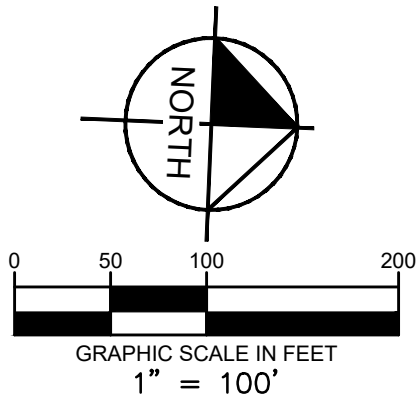




LOCATION MAP  
NOT TO SCALE

# SUNFIELD PHASE FOUR, SECTION THREE "A" FINAL PLAT

31.369 ACRES, CITY OF BUDA E.T.J. HAYS COUNTY, TEXAS



LEGEND	
O.P.R.H.C.	OFFICIAL PUBLIC RECORDS HAYS COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
H.C.P.R.	HAYS COUNTY PLAT RECORD
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
W.M.D.E.	WALL MAINTENANCE DRAINAGE EASEMENT
1/2" IRON ROD FOUND WITH CAP	UNLESS OTHERWISE NOTED
1/2" IRON ROD W/ "KHA" CAP SET	
BENCHMARKS	
BLOCK DESIGNATION	
---	WALL MAINTENANCE AND DRAINAGE EASEMENT, 3' WIDE ON EACH SIDE OF LOT LINE
---	DRAINAGE EASEMENT 2.5' WIDE ON EACH SIDE OF LOT LINE

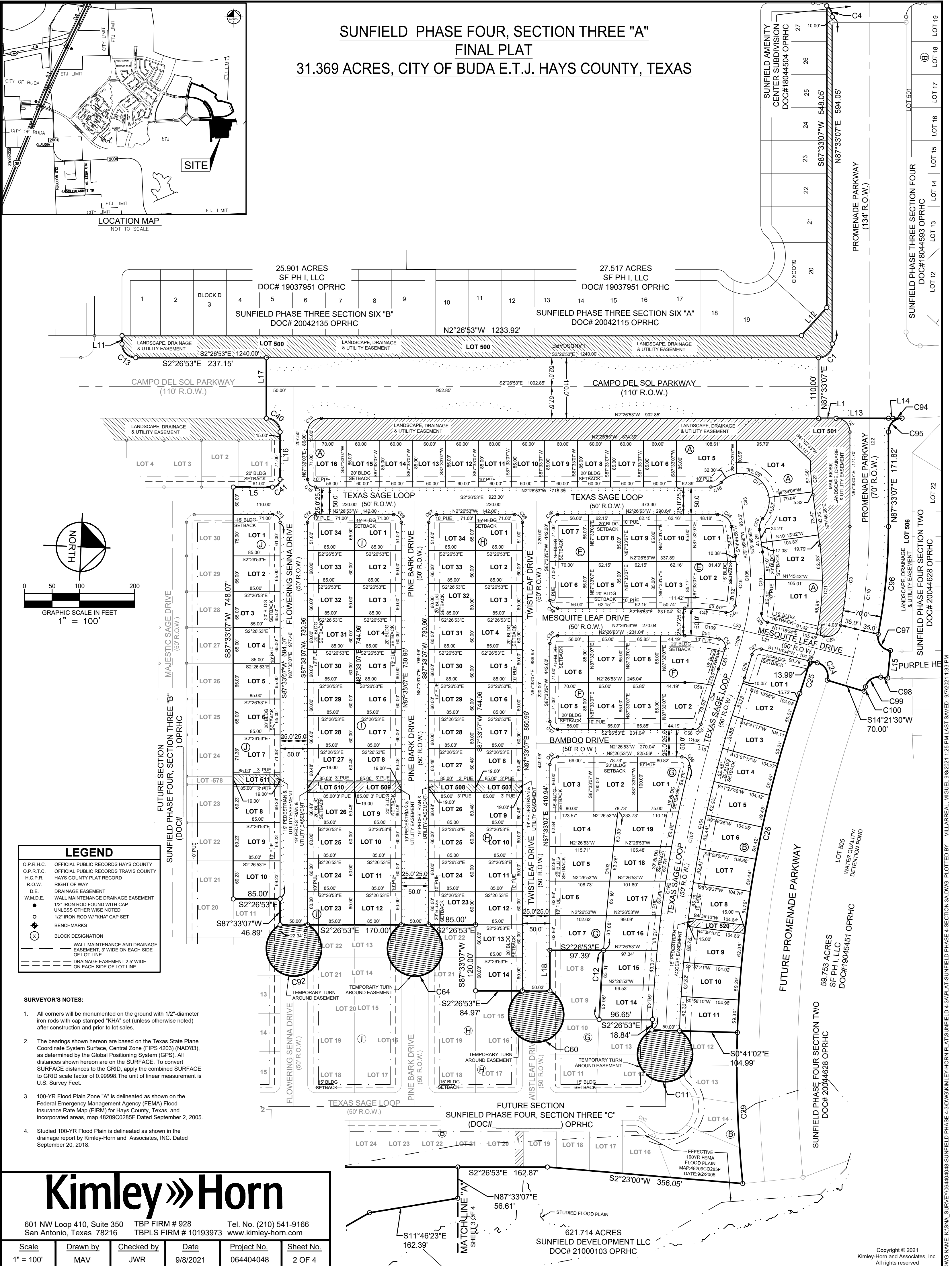
## SURVEYOR'S NOTES:

- All corners will be monumented on the ground with 1/2"-diameter iron rods with cap stamped "KHA" set (unless otherwise noted) after construction and prior to lot sales.
- The bearings shown hereon are based on the Texas State Plane Coordinate System Surface, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS). All distances shown hereon are on the SURFACE. To convert SURFACE distances to the GRID, apply the combined SURFACE to GRID scale factor of 0.99998. The unit of linear measurement is U.S. Survey Feet.
- 100-YR Flood Plain Zone "A" is delineated as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Hays County, Texas, and incorporated areas, map 48209C0285F Dated September 2, 2005.
- Studied 100-YR Flood Plain is delineated as shown in the drainage report by Kimley-Horn and Associates, INC. Dated September 20, 2018.

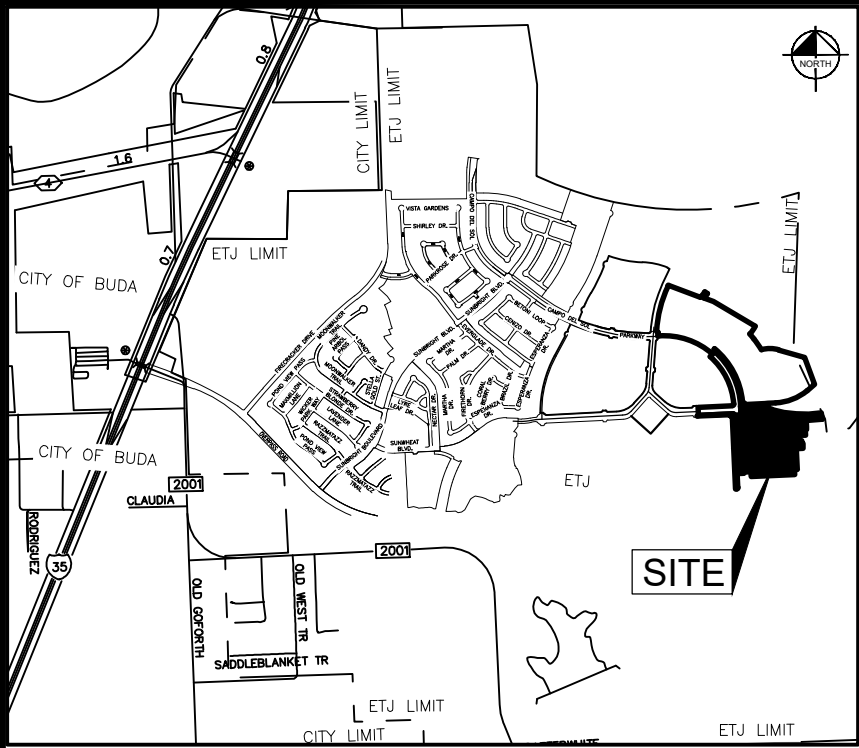
# Kimley»Horn

601 NW Loop 410, Suite 350 TBP FIRM # 928 Tel. No. (210) 541-9166  
San Antonio, Texas 78216 TBPLS FIRM # 10193973 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MAV	JWR	9/8/2021	064404048	2 OF 4



DWG NAME: K:\SNA SURVEY\064404048-SUNFIELD PHASE 4-SECTION 3A.DWG PLOTTED BY: VILLARREAL, MIGUEL 9/8/2021 1:25 PM LAST SAVED: 9/7/2021 1:33 PM



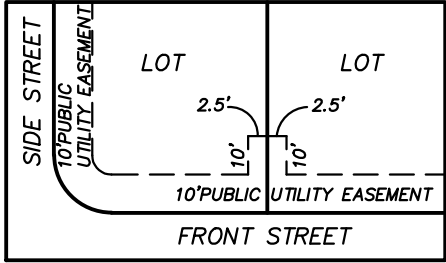
LOCATION MAP  
NOT TO SCALE

LEGEND	
O.P.R.H.C.	OFFICIAL PUBLIC RECORDS HAYS COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
H.C.P.R.	HAYS COUNTY PLAT RECORD
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
W.M.D.E.	WALL MAINTENANCE DRAINAGE EASEMENT
●	1/2" IRON ROD FOUND WITH CAP
○	UNLESS OTHERWISE NOTED
⊕	1/2" IRON ROD W/ "KHA" CAP SET
⊕	BENCHMARKS
⊕	BLOCK DESIGNATION
---	WALL MAINTENANCE AND DRAINAGE EASEMENT, 3' WIDE ON EACH SIDE OF LOT LINE
---	DRAINAGE EASEMENT 2.5' WIDE ON EACH SIDE OF LOT LINE

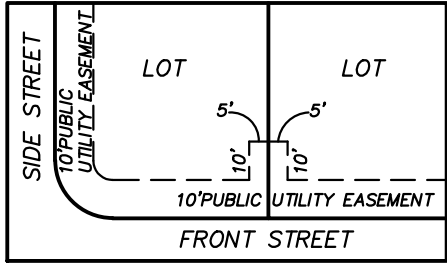
SURVEYOR'S NOTES:

- All corners will be monumented on the ground with 1/2"-diameter iron rods with cap stamped "KHA" set (unless otherwise noted) after construction and prior to lot sales.
- The bearings shown hereon are based on the Texas State Plane Coordinate System Surface, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS). All distances shown hereon are on the SURFACE. To convert SURFACE distances to the GRID, apply the combined SURFACE to GRID scale factor of 0.99998. The unit of linear measurement is U.S. Survey Feet.
- 100-YR Flood Plain Zone "A" is delineated as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Hays County, Texas, and incorporated areas, map 48209C0285F Dated September 2, 2005.
- Studied 100-YR Flood Plain is delineated as shown in the drainage report by Kimley-Horn and Associates, INC. Dated September 20, 2018.

TYPICAL PUBLIC UTILITY EASEMENT  
DETAIL LOCATION (NOT TO SCALE)



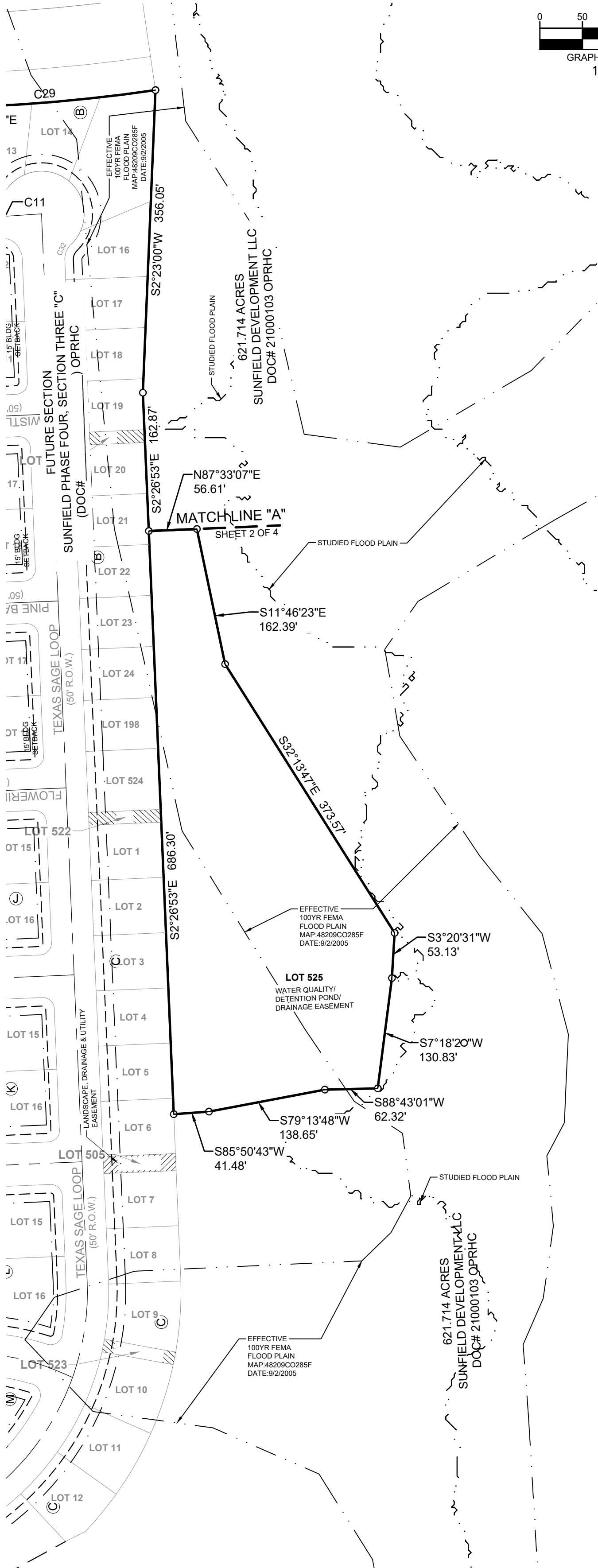
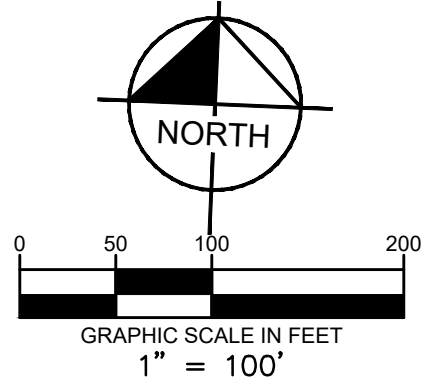
PUBLIC UTILITY EASEMENT LOCATION  
DETAIL FOR SUBJECT LOTS SHOWN WITH \*  
(NOT TO SCALE)



BLOCK A	LOTS 1-16 SINGLE FAMILY LOTS	2.356 AC.
BLOCK B	LOTS 1-11 SINGLE FAMILY LOTS	1.685 AC.
BLOCK E	LOTS 1-10 SINGLE FAMILY LOTS	1.349 AC.
BLOCK F	LOTS 1-8 SINGLE FAMILY LOTS	1.193 AC.
BLOCK G	LOTS 1-13 SINGLE FAMILY LOTS	1.795 AC.
BLOCK H	LOTS 1-26 SINGLE FAMILY LOTS	3.120 AC.
BLOCK I	LOTS 1-24 SINGLE FAMILY LOTS	2.885 AC.
BLOCK J	LOTS 1-10 SINGLE FAMILY LOTS	1.370 AC.
	LANDSCAPE DRAINAGE & UTILITY EASEMENT (LOT 500)	1.342 AC.
	MAIL KIOSK, LANDSCAPE DRAINAGE & UTILITY EASEMENT (LOT 501)	1.372 AC.
	PEDESTRIAN ACCESS EASEMENT (LOT 520)	0.035 AC.
	PEDESTRIAN & UTILITY EASEMENT (LOT 507)	0.037 AC.
	PEDESTRIAN & UTILITY EASEMENT (LOT 508)	0.037 AC.
	PEDESTRIAN & UTILITY EASEMENT (LOT 509)	0.037 AC.
	PEDESTRIAN & UTILITY EASEMENT (LOT 510)	0.037 AC.
	PEDESTRIAN & UTILITY EASEMENT (LOT 511)	0.037 AC.
	WATER QUALITY/ DETENTION POND (LOT 525)	2.678 AC.
	TEMPORARY TURN AROUND EASEMENTS	0.700 AC.
	TOTAL MAIL KIOSK, PARK, LANDSCAPE, DRAINAGE, UTILITY, PEDESTRIAN ACCESS, OPEN SPACE LOTS = 9	5.612 AC.
	TOTAL SINGLE FAMILY LOTS = 118	15.713 AC.
	TOTAL RIGHT-OF-WAY	9.344 AC.
	TOTAL ACREAGE OF SUBDIVISION	31.369 AC.

STREET NAME	LINEAR FT.	ACRES	WIDTH	CLASSIFICATION
CAMPO DEL SOL PARKWAY	1,003	2.547	110' MIN.	MINOR COLLECTOR
PROMENADE PARKWAY	490	0.872	70'	MINOR COLLECTOR
TEXAS SAGE LOOP	2,061	2.323	50'	LOCAL
MESQUITE LEAF DRIVE	583	0.377	50'	LOCAL
BAMBOO DRIVE	314	0.303	50'	LOCAL
TWISTLEAF DRIVE	221	0.997	50'	LOCAL
PINE BARK DRIVE	330	0.872	50'	LOCAL
FLOWERING SENNA DRIVE	977	0.971	50'	LOCAL
TOTAL RIGHT-OF-WAY	5,979	9.262		

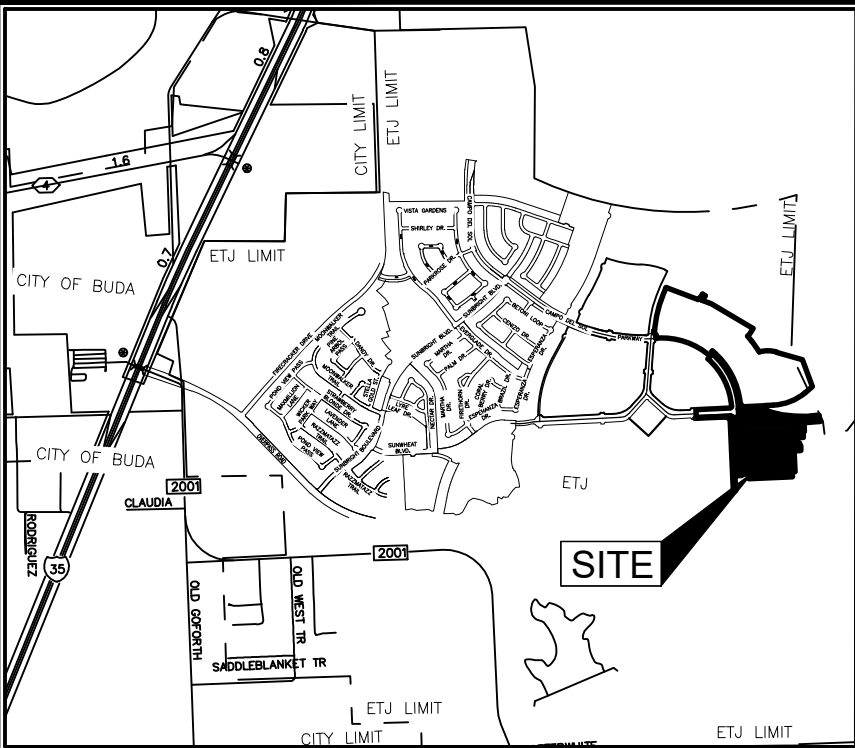
SUNFIELD PHASE FOUR, SECTION THREE "A"  
FINAL PLAT  
31.369 ACRES, CITY OF BUDA E.T.J. HAYS COUNTY, TEXAS



**Kimley»Horn**

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 TBP FIRM # 928 TBPLS FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MAV	JWR	9/8/2021	064404048	3 OF 4



LOCATION MAP  
NOT TO SCALE

SUNFIELD PHASE FOUR, SECTION THREE "A"  
FINAL PLAT

31.369 ACRES, CITY OF BUDA E.T.J. HAYS COUNTY, TEXAS

CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	S47°26'53"E	35.36'	C29	7°34'59"	2075.00'	274.62'	N85°30'27"E	274.42'	C57	90°00'00"	14.00'	21.99'	N42°33'07"E	19.80'	C85	20°31'41"	275.00'	98.53'	N82°11'02"W	98.00'
C2	90°00'00"	25.00'	39.27'	N42°33'07"E	35.36'	C30	48°56'08"	25.00'	21.35'	N62°42'18"E	20.71'	C58	12°17'03"	240.00'	51.46'	S03°41'38"W	51.36'	C86	90°00'00"	14.00'	21.99'	S47°26'53"E	19.80'
C3	10°42'29"	965.00'	180.35'	S87°05'38"E	180.09'	C31	187°30'16"	50.00'	163.63'	N48°00'38"W	99.79'	C59	104°19'04"	14.00'	25.49'	N49°42'39"E	22.11'	C87	90°00'00"	14.00'	21.99'	S42°33'07"W	19.80'
C4	53°07'48"	25.00'	23.18'	N60°59'13"E	22.36'	C32	48°11'23"	25.00'	21.03'	S21°38'48"W	20.41'	C60	299°57'26"	50.00'	261.76'	S02°28'12"E	50.03'	C88	20°04'48"	225.00'	78.85'	N82°24'29"W	78.45'
C5	23°59'44"	325.00'	136.11'	N58°58'39"E	135.12'	C33	90°00'00"	325.00'	510.51'	N42°33'07"E	459.62'	C61	90°32'18"	25.00'	39.50'	S47°43'02"E	35.52'	C89	100°15'24"	14.00'	24.50'	N22°14'23"W	21.49'
C6	2°58'39"	500.00'	25.98'	S08°37'02"W	25.98'	C34	2°10'26"	2252.46'	85.46'	S03°27'51"W	85.45'	C62	90°00'00"	14.00'	21.99'	S42°33'07"W	19.80'	C90	59°39'48"	275.00'	286.36'	N57°43'13"E	273.60'
C7	2°45'51"	500.00'	24.12'	S08°43'26"W	24.12'	C35	84°29'58"	25.00'	36.87"	N45°18'08"E	33.62'	C63	90°00'00"	14.00'	21.99'	N47°26'53"W	19.80'	C91	90°00'00"	14.00'	21.99'	S47°26'53"E	19.80'
C8	11°26'51"	500.00'	99.90'	N02°14'07"W	99.73'	C36	0°54'47"	2212.46'	35.26'	N03°30'33"E	35.26'	C64	300°00'00"	50.00'	261.80'	S02°26'53"E	50.00'	C92	300°00'00"	50.00'	261.80'	S02°26'53"E	50.00'
C9	4°26'02"	2102.46'	162.70'	N01°16'40"E	162.66'	C37	3°09'46"	500.00'	27.60'	N05°32'49"E	27.60'	C65	90°00'00"	14.00'	21.99'	N47°26'53"W	19.80'	C93	0°20'54"	650.00'	3.95'	N79°57'25"E	3.95'
C10	90°00'00"	25.00'	39.27'	N47°26'53"W	35.36'	C38	92°55'58"	25.00'	40.55'	S45°58'54"E	36.25'	C66	90°00'00"	14.00'	21.99'	N42°33'07"E	19.80'	C94	0°46'05"	1255.00'	16.82'	N02°49'55"W	16.82'
C11	300°00'04"	50.00'	261.80'	S00°41'02"E	50.00'	C39	1°29'09"	2212.46'	57.38'	S00°15'30"E	57.37'	C67	90°00'00"	14.00'	21.99'	S47°26'53"E	19.80'	C95	89°13'55"	25.00'	38.93'	S47°49'55"E	35.12'
C12	1°34'36"	4577.76'	125.97'	N88°52'23"W	125.97'	C40	90°00'00"	25.00'	39.27'	S42°33'07"W	35.36'	C68	90°00'00"	14.00'	21.99'	S42°33'07"W	19.80'	C96	10°53'48"	1035.00'	196.84'	N86°59'59"W	196.54'
C13	90°00'00"	25.00'	39.27'	N42°33'07"E	35.36'	C41	90°00'00"	14.00'	21.99'	N47°26'53"W	19.80'	C69	90°00'00"	14.00'	21.99'	S42°33'07"W	19.80'	C97	95°24'45"	25.00'	41.63'	N50°44'32"E	36.99'
C14	90°00'00"	25.00'	39.27'	S47°26'53"E	35.36'	C42	90°00'00"	14.00'	21.99'	N42°33'07"E	19.80'	C70	90°00'00"	14.00'	21.99'	N47°26'53"W	19.80'	C98	2°43'18"	275.00'	13.06'	N04°23'49"E	13.06'
C15	90°00'00"	14.00'	21.99'	N42°33'07"E	19.80'	C43	2°06'58"	2252.46'	83.19'	N00°02'38"E	83.19'	C71	90°00'00"	14.00'	21.99'	N42°33'07"E	19.80'	C99	81°51'55"	25.00'	35.72'	S35°10'30"E	32.76'
C16	48°11'23"	25.00'	21.03'	N26°32'34"W	20.41'	C44	82°13'51"	25.00'	35.88'	S38°40'02"W	32.88'	C72	90°00'00"	14.00'	21.99'	S47°26'53"E	19.80'	C100	0°27'57"	1035.00'	8.42'	N75°52'29"W	8.42'
C17	178°37'21"	50.00'	155.88'	S38°40'25"W	99.99'	C45	16°06'46"	325.00'	91.40'	S87°50'21"W	91.10'	C73	90°00'00"	14.00'	21.99'	S42°33'07"W	19.80'	C101	17°20'56"	2160.00'	654.04'	S82°00'34"E	651.54'
C18	48°12'07"	25.00'	21.03'	S76°06'58"E	20.42'	C46	93°07'07"	14.00'	22.75'	N37°32'43"W	20.33'	C74	90°00'00"	14.00'	21.99'	N47°26'53"W	19.80'	C102	12°33'14"	2210.00'	484.22'	S84°24'26"E	483.26'
C19	17°08'57"	375.00'	112.24'	S88°21'26"W	111.82'	C47	11°27'43"	375.00'	75.02'	S03°16'59"W	74.89'	C75	90°00'00"	14.00'	21.99'	N42°33'07"E	19.80'	C103	3°09'51"	4577.76'	252.81'	S86°30'10"E	252.78'
C20	85°39'21"	14.00'	20.93'	N54°06'14"E	19.03'	C48	90°00'00"	14.00'	21.99'	N42°33'07"E	19.80'	C76	90°00'00"	14.00'	21.99'	S47°26'53"E	19.80'	C105	19°48'02"	350.00'	120.95'	S89°40'59"W	120.35'
C21	20°09'28"	460.00'	161.84'	S89°51'42"W	161.00'	C49	90°00'00"	14.00'	21.99'	S47°26'53"E	19.80'	C77	90°00'00"	14.00'	21.99'	S42°33'07"W	19.80'	C106	7°04'54"	815.00'	100.73'	N76°52'33"W	100.67'
C22	6°39'05"	540.00'	62.69'	N83°06'31"E	62.65'	C50	90°00'00"	14.00'	21.99'	S47°26'53"E	19.80'	C78	90°00'00"	14.00'	21.99'	N47°26'53"W	19.80'	C107	17°20'56"	2185.00'	661.61'	S82°00'34"E	659.08'
C23	93°00'58"	25.00'	40.59'	N35°13'55"W	36.27'	C51	11°02'15"	325.00'	62.61'	S03°04'15"W	62.51'	C79	90°00'00"	14.00'	21.99'	N42°33'07"E	19.80'	C108	13°43'27"	130.00'	31.14'	S04°24'51"W	31.06'
C24	93°04'56"	25.00'	40.61'	S57°49'02"W	36.29'	C52	95°16'55"	14.00'	23.28'	S56°13'50"W	20.69'	C80	90°00'00"	14.00'	21.99'	S47°26'53"E	19.80'	C109	13°43'27"	350.00'	83.84'	S04°24'51"W	83.64'
C25	3°48'23"	925.00'	61.45'	S75°14'15"E	61.44'	C53	2°47'36"	790.00'	38.52'	N74°43'54"W	38.51'	C81	90°00'00"	14.00'	21.99'	S42°33'07"W	19.80'	C110	16°48'23"	1000.00'	293.33'	N84°02'42"W	292.28'
C26	17°21'57"	2075.00'	628.92'	S82°01'05"E	626.51'	C54	2°43'51"	2210.00'	105.33'	S74°42'02"E	105.32'	C82	90°00'00"	14.00'	21.99'	N47°26'53"W	19.80'						
C27	87°39'53"	14.00'	21.42'	S32°33'23"E	19.39'	C55	78°57'21"	14.00'	19.29'	N36°35'17"W	17.80'	C83	13°08'39"	275.00'	63.09'	N04°07'26"E	62.95'						
C28	3°03'13"	840.00'	44.77'	N74°51'43"W	44.76'	C56	5°20'17"	155.00'	14.44'	N00°13'15"E	14.44'	C84	97°23'03"	14.00'	23.80'	N59°23'17"E	21.03'						

BLOCK A		BLOCK B		BLOCK E		BLOCK F		BLOCK H		BLOCK I		BLOCK J	
LOT NO.	ACRES	LOT NO.	ACRES	LOT NO.	ACRES	LOT NO.	ACRES	LOT NO.	ACRES	LOT NO.	ACRES	LOT NO.	ACRES
1	0.209	1	0.173	1	0.146	1	0.212	1	0.126	1	0.126	1	0.145
2	0.180	2	0.144	2	0.167	2	0.161	2	0.118	2	0.118	2	0.127
3	0.173	3	0.144	3	0.121	3	0.128	3	0.118	3	0.118	3	0.127
4	0.250	4	0.146	4	0.121	4	0.127	4	0.118	4	0.118	4	0.127
5	0.199	5	0.146	5	0.121	5	0.136	5	0.118	5	0.118	5	0.127
6	0.117	6	0.146	6	0.136	6	0.136	6	0.118	6	0.118	6	0.127
7	0.117	7	0.146	7	0.136	7	0.127	7	0.118	7	0.118	7	0.147
8	0.117	8	0.153	8	0.121	8	0.128	8	0.127	8	0.127	8	0.135
9	0.117	9	0.154	9	0.121			9	0.118	9	0.118	9	0.135
10	0.117	10	0.146	10	0.121			10	0.118	10	0.118	10	0.135
11	0.117	11	0.147					11	0.118	11	0.118		
12	0.117							12	0.118	12	0.118		
13	0.117							13	0.118	13	0.118		
14	0.117							14	0.118	23	0.118		
15	0.117							23	0.118	24	0.118		
16	0.136							24	0.118	25	0.118		
								25	0.118	26	0.118		
								26	0.118	27	0.127		
								27	0.127	28	0.118		
								28	0.118	29	0.118		
								29	0.118	30	0.118		
								30	0.118	31	0.118		
								31	0.118	32	0.118		
								32	0.118	33	0.118		
								33	0.118	34	0.126		
								34	0.126				

BLOCK G	
LOT NO.	ACRES
1	0.197
2	0.181
3	0.183
4	0.172
5	0.162
6	0.152
7	0.144
14	0.139
15	0.140
16	0.142
17	0.145
18	0.149
19	0.155

LANDSCAPE, DRAINAGE, PARK, PEDESTRIAN ACCESS & UTILITY EASEMENT	
LOT NO.	ACRES
500	1.342
501	1.372
502	0.876
507	0.037
508	0.037
509	0.037
510	0.037
511	0.037
520	0.035
525	2.678

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N02°26'53"W	32.00'	L16	S87°33'07"W	86.00'
L2	S43°01'13"E	76.96'	L17	S87°33'07"W	110.00'
L3	N02°26'53"W	77.02'	L18	N87°33'07"E	73.52'
L4	N62°49'43"E	51.39'	L19	N11°16'34"E	12.95'
L5	N02°26'53"W	71.00'	L20	N11°16'34"E	25.21'
L6	S10°06'21"W	41.88'	L21	N11°16'34"E	204.44'
L7	S87°33'07"W	80.63'	L22	N87°33'07"E	196.70'
L8	N07°57'33"W	47.56'			
L9	S87°33'07"W	15.00'			
L10	N02°26'53"W	50.00'			
L11	S87°33'07"W	15.00'			
L12	N50°21'07"W	68.73'			
L13	S02°26'53"E	95.00'			
L14	S02°26'53"E	7.84'			
L15	N86°57'50"W	50.00'			

Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 TBP FIRM # 928 TBPLS FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale
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# Planning and Zoning Commission Agenda Item Report September 14, 2021

Contact – David P. Fowler, AICP, Senior Planner  
512-312-5745 / [dfowler@ci.buda.tx.us](mailto:dfowler@ci.buda.tx.us)

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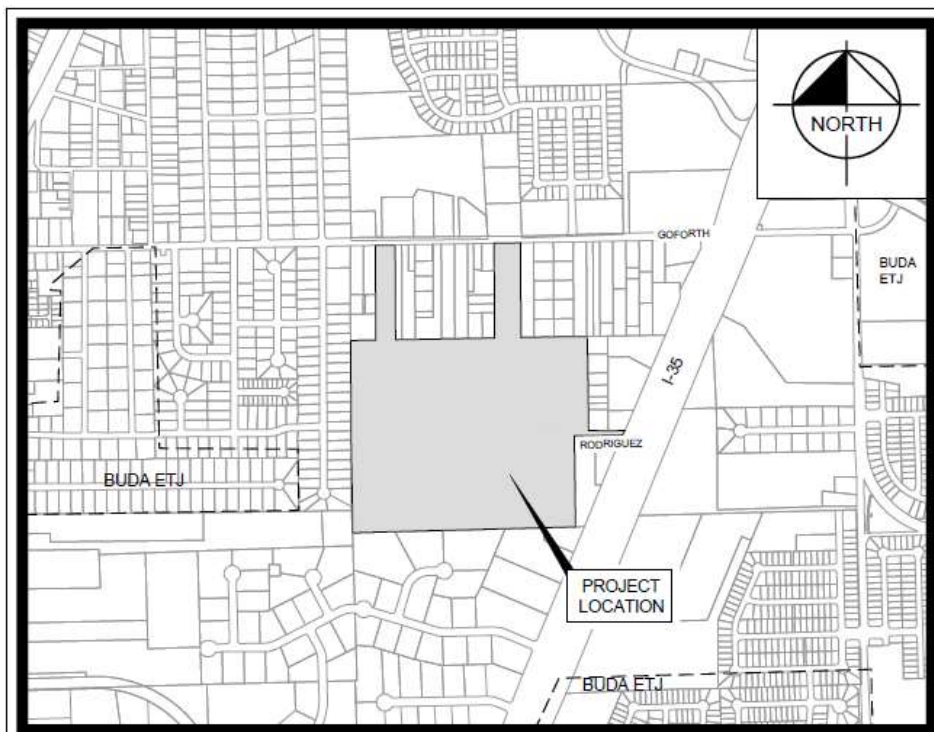
**SUBJECT:** CONSIDERATION AND POSSIBLE ACTION REGARDING THE PRELIMINARY PLAT OF RODRIGUEZ SUBDIVISION, BEING 67.83 +/- ACRES, INCLUDING LOTS 3, 4, 29-40, AND 44-54 OF LIFSCHULTZ SUBDIVISION NO. 10 AND 1.0 ACRES OF THE TRINIDAD VARCINAS SURVEY NO. 9 AND ONE HALF OF LOT 3 IN LIFSCHULTZ SUBDIVISION NO. 10, CITY OF BUDA, HAYS COUNTY TEXAS, GENERALLY LOCATED SOUTH OF WEST GOFORTH ROAD AND WEST OF THE SOUTHBOUND INTERSTATE 35 ACCESS ROAD (PP 21-02).

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## 1. BACKGROUND/HISTORY

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

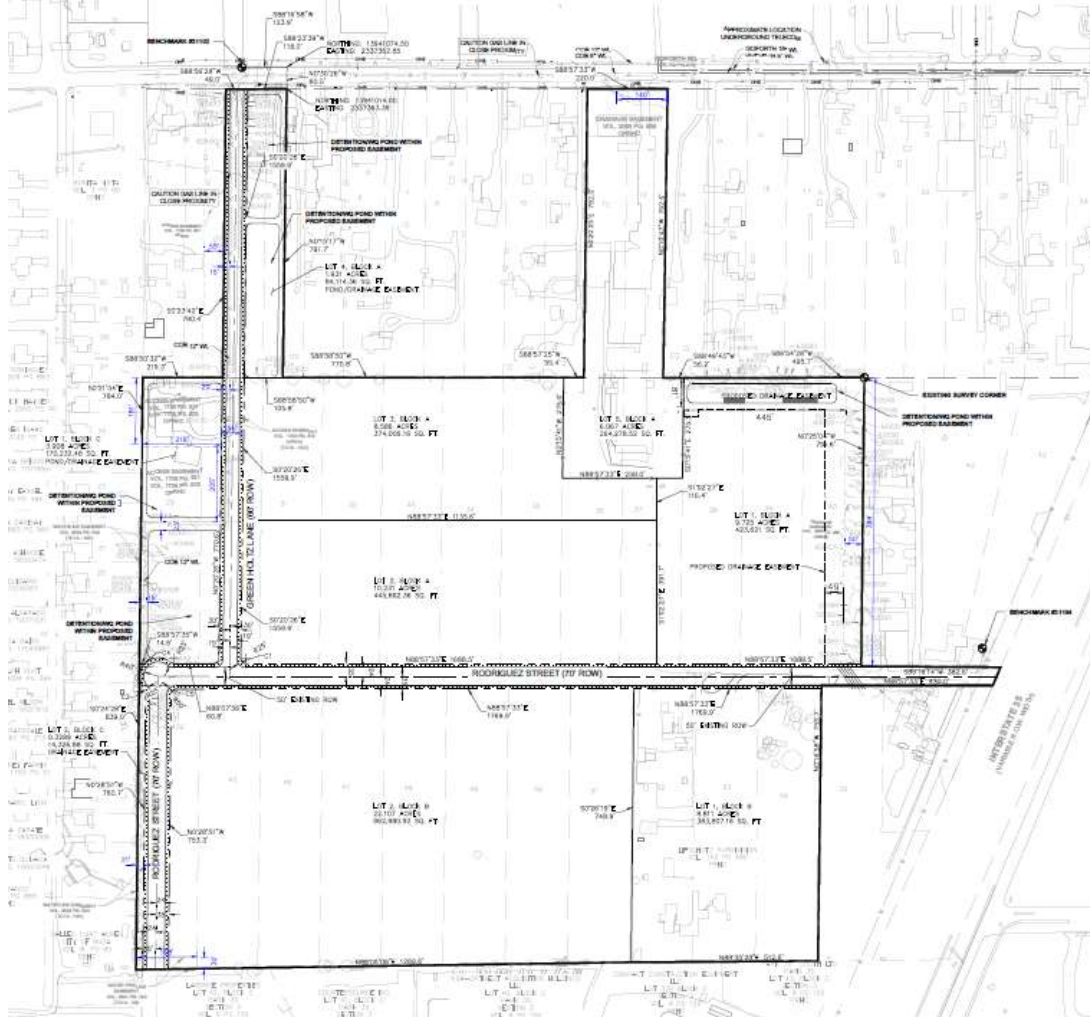
Water service will be provided through Goforth SUD, while the subdivision will have City of Buda sewer service.





## 2. FINDINGS/CURRENT ACTIVITY

The plat covers 67.83 acres, south of West Goforth Road and west of the Interstate 35 frontage road. Most of the land is internal to the area bounded by these streets, with two proposed roads to be platted to reach the interior property. The proposed layout contains nine (9) lots, in order to create a light industrial park. Of these lots, six (6) are proposed for development, while the other three (3) are drainage easement/pond lots.



The site is located within the city limits. The northern parts of the site fronting on West Goforth Road were annexed in 1997, while the rest of the site was annexed in 2000, 2004, or 2012. The vast majority of the site is zoned Light Industrial (LI), with the exception of the planned location of the northern half of Green Holtz Lane and Lot 4, Block A, which is a pond and drainage lot. This area near West Goforth Road is zoned B-1 (Neighborhood Business). The proposed Green Holtz Lane and adjacent ponds are compatible with that zoning district. Neither construction plans nor site plans have been submitted for development of the subdivision or individual lots.

The site does not have any FEMA 1 percent annual chance floodplain. The site drains from a highpoint at the center of the site's southern boundary towards the north, east and west, resulting in the location of the drainage lots along The Green Holtz Lane frontage and the location of a drainage easement on Lot 1, Block A to account for off-site drainage.

Water service will be provided through Goforth SUD. Wastewater service will be provided by the City of Buda. Through this project, water and sewer service will be extended along the new planned roads and connect through to the I-35 frontage.

Eight of the project's nine lots will be served by the proposed Green Holtz Lane and Rodriguez Street. One existing developed lot will continue to access West Goforth Road. These streets, which are currently not dedicated rights-of-way and are a combination of partially paved and unpaved conditions, will be constructed as new streets to meet city standards. Rodriguez Street will be built as a 70' right-of-way collector street with a 48' pavement width, whereas Green Holtz Lane will be a 60' local street with a 38' pavement width. Rodriguez Street is requested as part of the Transportation Mobility Master Plan (TMMP). TxDOT and City Engineering staff have reviewed and approved the Traffic Impact Analysis (TIA) for the subdivision.

**3. FINANCIAL IMPACT**

The subdivision will generate plat, site plan review, and building permit fees. Upon completion, the buildings will generate property taxes and possible sales taxes, depending upon the nature of the businesses.

**4. ACTION OPTIONS/RECOMMENDATION**

Staff recommends approval of the Rodriguez Preliminary Plat as submitted September 9, 2021.

**5. ATTACHMENTS**

Preliminary Plat of Rodriguez Subdivision  
Owners' authorization letters  
TIA executive summary and review letters



STREAM REALTY  
515 CONGRESS AVENUE  
PHONE: (512) 481-3000  
E-MAIL: CLAY.GOLDEN@STREAMREALTY.COM

THAT RCSR LLC, BEING THE OWNER OF 43.00 ACRES OF LAND, LOCATED IN THE LIFSCHULTZ SUBDIVISION, CITY OF BUDA, HAYS COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED FROM RAYMOND G HENDERSON IN DOCUMENT 17028653, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 43.00 ACRES OF LAND TO BE KNOWN AS "RODRIGUEZ SUBDIVISION", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND PUBLIC EASEMENTS SHOWN HEREON.

RCSR LLC  
3200 EL TORO CV  
AUSTIN, TEXAS 78746

BEFORE ME, THE UNDERSIDE AUTHORITY, ON THIS DAY PERSONALLY  
APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING,  
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES  
AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

THE STATE OF TEXAS X  
COUNTY OF \_\_\_\_\_ X  
KNOW ALL MEN BY THESE PRESENTS

THAT RC ASSOCIATES LLC, BEING THE OWNER OF 15.00 ACRES OF LAND, LOCATED IN THE LIFSCHULTZ SUBDIVISION, CITY OF BUDA, HAYS COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED FROM RAYMOND G HENDERSON IN DOCUMENT 70028690, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 15.00 ACRES OF LAND TO BE KNOWN AS "RODRIGUEZ SUBDIVISION", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND PUBLIC EASEMENTS SHOWN HEREON.

RC ASSOCIATES LLC  
3200 EL TORO CV  
AUSTIN, TEXAS 78746

BEFORE ME, THE UNDERSIDE AUTHORITY, ON THIS DAY PERSONALLY  
APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING,  
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES  
AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THE STATE OF TEXAS                   X  
COUNTY OF \_\_\_\_\_ X  
KNOW ALL MEN BY THESE PRESENTS

THAT TORRES SIMON & DOROTHY, BEING THE OWNER OF 5.00 ACRES OF LAND, LOCATED IN THE LIFSCHULTZ SUBDIVISION, CITY OF BUDA, HAYS COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED FROM OLIVIO & VICTOR RODRIGUEZ IN VOLUME 437 AND PAGE 503, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 5.00 ACRES OF LAND TO BE KNOWN AS "RODRIGUEZ SUBDIVISION", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND PUBLIC EASEMENTS SHOWN HEREON.

TORRES SIMON & DOROTHY  
108 RODRIGUEZ ST  
BUDA, TEXAS 78610

BEFORE ME, THE UNDERSIDE AUTHORITY, ON THIS DAY PERSONALLY  
APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING,  
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES  
AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THE STATE OF TEXAS                   X  
COUNTY OF \_\_\_\_\_ X  
KNOW ALL MEN BY THESE PRESENTS

THAT DEVIN SCOTT, BEING THE OWNER OF 0.39 ACRES OF LAND, LOCATED IN THE LIFSCHULTZ SUBDIVISION, CITY OF BUDA, HAYS COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED FROM JOHN RODRIGUEZ IN VOLUME 2960 AND PAGE 731, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 0.39 ACRES OF LAND TO BE KNOWN AS "RODRIGUEZ SUBDIVISION", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND PUBLIC EASEMENTS SHOWN HEREON.

DEVIN SCOTT  
100 RODRIGUEZ ST  
BUDA, TEXAS 78610

BEFORE ME, THE UNDERSIDE AUTHORITY, ON THIS DAY PERSONALLY  
APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING,  
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES  
AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THE STATE OF TEXAS X  
COUNTY OF \_\_\_\_\_ X  
KNOW ALL MEN BY THESE PRESENTS

THAT MIGUEL & MARGIE RODRIGUEZ, BEING THE OWNER OF 0.39 ACRES OF LAND, LOCATED IN THE LIFSCHULTZ SUBDIVISION, CITY OF BUDA, HAYS COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED FROM OLIVIA G. RODRIGUEZ IN VOLUME 436 AND PAGE 894, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 0.39 ACRES OF LAND TO BE KNOWN AS "RODRIGUEZ SUBDIVISION", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND PUBLIC EASEMENTS SHOWN HEREON.

MIGUEL & MARGIE RODRIQUEZ  
110 RODRIGUEZ ST  
BUDA, TEXAS 78610

BEFORE ME, THE UNDERSIDE AUTHORITY, ON THIS DAY PERSONALLY  
APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING,  
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES  
AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

THE STATE OF TEXAS                   X  
COUNTY OF \_\_\_\_\_ X  
KNOW ALL MEN BY THESE PRESENTS

THAT OLIVIA RODRIGUEZ G EST OF, BEING THE OWNER OF 0.19 ACRES OF LAND, LOCATED IN THE LIFSCHULTZ SUBDIVISION, CITY OF BUDA, HAYS COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED FROM JIM WALTER HOMES INC IN VOLUME 853 AND PAGE 669, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 0.19 ACRES OF LAND TO BE KNOWN AS "RODRIGUEZ SUBDIVISION", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND PUBLIC EASEMENTS SHOWN HEREON.

OLIVIA RODRIGUEZ G EST OF	DATE
112 RODRIGUEZ ST	
BUDA, TEXAS 78610	

BEFORE ME, THE UNDERSIDE AUTHORITY, ON THIS DAY PERSONALLY  
APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING,  
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES  
AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

THAT MARTHA QUINTERO, BEING THE OWNER OF 3.00 ACRES OF LAND, LOCATED IN THE LIFSCHULTZ SUBDIVISION, CITY OF BUDA, HAYS COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED FROM MARY S QUINTERO IN VOLUME 309 AND PAGE 655, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 3.00 ACRES OF LAND TO BE KNOWN AS "RODRIGUEZ SUBDIVISION ", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND PUBLIC EASEMENTS SHOWN HEREON.

MARTHA QUINTERO  
PO BOX 13526  
AUSTIN, TEXAS 78711

BEFORE ME, THE UNDERSIDE AUTHORITY, ON THIS DAY PERSONALLY  
APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING,  
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES  
AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THOMAS LOMBARDI JR., P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 13107  
KIMLEY-HORN AND ASSOCIATES, INC.  
2600 VIA FORTUNA, SUITE 300  
AUSTIN, TX 78746

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48209C0280F DATED SEPTEMBER 02, 2005.

Norma Lombardi

THOMAS LOMBARDI JR., P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 131071  
KIMLEY-HORN AND ASSOCIATES, INC.  
2600 VIA FORTUNA, SUITE 300  
AUSTIN, TX 78746

I, ZACHARY K. PETRUS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

25.24

ZACHARY KEITH PETRUS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6769  
10814 JOLLYVILLE ROAD  
CAMPUS IV, SUITE 200  
AUSTIN, TEXAS 78759  
PH. (512) 572-6674  
ZACH.PETRUS@KIMLEY-HORN.COM

31102 BENCHMARK KHA WASHER  
N=13941071  
E=2337239  
ELEVATION=718.23

31104 BENCHMARK KHA WASHER  
N=13939515  
E=2339300  
ELEVATION=735.62

VERTICAL DATUM NAVD 1988  
HORIZONTAL DATUM TEXAS STATE PLANE  
COORDINATE SYSTEM  
NAD 1983 TEXAS SOUTH CENTRAL ZONE

FOR REVIEW ONLY

RCSR LLC  
R C ASSOCIATES LLC  
TORRES SIMON & DOROTHY  
DEVIN SCOTT  
RODRIGUEZ MIGUEL & MARC  
RODRIGUEZ OLIVIA G EST O  
MARTHA QUINTERO

STREAM REALTY  
515 CONGRESS AVENUE  
PHONE: (512) 481-3000  
EMAIL: CLAY.GOLDEN@  
STREAMREALTY.COM

**Kimley»Horn**  
2600 VIA FORTUNA  
TERRACE I, Suite 300  
AUSTIN, TX 78746  
Tel: (512) 646-2237  
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TRPF FIRM NO. 928



PRELIMINARY PLAT  
RODRIGUEZ SUBDIVISION

LOTS 3, 4, 29-40, & 44-54 IN LIFSCHUTZ SUBDIVISION NO. 10

1.00 ACRE OF THE TRINIDAD VARCINAS SURVEY NO. 9 &  $\frac{1}{2}$  OF LOT 3 IN LIFSCHUTZ SUBDIVISION NO. 10

GENERAL NOTES:

1. ALL STREETS IN THE SUBDIVISION WILL BE DEDICATED AS PUBLIC RIGHT OF WAY AT FINAL PLATTING.
2. ALL STREETS IN THIS SUBDIVISION ARE TO BE DEDICATED AS PUBLIC RIGHT OF WAY AT FINAL PLATTING.
3. THE WASTEWATER SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH THE CITY OF BUDA DESIGN AND CONSTRUCTION STANDARDS.
4. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF BUDA FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
5. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CHAPTER EIGHT OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
6. AT THE TIME OF RECORDING OF ANY FINAL PLAT OUT OF THIS PRELIMINARY PLAN A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH THE CITY OF BUDA UNIFIED DEVELOPMENT CODE, SHALL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS.
7. PUBLIC SIDEWALKS, BUILT TO THE CITY OF BUDA STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL ARTERIAL AND COLLECTOR STREETS, AND LOCAL RESIDENTIAL STREETS INTERNAL TO THIS SUBDIVISION AS SHOWN BY THE DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. INTERNAL STREETS ARE LISTED IN THE STREET STANDARD CHART. INTERNAL SIDEWALKS SHALL BE MAINTAINED BY THE BUILDER, ARTERIAL AND COLLECTOR STREET SIDEWALKS WILL BE MAINTAINED BY THE DEVELOPER.
8. PEDERNALES ELECTRIC HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTION TO THE EXTENT NECESSARY TO KEEP THESE EASEMENTS CLEAR. PEDERNALES ELECTRIC WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER SEVEN OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
9. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE PEDERNALES ELECTRIC WITH ANY EASEMENT AND/OR ACCESS REQUIRED. IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT COMPLIANCE WITH THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
10. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. PEDERNALES ELECTRIC WORK SHALL BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
12. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURETY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALK, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS: RODRIGUEZ AND GREEN HOLTZ.
13. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED: TERMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY POND, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST WILL BE BASED ON DISTURBED AREA INCLUDING THE FOLLOWING STREETS:
14. THE MAINTENANCE OF THE DETENTION AND WATER QUALITY CONTROLS REQUIRED SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
15. ALL FIFTEEN FOOT (15') DRAINAGE EASEMENTS TO BE ENCLOSED CONDUIT.
16. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
17. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN. STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
18. PEDERNALES ELECTRIC COOPERATIVE, TO PROVIDE ELECTRIC UTILITY. GOFORTH WATER SUPPLY TO PROVIDE WATER UTILITY. CITY OF BUDA TO PROVIDE WASTEWATER UTILITY. TXGAS TO PROVIDE GAS UTILITY.

FLOOD PLAIN NOTE:

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

GENERAL PLAN NOTES:

1. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUBMITTED 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.
2. THIS SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
3. ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAN 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 MASTER DRAINAGE PLAN.
4. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP PANEL NO. 48209C0280F DATED 9/22/2005.
5. 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 OFFSITE PROPERTY TO DETERMINE THE SIZE OF THE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW. AN EXECUTED OFFSITE EASEMENT AGREEMENT WILL BE REQUIRED AS A CONDITION OF APPROVAL.
6. FOR ANY DRAINAGE EASEMENTS, DOWNSTREAM IMPROVEMENTS MUST BE INCORPORATED INTO THE APPROVED PLAN. IF THE DEVELOPER INTENDS TO PROPOSE REGIONAL DRAINAGE IMPROVEMENTS EXTENDING OFFSITE, A COMPREHENSIVE H&M STUDY WILL BE REQUIRED.
7. ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAN 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 MASTER DRAINAGE PLAN.
8. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE APPROVED COMMUNITY WATER SYSTEM DUE TO THE DECLINING WATER SUPPLY. PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PERMITTED SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY. NO CONSTRUCTION OR DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
9. PRELIMINARY PLAT BASED ON THE CITY OF BUDA UNIFIED DEVELOPMENT CODE (UDC).
10. 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 BE STAMPED BY AN RME-U OR G THAT SHOWS THE COMPLETE UNDERGROUND LINE INCLUDING THE RISER INTO THE BUILDING.

PRELIMINARY PLAT INFORMATION:

TOTAL ACRES: 67.83 (2,954,738 S.F.)  
IMPERVIOUS COVER: (2,216,054 S.F.)=75%  
DEVELOPMENT AREA: 60.931 ACRES  
ROW AREA: 6.899 ACRES  
TOTAL NUMBER OF LOTS: 9  
NUMBER OF BLOCKS: 3  
NUMBER OF LANDSCAPE, OPEN SPACE, DRAINAGE  
PEDESTRIAN, AND UTILITY EASEMENTS: 4  
NUMBER OF DEVELOPMENT LOTS: 7  
NUMBER OF LOTS OVER 10 ACRES: 2  
NUMBER OF LOTS BETWEEN 5 AND 10 ACRES: 3  
NUMBER OF LOTS BETWEEN 2 AND 5 ACRES: 0  
NUMBER OF LOTS BETWEEN 1 AND 2 ACRES: 2  
NUMBER OF LOTS LESS THAN 1 ACRE: 0

#### ROADWAY INFORMATION

RODRIGUEZ STREET (70' R.O.W.)=3,102 LF (MAJOR COLLECTOR)  
GREEN HOLTZ LANE (60' R.O.W.)=1,609 LF (COLLECTOR)  
ONE NEW CONNECTIONS TO EXISTING STREETS. (GREEN HOLTZ LANE TO W. GOFORTH ROAD.  
ONE NEW STUB PROVIDED.

DATE: FEBRUARY 2021

OWNER: RCSR LLC  
R C ASSOCIATES LLC  
TORRES SIMON & DOROTHY  
DEVIN SCOTT  
RODRIGUEZ MIGUEL & MARGIE  
RODRIGUEZ OLIVIA G-EST OF  
MARTHA QUINTERO

ENGINEER : KIMLEY-HORN AND ASSOCIATES  
2600 VIA FORTUNA TERRACE | SUITE 300  
AUSTIN, TEXAS 78746  
PHONE: (512) 626-2245  
FAX: (512) 418-1791

SURVEYOR: KIMLEY-HORN AND ASSOCIATES  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PHONE: (210) 321-3408

TOTAL ACRES: 2.654,738 S.F.)  
FEMA MAP NUMBER: 48290C0208 (HAYS COUNTY)  
SURVEY: LISCHUTZ

## GENERAL NOTES

FOR REVIEW ONLY  
**RODRIGUEZ SUBDIVISION**  
**PRELIMINARY PLAT**

**OWNERS:**

RODRIGUEZ MIGUEL & MARGIE  
RODRIGUEZ OLIVIA G EST OF  
MARTHA QUINTERO

**DEVELOPER:**

515 CONGRESS AVENUE  
PHONE: (512) 481-3000  
EMAIL: CLAY.GOLDEN@  
STREAMREALTY.COM

ENGINEER/PLANNER:

**Kimley»Horn**  
2600 VIA FORTUNA  
TERRACE I, Suite 300  
AUSTIN, TX 78746  
Tel: (512) 646-2237  
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TBPE FIRM NO. 928

SITE PLAN APPROVAL SHEET 2 OF 16  
 FILE NUMBER: PP 21-02 APPLICATION DATE: FEBRUARY 8, 2021  
 APPROVED BY COMMISSION ON \_\_\_\_\_ UNDER THE CITY OF BUDA  
 UNIFIED DEVELOPMENT CODE.  
 EXPIRATION DATE \_\_\_\_\_ CASE MANAGER \_\_\_\_\_

City Engineer, City of Buda

RELEASED FOR GENERAL COMPLIANCE:\_\_\_\_\_ZONING

Rev. 1 \_\_\_\_\_ Correction 1

Rev. 2 \_\_\_\_\_ Correction 2

Rev. 3 \_\_\_\_\_ Correction 3

*Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.*

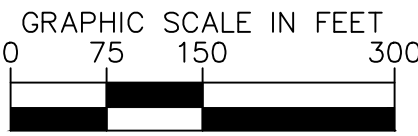
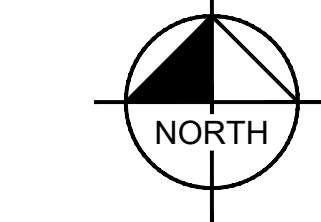
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	2
TLJ	TLJ	TLJ	AS SHOWN	FEBRUARY 2021	068213105	



Plotted By: Lombardi, Thomas Date: August 18, 2021 08:33:41am File Path: K:\SAU\068213105 Buda Industrial Tract\068213105 Preliminary Plat\Plan Sheets\EXISTING CONDITIONS.dwg  
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# PRELIMINARY PLAT RODRIGUEZ SUBDIVISION

LOTS 3, 4, 29-40, & 44-54 IN LIFSCHUTZ SUBDIVISION NO. 10  
1.00 ACRE OF THE TRINIDAD VARCINAS SURVEY NO. 9 & 1/2 OF LOT 3 IN LIFSCHUTZ SUBDIVISION NO. 10



## LEGEND

- PRELIMINARY PLAT BOUNDARY
- CONTOURS
- EASEMENTS
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND TELECOM LINE

## EXISTING CONDITIONS

FOR REVIEW ONLY  
**RODRIGUEZ SUBDIVISION  
PRELIMINARY PLAT**

### OWNERS:

RCSR LLC  
R C ASSOCIATES LLC  
TORRES SIMON & DOROTHY  
DEVIN SCOTT  
RODRIGUEZ MIGUEL & MARGIE  
RODRIGUEZ OLIVIA G EST OF  
MARTHA QUINTERO

### DEVELOPER:

STREAM REALTY  
515 CONGRESS AVENUE  
PHONE: (512) 481-3000  
EMAIL: CLAY.GOLDEN@  
STREAMREALTY.COM

### ENGINEER/PLANNER:

**KimleyHorn**  
2600 VIA FORTUNA  
TERRACE I, Suite 300  
AUSTIN, TX 78746  
Tel: (512) 646-2237  
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TBPE FIRM NO. 928

SITE PLAN APPROVAL SHEET 3 OF 16  
FILE NUMBER: PP 21-02 APPLICATION DATE: FEBRUARY 8, 2021  
APPROVED BY COMMISSION ON \_\_\_\_\_ UNDER THE CITY OF BUDA  
UNIFIED DEVELOPMENT CODE.  
EXPIRATION DATE: \_\_\_\_\_ CASE MANAGER

City Engineer, City of Buda  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING  
Rev. 1 \_\_\_\_\_ Correction 1  
Rev. 2 \_\_\_\_\_ Correction 2  
Rev. 3 \_\_\_\_\_ Correction 3

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	BY
TLJ	TLJ	TLJ	AS SHOWN	FEBRUARY 2021	068213105	3



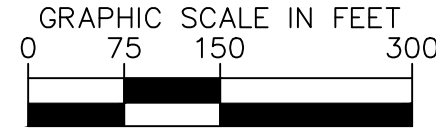
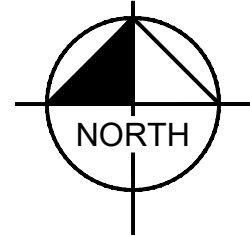




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# PRELIMINARY PLAT RODRIGUEZ SUBDIVISION

LOTS 3, 4, 29-40, & 44-54 IN LIFSCHUTZ SUBDIVISION NO. 10  
1.00 ACRE OF THE TRINIDAD VARCINAS SURVEY NO. 9 & 1/2 OF LOT 3 IN LIFSCHUTZ SUBDIVISION NO. 10



## LEGEND

- PRELIMINARY PLAT BOUNDARY
- ROW
- ROAD CENTER LINE
- EXISTING EASEMENT

## LOT TABLE:

NUMBER OF LOTS: 9  
NUMBER OF BLOCKS: 3

LOT 1 BLOCK A (DEVELOPMENT) = 9.725 ACRES/423,621 SQ. FT.  
LOT 2 BLOCK A (DEVELOPMENT) = 10.231 ACRES/445,662 SQ. FT.  
LOT 3 BLOCK A (DEVELOPMENT) = 8.586 ACRES/374,008 SQ. FT.  
LOT 4 BLOCK A (DRAINAGE/POND EASEMENT) = 1.931 ACRES/84,114 SQ. FT.  
LOT 5 BLOCK A (DEVELOPMENT) = 6.067 ACRES/264,278 SQ. FT.

LOT 1 BLOCK B (DEVELOPMENT) = 8.811 ACRES/383,807 SQ. FT.  
LOT 2 BLOCK B (DEVELOPMENT) = 22.107 ACRES/962,981 SQ. FT.

LOT 1 BLOCK C (DRAINAGE/POND EASEMENT) = 3.908 ACRES/170,232 SQ. FT.  
LOT 2 BLOCK C (DRAINAGE EASEMENT) = 0.3289 ACRES/14,327 SQ. FT.

## GENERAL PLAN NOTES:

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- THIS SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
- 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 THE FLOW.
- ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAN 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 MASTER DRAINAGE PLAN.
- SETBACKS SHALL BE IN ACCORDANCE WITH THE 2017 BUDA UDC.
- SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2017 BUDA UDC.

## PROPOSED ROAD LENGTH

ROADWAY CLASSIFICATION	COLLECTOR
TOTAL (LF)	4,711

## CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	14.00'	22.16'	S45°41'26"E	19.92'	90°42'01"	14.17'
C2	15.00'	23.37'	N44°19'26"E	21.08'	89°16'13"	14.81'
C3	14.00'	10.24'	N21°26'03"W	10.01'	41°54'24"	5.36'
C4	51.00'	153.50'	N43°50'12"E	101.78'	172°26'55"	772.79'
C5	15.00'	23.42'	N44°14'21"E	21.11'	89°26'24"	14.85'

## BENCHMARKS

BENCHMARKS:  
31102 BENCHMARK KHA WASHER  
N=13941071  
E=233736239  
ELEVATION=718.23  
31104 BENCHMARK KHA WASHER  
N=15805615  
E=2339300  
ELEVATION=725.62  
VERTICAL DATUM NAVD 1988  
HORIZONTAL DATUM TEXAS STATE PLANE  
COORDINATE SYSTEM  
NAD 1983 TEXAS SOUTH CENTRAL ZONE

SITE PLAN APPROVAL SHEET 5 OF 16  
FILE NUMBER: PP 21-02 APPLICATION DATE: FEBRUARY 8, 2021  
APPROVED BY COMMISSION ON \_\_\_\_\_ UNDER THE CITY OF BUDA  
UNIFIED DEVELOPMENT CODE.  
EXPIRATION DATE: \_\_\_\_\_ CASE MANAGER

City Engineer, City of Buda  
RELEASED FOR GENERAL COMPLIANCE: ZONING

Rev. 1. Correction 1  
Rev. 2. Correction 2  
Rev. 3. Correction 3

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

## PRELIMINARY PLAT

FOR REVIEW ONLY  
RODRIGUEZ SUBDIVISION  
PRELIMINARY PLAT

### OWNERS:

RCSR LLC  
R C ASSOCIATES LLC  
TORRES SIMON & DOROTHY  
DEVIN SCOTT  
RODRIGUEZ MIGUEL & MARGIE  
RODRIGUEZ OLIVIA G EST OF  
MARTHA QUINTERO

### DEVELOPER:

STREAM REALTY  
515 CONGRESS AVENUE  
PHONE: (512) 481-3000  
EMAIL: CLAY.GOLDEN@STREAMREALTY.COM

### ENGINEER/PLANNER:

**Kimley»Horn**  
2600 VIA FORTUNA  
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AUSTIN, TX 78746  
Tel: (512) 646-2237  
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TPBE FIRM NO. 928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	BY
TLJ	TLJ	TLJ	AS SHOWN	FEBRUARY 2021	068213105	5



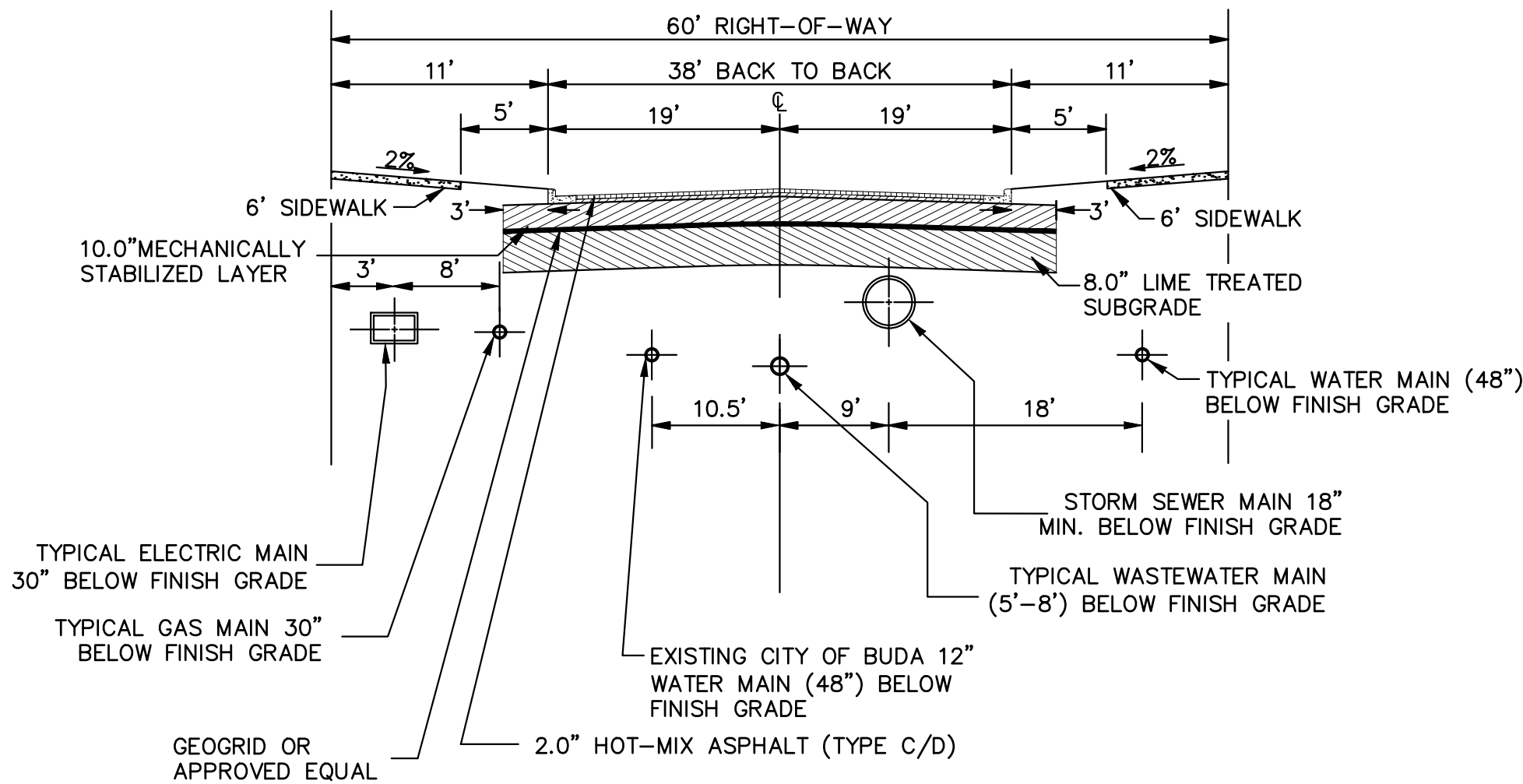
# PRELIMINARY PLAT RODRIGUEZ SUBDIVISION

LOTS 3, 4, 29-40, & 44-54 IN LIFSCHUTZ SUBDIVISION NO. 10

1.00 ACRE OF THE TRINIDAD VARCINAS SURVEY NO. 9 &  $\frac{1}{2}$  OF LOT 3 IN LIFSCHUTZ SUBDIVISION NO. 10

### TYPICAL 60' RIGHT-OF-WAY SECTION

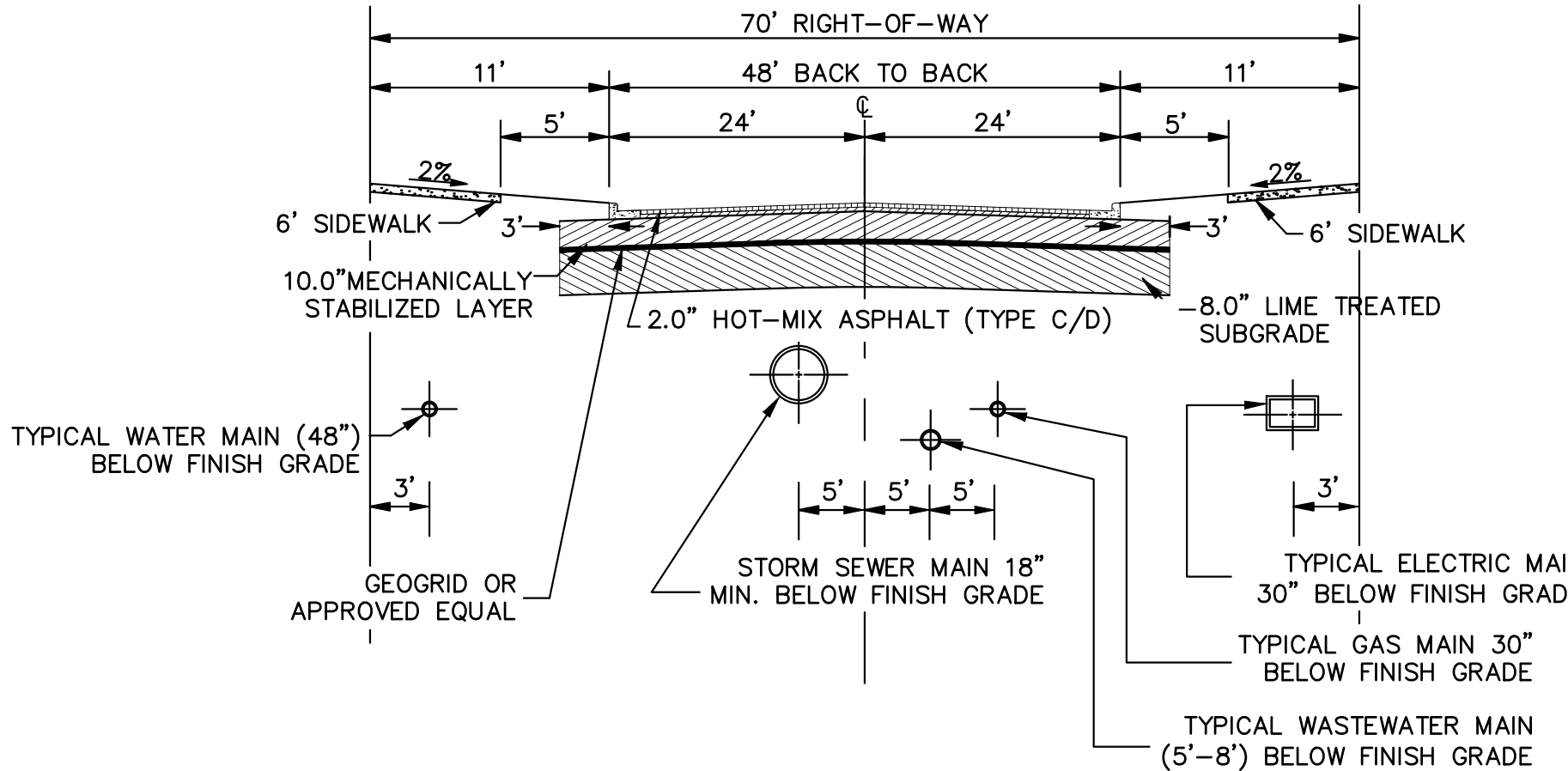
NT:



ALL SELECT FILL MATERIAL SHOULD CONTAIN NO DELETERIOUS MATERIAL AND SHOULD BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% STD. PROCTOR TEST. STREET CROSS SLOPE NOT TO EXCEED 2%.

### TYPICAL 70' RIGHT-OF-WAY SECTION

NT



ALL SELECT FILL MATERIAL SHOULD CONTAIN NO DELETERIOUS MATERIAL AND SHOULD BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% STD. PROCTOR TEST. STREET CROSS SLOPE NOT TO EXCEED 2%.

## STREET & UTILITY SECTIONS

FOR REVIEW ONLY

RODRIGUEZ SUBDIVISION  
PRELIMINARY PLAT

OWNERS

RCSR LLC  
R C ASSOCIATES LLC  
TORRES SIMON & DOROTHY  
DEVIN SCOTT  
RODRIGUEZ MIGUEL & MARG  
RODRIGUEZ OLIVIA G EST OF  
MARTHA QUINTERO

DEVELOPER

STREAM REALTY  
515 CONGRESS AVENUE  
PHONE: (512) 481-3000  
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ENGINEER/PLANNER

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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	6
TLJ	TLJ	TLJ	AS SHOWN	FEBRUARY 2021	068213105	

Plot: 08-34-11cm Date: August 18, 2021  
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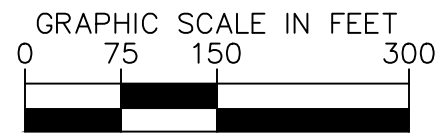
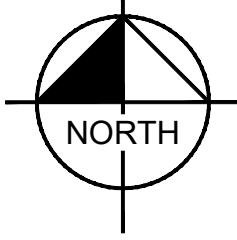
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# PRELIMINARY PLAT RODRIGUEZ SUBDIVISION

LOTS 3, 4, 29-40, & 44-54 IN LIFSCHUTZ SUBDIVISION NO. 10  
1.00 ACRE OF THE TRINIDAD VARCINAS SURVEY NO. 9 & 1/2 OF LOT 3 IN LIFSCHUTZ SUBDIVISION NO. 10



## LEGEND

- PRELIMINARY PLAT BOUNDARY
- WATER LINE
- WASTEWATER LINE
- WATER VALVE
- FIRE HYDRANT
- WASTEWATER MANHOLE
- DIRECTION OF FLOW

## SUMMARY OF WATER DEMAND

	Gal./Person/Day	Gal./LUE/Day
Average Day Demand	200	700
Peak Day Demand	530	1855
Peak Hour Demand	900	3150

		DOMESTIC		FIRE		IRRIGATION
Land Use	LUEs	Average Day Demand (GPM)	Peak Day Demand (GPM)	Peak Hour Demand (GPM)	Fire Flow Requirement (GPM)	600 (GPM)
Industrial	250	121.5	322.0	546.9	2,000	

## SUMMARY OF WASTEWATER DEMAND

	Gal./LUE/Day
Average Flow	245
Inflow/Infiltration	750

Land Use	LUEs	Average Dry Weather Flow (GPM)	Peaking Factor	Peak Dry Weather Flow (GPM)	Acres Served (Ac.)	Inflow/Infiltration Flow (GPM)	Peak Wet Weather Flow (GPM)
Industrial	250	42.5	3.84	163.2	70	36.46	199.6

## NOTES:

- FIRE HYDRANTS SHALL BE PLACED NO MORE THAN 300' APART PER THE CITY OF AUSTIN UTILITIES CRITERIA MANUAL.
- ALL WASTEWATER LINES SHALL BE PVC SDR-26 OR AS NOTED OTHERWISE ON THE FINAL CIVIL ENGINEERING PLANS. ALL WATERLINES TO BE C-900 OR D.I. AS NOTED ON THE FINAL CIVIL ENGINEERING PLANS.
- WATERLINES SHALL BE ROUTED AROUND STORM INLETS WITH 45° BENDS.
- MANHOLES TO BE SPACED NO MORE THAN 500' APART FOR LINES SMALLER THAN 24".
- GOFORTH SUD IS THE WATER PROVIDER.
- CITY OF BUDA IS THE WASTEWATER PROVIDER.

## PRELIMINARY UTILITY PLAN

### FOR REVIEW ONLY RODRIGUEZ SUBDIVISION PRELIMINARY PLAT

SITE PLAN APPROVAL SHEET 7 OF 16  
FILE NUMBER: PP 21-02 APPLICATION DATE: FEBRUARY 8, 2021  
APPROVED BY COMMISSION ON \_\_\_\_\_ UNDER THE CITY OF BUDA  
UNIFIED DEVELOPMENT CODE.  
EXPIRATION DATE: \_\_\_\_\_ CASE MANAGER: \_\_\_\_\_

City Engineer, City of Buda  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING  
Rev. 1 \_\_\_\_\_ Correction 1  
Rev. 2 \_\_\_\_\_ Correction 2  
Rev. 3 \_\_\_\_\_ Correction 3

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

OWNERS:  
RCSR LLC  
R C ASSOCIATES LLC  
TORRES SIMON & DOROTHY  
DEVIN SCOTT  
RODRIGUEZ MIGUEL & MARGIE  
RODRIGUEZ OLIVIA G EST OF  
MARTHA QUINTERO

DEVELOPER:  
STREAM REALTY  
515 CONGRESS AVENUE  
PHONE: (512) 481-3000  
EMAIL: CLAY.GOLDEN@STREAMREALTY.COM

ENGINEER/PLANNER:  
**KimleyHorn**  
2600 VIA FORTUNA  
TERRACE I, Suite 300  
AUSTIN, TX 78746  
Tel: (512) 646-2237  
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TBPE FIRM NO. 928

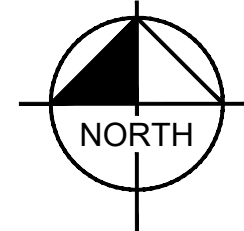
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	BY
TLJ	TLJ	TLJ	AS SHOWN	FEBRUARY 2021	068213105	7



Plotted By: Lombardi, Thomas Date: August 18, 2021 08:35:11am File Path: K:\SAU\068213105 Buda Industrial Tract\Plan Sheets\PRELIMINARY STORM PLAN.dwg  
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# PRELIMINARY PLAT RODRIGUEZ SUBDIVISION

LOTS 3, 4, 29-40, & 44-54 IN LIFSCHUTZ SUBDIVISION NO. 10  
1.00 ACRE OF THE TRINIDAD VARCINAS SURVEY NO. 9 & 1/2 OF LOT 3 IN LIFSCHUTZ SUBDIVISION NO. 10



GRAPHIC SCALE IN FEET  
0 75 150 300

## LEGEND

- PRELIMINARY PLAT BOUNDARY
- STORM DRAIN
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- STORM DRAIN HEADWALL

## NOTES:

- STORM SEWER DESIGN IS PRELIMINARY SIZED TO ADEQUATELY CARRY THE 2, 10, 25, AND 100 YEAR FLOW RATES. UPON FINAL CIVIL ENGINEERING DESIGN SIZES COULD VARY FROM THE PRELIMINARY DESIGN. STORM PIPE TO BE RCP AND STORM BOX PIPE SHALL BE RCB.
- ALL CURB INLETS ARE 10' UNLESS OTHERWISE NOTED.
- ALL STORM PIPE LATERALS FROM CURB INLETS ARE 18" UNLESS OTHERWISE NOTED.

## PRELIMINARY STORM PLAN

FOR REVIEW ONLY  
RODRIGUEZ SUBDIVISION  
PRELIMINARY PLAT

SITE PLAN APPROVAL	SHEET 8 OF 16
FILE NUMBER: PP 21-02	APPLICATION DATE: FEBRUARY 8, 2021
APPROVED BY COMMISSION ON _____	UNDER THE CITY OF BUDA
EXPIRATION DATE: _____	CASE MANAGER: _____
City Engineer, City of Buda	
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING	
Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.	

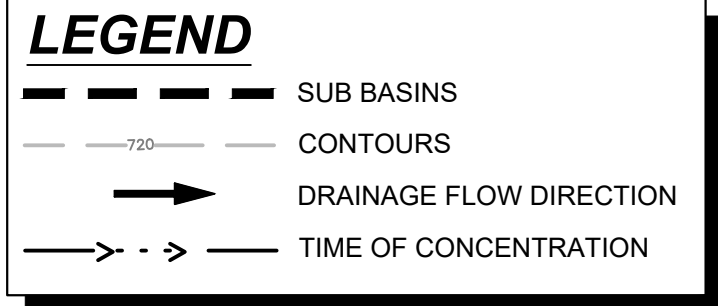
OWNERS: RCSR LLC R C ASSOCIATES LLC TORRES SIMON & DOROTHY DEVIN SCOTT RODRIGUEZ MIGUEL & MARGIE RODRIGUEZ OLIVIA G EST OF MARTHA QUINTERO	DEVELOPER: STREAM REALTY 515 CONGRESS AVENUE PHONE: (512) 481-3000 EMAIL: CLAY.GOLDEN@STREAMREALTY.COM	ENGINEER/PLANNER: <b>KimleyHorn</b> 2600 VIA FORTUNA TERRACE 1, Suite 300 AUSTIN, TX 78746 Tel: (512) 646-2237 ©2021 KIMLEY-HORN & ASSOCIATES, INC. TBPPE FIRM NO. 928
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	8
TLJ	TLJ	TLJ	AS SHOWN	FEBRUARY 2021	068213105	



Printed By: Lombardi, Thomas      Date: April 18, 2021      08:15:39am      File Path: \\K:\S&U\_Civil\068213105\_Buade Industrial Truck Dock Preliminary Platplan Sheets\EXISTING DRAINAGE AREA MAP.dwg

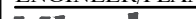
1.00 ACRE OF THE TRINIDAD VARCINAS SURVEY NO. 9 &  $\frac{1}{2}$  OF LOT 3 IN LIFSCHUTZ SUBDIVISION NO. 10



### DRAINAGE SUMMARY (ATLAS 14 - ZONE 1)

					Runoff Coefficient, C					Intensity, in./hr.				Peak Flow, cfs.			
Drainage Area ID	Area (Ac.)	Impervious %	Impervious Area (Ac.)	Pervious Area (Ac.)	C, 2 Yr.	C, 10 Yr.	C, 25 Yr.	C, 100 Yr.	Tc, min.	I, 2 Yr.	I, 10 Yr.	I, 25 Yr.	I, 100 Yr.	Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.
E1	38.25	17%	6.50	31.75	0.43	0.49	0.53	0.60	20.7	3.65	5.52	6.79	8.89	60.22	102.59	137.13	204.59
E2	12.60	0%	0.00	12.60	0.37	0.81	0.46	0.53	23.3	3.43	5.19	6.39	8.38	16.00	52.92	37.03	55.97
E3	27.91	0%	0.00	27.91	0.37	0.14	0.46	0.53	25.7	3.26	4.92	6.07	7.97	33.63	18.91	77.91	117.93
OS1	82.45	60%	49.47	32.98	0.37	0.14	0.70	0.78	30.4	2.97	4.49	5.54	7.30	90.50	50.94	319.79	470.72
OS2	24.61	60%	14.77	9.84	0.37	0.14	0.70	0.78	27.1	3.16	4.78	5.90	7.76	28.80	16.20	101.62	149.27
OS3	10.73	60%	6.44	4.29	0.37	0.14	0.70	0.78	18.6	3.85	5.82	7.16	9.36	15.29	8.59	53.75	78.55
OS4	0.48	60%	0.29	0.19	0.37	0.14	0.70	0.78	19.2	3.79	5.73	7.05	9.22	0.67	0.38	2.37	3.46
OS5	3.10	60%	1.86	1.24	0.37	0.14	0.70	0.78	19.0	3.81	5.75	7.08	9.26	4.37	2.46	15.36	22.46
OS6	1.10	75%	0.83	0.28	0.37	0.14	0.76	0.85	5.0	6.31	9.61	11.79	15.42	2.57	1.46	9.86	14.34

## EXISTING DRAINAGE AREA MAP

<p><b>OWNERS:</b>          RCSR LLC          R C ASSOCIATES LLC          TORRES SIMON &amp; DOROTHY          DEVIN SCOTT          RODRIGUEZ MIGUEL &amp; MARIE          RODRIGUEZ OLIVIA &amp; EST OF          MARTHA QUINTERO</p>	<p><b>DEVELOPER:</b>          STREAM REALTY          515 CONGRESS AVENUE          PHONE: (512) 481-3000          EMAIL: CLAY.GOLDEN@          STREAMREALTY.COM</p>	<p><b>ENGINEER/PLANNER:</b>            2600 VIA FORTUNA          TERRACE I, Suite 300          AUSTIN, TX 78746          Tel: (512) 424-2237          ©2017 KIMLEY-HORN &amp; ASSOCIATES, INC.          TBPE FIRM NO. 928</p>
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	9
TLJ	TLJ	TLJ	AS SHOWN	FEBRUARY 2021	068213105	

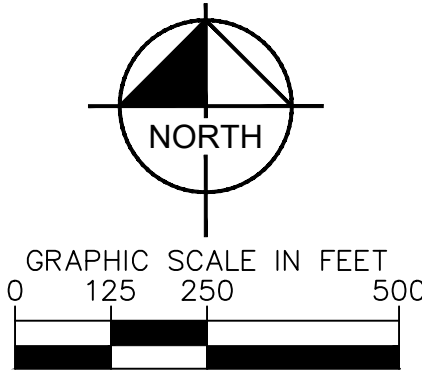


Plotted By: Lombardi, Thomas Date: August 18, 2021 08:36:06am File Path: K:\SAU\Civil\068213108\_Buda Industrial Tract\06a\ Preliminary Plat\06a\ Preliminary Drainage Area Map.dwg  
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# PRELIMINARY PLAT RODRIGUEZ SUBDIVISION

LOTS 3, 4, 29-40, & 44-54 IN LIFSCHUTZ SUBDIVISION NO. 10

1.00 ACRE OF THE TRINIDAD VARCINAS SURVEY NO. 9 & ½ OF LOT 3 IN LIFSCHUTZ SUBDIVISION NO. 10



## LEGEND

- SUB BASINS
- CONTOURS
- DRAINAGE FLOW DIRECTION
- TIME OF CONCENTRATION

## DRAINAGE SUMMARY (ATLAS 14 - ZONE 1)

Intensity Coefficients	2 Yr.	10 Yr.	25 Yr.	100 Yr.
a	45.240	61.250	69.960	77.310
b	9.339	8.352	7.941	6.832
c	0.740	0.7147	0.695	0.652

					Runoff Coefficient, C					Intensity, in./hr.				Peak Flow, cfs.			
Drainage Area ID	Area (Ac.)	Impervious %	Impervious Area (Ac.)	Pervious Area (Ac.)	C, 2 Yr.	C, 10 Yr.	C, 25 Yr.	C, 100 Yr.	Tc, min.	I, 2 Yr.	I, 10 Yr.	I, 25 Yr.	I, 100 Yr.	Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.
P1	24.19	75%	18.14	6.05	0.64	0.71	0.76	0.85	14.5	4.33	6.54	8.04	10.50	67.03	112.80	147.84	214.62
P2	20.24	75%	15.18	5.06	0.64	0.81	0.76	0.85	12.2	4.66	7.05	8.66	11.30	60.38	115.58	133.17	193.18
P3	26.44	75%	19.83	6.61	0.64	0.61	0.76	0.85	16.2	4.11	6.21	7.63	9.98	69.55	99.75	153.41	222.88
P4	6.07	75%	4.55	1.52	0.64	0.61	0.76	0.85	10.0	5.05	7.66	9.40	12.25	19.64	28.23	43.34	62.86
P5	1.78	75%	1.34	0.45	0.64	0.61	0.76	0.85	5.0	6.31	9.61	11.79	15.42	7.18	10.39	15.95	23.20
OS1	82.45	60%	49.47	32.98	0.64	0.61	0.70	0.78	30.4	2.97	4.49	5.54	7.30	156.51	224.70	319.73	470.64
OS2	24.61	60%	14.77	9.84	0.64	0.61	0.70	0.78	27.2	3.16	4.78	5.89	7.75	49.77	71.42	101.52	149.13
OS3	10.73	60%	6.44	4.29	0.64	0.61	0.70	0.78	18.6	3.85	5.81	7.15	9.35	26.41	37.87	53.69	78.47
OS4	0.48	60%	0.29	0.19	0.64	0.61	0.70	0.78	21.7	3.56	5.38	6.63	8.69	1.09	1.57	2.23	3.26
OS5	3.10	60%	1.86	1.24	0.64	0.61	0.70	0.78	19.0	3.81	5.76	7.08	9.27	7.56	10.84	15.37	22.47

## "Tc" Value Calculations

Drainage Area	Area (Ac.)	Sheet Flow				Unpaved Shallow Flow				Paved Shallow Flow				Channel Flow				Total Tc min
		Length ft	Slope ft/ft	n	Tt min	Length ft	Slope ft/ft	n	Tt min	Length ft	Slope ft/ft	n	Tt min	Length ft	V ft/s	Slope ft/ft	Tt min	
P1	24.19 Ac.	100	0.01	0.016	2.08 min	0	0.02	0.2	0.00	1000	0.01	0.02	8.20	1519	6.00	0.01	4.22	14.5 min
P2	22.03 Ac.	100	0.01	0.016	1.92 min	0	0.02	0.2	0.00	883	0.01	0.02	7.24	1109	6.00	0.01	3.08	12.2 min
P3	26.44 Ac.	100	0.01	0.016	2.08 min	0	0.02	0.2	0.00	1300	0.01	0.02	10.66	1262	6.00	0.01	3.51	16.2 min
P4	6.07 Ac.	100	0.01	0.016	2.08 min	0	0.02	0.2	0.00	969	0.01	0.02	7.94	0	6.00	0.02	0.00	10.0 min
OS1	82.40 Ac.	100	0.05	0.2	8.25 min	0	0.01	0.2	0.00	2703	0.01	0.02	22.16	0	6.00	0.00	0.00	30.4 min
OS2	23.93 Ac.	100	0.02	0.2	11.90 min	1723	0.02	0.2	14.07	0	0.01	0.02	0.00	425	6.00	0.02	1.18	27.1 min
OS3	10.73 Ac.	100	0.02	0.2	11.90 min	923	0.02	0.2	6.74	0	0.01	0.02	0.00	0	6.00	0.02	0.00	18.6 min
OS4	0.48 Ac.	100	0.01	0.2	20.71 min	100	0.01	0.2	1.03	0	0.01	0.02	0.00	0	6.00	0.01	0.00	21.7 min
OS5	3.10 Ac.	100	0.01	0.2	15.70 min	393	0.02	0.2	3.31	0	0.01	0.02	0.00	0	6.00	0.01	0.00	19.0 min

## Water Quality Calculations

Drainage Area	Area (Ac.)	IC	WQV Req. (ft³)	WQV Req. (ac-ft)
P1	24.19	75	92,200.2	2.12
P2	22.03	75	83,967.3	1.93
P3	26.44	75	100,776.1	2.31
P4*	6.07	-	-	-

\*P4 is an existing site that is not part of the development of the tract. P4 is only part of platting.

## FLOOD PLAIN NOTE:

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

## GENERAL NOTES:

- POST DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THEN THE PRE DEVELOPED CONDITIONS FOR 2.5, 10, 25, AND 100-YEAR STORM EVENTS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- POST CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
- THE PROPOSED DEVELOPMENT IS NOT SUBJECT TO THE TCEQ EDWARDS AQUIFER REGULATIONS IN 30 TAC 213 CODE.
- REQUIRED VOLUMES INCLUDE BOTH DETENTION AND WATER QUALITY.

SITE PLAN APPROVAL SHEET 10 OF 16  
FILE NUMBER: PP 21-02 APPLICATION DATE: FEBRUARY 8, 2021  
APPROVED BY COMMISSION ON \_\_\_\_\_ UNDER THE CITY OF BUDA  
UNIFIED DEVELOPMENT CODE.  
EXPIRATION DATE: \_\_\_\_\_ CASE MANAGER: \_\_\_\_\_

City Engineer, City of Buda  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING  
Rev. 1: \_\_\_\_\_ Correction 1  
Rev. 2: \_\_\_\_\_ Correction 2  
Rev. 3: \_\_\_\_\_ Correction 3

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## FOR REVIEW ONLY RODRIGUEZ SUBDIVISION PRELIMINARY PLAT

OWNERS:  
RCSR LLC  
R C ASSOCIATES LLC  
TORRES SIMON & DOROTHY  
DEVIN SCOTT  
RODRIGUEZ MIGUEL & MARGIE  
RODRIGUEZ OLIVIA G EST OF  
MARTHA QUINTERO

DEVELOPER:  
STREAM REALTY  
515 CONGRESS AVENUE  
PHONE: (512) 481-3000  
EMAIL: CLAY.GOLDEN@STREAMREALTY.COM

ENGINEER/PLANNER:  
**KimleyHorn**  
2600 VIA FORTUNA  
TERRACE I, Suite 300  
AUSTIN, TX 78746  
Tel: (512) 646-2237  
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TPBE FIRM NO. 928

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	
TLJ	TLJ	TLJ	AS SHOWN	FEBRUARY 2021	068213105	10

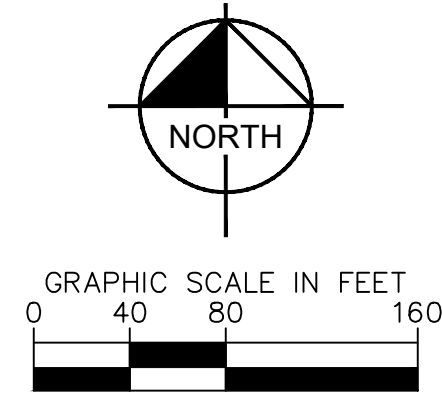
KHA PROJECT NO. 068213105



# PRELIMINARY PLAT RODRIGUEZ SUBDIVISION

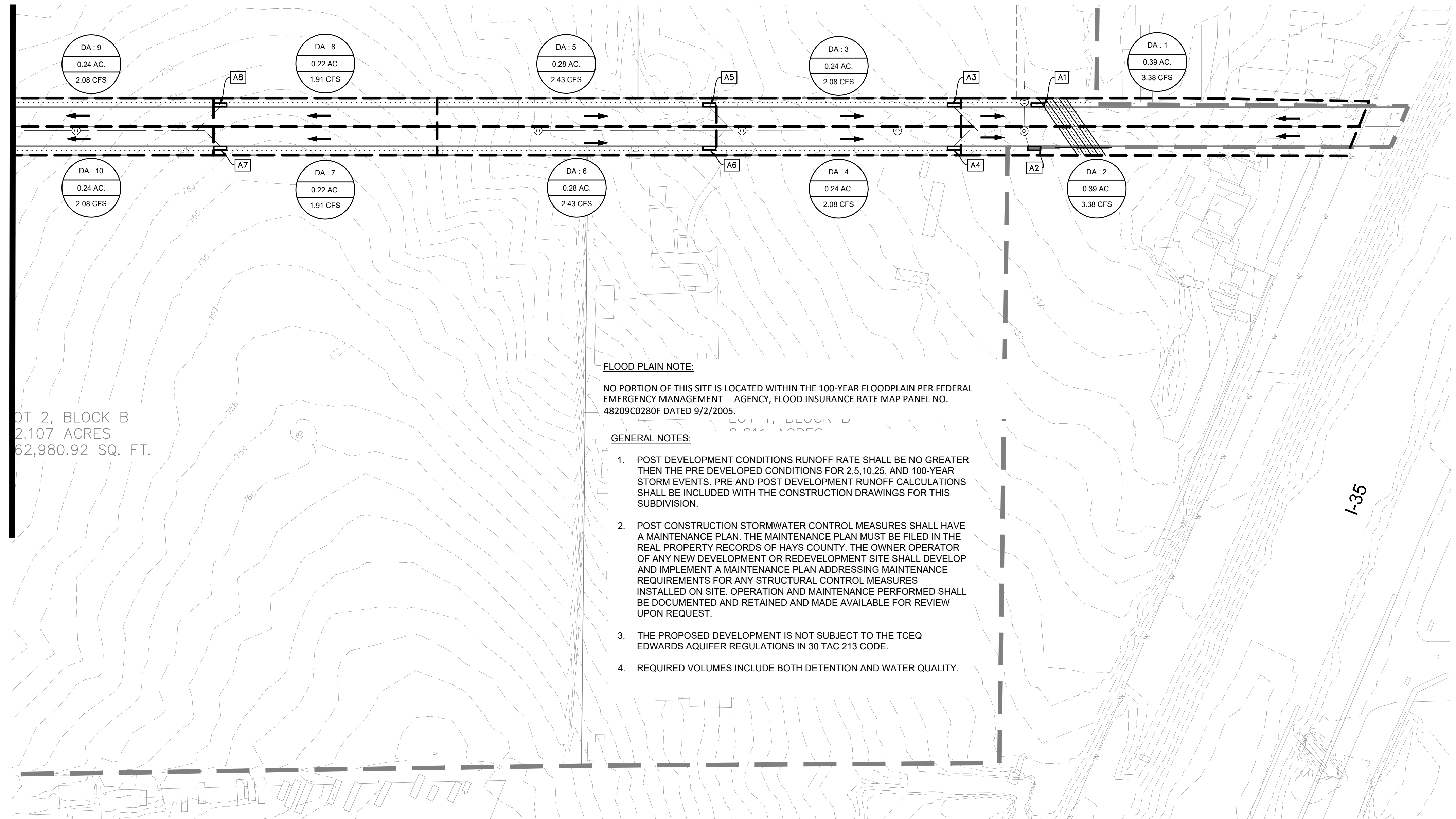
LOTS 3, 4, 29-40, & 44-54 IN LIFSCHUTZ SUBDIVISION NO. 10

1.00 ACRE OF THE TRINIDAD VARCINAS SURVEY NO. 9 &  $\frac{1}{2}$  OF LOT 3 IN LIFSCHUTZ SUBDIVISION NO. 10



### **LEGEND**

## MATCH LINE



FLOOD PLAIN NOTE:

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

GENERAL NOTES:

1. POST DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE DEVELOPED CONDITIONS FOR 2.5, 10.25, AND 100-YEAR STORM EVENTS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
2. POST CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
3. THE PROPOSED DEVELOPMENT IS NOT SUBJECT TO THE TCEQ EDWARDS AQUIFER REGULATIONS IN 30 TAC 213 CODE.
4. REQUIRED VOLUMES INCLUDE BOTH DETENTION AND WATER QUALITY.

## PRELIMINARY INLET DRAINAGE AREA MAP A

FOR REVIEW ONLY

FOR REVIEW ONLY

**RODRIGUEZ SUBDIVISION**  
**PRELIMINARY PLAT**

**OWNERS:**

RCR LLC  
R C ASSOCIATES LLC  
TORRES SIMON & DOROTHY  
DEVIN SCOTT  
RODRIGUEZ MIGUEL & MARGIE  
RODRIGUEZ OLIVIA G EST OF  
MARTHA QUINTERO

DEVELOPER:

STREAM REALTY  
515 CONGRESS AVENUE  
PHONE: (512) 481-3000  
EMAIL: CLAY.GOLDEN@  
STREAMREALTY.COM

ENGINEER/PLANNER:

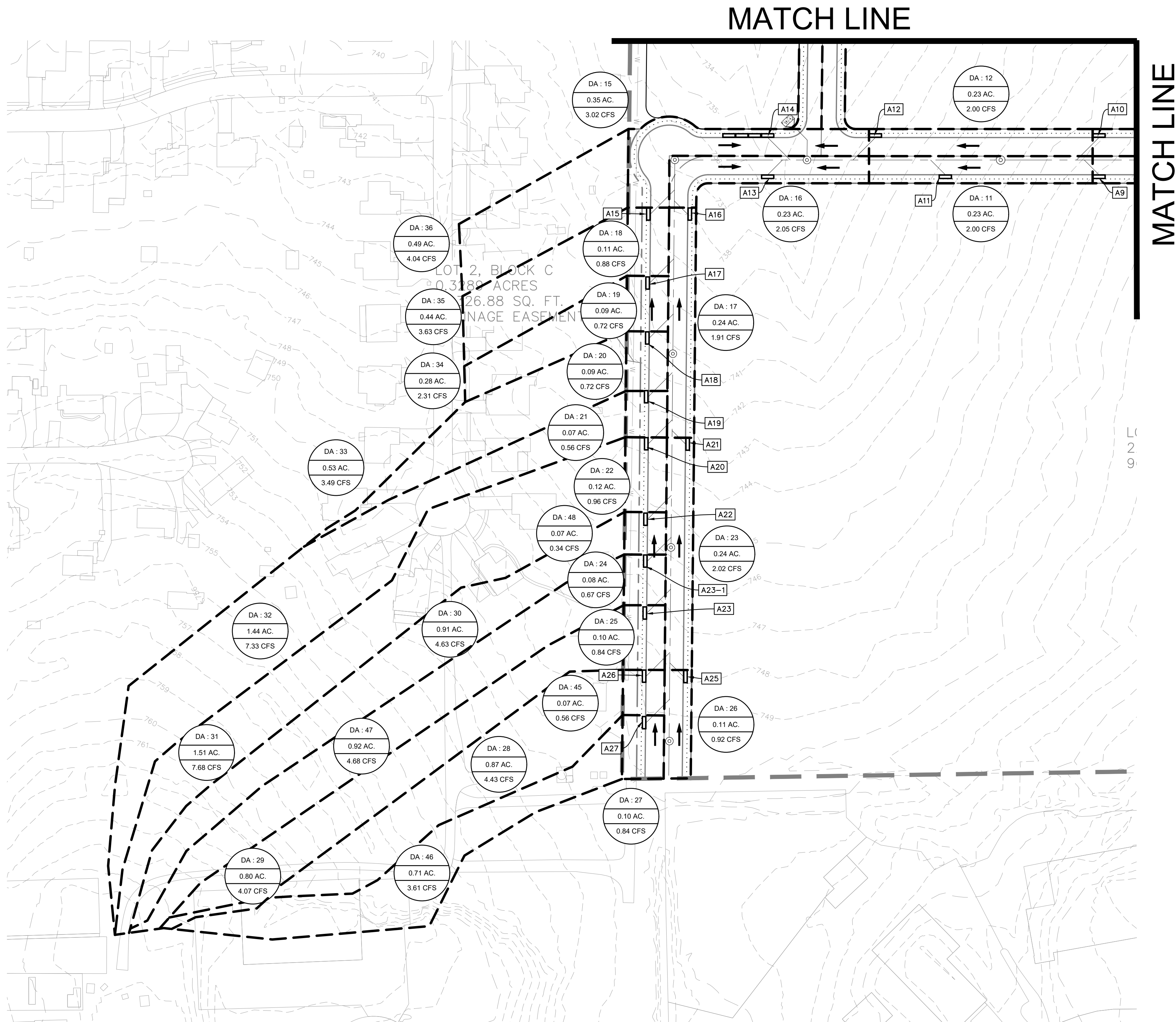
**Kimley»Horn**  
2600 VIA FORTUNA  
TERRACE I, Suite 300  
AUSTIN, TX 78746  
Tel: (512) 646-2237  
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TBPE FIRM NO. 928

SITE PLAN APPROVAL		SHEET <u>11</u> OF <u>16</u>	
FILE NUMBER: PP-21-02		APPLICATION DATE: <u>FEBRUARY 8, 2021</u>	
APPROVED BY COMMISSION ON UNIFIED DEVELOPMENT CODE:		UNDER THE CITY OF BUDA	
EXPIRATION DATE		CASE MANAGER	
City Engineer, City of Buda			
RELEASED FOR GENERAL COMPLIANCE:		ZONING	
Rev. 1	Correction 1		
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<i>Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.</i>			

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	11
TLJ	TLJ	TLJ	AS SHOWN	FEBRUARY 2021	068213105	



LOTS 3, 4, 29-40, & 44-54 IN LIFSCHUTZ SUBDIVISION NO. 10  
1.00 ACRE OF THE TRINIDAD VARCINAS SURVEY NO. 9 & 1/2 OF LOT 3 IN LIFSCHUTZ SUBDIVISION NO. 10



1. POST DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE DEVELOPED CONDITIONS FOR 2.5,10,25, AND 100-YEAR STORM EVENTS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
2. POST CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER/OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
3. THE PROPOSED DEVELOPMENT IS NOT SUBJECT TO THE TCEQ EDWARDS AQUIFER REGULATIONS IN 30 TAC 213 CODE.
4. REQUIRED VOLUMES INCLUDE BOTH DETENTION AND WATER QUALITY.

FOR REVIEW ONLY  
RODRIGUEZ SUBDIVISION  
PRELIMINARY PLAT

<b>OWNERS:</b> RCSR LLC R C ASSOCIATES LLC TORRES SIMON & DOROTHY DEVIN SCOTT RODRIGUEZ MIGUEL & MARIE RODRIGUEZ OLIVIA G EST OF MARTHA QUINTERO	<b>DEVELOPER:</b> STREAM REALTY 155 CONGRESS AVENUE PHONE: (512) 481-3000 EMAIL: CLAY.GOLDEN@ STREAMREALTY.COM	<b>ENGINEER/PLANNER:</b> 
		2600 VIA FORTUNA TERRACE I, Suite 300 AUSTIN, TX 78746 Tel: (512) 646-2237 ©2021 KIMLEY-HORN & ASSOCIATES, INC. BPB FIRM NO. 928

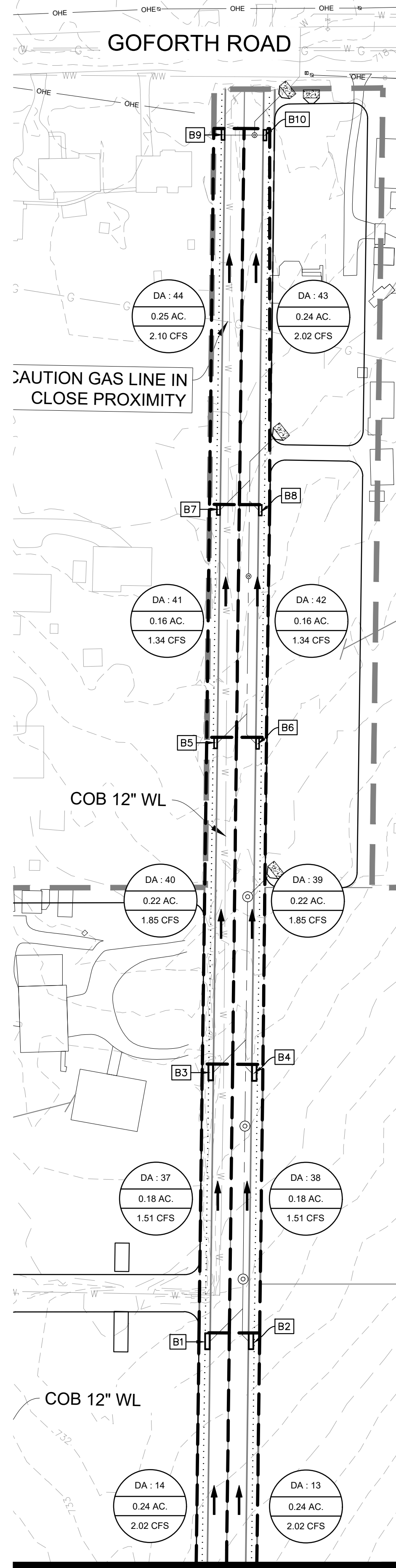
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	12
TLJ	TLJ	TLJ	AS SHOWN	FEBRUARY 2021	068213105	



PRELIMINARY PLAT  
RODRIGUEZ SUBDIVISION

LOTS 3, 4, 29-40, & 44-54 IN LIFSCHUTZ SUBDIVISION NO. 10

1.00 ACRE OF THE TRINIDAD VARCINAS SURVEY NO. 9 &  $\frac{1}{2}$  OF LOT 3 IN LIFSCHUTZ SUBDIVISION NO. 10

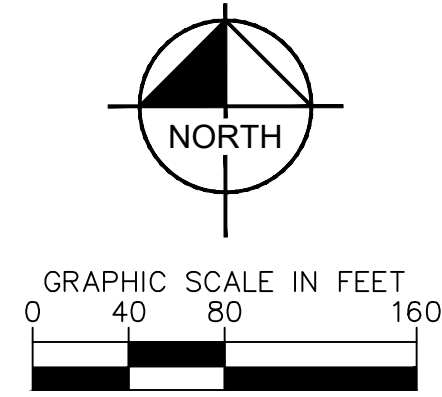


MATCH LINE

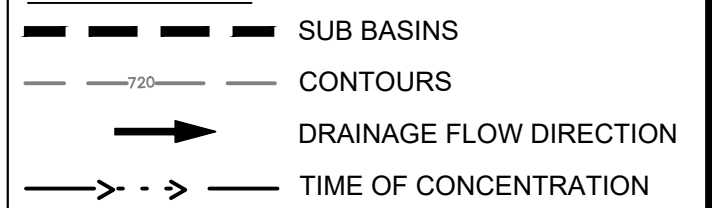
### DRAINAGE SUMMARY (ATLAS 14 - ZONE 1)

Intensity Coefficients	2 Yr.	10 Yr.	25 Yr.	100 Yr.
a	45.240	61.250	69.960	77.310
b	9.339	8.352	7.941	6.832
c	0.740	0.7147	0.695	0.652

Drainage Area ID	Area (Ac.)	Impervious %	Impervious Area (Ac.)	Pervious Area (Ac.)	Runoff Coefficient, C				Tc, min.	Intensity, in./hr.				Peak Flow, cfs.			
					C, 2 Yr.	C, 10 Yr.	C, 25 Yr.	C, 100 Yr.		1, 2 Yr.	1, 10 Yr.	1, 25 Yr.	1, 100 Yr.	Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.
DA 1	0.39	69%	0.27	0.12	0.62	0.69	0.73	0.82	5.0	6.31	9.61	11.79	15.42	1.52	2.58	3.38	4.92
DA 2	0.39	69%	0.27	0.12	0.62	0.81	0.81	0.81	5.0	6.31	9.61	11.79	15.42	1.52	3.04	3.38	4.92
DA 3	0.24	69%	0.17	0.07	0.62	0.56	0.74	0.82	5.0	6.31	9.61	11.79	15.42	0.93	1.28	2.08	3.03
DA 4	0.24	69%	0.17	0.07	0.62	0.56	0.74	0.82	5.0	6.31	9.61	11.79	15.42	0.93	1.28	2.08	3.03
DA 5	0.28	69%	0.19	0.09	0.62	0.56	0.74	0.82	5.0	6.31	9.61	11.79	15.42	1.09	1.50	2.43	3.54
DA 6	0.28	69%	0.19	0.09	0.62	0.56	0.74	0.82	5.0	6.31	9.61	11.79	15.42	1.09	1.50	2.43	3.54
DA 7	0.22	69%	0.15	0.07	0.62	0.56	0.74	0.82	5.0	6.31	9.61	11.79	15.42	0.86	1.17	1.91	2.78
DA 8	0.22	69%	0.15	0.07	0.62	0.56	0.74	0.82	5.0	6.31	9.61	11.79	15.42	0.86	1.17	1.91	2.78
DA 9	0.24	69%	0.17	0.07	0.62	0.56	0.74	0.82	5.0	6.31	9.61	11.79	15.42	0.93	1.28	2.08	3.03
DA 10	0.24	69%	0.17	0.07	0.62	0.56	0.74	0.82	5.0	6.31	9.61	11.79	15.42	0.93	1.28	2.08	3.03
DA 11	0.23	69%	0.16	0.07	0.62	0.56	0.74	0.82	5.0	6.31	9.61	11.79	15.42	0.89	1.23	2.00	2.91
DA 12	0.23	69%	0.16	0.07	0.62	0.56	0.74	0.82	5.0	6.31	9.61	11.79	15.42	0.89	1.23	2.00	2.91
DA 13	0.24	63%	0.15	0.09	0.62	0.56	0.71	0.79	5.0	6.31	9.61	11.79	15.42	0.93	1.28	2.02	2.94
DA 14	0.24	63%	0.15	0.09	0.62	0.56	0.71	0.79	5.0	6.31	9.61	11.79	15.42	0.93	1.28	2.02	2.94
DA 15	0.35	68%	0.24	0.11	0.62	0.56	0.73	0.82	5.0	6.31	9.61	11.79	15.42	1.36	1.87	3.02	4.40
DA 16	0.23	74%	0.17	0.06	0.62	0.56	0.76	0.84	5.0	6.31	9.61	11.79	15.42	0.89	1.23	2.05	2.98
DA 17	0.24	54%	0.13	0.11	0.62	0.56	0.68	0.76	5.0	6.31	9.61	11.79	15.42	0.93	1.28	1.91	2.80
DA 18	0.11	54%	0.06	0.05	0.62	0.56	0.68	0.76	5.0	6.31	9.61	11.79	15.42	0.43	0.59	0.88	1.28
DA 19	0.09	54%	0.05	0.04	0.62	0.56	0.68	0.76	5.0	6.31	9.61	11.79	15.42	0.35	0.48	0.72	1.05
DA 20	0.09	54%	0.05	0.04	0.62	0.56	0.68	0.76	5.0	6.31	9.61	11.79	15.42	0.35	0.48	0.72	1.05
DA 21	0.07	54%	0.04	0.03	0.62	0.56	0.68	0.76	5.0	6.31	9.61	11.79	15.42	0.27	0.37	0.56	0.82
DA 22	0.12	54%	0.06	0.06	0.62	0.56	0.68	0.76	5.0	6.31	9.61	11.79	15.42	0.47	0.64	0.96	1.40
DA 23	0.24	63%	0.15	0.09	0.62	0.56	0.71	0.79	5.0	6.31	9.61	11.79	15.42	0.93	1.28	2.02	2.94
DA 24	0.08	63%	0.05	0.03	0.62	0.56	0.71	0.79	5.0	6.31	9.61	11.79	15.42	0.31	0.43	0.67	0.98
DA 25	0.1	63%	0.06	0.04	0.62	0.56	0.71	0.79	5.0	6.31	9.61	11.79	15.42	0.39	0.53	0.84	1.23
DA 26	0.11	63%	0.07	0.04	0.62	0.56	0.71	0.79	5.0	6.31	9.61	11.79	15.42	0.43	0.59	0.92	1.35
DA 27	0.1	63%	0.06	0.04	0.62	0.56	0.71	0.79	5.0	6.31	9.61	11.79	15.42	0.39	0.53	0.84	1.23
DA 28	0.87	60%	0.52	0.35	0.62	0.56	0.70	0.78	18.0	3.91	5.91	7.27	9.51	2.10	2.86	4.43	6.47
DA 29	0.8	60%	0.48	0.32	0.62	0.56	0.70	0.78	18.0	3.91	5.91	7.27	9.51	1.93	2.63	4.07	5.95
DA 30	0.91	60%	0.55	0.36	0.62	0.56	0.70	0.78	18.0	3.91	5.91	7.27	9.51	2.20	2.99	4.63	6.77
DA 31	1.51	60%	0.91	0.60	0.62	0.56	0.70	0.78	18.0	3.91	5.91	7.27	9.51	3.64	4.96	7.68	11.23
DA 32	1.44	60%	0.86	0.58	0.62	0.56	0.70	0.78	18.0	3.91	5.91	7.27	9.51	3.48	4.73	7.33	10.71
DA 33	0.53	60%	0.32	0.21	0.62	0.56	0.70	0.78	10.0	5.05	7.66	9.40	12.25	1.65	2.25	3.49	5.08
DA 34	0.28	60%	0.17	0.11	0.62	0.56	0.70	0.78	5.0	6.31	9.61	11.79	15.42	1.09	1.50	2.31	3.38
DA 35	0.44	60%	0.26	0.18	0.62	0.56	0.70	0.78	5.0	6.31	9.61	11.79	15.42	1.71	2.35	3.63	5.31
DA 36	0.49	60%	0.29	0.20	0.62	0.56	0.70	0.78	5.0	6.31	9.61	11.79	15.42	1.91	2.62	4.04	5.91
DA 37	0.18	63%	0.11	0.07	0.62	0.56	0.71	0.79	5.0	6.31	9.61	11.79	15.42	0.70	0.96	1.51	2.21
DA 38	0.18	63%	0.11	0.07	0.62	0.56	0.71	0.79	5.0	6.31	9.61	11.79	15.42	0.70	0.96	1.51	2.21
DA 39	0.22	63%	0.14	0.08	0.62	0.56	0.71	0.79	5.0	6.31	9.61	11.79	15.42	0.86	1.17	1.85	2.70
DA 40	0.22	63%	0.14	0.08	0.62	0.56	0.71	0.79	5.0	6.31	9.61	11.79	15.42	0.86	1.17	1.85	2.70
DA 41	0.16	63%	0.10	0.06	0.62	0.56	0.71	0.79	5.0	6.31	9.61	11.79	15.42	0.62	0.85	1.34	1.96
DA 42	0.16	63%	0.10	0.06	0.62	0.56	0.71	0.79	5.0	6.31	9.61	11.79	15.42	0.62	0.85	1.34	1.96
DA 43	0.24	63%	0.15	0.09	0.62	0.56	0.71	0.79	5.0	6.31	9.61	11.79	15.42	0.93	1.28	2.02	2.94
DA 44	0.25	63%	0.16	0.09	0.62	0.56	0.71	0.79	5.0	6.31	9.61	11.79	15.42	0.97	1.33	2.10	3.06
DA 45	0.07	54%	0.04	0.03	0.62	0.56	0.68	0.76	5.0	6.31	9.61	11.79	15.42	0.27	0.37	0.56	0.82
DA 46	0.71	60%	0.43	0.28	0.62	0.56	0.70	0.78	18.0	3.91	5.91	7.27	9.51	1.71	2.33	3.61	5.28
DA 47	0.92	60%	0.55	0.37	0.62	0.56	0.70	0.78	18.0	3.91	5.91	7.27	9.51	2.22	3.02	4.68	6.84
DA 48	0.07	60%	0.04	0.03	0.62	0.56	0.70	0.78	20.0	3.71	5.61	6.90	9.04	0.16	0.22	0.34	0.49



### LEGEND



FLOOD PLAIN NOTE:

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

GENERAL NOTES:

1. POST DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE DEVELOPED CONDITIONS FOR 2.5, 10.25, AND 100-YEAR STORM EVENTS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
2. POST CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
3. THE PROPOSED DEVELOPMENT IS NOT SUBJECT TO THE TCEQ EDWARDS AQUIFER REGULATIONS IN 30 TAC 213 CODE.
4. REQUIRED VOLUMES INCLUDE BOTH DETENTION AND WATER QUALITY.

This document, together with the concepts and designs prepared herein, as an instrument of service under contract between the undersigned and Kimley-Horn and Associates, Inc., shall be without liability to Kimley-Horn and Associates, Inc. if it is used by anyone other than the undersigned or its authorized representatives without written authorization and stipulation by Kimley-Horn and Associates, Inc.

Plotted By: Lombardi, Thomas Date: August 18, 2021 08:55:27zwm File Path: K:\SAU-Civil\068213105\_Buda Industrial Tract\CA Preliminary Plan\Plan Sheets\NNET DRAINAGE AREA MAP.dwg

31



PRELIMINARY PLAT  
RODRIGUEZ SUBDIVISION

LOTS 3, 4, 29-40, & 44-54 IN LIFSCHUTZ SUBDIVISION NO. 10

1.00 ACRE OF THE TRINIDAD VARCINAS SURVEY NO. 9 &  $\frac{1}{2}$  OF LOT 3 IN LIFSCHUTZ SUBDIVISION NO. 10

RODRIGUEZ SUBDIVISION																				
INLET FLOW CALCULATION TABLE (25-YR)																				
		2% Straight Crown		ON GRADE INLETS																
		Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15	Column 16	Column 17	Column 18	
Inlet Type	Street Type	Inlet No.	Drainage Area No.	Q (cfs)	Q Pass (cfs)	Q Total (Q) (cfs)	Slope (%)	a (in.)	yo (ft.)	yo (in.)	Ponded Width (ft)	R.F. (%)	Qa/La	La (ft)	Length (ft)	L/La	ayo	Q/Oa	Q Intercept (cfs)	Q Pass (cfs)
Grade	Collector	A6	DA6	2.43	0.00	2.43	3.00%	5.00	0.164	1.964	8.184	0%	0.06	38.03	10	0.26	2.55	1.00	0.64	1.79
Grade	Collector	A4	DA4	2.08	1.79	3.87	2.88%	5.00	0.156	1.867	7.780	0%	0.08	45.68	10	0.22	2.68	0.54	0.85	3.02
Grade	Collector	A5	DA5	2.43	0.00	2.43	3.00%	5.00	0.164	1.964	8.184	0%	0.06	38.03	10	0.26	2.55	1.00	0.64	1.79
Grade	Collector	A3	DA3	2.08	1.79	3.87	2.88%	5.00	0.156	1.867	7.780	0%	0.08	45.68	10	0.22	2.68	0.54	0.85	3.02
Grade	Collector	A8	DA8	1.91	0.00	1.91	1.00%	5.00	0.184	2.205	9.188	0%	0.08	24.72	10	0.40	2.27	1.00	0.77	1.14
Grade	Collector	A10	DA9	2.08	1.14	3.22	2.25%	5.00	0.163	1.956	8.148	0%	0.08	39.25	10	0.25	2.56	0.65	0.82	2.40
Grade	Collector	A12	DA12	2	2.40	4.40	2.25%	5.00	0.161	1.927	8.029	0%	0.10	44.76	10	0.22	2.59	0.45	0.98	3.42
Grade	Collector	A7	DA7	1.91	0.00	1.91	1.00%	5.00	0.184	2.205	9.188	0%	0.08	24.72	10	0.40	2.27	1.00	0.77	1.14
Grade	Collector	A9	DA10	2.08	1.14	3.22	2.25%	5.00	0.163	1.956	8.148	0%	0.08	39.25	10	0.25	2.56	0.65	0.82	2.40
Grade	Collector	A11	DA11	2	2.40	4.40	2.25%	5.00	0.161	1.927	8.029	0%	0.10	44.76	10	0.22	2.59	0.45	0.98	3.42
Grade	Collector	A27	DA46.27	4.45	0.00	4.45	2.00%	5.00	0.222	2.659	11.080	0%	0.10	43.42	10	0.23	1.88	1.00	1.02	3.43
Grade	Collector	A26	DA45.28	4.99	3.43	8.42	2.00%	6.00	0.231	2.776	11.568	0%	0.15	56.74	10	0.18	2.16	0.59	1.48	6.93
Grade	Collector	A23	DA29.25	4.91	6.93	11.84	2.00%	7.00	0.230	2.759	11.496	0%	0.18	65.50	10	0.15	2.54	0.41	1.81	10.03
Grade	Collector	A23-1	DA47.24	5.35	10.03	15.38	2.00%	5.00	0.237	2.849	11.872	0%	0.21	73.10	10	0.14	1.75	0.35	2.10	13.28
Grade	Collector	A22	DA48.30	4.97	13.28	18.25	2.00%	5.00	0.231	2.772	11.548	0%	0.23	78.54	10	0.13	1.80	0.27	2.32	15.93
Grade	Collector	A20	DA31.22	8.64	15.93	24.57	2.00%	6.00	0.284	3.410	14.210	0%	0.28	88.98	10	0.11	1.76	0.35	2.76	21.81
Grade	Collector	A19	DA32.21	7.89	21.81	29.70	2.00%	7.00	0.275	3.296	13.734	0%	0.31	96.36	10	0.10	2.12	0.27	3.08	26.61
Grade	Collector	A18	DA33.20	4.21	26.61	30.82	2.00%	8.00	0.217	2.604	10.852	0%	0.31	97.88	10	0.10	3.07	0.14	3.15	27.67
Grade	Collector	A17	DA34.19	3.03	27.67	30.70	2.00%	9.00	0.192	2.302	9.592	0%	0.31	97.72	10	0.10	3.91	0.10	3.14	27.56
Grade	Collector	A15	DA35.18	4.51	27.56	32.07	2.00%	10.00	0.223	2.672	11.135	0%	0.32	99.53	10	0.10	3.74	0.14	3.22	28.85
Grade	Collector	A25	DA26	0.92	0.00	0.92	1.50%	5.00	0.129	1.554	6.475	0%	0.04	20.54	10	0.49	3.22	1.00	0.45	0.47
Grade	Collector	A21	DA23	2.02	0.47	2.49	1.50%	5.00	0.174	2.087	8.696	0%	0.08	31.22	10	0.32	2.40	0.81	0.80	1.69
Grade	Collector	A16	DA17	1.91	1.69	3.60	1.50%	5.00	0.170	2.044	8.515	0%	0.10	36.45	10	0.27	2.45	0.53	0.99	2.62
Grade	Collector	B2	DA13	2.02	0.00	2.02	1.30%	5.00	0.179	2.144	8.933	0%	0.07	27.38	10	0.37	2.33	1.00	0.74	1.28
Grade	Collector	B4	DA38	1.51	1.28	2.79	1.30%	5.00	0.160	1.922	8.009	0%	0.09	31.37	10	0.32	2.60	0.54	0.89	1.90
Grade	Collector	B6	DA39	1.85	1.90	3.75	1.30%	5.00	0.173	2.074	8.643	0%	0.11	35.52	10	0.28	2.41	0.49	1.06	2.70
Grade	Collector	B1	DA14	2.02	0.00	2.02	1.30%	5.00	0.179	2.144	8.933	0%	0.07	27.38	10	0.37	2.33	1.00	0.74	1.28
Grade	Collector	B3	DA37	1.51	1.28	2.79	1.30%	5.00	0.160	1.922	8.009	0%	0.09	31.37	10	0.32	2.60	0.54	0.89	1.90
Grade	Collector	B5	DA40	1.85	1.90	3.75	1.30%	5.00	0.173	2.074	8.643	0%	0.11	35.52	10	0.28	2.41	0.49	1.06	2.70

RODRIGUEZ SUBDIVISION																				
INLET FLOW CALCULATION TABLE (100-YR)																				
		2% Straight Crown		ON GRADE INLETS																
		Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15	Column 16	Column 17	Column 18	
Inlet Type	Street Type	Inlet No.	Drainage Area No.	Q (cfs)	Q Pass (cfs)	Q Total (Qa) (cfs)	Slope (%)	a (in.)	yo (ft.)	yo (in.)	Ponded Width (ft)	R.F. (%)	Qa/La	La (ft)	Length (ft)	L/La	alyo	Q/Qa	Q Intercept (cfs)	Q Pass (cfs)
Grade	Collector	A6	DA6	3.54	0.00	3.54	3.00%	5.00	0.188	2.262	9.424	0%	0.08	44.54	10	0.22	2.21	1.00	0.79	2.75
Grade	Collector	A4	DA4	3.03	2.75	5.78	2.88%	5.00	0.179	2.150	8.959	0%	0.11	54.04	10	0.19	2.33	0.52	1.07	4.71
Grade	Collector	A5	DA5	3.54	0.00	3.54	3.00%	5.00	0.188	2.262	9.424	0%	0.08	44.54	10	0.22	2.21	1.00	0.79	2.75
Grade	Collector	A3	DA3	3.03	2.75	5.78	2.88%	5.00	0.179	2.150	8.959	0%	0.11	54.04	10	0.19	2.33	0.52	1.07	4.71
Grade	Collector	A8	DA8	2.78	0.00	2.78	1.00%	5.00	0.212	2.538	10.577	0%	0.10	28.94	10	0.35	1.97	1.00	0.96	1.82
Grade	Collector	A10	DA9	3.03	1.82	4.85	2.25%	5.00	0.188	2.252	9.383	0%	0.10	46.63	10	0.21	2.22	0.62	1.04	3.81
Grade	Collector	A12	DA12	2.91	3.81	6.72	2.25%	5.00	0.185	2.218	9.242	0%	0.13	53.48	10	0.19	2.25	0.43	1.26	5.46
Grade	Collector	A7	DA7	2.78	0.00	2.78	1.00%	5.00	0.212	2.538	10.577	0%	0.10	28.94	10	0.35	1.97	1.00	0.96	1.82
Grade	Collector	A9	DA10	3.03	1.82	4.85	2.25%	5.00	0.188	2.252	9.383	0%	0.10	46.63	10	0.21	2.22	0.62	1.04	3.81
Grade	Collector	A11	DA11	2.91	3.81	6.72	2.25%	5.00	0.185	2.218	9.242	0%	0.13	53.48	10	0.19	2.25	0.43	1.26	5.46
Grade	Collector	A27	DA46,27	6.51	0.00	6.51	2.00%	5.00	0.256	3.067	12.779	0%	0.13	50.94	10	0.20	1.63	1.00	1.28	5.23
Grade	Collector	A26	DA45,28	7.29	5.23	12.52	2.00%	6.00	0.267	3.200	13.332	0%	0.19	67.05	10	0.15	1.88	0.58	1.87	10.65
Grade	Collector	A23	DA29,25	7.18	10.65	17.83	2.00%	7.00	0.265	3.182	13.257	0%	0.23	77.79	10	0.13	2.20	0.40	2.29	15.54
Grade	Collector	A23-1	DA47,24	7.82	15.54	23.36	2.00%	5.00	0.274	3.285	13.688	0%	0.27	87.12	10	0.11	1.52	0.33	2.68	20.68
Grade	Collector	A22	DA48,30	7.26	20.68	27.94	2.00%	5.00	0.266	3.195	13.312	0%	0.30	93.93	10	0.11	1.57	0.26	2.97	24.97
Grade	Collector	A20	DA31,22	12.63	24.97	37.60	2.00%	6.00	0.328	3.932	16.384	0%	0.35	106.40	10	0.09	1.53	0.34	3.53	34.06
Grade	Collector	A19	DA32,21	11.53	34.06	45.59	2.00%	7.00	0.317	3.800	15.833	0%	0.40	115.37	10	0.09	1.84	0.25	3.95	41.64
Grade	Collector	A18	DA33,20	6.13	41.64	47.77	2.00%	8.00	0.250	2.998	12.494	0%	0.41	117.66	10	0.08	2.67	0.13	4.06	43.71
Grade	Collector	A17	DA34,19	4.43	43.71	48.14	2.00%	9.00	0.221	2.655	11.061	0%	0.41	118.04	10	0.08	3.39	0.09	4.08	44.06
Grade	Collector	A15	DA35,18	6.59	44.06	50.65	2.00%	10.00	0.257	3.081	12.837	0%	0.42	120.59	10	0.08	3.25	0.13	4.20	46.45
Grade	Collector	A25	DA26	1.35	0.00	1.35	1.50%	5.00	0.150	1.794	7.476	0%	0.06	24.13	10	0.41	2.79	1.00	0.56	0.79
Grade	Collector	A21	DA23	2.94	0.79	3.73	1.50%	5.00	0.200	2.402	10.010	0%	0.10	36.99	10	0.27	2.08	0.79	1.01	2.72
Grade	Collector	A16	DA17	2.8	2.72	5.52	1.50%	5.00	0.197	2.359	9.829	0%	0.13	43.61	10	0.23	2.12	0.51	1.27	4.26
Grade	Collector	B2	DA13	2.94	0.00	2.94	1.30%	5.00	0.206	2.468	10.282	0%	0.09	32.06	10	0.31	2.03	1.00	0.92	2.02
Grade	Collector	B4	DA38	2.21	2.02	4.23	1.30%	5.00	0.185	2.217	9.239	0%	0.11	37.36	10	0.27	2.25	0.52	1.13	3.10
Grade	Collector	B6	DA39	2.7	3.10	5.80	1.30%	5.00	0.199	2.390	9.959	0%	0.14	42.65	10	0.23	2.09	0.47	1.36	4.44
Grade	Collector	B1	DA14	2.94	0.00	2.94	1.30%	5.00	0.206	2.468	10.282	0%	0.09	32.06	10	0.31	2.03	1.00	0.92	2.02
Grade	Collector	B3	DA37	2.21	2.02	4.23	1.30%	5.00	0.185	2.217	9.239	0%	0.11	37.36	10	0.27	2.25	0.52	1.13	3.10
Grade	Collector	B5	DA40	2.7	3.10	5.80	1.30%	5.00	0.199	2.390	9.959	0%	0.14	42.65	10	0.23	2.09	0.47	1.36	4.44

PROPOSED DRAINAGE INLET CALCULATIONS										
INLET NUMBER	DRAINAGE AREA NUMBER	Q-25 (CFS)	Q-25 BY-PASS	Q-25 TOTAL	LENGTH (FT)	INLET AREA (SQFT)	CLOGGING FACTOR	MAX DEPTH - h (FT)	INLET CAPACITY (CFS)	REMARKS
A-1	DA1	3.38	3.02	6.4	10.00	N/A	N/A	0.50	8.13	10" CURB INLET (SUMP)
A-2	DA2	3.38	3.02	6.4	10.00	N/A	N/A	0.50	8.13	10" CURB INLET (SUMP)
A-14	DA15,16	6.06	2.64	30.9	40.00	N/A	N/A	0.50	32.53	(4)10" CURB INLET (SUMP)
A-13	DA16	2.05	2.62	4.67	10.00	N/A	N/A	0.50	8.13	10" CURB INLET (SUMP)
B-7	DA41	1.34	2.70	4.04	10.00	N/A	N/A	0.50	8.13	10" CURB INLET (SUMP)
B-8	DA42	1.34	2.62	3.96	10.00	N/A	N/A	0.50	8.13	10" CURB INLET (SUMP)
B-9	DA44	2.10	0.00	2.1	10.00	N/A	N/A	0.50	8.13	10" CURB INLET (SUMP)
B-10	DA43	2.02	0.00	2.02	10.00	N/A	N/A	0.50	8.13	10" CURB INLET (SUMP)

WEIR EQUATION  $Q=2.33(h^{1.5})L$  WAS USED FOR CURB INLET CALCULATIONS. ORIFICE EQUATION

FLOOD PLAIN NOTE:

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

GENERAL NOTES:

1. POST DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE DEVELOPED CONDITIONS FOR 2.5, 10, 25, AND 100-YEAR STORM EVENTS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
2. POST CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
3. THE PROPOSED DEVELOPMENT IS NOT SUBJECT TO THE TCEQ EDWARDS AQUIFER REGULATIONS IN 30 TAC 212 CODE.
4. REQUIRED VOLUMES INCLUDE BOTH DETENTION AND WATER QUALITY.

### Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

**60' ROW**

**User-defined**

Slope (%) = 0.50  
N-Value = 0.013

**Calculations**  
Compute by: Known Q  
Known Q (cfs) = 68.00 = MAX FLOW CAPACITY IN ROW

**Highlighted**

Depth (ft) = 0.22  
Q (cfs) = 68.00  
Area (sqft) = 18.59  
Velocity (ft/s) = 3.66  
Wetted Perim (ft) = 60.44  
Crit Depth, Yc (ft) = 0.22  
Top Width (ft) = 60.00  
EGL (ft) = 0.43

**(Sta, El, n)-(Sta, El, n)...**  
( 0.00, 0.72)-(11.00, 0.50, 0.013)-(30.00, 0.60, 0.013)-(49.50, 0.50, 0.013)-(60.00, 0.72, 0.013)

1' SIDEWALK AND PLANTING ZONE AT 2%  
TC  
CL  
GUTTER  
GUTTER  
11' SIDEWALK AND PLANTING ZONE AT 2%

### Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

**70' ROW**

**User-defined**

Slope (%) = 0.50  
N-Value = 0.013

**Calculations**  
Compute by: Known Q  
Known Q (cfs) = 85.00 = MAX FLOW CAPACITY IN ROW

**Highlighted**

Depth (ft) = 0.22  
Q (cfs) = 85.00  
Area (sqft) = 22.63  
Velocity (ft/s) = 3.76  
Wetted Perim (ft) = 70.43  
Crit Depth, Yc (ft) = 0.22  
Top Width (ft) = 70.00  
EGL (ft) = 0.44

**(Sta, El, n)-(Sta, El, n)...**  
( 0.00, 0.72)-(11.00, 0.50, 0.013)-(35.00, 0.60, 0.013)-(59.00, 0.50, 0.013)-(70.00, 0.72, 0.013)

1' SIDEWALK AND PLANTING ZONE AT 2%  
TC  
CL  
GUTTER  
GUTTER  
11' SIDEWALK AND PLANTING ZONE AT 2%

MAX FLOW CAPACITY IN  
ROW IS GREATER THAN  
MAX GUTTER FLOW

## INLET CALCULATIONS

FOR REVIEW ONLY  
RODRIGUEZ SUBDIVISION  
PRELIMINARY PLAT

SITE PLAN APPROVAL \_\_\_\_\_ SHEET 14 OF 16

FILE NUMBER: PP-21-02 APPLICATION DATE: FEBRUARY 8, 2021

APPROVED BY COMMISSION \_\_\_\_\_ UNDER THE CITY OF BUDA  
UNIFIED DEVELOPMENT CODE \_\_\_\_\_

EXPIRATION DATE \_\_\_\_\_ CASE MANAGER \_\_\_\_\_

\_\_\_\_\_  
City Engineer, City of Buda


RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING \_\_\_\_\_

Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_

Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_

Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

*Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plan which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.*

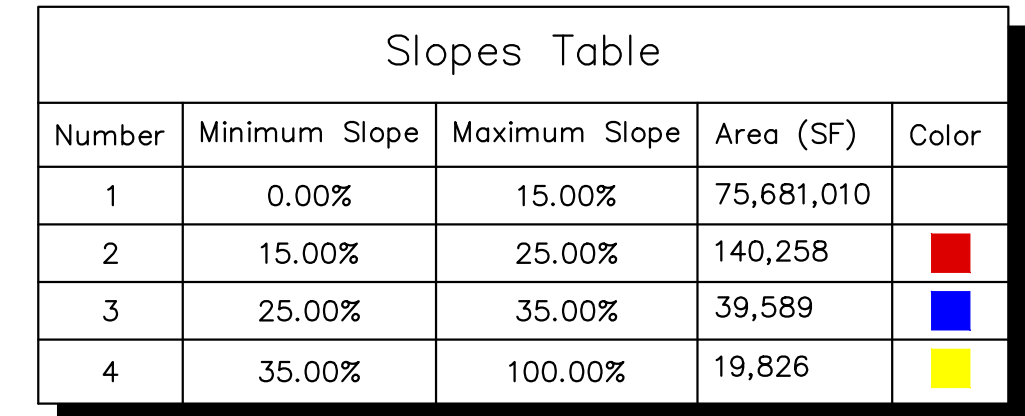
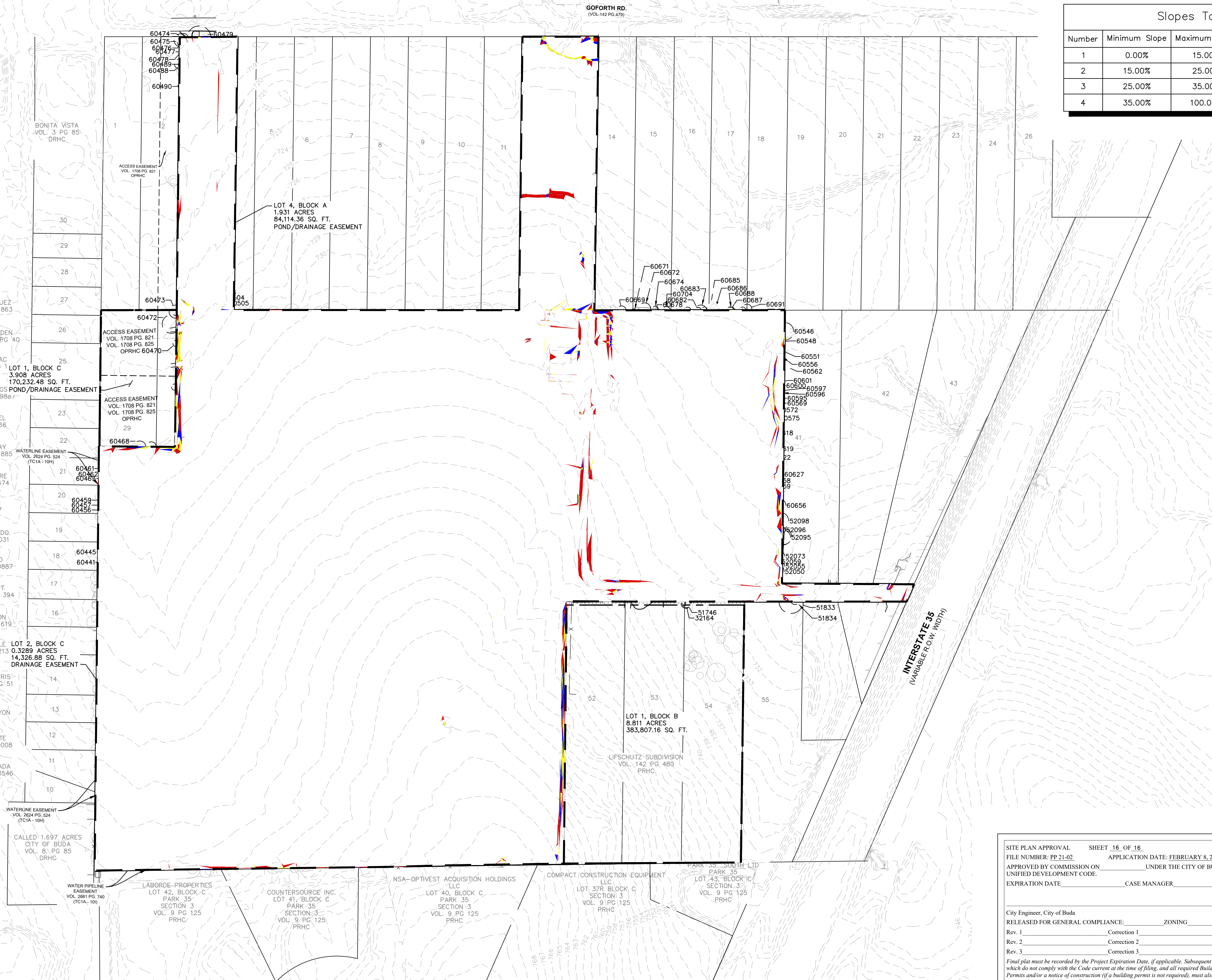
<b>OWNER:</b> RCSR LLC R C ASSOCIATES LLC TORRES SIMON & DOROTHY DEVIN SCOTT RODRIGUEZ MARGIE & MARGIE RODRIGUEZ OLIVIA GUEST OF MARTHA QUINTERO			<b>DEVELOPER:</b> STREAM REALTY 515 CONGRESS AVE PHONE: (512) 481-3000 EMAIL: CLAY.GOLDEN@ STREAMREALTY.COM			<b>ENGINEER/PLANNER:</b>  2600 VIA FORTUNA TERRACE I, Suite 300 AUSTIN, TX 78748 Tel: (512) 646-2237 ©2021 KIMLEY-HORN & ASSOCIATES, INC. TSPB FORM NO. 925		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.			14







1.00 ACRE OF THE TRINIDAD VARCINAS SURVEY NO. 9 &  $\frac{1}{2}$  OF LOT 3 IN LIFSCHUTZ SUBDIVISION NO. 10

[illegible]

SITE PLAN APPROVAL		SHEET 16 OF 16	
FILE NUMBER: TP-21-02		APPLICATION DATE: <u>FEBRUARY 8, 2021</u>	
APPROVED BY COMMISSION ON		UNDER THE CITY OF BUDA	
UNIFIED DEVELOPMENT CODE.			
EXPIRATION DATE		CASE MANAGER	
City Engineer, City of Buda			
RELEASED FOR GENERAL COMPLIANCE:		ZONING	
Rev. 1	Correction 1		
Rev. 2	Correction 2		
Rev. 3	Correction 3		
<i>Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plan filings that do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction if a building permit is not required, must also be approved prior to the Project Expiration Date.</i>			

## PRELIMINARY SLOPE MAP

FOR REVIEW ONLY  
RODRIGUEZ SUBDIVISION  
PRELIMINARY PLAT

<u>OWNERS:</u> RCSR LLC R C ASSOCIATES LLC TERRY S SIMON & DOROTHY DEVIN SCOTT RODRIGUEZ MIGUEL & MARIE RODRIGUEZ OLIVIA G EST OF MARTHA QUINTERO	<u>DEVELOPER:</u> STREAM REALTY 515 CONGRESS AVENUE PHONE: (512) 451-3030 EMAIL: CLAY.GOLDEN@ STREAMREALTY.COM	<u>ENGINEER/PLANNER:</u>  2600 VIA FORTUNA TERRACE I, Suite 300 AUSTIN, TX 78746 Tel: (512) 646-2237
--	---	---

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	25
TLJ	TLJ	TLJ	AS SHOWN	FEBRUARY 2021	068213105	



April 12, 2021

Thomas Lombardi Jr.  
Kimley-Horn and Associates, Inc.  
2600 Via Fortuna  
Terrance I, Suite 300  
Austin, TX 78746

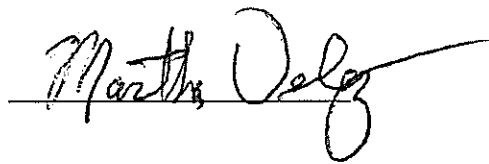
**Re:     *Stream Buda***  
***W. Goforth Street & Rodriguez Street***  
***Buda, Texas 78610***  
***Owner's Authorization***

Dear Mr. Lombardi,

This letter shall serve as authorization for Kimley-Horn and Associates, Inc. to represent and act on the behalf of MARTHA QUINTERO for preparing and submitting all required applications associated with the preliminary plat, final plat, zoning, and site plan for the review and approval consideration of the Stream Buda Project located at W. Goforth Street and Rodriguez Street.

Very truly yours,

**MARTHA QUINTERO**

A handwritten signature in black ink, appearing to read "Martha Quintero", is written over a horizontal line. The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

---

April 13, 2021

Thomas Lombardi Jr.  
Kimley-Horn and Associates, Inc.  
2600 Via Fortuna  
Terrance I, Suite 300  
Austin, TX 78746

**Re:     *Stream Buda*  
          *W. Goforth Street & Rodriguez Street*  
          *Buda, Texas 78610*  
          *Owner's Authorization***

Dear Mr. Lombardi,

This letter shall serve as authorization for Kimley-Horn and Associates, Inc. to represent and act on the behalf of RODRIGUEZ MIGUEL & MARGIE for preparing and submitting all required applications associated with the preliminary plat, final plat, zoning, and site plan for the review and approval consideration of the Stream Buda Project located at W. Goforth Street and Rodriguez Street.

Very truly yours,

**RODRIGUEZ MIGUEL & MARGIE**

*Margie Rodriguez*

---



April 13, 2021

Thomas Lombardi Jr.  
Kimley-Horn and Associates, Inc.  
2600 Via Fortuna  
Terrance I, Suite 300  
Austin, TX 78746

**Re:     *Stream Buda***  
          ***W. Goforth Street & Rodriguez Street***  
          ***Buda, Texas 78610***  
          ***Owner's Authorization***

Dear Mr. Lombardi,

This letter shall serve as authorization for Kimley-Horn and Associates, Inc. to represent and act on the behalf of RODRIGUEZ OLIVIA G EST OF for preparing and submitting all required applications associated with the preliminary plat, final plat, zoning, and site plan for the review and approval consideration of the Stream Buda Project located at W. Goforth Street and Rodriguez Street.

Very truly yours,

**RODRIGUEZ OLIVIA G EST OF**

*Dorothy R Torres*

---

April 13, 2021

Thomas Lombardi Jr.  
Kimley-Horn and Associates, Inc.  
2600 Via Fortuna  
Terrance I, Suite 300  
Austin, TX 78746

**Re:     *Stream Buda*  
          *W. Goforth Street & Rodriguez Street*  
          *Buda, Texas 78610*  
          *Owner's Authorization***

Dear Mr. Lombardi,

This letter shall serve as authorization for Kimley-Horn and Associates, Inc. to represent and act on the behalf of TORRES SIMON & DOROTHY for preparing and submitting all required applications associated with the preliminary plat, final plat, zoning, and site plan for the review and approval consideration of the Stream Buda Project located at W. Goforth Street and Rodriguez Street.

Very truly yours,

**TORRES SIMON & DOROTHY**

*Simon Torres*

*Dorothy Torres*

April 21, 2021

Thomas Lombardi Jr.  
Kimley-Horn and Associates, Inc.  
2600 Via Fortuna  
Terrance I, Suite 300  
Austin, TX 78746

**Re:     *Stream Buda***  
          ***W. Goforth Street & Rodriguez Street***  
          ***Buda, Texas 78610***  
          ***Owner's Authorization***

Dear Mr. Lombardi,

This letter shall serve as authorization for Kimley-Horn and Associates, Inc. to represent and act on the behalf of SCOTT DEVIN for preparing and submitting all required applications associated with the preliminary plat, final plat, zoning, and site plan for the review and approval consideration of the Stream Buda Project located at W. Goforth Street and Rodriguez Street.

Very truly yours,

**SCOTT DEVIN**

A handwritten signature in black ink, appearing to read "Scott", is written over a horizontal line.

04/21/2021

---



## **Stream Industrial Traffic Impact Study**

Buda, Texas

**First Submittal: April 26, 2021**

**Second Submittal: August 11, 2021**

Prepared For:

**Stream Realty**

515 South Congress Avenue, Suite 2100

Austin, TX 78701

(512) 481-3000

Contact: Clay Golden

Prepared By:

**Kimley-Horn and Associates, Inc.**

**Texas Registration #928**

10814 Jollyville Road

Building IV, Suite 200

Austin, TX 78759

(512) 418-1771

Contact: Santiago Araque, P.E.



*Santiago A. Araque Rojas*

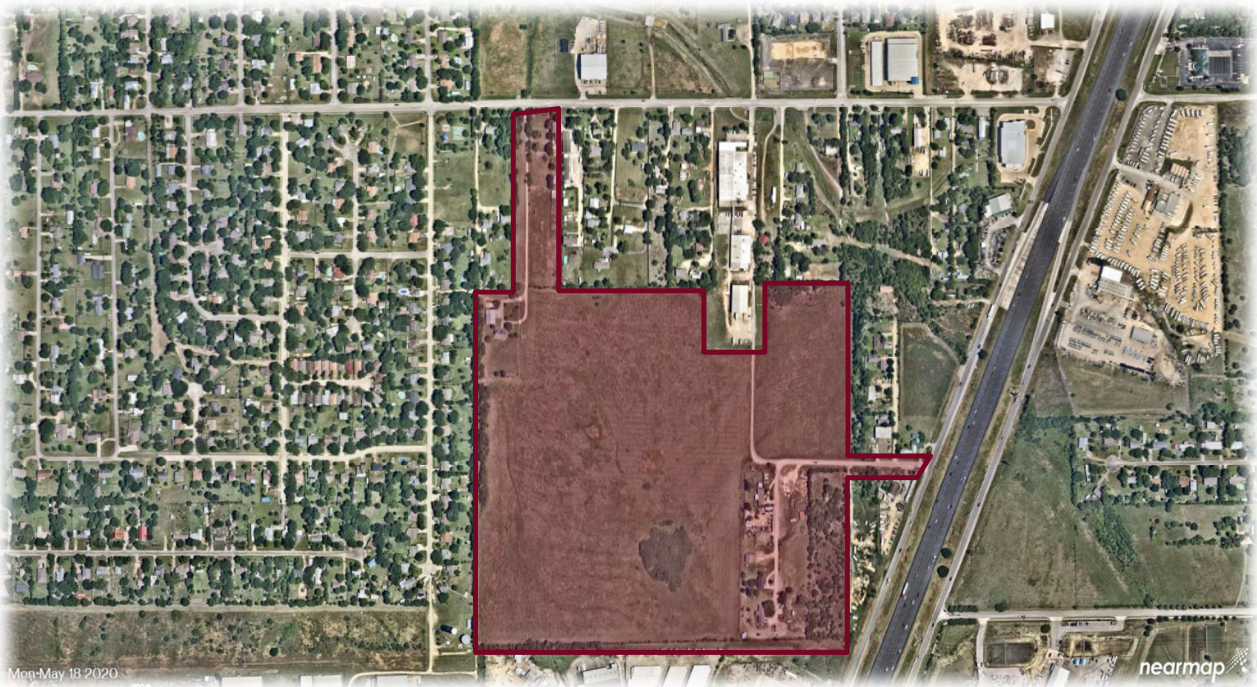
8.11.2021

**KHA #068213105**



## **Stream Industrial TIA**

16350 Interstate 35 Frontage Road  
Buda, Texas 78610



**First Submittal: April 26, 2021**

**Second Submittal: August 11, 2021**

Prepared By:

**Kimley»Horn**

## Contents

EXECUTIVE SUMMARY .....	1
INTRODUCTION .....	2
Purpose .....	2
General Project Description.....	2
Existing and Proposed Land Uses.....	2
Proposed Site Access .....	2
SURROUNDING AREA CONDITIONS .....	5
Roadway Characteristics.....	5
Transit and Multimodal Facilities .....	5
Existing Traffic Volumes.....	6
PROJECT SITE-GENERATED TRAFFIC .....	8
2024 Site Traffic.....	8
Trip Distribution and Assignment.....	9
TRAFFIC OPERATIONS ANALYSIS .....	12
Analysis Methodology .....	12
2024 No Build Traffic.....	13
2024 Build-Out Traffic .....	13
Analysis Results & Mitigations.....	16
CONCLUSION AND RECOMMENDATION .....	22
CERTIFICATION STATEMENT .....	23
References .....	24

## Exhibits

Exhibit 1: Site Vicinity Map and Study Intersections .....	3
Exhibit 2: Site Plan.....	4
Exhibit 3: 2021 Existing Traffic Volumes .....	7
Exhibit 4: Site Trip Distribution .....	10
Exhibit 5: Site Trips .....	11
Exhibit 6: 2024 No Build Conditions .....	14
Exhibit 7: 2024 Build-Out Conditions.....	15

## Tables

Table 1 – Proposed Land Uses.....	2
Table 2 – 2024 Trip Generation .....	8
Table 3 – Site Trip Distribution .....	9
Table 4 – Level of Service.....	12
Table 5 – Growth Rate Calculation.....	13
Table 6 – MOEs – Existing Peak Hours .....	16
Table 7 – Right-Turn Volumes into Driveway .....	16
Table 8 – AM Queues (Vehicles) and Storage Lengths (Feet) .....	18
Table 9 – PM Queues (Vehicles) and Storage Lengths (Feet) .....	18
Table 10 – 2024 MOEs – AM Peak Hours.....	20
Table 11 – 2024 MOEs – PM Peak Hour .....	21

## Appendices

Appendix A: TIA Scoping Document .....	A
Appendix B: Traffic Counts.....	B
Appendix C: Background Projects & Documentation.....	C
Appendix D: Site Trip Generation.....	D
Appendix E: Synchro Reports – 2021 Existing Conditions .....	E
Appendix F: Synchro Reports – 2024 No Build Conditions.....	F
Appendix G: Synchro Reports – 2024 Build-Out Conditions.....	G
Appendix H: Synchro Reports – 2024 Build-Out Conditions with Mitigations.....	H
Appendix I: Other Exhibits.....	I



## EXECUTIVE SUMMARY

The proposed Stream Industrial development is an industrial development located on Rodriguez Street at I-35 Southbound Frontage Road in the city limits of Buda, Texas. The proposed development is anticipated to consist of 931,880 square-feet of warehousing space. The proposed development is expected to be built in one phase and being completed in 2024. This study is intended to determine traffic generation characteristics, analyze potential traffic related impacts on the adjacent road network, and identify mitigation measures required.

The proposed project will have access to the surrounding roadway network via two full existing roadways: Green Holtz Lane (connecting to Goforth Road) and Rodriguez Street (connecting to I-35 Southbound Frontage Road). Intersections to be analyzed were determined after discussion with City and TxDOT staff and are listed below. The site vicinity map and study intersections are shown in **Exhibit 1**.

1. Green Holtz Lane / Goforth Road
2. I-35 Southbound Frontage Road / Goforth Road
3. I-35 Southbound Frontage Road / Rodriguez Street

Existing turning movement counts and historical traffic data was collected at the above intersections during weekday AM and PM peak periods. Traffic operations were analyzed at the study intersections for the following scenarios:

- 2021 Existing Conditions
- 2024 No Build
- 2024 Build-Out

Background traffic and historic traffic data was projected to 2021 and 2024 by applying a six percent (6%) annual growth factor. This growth factor was determined by using historical data from TxDOT continuous count stations.

For the proposed project, projected site traffic is calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual* 10<sup>th</sup> Edition<sup>1</sup>. Trip distribution is based on current and anticipated traffic patterns. The proposed development is anticipated to generate approximately 137 new trips during AM peak-hour and 140 new trips during PM peak-hour.

Analysis of the 2024 Build-Out scenarios showed some study intersections operate below acceptable LOS D or worse than the No Build scenarios. To restore operating conditions to acceptable LOS, the recommended mitigations for 2024:

- I-35 Southbound Frontage Road & Rodriguez Street
  - Southbound right turn lane with 30 feet of storage, 245 feet of deceleration lane, and 100 feet of taper

The cost of the new southbound right turn lane will be fully funded and constructed by the applicant.

## INTRODUCTION

### PURPOSE

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained to conduct a Traffic Impact Analysis (TIA) of future traffic conditions associated with the Stream Industrial development. The proposed development is located on Rodriguez Street at I-35 Southbound Frontage Road in the city limits of the Buda, Texas. A site vicinity map is provided in **Exhibit 1**. The project site plan is provided in **Exhibit 2**.

This study addresses potential traffic impacts of the proposed development on the surrounding roadway network and intersections. This traffic impact study was prepared based on criteria set forth by the City of Buda ("the City"), Texas. The specific objectives of this study are to determine the future operational levels-of-service (LOS) at the various study intersections and to identify capacity related improvements.

### GENERAL PROJECT DESCRIPTION

The proposed project will include 931,880 square-feet of warehousing space. The scope of analysis for this study was prepared in consultation with the City of Buda and TxDOT staff and is provided in **Appendix A**. The following scenarios were analyzed:

- 2021 Existing Conditions
- 2024 No Build
- 2024 Build-Out

For the above scenarios, the intersections studied are listed below. Analysis periods for this study included AM and PM peak hours for each study intersection.

1. Green Holtz Lane / Goforth Road
2. I-35 Southbound Frontage Road / Goforth Road
3. I-35 Southbound Frontage Road / Rodriguez Street

An exhibit with dimensions of all study roadways and driveways is included in **Appendix I**.

### EXISTING AND PROPOSED LAND USES

The proposed parcel is currently vacant, undeveloped land. The surrounding land uses include single-family housing and industrial land uses. This site will consist of 931,880 square-feet of warehousing space. These land uses and intensities are summarized in **Table 1**.

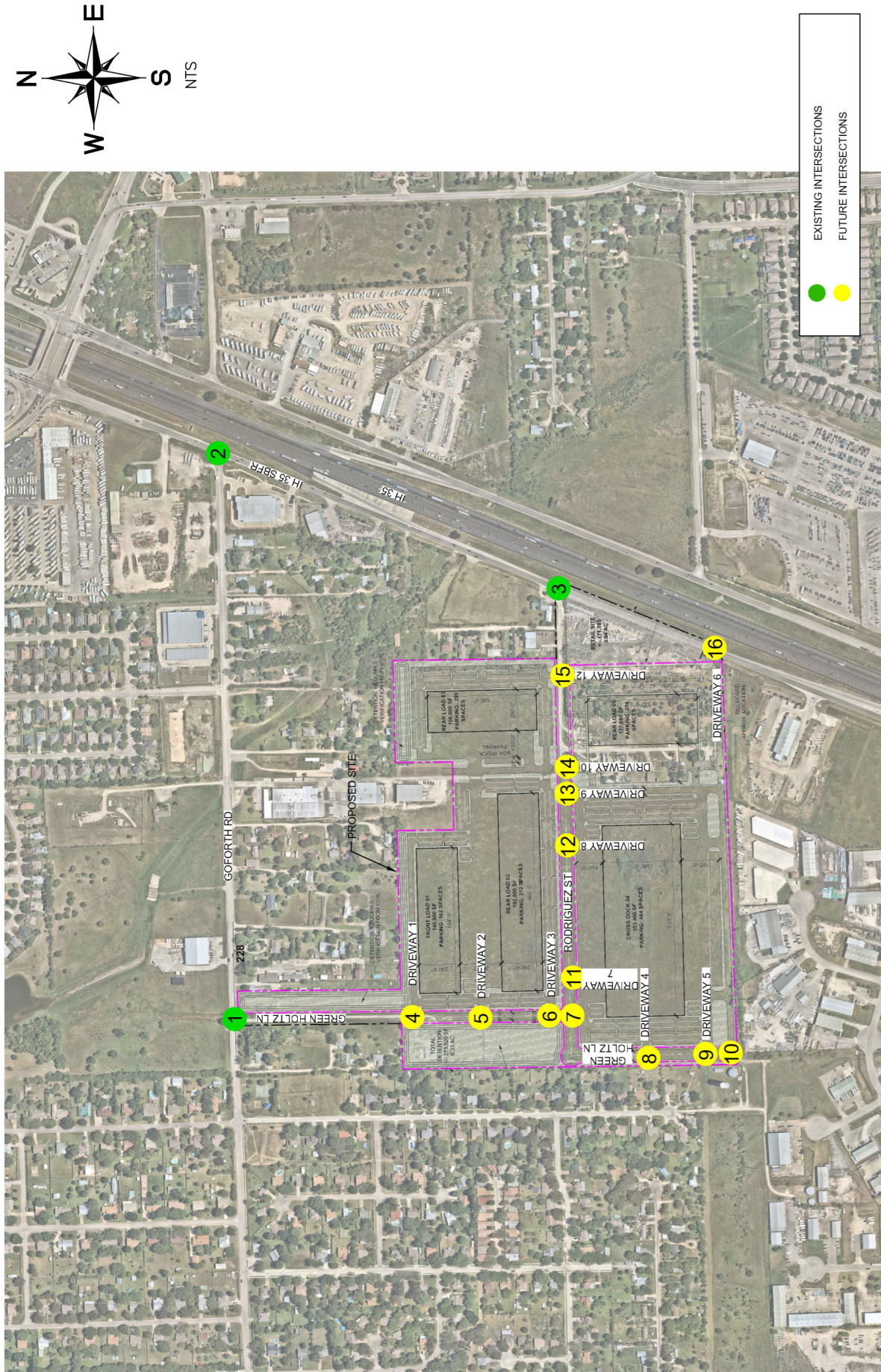
**Table 1 – Proposed Land Uses**

Land Uses	Size	ITE Code
Warehousing	931,880 Square-Feet	150

### PROPOSED SITE ACCESS

The proposed project is will have access to the surrounding roadway network via two full existing roadways: Green Holtz Lane (connecting to Goforth Road) and Rodriguez Street (connecting to I-35 Southbound Frontage Road). **Exhibit 2** shows the proposed site plan and access points.





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## SURROUNDING AREA CONDITIONS

### ROADWAY CHARACTERISTICS

The major study area roadways are described below.

**Goforth Road** – is currently a two-lane undivided roadway, with one lane in each direction of travel, classified as a Collector according to the Buda Transportation Master Plan. It runs generally in the east-west direction. The posted speed limit is 30 miles per hour (mph) in the project vicinity. Currently, there are no pedestrian or bicycle facilities on Goforth Road.

**I-35** – is currently a six-lane divided highway, with three lanes in each direction of travel. It is classified as a Highway according to the Buda Transportation Master Plan. It runs generally in the north-south direction. There are northbound and southbound frontage roads on either side of I-35 in the vicinity of the project; both the northbound and southbound frontage roads have two lanes in each direction. There is a posted speed limit of 45 mph on the I-35 Southbound Frontage Road in the project vicinity. Currently, there are no pedestrian or bicycle facilities on I-35 Southbound Frontage Road.

**Rodriguez Street** – is currently a two-lane undivided roadway, connecting I-35 Southbound Frontage Road to the back entrance of an industrial site. It is not classified in the City of Buda Transportation Master Plan. It runs in the east-west direction for approximately 800 feet west of I-35 Southbound Frontage Road and then makes a 90-degree bend to run north-south to connect to the industrial site. There is not a posted speed limit on the roadway. Currently, there are no pedestrian or bicycle facilities on Rodriguez Street.

### TRANSIT AND MULTIMODAL FACILITIES

#### Transit Service

CARTS is rural/urban transit district covering the non-urbanized areas surrounding Austin (Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, and Williamson counties). Since 1978, CARTS is the longest serving public transit agency in the region. CARTS currently does not provide local service in Buda.

An exhibit with nearby transit routes and facilities is included in **Appendix I**.

#### Multimodal Facilities

There are currently no pedestrian or bicycle facilities within the vicinity of the project.

An exhibit with nearby bicycle facilities is included in **Appendix I**.



## EXISTING TRAFFIC VOLUMES

Weekday AM and PM peak period turning movement counts were collected at all three study intersections on Wednesday, March 24, 2021. Additionally, historical turning movement counts from Thursday, August 17, 2017 were obtained to determine a COVID-19 adjustment factor. For the intersections with data collection conducted in March 2021, a COVID-19 factor was applied to adjust the data to reflect existing conditions more closely without COVID-19 reductions. The intersection of I-35 Southbound Frontage Road / Goforth Road was used to determine the factor since historical data from August 2017 was available as well as new data from March 2021. The factor determined to adjust the COVID-19 counts was 1.1 in both the AM and PM peak hours, and the calculations can be found in **Appendix B** along with the raw count sheets.

A growth rate of six percent (6%) was agreed upon and applied to adjust historical count data at I-35 Southbound Frontage Road / Goforth Road to 2021 conditions. Calculations for the growth rate are included in the “2024 No Build Traffic” section below. **Exhibit 3** shows 2021 existing weekday AM and PM peak hour traffic volumes.



## PROJECT SITE-GENERATED TRAFFIC

### 2024 SITE TRAFFIC

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to each proposed land use to estimate traffic generated by the development during a specific time interval. The industry acknowledged source for trip generation rates is the 10<sup>th</sup> Edition of *Trip Generation Manual*<sup>1</sup> published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. The trips indicated are one-way trips, or trip ends, where one vehicle entering and exiting the site is counted as two trips (one inbound trip and one outbound trip).

Upon complete build-out, the development is anticipated to generate approximately 137 new trips during AM peak hour and 140 new trips during PM peak hour.

**Table 2** summarizes the resulting daily and weekday AM and PM peak hour trip generation. Details of site trip generation are provided in **Appendix D**.

**Table 2 – 2024 Trip Generation**

Land Uses	Quantity	Units	ITE Code	Daily Trips	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Warehousing	931.88	1,000 Square-Feet	150	1,518	105	32	137	38	102	140
Total Project Trips				1,518	105	32	137	38	102	140

## TRIP DISTRIBUTION AND ASSIGNMENT

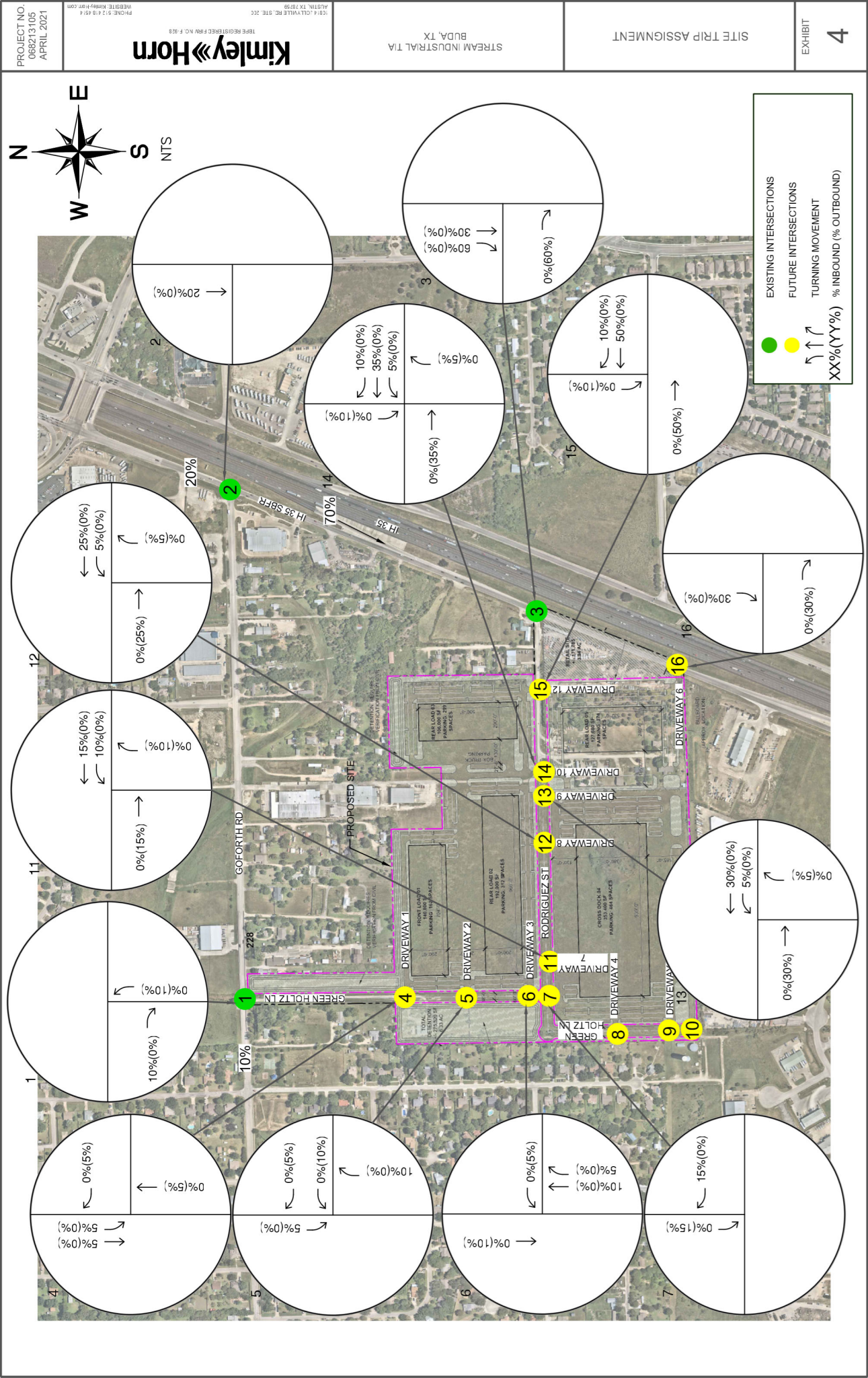
Site traffic is distributed into and out of the site driveways and onto the street system based on the area street system characteristics, existing traffic patterns, “journey to work” assumptions, and the location of site driveways. **Table 3** displays the general directional distribution percentages assumed for the proposed development.

**Table 3 – Site Trip Distribution**

Direction	Percent To/From	Engineering Judgement Justification
From N on IH 35	<b>70%</b>	Due to the land use, it is anticipated that most of the traffic bound for the site will come via the interstate highway, especially given the proximity of the exit ramp. The majority of traffic is also projected to come from the north because of the one-way frontage road providing access to the site.
From N on I-35 Southbound Frontage Road (From nearby roadway network)	<b>20%</b>	Due to the land use and site location, the majority of traffic is projected to come from the north, but some traffic was assumed to come from the south and U-Turn at Overpass Road
From W on Goforth Road	<b>10%</b>	To the west of the site, Goforth Street connects to Loop 4, or RM 967, a major collector that provides connectivity in the City of Buda. This could be a preferred route for traffic bound for the northern portion of the proposed site.

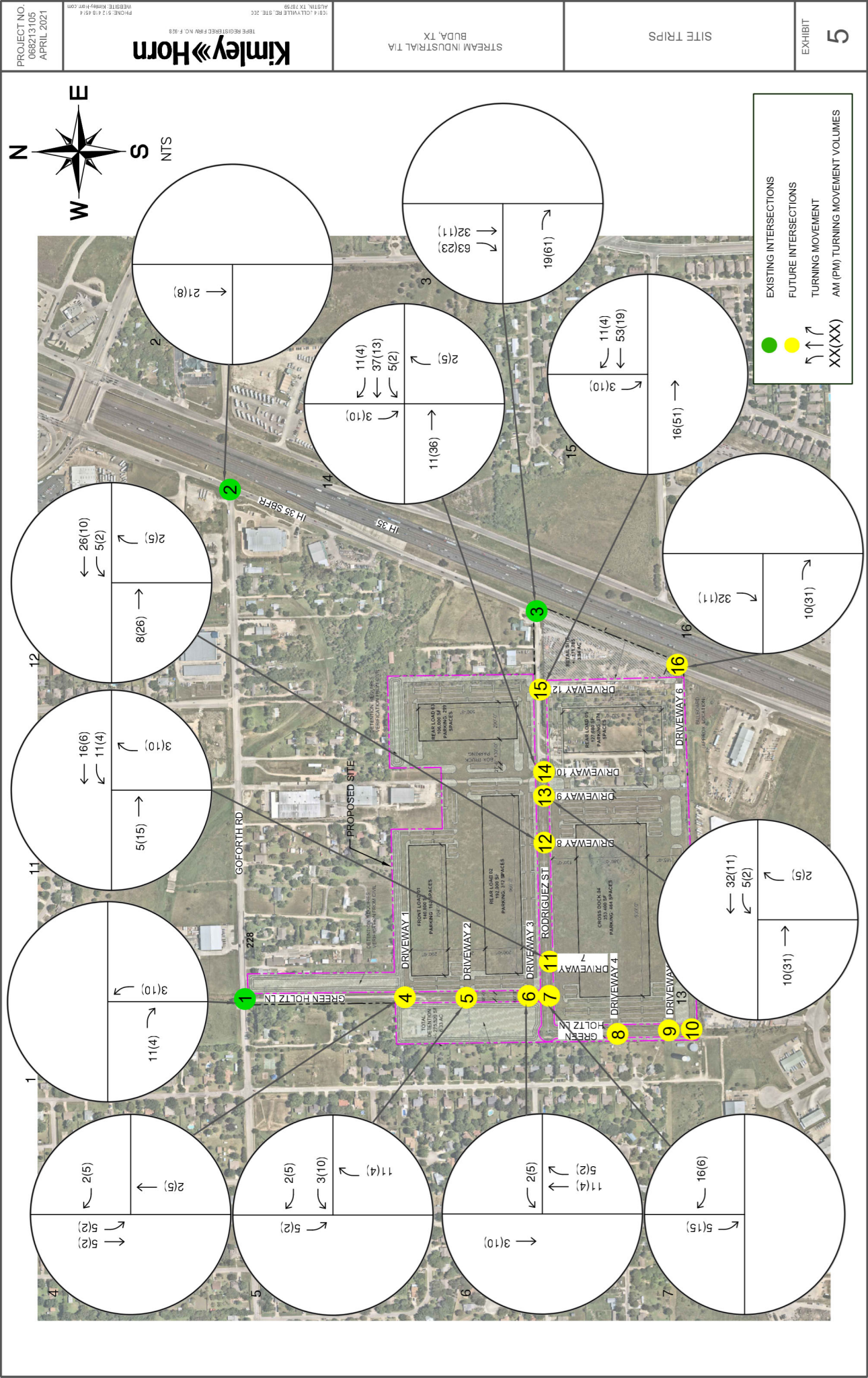
**Exhibit 4** shows the resulting weekday AM and PM peak hour site trip distribution at all study intersections for the development. **Exhibit 5** shows the total site traffic after being calculated using the percentages for each trip assignment group in **Exhibit 4**.





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## TRAFFIC OPERATIONS ANALYSIS

Kimley-Horn conducted a traffic operations analysis to determine potential capacity deficiencies in 2021 and 2024 at the study intersections. The acknowledged source for determining overall capacity is the *Highway Capacity Manual*<sup>2</sup>.

### ANALYSIS METHODOLOGY

Capacity analysis results are listed in terms of Level of Service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. It ranges from “A” (very little delay) to “F” (long delays and congestion). **Table 4** shows the definition of LOS for signalized and unsignalized intersections.

**Table 4 – Level of Service**

Level of Service	Signalized Intersection Average Total Delay (Sec/Veh)	Unsignalized Intersection Average Total Delay (Sec/Veh)
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

Definitions provided from the *Highway Capacity Manual*<sup>2</sup>

Per the City of Buda Unified Development Code (Section 3.5.10), “the minimum acceptable level of service (LOS) within the City shall be defined as LOS “D” in the peak hour for all critical movements and links.”

Study area intersections were analyzed based on average total delay analysis for signalized intersections. For the unsignalized analysis, the LOS is defined for each controlled movement. Results based on calculations via the program *Synchro* for the LOS at the key intersections identified for study are provided in **Appendix E – H**.

### Analysis Assumptions

In order to complete the analysis, the following assumptions were made:

- The traffic generated by the site was assigned to the future roadway network using the appropriate trip distribution percentages for the AM and PM peak hours.
- AM and PM peak hours were determined from existing count data, previously approved TIAs, and engineering judgement.
- Site trips are added to the forecasted year 2024 No Build traffic volumes to determine the 2024 Build-Out traffic volumes.

## 2024 NO BUILD TRAFFIC

To obtain 2024 background traffic projections, historic counts near the site were compared to find expected growth trends within the study area. Historical 24-hour counts were collected on roadways nearby the proposed site.

**Table 5** shows the historic counts from TxDOT's Traffic Count Database System used to calculate the assumed growth rate. The raw count sheets are provided in **Appendix C**. The equation used for determining the average annual growth is provided below.

$$\text{Growth Rate} = \frac{\text{Total Trips}_{\text{Current Year}}}{\text{Total Trips}_{\text{Previous Year}}}^{\frac{1}{\text{Current Year} - \text{Previous Year}}} - 1$$

**Table 5 – Growth Rate Calculation**

Year	I-35 SB FR South of Trademark Dr in Buda, TX (106SP276SBSR)	I-35 NB FR South of Maristone Trail in Buda, TX (106SP276NBSR)	I-35 SB FR South of Manchaca Spring in Buda, TX (106H10ASBSR)	I-35 NB FR South of N Turnersville Rd in Buda, TX (106H10ANBSR)	Total	Average Annual Growth
2019	9,255	16,178	19,515	9,499	54,447	12.55%
2018	8,388	15,002	17,064	9,180	49,634	-----
2017	7,904	13,663	14,535	8,740	44,842	-----
2016	6,110	5,387	13,455	10,290	35,242	-----
2015	6,118	5,394	13,227	9,189	33,928	-----
					<b>Average</b>	<b>12.55%</b>
					<b>Assumed</b>	<b>6.00%</b>

The calculated 12.55% growth rate was not used as it was determined through coordination and guidance from County staff that a six percent (6%) growth rate would be acceptable. The City identified one nearby development to be included in the 2024 No Build traffic volumes. Details of the approved developments are listed below. The nearby background project locations in relation to the proposed site and their resulting trips are shown in **Appendix I**.

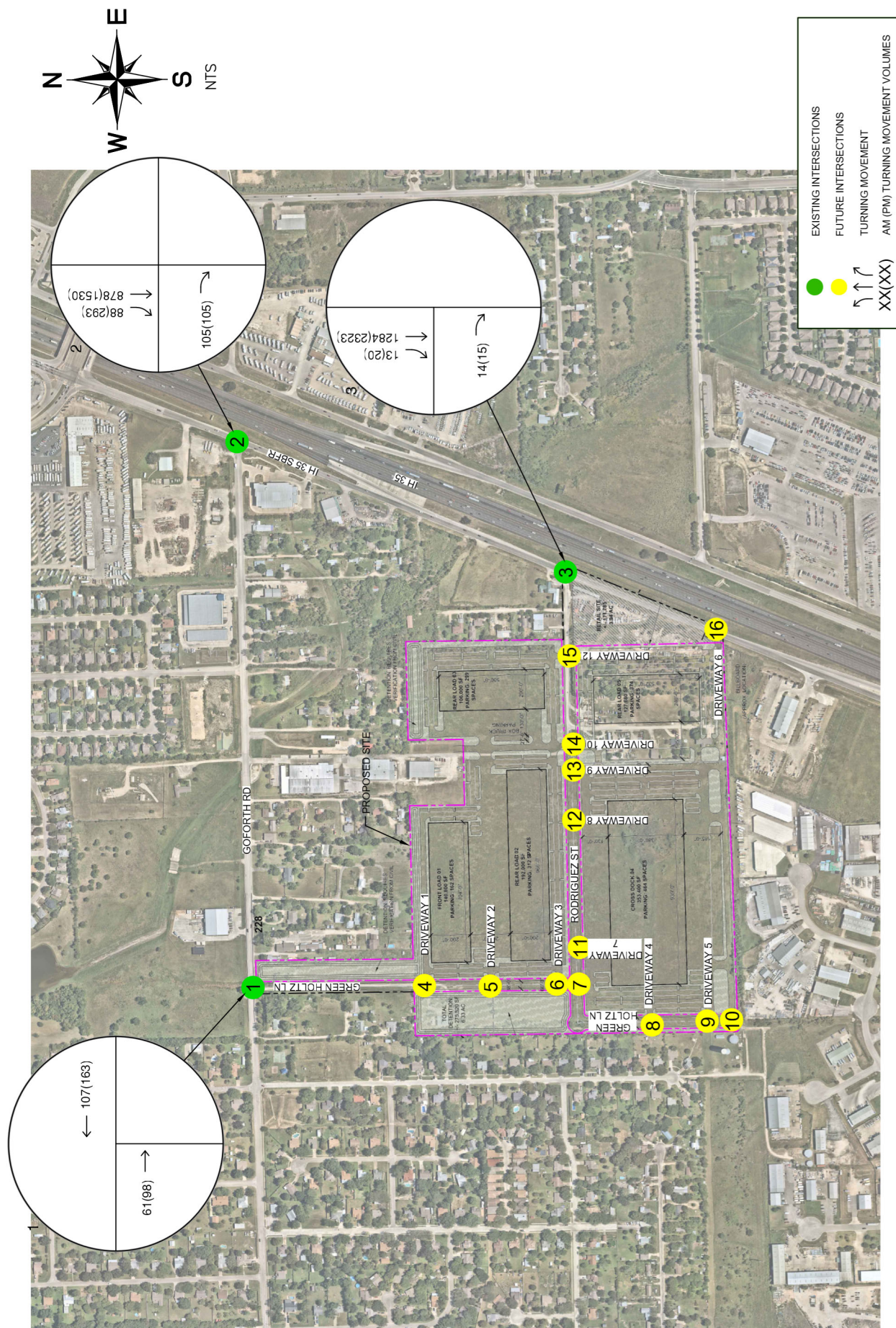
- Buda Business Park (777 West Goforth Road)
  - 310,000 Square-Feet of Business Park
    - 7,585 Daily Trips,
    - 125 AM Peak Hour Trips, and
    - 130 PM Peak Hour Trips

The resulting 2024 No Build weekday AM and PM peak hour traffic volumes are shown in **Exhibit 6**.

## 2024 BUILD-OUT TRAFFIC

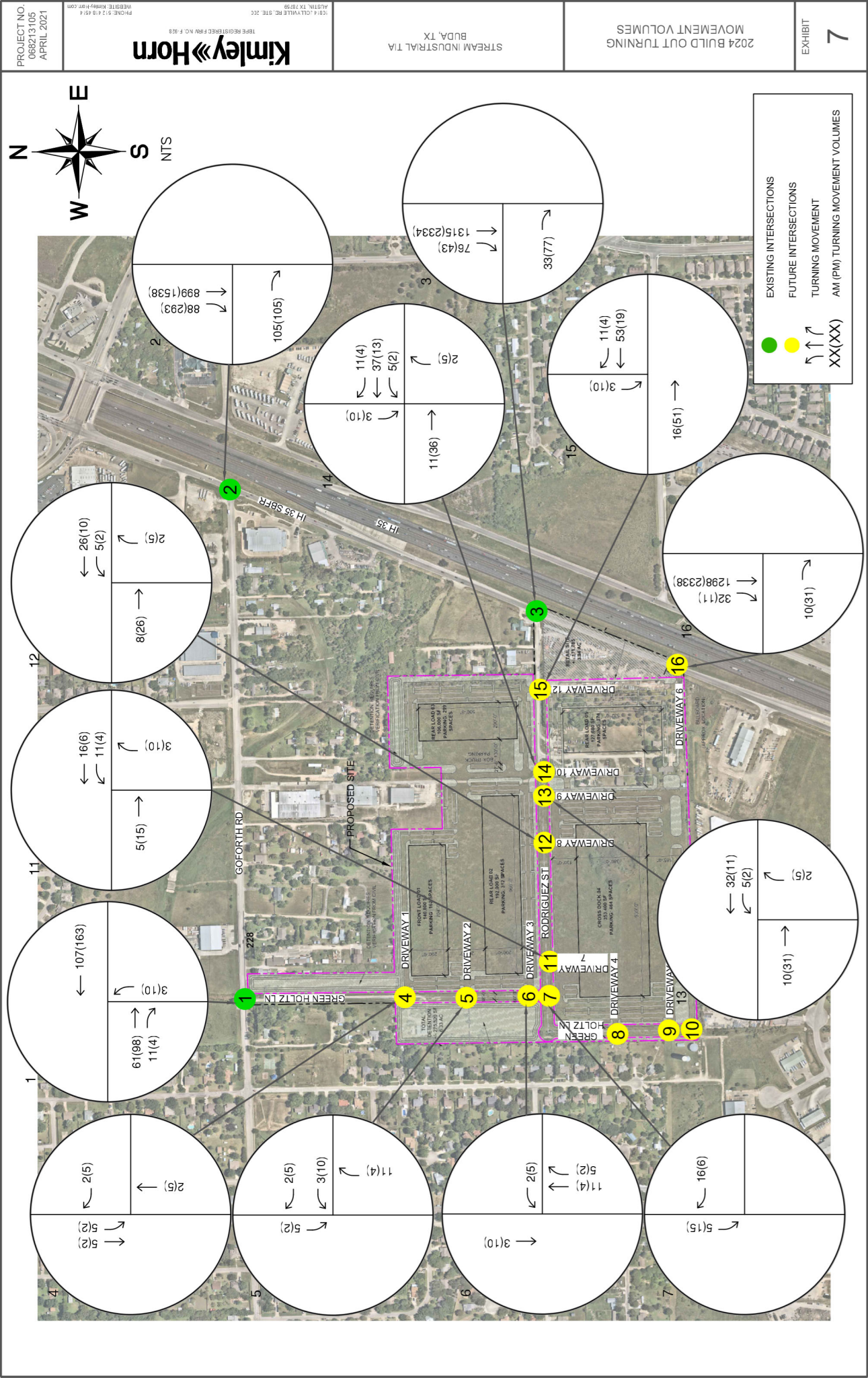
Site traffic was added to the 2024 background volumes to represent estimated total (projected growth + site-generated) traffic conditions in 2024 after the completion the proposed development. The resulting 2024 Build-Out weekday AM and PM peak hour traffic volumes are shown in **Exhibit 7**.





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## ANALYSIS RESULTS & MITIGATIONS

### 2021 Existing Traffic Operations

Analysis for existing traffic operations shows that some of the study intersections are operating at LOS D or better during the AM and PM peak hours. Existing conditions measures of effectiveness (MOEs) are summarized in **Table 6** and the detailed *Synchro* reports are provided in **Appendix E**.

**Table 6 – MOEs – Existing Peak Hours**

INTERSECTION	MOVEMENT	2021 Existing AM			2021 Existing PM		
		V/C RATIO	DELAY	LOS	V/C RATIO	DELAY	LOS
1: Green Holtz Ln & Goforth Rd	EBT	-	-	-	-	-	-
	WBT	-	-	-	-	-	-
2: I-35 SB FR & Goforth Rd	EBR	0.19	12.70	B	0.43	29.9	D
3: Rodriguez St & I-35 SB FR	EBR	0.06	13.7	B	0.08	22.6	C

### Turn Lane Analysis

TxDOT deceleration lane criteria was used to determine if a right-turn lane is warranted at the intersection of I-35 Southbound Frontage Road / Rodriguez Street. For roadways with a speed limit of 45 mph or less, a right-turn deceleration lane is warranted when the right-turn volumes exceed 60 vehicles per hour (vph). The analysis of the intersection at I-35 Southbound Frontage Road / Rodriguez Street is provided below in **Table 7**.

**Table 7 – Right-Turn Volumes into Driveway**

Scenario	Turning Movement	AM Peak	PM Peak
2024 Build-Out	Southbound Right-Turn	76	43

Based on these requirements and the available frontage along I-35 Southbound Frontage Road north of the proposed driveway, a right-turn deceleration lane shall be constructed with the build-out of the project.

Turn lane lengths are based on the queuing storage needed, the distance needed for deceleration, and the speed limit of the roadway. The deceleration lane lengths were determined using TxDOT's *Roadway Design Manual*. The storage length is based on the 95<sup>th</sup> percentile queue projected for the relevant movement, which is discussed in a later section of the report.

Because the projected queue lengths are minimal at along I-35 Southbound Frontage Road and with a posted speed limit of 45 mph, the deceleration lane should have a 30-foot storage length and a 345 deceleration length (which includes a 100-foot taper).

---

## Queue Analysis

When evaluating the traffic operations in the study area, the queue lengths were calculated using *Synchro 10™*. The queue lengths for the three existing intersections are summarized for the AM and PM peak hours in **Table 8** and **Table 9**, respectively. All other proposed study intersections did not project queue lengths in the build out or mitigated scenarios. All queue lengths are provided in vehicles.

**Table 8 – AM Queues (Vehicles) and Storage Lengths (Feet)**

INTERSECTION	MOVEMENT	2021 Existing		2024 No Build		2024 Build Out		2024 Mitigated	
		95% QUEUE	Turn Bay Storage Length	95% QUEUE	Turn Bay Storage Length	95% QUEUE	Turn Bay Storage Length	95% QUEUE	Turn Bay Storage Length
1: Green Holtz Ln & Goforth Rd	WBL	0.0	125	0	125	0	125	-	125
	NBL	-	-	-	-	0.00	-	-	-
2: I-35 SB FR & Goforth Rd	EBR	0.70	-	1.00	-	1.0	-	1.0	-
	EBR	0	-	0	-	0.8	-	0.7	-
3: Rodriguez St & I-35 SB FR	SBR	-	-	-	-	-	-	-	275

**Table 9 – PM Queues (Vehicles) and Storage Lengths (Feet)**

INTERSECTION	MOVEMENT	2021 Existing		2024 No Build		2024 Build Out		2024 Mitigated	
		95% QUEUE	Turn Bay Storage Length	95% QUEUE	Turn Bay Storage Length	95% QUEUE	Turn Bay Storage Length	95% QUEUE	Turn Bay Storage Length
1: Green Holtz Ln & Goforth Rd	WBL	0.0	125.00	0.0	125.00	0	125.00	0	125
	NBL	-	-	-	-	0.00	-	0.00	-
2: I-35 SB FR & Goforth Rd	EBR	2.0	-	4.10	-	4.10	-	4.1	-
	EBR	0.3	-	0	-	3	-	2.6	-
3: I-35 SB FR & Rodriguez St	SBR	-	-	-	-	-	-	-	275

---

## 2024 No Build Traffic Operations

The 2024 No Build condition represents traffic operations if this project is never built. The 2024 No Build condition also assumes traffic growth using the above discussed growth factor.

In the 2024 No Build conditions, the intersection of I-35 Southbound Frontage Road & Goforth Road is projected to operate below the acceptable LOS D in PM peak hour but operates at LOS C in the AM peak hour. All other intersections and movements are projected to operate at LOS D or better in both peak hours. 2024 No Build conditions MOEs are summarized in **Table 10** and **Table 11** and the detailed *Synchro* reports are provided in **Appendix F**.

---

## 2024 Build-Out Traffic Operations

Site trips from the proposed project were added to the 2024 No Build scenario for the 2024 Build-Out scenario. Intersection operations, summarized in **Table 10** and **Table 11**, show that the LOS is maintained in the Build Out scenario as in the No Build Scenario for the AM peak hour, and all delay is projected to be LOS C or better.

In the PM peak hour, all LOS is maintained in the Build-Out scenario as in the No Build scenario with the exception of the intersection of I-35 Southbound Frontage Road & Rodriguez Street. The Build Out scenario at this intersection is projected to be LOS F. All other intersections, including the proposed intersections, are projected to operate at LOS D or better. Detailed *Synchro* reports are provided in **Appendix G**.

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## 2024 Mitigations

The City of Buda requires that a mitigation plan be developed for every development phase considered in a Traffic Impact Analysis.

All movements for the study intersections near the proposed development maintain an acceptable LOS or maintain the same operating condition as the No Build scenario except for the intersection of I-35 Southbound Frontage Road & Rodriguez Street. A southbound right-turn lane is included at this intersection in the mitigated scenario based on the turn lane analysis. With this turn lane, the intersection is projected to operate at LOS E. If delays become excessive, drivers may utilize other points of egress from the site.

All other intersections, including the proposed intersections, are projected to operate at LOS D or better; therefore, no other mitigations are recommended.

To accommodate traffic from the proposed development, the following mitigations are proposed:

- I-35 Southbound Frontage Road & Rodriguez Street
  - Southbound right turn lane with 30 feet of storage, 245 feet of deceleration lane, and 100 feet of taper

Mitigation results are summarized in **Table 10** and **Table 11**; detailed *Synchro* reports are provided in **Appendix H**. An exhibit summarizing the proposed mitigations is included in **Appendix I**.



Table 10 – 2024 MOEs – AM Peak Hours

INTERSECTION	MOVEMENT	2024 No Build			2024 Build Out			2024 Mitigated		
		V/C RATIO	DELAY	LOS	V/C RATIO	DELAY	LOS	V/C RATIO	DELAY	LOS
1: Green Holtz Ln & Goforth Rd	NBL	-	0.00	A	0.00	9.60	A	-	-	-
2: I-35 SB FR & Goforth Rd	EBR	0.25	14.50	B	0.26	14.70	B	0.26	14.7	B
3: I-35 SB FR & Rodriguez St	EBR	0.09	16.0	C	0.21	18.6	C	0.20	17.6	C
4: Green Holtz Ln & Driveway 1	SBL	-	-	-	0.00	7.20	A	0.00	7.20	A
5: Green Holtz Ln & Driveway 2	WBL	-	-	-	0.01	8.5	A	0.01	8.5	A
	SBL	-	-	-	0.00	7.20	A	0.00	7.20	A
6: Green Holtz Ln & Driveway 3	WBL	-	-	-	0.00	8.6	A	0.00	8.6	A
7: Green Holtz Ln & Rodriguez St	SBL	-	-	-	0.01	7.20	A	0.01	7.20	A
11: Driveway 7 & Rodriguez St	WBL	-	-	-	0.01	7.2	A	0.01	7.2	A
12: Driveway 8 & Rodriguez St	WBL	-	-	-	0.00	7.2	A	0.00	7.2	A
13: Driveway 9 & Rodriguez St	WBL	-	-	-	0.00	7.2	A	0.00	7.2	A
14: Driveway 10 & Rodriguez St	WBL	-	-	-	0.00	7.2	A	0.00	7.2	A
16: Driveway 6 & I-35 SB FR	EBR	-	-	-	0.03	14.9	B	0.03	14.9	B

Table 11 – 2024 MOEs – PM Peak Hour

INTERSECTION	MOVEMENT	2024 No Build			2024 Build Out			2024 Mitigated		
		V/C RATIO	DELAY	LOS	V/C RATIO	DELAY	LOS	V/C RATIO	DELAY	LOS
1: Green Holtz Ln & Goforth Rd	NBL	-	0.00	A	0.02	10.20	B	0.02	10.20	B
2: I-35 SB FR & Goforth Rd	EBR	0.68	57.80	F	0.68	57.80	F	0.68	57.8	F
3: I-35 SB FR & Rodriguez St	EBR	0.13	30.9	D	0.54	53.2	F	0.52	49.3	E
4: Green Holtz Ln & Driveway 1	SBL	-	-	-	0.00	7.2	A	0.00	7.20	A
5: Green Holtz Ln & Driveway 2	WBL	-	-	-	0.02	8.5	A	0.02	8.5	A
	SBL	-	-	-	0.00	7.20	A	0.00	7.20	A
6: Green Holtz Ln & Driveway 3	WBL	-	-	-	0.01	8.6	A	0.01	8.6	A
7: Green Holtz Ln & Rodriguez St	SBL	-	-	-	0.02	7.2	A	0.02	7.20	A
11: Driveway 7 & Rodriguez St	WBL	-	-	-	0.00	7.2	A	0.00	7.2	A
12: Driveway 8 & Rodriguez St	WBL	-	-	-	0.00	7.3	A	0.00	7.3	A
13: Driveway 9 & Rodriguez St	WBL	-	-	-	0.00	7.3	A	0.00	7.3	A
14: Driveway 10 & Rodriguez St	WBL	-	-	-	0.00	7.3	A	0.00	7.3	A
16: Driveway 6 & I-35 SB FR	EBR	-	-	-	0.21	33.4	D	0.21	33.4	D

## CONCLUSION AND RECOMMENDATION

This study analyzes traffic impacts of the proposed development located on Rodriguez Street at I-35 Southbound Frontage Road in the city limits of the Buda, Texas. The scenarios studied include – 2021 Existing Conditions, 2024 No Build Conditions, and 2024 Build-Out Conditions.

Analysis of the 2024 Build-Out scenarios showed some study intersections operate below acceptable LOS D or worse than the No Build scenarios. To restore operating conditions to acceptable LOS, the recommended mitigations for 2024:

- I-35 Southbound Frontage Road & Rodriguez Street
  - Southbound right turn lane with 30 feet of storage, 245 feet of deceleration lane, and 100 feet of taper

The cost of the new southbound right turn lane will be fully funded and constructed by the applicant.

## CERTIFICATION STATEMENT

I hereby certify that this report complies with the City Code and with applicable technical requirements of the City of Buda and is complete to the best of my knowledge.

KIMLEY-HORN AND ASSOCIATES



Santiago A. Araque Rojas P.E.  
Project Manager



## REFERENCES

1. Institute of Transportation Engineers. (2017). *Trip Generation* (10<sup>th</sup> Edition). ITE.
2. National Research Council (Washington). Transportation Research Board, National Academies of Sciences, E., & Transportation Research Board of the National Academies. (2016). *Highway Capacity Manual* (6<sup>th</sup> Edition). Transportation Research Board.

# APPENDIX

# **Appendix A: TIA Scoping Document**



## TRAFFIC IMPACT ANALYSIS SCOPE AND STUDY AREA

Project Name: Stream Industrial Site  
Location: Rodriguez Street, Buda, Texas 78613  
Owner's Agent: Benjamin Plett P.E.

Date: 1/26/2021  
Phone: (512) 418-4523

Instructions: Sections I and II of the scope must be approved prior to formal submittal of a Traffic Impact Analysis (TIA). You may receive sign off of both sections concurrently or separately.

### **I. Data Collection**

#### **1. Background Information**

- a. Trip Generation codes from ITE 10<sup>th</sup> Edition for development type(s).
- b. Location/Study area map that specifies major roadways and intersections within study area

#### **2. Intersections Level of Service:** Calculations for a.m. and p.m. peak hours must be performed for the following intersections, showing (a) existing traffic conditions and (b) projected traffic conditions, identifying site, non-site, and total traffic:

- a. IH 35 Southbound Frontage Road & Rodriguez Lane
- b. IH 35 Southbound Frontage Road & W Goforth St
- c. Public Road Extension & W Goforth St
- d. All site driveways

Notes: Existing signal timings shall be used for the intersection unless alternative timing proposals are approved by Texas Department of Transportation (TXDOT).

Capacity Analysis for each phase/year shall include:

- a. Intersection Level of Service by movements
- b. V/C by movements
- c. Queueing analysis with 95% queue length by movements, vs existing storage bay and/or distance from adjacent intersection(s)

#### **3. Analysis Phases/Years:**

2021 Existing

2024 Build Out/No Build



#### 4. Other Considerations:

- a. Counts are to be taken when public schools are in session and from a time prior to the COVID-19 virus outbreak. If counts are taken while schools are not in session, mathematically determined adjustment factors may be used based on historic nearby traffic counts or as otherwise approved by the State.
  - a. Kimley-Horn proposes the following data collection plan
  - b. Kimley-Horn will collect peak-hour turning movement counts (TMC) at the following intersections:
    - i. IH 35 Southbound Frontage Road & Rodriguez Lane
    - ii. IH 35 Southbound Frontage Road & W Goforth St
  - c. Kimley-Horn will obtain historical 2017 TMC at intersection ii and grow the data to 2021 using the agreed upon growth factor in section II.3.
  - d. Kimley-Horn will compare grown data and collected data to develop a COVID factor to be applied to IH-35 SBFR & Rodriguez Lane.
  - e. Kimley-Horn will use the following for analysis
    - i. IH-35 SBFR & Rodriguez Lane – 2021 data with adjusted COVID factor
    - ii. IH-35 SBFR & W Goforth St – 2017 data adjusted using growth factor
- b. Ensure automated traffic data captures demand. Manual observations or a multiple period analysis may be necessary.
- c. Capture and report data to calibrate model for existing operational analysis (i.e. queue length and approach/movement delay recommended)
- d. Methodology for capacity and level of service shall be Highway Capacity Manual, latest edition (i.e. Synchro, Version 10).
- e. Discuss and illustrate methodology calculations for growth factor selected and used.
- f. Discuss and illustrate methodology for trip distribution.
- g. Discuss and illustrate model calibration (i.e. queue length and approach/movement delay recommended).

## II. Study Assumptions

1. **Data Assumptions** The following assumptions must be included in the analysis. Any change in these assumptions must be approved by the transportation reviewer(s) prior to submittal of the TIA.

- a. Background Traffic—the average annual growth rate shall be calculated using available sources
- b. Other Projects to be Included:

Project Name	Case Number
777 W Goforth – Buda Business Park	

- c. Internal Trips /Transit Trips/Walking/Biking: 0%

Pass by trip reductions: 0%

- 2. Trip Distribution:** To be determined based on existing and historical data.
- 3. Other Considerations:** the annual growth rate shall be calculated using the following standard formula and back solved to growth rate : “Newest reported volume = Old reported volume \* (1+Growth rate) ^ number of years in between the two volumes” and back solved.

The roadway used for computing growth rate should be of the same class of highway as the development’s location and be as close as possible

#### **4. III. Submittal Requirements**

1. Traffic signal modeling requirements:
  - a. All timing sheets from various sources (Buda, Hays County, other) to be included in the Appendix of the TIA.
  - b. Submit electronic copies to the Austin District Transportation Operations section. The copies shall contain the following: PDF of the TIA, Synchro Network for all conditions analyzed and background DXF or aerial format. Synchro files must be in real world coordinates.
    - Submit electronic copies in one of the following manners: TXDOT dropbox, consultant dropbox or as an email attachment.
  - c. A CAD file for the site plan, if available.
  - d. All intersections must be modeled in one Synchro (latest edition) file (including unsignalized intersections).
  - e. Synchro signal timing sheets to be included in the following format:
    - Existing conditions (am + pm on one sheet),
    - Six (6) future conditions:
      - (am background, am background + site, am background + site + mitigation)
      - (pm background, pm background + site, pm background + site + mitigation)
  - f. Intersection LOS by movements, v/c by movements, and 95% queue length by movements in a tabular format (preferably in 11”x17”) for different scenarios noted.
2. Maps
  - a. A map showing all bicycle routes, bus transit and bus stops within ½ mile of the site
  - b. A map showing all background projects and trip generation for each project,
  - c. A map showing all roadways and driveways analyzed (labeled and dimensioned)
  - d. An aerial map of all intersections with roadway improvements (dimensioned), including above ground utilities called out.

This scope and study are based upon the assumed development uses and intensities as discussed on date January 26th, 2021. Any change in these assumptions may require a change in the scope. For more detailed guidelines on preparation of the TIA, please contact this Development’s Austin District POC.

Prepared by: Scott R. Cunningham, P.E. Phone: (512) 832-7188  
Scott R. Cunningham, P.E.

Prepared by: John P. Nett 3/15/21 Phone (512) 966-5131  
John Nett, P.E., City of Buda

Accepted by Salgado A. Aragon Rojas Phone (512) 418-4514  
Kimley-Horn & Associates



Founded 1881

121 Main Street

Incorporated 1948

405 East Loop Street, Building 100

Buda, Texas 78610

Phone (512) 312-0084

Fax (512) 312-1889

September 9, 2021

Mr. Santiago Araque, P.E.  
Project Manager  
Kimley-Horn  
10814 Jollyville Road, Avallon IV, Suite 200  
Austin, Texas 78759

RE: Traffic Impact Analysis for the Proposed Stream Industrial Development

Dear Mr. Araque:

On August 11, 2021, the City of Buda received the revised *Traffic Impact Study* report of findings prepared by Kimley-Horn and Associates, Inc., for the proposed Stream light industrial development. The Engineering Department has reviewed this application for compliance with the City's Unified Development Code (UDC). The report is approved for engineering compliance, contingent upon the following action:

- Approvals by all other departments and applicable agencies.
- Remittance of invoiced permit application review fees.

We greatly appreciate your support of the continued orderly development of the City of Buda. If you have any questions, please feel free to contact me directly at [jnett@ci.buda.tx.us](mailto:jnett@ci.buda.tx.us) or (512) 966-5131.

Sincerely,

John P. Nett, P.E., CFM  
City Engineer

xc: Lauren Middleton Pratt, Assistant City Manager  
Melissa McCollum, Director of Planning  
Angela Kennedy, Sr. Project Engineer  
David Fowler, Sr. Planner  
Nikki Dykes, Development Coordinator





# Planning and Zoning Commission Agenda Item Report

Date: Tuesday, September 14, 2021

## Agenda Item No. 2021-488- #F.2

Contact: Micah Grau

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**Subject: Presentation of the November 2021 bond referendum (Deputy City Manager Micah Grau)**

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### 1. Executive Summary

Overview of the proposed 2021 General Obligation Bond Election.

### 2. Background/History

In 2020, the City Council directed staff to take steps to prepare for a bond referendum to be held in November 2021. General Obligation bonds are voter approved bonds used for the design and construction of capital projects such as facilities, transportation, parks & trails, drainage, etc. These bonds are backed by the full faith and credit of the City and supported by ad valorem rates. In December 2020, the City Council appointed an 11-member bond advisory committee to review potential projects and to report back with a recommended slate of projects. In January 2021, the City Council authorized a contract with Gap Strategies for bond facilitation services. Since that time, the Buda Bond Advisory Committee has met three times and has completed an initial round of public input to gauge residents attitudes towards a bond election and to identify priorities. Gap Strategies provided a check-in with City Council in May and June. The Bond Advisory Committee recommendations were presented to City Council at the August 2 Budget Workshop. The City Council ordered a bond election for the November General Election on August 12, 2021.

### 3. Staff's review and analysis

The Government Code Chapter 1251 and the Texas Elections Code directs how bond elections are conducted. The Buda Bond Advisory Committee has provided a slate of mobility and park projects. The City Council ultimately decides what is included and considered as part of the election.

### 4. Financial Impact

The financial impact of a bond election is subject to the timing of bonds, the assessed taxable value of the City, the City's bond rating, and the amount needed for projects.

The proposed bond totals \$89.66 million including two propositions:

Proposition A - Transportation: \$73.57 million

Proposition B - Parks & Rec.: \$16.09 million

**5. Summary/Conclusion**

This item is for informational purposes.

**6. Pros and Cons**

N/A

**7. Alternatives**

N/A

**8. Recommendation**

None.



1

## WHAT IS A GENERAL OBLIGATION BOND?

- GO Bonds are a debt obligation issued by local governments to fund public purpose capital improvements, such as roads and public facilities. GO bonds are secured by and payable from the City's pledge of ad valorem tax levied on all taxable property within the City. GO Bonds are proposed and voted on in citywide elections.



2

### WHY IS THE CITY CALLING A BOND ELECTION?

- To implement the 2021 Transportation Mobility Master Plan
- To implement the 2021 Parks Master Plan
- To meet the needs of the growing community and services requested by Buda residents



3

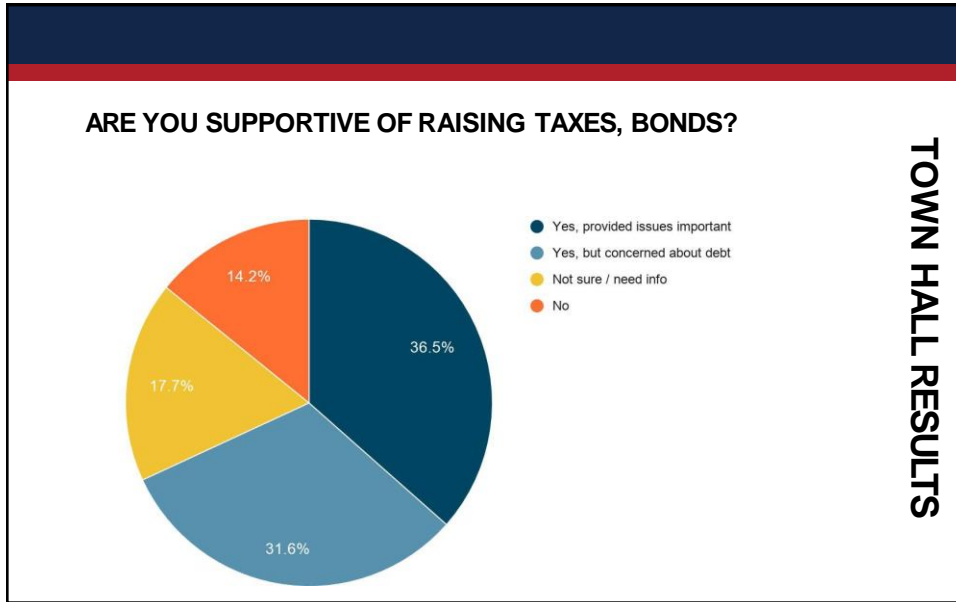
### HOW WERE PROJECTS SELECTED?

- City Council appointed an 11-member Buda Bond Advisory Committee (BBAC) to evaluate potential projects.
- The BBAC held seven official meetings, both virtual and in-person, totaling hundreds of hours between committee members, staff, and consultants.
- In addition to their participation in BBAC meetings, committee members volunteered to drive city streets, look at parks, and study the City's plans.

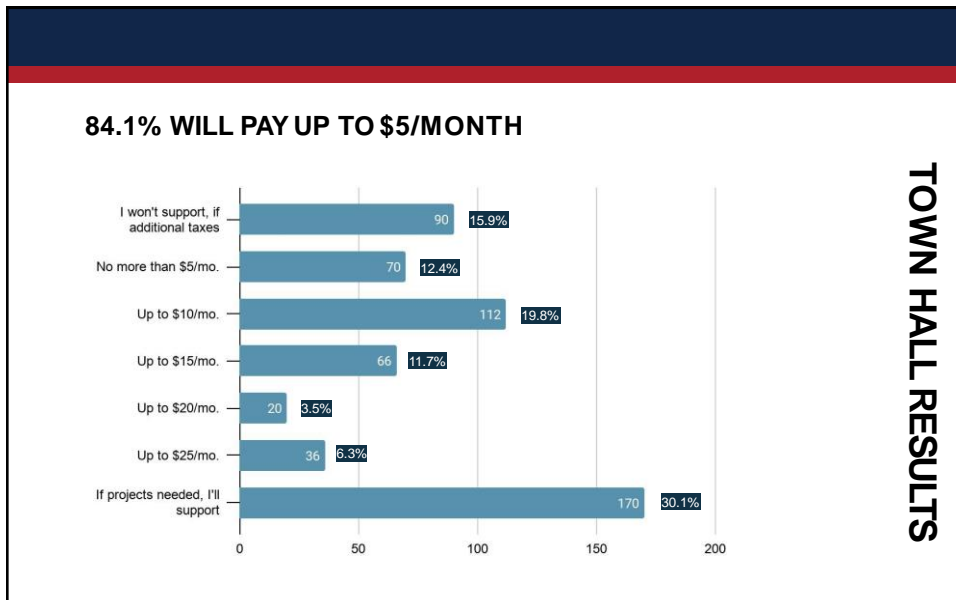


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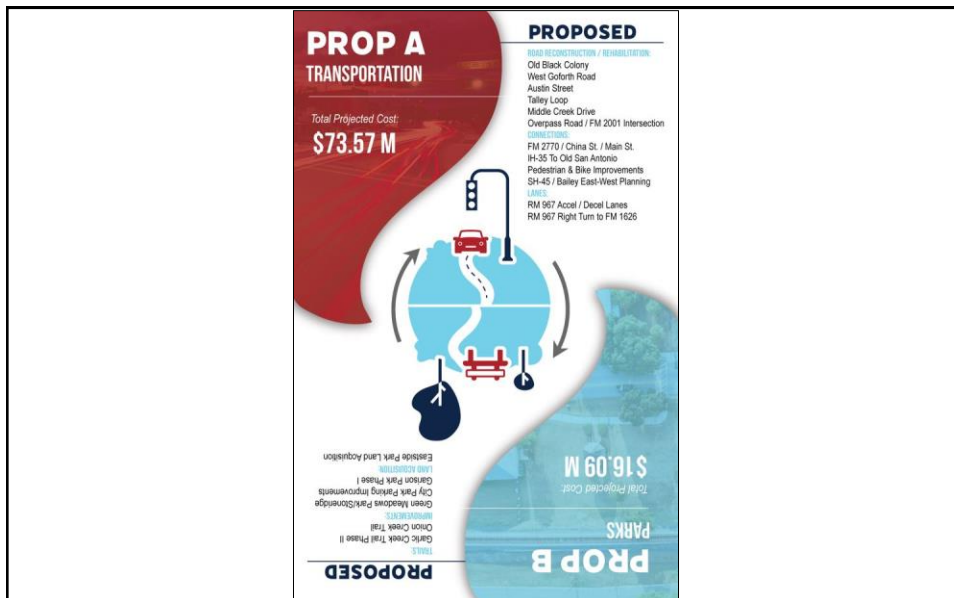
## BBAC UNANIMOUS CONSENSUS

1. Do you recommend a Bond Election for the City of Buda? **YES**
2. Do you recommend splitting the Bond into two propositions?  
(Proposition A would be for Road Bonds and Proposition B would be for parks bonds.) **YES**
3. Do you recommend these road projects for Proposition A? **YES**
4. Do you recommend these parks projects for Proposition B? **YES**

*\*All votes were 10-0 at the final meeting of the BBAC*



7



8

## PROPOSITION A - TRANSPORTATION

### Road Reconstruction / Rehabilitation

Old Black Colony Road Reconstruction - **\$24 M**

West Goforth Road Reconstruction - **\$20.9 M**

Austin Street Reconstruction - **\$6.76 M**

Talley Loop Rehabilitation - **\$1.12 M**

Middle Creek Dr. Rehabilitation - **\$3.8 M**

### Connections

Overpass Rd / FM 2001 Intersection Improvements - **\$721,120**

Pedestrian and bike improvements throughout City - **\$2.7 M**

FM 2770 / Main St / China St Pedestrian Connections - **\$1.17 M**

IH 35 to Old San Antonio Road Connector - **\$854,686**

Future SH-45/Bailey East-West Corridor Planning - **\$500,000**

### Lanes

RM 967 Right turn onto FM 1626 - **\$1.48 M**

RM 967 Accel / Decel Lanes - **\$2.57 M**

Future Small Mobility Improvements and to be "Shovel Ready" for potential grants funding - **\$5 M**

Additional 3rd Party Program Management - **\$2 M**

**PROPOSITION A -  
\$73.57 million**



9

## PROPOSTION B - PARKS AND REC.

Garlic Creek Trail Phase II (Pedestrian Bridge from Cullen Country to 967/White Oak - **\$445,500**

Eastside Park Land Acquisition - **\$8 M**

Onion Creek Trail - **\$553,500**

Green Meadows Park / Stoneridge Enhancements - **\$283,500**

City Park Parking Improvements - **\$607,500**

Garison Park Phase I - **\$6 M**

Bond Administration and program management - **\$200,000**

**PROPOSITION B -  
\$16.09 million**



10

## TAX INFORMATION

**Total Project Cost**  
**\$89.66 M**

Current Tax Rate: 50.3423

### TAX IMPACT PROJECTIONS

**For Average Home in Buda**  
**= \$38 more per year or**  
**\$3.17 per month**

**AVERAGE HOME OWNER:**  
**\$38 TAX INCREASE PER YEAR**  
BASED ON AVERAGE HOME VALUE OF \$247,927

**BUDABONDS.COM**

**BUDA BOND ELECTION 2021**

11

## VOTER INFORMATION

**Election Day**  
**Tues, Nov 2nd**  
**7AM - 7PM**

### POLLING DATES & LOCATIONS

**Voting Locations**

- \*Buda City Hall, 405 E. Loop St.
- \*Sunfield Station, 2610 Main St.
- Hays Hills Baptist Church, 1401 North FM 1626
- McCormick Middle School, 5700 Dacy Ln.
- Southern Hills Church of Christ, 3740 FM 967

\*Early Voting Locations

**Early Voting Dates & Times**

- Monday, Oct. 18th - Friday, Oct. 22nd 8AM - 5PM
- Saturday, Oct. 23rd 10AM - 2PM
- Monday, Oct. 25th - Wednesday, Oct. 27th 8AM - 5PM
- Thursday, Oct. 28th - Friday, Oct. 29th 7AM - 7PM

**BUDABONDS.COM**

**BUDA BOND ELECTION 2021**

12

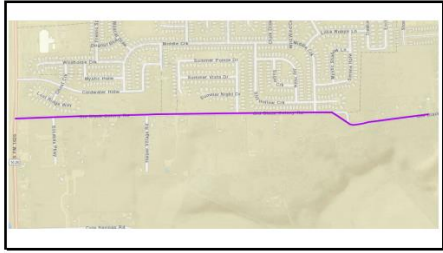
## MORE INFORMATION – BUDABONDS.COM



13

### Old Black Colony Road Reconstruction

Reconstruction and realignment of Old Black Colony Road from FM 1626 to the future relocated intersection at Cole Springs Road. This project has been identified in the Transportation and Mobility Master Plan. This is project L20 in the Transportation and Mobility Master Plan CIP table. Old Black Colony Rd. would be constructed as a 70' right-of-way, urban, 2-lane roadway with bike lanes and sidewalks, and drainage improvements. This project has been identified as a priority project for the 2021 bond election by the Buda Bond Advisory Committee. ROW acquisition costs are included in the design/engineering estimated project cost.



Estimated Project Cost:		Project Task:		Duration
Design/Engineering	10,021,000	Planning/Design		18
ROW Acquisition	Included in Design	Right-of-way/Utilities		18
Construction	13,964,800	Construction		16
Other	-	<b>Total</b>		<b>52</b>
<b>Total</b>	<b>24,005,800</b>			

Funding Source:		Ongoing Operational Impact:	
Operating Fund	-	Personnel	-
Debt	24,005,800	Supplies & Materials	-
Grants/Other	-	Repair & Maint.	5,000
<b>Total</b>	<b>24,005,800</b>	Capital & Other	-
		<b>Total</b>	<b>5,000</b>

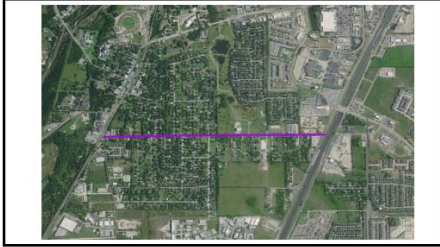
PROJECT OVERVIEW

14



### West Goforth Road Reconstruction

West Goforth Street is a roadway reconstruction project, approximately 4,490 linear feet. This project will include full depth pavement reconstruction along West Goforth Street from S Loop 4 to IH-35. Drainage improvements are significant part of the reconstruction effort. The roadway will be evaluated and expanded to provide a 2-lane roadway with bike lanes and sidewalks on both sides. The roadway would be classified as an Active Street with a 70' right-of-way. This project has been identified as a priority project for the 2021 bond election by the Buda Bond Advisory Committee.



Estimated Project Cost:		Project Task:		Duration
Design/Engineering	9,237,248	Planning/Design		16
ROW Acquisition		Right-of-way/Utilities		18
Construction	11,693,000	Construction		12
Other	-	Total		46
<b>Total</b>	<b>20,930,248</b>			


Funding Source:		Ongoing Operational Impact:	
Operating Fund	-	Personnel	-
Debt	20,930,248	Supplies & Materials	-
Grants/Other	-	Repair & Maint.	5,000
<b>Total</b>	<b>20,930,248</b>	Capital & Other	-
		<b>Total</b>	<b>5,000</b>

## PROJECT OVERVIEW

15

### Overpass Road / FM 2001 Intersection Improvements

This project will address queuing issues during peak traffic time and address the 3-way stop. This project is identified as P2 in the Transportation Mobility Master Plan. This project is recommended for inclusion in the 2021 bond election by the Buda Bond Advisory Committee. The project would need to meet traffic counts to warrant the signalization.



Estimated Project Cost:		Project Task:		Duration
Design/Engineering	218,120	Planning/Design		9
ROW Acquisition	Included in Design	Right-of-way/Utilities		3
Construction	503,000	Construction		3
Other	-	Total		15
<b>Total</b>	<b>721,120</b>			


Funding Source:		Ongoing Operational Impact:	
Operating Fund	-	Personnel	-
Debt	721,120	Supplies & Materials	-
Grants/Other	-	Repair & Maint.	-
<b>Total</b>	<b>721,120</b>	Capital & Other	-
		<b>Total</b>	<b>-</b>

## PROJECT OVERVIEW

16

### RM 967 Accel / Decel Lanes

The project will add acceleration and decel at Cullen Country, Garlic Creek / Oxbow, Grove Lane, and Creekside subdivisions. This project is P17 in the Transportation Mobility Master Plan. This project is recommended for inclusion in the 2021 bond election by the Buda Bond Advisory Committee.



Estimated Project Cost:		Project Task:		Duration
Design/Engineering	930,650	Planning/Design		18
ROW Acquisition	-	Right-of-way/Utilities		18
Construction	1,639,000	Construction		9
Other	-	Total		45
<b>Total</b>	<b>2,569,650</b>			

Funding Source:		Ongoing Operational Impact:	
Operating Fund	-	Personnel	-
Debt	2,569,650	Supplies & Materials	-
Grants/Other	-	Repair & Maint.	-
<b>Total</b>	<b>2,569,650</b>	Capital & Other	-
		Total	-

## PROJECT OVERVIEW

17


### Austin Street Reconstruction

From the Downtown Master Plan, Austin Street has been identified as a transition zone between the commercial uses along Main Street and the existing residential areas on the west side of the street. The desire is for the Main Street side of Austin Street to convert to a mix of businesses and residences that face the street. The design would incorporate on-street parking on at least one side of the street as well as sidewalks on both sides. Shared dumpster pads should be designed for function and aesthetics. This project would reconstruct Austin Street from FM 2770 to San Antonio Road. The project may also incorporate stormwater treatment elements at inlets to address stormwater from Downtown. This project has been recommended for inclusion in the 2021 bond election by the Buda Bond Advisory Committee.

**Boundary Framework:**

The proposed roadway network for Downtown Buda includes two main study areas on all streets for which existing property, all Main Street and San Antonio Road, and San Antonio Road. The project is designed to be a transition zone between the commercial uses along Main Street and the existing residential areas on the west side of the street. The project is designed to be a transition zone between the commercial uses along Main Street and the existing residential areas on the west side of the street. The project is designed to be a transition zone between the commercial uses along Main Street and the existing residential areas on the west side of the street.

Austin Street has been identified as a transition zone between the commercial uses along Main Street and the existing residential areas on the west side of the street. The project is designed to be a transition zone between the commercial uses along Main Street and the existing residential areas on the west side of the street. The project is designed to be a transition zone between the commercial uses along Main Street and the existing residential areas on the west side of the street.



Estimated Project Cost:		Project Task:		Duration
Design/Engineering	3,492,000	Planning/Design		12
ROW Acquisition	Included in the Design	Right-of-way/Utilities		14
Construction	3,267,000	Construction		12
Other	-	Total		38
<b>Total</b>	<b>6,759,000</b>			


Funding Source:		Ongoing Operational Impact:	
Operating Fund	6,759,000	Personnel	-
Debt	-	Supplies & Materials	-
Grants/Other	-	Repair & Maint.	-
<b>Total</b>	<b>6,759,000</b>	Capital & Other	-
		Total	-

## PROJECT OVERVIEW

18

### FM 2770 Trail from Cole Springs Road to Bluff Street

Construct a 10' concrete trail from the proposed Cole Springs Road bridge over Onion Creek to Bluff Street (approximately 2,000 linear feet). This connection would provide pedestrian connectivity from the new The Colony neighborhood to downtown Buda. This project will required coordination with TxDOT unless this section of Fm 2770 is turned over to local control. This project has been recommended for inclusion in the 2021 bond election by the Buda Bond Advisory Committee.



Estimated Project Cost:		Project Task:		Duration
Design/Engineering	71,000	Planning/Design		12
ROW Acquisition	-	Right-of-way/Utilities		-
Construction	474,000	Construction		3
Other	47,000	Total		15
<b>Total</b>	<b>592,000</b>			


Funding Source:		Ongoing Operational Impact:	
Operating Fund	592,000	Personnel	-
Debt	-	Supplies & Materials	-
Grants/Other	-	Repair & Maint.	5,900
<b>Total</b>	<b>592,000</b>	Capital & Other	-
		<b>Total</b>	<b>5,900</b>

## PROJECT OVERVIEW

19

### Talley Loop Rehabilitation

Full depth reconstruction of Talley Loop from Cullen Boulevard north to where the road bends west towards Garlic Creek Drive. This project is recommended for including in the 2021 bond election by the Buda Bond Advisory Committee.



Estimated Project Cost:		Project Task:		Duration
Design/Engineering	409,230	Planning/Design		5
ROW Acquisition	-	Right-of-way/Utilities		-
Construction	713,000	Construction		5
Other	-	Total		10
<b>Total</b>	<b>1,122,230</b>			

Funding Source:		Ongoing Operational Impact:	
Operating Fund	-	Personnel	-
Debt	1,123,000	Supplies & Materials	-
Grants/Other	-	Repair & Maint.	-
<b>Total</b>	<b>1,123,000</b>	Capital & Other	-
		<b>Total</b>	<b>-</b>

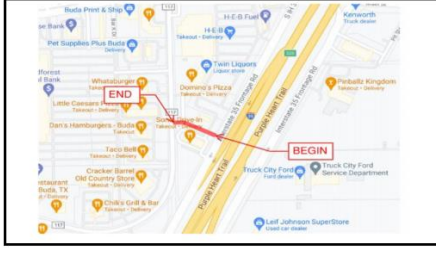
## PROJECT OVERVIEW

20



### IH-35 to Old San Antonio Connector

This project will provide for a connection to the IH-35 Southbound Frontage Road from Old San Antonio Road. Currently, direct access to the IH-35 Southbound Frontage Road north of the Cabela's store main entrance can only be obtained by passing through private property. This project is recommended for including in the 2021 bond election by the Buda Bond Advisory Committee.



Estimated Project Cost:		Project Task:		Duration
Design/Engineering	527,686	Planning/Design		6
ROW Acquisition	-	Right-of-way/Utilities		-
Construction	327,000	Construction		6
Other	-	Total		12
<b>Total</b>	<b>854,686</b>			

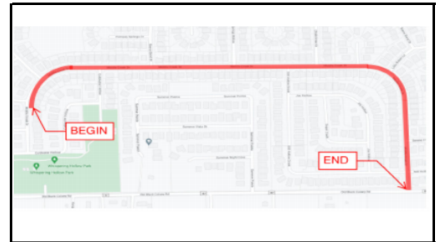
Funding Sources:		Onroad Operational Impact:	
Operating Fund	-	Personnel	-
Debt	855,000	Supplies & Materials	-
Grants/Other	-	Repair & Maint.	-
<b>Total</b>	<b>855,000</b>	Capital & Other	-
		<b>Total</b>	-

PROJECT OVERVIEW

21

### Middle Creek Drive Rehabilitation

Middle Creek Drive has subgrade failures causing the pavement, curb, and sidewalks to heave allowing water to penetrate the subgrade and has jeopardized the structural integrity of the pavement, curbs, and sidewalks. The deterioration of Middle Creek is believed to be from infiltration of ground water and irrigation systems. The Pavement Management Plan has identified PCI scores ranging from 7 to 83 on Middle Creek. The Plan recommends a combination of crack sealing, reconstruction for portions, and a thin mill and overlay for portions. This project is recommended for including in the 2021 bond election by the Buda Bond Advisory Committee.



Estimated Project Cost:		Project Task:		Duration
Design/Engineering	864,000	Planning/Design		6
ROW Acquisition	-	Right-of-way/Utilities		-
Construction	2,931,000	Construction		9
Other	-	Total		15
<b>Total</b>	<b>3,795,000</b>			


Funding Sources:		Onroad Operational Impact:	
Operating Fund	-	Personnel	-
Debt	3,795,000	Supplies & Materials	-
Grants/Other	-	Repair & Maint.	-
<b>Total</b>	<b>3,795,000</b>	Capital & Other	-
		<b>Total</b>	-

PROJECT OVERVIEW

22

### Garlic Creek Parkway Study

The future development of the Bailey tract will involve extension of a north-south arterial street from RM 967 to the new extension of SH 45. The development will also include east-west collector streets to conform with the City's Thoroughfare Plan. The developer must mitigate intersection safety concerns at RM 967. The ultimate thoroughfare construction will involve a multiparty agreement between the developer, the City, TxDOT and possibly Hays County. The study was included in the CAMPO Transportation Improvement Program with an 80/20 grant. In FY20, CAMPO shifted funds from this and other projects for improvements to IH-35. CAMPO has re-appropriated funds for this study but it is not clear which year it will proceed. The Bond Advisory Committee has recommended \$500,000 to be used for potential construction match for projects.



Estimated Project Cost:		Project Tasks:		Duration
Design/Engineering	350,000	Planning/Design		-
ROW Acquisition	-	Right-of-way/Utilities		-
Construction	-	Construction		-
Other	500,000	Total		-
<b>Total</b>	<b>850,000</b>			


Funding Source:		Ongoing Operational Impact:	
Operating Fund	70,000	Personnel	-
Debt	500,000	Supplies & Materials	-
Grants/Other	280,000	Repair & Maint.	-
<b>Total</b>	<b>850,000</b>	Capital & Other	-
		<b>Total</b>	-

PROJECT OVERVIEW

23

### RM 967 Right Turn Lane onto FM 1626

Construct a right turn lane from Canyon Wren Drive to FM 1626 to accommodate northbound traffic and to mitigate queuing from the intersection of FM 1626 and RM 967. This westbound lane is approximately 1,300 linear feet. The project may include drainage improvements and floodplain impacts. This project is recommended for including in the 2021 bond election by the Buda Bond Advisory Committee.



Estimated Project Cost:		Project Tasks:		Duration
Design/Engineering	444,260	Planning/Design		9
ROW Acquisition	-	Right-of-way/Utilities		-
Construction	1,037,000	Construction		9
Other	-	Total		18
<b>Total</b>	<b>1,481,260</b>			

Funding Source:		Ongoing Operational Impact:	
Operating Fund	-	Personnel	-
Debt	1,481,260	Supplies & Materials	-
Grants/Other	-	Repair & Maint.	-
<b>Total</b>	<b>1,481,260</b>	Capital & Other	-
		<b>Total</b>	-

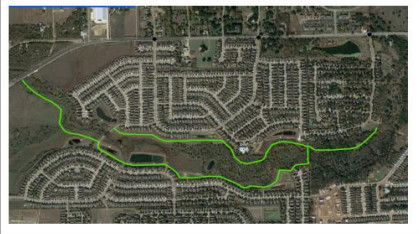
PROJECT OVERVIEW

24



### Garlic Creek Trail

Construct trails throughout the Garlic Creek Greenbelt. Phase I of the project was included in the 2014 Bond Election. The project will include 10' - 12' sections of natural trail, decomposed granite, and concrete to provide connections between adjacent neighborhoods. Pedestrian bridges will be constructed over low water areas that are prone to flooding and washout. This will include pre-fabricated bridges and field constructed bridges. Phase II proposes to expand the trail system to the east towards RM 967 to connect the White Oak Preserve neighborhood. This project was recommended for inclusion in the 2021 Buda Bond Election by the Buda Bond Advisory Committee.



Estimated Project Cost:		Project Task:		Duration
Design/Engineering	80,000	Planning/Design		6
ROW Acquisition		Right-of-way/Utilities		-
Construction	665,000	Construction		9
Other	-	Total		15
<b>Total</b>	<b>745,000</b>			

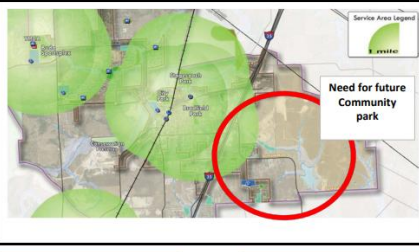
Funding Source:		On-going Operational Impact:	
Operating Fund	-	Personnel	-
Debt	745,000	Supplies & Materials	-
Grants/Other	-	Repair & Maint.	1,500
<b>Total</b>	<b>745,000</b>	Capital & Other	-
		<b>Total</b>	<b>1,500</b>

PROJECT OVERVIEW

25

### Eastside Community Park Land Acquisition

An approximately 70-acre site for a future community park on the east side of IH-35 was identified in the Parks Master Plan and identified as a high priority Tier 1 project by the 2021 Buda Bond Advisory Committee. This project has also been submitted for funding consideration through the Hays County Park Bond.



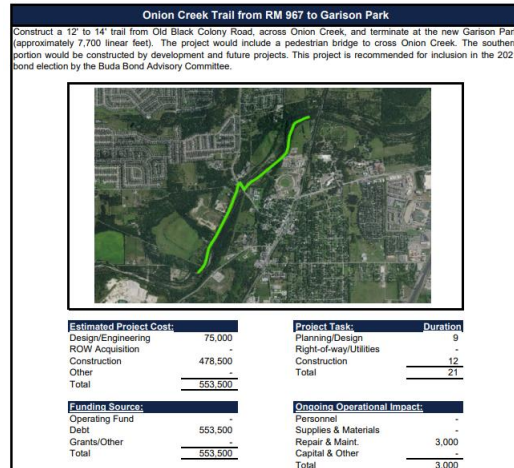
Estimated Project Cost (000's):		Project Task:		Duration
Design/Engineering	-	Planning/Design		-
ROW Acquisition	7,500,000	Right-of-way/Utilities		-
Construction	500,000	Construction		-
Other	-	Total		-
<b>Total</b>	<b>8,000,000</b>			

Funding Source:		On-going Operational Impact:	
Operating Fund	-	Personnel	-
Debt	8,000,000	Supplies & Materials	-
Grants/Other	-	Repair & Maint.	-
<b>Total</b>	<b>8,000,000</b>	Capital & Other	-
		<b>Total</b>	-

PROJECT OVERVIEW

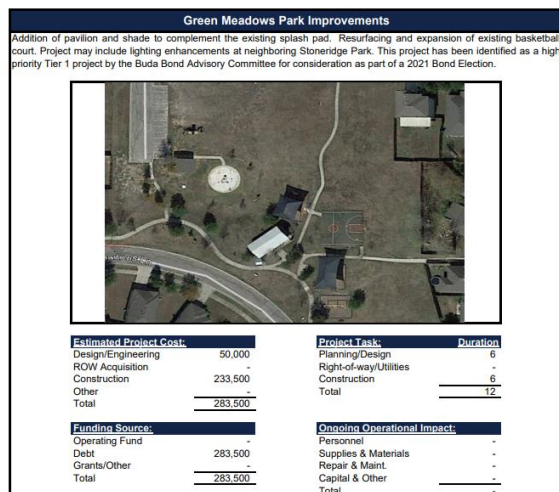
26

## PROJECT OVERVIEW



27

## PROJECT OVERVIEW

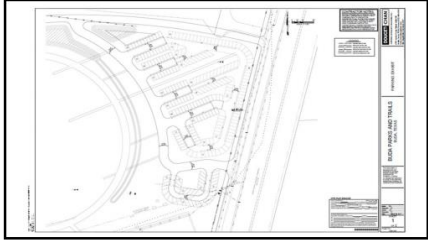


28



### City Park Parking Areas

Addition of approximately 250 all-weather surface parking spots for events at held at Buda Amphitheater and City Park that were removed from the scope during the City Park Improvement Project. Currently, the area is used for overflow parking on road base. This project has been included for consideration as part of the 2021 Bond Election.



Estimated Project Cost:		Project Task:		Duration
Design/Engineering	50,000	Planning/Design		-
ROW Acquisition	-	Right-of-way/Utilities		-
Construction	547,500	Construction	3	3
Other	10,000	Total	3	
<b>Total</b>	<b>607,500</b>			


Funding Source:		Ongoing Operational Impact:	
Operating Fund	-	Personnel	-
Debt	607,500	Supplies & Materials	-
Grants/Other	-	Repair & Maint.	-
<b>Total</b>	<b>607,500</b>	Capital & Other	-
		<b>Total</b>	-

PROJECT OVERVIEW

29

### Garison Memorial Park Development

Phase I of Garison Park development which includes the parking areas, trails, water access headquarters, and prairie land restoration. Future phases of the project would include the construction of a nature center and possible restoration of the McCaughan homestead. The City Council has allocated \$6 million for consideration as part of the 2021 Bond Election to be used for construction and grant match for the Hays County Parks Bond Funds.



Estimated Project Cost:		Project Task:		Duration
Design/Engineering	1,250,000	Planning/Design		24
ROW Acquisition	-	Right-of-way/Utilities		-
Construction	19,150,000	Construction	18	18
Other	-	Total	42	
<b>Total</b>	<b>20,400,000</b>			

Funding Source:		Ongoing Operational Impact:	
Operating Fund	-	Personnel	-
Debt	20,400,000	Supplies & Materials	-
Grants/Other	-	Repair & Maint.	77,500
<b>Total</b>	<b>20,400,000</b>	Capital & Other	-
		<b>Total</b>	77,500

PROJECT OVERVIEW

30