



**NOTICE OF MEETING OF THE
CITY COUNCIL
TUESDAY, MAY 5, 2026 – 6:00 PM
COUNCIL CHAMBERS ROOM 1098
405 E. LOOP STREET, BUILDING 100
BUDA, TX 78610**

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

A. CALL TO ORDER

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

B. INVOCATION

Cole Phillips, The Connection Church

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. ITEMS OF COMMUNITY INTEREST

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

F. PROCLAMATIONS

F.1 [Proclaiming May 2026 as Older Americans Month to be accepted by members of the Commission on Aging](#)

F.2 [Proclaiming May 3 - 9, 2026 as National Travel and Tourism Week and National Small Business Week, and May 4 - 8, 2026 as National Economic Development Week, to be accepted by Buda Economic Development Corporation and Community Relations and Destination Services Representatives](#)

G. PUBLIC COMMENT / PUBLIC TESTIMONY

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

H. CONSENT AGENDA [PUBLIC TESTIMONY]

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

H.1 [Approval of the March 31, 2026, and April 21, 2026, Special Meeting Minutes and the](#)

- H.2 Adoption of a Resolution amending Resolution #2026-R-03 regarding the grant submission to the Office of the Governor for rifle-resistant body armor to include the name of the designee and an additional designee to submit related grant reports on behalf of the applicant agency (Police Chief Bo Kidd)

I. WORKSHOP

- I.1 Purposes and Directives Work Session with Kendig Keast Collaborative for the Unified Development Code Update Project (Ashley Woolsey, Kending Keast Collaborative, and Development Services Director/City Engineer Angela Kennedy P.E., CFM)

J. PRESENTATIONS

- J.1 Presentation of donation check by the Garlic Creek Homeowners Association from the 5K/10K Race Fundraiser for the Garlic Creek Basketball Court improvements in the amount of \$1,949.00 (Parks Director Tony Host)

K. REGULAR AGENDA AND PUBLIC HEARINGS

- K.1 Public hearing, deliberation, and possible action to consider an Ordinance on first and possible final reading and to adopt said Ordinance regarding a Comprehensive Plan Amendment for approximately 9.849 acres out of Abstract 1 of the Phillip J. Allen Survey, addressed as 945 Old Black Colony Road, Hays County, TX 78610 (CPA 26-01) (Development Services Assistant Director Will Parrish) [PUBLIC TESTIMONY]
- K.2 Public hearing, deliberation, and possible action to consider an Ordinance on first and final reading and to adopt said Ordinance approving Amendment No. 2 to the City of Buda Annexation, Development, and Municipal Utility District Consent Agreement for the Colony at Cole Springs, involving approximately 168.883 acres located south of Old Black Colony Road and west and north of Cole Springs Road, between the City of Buda, Buda Municipal Utility District No. 1, Meritage Homes of Texas, LLC, and M/I Homes of Austin, LLC (Development Services Director/City Engineer Angela Kennedy, P.E. CFM) [PUBLIC TESTIMONY]
- K.3 Public hearing, deliberation, and possible action to consider an Ordinance on first and possible final reading and to adopt said Ordinance regarding a request by Kimley-Horn on behalf of MI Homes of Austin, LLC, for a Zoning Map Amendment to amend the previously approved Planned Development known as the Colony at Cole Springs (Z 20-01, Ord 2020-11) consisting of approx. 168.883 acres out of the Hiram Cummins Survey, A-108, Philip J Allen Survey, A-1, and S.V.R. Eggleston Survey, A-5, City of Buda, Hays County Texas (Z 26-04) (Development Services Assistant Director Will Parrish) [PUBLIC TESTIMONY]
- K.4 Deliberation and possible action to authorize the City Manager to execute the proposed Master Services Agreement (MSA) Amendment No. 3 to Lochner (formerly K Friese + Associates) for the Old Black Colony Reconstruction project to increase the amount of the Master Services Agreement from \$1,860,0000 to \$2,325,000 to account for additional survey, environmental work, design modifications, utility coordination, and utility relocation design needed for Old Black Colony Road (Capital Improvements Program Manager Austin Messerli, P.E.) [PUBLIC TESTIMONY]
- K.5 Deliberation and possible action to authorize the City Manager to execute the proposed Master Services Agreement (MSA) Amendment No. 3 to Cobb, Fendley & Associates, Inc. for the 2021 Bond Program Subsurface Utility Engineering and Utility Coordination

contract to increase the amount of the Master Services Agreement from \$150,000 to \$850,000 to account for Subsurface Utility Engineering and Utility Coordination needed for Austin Street, W Goforth Road, and Old Black Colony Road (Capital Improvements Program Manager Austin Messerli, P.E.) [PUBLIC TESTIMONY]

K.6 Deliberation and possible action to adopt a Resolution approving revisions to the Comprehensive Financial Management Policy (Finance Director Bianca Redmon) [PUBLIC TESTIMONY]

L. EXECUTIVE SESSION

L.1 Council will recess regular session and convene into executive session to deliberate on agenda items pursuant to Texas Government Code Chapter 551, Section 551.071(Consultation with Attorney) and Section 551.072 (Deliberation regarding Real Estate) regarding 100 Houston Street

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

N. CITY MANAGER'S REPORT

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

O. CITY COUNCIL'S BOARD AND COMMITTEE REPORTS

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

P. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

P.1 Update on Pending Items requested by City Council

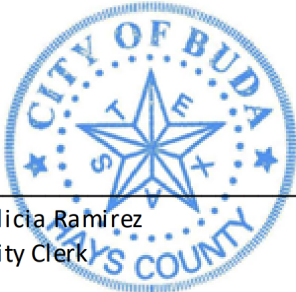
Q. ADJOURNMENT

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

or assistance.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Governing Body of the City of Buda, was posted on the bulletin board in front of Buda City Hall, which is readily accessible to the public at all times, by 6:00 pm on April 29, 2026.

/s/ _____
Alicia Ramirez
City Clerk



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

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

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

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

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

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



Agenda Item Report

Legislative Board: City Council
Date: May 5, 2026
Contact: Leticia Ortiz
Agenda Item ID / Number: 2026-402- / E.1

ITEM TITLE: List of upcoming local events and activities

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

Attachments:

[ICI_5.5.26.pdf](#)



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CITY HALL & LIBRARY **OFFICE CLOSURES**

EMERGENCY SERVICES WILL CONTINUE OPERATING

FRIDAY, MAY 8, 2026

AT 12 PM FOR ANNUAL STAFF PICNIC

MONDAY, MAY 25, 2026

IN OBSERVANCE OF MEMORIAL DAY



2

BUDA PUBLIC MEETINGS MAY 2026

ARTS COMMISSION
Wed., May 6 @ 6 p.m.

SUSTAINABILITY COMMISSION
Thur., May 7 @ 6 p.m.

HISTORIC PRESERVATION COMMISSION
Thur., May 7 @ 6:45 p.m.

BUDA ECONOMIC DEVELOPMENT CORPORATION
Mon., May 11 @ 6 p.m.

PLANNING AND ZONING COMMISSION
Tues., May 12 @ 6 p.m.

MAIN STREET ADVISORY BOARD
Wed., May 13 @ 6 p.m.

LIBRARY COMMISSION
Wed., May 14 @ 7 p.m.

COMMISSION ON AGING
Mon., May 18 @ 6 p.m.

2021 BUDA BOND OVERSIGHT COMMITTEE
Mon., May 18 @ 6:30 p.m.

JOINT MEETING CITY COUNCIL HISTORIC PRESERVATION COMMISSION
Tues., May 19 @ 5:30 p.m.

CITY COUNCIL
Tues., May 19 @ 6:30 p.m.

PARKS AND RECREATION COMMISSION
Wed., May 20 @ 6:30 p.m.

CANCELED PLANNING AND ZONING COMMISSION
Tues., May 26 @ 6 p.m.



* ALL MEETINGS IN CITY COUNCIL CHAMBERS UNLESS OTHERWISE NOTED

3

FREE PROGRAMS AT BUDA PUBLIC LIBRARY

MAY 2026

FEATURED

Anxiety & Depression Support Group
May 14 & 28
at 6:30 pm

Cancer Support Group
May 18
at 6:30 pm

Makers' Lab

Cricut Club*
May 11 at 6:30 pm

Sewing Machine Club*
May 18 at 6:30 pm

Self-Care Saturday

Discover Your Power Spots: A Feng Shui Basics Workshop*
May 9 at 10:30 am

Five Nature Elements Yoga & Meditation*
May 23 at 10:30 am

Art Classes

Art with Inspired Minds*
May 20 at 6:30 pm

Art and Mental Wellness*
May 26 at 6:30 pm

Health & Wellness

Cooking Class*
May 6 at 6:30 pm

End of Life Conversations
May 14 at 10:00 am

Adulting Made Easy*
May 19 at 6:30 pm

Other Programs

Pollinator Garden*
May 16 at 10:30 am

Dungeons and Dragons*
May 19 at 5 pm

Japanese Mahjong Club*
Thursdays at 5:30 pm

LEARN MORE AT BUDALIBRARY.ORG

PROGRAMS WITH AN * REQUIRE REGISTRATION

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

4



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

DROUGHT STAGE RESTRICTIONS

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

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

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

WATER PARTNERS' CURRENT DROUGHT STAGES

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

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

6

HELP SHAPE THE FUTURE OF BUDA!

CITY OF BUDA

NATIONAL COMMUNITY SURVEY



TAKE THE SURVEY NOW!
 CLOSES MAY 19

ENGLISH SPANISH




WWW.BUDATX.GOV/COMMUNITYSURVEY

7



**FRIDAY
MAY 22
7 PM - 9 PM**

@ MERIDIAN BUDA

MAYEUX & BROUSSARD







8

SIP N STROLL
DOWNTOWN DISCO
HISTORIC DOWNTOWN BUDA
 friday, may 8 | 5:30 pm - 9:00 pm

 tickets on sale now!

9

POP UP AND PLAY

DISC GOLF

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

- MAY 16:** Buda City Park
- JUNE 20:** Summer Pointe & Whispering Hollow Park
- JULY 18:** Green Meadows & Stoneridge Park
- AUGUST 15:** Buda City Park
- SEPTEMBER 19:** Summer Pointe & Whispering Hollow Park

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POP UP AND PLAY

PICKLEBALL

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

PLEASE BRING YOUR OWN PADDLES AND PICKLEBALLS!

STONERIDGE PARK
July 18
August 15

SUMMER POINTE PARK
May 16
June 20
September 19

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AUSTIN STREET AND WEST GOFORTH RECONSTRUCTION OPEN HOUSES

▶ VIRTUAL
MAY 1 - MAY 29
BUDABONDS.COM

▶ IN-PERSON
MAY 13
@ BUDA CITY HALL
405 E. LOOP ST.

- WEST GOFORTH: 5 PM - 6 PM
- AUSTIN STREET: 6:30 PM - 7:30 PM

LEARN ABOUT UPCOMING IMPROVEMENTS AND SHARE YOUR FEEDBACK!

BUDABONDS.COM

MORE BOND NEWS

BudaTx breathe the easy here.

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

 **WED., MAY 20**

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

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

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• 16TH ANNUAL •
BUDA FUN FISH

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

BUDATX.GOV/BUDAFUNFISH

AWARDS FROM 5 DIFFERENT CATEGORIES!











HOW TO STATIONS \ \ FREE \ \ DERBY AWARDS

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Agenda Item Report

Legislative Board: City Council
Date: May 5, 2026
Contact: Matthew Wright
Agenda Item ID / Number: 2026-394- / F.1

ITEM TITLE: Proclaiming May 2026 as Older Americans Month to be accepted by members of the Commission on Aging

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

Attachments:

[2026_Proclamation_OLDER_AMERICANS_MONTH.pdf](#)

Proclamation

Recognizing May 2026 Older Americans Month

WHEREAS, Buda, Texas includes a growing number of older Americans who enrich our community through their experience, wisdom, and continued contributions to our society; and

WHEREAS, The City of Buda is committed to strengthening our community by promoting health, well-being, and independence for all residents, particularly as they age; and

WHEREAS, the 2026 Older Americans Month theme, "**Champion Your Health**," highlights the importance of prevention, wellness, and personal responsibility as cornerstones of healthy aging; and

WHEREAS, The City of Buda encourages older adults to take an active role in managing their health, accessing preventive care, and making informed decisions that support their independence and well-being; and

WHEREAS, The City of Buda Commission on Aging is dedicated to creating an inclusive Buda community that supports older adults' choices regarding how they age, recognizing that our community is stronger when all members can fully participate;

NOW THEREFORE, I, Lee Urbanovsky, Mayor of the City of Buda, Texas, do hereby proclaim May 2026 to be Older Americans Month. I urge every resident to recognize the contributions of our older citizens, to adopt a proactive approach to their own health, and to support efforts that empower older adults to lead their healthiest lives.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Buda, Texas, this 5th of May 2026.

Attest:

Lee Urbanovsky, Mayor

Alicia Ramirez, City Clerk



Agenda Item Report

Legislative Board: City Council
Date: May 5, 2026
Contact: Lysa Gonzales, Tourism Director
Agenda Item ID / Number: 2026-397- / F.2

ITEM TITLE: Proclaiming May 3 - 9, 2026 as National Travel and Tourism Week and National Small Business Week, and May 4 - 8, 2026 as National Economic Development Week, to be accepted by Buda Economic Development Corporation and Community Relations and Destination Services Representatives

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

Attachments:

[Proclamation_NTTW_NSBW_NEDCW_2026.pdf](#)

Proclamation

Recognizing May 3-9, 2026 as National Travel and Tourism Week and National Small Business Week and May 4-8, 2026 as National Economic Development Week

WHEREAS, the City of Buda recognizes the vital role that travel, tourism, small businesses, and economic development play in supporting a strong, resilient, and vibrant local economy; and

WHEREAS, during National Travel and Tourism Week, observed May 3–9, 2026, we celebrate the meaningful contributions of visitors and the tourism industry, which supports approximately 15 million jobs nationwide and generates nearly \$2.9 trillion in economic output each year, fueling local businesses, generating tax revenue, and enhancing quality of life by showcasing Buda’s parks, events, and cultural experiences while reinforcing the City’s identity as a welcoming destination;

WHEREAS, during National Small Business Week, observed May 3–9, 2026, we honor the entrepreneurs and small business owners who serve as the backbone of our community, representing 99.9% of all U.S. businesses and employing more than 60 million Americans, or nearly half of the private workforce, while also creating two out of every three new jobs, driving innovation, and investing in Buda’s future while providing the unique charm and local character that make our city a desirable place to live, work, and visit;

WHEREAS, during Economic Development Week, observed May 4-8, 2026, we recognize the importance of strategic partnerships and thoughtful planning that support business retention, expansion, and recruitment, strengthening the tax base and creating opportunities for residents, as demonstrated by national efforts such as those led by the U.S. Economic Development Administration, which invested over \$1 billion in projects in 2024 alone, supporting more than 52,000 jobs across communities, highlighting the measurable impact of coordinated economic development initiatives on long-term financial sustainability;

WHEREAS, these three efforts work together to support managed and intentional growth in a financially responsible manner, while advancing the City’s commitment to community, service, and a high quality of life;

NOW, THEREFORE, I, Lee Urbanovsky, Mayor of the City of Buda and on behalf of the Buda City Council, do hereby recognize and celebrate National Travel and Tourism Week, National Small Business Week, and National Economic Development Week, and encourage residents, businesses, and visitors to support and promote the local economy that makes Buda a thriving and dynamic community.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Buda, Texas, this 5th day of May 2026.

Attest:

Lee Urbanovsky, Mayor

Alicia Ramirez, City Clerk



Agenda Item Report

Legislative Board: City Council
Date: May 5, 2026
Contact: Alicia Ramirez, City Clerk
Agenda Item ID / Number: 2026-96- / H.1

ITEM TITLE: Approval of the March 31, 2026, and April 21, 2026, Special Meeting Minutes and the April 21, 2026, Regular Meeting Minutes (City Clerk Alicia Ramirez)

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

Attachments:

[2026-0331 DRAFT Minutes SP - Sportsplex.pdf](#)
[2026-0421 DRAFT Minutes.pdf](#)

CALL TO ORDER

Mayor Urbanovsky called the meeting to order at 6:08 p.m.

ROLL CALL

Assistant City Manager Lindsey Baker certified a quorum with the following Councilmembers present:

Mayor Lee Urbanovsky
Mayor Pro Tem (SMD B) Evan Ture
Councilmember, SMD C Kimberly Goodman
Councilmember At-Large, Position 1 Matt Smith
Councilmember At-Large, Position 2 Monica Davidson

Councilmembers Greg Bowles and LaVonnia Horne-Williams were absent and excused from the meeting.

Assistant City Manager Lindsey Baker certified a quorum with the following Commission Members present:

Andrew Jupe
Wendy L. Scott

Kevin Forsythe, Grant Henry, Jeffrey K Morales, and Tia Pair were absent from the meeting.

SPECIAL AGENDA

TOUR OF BUDA SPORTSPLEX CONSTRUCTION SITE

ADJOURNMENT

The tour was adjourned at 6:57 p.m.

THE CITY OF BUDA, TEXAS

Lee Urbanovsky, Mayor

ATTEST:

Alicia Ramirez, TRMC DATE
City Clerk

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

CALL TO ORDER

Mayor Urbanovsky called the meeting to order at 6:35 p.m.

ROLL CALL

City Clerk Alicia Ramirez certified a quorum with the following Councilmembers present:

Mayor Lee Urbanovsky
Mayor Pro Tem (SMD B) Evan Ture
Councilmember, SMD A Greg Bowles
Councilmember, SMD C Kimberly Goodman
Councilmember At-Large, Position 2 Monica Davidson
Councilmember At-Large, Position 3 LaVonia Horne-Williams

Councilmember At-Large, Position 1 Matt Smith and was absent and excused from the meeting.

ITEMS OF COMMUNITY INTEREST

Community Relations & Destination Services Director Lysa Gonzalez presented upcoming events and announcements.

PROCLAMATIONS

Proclaiming National Library Week, April 19th - 25th, accepted by the Buda Public Library staff members, Library Commission members, and Friends of the Buda Library board members.

Recognizing April 22, 2026, as Earth Day and Mayor's Monarch Pledge Day 2026, received by Senior Planner Victor Escamilla and members of the Sustainability Commission.

Proclaiming April 26 and 27, 2026, Buda Lions Club Hays Country Fair and Wiener Dog Races Days, accepted by Lions Club President Scott Cary and Members.

Proclaiming Main Street Week 2026 accepted by the Main Street Advisory Board and City of Buda Destination Services team.

PUBLIC COMMENT / PUBLIC TESTIMONY

Public comments were made by James Fort of 140 Wild Wind Cove, Buda.

SPECIAL JOINT MEETING - Tax Increment Reinvestment Zone (TIRZ) Board #2

The Colony at Cole Springs TIRZ #2 Board meeting was called to 7:07 pm.

RATIFICATION AND APPROVAL BY THE TIRZ #2 BOARD OF THE SUBMITTAL OF THE TAX INCREMENT REINVESTMENT ZONE (TIRZ) ZONE #2 REPORT

Finance Director Bianca Redmon presented the annual TIRZ #2 report showing \$329k in revenue remitted to Buda MUD #1, with zero fund balance as all captured tax increment funds are passed through to the municipal utility district.

Motion to ratify the TIRZ #2 Report, as presented, was made by Mayor Urbanovsky and seconded by Mayor Pro Tem Ture. Motion carried unanimously.

There being no further business, the meeting was adjourned at 7:14 p.m.

SPECIAL JOINT MEETING - Tax Increment Reinvestment Zone (TIRZ) Board #3

The Persimmon TIRZ #3 Board meeting was called to order at 7:15 p.m. Walt Smith, Hays County Commissioner Precinct #4 joined the board meeting.

RATIFICATION AND APPROVAL BY THE TIRZ #3 BOARD OF THE SUBMITTAL OF THE TAX INCREMENT REINVESTMENT ZONE (TIRZ) ZONE #3 REPORT

Finance Director Bianca Redmon presented the TIRZ #3 report for Persimmon Development, showing all zeros as the zone is in its infancy with no development activity yet reported. Commissioner Smith provided recommendations for enhanced reporting and more frequent meetings to monitor project progress and ensure accurate property valuations.

Motion, to ratify the TIRZ #3 report, as presented, was made by Mayor Urbanovsky and seconded by Councilmember Horne-Williams. Motion carried unanimously.

There being no further business, the meeting was adjourned at 7:33 p.m.

CONSENT AGENDA [PUBLIC TESTIMONY]

APPROVAL OF THE APRIL 7, 2026, REGULAR CITY COUNCIL MEETING MINUTES (CITY CLERK ALICIA RAMIREZ)

AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF BUDA AND COMMUNITY ACTION, INC. OF CENTRAL TEXAS TO PROVIDE HIGH SCHOOL EQUIVALENCY PREPARATION AND/OR ENGLISH AS A SECOND LANGUAGE CLASSES AT THE BUDA PUBLIC LIBRARY (LIBRARY DIRECTOR MELINDA HODGES)

RATIFICATION AND APPROVAL BY THE CITY COUNCIL OF THE SUBMITTAL OF THE TAX INCREMENT REINVESTMENT ZONE (TIRZ) ZONE #2 REPORT (FINANCE DIRECTOR BIANCA REDMON)

RATIFICATION AND APPROVAL BY THE CITY COUNCIL OF THE SUBMITTAL OF THE TAX INCREMENT REINVESTMENT ZONE (TIRZ) ZONE #3 REPORT (FINANCE DIRECTOR BIANCA REDMON)

APPROVAL OF EXPENDITURES AND A BEDC BUDGET AMENDMENT IN AN AMOUNT NOT TO EXCEED ONE MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,250,000.00) FOR PROJECT CABOOSE/TRAIN DEPOT CONSTRUCTION, RENOVATION AND SITE PLAN (BEDC CEO JENNIFER STORM)

APPROVAL OF EXPENDITURES AND BEDC BUDGET AMENDMENT FOR FISCAL YEAR 2026 IN AN AMOUNT NOT TO EXCEED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00) FOR PROFESSIONAL

SERVICES RELATED TO THE HOME FOR INNOVATORS, VISIONARIES, & ENTREPRENEURS (HIVE) (BEDC CEO JENNIFER STORM)

Motion to approve the Consent Agenda, as presented, was made by Council Member Davidson and seconded by Council Member Goodman. Motion carried unanimously.

REGULAR AGENDA

PRESENTATION AND POSSIBLE ACTION REGARDING UPDATES TO THE BUDA SPORTSPLEX, INCLUDING CONSTRUCTION PROGRESS, PROGRAMMING, TOURISM IMPACT, MARKETING STRATEGY, AND CONSIDERATION OF THE FACILITY NAME

Staff presented comprehensive updates on the Buda Sportsplex project including construction progress, programming plans, tourism impact projections, and marketing strategy. The presentation highlighted the facility's potential to generate significant economic impact through tournaments, with projections of nearly \$500,000 in economic activity per major tournament weekend. Staff recommended renaming the facility to "Buda Championship Park" to better reflect its competitive positioning and marketing appeal.

Council discussed the name change, with some members expressing concerns about the length and branding elements, while others appreciated the athletic positioning. The graphics were generally well-received with minor suggestions regarding the softball versus baseball imagery.

Motion, to approve the logo and name of sportsplex as Buda Championship Park, was made by Councilmember Davidson and seconded by Mayor Pro Tem Ture. Motion carried unanimously.

ADOPTION OF ORDINANCE #2026-10 ON FIRST AND FINAL READING APPROVING THE FISCAL YEAR 2026 BUDGET AMENDMENT #2, CONSISTING OF DONATIONS, GRANTS, POLICE SOFTWARE, PERSONNEL CHANGES, ANIMAL SHELTER CONTRIBUTIONS, AND CIP & WASTEWATER RELATED PROFESSIONAL SERVICE AGREEMENTS

Finance Director Bianca Redmon presented Budget Amendment #2 totaling \$229,000 across multiple funds, including donations, grants, software subscriptions, personnel changes, and capital projects. The amendment maintains compliance with all fund balance policies.

Motion, to consider the Ordinance on first and final reading, was made by Mayor Urbanovsky and seconded by Councilmember Horne-Williams. Motion carried unanimously.

Personnel change: Planning Tech/Code Enforcement Trainee

Motion, to adopt the Ordinance, as presented, was made by Mayor Urbanovsky and seconded by Councilmember Davidson. Motion carried unanimously.

AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE THE PROPOSED MASTER SERVICES AGREEMENT (MSA) AMENDMENT NO. 3 TO LOCHNER (FORMERLY K FRIESE + ASSOCIATES) FOR THE OLD BLACK COLONY RECONSTRUCTION PROJECT TO INCREASE THE AMOUNT OF THE MASTER SERVICES AGREEMENT FROM \$1,860,000 TO \$2,325,000 TO ACCOUNT FOR ADDITIONAL SURVEY,

ENVIRONMENTAL WORK, DESIGN MODIFICATIONS, UTILITY COORDINATION, AND UTILITY RELOCATION DESIGN NEEDED FOR OLD BLACK COLONY ROAD

Capital Improvements Program Manager Austin Messerli, P.E., requested authorization to increase the Lochner MSA from \$1,860,000 to \$2,325,000 for additional survey work, environmental assessments, utility coordination, and potential archaeological contingencies near Antioch cemetery. Council expressed concerns about the lack of detailed breakdown between known required work and contingency amounts for potential discoveries.

Motion, to table the Master Service Agreement until further details, as presented, was made by Mayor Urbanovsky and seconded by Councilmember Horne-Williams. Motion carried unanimously.

AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE THE PROPOSED MASTER SERVICES AGREEMENT (MSA) AMENDMENT NO. 3 TO COBB, FENDLEY & ASSOCIATES, INC. FOR THE 2021 BOND PROGRAM SUBSURFACE UTILITY ENGINEERING AND UTILITY COORDINATION CONTRACT TO INCREASE THE AMOUNT OF THE MASTER SERVICES AGREEMENT FROM \$150,000 TO \$850,000 TO ACCOUNT FOR SUBSURFACE UTILITY ENGINEERING AND UTILITY COORDINATION NEEDED FOR AUSTIN STREET, W GOFORTH ROAD, AND OLD BLACK COLONY ROAD

Capital Improvements Program Manager Austin Messerli, P.E., Mr. Messerli requested authorization to increase the Cobb Fendley MSA from \$150,000 to \$850,000 for subsurface utility engineering and coordination across three major transportation projects. City Manager Grau clarified that this represents a consolidation of previously allocated funds from other contractors rather than entirely new expenditures, as Cobb Fendley has demonstrated superior performance.

Motion, to table the Master Service Agreement to provide additional information, was made by Mayor Pro Tem Ture and seconded by Council Member Horne-Williams. Motion carried unanimously.

RECESS

At 9:10 p.m., Mayor Urbanovsky called for a recess.

RECONVENE

At 9:25 p.m., Council reconvened, and the following business was transacted.

EXECUTIVE SESSION

At 9:25 p.m., Council convened in executive session pursuant to the Texas Government Code Chapter 551: Section 551.071 (Consultation with Attorney) regarding: 1) The Colony at Cole Springs Development Agreement; 2) Section 551.072 (Deliberation regarding Real Estate): a) Memorandum of Agreement for property located at 101 Wiley Way Buda, Texas 78610 for easements and the associated costs of making necessary improvements for the RM 967 Sidewalk Improvements Project and b) parkland acquisition

RECONVENE

At 10:17 p.m., Council reconvened, and the following business was transacted and and took action on executive session matters.

ADOPTION OF RESOLUTION #2026-R-23 APPROVING A MEMORANDUM OF AGREEMENT WITH GLENN AND KAY BURKHART REGARDING A SIDEWALK EASMENT AND A TEMPORARY CONSTRUCTION EASEMENT LOCATED AT 101 WILEY WAY BUDA, TEXAS

Motion, to adopt the Resolution, as discussed in executive session, was made by Mayor Urbanovsky and seconded by Mayor Pro Tem Ture. Motion carried unanimously.

CITY MANAGER'S REPORT

- COVID-19
- 2014 & 2021 Bond Program
- Capital Improvement projects
- Destination Services Projects
- Developments
- Drainage Projects
- Engineering Department
- Finance Department
- Grant-related Projects
- Law Enforcement
- Legislative Update
- Library Projects
- Parks & Recreation Department
- Planning Department
- Road Projects
- Special Projects
- Status on Requested Future Items
- Strategic Plan
- Wastewater Projects
- Water Projects

City Manager Micah Grau provided an update on City Manager Grau provided updates on the community survey progress, successful bond refunding saving \$1.4 million in debt service, TxDOT coordination meetings, bond committee activities including new bike/pedestrian projects, upcoming Garison Park bids, TIRZ reporting clarifications, Hays County FM 2001 improvements, and historic guidelines committee progress.

CITY COUNCIL'S BOARD AND COMMITTEE REPORTS

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

City of Buda Transportation/Mobility Committee (Goodman, Horne-Williams, & Urbanovsky)
City of Buda Water/Wastewater/Drainage Committee (Davidson, Bowles, & Urbanovsky)

No Reports were provided.

CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

No requests were made.

ADJOURNMENT

Motion, to adjourn the meeting, was made by Mayor Urbanovsky and seconded by Mayor Pro Tem Ture.
Motion carried unanimously.

There being no further business, the meeting was adjourned at 10:25 p.m.

THE CITY OF BUDA, TEXAS

Lee Urbanovsky, Mayor

ATTEST:

Alicia Ramirez, TRMC DATE
City Clerk

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



Agenda Item Report

Legislative Board: City Council
Date: May 5, 2026
Contact: Bo Kidd, Police Chief
Agenda Item ID / Number: 2026-49- / H.2

ITEM TITLE: Adoption of a Resolution amending Resolution #2026-R-03 regarding the grant submission to the Office of the Governor for rifle-resistant body armor to include the name of the designee and an additional designee to submit related grant reports on behalf of the applicant agency (Police Chief Bo Kidd)

1. EXECUTIVE SUMMARY

In the last legislative session, the State of Texas allocated \$3 million dollars to the Rifle-Resistant Body Armor Grant Program for FY2027. The Buda Police Department is eligible and would like to apply for funding under this grant.

2. BACKGROUND/HISTORY

The City Council adopted Resolution #2026-R-03 in January to authorize staff to apply for the grant. However, the CAPCOG Representative requested the resolution include the name of the designee and an additional designee to submit the financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

The State of Texas has allocated funds for this program since 2017. CAPCOG is now accepting applications for projects under this program to increase the safety of Texas law enforcement officers and prevent further loss of life in active shooter situations. This particular grant requires minimal staff time to administer as there is only one required report after purchase.

3. ANALYSIS

N/A

4. FINANCIAL IMPACT

None; there is no matching requirement under this program.

5. STRATEGIC PLAN/GOALS

OTHER

6. STRATEGIC PLAN OBJECTIVES

Safety

7. PROS AND CONS

N/A

8. ALTERNATIVES

N/A

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff seeks direction from City Council to adopt or reject a resolution approving submission of the grant application for rifle-resistant body armor and designate the Police Chief and Finance Director as the authorizing official.

Attachments:

[Resolution - PD Grant Rifle Resistant Armor Amdmt.pdf](#)

RESOLUTION #2026-R-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS PROVIDING FOR THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR (TEXAS) FOR RIFLE-RESISTANT BODY ARMOR

WHEREAS, finds it in the best interest of the citizens of Buda that the Rifle Resistant Body Armor be operated for the FY 2026-2027 (Year); and

WHEREAS, and the City of Buda agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Buda assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, the City of Buda adopted Resolution #2026-R-03 authorizing the Chief of Police as the grantee’s authorized official for the submission of a grant application to the Office of the Governor (Texas) for Rifle-Resistant Body Armor; and

WHEREAS, the City of Buda wishes to amend the Resolution to further include the name of the designee and an additional designee to submit the financial and/or programmatic reports or alter a grant on behalf of the applicant agency; and

WHEREAS, the City of Buda designates Chief of Police Jimmy “Bo” Kidd as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency.

WHEREAS, the City of Buda designates City Finance Director Bianca Redmon as the grantee’s as the grantee’s financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

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

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

Section 2. The City of Buda approves the submission of the grant application for the Rifle Resistant Body Armor Program FY2027 to the Office of the Governor; and the name of the designee and the additional designee to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

Section 3. Severability. If any clause or provision of this resolution shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the resolution, which shall continue to have full force and effect.

Section 4. Repeal. All resolutions or parts of resolutions in conflict herewith are expressly repealed.

Section 5. Effective Date. This resolution shall be effective upon passage by the City Council.

PASSED, APPROVED, AND ADOPTED by an affirmative vote of the City Council of the City of Buda, Texas this 5th day of May 2026.

Grant Number: 57423401

CITY OF BUDA, TEXAS:

ATTEST:

Lee Urbanovsky, Mayor

Alicia Ramirez, City Clerk



Agenda Item Report

Legislative Board: City Council
Date: May 5, 2026
Contact: Angela Kennedy, Director
Agenda Item ID / Number: 2026-398- / I.1

ITEM TITLE: Purposes and Directives Work Session with Kendig Keast Collaborative for the Unified Development Code Update Project (Ashley Woolsey, Kending Keast Collaborative, and Development Services Director/City Engineer Angela Kennedy P.E., CFM)

1. EXECUTIVE SUMMARY

The City of Buda is undertaking a comprehensive update to its Unified Development Code (UDC) to better manage growth while preserving the community's distinctive character. This effort is intended to modernize development regulations, streamline review processes, and ensure that new projects are consistent with the City's Strategic Plan, the Our Buda Our Future 2024 Comprehensive Plan, the Downtown Master Plan, and the Trails Master Plan, including their emphasis on walkability, diverse housing options, enhanced public spaces, and the historic development pattern of the Downtown District. This workshop is intended to introduce the project team, outline the timeline, goals and objectives, and to seek feedback from City Council.

2. BACKGROUND/HISTORY

The City of Buda is undertaking a comprehensive update to its Unified Development Code (UDC) to ensure consistency with the City's Strategic Plan, the Our Buda Our Future 2024 Comprehensive Plan, the Downtown Master Plan, and the Trails Master Plan. On September 17, 2025, the City issued a Request for Proposals (RFP) for qualified planning consultants to undertake a comprehensive update of the Unified Development Code (UDC). The Contract to update the City's UDC was awarded to Kendig Keast Collaborative at the February 17, 2026 Council meeting. The Code Advisory Ad Hoc Committee that will meet to review and provide feedback on proposed UDC changes was appointed at the April 7, 2026 Council meeting.

3. ANALYSIS

The City of Buda is undertaking a comprehensive update to its Unified Development Code (UDC) to better manage growth while preserving the community's distinctive character. This effort is intended to modernize development regulations, streamline review processes, and ensure that new projects are consistent with the City's Strategic Plan, the Our Buda Our Future 2024 Comprehensive Plan, the Downtown Master Plan, and the Trails Master Plan, including their emphasis on walkability, diverse housing options, enhanced public spaces, and the historic development pattern of the Downtown District.

This workshop is intended to introduce the project team, outline the timeline, goals and objectives, and to seek feedback from City Council on the following topics:

- Desired development outcomes and concerns;
- Expectations for the UDC's role in shaping growth and redevelopment;
- Key implementation challenges and opportunities;
- Direction on clarity, predictability, and flexibility in regulations; and
- Council priorities for usability, enforcement, and long-term adaptability.

This session is intended to confirm governing-body direction and intent, not to adopt policy positions

or amend existing plans.

4. FINANCIAL IMPACT

None

5. STRATEGIC PLAN/GOALS

EXCEPTIONAL CITY SERVICES

6. STRATEGIC PLAN OBJECTIVES

Become a more business-friendly City government - regulations, codes and processes

7. PROS AND CONS

Not applicable

8. ALTERNATIVES

Not Applicable

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

This item is for discussion and feedback from Council.

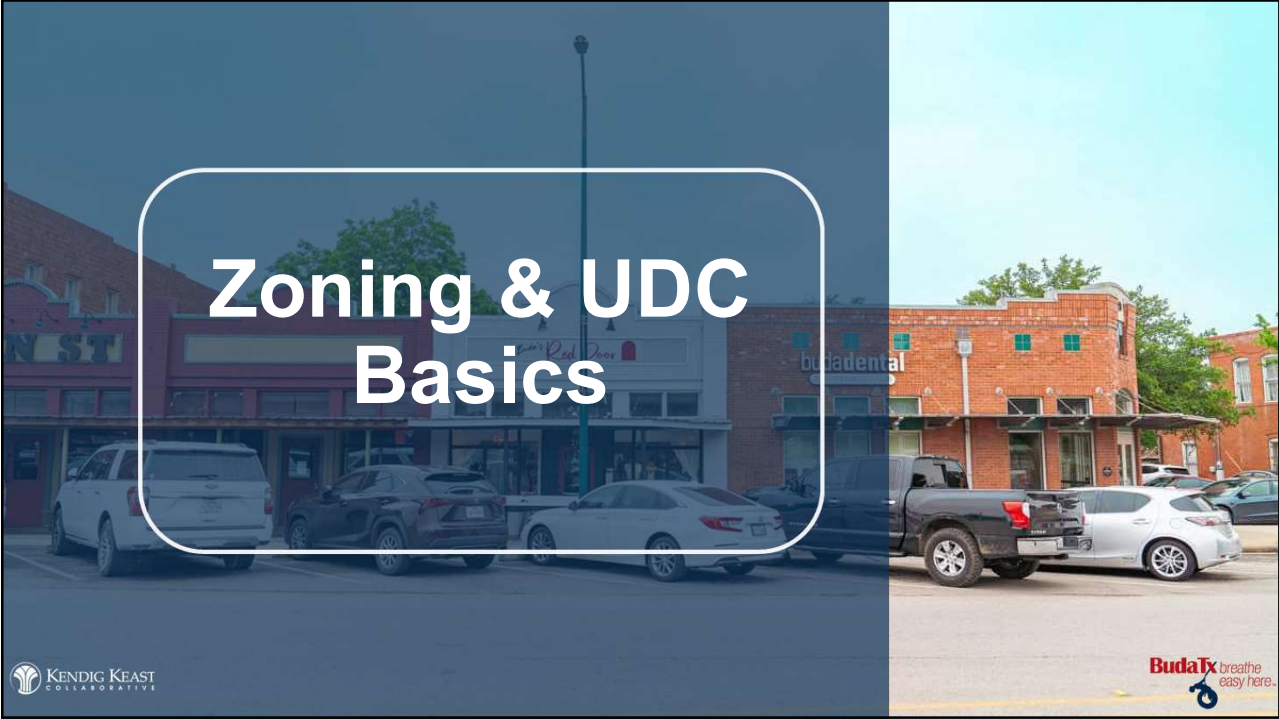
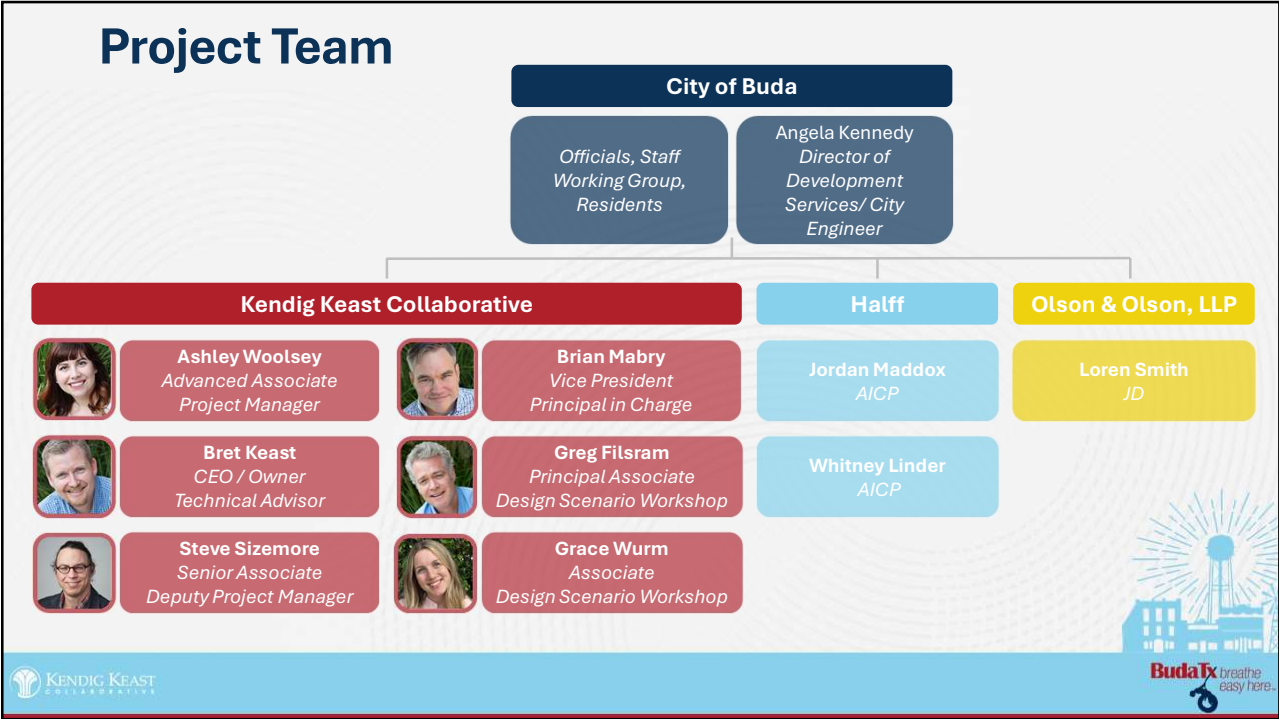
Attachments:

[Buda UDC Update - Introduction Power Point 5.5.26.pdf](#)



Agenda

- **Meet the Project Team**
- **Zoning & UDC Basics**
 - What Zoning Is and What It Does
 - What a UDC Is
 - Comprehensive Plan vs. UDC
- **Project Details**
 - Project Goals
 - Project Timeline and Modules
 - Roles Staff Working Group and Citizen Advisory Committee
- **Discussion and Questions**
-



What Zoning IS?

- Breaks City into areas called “zoning districts” by land use and physical characteristics of how land is/will be developed
- Consists of a text document (UDC) and accompanying zoning map



What Zoning Does?

- Prevents **incompatible uses** from locating next to one another
 - Outlines **permitted uses within each zoning district**
 - Makes some uses **special uses** that require a public hearing before they can be established
 - **Prohibits** some uses in certain zoning districts
- Provides standards for **landscaping, parking, lighting, and signs**
- Establishes **review bodies, procedures, and permits** for regulating land use

What a UDC is NOT

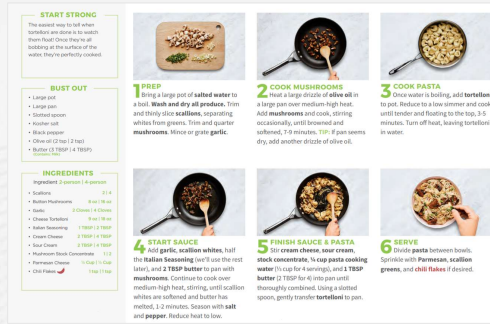
- Although, some of the following may be referenced and linked to within the UDC, it **IS NOT**:
- **Property Tax Policy.** It will not raise or lower the City's property tax rate.
- **Annexation Policy.** Annexation of land is more closely related to a Comprehensive Plan.
- **Capital Improvements Program.** It does not set City policy, priorities, or schedule for the extension or improvement of public infrastructure.
- **Building Code.** This regulates how structures are built to ensure their future structural soundness and safety.
- **Construction Standards.** It does not specify how thick subbase, base, and paved surfaces should be, how curb and gutter is built, etc.

Comprehensive Plan vs UDC

- Buda recently updated the Comprehensive Plan which was adopted in September 2024.
- What's the difference between it and this update?
 - The **Comprehensive Plan** sets **broad policies** for the growth and economic development of the City and its specific areas
 - The **UDC** is a set of **laws, procedures, standards, and a zoning map** that implement some of those policies



Comprehensive Plan vs UDC



- Shows the possibilities
- Less information on ingredients and timing
- Lots of pictures
- Does not get into the details
- How to make the menu items (Comprehensive Plan's land use related goals and objectives)
- Some pictures but they are more technical in nature
- Detail-oriented



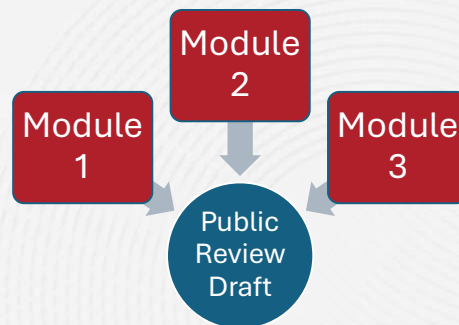
Project Summary & Goals

- Primary goal is to implement relevant recommendations and actions listed in the Our Buda, Our Future 2024 Comprehensive Plan
- Other project goals:
 - Modernize UDC while maintaining its current structure and organization;
 - Streamline development processes to reduce the number of required board and committee appearances;
 - Enhance efficiency and flexibility; and
 - Align with City's vision for sustainable, high-quality long-term development



Drafting Modules

- Drafting and preliminary review of the updates will happen in 3 modules (i.e. it is split into 3 parts)
 - The Annotated Outline will show which sections are in which module.
- Once each module has been reviewed and revised, they will be combined for the Public Review Draft and then finally, the Public Review Draft which will be the draft that is discussed/voted on for adoption by the Planning & Zoning Commission and City Council



Design Scenario Workshop

- KKC will facilitate a hands-on workshop on Trip #2 to help participants visualize how different zoning approaches could shape Buda’s built environment.

City staff and KKC will, together:

- **Identify** two representative locations and development types to be explored
- **Define scenario alternatives** based on variations in zoning tools such as use mix, building form, height, setbacks, and parking.
- Host an in-person event with **guided discussions and feedback** tools.
- **Analyze responses** to identify preferences, concerns, and themes and how they may be implemented by the UDC.



Project Timeline

Phase 1: Project Orientation & Diagnostic

- Project Kick-Off
- Plan and Policy Review
- Diagnostic and Gap Analysis

April - June 2026



Continues throughout project

Phase 3: UDC Drafting & Testing

- Drafting UDC Modules (3)
- Presentation of Content for Each Module
- Public Review Draft
- Code Testing
- Legal Review

Aug 2026 - Dec

Jan-Mar 2028

Phase 2: Stakeholder & Public Engagement

- 3-Day Community Immersion (includes stakeholder interviews)
- Design Scenario Workshop
- Meetings with Staff Working Group and Code Advisory Committee
- Public Open Houses

- ### Phase 4: Adoption and Implementation Support
- Public Hearing Draft
 - PZC and CC Public Hearings
 - Staff Training
 - Public Guide



Role of the Staff Working Group and Citizen Advisory Committee

- Meet semi-regularly to discuss drafts
- Will review modules and provide feedback that will inform changes to each module
- Provide direction on topics during drafting, when needed



Role of Planning & Zoning Commission & City Council

- You have the final say!
 - Review and give feedback on draft modules
 - Stay up to date on the progress of the project (periodic updates presentations from KKC)
 - Conduct public hearings on the Public Hearing draft
 - Make formal recommendation on the ZO (P&Z)
 - Adopt the UDC (City Council)



City Council Discussion Topics:

- Desired development outcomes and concerns;
- Expectations for the UDC's role in shaping growth and redevelopment;
- Key implementation challenges and opportunities;
- Direction on clarity, predictability, and flexibility in regulations; and
- Council priorities for usability, enforcement, and long-term adaptability.



Planning and Zoning Commission Discussion Topics:

- Code clarity and interpretation issues;
- Development patterns and recurring variances;
- Compatibility, transitions, and neighborhood impacts; and
- Review and recommendation responsibilities under a new UDC.







Agenda Item Report

Legislative Board: City Council
Date: May 5, 2026
Contact: Anthony Host
Agenda Item ID / Number: 2026-401- / J.1

ITEM TITLE: Presentation of donation check by the Garlic Creek Homeowners Association from the 5K/10K Race Fundraiser for the Garlic Creek Basketball Court improvements in the amount of \$1,949.00 (Parks Director Tony Host)

1. EXECUTIVE SUMMARY

Garlic Creek Homeowner's Association will present a check in the amount of \$1949.00 to the City of Buda from the 2026 Garlic Creek 5K/10K Race fundraiser. The following is the breakdown of the total \$20,324.99 that they have donated.

2026 \$1,949.00
2025 \$5,475.25
2024 \$4,786.94
2023 \$5,748.22
2022 \$2,365.58

2. BACKGROUND/HISTORY

The Garlic Creek HOA hosts an annual 5K/10K race to raise funds that are donated to the City of Buda and which go toward the maintenance of the Garlic Creek Park.

3. ANALYSIS

N/A

4. FINANCIAL IMPACT

\$1,949 will be deposited into the General Fund, but will be earmarked for Garlic Creek basketball court improvements.

5. STRATEGIC PLAN/GOALS

FUN EXPERIENCES FOR ALL

6. STRATEGIC PLAN OBJECTIVES

Community appreciation.

7. PROS AND CONS

N/A

8. ALTERNATIVES

N/A

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff recommends accepting the donation.

Attachments:



Agenda Item Report

Legislative Board: City Council
Date: May 5, 2026
Contact: Victor Escamilla
Agenda Item ID / Number: 2026-347- / K.1

ITEM TITLE: Public hearing, deliberation, and possible action to consider an Ordinance on first and possible final reading and to adopt said Ordinance regarding a Comprehensive Plan Amendment for approximately 9.849 acres out of Abstract 1 of the Phillip J. Allen Survey, addressed as 945 Old Black Colony Road, Hays County, TX 78610 (CPA 26-01) (Development Services Assistant Director Will Parrish) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

The City of Buda has received an application for a Comprehensive Plan Amendment for two properties under common ownership, currently within the Buda extra-territorial jurisdiction (ETJ). The properties consist of a +/- 5.038 acre tract as well as a +/- 4.25 acre tract, both within Abstract 1 of the Phillip J Allen Survey. The two properties are currently addressed as 945 Old Black Colony Road.

The submitted request is to amend the Future Land Use Map and the designated land use category for the properties from Residential Neighborhood and Residential Mixed-Density to Residential Mixed-Density. The applicant intends to request annexation and Transitional Residential (R-4) zoning in the future. At present, an associated zone change application has not been submitted.

The Future Land Use Map depiction of the properties and adjacent area has been included as an attachment to this agenda item for reference.

At their regularly scheduled April 14, 2026 Planning and Zoning Commission meeting, the Commission voted to deny the request by a 4-0 vote.

2. BACKGROUND/HISTORY

The current Future Land Use Map is a guiding visual reference for development, providing a basis for staff to interpret and evaluate appropriate relations between existing and proposed projects. It was established as a component of "Our Buda, Our Future 2024 Comprehensive Plan", adopted January 3, 2024 with Ordinance No. 2024-01 (replacing the Buda 2030 Comprehensive Plan, adopted in October, 2011 with Ordinance 111018-1). Future Land Use Map designations indicate a general vision for growth, establishing associated zoning districts accordingly (directed by association in the Comprehensive Plan). In turn, the associated zoning districts are utilized to dictate limitations of land use.

The entirety of the northern 5.038-acre property at 945 Old Black Colony Road and is currently designated as Residential Neighborhood future land use. The southern 4.25-acre property is divided with a majority of area designated as Residential Neighborhood, while the remaining northeast corner of the southern property is designated with the desired Residential Mixed-Density. The applicant proposes to expand the Residential Mixed-Use designation, encompassing the entirety of the two properties.

This property is located in the area that TCEQ identifies as the Edwards Aquifer Recharge Zone,

however a previous PD request by the property owner in 2023 included an environmental study showing that there were no recharge features on the property.

The 945 Old Black Colony Road properties are currently owned by FBOBC Property LLC. A single-family residence currently exists on the northern tract, abutting Old Black Colony Road. The southern tract remains vacant, and both are currently unplatted.

Surrounding properties are designated as follows:

North	Residential Neighborhood and Parks (zoned Suburban Residential (R-2 District))
East	Residential Mixed-Density (zoned ETJ)
South	Residential Neighborhood (zoned ETJ and One & Two Family (R-3) District, established by the Reserve at Cole Springs Planned Development (PD))
West	Residential Neighborhood (zoned ETJ)

3. ANALYSIS

The proposed request is to change the current land use category of the Residential Neighborhood designated portions (all of the northern 5.038 acres and the southern and western portion of the southern 4.25 acres) to Residential Mixed-Density. The proposed change is generally in compliance with the 2024 Comprehensive Plan but does differ from the Future Land Use Map and land use category for the properties. The Comprehensive Plan states that "this category best accommodates residences built to meet the "missing middle" segment of the marketplace." Appropriate zoning districts associated with the Residential Mixed-Density designation are R-4, Form District (F4), and Form District 4H (F4H).

According to the Future Land Use Map, a majority of the properties currently have a designation of Residential Neighborhood; this land use category is described as "intended to be primarily single-family neighborhoods but with a large variety of lot sizes and associated amenities such as parks, trails, and schools. Conventional detached residential products are typical while other types of residences such as attached residential products can be considered on a case-by-case basis." The targeted range for development density is 3 to 6 dwelling units per acre.

The requested land use category, Residential Mixed-Density, is described as providing " a greater level of residential density in a variety of forms." The targeted range for development density is 8 to 12 dwelling units per acre. Light commercial development may be considered for designated areas if supporting the residential intent of the category. The requested land use change would be supportive of the applicant's intended development.

As a basis for recommendation, staff has isolated a few strategies outlined within the Implementation Action Plan of the Comprehensive Plan:

Community - Objective 3: Emphasize livability and strong neighborhoods:

- **Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.**
 - *Staff feels that the proposed density of the request (8 - 12 dwelling units per acre) opens the properties to accommodate the "missing middle" segment of the residential marketplace.*

Economy - Objective 4: Intentional land planning efforts consistent with community desires:

- **Consistently apply the Future Land Use Plan to evaluate development proposals for**

both the private sector and public entities to ensure consistent guidance.

- *Staff feels the proposed is appropriate and consistent application of the Future Land Use Plan as guidance.*
- **Developing relationships with landowners in the ETJ to keep abreast of their long-term goals, infrastructure desires, and timing so the City can plan ahead for future service and annexation consideration.**
 - *Through preliminary development review processes, the proposed request in conjunction with future submissions (Preliminary Plat, Final Plat, Annexation, Zoning, etc.) demonstrates an appropriate relationship between staff and landowner/developer.*

4. FINANCIAL IMPACT

The proposed Comprehensive Plan Amendment would allow the properties to create greater economic potential than the current unsubdivided, undeveloped state.

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

Managing the growth pressures and development projects in Buda

7. PROS AND CONS

Pros: Will allow for increased economic productivity if the properties are redeveloped, while preserving the existing residential potential and extending the future land use vision of properties to the east.

Cons: Will introduce a potential for light commercial development (including retail and restaurants) in an area that is predominantly residential use.

8. ALTERNATIVES

Council may vote to:

- Approve,
- Deny, or
- Table

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

The Planning and Zoning Commission recommended Denial 4-0 of the request at their April 14 meeting.

Attachments:

[Ordinance - CPA 26-01.pdf](#)

[CPA 26-01_Future Land Use Map.pdf](#)

[CPA 26-01_Exhibit A.pdf](#)

[CPA 26-01_Exhibit B.pdf](#)

[CPA 26-01_Exhibit C.pdf](#)

[CPA 26-01-letter or intent - comprehensive plan amendment.pdf](#)

[Council Presentation.pdf](#)

ORDINANCE NO. 2026-__

AN ORDINANCE OF THE CITY OF BUDA, TEXAS AMENDING THE CITY'S 2024 COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY FROM RESIDENTIAL NEIGHBORHOOD TO RESIDENTIAL MIXED-DENSITY; PROVIDING FOR THE AMENDMENT OF THE PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR FINDINGS OF FACT; PROPER NOTICE AND HEARING; ENACTMENT; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, the City of Buda, Texas ("City") is a Home Rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, Texas Local Government Code Chapter 213 authorizes the City to adopt a comprehensive plan for the long-range development of the City, and the comprehensive plan includes provisions on land use, transportation, infrastructure, public facilities, livability, and implementation; and

WHEREAS, the City has received a request from the owners of property described as +/- 9.849 acres out of Abstract 1 of the Phillip J. Allen Survey, addressed as 945 Old Black Colony Road, Hays County, TX 78610 (herein the "Property") to amend the Property's Future Land Use Map designation within the City's 2024 Comprehensive Plan from Residential Neighborhood to a designation of Residential Mixed-Density; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on April 14, 2026, to consider the request for an amendment to the designation as well as public comment, and recommended Denial of the request to the City Council of the City of Buda; and

WHEREAS, the City Council held a public hearing on May 5, 2026, to consider the Commission's recommendation as well as public comment; and

WHEREAS, the City Council finds that the amendment of the Comprehensive Plan Future Land Use Map herein promotes the public health, safety, welfare, and morals of the City and provides for the orderly development of the City.

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

Section 1: *Findings of Fact.* The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

Section 2: *Enactment.* The 2024 Comprehensive Plan of the City of Buda is hereby amended to read and reflect the amendment to the Future Land Use Map from a designation of Residential Neighborhood to a designation of Residential Mixed-Density on said Property, which is further depicted and described in Exhibit A attached hereto and incorporated herein.

Section 3: *Repeal.* This Ordinance shall be cumulative of all other ordinances of the City of Buda, Texas and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Buda except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

Section 4: *Severability.* If any clause or provision of this Ordinance shall be deemed to be invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

Section 5: *Codification.* The City Clerk is hereby directed to record and publish the attached rules, regulations, and policies in the City's Code of Ordinances as necessary.

Section 6: *Passage.* Pursuant to Section 3.12(A) of the City Charter, the Council determined that the first reading of this Ordinance is sufficient for adequate consideration by an affirmative vote of four or more members of the City Council during the first reading and the Ordinance was passed by the affirmative vote of four or more members of the City council; therefore, this Ordinance is adopted and enacted without further readings. In the event a second reading is necessary, this Ordinance is adopted and enacted upon the affirmative vote of four or more members of the City Council upon second reading.

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

Section 8: Proper Notice and Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that the public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, and Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED, APPROVED, AND ADOPTED on first and final reading by an affirmative vote of the City Council of the City of Buda, Texas this 5th day of May 2026.

THE CITY OF BUDA, TEXAS

ATTEST:

Lee Urbanovsky, Mayor

Alicia Ramirez, City Clerk

APPROVED AS TO FORM:

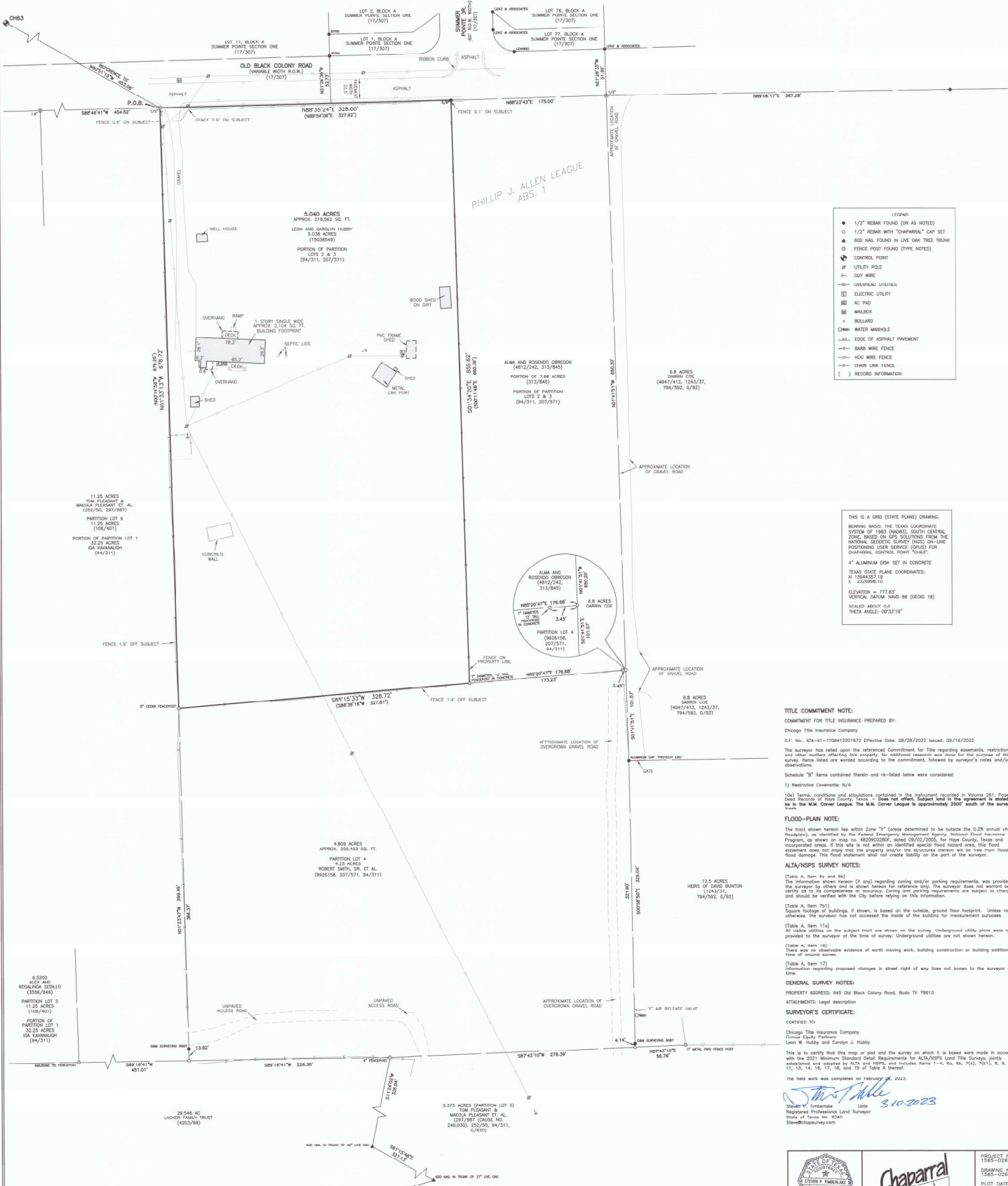
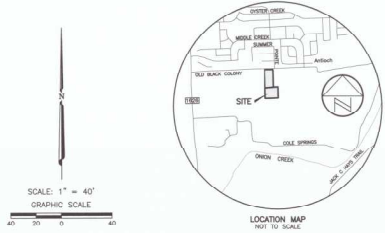
Alan Bojorquez, City Attorney

EXHIBIT A

2024 Comprehensive Plan – Future Land Use Map Amendment

Exhibit "A"

AN ALTA/NSPS LAND TITLE SURVEY OF 5.040 ACRES (APPROXIMATELY 219,562 SQ. FT.) OUT OF THE PHILLIP J. ALLEN LEAGUE, ABSTRACT NO. 1 IN HAYS COUNTY, TEXAS, BEING ALL OF A 5.038 ACRE TRACT OF LAND, CONVEYED TO LEON AND CAROLYN HUBBY IN A GENERAL WARRANTY DEED DATED NOVEMBER 3, 2015 AND RECORDED IN DOCUMENT NO. 15038549 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 5.038 ACRE TRACT BEING A PORTION OF PARTITION LOTS 2 AND 3 OF THE LAND OF LIAS AND CLARISSY BUNTON DATED JUNE 8, 1926, AND RECORDED IN VOLUME 94, PAGE 311 OF THE DEED RECORDS OF HAYS COUNTY TEXAS.



- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "CONCRETE" CAP SET
 - ▲ 600 GAL FOUND IN LIVE OAK TREE TRUNK
 - FENCE POST FOUND (TYPE NOTED)
 - CONTROL POINT
 - UTILITY POLE
 - GUY WIRE
 - OVERHEAD UTILITIES
 - ELECTRIC UTILITY
 - AC PAD
 - WALKBOX
 - BOLLARD
 - OPEN WATER MANHOLE
 - EDGE OF ASPHALT PAVEMENT
 - BARR WIRE FENCE
 - HOOD WIRE FENCE
 - CHAIN LINK FENCE
 - () RECORDED INFORMATION

THIS IS A GRID (STATE PLANE) DRAWING.
 BEARING BASE: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY OFFICE, ON-LINE POSITIONING USER SERVICE (OPUS), FOR CONVENTIONAL CONTROL POINT "044337".
 4" ALUMINUM DISK SET IN CONCRETE
 TEXAS STATE PLANE COORDINATES:
 N 1284202.00
 E 2249878.10
 ELEVATION = 777.83'
 VERTICAL DATUM: NAVD 88 (GEOID 18)
 SCALED APPROX. 0.9
 BEARING ANGLE: 00°33'19"

TITLE COMMITMENT NOTE:
 COMMITMENT FOR TITLE INSURANCE PREPARED BY:
 Chicago Title Insurance Company
 G.P. No. ATA-41-170841201972 Effective Date: 08/29/2022 Issued: 09/16/2022
 The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting the property. No additional research was done for the purpose of this survey. Items listed are worked according to the commitment, followed by surveyor's notes and/or observations.
 Schedule "B" items contained therein and re-listed below were considered:
 1) Restrictive Covenants: N/A
 (a) Terms, conditions and allocations contained in the instrument recorded in volume 1051, page 387, Deed Records of Hays County, Texas, does not affect. Subject land in the agreement is stated to be in the S.W. Corner League. The S.W. Corner League is approximately 2500' south of the surveyed land.

FLOOD-PLAIN NOTE:
 The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48290200P, dated 09/02/2005, for Hays County, Texas and incorporated therein. If this site is not within an identified special flood hazard area, the flood insurance does not apply and the time period to build or reconstruct structures covered will be five years from flooding or flood damage. This flood statement does not create liability on the part of the surveyor.

ALTA/NSPS SURVEY NOTES:
 (Table A, Item 6a and 6b)
 The information shown hereon (if any) regarding zoning and/or parking requirements, was provided to the surveyor by others and is shown hereon for reference only. The surveyor does not warrant or verify as to its completeness or accuracy. Zoning and parking requirements are subject to change and should be verified with the City before relying on this information.
 (Table A, Item 7a)
 Square footage of buildings, if shown, is based on the outside ground floor footprint. Unless noted otherwise, the surveyor has not accessed the inside of the building for measurement purposes.
 (Table A, Item 11a)
 All visible utilities on the subject tract are shown on the survey. Underground utility poles were not provided to the surveyor at the time of survey. Underground utilities are not shown hereon.
 (Table A, Item 12)
 There were no observable evidences of earth moving work, building construction or building additions at time of ground survey.
 (Table A, Item 17)
 Information regarding proposed changes in street right of way lines not known to the surveyor at this time.

GENERAL SURVEY NOTES:
 PROPERTY ADDRESS: 845 Old Black Colony Road, Budo TX 78610
 ATTACHMENTS: Legal description
SURVEYOR'S CERTIFICATE:
 CERTIFIED TO:
 Chicago Title Insurance Company
 Finance Equity Partners
 Leon W. Hubby and Carolyn J. Hubby
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly promulgated and adopted by ALTA and NSPS, and include Items 1-4, 6a, 6b, 7(a), 7(b), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, and 19 of Table A thereof.
 The field work was completed on 9/16/2022.
 Surveyor: Steve Hubby
 Date: 9/16/2022
 Registered Professional Land Surveyor
 State of Texas No. 4340
 Steve@chaptersurvey.com

Steve Hubby
R.P.L.S. No. 4340

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
Phone: 512-725-7444
T.S.P.E.L.S. Firm No. 10124500

PROJECT NO.:
1583-028-TRACT
DRAWING NO.:
03/10/2023
PLAT DATE:
03/10/2023
SHEET NO.:
40
SHEETS:
48
SHEET
01 OF 01



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**5.040 ACRES
PHILLIP J. ALLEN LEAGUE
ABSTRACT NO. 1, HAYS COUNTY, TEXAS**

A DESCRIPTION OF 5.040 ACRES (APPROX. 219,562 SQ. FT.), OUT OF THE PHILLIP J. ALLEN LEAGUE, ABSTRACT NO. 1, IN HAYS COUNTY, TEXAS, BEING ALL OF A 5.038 ACRE TRACT OF LAND, CONVEYED TO LEON AND CAROLYN HUBBY IN A GENERAL WARRANTY DEED DATED NOVEMBER 3, 2015 AND RECORDED IN DOCUMENT NO. 15038549 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 5.038 ACRE TRACT BEING A PORTION OF PARTITION LOTS 2 AND 3 OF THE LAND OF LIAS AND CLARISSY BUNTON DATED JUNE 8, 1926, AND RECORDED IN VOLUME 94, PAGE 311 OF THE DEED RECORDS OF HAYS COUNTY TEXAS; SAID 5.040 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pipe found for the northwest corner of said 5.038 acre tract, being the northwest corner of said Partition Lot 2, also being in the south right-of-way line of Old Black Colony Road (variable width right-of-way) as shown in Volume 17, Page 307 of the Plat Records of Hays County, Texas, also being the northeast corner of an 11.25 acre tract described in Volume 252, Page 50 of the Deed Records of Hays County Texas, said 11.25 acre tract being all of Partition Lot 6 described in Volume 106, Page 401 of the Deed Records of Hays County, Texas also being a portion of Partition Lot 1 of said Volume 94, Page 311;

THENCE North 88°35'24" East, with the north line of the 5.038 acre tract, being the north line of Partition Lot 2, and also being the south right-of-way line of Old Black Colony Road a distance of **328.00 feet** to a 5/8 inch iron rod found for the northeast corner of the 5.038 acre tract, also being the apparent northwest corner of an undescribed tract of land conveyed to Alma and Rosendo Obregon in Volume 4812, Page 242 of the Official Public Records of Hays County Texas, said Obregon tract being a portion of a 7.68 acre tract described in Volume 313, Page 845 of the Deed Records of Hays County, Texas;

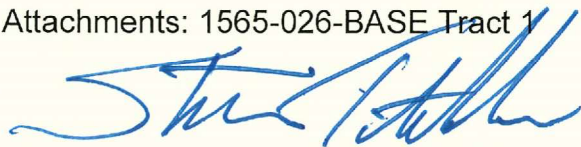
THENCE South 01°34'20" East, with the east line of the 5.038 acre tract, being the apparent west line of said Obregon tract, and crossing Partition Lots 2 and 3, and said 7.68 acre tract a distance of **659.62 feet** to a 7" diameter, 12 foot tall fencepost in concrete found for the southeast corner of the 5.038 acre tract, being the apparent southwest corner of the Obregon tract, also being the south line of Partition Lot 3, same being the north line of Partition Lot 4 as established in Volume 207, Page 572, and as originally described in said Volume 94, Page 311, of the Deed Records of Hays County, Texas, said Partition Lot 4 also described as 4.25 acres in Document No. 9926158 of the Official Public Records of Hays County, Texas;

THENCE South 85°15'33" West, with the south line of the 5.038 acre tract, being the established south line of Lot 3, being also the established north line of said Partition Lot 4, and also being the north line of said 4.25 acre tract, a distance of **328.72 feet** to an 8 inch cedar fencepost found for the southwest corner of the 5.038 acre tract, being the established southwest corner of Partition Lot 3, being the established northwest corner of Partition Lot 4, also being also the northwest corner of the 4.25 acre tract, same being in the east line of the 11.25 acre tract and the east line of said Partition Lot 1;

THENCE North 01°33'13" West, with the west line of the 5.038 acre tract, being the west line of Partition Lots 2 and 3, also being the east line of the 11.25 acre tract, and being also the east line of said Partition Lot 1, a distance of **678.72 feet** to **THE POINT OF BEGINNING** of herein described tract, being 5.040 acres more or less.

Surveyed on the ground February 28, 2023. Bearing basis: The Texas Coordinate System of 1983, Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User System (OPUS).

Attachments: 1565-026-BASE Tract 1


Steven P. Timberlake
Registered Professional Land Surveyor
State of Texas No. 6240
T.B.P.L.S. Firm No. 10124500

3.10.2023





**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**4.809 ACRES
PHILLIP J. ALLEN LEAGUE
ABSTRACT NO. 1, HAYS COUNTY, TEXAS**

A DESCRIPTION OF 4.809 ACRES (APPROX. 209,493 SQ. FT.), OUT OF THE PHILLIP J. ALLEN LEAGUE, ABSTRACT NO. 1, IN HAYS COUNTY, TEXAS, BEING ALL OF 4.25 ACRE TRACT CONVEYED TO ROBERT C. SMITH, ET. AL. IN A QUITCLAIM DEED DATED SEPTEMBER 10, 1999, AND RECORDED IN DOCUMENT NO. 9926158 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 4.25 ACRE TRACT BEING PARTITION LOT 4 OF THE LAND OF LIAS AND CLARISSY BUNTON DATED JUNE 8, 1926, AND RECORDED IN VOLUME 94, PAGE 311 OF THE DEED RECORDS OF HAYS COUNTY TEXAS; SAID 4.809 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron pipe found for the northwest corner of a 5.038 acre tract described in Document No. 15038549 of the Official Public Records of Hays County, Texas, being the northwest corner of Partition Lot 2 of said Volume 94, Page 311, also being in the south right-of-way line of Old Black Colony Road (variable width right-of-way) as shown in Volume 17, Page 307 of the plat records of Hays County, Texas, also being the northeast corner of an 11.25 acre tract described in Volume 252, Page 50 of the Deed Records of Hays County Texas, said 11.25 acre tract being all of Partition Lot 6 described in Volume 106, Page 401 of the Deed Records of Hays County, Texas, also being a portion of Partition Lot 1 of said Volume 94, Page 311;

THENCE South 01°33'13" East, with the west line of the 5.038 acre tract, being the west lines of Partition Lots 2 and 3, and also being the east line of the 11.25 acre tract, being the east line of said Partition Lot 1 and being the east line of said Partition Lot 6, a distance of **678.72 feet** to 8 inch cedar fencepost found for **THE POINT OF BEGINNING**, being the northwest corner of the 4.25 acre tract, and Partition Lot 4, also being the southwest corner of Partition Lot 3, as established in Volume 207, Page 572 of the Deed Records of Hays County, Texas, same being the southwest corner of the 5.038 acre tract;

THENCE North 85°15'33" East, with the north line of said 4.25 acre tract, being the north line of Lot 4 and the south line of Lot 3, as established, also being the south line of the 5.038 acre tract, a distance of **328.72 feet** to a 7" diameter, 12 foot tall fencepost in concrete found for the southeast corner of the 5.038 acre tract, being the apparent southwest corner of an undescribed tract of land conveyed to Alma and Rosendo Obregon in Volume 4812, Page 242 of the Official Public Records of Hays County, Texas, said Obregon tract being a portion of a 7.68 acre tract described in Volume 313, Page 845 of the Deed Records of Hays County, Texas;

THENCE North 85°20'47" East, continuing with the north line of the established 4.25 acre tract, being the north line of Lot 4 and the south line of Lot 3, as established, also being the apparent south line of said Obregon tract, passing at a distance of 173.23 feet a 7" diameter, 12 foot tall fencepost in concrete found, and continuing, in all a distance of **176.68 feet** to a 1/2 inch rebar with "Chaparral" cap set for the established northeast corner of the 4.25 acre tract and Partition Lot 4, also being the established southeast corner of Lot 3, being the southeast corner of said 7.68 acre tract, being the apparent southeast corner of the Obregon tract, and also being in the west line of a 6.8 acre tract described in Volume 4947, Page 412 of the Official Public Records of Hays County, Texas, said 6.8 acre tract being further described as Partition Tract 6 shown in Volume 794, Page 592, and also more legibly recorded in Volume 1243, Page 37, both of the Deed Records of Hays County, Texas, from which a 1/2 inch iron pipe found for the northeast corner of the 7.68 acre tract, being the apparent northeast corner of the Obregon tract, also being the northwest corner of said 6.8 acre tract bears, North 01°41'51" West, a distance of 650.20 feet;

THENCE South 01°41'51" East, with the established east line of the 4.25 acre tract, being the east line of Partition Lot 4, being the west line of the 6.8 acre tract, same being the west line of said Partition Tract 6, a distance of **101.57 feet** to a 1/2 inch rebar with aluminum cap stamped "PROTECH ENG" found for the southwest corner of the 6.8 acre tract, being the southwest corner of Partition Tract 6, same being the northwest corner of a 12.5 acre Partition Tract 1 of said Volume 794, Page 592, same being on the west line of a 45 acre tract of land conveyed to David Bunton in Volume G, Page 92 of the Deed Records of Hays County, Texas;

THENCE South 00°58'50" East, continuing with the east line of the 4.25 acre tract, being the east line of Partition Lot 4, also being the west line of said 12.5 acre Partition Tract 1, same being the west line of said 45 acre tract, passing at a distance of 321.90 feet a 1/2 inch rebar with a "G&M Surveying 6087" cap found, and continuing, in all, a distance of **326.04 feet** to a 1/2 inch rebar with "Chaparral" cap set for the southeast corner of the 4.25 acre tract, being the southeast corner of Partition Lot 4, being the southwest corner of the 12.5 acre Partition Tract 1, same being the southwest corner of the 45 acre tract, also being in the north line of a 5.375 acre tract described in Volume 252, Page 50 of the Deed Records of Hays County Texas, further affected by a Judgement recorded in Volume 297, Page 687 of the Deed Records of Hays County, Texas, said 5.375 acre tract being Partition Lot 5 of said Volume 94, Page 311, from which a 2 inch iron pipe fencepost found for an angle point in the north line of said 5.375 acre Partition Lot 5, being an angle point in the south line of the 12.5 acre Partition Tract, bears North 87°43'10" East, a distance of 56.76 feet;

THENCE South 87°43'10" West, with the south line of the 4.25 acre tract, being the south line of Partition Lot 4, being the north line of the 5.375 acre Partition Lot 5, a distance of **276.39 feet** to a 6 inch fencepost found for an angle point in the south line of the 4.25 acre tract and Partition Lot 4, being the northwest corner of the 5.375 acre Partition Lot 5, same being the most northerly northeast corner of a 29.546 acre tract described in Volume 4203, Page 68 of the Official Public Records of Hays County, Texas, from which a 60D nail in the trunk of a 48 inch Live Oak found for an angle point in the east line of said 29.546 acre tract, being the west line of the 5.375 acre Partition Lot 5 bears South 11°24'02" West, a distance of 326.94 feet, and from which 60D nail, a 60D nail in the

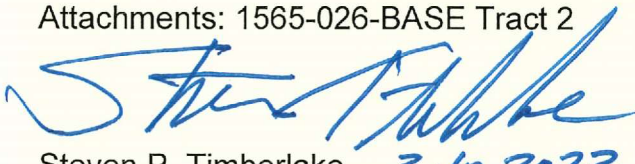
trunk of a 34 inch Live Oak found for the most southerly northeast corner of the 29.546 acre tract, being an angle point in the southwest line of the 5.375 acre Partition Lot 5, bears South 61°15'48" East, a distance of 327.13 feet;

THENCE South 89°16'41" West, with the south line of the 4.25 acre tract, being the south line of Partition Lot 4, being the north line of the 29.546 acre tract, a distance of **226.38 feet** to a 1/2 inch rebar with "Chaparral" cap set for the southwest corner of the 4.25 acre tract, being the southwest corner of Partition Lot 4, being the southeast corner of the 11.25 acre tract, from which a railroad tie fencepost found for the southwest corner of the 11.25 acre tract, being an angle point in the north line of the 29.546 acre tract, also being the southeast corner of Partition Lot 5 of said Volume 106, page 401, and also being the southeast corner of a 6.5200 acre tract described in Volume 3556, Page 846 of the Official Public Records of Hays County, Texas, bears South 89°16'41" West, a distance of 451.01 feet;

THENCE North 01°23'47" West, with the established west line of the 4.25 acre tract, being the west line of Partition Lot 4, being the east line of the 11.25 acre tract, passing at distance of 13.62 feet, a 1/2 inch rebar with "G&M Surveying 6087" cap found, and continuing, in all, a distance of **399.99 feet** to **THE POINT OF BEGINNING** of herein described tract, being 4.809 acres more or less.

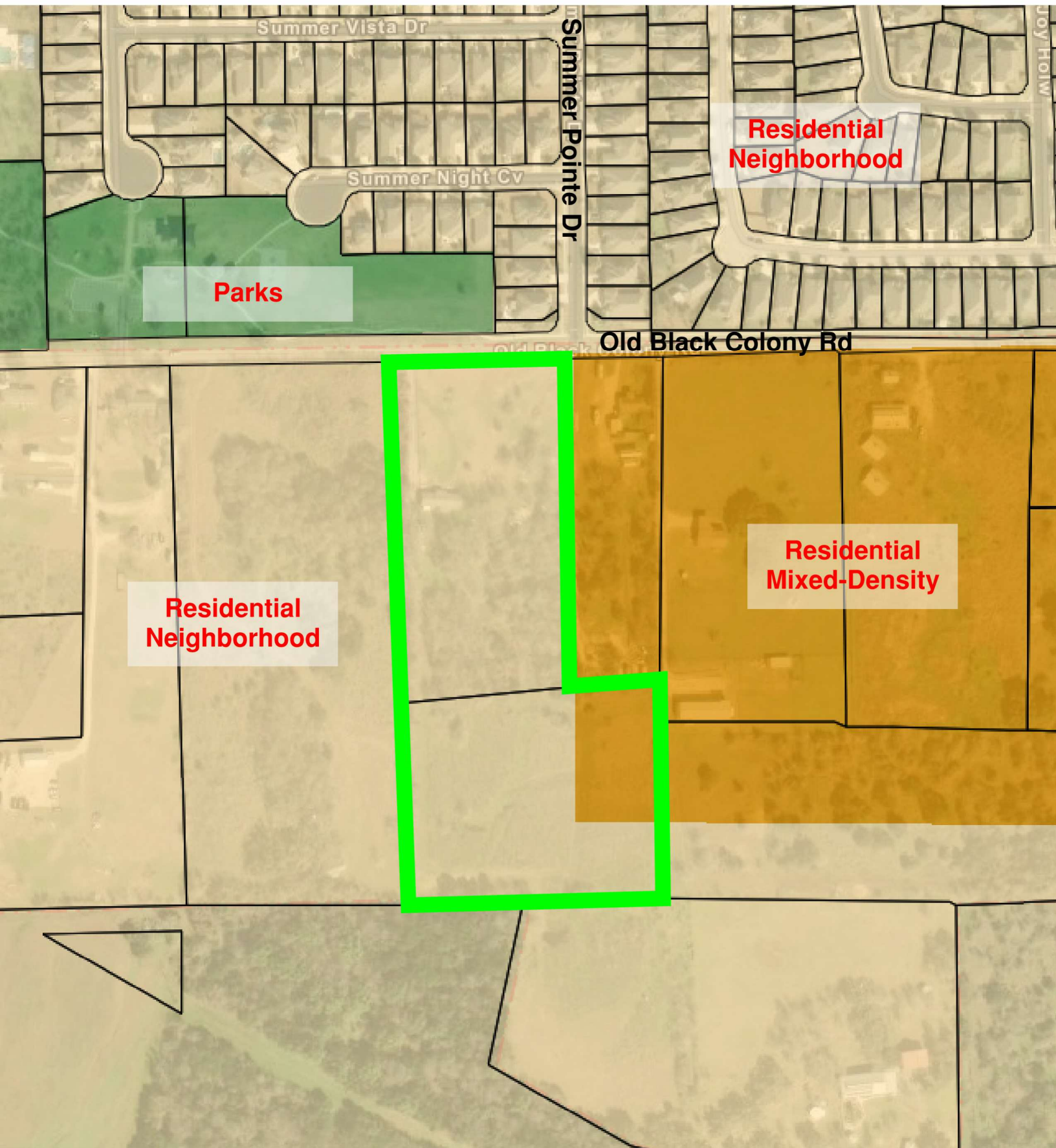
Surveyed on the ground February 28, 2023. Bearing basis: The Texas Coordinate System of 1983, Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User System (OPUS).

Attachments: 1565-026-BASE Tract 2



Steven P. Timberlake *3.10.2023*
Registered Professional Land Surveyor
State of Texas No. 6240
T.B.P.E.L.S. Firm No. 10124500



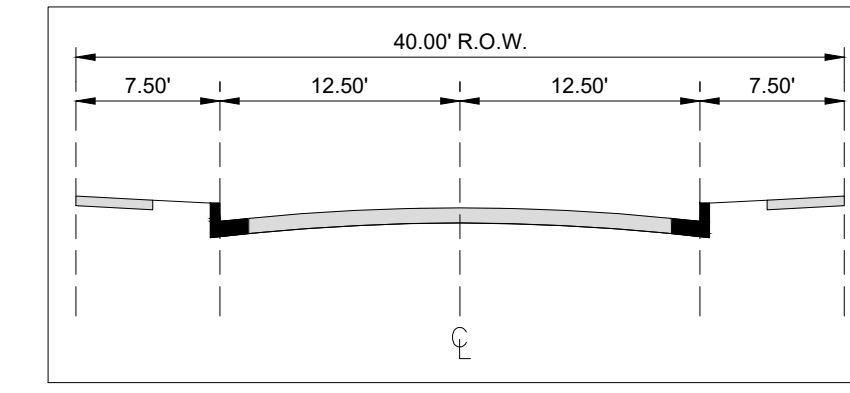
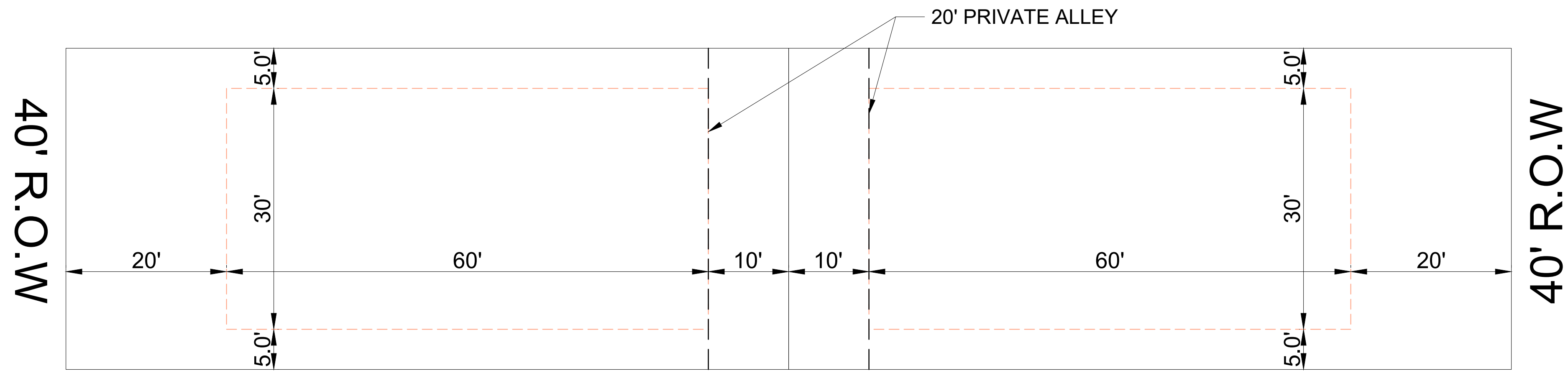


Parks

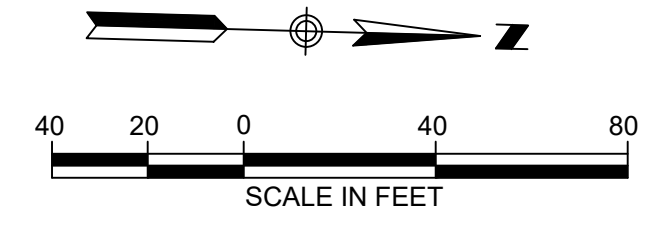
**Residential
Neighborhood**

**Residential
Neighborhood**

**Residential
Mixed-Density**



40' R.O.W
CROSS SECTION DETAIL



NOTE:
ASSUMED ZONING: R-4
75 LOTS (40'X90')

DETENTION POND MAY
IMPACT NUMBER OF LOTS



945 OLD BLACK COLONY ROAD
BUDA TEXAS 78752

NO.	REVISIONS DESCRIPTION	BY	DATE

DATE: _____
DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
DRAWING NAME: _____

This document is released for the purpose of interim review under the authority of Engineer Oscar Herrera, P.E. #140029 on 09/30/2025 and is not to be used for construction, bidding, or permit purposes.

JOB NUMBER: _____

SHEET NO. _____

OF _____ SHEETS



February 11, 2026

City of Buda
Development Services
405 E. Loop St.
Buda, TX 7861

Re: Request for Comprehensive Plan Amendment

To whom it may concern,

On behalf of FBOBC Property LLC, I respectfully submit this request for a Comprehensive Plan Amendment for the following properties located in the City of Buda Extraterritorial Jurisdiction (ETJ), Hays County, Texas:

- Property 1) 945 Old Black Colony Rd, Buda, Texas 78610
Legal Description: A0001 PHILLIP J ALLEN SURVEY, ACRES 5.038
Hays CAD Property ID: 95695
- Property 2) Unaddressed Tract (Second Lot)
Legal Description: ABS 1 PHILLIP J ALLEN SURVEY 4.25 AC GEO#90600114
Hays CAD Property ID: 10126

The properties are currently designated partially as Residential Neighborhood and partially as Residential Mixed Density on the City of Buda Comprehensive Plan Future Land Use Map.

We are requesting an amendment to adjust the Future Land Use designation so that both properties are entirely designated as Residential Mixed Density. This amendment will create consistency across the subject tracts and better align the land use designation with the intended development plan.

Attached as Exhibit A is a map identifying the subject properties and illustrating the areas proposed for amendment.

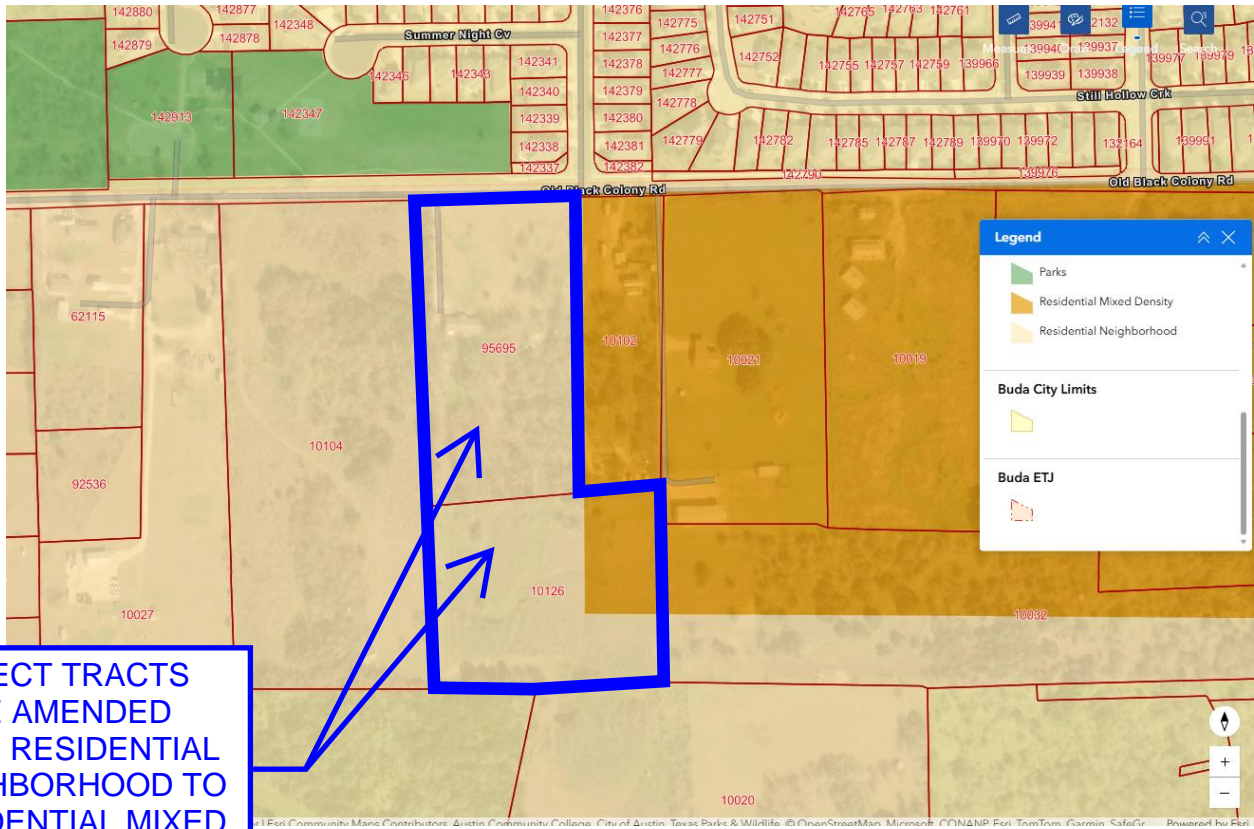
We respectfully request that the City initiate and process this Comprehensive Plan Amendment. Please let us know if any additional information or documentation is required to move this request forward.

Thank you for your time and consideration.

Sincerely,

Oscar Herrera, P.E.
President/Owner
Herrera Civil Engineering PLLC

EXHIBIT A – CITY OF BUDA FUTURE LAND USE MAP



**SUBJECT TRACTS
TO BE AMENDED
FROM RESIDENTIAL
NEIGHBORHOOD TO
RESIDENTIAL MIXED
DENSITY**

REGULAR AGENDA

G.2. Deliberation and possible action regarding a Comprehensive Plan Amendment for approximately 9.849 acres out of Abstract 1 of the Phillip J. Allen Survey, addressed as 945 Old Black Colony Road, Hays County, TX 78610. (CPA 26-01)

(Assistant Director of Development Services Will Parrish)

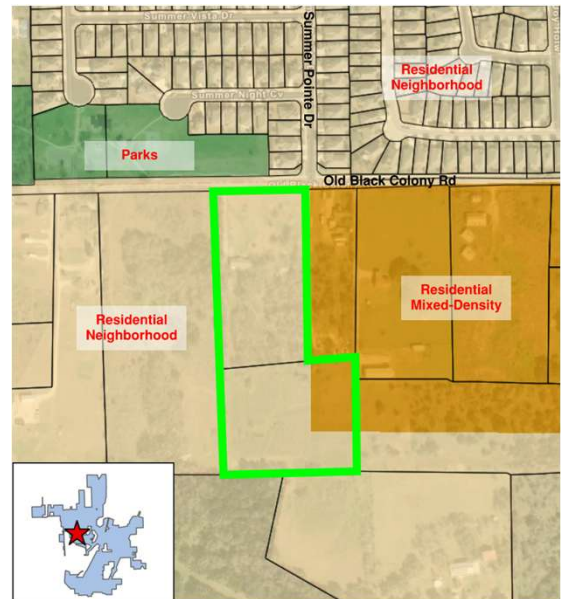


1

G.2. 945 OBC Comp Plan Amendment

Summary:

- The applicant requests a Comprehensive Plan Amendment for two properties under common ownership, currently within the Buda extra-territorial jurisdiction (ETJ).
- The entirety of the northern 5.038 acre property at 945 Old Black Colony Road is currently designated as Residential Neighborhood future land use.
- The southern 4.25 acre property is divided with a majority of area designated as Residential Neighborhood, while the remaining northeast corner of the southern property is designated with the desired Residential Mixed-Density.
- The applicant proposes to expand the Residential Mixed-Use designation, encompassing the entirety of the two properties.
- The applicant proposes annexation of the two properties; requesting development within the Transitional Residential (R-4) District upon annexation.

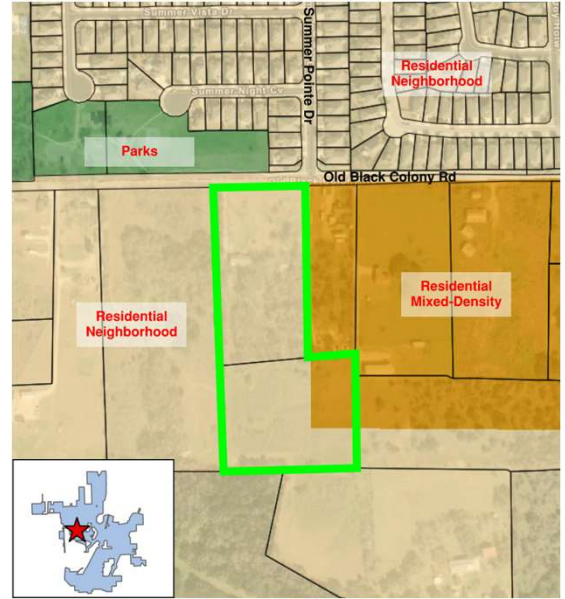


2

G.2. 945 OBC Comp Plan Amendment

Summary:

- A majority of the properties currently have a designation of **Residential Neighborhood**
 - This land use category is described as "intended to be primarily single-family neighborhoods but with a large variety of lot sizes and associated amenities such as parks, trails, and schools.
 - Conventional detached residential products are typical while other types of residences such as attached residential products can be considered on a case-by-case basis." The targeted range for development density is 3 to 6 dwelling units per acre.
- The requested land use category, **Residential Mixed-Density**
 - Described as providing " a greater level of residential density in a variety of forms." The targeted range for development density is 8 to 12 dwelling units per acre.
 - Light commercial development may be considered for designated areas if supporting the residential intent of the category.



3

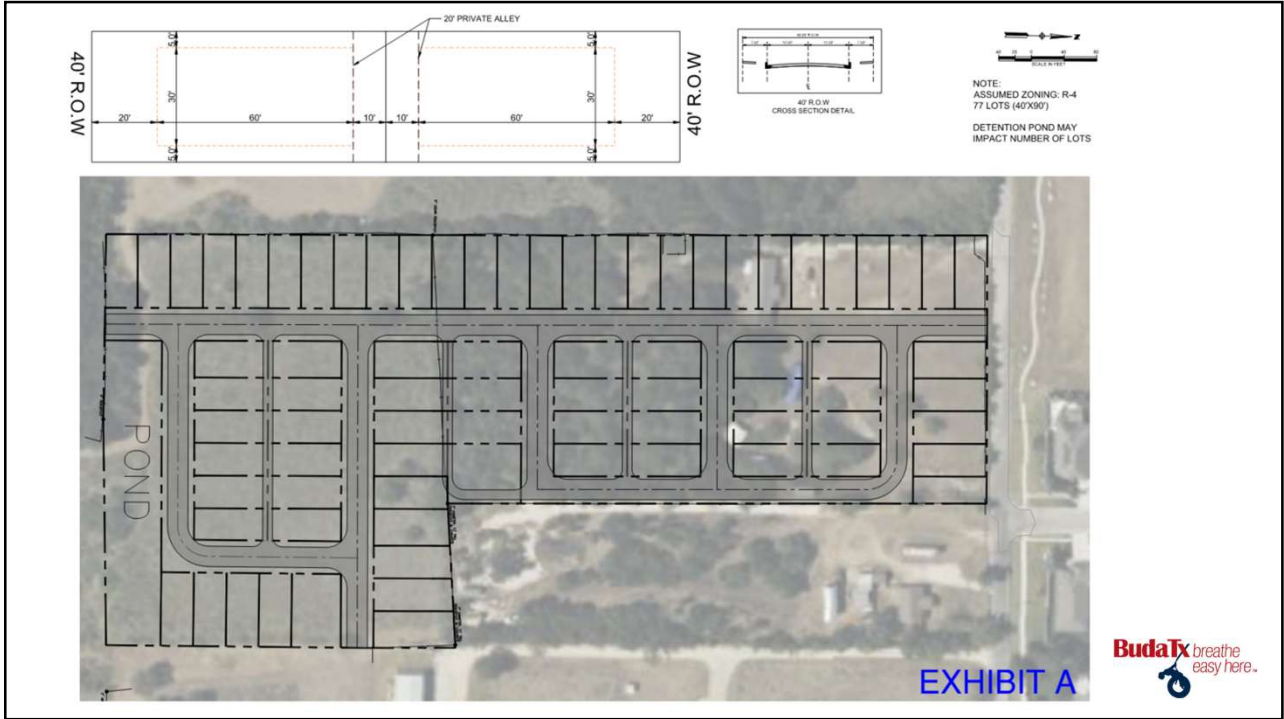
G.2. 945 OBC Comp Plan Amendment

Summary:

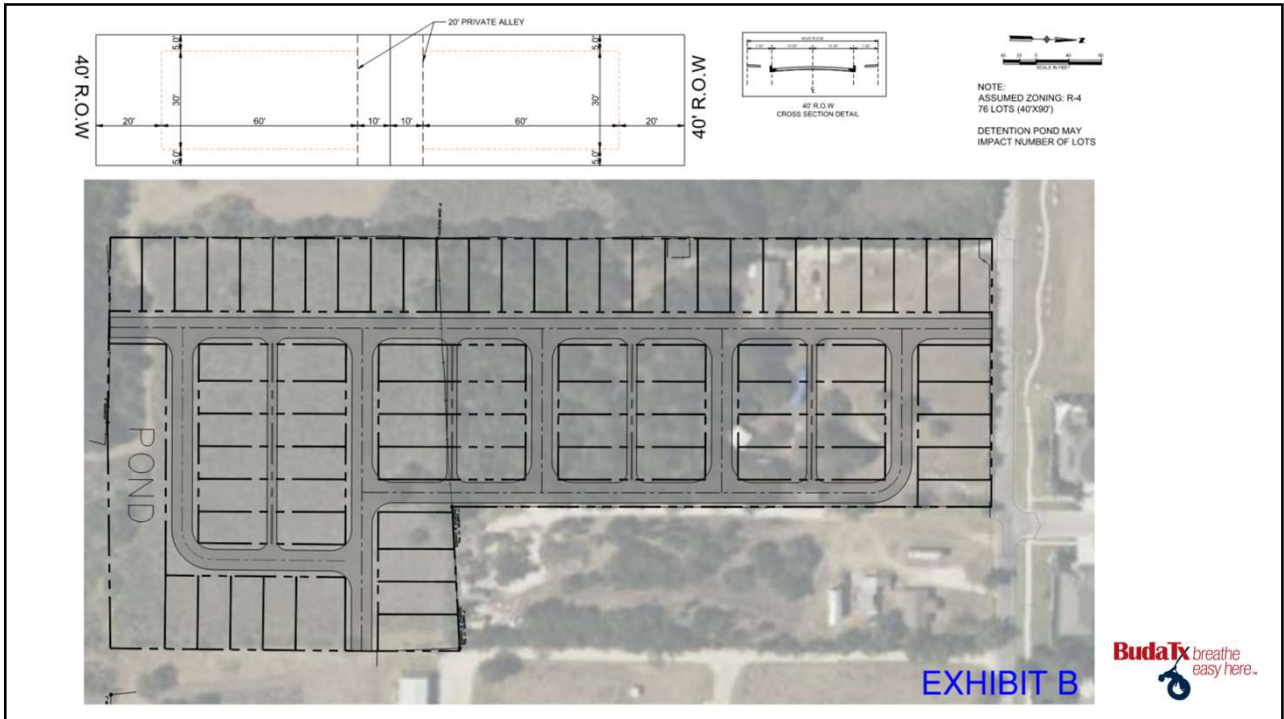
- The properties are located in the area that TCEQ identifies as the Edwards Aquifer Recharge Zone, however a previous PD request in 2023 included an environmental study showing that there were no recharge features on the property.

Surrounding Properties	Associated Land Use Designation (Zoning)
North	Residential Neighborhood and Parks (zoned Suburban Residential (R-2 District))
East	Residential Mixed-Density (zoned ETJ)
South	Residential Neighborhood (zoned ETJ and One & Two Family (R-3) District, established by the Reserve at Cole Springs Planned Development (PD))
West	Residential Neighborhood (zoned ETJ)

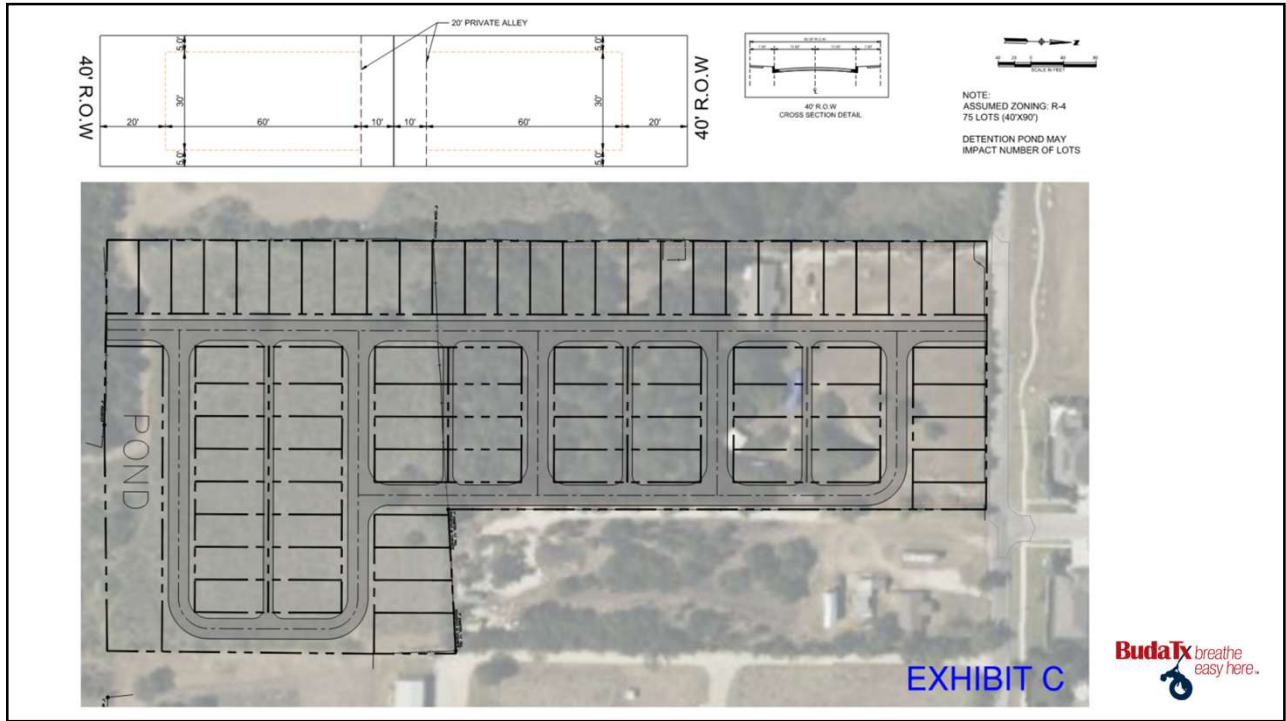
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5



6

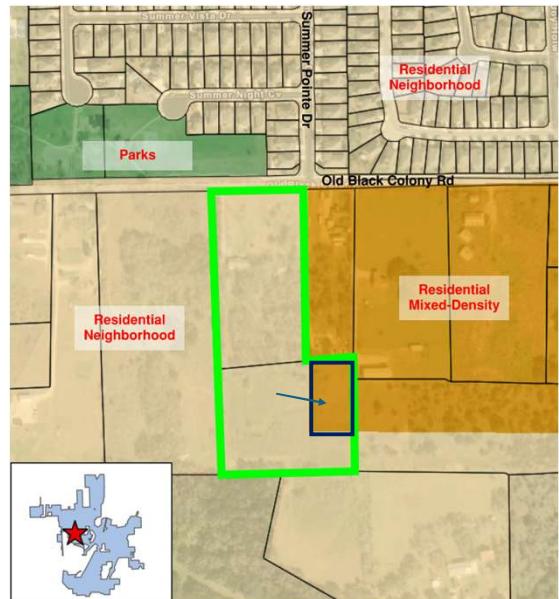


7

G.2. 945 OBC Comp Plan Amendment

Analysis:

- The property is directly adjacent to the requested Land Use category, and a portion of the property is already classified as Residential Mixed Density.
- The Comprehensive Plan states that "this category best accommodates residences built to meet the "missing middle" segment of the marketplace."
 - Appropriate zoning districts associated with the Residential Mixed-Density designation are R-4, Form District (F4), and Form District 4H (F4H).



8

G.2. 945 OBC Comp Plan Amendment

Analysis:

Strategies outlined within the Implementation Action Plan of the Comprehensive Plan:

Community - Objective 3: Emphasize livability and strong neighborhoods:

- **Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density.**
 - *This property straddles two Future Land Use categories and can be compatible with future development in the area.*

COMMUNITY

Keep the focus on what makes Buda a unique community

STRATEGIES	TIMEFRAME	LEADERS AND COMMUNITY CHAMPIONS
Objective 3: Emphasize livability and strong neighborhoods		
S1. Support housing that has well-defined design character, compatibility with adjacent uses, and balanced density	Continuous	City Council, Development Services, Planning and Zoning Commission



G.2. 945 OBC Comp Plan Amendment

Economy - Objective 4: Intentional land planning efforts consistent with community desires:

- **Consistently apply the Future Land Use Plan to evaluate development proposals for both the private sector and public entities to ensure consistent guidance.**
 - *Staff feels the proposed is appropriate and consistent application of the Future Land Use Plan as guidance.*
- **Developing relationships with landowners in the ETJ to keep abreast of their long-term goals, infrastructure desires, and timing so the City can plan ahead for future service and annexation consideration**
 - *Through preliminary development review processes, the proposed request in conjunction with future submissions (Preliminary Plat, Final Plat, Annexation, Zoning, etc.) demonstrates an appropriate relationship between staff and landowner/developer.*

ECONOMY

Achieve balanced and sustained prosperity for the Buda community

STRATEGIES	TIMEFRAME	LEADERS AND COMMUNITY CHAMPIONS
GOAL 4: ECONOMY Achieve balanced and sustained prosperity for the Buda community		
Objective 4 : Intentional land planning efforts consistent with community desires		
S1. Consistently apply the Future Land Use Plan to evaluate development proposals for both the private sector and public entities, such as the Buda EDC, to ensure consistent guidance	Immediate, Continuous	City Council, City Manager's Office, Development Services, EDC, all departments, outside public and private entities
S5. Develop relationships with landowners in the ETJ to keep abreast of their long-term goals, infrastructure desires, and timing so the City can plan ahead for future service delivery and annexation consideration	Continuous	City Manager's Office, Development Services, Public Works



G.2. 945 OBC Comp Plan Amendment

Alternatives:

The Council may vote to approve, deny, or table the request for Comprehensive Plan Amendment to Amend the Future Land Use Plan.



11

G.2. 945 OBC Comp Plan Amendment

Planning and Zoning Commission Recommendation:

The request was heard as a Regular Agenda item during the April 14, 2026 Planning and Zoning Commission meeting. The Commission voted to recommend Denial of the request by a vote of 4-0.



12



Agenda Item Report

Legislative Board: City Council
Date: May 5, 2026
Contact: Angela Kennedy, Director
Agenda Item ID / Number: 2026-389- / K.2

ITEM TITLE: Public hearing, deliberation, and possible action to consider an Ordinance on first and final reading and to adopt said Ordinance approving Amendment No. 2 to the City of Buda Annexation, Development, and Municipal Utility District Consent Agreement for the Colony at Cole Springs, involving approximately 168.883 acres located south of Old Black Colony Road and west and north of Cole Springs Road, between the City of Buda, Buda Municipal Utility District No. 1, Meritage Homes of Texas, LLC, and M/I Homes of Austin, LLC (Development Services Director/City Engineer Angela Kennedy, P.E. CFM) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

The Colony at Cole Springs is a residential development located south of Old Black Colony Road and west and north of Cole Springs Road totaling 168.883 acres, of which approximately 112.6 acres is being developed as detached single-family residential housing. This amendment to the Development Agreement introduces several modifications to facilitate earlier construction activity and improve project flexibility. It allows limited early issuance of building permits, adjusts timing requirements for amenities and infrastructure, and provides alternative approaches for tree mitigation, signage placement, and landscaping completion with fiscal security. The amendment also advances inspection timelines, accelerates construction of the oversized water tank water line, and clarifies provisions for temporary power service until permanent infrastructure is in place.

2. BACKGROUND/HISTORY

The Colony at Cole Springs is a residential development located south of Old Black Colony Road and west and north of Cole Springs Road totaling 168.883 acres, of which approximately 112.6 acres is being developed as detached single-family residential housing. The Development Agreement (DA) and MUD Consent for the Colony at Cole Springs Development were approved by Ordinance (No. 2020-10) in June 2020. The lots are zoned both F4 and R3 and will allow a maximum of 531 total residential lots. This development is to be constructed in 3 major phases.

An amendment to the DA (No.2023-23) and approval of a Tax Increment Reinvestment Zone (TIRZ) were considered and approved by Ordinance (No.2023-24) in November 2023. Construction of the public improvements for Phase 1 of the residential development started March 2024 and was accepted into the maintenance warranty period in March 2026. A cost sharing agreement was approved by Council on March 24, 2026 regarding the oversizing of the Colony at Cole Springs wastewater lift station to provide additional capacity for development west of the neighborhood and along the FM1626 corridor. The construction of the realignment of Old Black Colony Road and the Onion Creek Bridge is complete and are currently in the inspection and punch list phase before public acceptance.

3. ANALYSIS

This Development Agreement amendment accomplishes ten items:

1. Allows the issuance of early start building permits before the roads and utilities are accepted into the maintenance warranty period -includes 16 permits for each future phases II-A, II-B, and III.
2. Allows issuance of building permits for Phase II-A prior to completion of the Phase I amenity

- center. The site plan permit for the Amenity center was issued in April 2026.
3. Allows mitigation trees to be relocated from the F4 lots to the R-3 district or open space within the development.
 4. Allows sales signage to be placed around the perimeter of the development in accordance with Exhibit A. Some of the locations are on City of Buda parkland, on private property, or in right-of-way.
 5. Defers completion of neighborhood landscaping with acceptance of fiscal security.
 6. Includes staff inspection requirements for public improvements earlier than the current process, with associated fees.
 7. Construction of the oversized water tank site line within 60 days following approval of the plans, allowing earlier construction than with Phase III of the development as is outlined in the current agreement.
 8. Ensures completion of all oversized water infrastructure within 7 years of this amendment, after which all suspended impact fee payments are due.
 9. Ensures completion of all oversized wastewater infrastructure within 7 years of this amendment, after which all suspended impact fee payments are due.
 10. Recognition that temporary power will be provided to the water tank site, until permanent power can be provided with completion of Phase II-B of the development.

UDC 3.03.12 Approval Criteria. In determining whether to approve, approve with modifications or disapprove a proposed Development Agreement or amendment, the City Council shall consider the following matters:

1. The proposed agreement promotes the health, safety, or general welfare of the city and the safe orderly, and healthful development of the city.
2. The proposed agreement is consistent with the Comprehensive Plan.

4. FINANCIAL IMPACT

None foreseen

5. STRATEGIC PLAN/GOALS

EXCEPTIONAL CITY SERVICES

6. STRATEGIC PLAN OBJECTIVES

Become a more business friendly - regulations, codes and processes

7. PROS AND CONS

Pros: Completion of the oversized waterline to the elevated water tank fully connecting the new facility to our water system. Removing some regulatory barriers to support the efficient completion of the residential development.

Cons: Expanded signage, including on parkland and right-of-way, may raise aesthetic or compliance concerns. Increased staff inspection requirements may require additional City resources and administrative coordination.

8. ALTERNATIVES

City Council may approve, approve with modifications or disapprove the proposed Development Agreement amendment.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff recommends approval of the ordinance as presented.

Attachments:

Ordinance - Colony at Cole Springs Amendment to DA_05052026.docx
Colony at Cole Springs Amendment to DA Draft.docx
Exhibit A Sales Signs.pdf
Colony at Cole Springs Presentation Slides.pdf

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS, APPROVING THE SECOND AMENDMENT TO THE ANNEXATION, DEVELOPMENT, AND MUNICIPAL UTILITY DISTRICT CONSENT AGREEMENT FOR COLONY AT COLE SPRINGS; AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME; PROVIDING FINDINGS; PROVIDING A REPEALER; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Buda, Texas (the “City”), adopted Ordinance No. 2020-12 approving that certain Annexation, Development, and Municipal Utility District Consent Agreement effective June 3, 2020, for the Colony at Cole Springs (the “Development Agreement”); and

WHEREAS, the City Council subsequently adopted Ordinance No. 2023-23 approving Amendment No. 1 to the Development Agreement (the “First Amendment”); and

WHEREAS, the City, Meritage Homes of Texas, LLC and M/I Homes of Austin, LLC (collectively, the “Developer”), and Buda Municipal Utility District No. 1 (the “District”) desire to enter into a Second Amendment to the Development Agreement to modify certain phase procedures, tree preservation provisions, water impact fee timing, and related matters; and

WHEREAS, the City Council is contemporaneously considering an amendment to Ordinance No. 2020-11 establishing the Planned Development zoning district for the Property; and

WHEREAS, the amendment to the Development Agreement is intended to be considered concurrently with such zoning amendment to maintain consistency between the contractual development provisions and the applicable zoning standards;

WHEREAS, notice of the public hearing was published and provided in accordance with **applicable** law; and

WHEREAS, the Planning and Zoning Commission considered the proposed Second Amendment and made its recommendation to the City Council; and

WHEREAS, the City Council finds that approval of the Second Amendment is consistent with the public health, safety, and welfare and is in the best interest of the City;

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

Section 1: *Recitals.* The recitals set forth above are hereby incorporated as findings of the City Council.

Section 2: *Approval of Second Amendment.* The Second Amendment to the Annexation, Development, and Municipal Utility District Consent Agreement for Colony at Cole Springs, attached hereto as Exhibit “A” and incorporated herein for all purposes, is hereby approved.

Section 3: *Repeal.* This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Buda, Texas, and shall not operate to amend, change, supplement, or repeal any other ordinance except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

Section 4: *Severability.* If any clause, phrase, or provision of this Ordinance or the Second Amendment is for any reason held to be invalid or unenforceable, such invalidity shall not affect the remaining portions, which shall continue in full force and effect.

Section 5: *Passage.* Pursuant to Section 3.12 of the Charter of the City of Buda, Texas, if the Council determines that the first reading of this Ordinance is sufficient for adequate consideration by an affirmative vote of five or more members of the City Council during the first reading and the Ordinance is passed by the affirmative vote of four or more members of the City Council, this Ordinance is adopted and enacted without further readings. In the event a second reading is necessary, this Ordinance is adopted and enacted upon the affirmative vote of four or more members of the City Council upon second reading.

Section 6: *Effective Date.* This Ordinance shall become effective on _____, in accordance with Section 3.12 of the Charter of the City of Buda, Texas.

Section 7: *Open Meetings.* It is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

PASSED AND APPROVED on first reading on the _____, 2026, at a regular meeting of the City Council of the City of Buda, Texas.

PASSED, APPROVED AND ADOPTED on second and final reading on the _____, 2026, at a regular meeting of the City Council of the City of Buda, Texas.

APPROVED:

Lee Urbanovsky, Mayor
City of Buda, Texas

ATTEST:

Alicia Ramirez, City Clerk
City of Buda, Texas

**SECOND AMENDMENT TO THE ANNEXATION, DEVELOPMENT, AND MUNICIPAL
UTILITY DISTRICT CONSENT AGREEMENT
(COLONY AT COLE SPRINGS)**

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

THIS SECOND AMENDMENT TO THE ANNEXATION, DEVELOPMENT, AND MUNICIPAL UTILITY DISTRICT CONSENT AGREEMENT (“SECOND AMENDMENT”) is entered into between the **CITY OF BUDA, TEXAS**, a Texas home-rule city located in Hays County, Texas (“CITY”); **MERITAGE HOMES OF TEXAS, LLC** and **M/I Homes of Austin, LLC** (collectively “DEVELOPER”); and **BUDA MUNICIPAL UTILITY DISTRICT NO. 1**, a conservation and reclamation district of the State of Texas (the “DISTRICT”). In this Agreement, the City, District, and Developer are sometimes individually referred to as a “PARTY” and collectively referred to as the “PARTIES”.

RECITALS

WHEREAS, the PARTIES entered into that certain City of Buda Annexation, Development, and Municipal Utility District Consent Agreement effective June 3, 2020 (“AGREEMENT”); and

WHEREAS, the AGREEMENT was amended by Amendment No. 1 effective November 8, 2023 (“FIRST AMENDMENT”); and

WHEREAS, the PARTIES desire to further amend the AGREEMENT to revise certain early start permit provisions, amenity center and building permit sequencing provisions, tree mitigation requirements, timing provisions related to the **OVERSIZED WATER TANK SITE LINE**, to extend the suspension periods applicable to water impact fees and wastewater impact fees; to add off-premise sales signage standards, to clarify that completion of landscaping improvements shall not be required as a condition to issuance of a letter of final acceptance, and to establish **PHASE** close-out inspection timing procedures; and to address responsibility for temporary and permanent power service to the **WATER TANK SITE**; and

WHEREAS, the City Council of the CITY finds that all notice and action required by state law and city ordinance was provided and/or taken, as applicable, prior to the City Council’s final consideration and action on this **SECOND AMENDMENT**; and

WHEREAS, the CITY Planning and Zoning Commission has considered and made its recommendation regarding this **SECOND AMENDMENT** and the City Council of the CITY has considered, authorized, and approved this **SECOND AMENDMENT**, each at meetings subject to and conducted in accordance with the Texas Open Meetings Act and the ordinances and Charter of the CITY; and

WHEREAS, this **SECOND AMENDMENT** was passed and approved by Ordinance # _____ on May 5th, 2026 contained in the records of the CITY and recorded minutes adopted and approved for such meeting; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the agreements set forth below, the PARTIES contract as follows:

AGREEMENT

1. **Amendment to Article D—Early Starts.** Article “D” of the AGREEMENT is hereby amended to further revise Section D.10 by adding the following paragraph at the end thereof:

Notwithstanding the PHASE infrastructure acceptance requirements set forth herein, and assuming the applicable final plat for PHASE II and PHASE III has been recorded, the CITY agrees to review and issue up to sixteen (16) additional building permits within PHASE II-A, up to sixteen (16) additional building permits within PHASE II-B, and up to sixteen (16) additional building permits within PHASE III prior to CITY acceptance of the infrastructure serving each such PHASE under the same preceding conditions applicable to early start permits within PHASE II.

2. **Amendment to Article D—Private Amenity Center.** Article “D” of the AGREEMENT is hereby amended to revise Section D.7 by replacing the third sentence regarding building permits with the following three (3) sentences:

The PARTIES acknowledge and agree that PHASE II will be developed in two (2) separate subphases being PHASE II-A and PHASE II-B. For the purposes of this Section D.7, PHASE II-A building permits may be issued prior to issuance of a certificate of occupancy for the AMENITY CENTER PROPERTY and AMENITIES. No PHASE II-B building permits shall be issued until a certificate of occupancy has been granted to a homeowners’ association for the use of the AMENITY CENTER PROPERTY and AMENITIES, as applicable.

3. **Amendment to Article D—Tree Preservation Plan Amendment.** Article “D” of the AGREEMENT is hereby amended to add the following paragraph to Section D.5:

Mitigation Relocation – F4 Lots. The CITY agrees that DEVELOPER may remove the mitigation tree plantings currently reflected on lots designated as Form Based District 4 (F4) within the approved Tree Preservation and Mitigation Plan and may relocate such mitigation tree plantings within the PROPERTY, including, but not limited to, lots designated as One & Two Family Residential District (R-3), public parkland areas, or common open space areas, provided that the total required caliper inches previously approved by the CITY are maintained. The removal and relocation of such mitigation trees shall be approved administratively.

4. **Amendment to Article D—Addition of Off-Premise Sales Signage Standards.** Article “D” of the AGREEMENT is hereby modified to add Section D.13 to read as follows:

13. *Off-Premise Sales Signage Standards.* Notwithstanding any provision of the Buda City Code of Ordinances, including the Unified Development Code, regulating off-premise signs, temporary signs, directional signs, or sales signage, the DEVELOPER shall be permitted to install both on -premise and off-premise sales signage at the locations depicted in Exhibit___, and in accordance with the type, design, size, style, content, and configuration standards and specifications set forth therein. Any sign type, design, size, style, content, or configuration depicted or described in Exhibit___ may be installed at any location shown on Exhibit___, and no such signage shall be limited to any particular permitted location.

5. **Amendment to Article D—Landscaping Not Required for Letter of Acceptance.** Article “D” of the AGREEMENT is hereby amended to add Section D.14 as follows:

14. *Clarification of Construction Plan Completion – Landscaping.* Notwithstanding any provision of Article 3.04 (Public Improvements) of the Buda Unified Development Code, or any other provision of the Buda City Code of Ordinances to the contrary, as applied to the PROPERTY, landscaping improvements shown on any approved Construction Plans shall not be considered improvements required to be completed under Section 3.04.04 or any related provision requiring completion of approved Construction Plans as a condition to issuance of a Letter of Final Acceptance for Public Improvements for any PHASE.

Inclusion of landscaping sheets, details, or notes within an approved Construction Plan set shall not cause such landscaping improvements to be deemed required for purposes of satisfying Article 3.04 completion requirements.

Notwithstanding the foregoing, the CITY shall require the posting of fiscal security for landscaping improvements as a condition to issuance of a Letter of Final Acceptance for any PHASE.

6. Amendment to Article D—Phase Close-Out Inspection Timing. Article “D” of the AGREEMENT is hereby amended to add Section D.15 as follows:

15. *PHASE Inspection Timing.* Notwithstanding any provision of Article 3.04 (Public Improvements) of the Buda Unified Development Code to the contrary, as applied to the PROPERTY, upon request of the DEVELOPER, the CITY shall schedule and conduct a pre-final inspection meeting with the DEVELOPER and the project engineer to jointly walk the portion of the property with constructed public improvements for any PHASE to assist the project engineer in establishing a comprehensive punch list of items that the City has determined must be completed before the engineer submits its concurrence letter to the CITY and requests a final inspection. The CITY shall not require any prior documentation before scheduling and conducting such walkthrough. The DEVELOPER agrees to pay an additional inspection fee for such pre-final inspection walkthrough in the amount of \$2,000.00. Thereafter, the CITY agrees to conduct a final inspection upon receipt of the project engineer’s concurrence letter and agrees that no other documentation shall be required in order to schedule and conduct the final inspection.

7. Amendment to Article F – Section F.4 (Water Impact Fees). Upon adoption of an ordinance by the City amending Ordinance # 2020-11, as requested and approved by the Developer, Article “F” of the AGREEMENT is hereby amended to revise subsection (c) of the “Water Impact Fees” provision contained in Section F.4 to read as follows:

(c) the CITY acceptance of WATER CAPITAL IMPROVEMENTS, except that the PARTIES agree that construction of the OVERSIZED WATER TANK SITE LINE shall begin no later than sixty (60) days following approval of the plans for the OVERSIZED WATER TANK SITE LINE by the CITY, and that the initial suspension of Water Impact Fees shall not be delayed because the OVERSIZED WATER TANK SITE LINE has not been finally accepted by the CITY.

8. Amendment to Article F – Section F.4 (Water Impact Fees). Article "F" of the AGREEMENT is hereby amended to revise the last sentence of the "Water Impact Fees" provision contained in Section F.4 to read as follows:

If CITY has not accepted WATER CAPITAL IMPROVEMENTS within seven (7) years from the effective date of this SECOND AMENDMENT, the suspension period expires and all fees owed shall become immediately due and payable to the CITY.

9. Amendment to Article F – Section F.4 (Wastewater Impact Fees). Article "F" of the AGREEMENT is hereby amended to revise the last sentence of the "Wastewater Impact Fees" provision contained in Section F.4 to read as follows:

If CITY has not accepted WASTEWATER INFRASTRUCTURE within seven (7) years from the effective date of this SECOND AMENDMENT, the suspension period expires and all fees owed shall become immediately due and payable to the CITY.

10. Amendment to FIRST AMENDMENT Section 8–Water Tank Site. Section 8 of the FIRST AMENDMENT is hereby amended to add the following paragraph:

The CITY shall be responsible for providing temporary power service to the water tank site. DEVELOPER shall provide permanent single-phase power service to the water tank site as part of the electrical infrastructure installed to serve the residential development in PHASE II-B.

11. Counterparts. To facilitate execution, this SECOND AMENDMENT may be executed in any number of counterparts, and it will not be necessary that the signatures of all Parties be contained on any one counterpart. Additionally, for purposes of facilitating the execution of this SECOND AMENDMENT: (a) the signature pages taken from separate, individually executed counterparts of this SECOND AMENDMENT may be combined to form multiple fully executed counterparts; and (b) a facsimile or electronic signature will be deemed to be an original signature for all purposes. All executed counterparts of this SECOND AMENDMENT will be deemed to be originals, but all such counterparts, when taken together, will constitute one and the same instrument.

12. Recordation. A memorandum of this SECOND AMENDMENT shall be recorded in the Official Public Records of Hays County.

13. Effect of Amendment. Except as specifically provided in this SECOND AMENDMENT, the terms and provisions of the AGREEMENT will continue to govern the rights and obligations of the PARTIES, and all provisions and covenants of the AGREEMENT, as supplemented by this SECOND AMENDMENT, will remain in full force and effect. In the event of any inconsistency between the AGREEMENT and the SECOND AMENDMENT, this SECOND AMENDMENT will control and modify the terms and provisions of the AGREEMENT.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the undersigned Parties have executed this Agreement on the dates indicated below to be effective as of the Effective Date.

ATTEST:

CITY OF BUDA:

City Secretary

By: _____

Printed Name: _____

Title: _____

Date: _____

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, _____, by _____, _____ of the City of Buda, on behalf of said municipality.

(Seal and Expiration)

Notary Public, State of Texas

DEVELOPER:

MERITAGE HOMES OF TEXAS, LLC, a Texas LLC

By: _____

Printed Name: _____

Title: _____

Date: _____

ACKNOWLEDGEMENT

STATE OF _____ §

§

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____,
_____, by _____, _____ of
MERITAGE HOMES OF TEXAS, LLC, a Texas LLC, on behalf of said company.

(Seal and Expiration)

Notary Public, State of Texas

DISTRICT:

BUDA MUNICIPAL UTILITY DISTRICT NO. 1

By: _____

Printed Name: _____

Title: _____

Date: _____

ATTEST:

By: _____

Name: _____

Title _____

ACKNOWLEDGEMENT

STATE OF _____ §

§

COUNTY OF _____ §

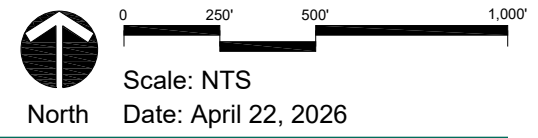
This instrument was acknowledged before me on the _____ day of _____, _____, by _____ and _____, as _____ and _____, respectively, of **BUDA MUNICIPAL UTILITY DISTRICT NO. 1**, a conservation and reclamation district of the State of Texas, on behalf of said strict.

(Seal and Expiration)

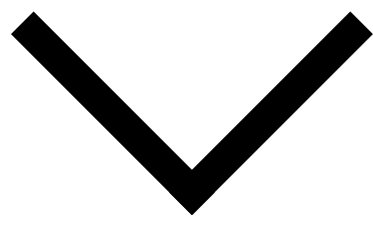
Notary Public, State of Texas



 BURMASHAVE
SIGN LOCATION

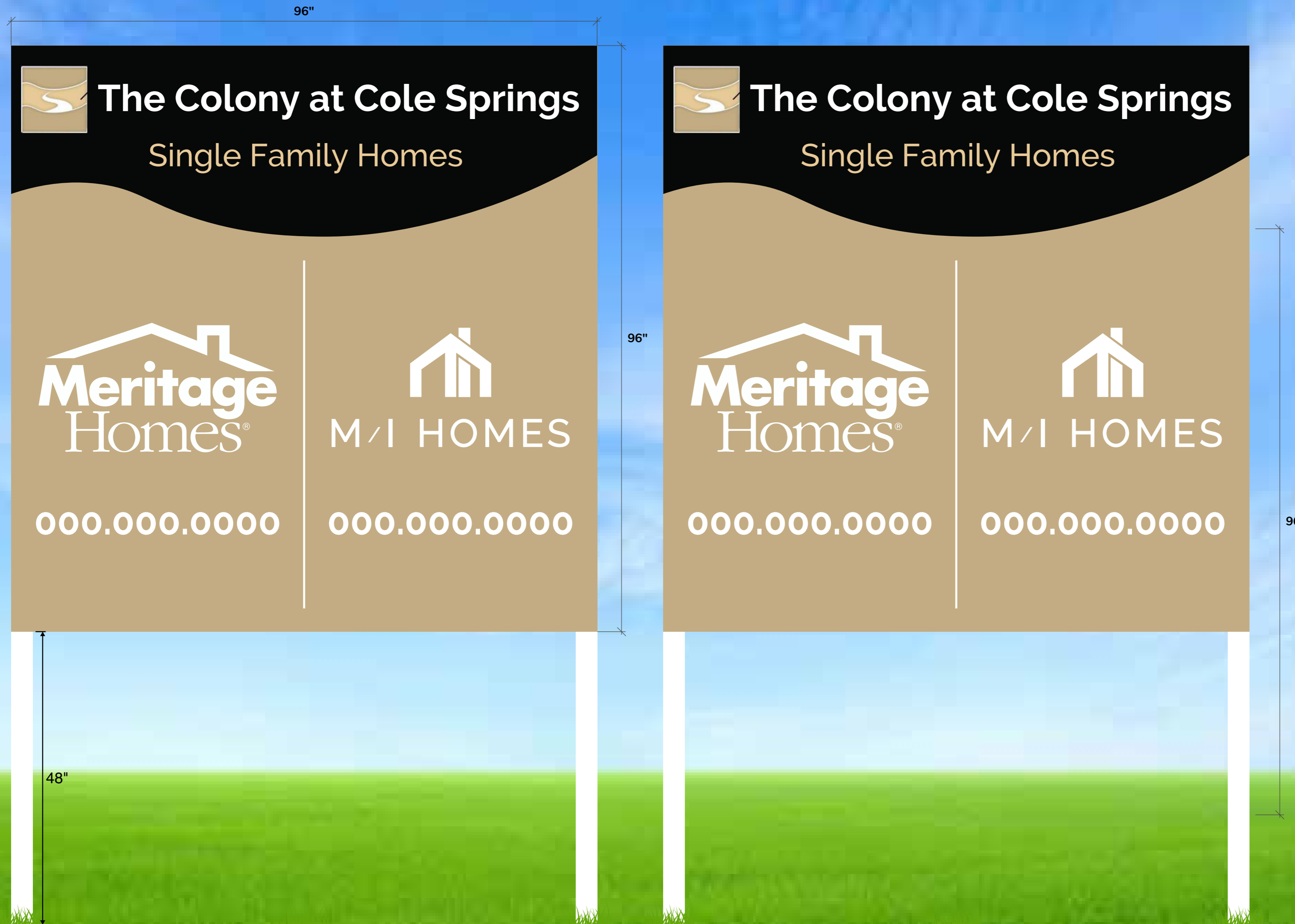


View From Above



Side A

Side B



Work Order: 581208

Date: 4/3/26

Client: M/I & Meritage

Acct Manager: Ashley

Designer: Jake

Scale: 1/12

Sign Specifications

Face Size:

8' h x 8' w

Single or Double Sided:

V-SHAPED

Post Color:

Gloss White

Materials:

Face Substrate: MDO Wood Board

Post(s): 4"x4" Treated Wood

Extra Notes:

MDO signs with full color digital print and graphics as shown, installed "V-shaped" on 4x4 wooden posts painted to match.

Revision: v1

Office: Austin

607 Leander Dr, Ste 100 | Leander, TX
512.259.9100 | www.dr-signs.net

72"

48"

96"

96"

©2024

QTY. X1

PAGE 1/2

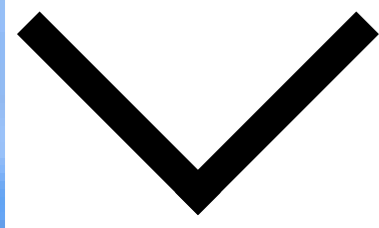
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ALL SIGNAGE QUOTES ARE VALID FOR 15 DAYS



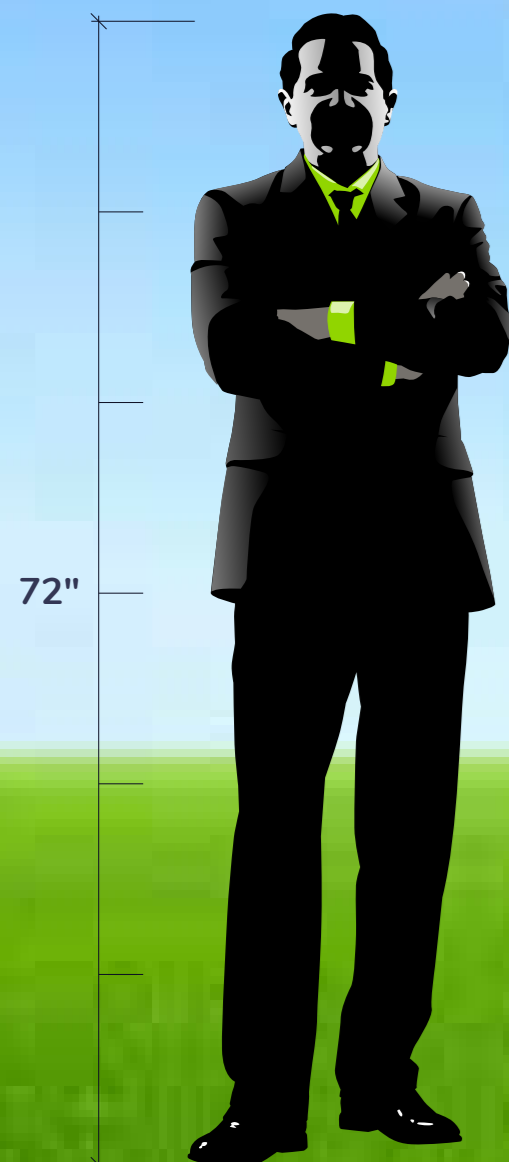
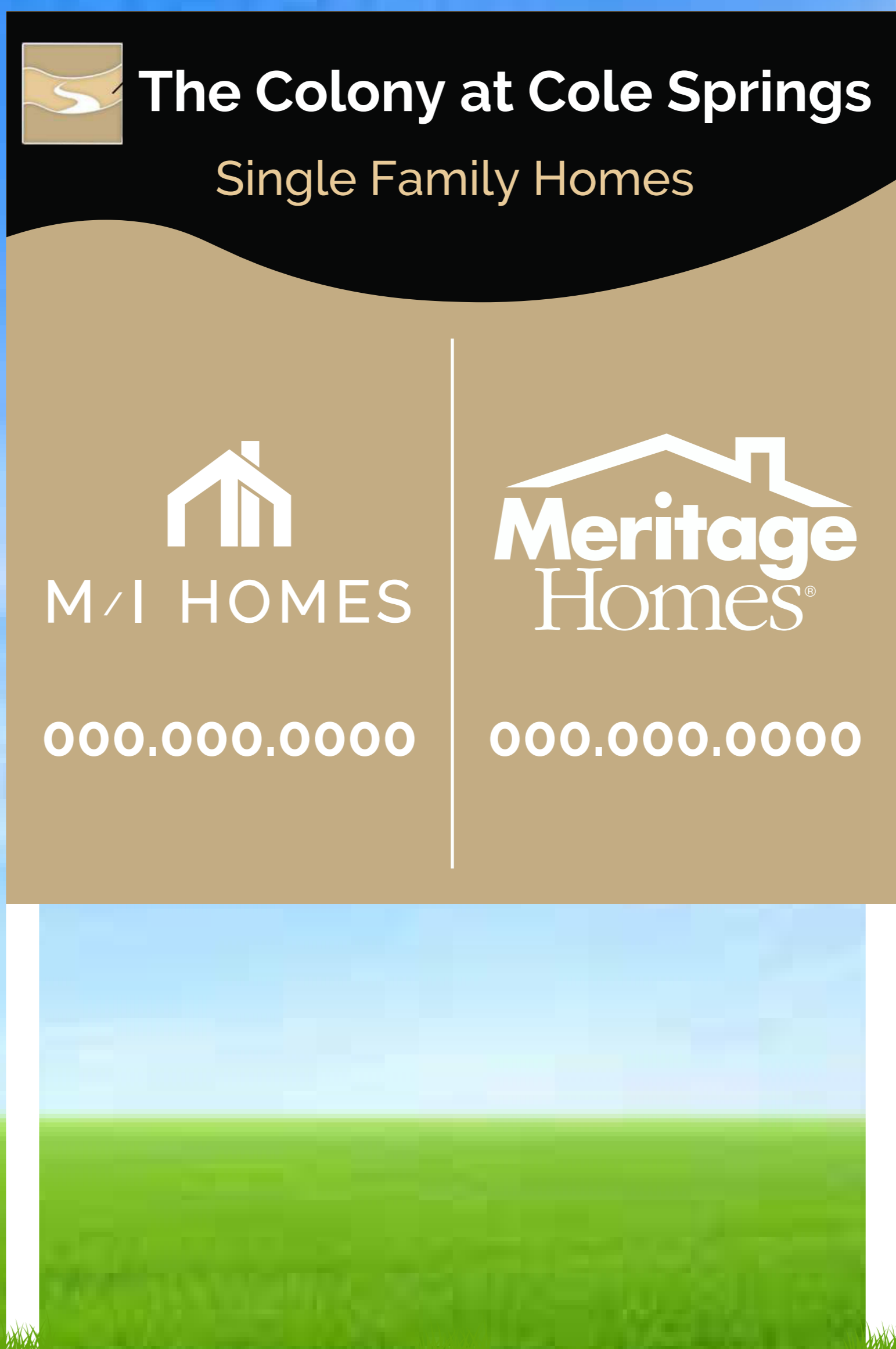
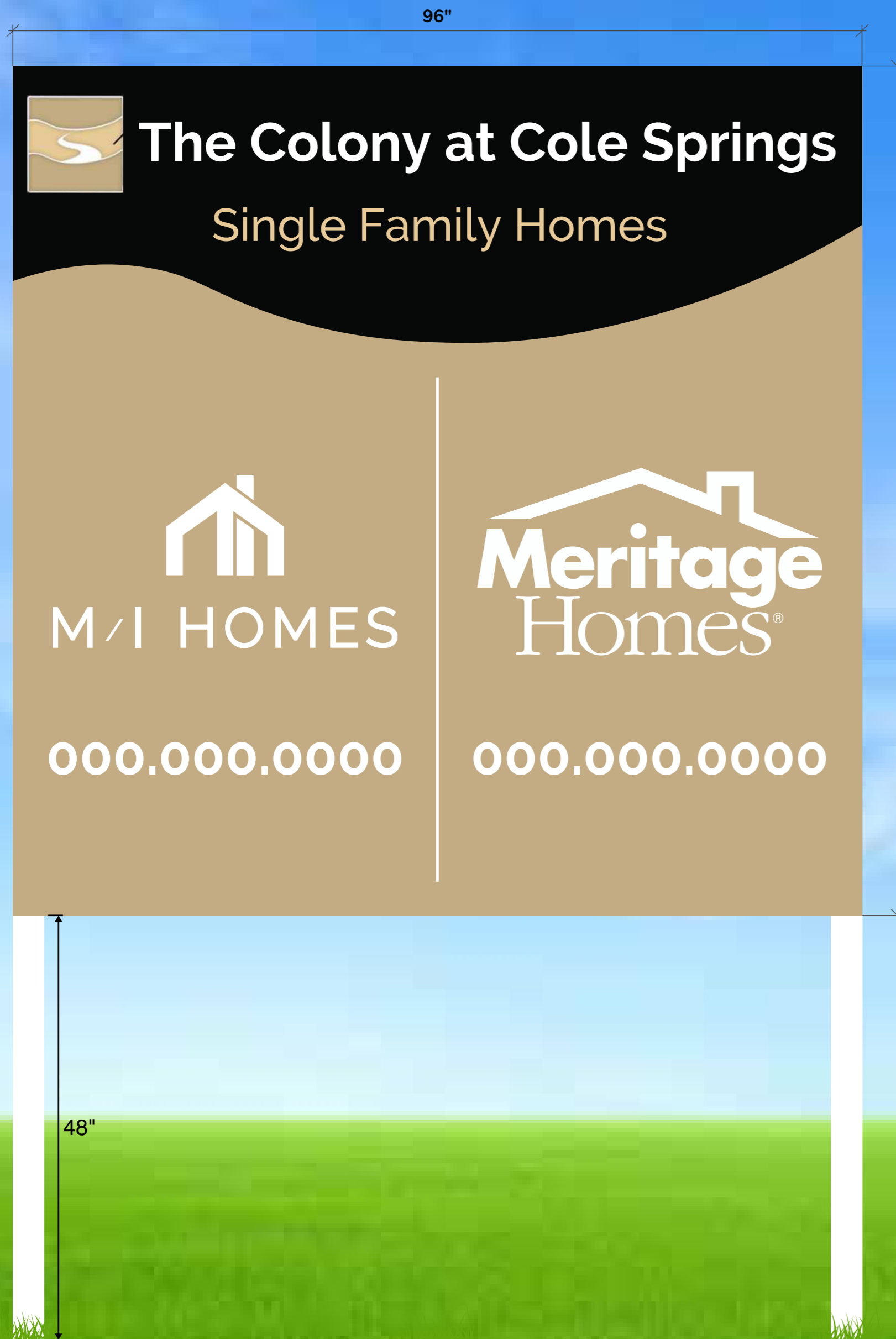
EST. 2002
SIGNS, LLC
HOUSTON • AUSTIN • DALLAS • SAN ANTONIO

View From Above



Side A

Side B



Work Order: 581208

Date: 4/3/26

Client: M/I & Meritage

Acct Manager: Ashley

Designer: Jake

Scale: 1/12

Sign Specifications

Face Size:

8' h x 8' w

Single or Double Sided:

V-SHAPED

Post Color:

Gloss White

Materials:

Face Substrate: MDO Wood Board

Post(s): 4"x4" Treated Wood

Extra Notes:

MDO signs with full color digital print and graphics as shown, installed "V-shaped" on 4x4 wooden posts painted to match.

Revision: v1

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ALL SIGNAGE QUOTES ARE VALID FOR 15 DAYS



EST. 2002
SIGNS, LLC
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SIGN #1

NEW

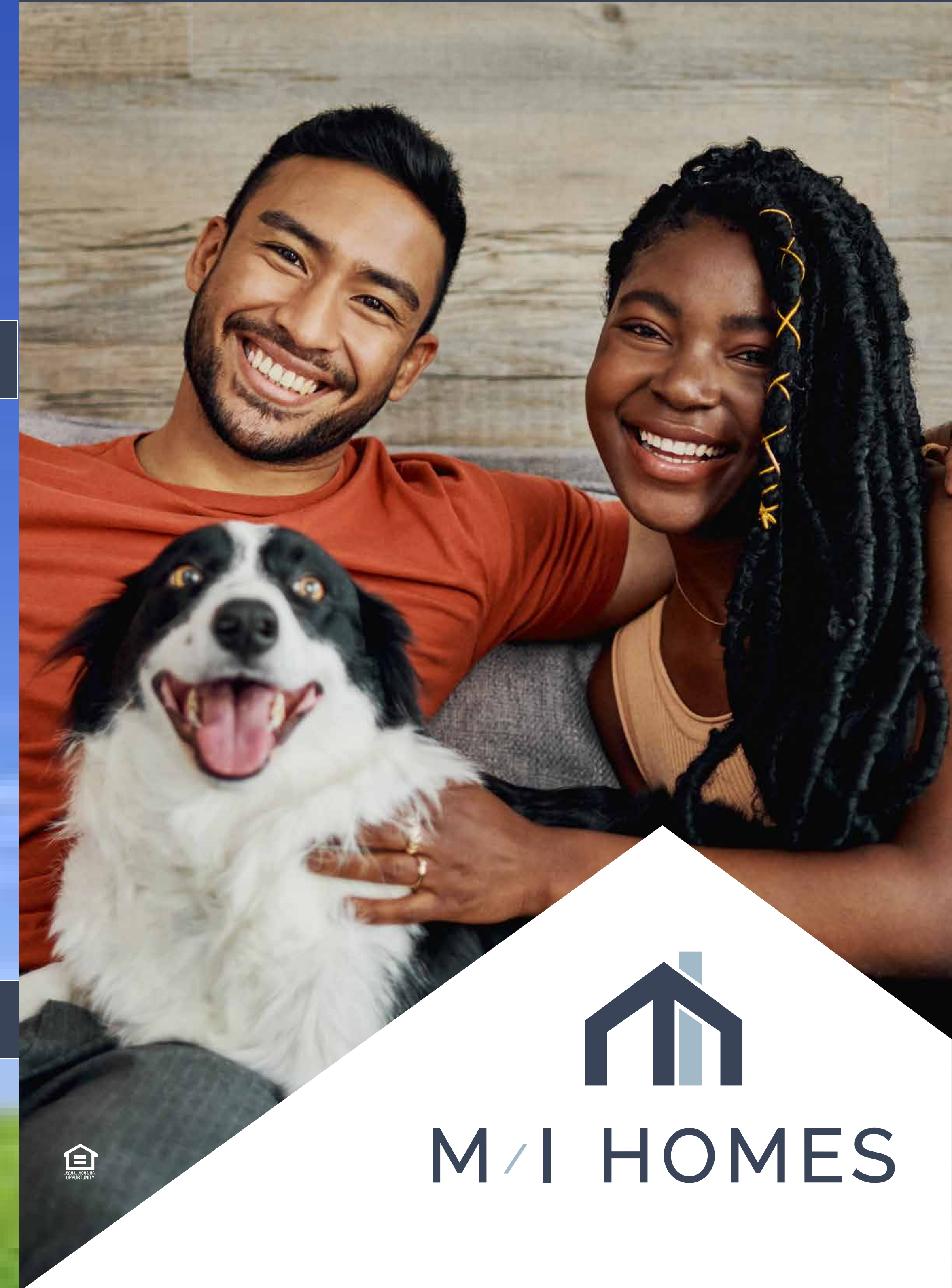
FRONT

BACK

Model Home



Thanks for Visiting
Estancia
West



EST. 2002

SIGNS, LLP

HOUSTON • AUSTIN • DALLAS • SAN ANTONIO

96"x48" Dibond Signs with full color digitally printed graphics as shown, installed on 4x4 aluminum posts.

607 LEANDER DRIVE SUITE 100 • LEANDER, TX 78641 • 512-259-9100 • DR-SIGNS.NET

SIGN #2

NEW

FRONT

BACK

Single Family Homes



M/I HOMES

Trusted Homebuilder for over 45 Years



M/I HOMES



EST. 2002

SIGNS, LLP

HOUSTON • AUSTIN • DALLAS • SAN ANTONIO

96"x48" Dibond Signs with full color digitally printed graphics as shown, installed on 4x4 aluminum posts.

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SIGN #3

NEW

FRONT

BACK

New Homes
from the \$300s



M/I HOMES



10-Year
Transferable
Structural Warranty



M/I HOMES



EST. 2002

SIGNS, LLP

HOUSTON • AUSTIN • DALLAS • SAN ANTONIO

96"x48" Dibond Signs with full color digitally printed graphics as shown, installed on 4x4 aluminum posts.

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SIGN #4

NEW

FRONT

BACK

Over 10
Floorplans



One of the
Nations Leading
Homebuilders



EST. 2002

SIGNS, LLP

HOUSTON • AUSTIN • DALLAS • SAN ANTONIO

96"x48" Dibond Signs with full color digitally printed graphics as shown, installed on 4x4 aluminum posts.

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SIGN #5

NEW

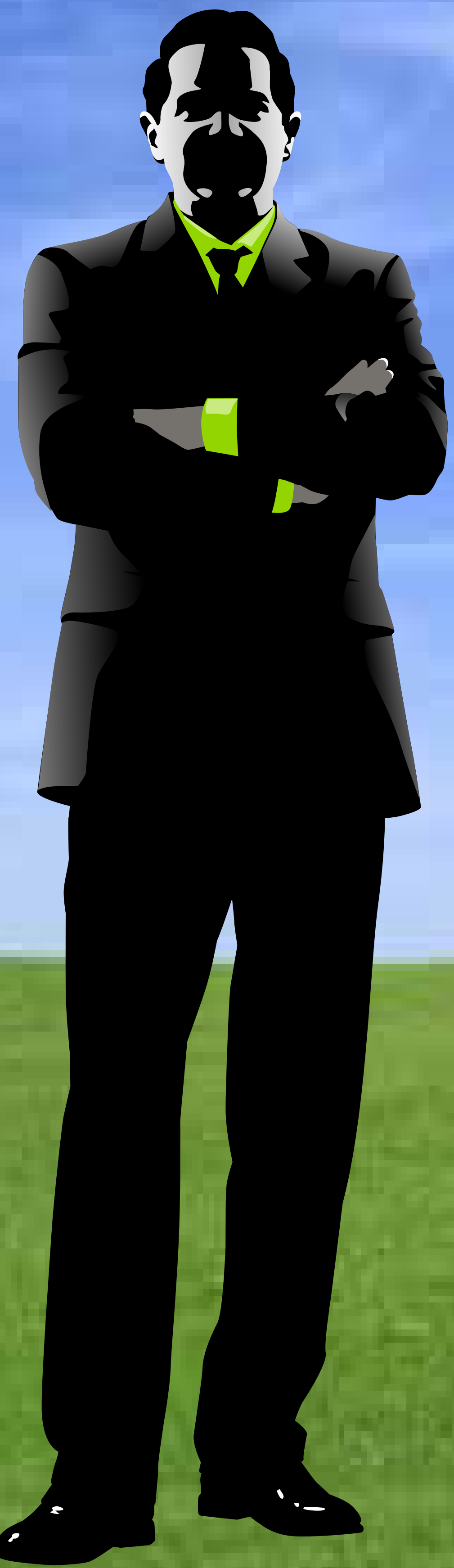
FRONT

BACK

Model Home



Model Home



EST. 2002

SIGNS, LLP

HOUSTON • AUSTIN • DALLAS • SAN ANTONIO

96"x48" Dibond Signs with full color digitally printed graphics as shown, installed on 4x4 aluminum posts.

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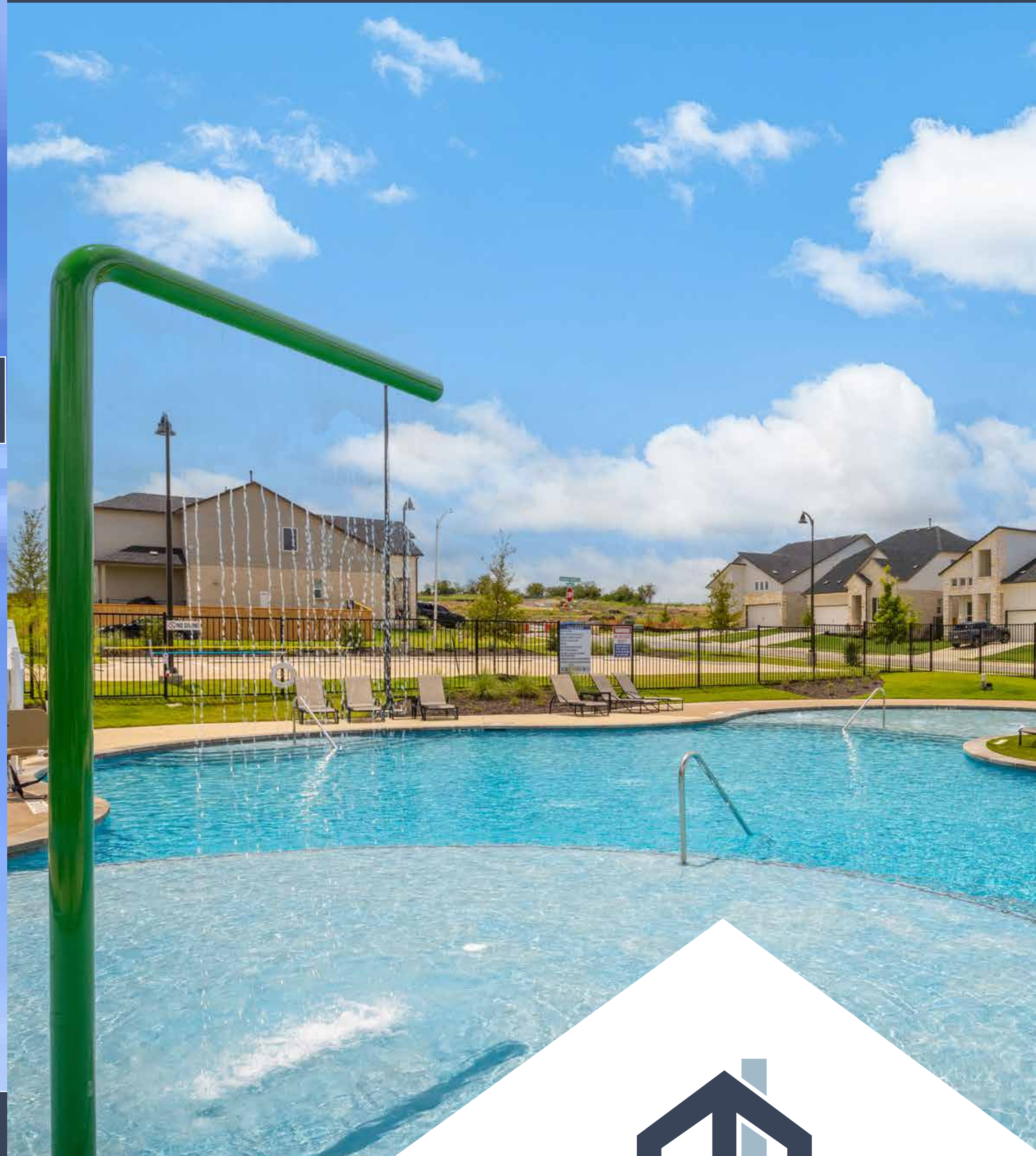
SIGN #6

NEW

FRONT

BACK

Amenity Center
with Pool &
Playground



M/I HOMES



Austin ISD



M/I HOMES



EST. 2002

SIGNS, LLP

HOUSTON • AUSTIN • DALLAS • SAN ANTONIO

96"x48" Dibond Signs with full color digitally printed graphics as shown, installed on 4x4 aluminum posts.

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SIGN #7

NEW

FRONT

BACK

Hike & Bike Trails




M/I HOMES

Financial Incentives with M/I Financial




M/I HOMES



EST. 2002

SIGNS, LLP

HOUSTON • AUSTIN • DALLAS • SAN ANTONIO

96"x48" Dibond Signs with full color digitally printed graphics as shown, installed on 4x4 aluminum posts.

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SIGN #8

NEW

FRONT

BACK

Dog
Park



M/I HOMES

Low Tax
Rate



M/I HOMES



EST. 2002

SIGNS, LLP

HOUSTON • AUSTIN • DALLAS • SAN ANTONIO

96"x48" Dibond Signs with full color digitally printed graphics as shown, installed on 4x4 aluminum posts.

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CITY COUNCIL

Colony at Cole Springs

PD Ordinance & DA Second Amendments

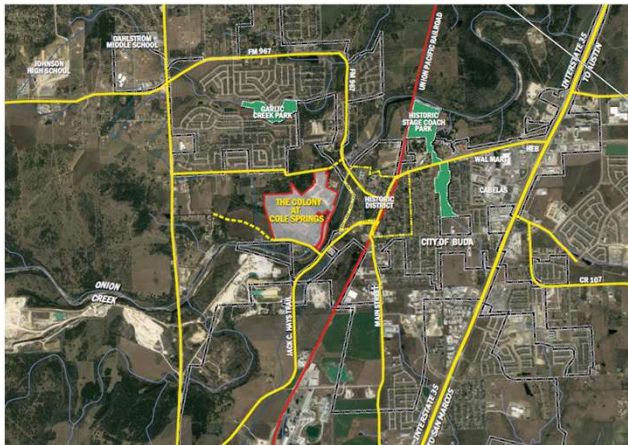
Presented by McLean & Howard, L.L.P.

5/5/26



COLONY AT COLE SPRINGS

Project Overview



Vicinity map — west Buda, Hays County, Texas.

At a Glance

- SIZE
~177 acres total
- LOCATION
West Buda, along Cole Springs Rd
- ZONING
PD No. Z 20-01 (Ord. 2020-11)
- DISTRICTS
F-4, R-3, and F-1 (open space)
- HOMES
~530 single-family homes
- BUILDERS
M/I Homes and Meritage Homes

WHAT THIS PROJECT DELIVERS

Infrastructure Delivered to Buda

- Bridge over Onion Creek
- Realignment of Old Black Colony Rd, including traffic signal at FM 967 / OBC
- North/south collector road from OBC to Cole Springs Rd (Clarissa)
- Donated water tower site
- Oversized lift station, water line, and wastewater line



New bridge over Onion Creek connecting Jack C. Hays Trail to Cole Springs Road.

WHAT THIS PROJECT DELIVERS

Community Amenities Delivered



Amenity center pool and pavilion (rendering by Haddon + Cowan Architects).

- 40+ acres of public parkland
- ~8,000 linear feet of nature trails
- ~2,900+ linear feet of Onion Creek Trail
- ~9,500 linear feet of sidewalks + bike lanes
- Pool and amenity center
- Playgrounds, open space, and pickleball

WHAT'S IN THE GROUND TODAY

Project Status — Already Delivered

- ✓ Realignment of Old Black Colony Rd and traffic signal at FM 967 / OBC COMPLETE
- ✓ Phase 1 — 246 lots (65 of the 45-foot lots; 181 of the 55-foot lots) COMPLETE
- Bridge over Onion Creek 30-60 DAYS
- ✓ Oversized lift station COMPLETE
- ✓ 12-foot Onion Creek Trail COMPLETE
- ✓ Wastewater improvements — lift station, 21" wastewater interceptor, 16" force main COMPLETE
- ✓ Water improvements — 12" water line on bridge; 2,000+/- linear feet of 12" line along Cole Springs COMPLETE

Tonight: early delivery of the water line to the water tank site

Discussion of accelerating construction schedule, ahead of the originally agreed sequence.

BACKGROUND

Why We're Here Tonight

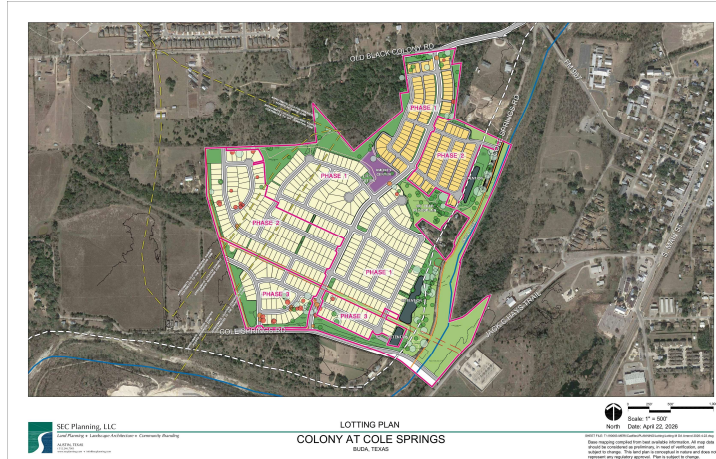
This effort began with a request from City staff to change the timeline: that the developer accelerate construction of the Oversized Water Tank Site Line, ahead of the originally agreed sequence. Accommodating that request required reopening the Development Agreement and, in turn, going through the full Council amendment process.

Since the developer was going to be in that process anyway, the developer worked with staff to identify other items appropriate to address at the same time — practical constraints that had surfaced once the Property moved into the building permits phase, and that were not fully apparent when the original PD Ordinance and DA were adopted in 2020 (shortly after the City's UDC overhaul/addition of new architectural standards and form-based districts).

The package before Council tonight is the product of that joint review.

LOTING PLAN — APRIL 22, 2026

Project Phasing



Source: SEC Planning, LLC — Colony at Cole Springs Lotting Plan (4/22/26).

WHAT'S BEFORE COUNCIL TONIGHT

Two Coordinated Items, Organized with Staff

Item 1 — PD Ordinance Amendment

Amendments to Ordinance No. 2020-11 / PD No. 2 20-01

Brings F-4 and R-3 dimensional standards into alignment with the City's other residential districts and modifies architectural elements to be project specific.

Addresses build-envelope realities specific to the Property that emerged in execution.

Incorporates standards approved in the 2023 DA Amendment that were not previously reflected in the PD Ordinance.

Approves the monument sign that was not finalized at the start of the project.

Item 2 — DA Second Amendment

Annexation, Development, & MUD Consent Agreement

Accomplishes staff's request to accelerate the Oversized Water Tank Site Line and associated edits relating to responsibilities to provide power and the timeline on the impact fee suspension period.

Clarifies construction-process items that emerged once the original DA was being applied, including amenity center phasing and inspection processes.

Finalizes sales signage standards and provides tree mitigation flexibility on F-4 lots.

ITEM 1 OF 2

PD Ordinance Amendment

Amendments to Ordinance No. 2020-11 / PD No. Z 20-01

WHY THESE PD ADJUSTMENTS MAKE SENSE — PART 1

Aligning Dimensional Standards with the City's Other Districts

The original PD Ordinance was adopted shortly after the City's UDC overhaul and addition of form-based zoning and new architectural standards.

R-3 building height — bringing R-3 into parity

R-3 is currently capped at 30 feet. AG, R-1, R-2, and F-4 all permit 35 feet — including AG, R-1, and R-2, which are intended to be less intense than R-3. The 30-foot cap is an outlier among Buda's residential districts. The amendment brings R-3 into alignment with the City's existing framework.

F-4 build envelope — restoring a workable site

The unanticipated front public utility easement on this Property, combined with the F-4 build-to zone, produces an unusually tight build envelope. In addition, side-street and side-lot setbacks were approved in the 2023 DA Amendment but were never reflected in the PD Ordinance. The amendment incorporates those previously-approved setbacks and restores a workable envelope without changing the streetscape vision. Removes the garage door enhancement requirements for alley-loaded homes.

WHY THESE PD ADJUSTMENTS MAKE SENSE — PART 2

Keeping the Standard, Updating the Menu

Two adjustments preserve the City's design standards while updating the methods and menu so they actually function at this product type.

Architectural elements — keeping the standard at 5, updating the menu

The UDC requires a minimum of 5 distinct architectural elements. Several items on the existing menu are impractical at this product type — notably the 1,000-gallon rainwater system and the rooftop alternative-energy option. The amendment keeps the minimum at 5 but updates the menu: a 50-gallon rainwater system in lieu of 1,000; EV-charger pre-wiring in lieu of alternative-energy; expanded window-enhancement options; updated material requirements; and enhanced native landscaping / xeriscaping added. The 5-element standard is preserved.

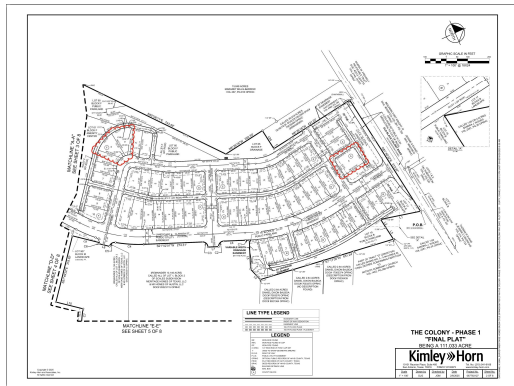
Building height definition — measurable in execution

The current definition measures from the highest point of grade. For volume builders working from a portfolio of pre-approved plans, this requires a per-lot grade survey for each plan placement — costs that drive standardization toward fewer plans rather than more. The amendment measures from finished floor elevation, the metric pre-approved plans are documented in. The change supports the design variety the City's framework intends, by removing complexity that quietly works against it.

F-4 SITE-SPECIFIC WAIVER

Build-to Zone — Exempt Lots Exhibit

Build-to standards are waived only on lots with site-specific constraints — unusual dimensions or protected/heritage trees — comprising less than 1% of lots in the Property.



Phase 1 Final Plat — exempt lots outlined in red (111.033 ac).



Phase 2A Driveway Exhibit (2 sheets).

THE RESULT

Quality Homes for Buda's Residents



McLean & Howard, L.L.P. | Colony at Cole Springs | PD Ordinance + DA Second Amendments

13 / 17

PD ORDINANCE AMENDMENT — ITEM 15

Monument Signage Standards

The PD Ordinance Amendment incorporates a monument signage exhibit.



Why this matters

The proposed monument is slightly larger than what the UDC permits by default, and the exhibit provides a clear, City-reviewed standard for the project's entry monumentation.

Provides certainty for the developer and clarity for City staff moving forward.

McLean & Howard, L.L.P. | Colony at Cole Springs | PD Ordinance + DA Second Amendments

14 / 17

ITEM 2 OF 2

DA Second Amendment

Annexation, Development, & Municipal Utility District Consent Agreement

WHY THESE DA ADJUSTMENTS MAKE SENSE

Accomplishing Staff's Request and Refining the DA in Execution

The Development Agreement was opened at City staff's request — to accelerate the Oversized Water Tank Site Line. Working sessions with staff identified additional items appropriate to address at the same time, items that surfaced once the original DA was being applied in execution.

Water tank site — accomplishing staff's request

Acceleration of the Oversized Water Tank Site Line ahead of the originally agreed sequence — the reason this DA was reopened. The amendment commits the developer to begin construction within 60 days of plan approval, allocates power (City temporary; developer permanent in Phase II-B), and confirms the seven-year suspension period for water and wastewater impact fees.

Construction process — clarity in execution

Several items needed clarification once the original DA was applied — phasing logic between sub-phases, early-start permit counts per sub-phase, what is required for a Letter of Final Acceptance, and how pre-final inspections proceed. The amendment captures these refinements jointly with staff while preserving the City's review authority. Provides clarity on sales signs.

Tree mitigation — flexibility within the same total

The original Mitigation Plan placed mitigation trees on F-4 lots, where compact configurations limit space for growth. The amendment allows relocation within the Property — including R-3 lots, parkland, and open space — without changing the total required caliper inches. The City's mitigation goal is preserved in full.

RECOMMENDATION

Approval of both items, as presented.

- Together, the developer and the City have delivered the bridge, road realignments, oversized utilities, parkland, trails, and the donated water tower site.
- Together, we have adjusted the plan when conditions warranted — including the City-requested acceleration of the Oversized Water Tank Site Line.
- Together, we will continue delivering homes Buda's residents can afford and a community Buda is proud of.

An ongoing collaboration between the developer and the City of Buda to deliver a great community.

Thank you to City staff for the partnership, and to Council for your time.





Agenda Item Report

Legislative Board: City Council
Date: May 5, 2026
Contact: Will Parrish
Agenda Item ID / Number: 2026-385- / K.3

ITEM TITLE: Public hearing, deliberation, and possible action to consider an Ordinance on first and possible final reading and to adopt said Ordinance regarding a request by Kimley-Horn on behalf of MI Homes of Austin, LLC, for a Zoning Map Amendment to amend the previously approved Planned Development known as the Colony at Cole Springs (Z 20-01, Ord 2020-11) consisting of approx. 168.883 acres out of the Hiram Cummins Survey, A-108, Philip J Allen Survey, A-1, and S.V.R. Eggleston Survey, A-5, City of Buda, Hays County Texas (Z 26-04) (Development Services Assistant Director Will Parrish) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

The applicant is requesting to modify the existing Planned Development (PD) in order to address some concerns by the developer that have risen in the development process. These concerns focus on Setbacks, Build-to zones, Residential Design Elements, building height, how building height is measured, and sign standards.

At their regularly scheduled meeting on April 28, 2026, the Planning and Zoning Commission voted 4-0 to approve the request with the modification that the developer must provide a minimum of 5 building elements from Section 2.09.08(C).

2. BACKGROUND/HISTORY

The Colony at Cole Springs is a residential neighborhood regulated by a PD that was approved in 2020 (Ord 20-11) and consists of 499 residential lots. This development is also subject to a Development Agreement that was approved in 2020 and later amended in 2023, and for which there is currently an amendment request to be considered by City Council.

3. ANALYSIS

Building Setbacks and Build-to requirements:

Request

- Section 2.08.07(B) Single Family D1-D2 amended as follows:
 - Setbacks: F4 column, D1 (Primary Street (min/max)) to “front PUE width/ +10 feet”, and
 - Built-to: F4 column, D2 (Building Width in Build to “(min) shall be 40%”
- Section 2.07.01 amended as follows:
 - R3 Minimum Rear yard setbacks - 15 feet

Currently the requirement for Single Family Home Setbacks in F4 under D1 is B1 + 10 feet, with B1 equaling 10 feet, so the buildable area is anywhere between 10 and 20 feet back from the property line. The issue that the developer is having is that there is a 15 foot Public Utility Easement that starts at the property line and reduces the allowable buildable area by 5 feet. The Developer did receive approval of a Zoning Special Exception to adjust this requirement by 10%, however the PUE is still making it difficult.

The Build-to requirement for Single Family Homes in F4 is currently 70%, meaning that 70% of the width of Build-to Zone (width of the lot within the setback area (10-20 feet back from property line)

must have a portion of the building within it. The applicant is requesting to reduce the Build-to zone to be consistent with the requirements from the F3 zoning district, at 40%. Additionally there are some lots that the applicant is requesting to waive the Build-to zone from all together, such as lots where protected trees are being preserved, as it is difficult to achieve the standard in these cases. Lots requesting this waiver are identified in the attached exhibit.

The current minimum rear yard setback for the R3 zoning district is 20 feet, and the applicant is requesting to reduce that by 5 feet to 15 feet, so that they can provide larger building footprints. As this is in the R3 zoning district, it is not affected by Build-to zones or setbacks impacting the F4 districts above.

Building Height (R-3)

Request

- Section 2.07.01 amended as follows:
 - R3 Maximum Building Height - 35 feet
- Section 5.02.01 amended as follows:
 - Building Height shall be measured from *finished floor elevation* to highest point of the roof, excluding ornamental features that do not contain floor area (e.g., a parapet, church steeple, or bell tower)

Applicant is requesting to increase the building height within the R3 district be increased from 30 to 35 feet, which is consistent with R2 height maximums.

Section 5.02.01 defines Building Height as "The vertical distance measured from the *average grade level* to the highest point of the roof, excluding ornamental features that do not contain floor area (e.g., a parapet, church steeple or bell tower)."

Single Family Design Elements

Request

- Section 2.09.08(C) amended as follows:
 1. Single Family Residential Element Options. All new single family residential developments (including Dwelling, Single Family (Detached), Dwelling, Single Family (Patio Home), Dwelling, Single Family (Attached - Townhouse), and Dwelling, Single Family (Attached - Duplex) structures) shall have at least **three (3)** of the following elements on each building:
 1. Front Wall Articulation. An offset in plane shall be provided every fifteen (15) feet along any front facade of the dwelling unit.
 2. Varying Front Setbacks. Variations of the front setback of at least five (5) feet shall be required, however buildings shall not be within the required front setback.
 3. **100% Masonry Construction Materials, consisting of Class 1 and Class 2 materials but with no more than twenty five (25%) Class 2 exterior materials**
 4. Rear Garage. The garage shall be placed behind the rear building face
 5. Covered Front Porch or Portico.
 - a. Front Setback Encroachment. The covered front porch or portico can encroach into the required front setback by eight (8) feet provided it does not interfere with public utility easements.
 - b. Minimum Dimensions. Each covered front porch or portico shall be a minimum eighty (80) square feet and have a minimum depth from the primary structure of eight (8) feet.
 6. Architectural Focal Point. Include one (1) of the following architectural focal points:
 - a. Chimney. The exterior veneer of a chimney constructed as part of or an

- extension to the exterior wall of a residential structure must be constructed of like or similar brick or other masonry material to that of the primary structure. The exterior veneer of chimneys shall not be constructed of wood or lumber products.
- b. Window Enhancements. The use of transoms, bay windows, shutters, or other similar window enhancements.
7. Enhanced Pavement. In all residential districts except for Agricultural (AG) District and Estate Residential (R-1) District, driveways and entryway sidewalks located in front of the dwelling shall be constructed entirely of a decorative paving technique from the following (or a combination of the following).
 - a. Earth-tone colored concrete (stain mixed in, not applied after).
 - b. Stamped/patterned concrete.
 - c. Brick/pave stone.
 - d. Exposed aggregate.
 - e. Improved permeable surface (does not include dirt, grass, or gravel).
 8. Alternative Energy System. Use of a 1 kilowatt alternative energy system meeting City standards.
 9. Rainwater Harvesting. Use of a 1,000 gallon rainwater harvesting system meeting City standards.
 10. Anti-Canyoning Design. Utilizes an anti-canyoning design (as shown in Figure 43) with a stepped-back second story to allow additional light and airflow between the homes.

The Applicant is requesting to reduce the number of required elements from **5** to **3**, and to modify one of the elements to reduce the Class 1 masonry requirement from **100%** to **75%** when Class 2 masonry is substituted where 25% reduction is proposed.

After the Planning and Zoning Commission voted to recommend that 5 Elements remain the minimum standard, the applicant is considering proposing to amend some additional elements to be more compatible with their intentions.

Garage Doors

Request

- Section 2.09.08(B)1(d) amended as follows:
 - Recessed Door. Garage door shall be recessed a minimum of twelve (12) inches from the garage face
 - **Shall not be required on alley loaded lots**
- Section 2.09.08(B)1(e) amended as follows:
 - Garage Door Treatments. Garage doors visible from public Right-of-Way shall contain at least three (3) of the following enhancements.
 - i. Cedar/wood clad doors.
 - ii. Double doors.
 - iii. Decorative windows.
 - iv. Decorative hardware.
 - v. Reveals/texture
 - **Shall not be required on alley loaded lots**

Applicant is requesting that garage door enhancements will not be required when garages face alleys.

Monument Signage

Request

Applicant has provided a monument sign exhibit which they would like to construct at the primary entrances to the neighborhood. the Sign dimensions are slightly larger than would otherwise be approvable under Section 4.02.08(C) and the proposed sign is provided in as an exhibit.

4. FINANCIAL IMPACT

Permit fees for 499 lots associated with this development.

5. STRATEGIC PLAN/GOALS

EXCEPTIONAL CITY SERVICES

6. STRATEGIC PLAN OBJECTIVES

Become a more business-friendly City Government - regulations, codes, and processes.

7. PROS AND CONS

Pros: Developer will feel more confident in moving forward with permit submittals

Cons: Modifications for this development will not be consistent with homes in base zoning districts.

8. ALTERNATIVES

City Council may make the following motions:

- Approval
- Approval with changes/conditions
- Denial
- Table.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

At their regularly scheduled meeting on April 28, the Planning and Zoning Commission voted 4-0 to approve the request with the modification that the developer must provide a minimum of 5 building elements from Section 2.09.08(C).Â

Attachments:

- [k3 Colony_at_Cole_Springs_Ordinance_Amending_PD_bjw_4.29.26.pdf](#)
- [Colony_Phase_1_-_build_to_zone_exempt_lots_exhibit.pdf](#)
- [Colony_Phase_2A_-_build_to_zone_exempt_lots_exhibit.pdf](#)
- [Z_26-04_PD_-exhibit__development_plan___4_.pdf](#)
- [Exhibit_Entry_Monument_Sign.pdf](#)
- [K3 Presentation.pdf](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS, AMENDING ORDINANCE NO. 2020-11 ESTABLISHING A PLANNED DEVELOPMENT ZONING DISTRICT FOR COLONY AT COLE SPRINGS; MODIFYING CERTAIN DEVELOPMENT STANDARDS; PROVIDING FINDINGS; PROVIDING A REPEALER; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Buda adopted Ordinance No. 2020-11 establishing a Planned Development zoning classification applicable to The Colony at Cole Springs (the “Zoning Ordinance”); and

WHEREAS, the City Council of the City of Buda adopted Ordinance No. 2020-12 approving that certain City of Buda Annexation, Development, and Municipal Utility District Consent Agreement for the Property (the “Development Agreement”); and

WHEREAS, the City Council subsequently adopted Ordinance No. 2023-23 approving Amendment No. 1 to the Development Agreement; and

WHEREAS, the City Council desires to amend certain provisions of the Zoning Ordinance to modify specific development standards applicable to the Property; and

WHEREAS, the City Council is contemporaneously considering an amendment to the Development Agreement applicable to the Property; and

WHEREAS, the amendments to this Ordinance and the amendment to the Development Agreement are intended to be considered concurrently to ensure consistency in the development standards applicable to the Property; and

WHEREAS, the City Council finds that the zoning amendments set forth herein independently further the public health, safety, and welfare and are adopted as an exercise of the City’s legislative authority and not as consideration for, or conditioned upon, any contractual obligations under the Development Agreement; and

WHEREAS, notice of the public hearing was published and provided in accordance with Chapter 211 of the Texas Local Government Code; and

WHEREAS, the Planning and Zoning Commission has considered the proposed amendments and made its recommendation to the City Council; and

WHEREAS, the City Council finds that the amendments set forth herein are consistent with the public health, safety, and welfare and are in the best interest of the City and the Property.

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

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

Section 2: As required by law, the City Council of the City of Buda conducted the public hearing on the request for an amendment to the zoning classification and closed the public hearing before final adoption of this Ordinance.

Section 3: The current zoning classification of Planned Development approved in Ordinance No. 2020-11 is hereby amended as follows:

A. Amendment to Form Based District 4 (F4) – Build-to Zone and Side Setbacks. Section 4 of Ordinance No. 2020-11 is hereby amended to add Section (C)(11) as follows: *Form Based District 4 (F4) Amendment*. Section 2.08.07.B.D1–D2 of the Unified Development Code (Build-To Zone), as applied to the area depicted as F4 in **Exhibit D**, is amended as follows: for the F4 column, D1 (Primary Street (min/max)) to “front PUE width/ +10 feet”, and D2 (Building Width in Build to (min)) shall be “40%”. The Build-to Zone requirements shall not apply to the Lots identified **Exhibit** attached hereto and incorporated. Section 2.08.07.B.B2-B3 of the Unified Development Code, as applied to the area depicted as F4 in **Exhibit D**, is hereby amended to require a five-foot (5') side street and side lot line building setback.

B. Amendment to One & Two Family Residential District (R-3) – Height and Setback. Section 4 of Ordinance No. 2020-11 is hereby amended to add Section (C)(12) as follows: *R-3 Height and Rear Yard Setback*. Section 2.07.01 of the Unified Development Code (Residential Dimensional Regulations–One & Two Family Residential District (R-3)), as applied to the area depicted as R-3 in **Exhibit D**, is hereby modified to establish a maximum permitted building height of thirty-five feet (35'). Rear yard setbacks within the R-3 area depicted in **Exhibit D** shall be fifteen feet (15').

C. Amendment to Single-Family Design Requirements. Section 4 of Ordinance No. 2020-11 is hereby amended to add Section (C)(13) as follows: *Amendment to Single Family Design Requirements*. Section 2.09.08.C of the Unified Development Code (Single Family Residential Element Options), as applied to the PROPERTY, is hereby modified as follows:

(i) Notwithstanding Section 2.09.08.C.3 of the Unified Development Code, as applied to the PROPERTY, exterior materials shall consist of a minimum of one hundred percent (100%) masonry construction materials, consisting of Class 1 and Class 2 materials but with no more than twenty-five percent (25%) Class 2 exterior materials.

(ii) Section 2.09.08.C.5.b (Covered Front Porch or Portico—Minimum Dimensions) is amended such that each covered front porch or portico shall have a minimum area of twenty five (25) square feet and a minimum depth from the primary structure of five (5) feet.

(iii) Section 2.09.08.C.6 (Architectural Focal Point) is amended such that the architectural focal points listed therein may each count concurrently as separate design elements when more than one is provided. Within Section 2.09.08.C.6.b, each distinct type of window enhancement provided (e.g., transoms, bay windows, shutters, window awnings, or window overhangs) shall count as one (1) design element, up to a maximum of two (2) design elements drawn from subsection 6.b. Section 2.09.08.C.6.b is further amended to expressly include window awnings and window overhangs among the eligible window enhancements. Section 2.09.08.C.6 is further amended to add the following additional architectural focal point options: (a) gables; (b) exposed rafter tails or brackets; (c) contrasting material types; (d) trim detailing; and (e) garage pergola.

(iv) Section 2.09.08.C.7 (Enhanced Pavement) is amended to add salt-finish concrete to the list of permitted decorative paving techniques.

(v) Section 2.09.08.C.8 (Alternative Energy System) is amended to replace the alternative energy system option with the following: garage(s) pre-wired and ready for the installation of a Level 2 electric vehicle charging station in accordance with City standards.

(vi) Section 2.09.08.C.9 (Rainwater Harvesting) is amended to require the use of a fifty (50) gallon rainwater harvesting system with gutters, in lieu of the one thousand (1,000) gallon system.

(vii) The garage door enhancements set forth in Section 2.09.08.B.1.e of the Unified Development Code shall count as one (1) design element under Section 2.09.08.C, as applied to the PROPERTY.

(viii) The following additional design element option is hereby added to Section 2.09.08.C, as applied to the PROPERTY: Enhanced Native Landscaping/Xeriscaping—the use of enhanced native landscaping or xeriscaping in the front yard, with no more than twenty-five percent (25%) of the front yard area planted in turfgrass.

For the avoidance of doubt, the minimum number of design elements required under Section 2.09.08.C, as applied to the PROPERTY, shall remain five (5).

D. Amendment to Garage Door Enhancements on Alley-Loaded Lots. Section 4 of Ordinance No. 2020-11 is hereby amended to add Section (C)(14) as follows: *Amendment to Garage Door Enhancements on Alley-Loaded Lots*. Section 2.09.08.B.1.d (Recessed Door) and Section 2.09.08.B.1.e (Garage Door Treatments) of the Unified Development Code (Garage Door Enhancements), as applied to alley-loaded lots within the PROPERTY, are hereby amended such that recessed doors and garage door treatments shall not be required.

E. Addition of Monument Signage Standards. Section 4 of Ordinance No. 2020-11 is hereby amended to add Section (C)(15) as follows: *Monument Signage Standards*. The Buda City Code of Ordinances, including the Unified Development Code, is hereby modified to provide that entry monument signage for the Project may be installed in accordance with the standards set forth in **Exhibit I**.

F. Amendment to Definition of Building Height. Section 4 of Ordinance No. 2020-11 is hereby amended to add Section (C)(16) as follows. *Amendment to Definition of Building Height.* Section 5.02.01 of the Unified Development Code (Definitions), as applied to the PROPERTY, is hereby amended to modify the definition of “Building Height” to provide that building height shall be measured from finished floor elevation to the highest point of the roof, excluding ornamental features that do not contain floor area (e.g., a parapet, church steeple, or bell tower).

Section 4: Repeal. This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Buda, Texas, and this Ordinance shall not operate to amend, change, supplement or repeal any such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other ordinances are hereby repealed. Except as amended hereby, Ordinance No. 2020-11 shall remain in full force and effect.

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

Section 6: Passage. Pursuant to Section 3.12 of the Charter of the City of Buda, Texas, if the Council determines that the first reading of this Ordinance is sufficient for adequate consideration by an affirmative vote of five or more members of the City Council during the first reading and the Ordinance is passed by the affirmative vote of four or more members of the City Council, this Ordinance is adopted and enacted without further readings. In the event a second reading is necessary, this Ordinance is adopted and enacted upon the affirmative vote of four or more members of the City Council upon second reading.

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

Section 8: Open Meetings. It is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

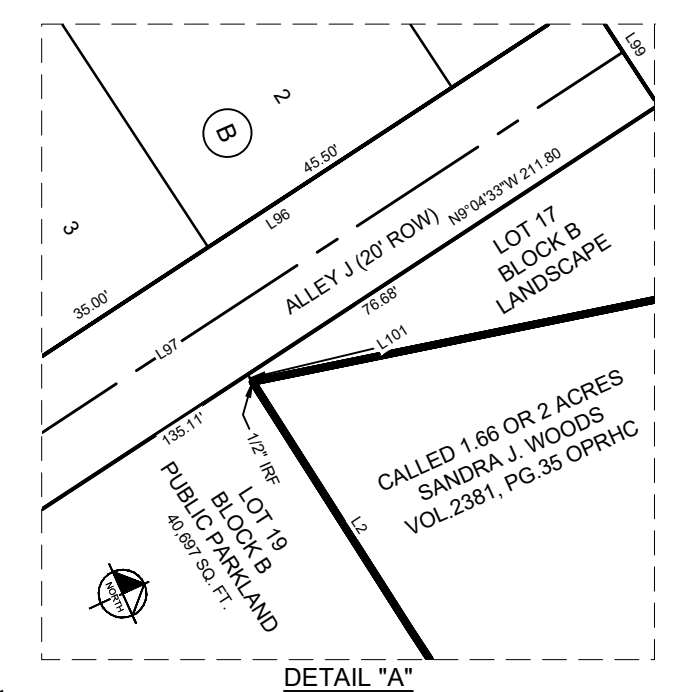
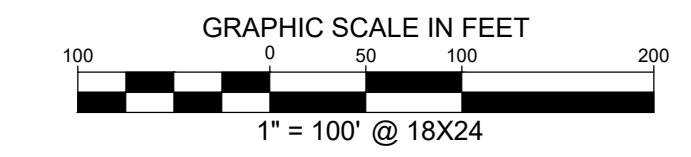
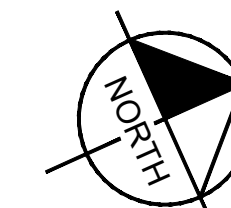
PASSED, APPROVED AND ADOPTED by the City Council of the City of Buda, on first and final reading on this the __ day of _____, 2026.

APPROVED:

Lee Urbanovsky, Mayor
City of Buda, Texas

ATTEST:

Alice Ramirez, City Clerk
City of Buda, Texas



15.846 ACRES
MARARET MILLS-BARROW
VOL.387, PG.815 OPRHC

DONNA M. FEINWALD
REVOCABLE TRUST
VOL.445, PG.251
OPRHC

15.818 ACRES
GLADYS M. SCALES FELDER
70018496 OPRHC
(REMAINDER)

BENJAMIN FORT WRIGHT III
DOC. #0091573, VOL.281, PG.700
0.222 ACRE 60' PUBLIC ROW
DEDICATION TO CITY OF PUD, A
OLD BLACK COLONY ROAD
(NO DEDICATION FOUND)

JEANNE S. EVANS
DOC. #03916810
OPRHC

LOTS 1 & 2
TR A SUBDIVISION
VOL. 8, PG.320
PRHC

THOMAS R. EVANS
& JENNIE C. MEDICHS
VOL.114, PG.123
OPRHC

CALLLED 1.66
SANDRA J. WOODS
VOL.2381, PG.35 OPRHC

CALLLED 2.64 ACRES
DANIEL DIXON BALBOA
DOC# 17003374 OPRHC
(DESCRIPTION FROM
DOC# 70030439
OPRHC)

CALLLED 2.64 ACRES
DANIEL DIXON BALBOA
DOC#17003376 OPRHC
(DESCRIPTION FROM
DOC# 9921364 OPRHC)

(REMAINDER 13.146 ACRE)
CALLED ALL OF LOT 1, BLOCK 2
OF SCALES SUBDIVISION
MERITAGE HOMES OF TEXAS, LLC
& M/I HOMES OF AUSTIN, LLC
DOC# 20023115 OPRHC

LINE TYPE LEGEND	
	BOUNDARY LINE
	RIGHT-OF-WAY DEDICATION
	EASEMENT LINE
	100-YR FLOOD PLAIN
	100-YR FLOOD PLAIN - FLOODWAY

LEGEND	
	IRON ROD FOUND
	IRON ROD FOUND W/ CAP
	IRON PIPE FOUND
	1/2" IRON ROD W/ "KHA" CAP SET USED TO SHOW GEOMETRIC BREAKS
	R.O.W.
	P.U.E.
	OPRHC
	PRHC
	DRHC
	BUILDING SETBACK LINE
	MAIL BOX
	COUNTY BLOCK

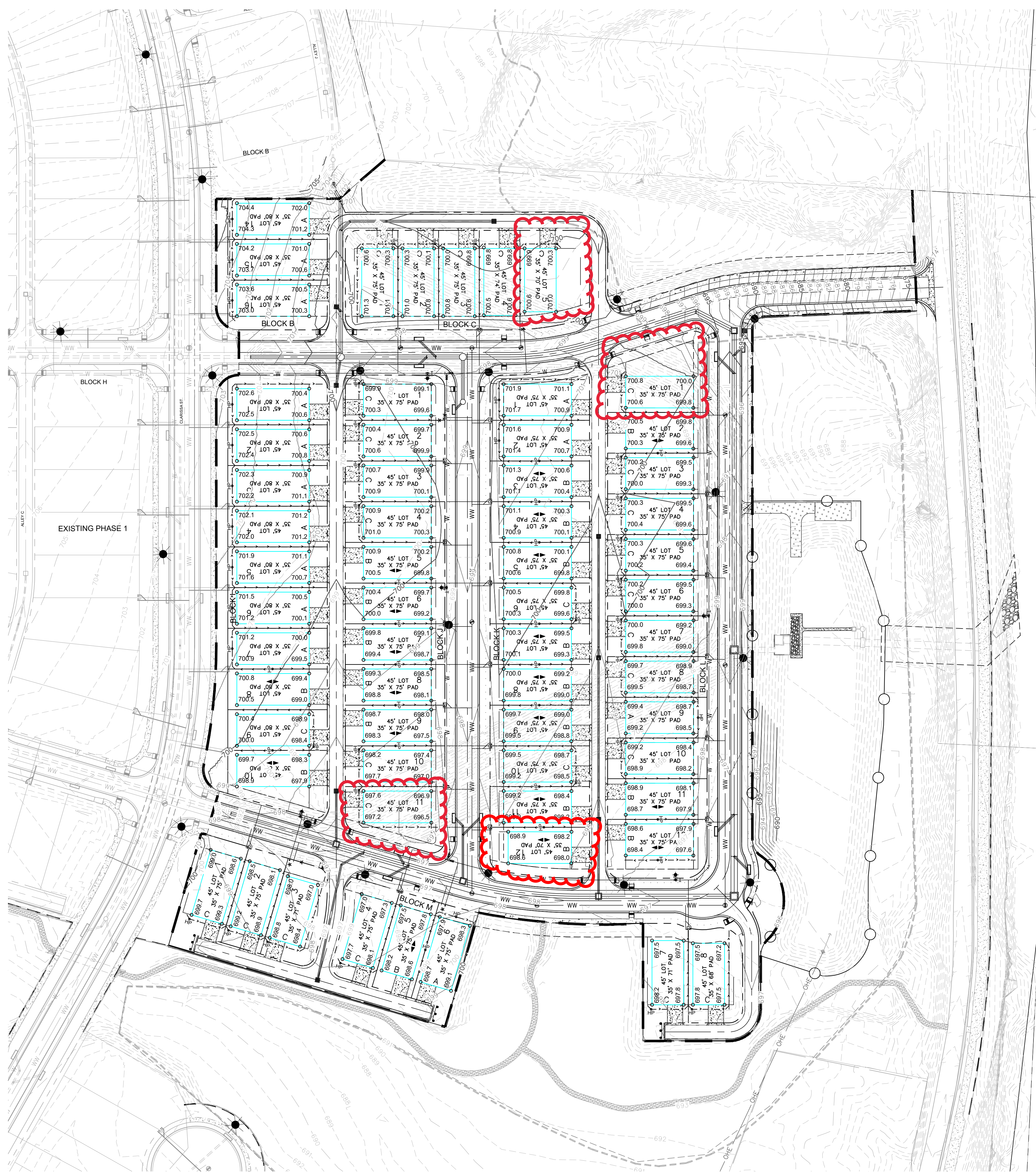
THE COLONY - PHASE 1 "FINAL PLAT" BEING A 111.033 ACRE

Kimley»Horn

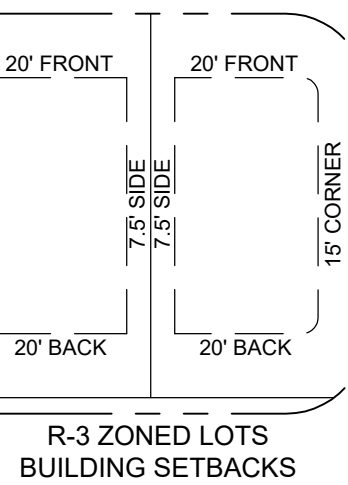
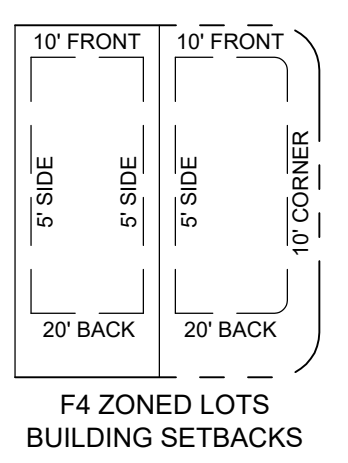
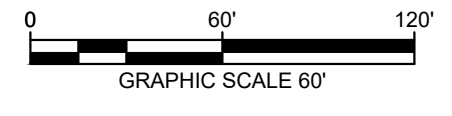
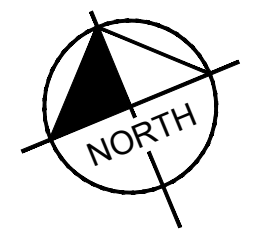
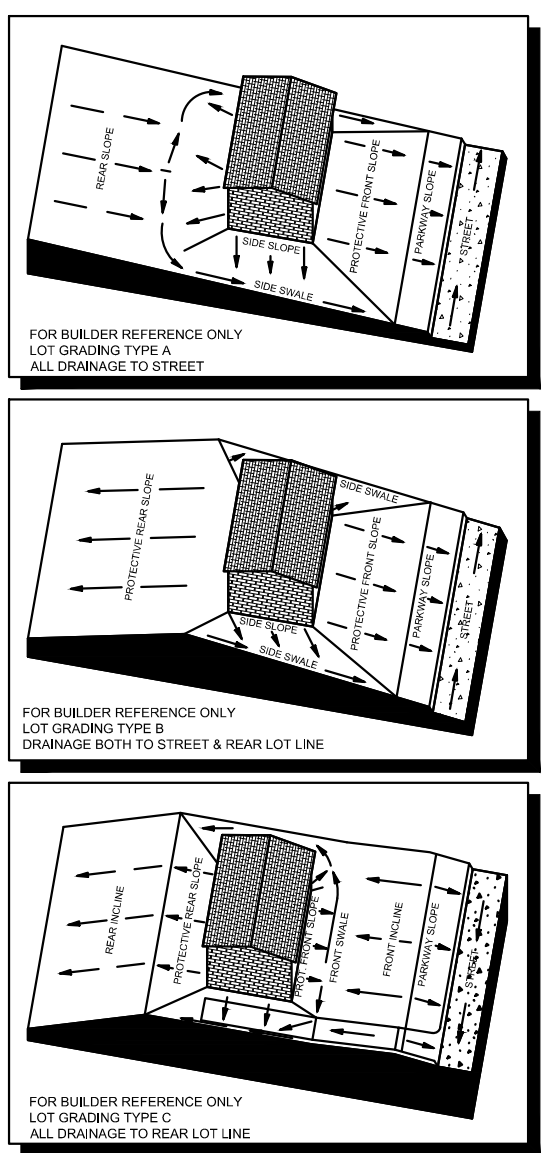
10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	2/6/2025	067783127	2 OF 8

Plotted By: Duffy, Daniel Date: June 26, 2025 03:32:14pm File Path: K:\SAU\Civil\067783115 Heritage Budo Assemblage\PHASE 2\Cad\Exhibits\PlanSheets\20241114 - Colony Phase 2 Driveway Exhibit.dwg
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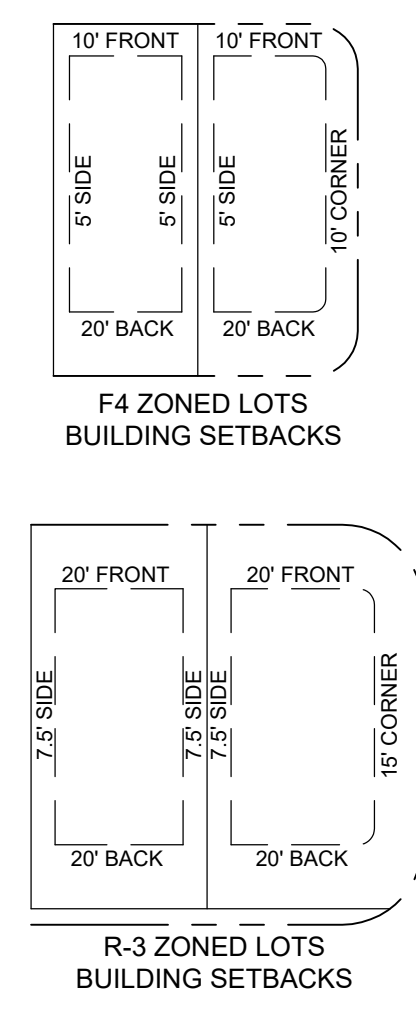
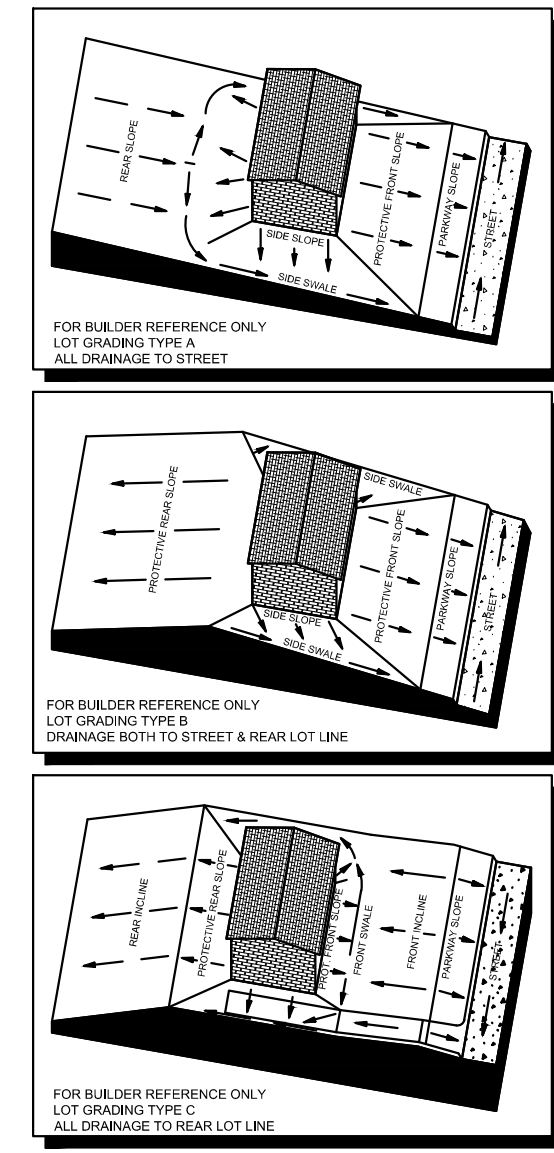
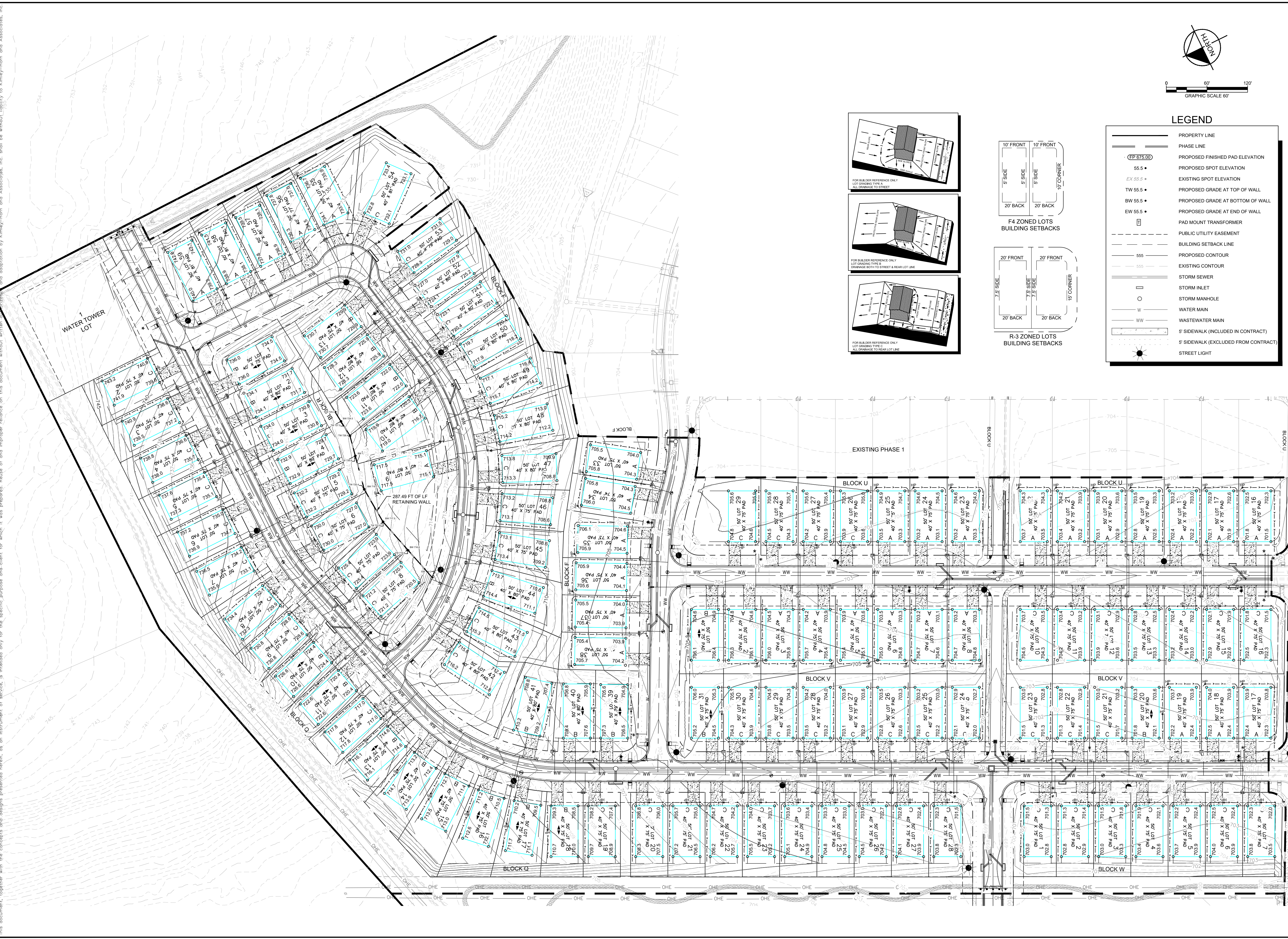


LEGEND	
	PROPERTY LINE
	PHASE LINE
	PROPOSED FINISHED PAD ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED GRADE AT TOP OF WALL
	PROPOSED GRADE AT BOTTOM OF WALL
	PROPOSED GRADE AT END OF WALL
	PAD MOUNT TRANSFORMER
	PUBLIC UTILITY EASEMENT
	BUILDING SETBACK LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	STORM SEWER
	STORM INLET
	STORM MANHOLE
	WATER MAIN
	WASTEWATER MAIN
	5' SIDEWALK (INCLUDED IN CONTRACT)
	5' SIDEWALK (EXCLUDED FROM CONTRACT)
	STREET LIGHT



KHA PROJECT 067783115		DATE MARCH 2025		SCALE: AS SHOWN		DESIGNED BY: DPD		DRAWN BY:		CHECKED BY: AEG		
THE COLONY PHASE 2 CITY OF BUDA HAYS COUNTY, TEXAS						DRIVEWAY EXHIBIT (SHEET 1 OF 2)						
						SHEET NUMBER EX-1						
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 501 S. AUSTIN AVENUE, SUITE 1310, GEORGETOWN, TX 78626 PHONE: 512-520-0768 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928												
										REVISIONS	DATE	BY

Plotted By: Duffly, Daniel Date: June 26, 2025 03:32:21pm File Path: K:\SAU_Civil\067783115_Meritage Budo Assemblage\PHASE 2_Cad\Exhibits\PlanSheets\20241114 - Colony Phase 2 Driveway Exhibit.dwg
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LEGEND	
—	PROPERTY LINE
—	PHASE LINE
(FP 675.00)	PROPOSED FINISHED PAD ELEVATION
55.5 •	PROPOSED SPOT ELEVATION
EX 55.5 •	EXISTING SPOT ELEVATION
TW 55.5 •	PROPOSED GRADE AT TOP OF WALL
BW 55.5 •	PROPOSED GRADE AT BOTTOM OF WALL
EW 55.5 •	PROPOSED GRADE AT END OF WALL
□	PAD MOUNT TRANSFORMER
---	PUBLIC UTILITY EASEMENT
---	BUILDING SETBACK LINE
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
—	STORM SEWER
—	STORM INLET
—	STORM MANHOLE
—	WATER MAIN
—	WASTEWATER MAIN
—	5' SIDEWALK (INCLUDED IN CONTRACT)
—	5' SIDEWALK (EXCLUDED FROM CONTRACT)
—	STREET LIGHT

THE COLONY
PHASE 2
CITY OF BUDA
HAYS COUNTY, TEXAS

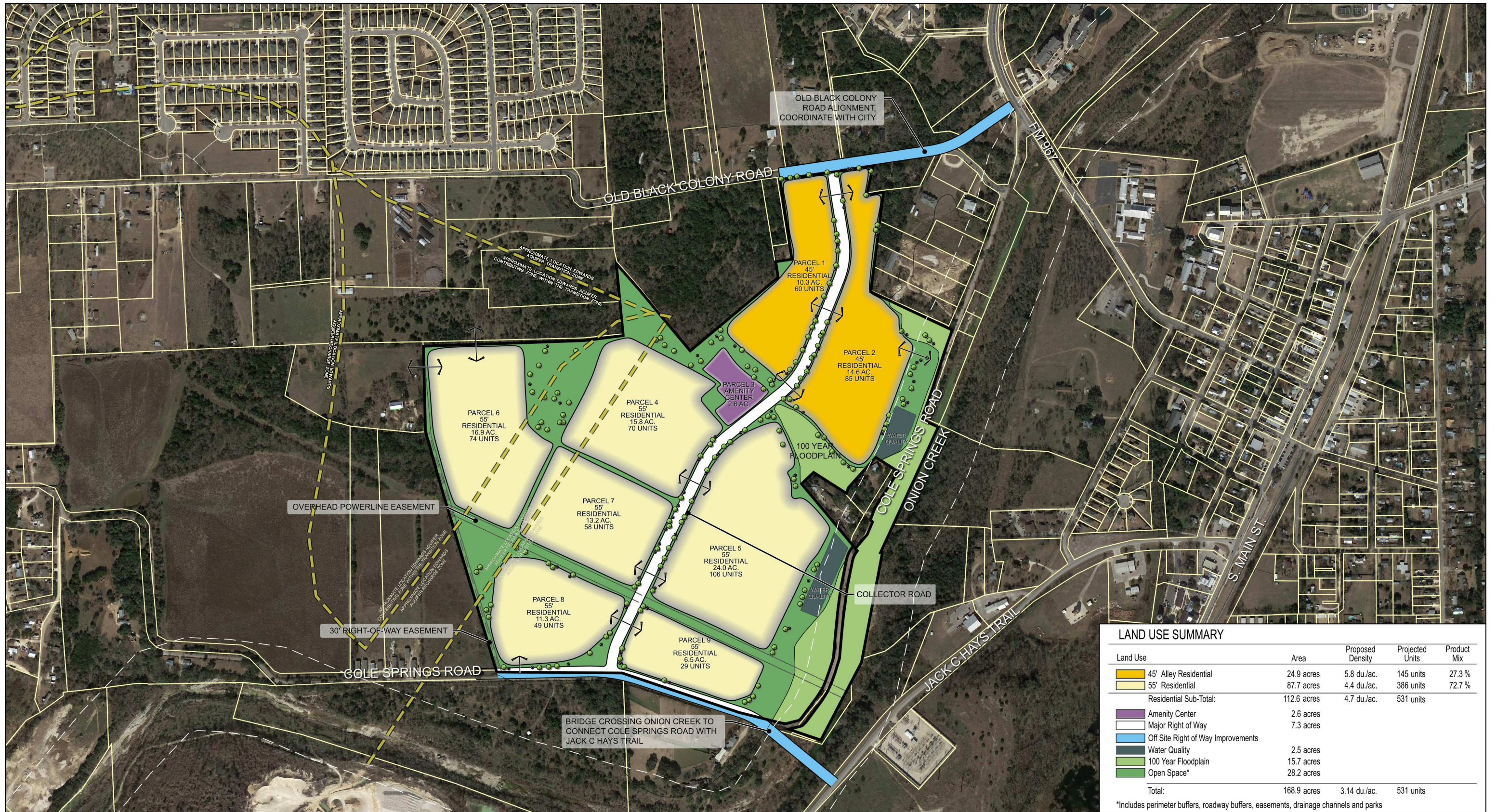
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TEXAS REGISTERED ENGINEERING FIRM F-928

DRIVEWAY EXHIBIT
(SHEET 2 OF 2)

KHA PROJECT
067783115
DATE
MARCH 2025
SCALE: AS SHOWN
DESIGNED BY: DPD
DRAWN BY:
CHECKED BY: AEG

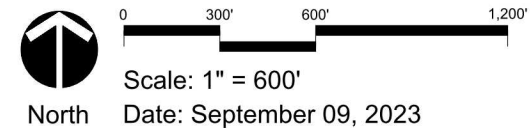
SHEET NUMBER
EX-2

REVISIONS
No. DATE BY



Land Use	Area	Proposed Density	Projected Units	Product Mix
45' Alley Residential	24.9 acres	5.8 du./ac.	145 units	27.3 %
55' Residential	87.7 acres	4.4 du./ac.	386 units	72.7 %
Residential Sub-Total:	112.6 acres	4.7 du./ac.	531 units	
Amenity Center	2.6 acres			
Major Right of Way	7.3 acres			
Off Site Right of Way Improvements				
Water Quality	2.5 acres			
100 Year Floodplain	15.7 acres			
Open Space*	28.2 acres			
Total:	168.9 acres	3.14 du./ac.	531 units	

*Includes perimeter buffers, roadway buffers, easements, drainage channels and parks



DEVELOPMENT PLAN
THE COLONY AT COLE SPRINGS
 BUDA, TEXAS

- NO EXCEPTIONS** BY: *Cynthia McCalmont*
- EXCEPTIONS NOTED**
- REVISE & RESUBMIT** ON: 11.21.2025
- NOT APPROVED**

The Landscape Architect's review is for the sole purpose of aiding the Contractor's efforts in providing the Owner with a project that is consistent with the Contract Documents. The Landscape Architect is not responsible for correctness of dimensions, quantities, details, application or fabrication of any part of the Work and for any deviations from the Contract Documents.
 The Landscape Architect's action on this stamp does not constitute acceptance of any deviations.
SEC PLANNING AUSTIN, TEXAS

THE COLONY *at* COLE SPRINGS



LANDLORD APPROVAL: _____

CLIENT APPROVAL: _____

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THE COLONY AT COLE SPRINGS	CUSTOMER	ACCT. EXEC.	10-019 25 R2	DWG.#	NO.	DATE	BY	DESCRIPTION
TBD	LOCATION	B. HALL	1 OF 6	PAGE	1	10/23/25	DW	REVISIONS BASED ON CLIENT INPUT
BUDA, TEXAS	CITY, ST	D. WALTERSDORFF	10/16/25	ORIG. DATE	2	11/18/25	DW	REVISE SIZE OF MONUMENT CABINET BASED ON PERMITTING

MANDATED BY STATE STATUTE: Anyone selling, installing or servicing electrical signs, outline lighting, lighted awnings, signals, LEDs and existing outdoor electric discharge lighting must maintain an Electric Sign Contractors license. These license holders are regulated by the Texas Department of Licensing and Regulation. For compliance verification or complaints contact TDLR in Austin at 1-800-803-9202, 512-463-6599 or online. This firm's license is **TSCL 18067 & SIGN MASTERS LICENSE 7312**. To verify a company's license, go www.license.state.tx.us/licensesearch. Enter the company's name in the "Inquire by Name" field.

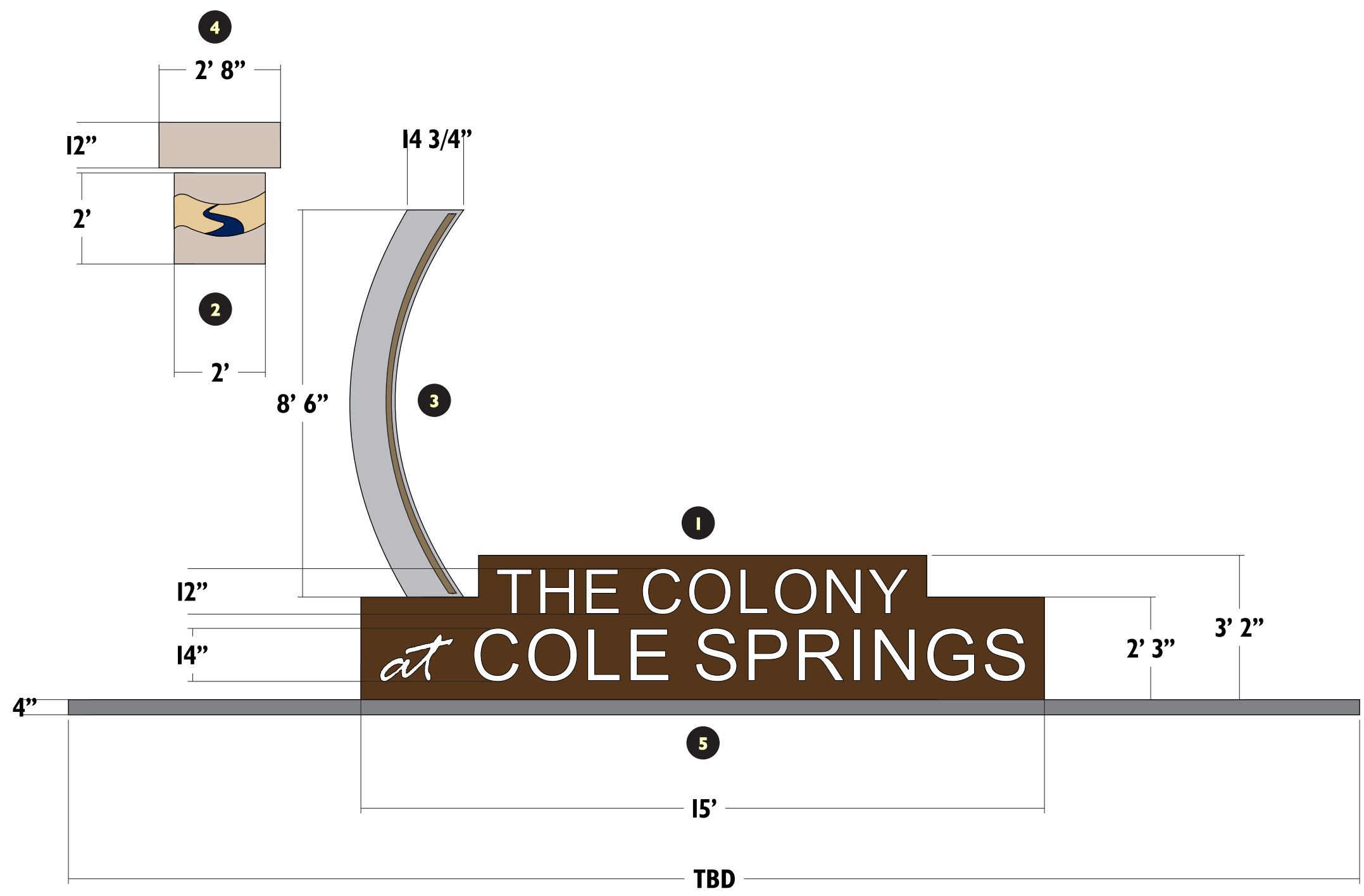
A1 A2

ENTRY MONUMENTS

SCALE: 3/8" = 1'

FONT: CLIENT SUPPLIED / ARIEL / RAGE ITALIC

SQ. FT: +/- 42.25



SCOPE OF WORK: FABRICATE AND INSTALL CHANNEL LETTERS / LOGOS AND ACCENTS ON ENTRY MONUMENTS PROVIDED BY OTHERS

QUANTITY: (2) TWO SINGLE SIDED MONUMENTS

1 CHANNEL LETTERS: HALO LIT - ALUMINUM FACES AND RETURNS PAINTED SW 7006 EXTRA WHITE - WHITE POLYCARBONATE BACKS WITH 2" STAND OFFS - WHITE LED ILLUMINATION

2 LOGOS: 2' x 2" ALUMINUM FACES WITH 3" ALUMINUM RETURNS PAINTED SW 7036 ACCESSIBLE BEIGE WITH HAMMERED METAL ACCENT PAINTED LIGHT BEIGE - ROUTED RIVER ACCENT BACKED WITH 3/16" WHITE ACRYLIC - APPLY 3M 3630-27 ELECTRIC BLUE VINYL TO WHITE ACRYLIC - WHITE POLYCARBONATE BACKS WITH 2" STAND OFFS - LOGO WILL FRONT / REAR LIGHT WITH WHITE LED ILLUMINATION

3 CURVED ACCENT: ALUMINUM CONSTRUCTION ROUTED TO BE BACKED WITH ACRYLIC TO FORM A FACE LIGHTED ACCENT - PAINT FACE RETURNS AND BACK MP 41342 BRUSHED ALUMINUM - WHITE LED ILLUMINATION - APPLY 3M 3630-131 GOLD METALLIC TRANSLUCENT VINYL TO WHITE ACRYLIC FACE

4 METAL CAP ACCENT: ALUMINUM CONSTRUCTION - PAINT SW 7036 ACCESSIBLE BEIGE - **FIELD VERIFY STONE COLUMN PRIOR TO FABRICATION**

5 CABINET: ALUMINUM CONSTRUCTION OVER WELDED INTERIOR STRUCTURE - 8" DEEP - PAINT CABINET FACE / RETURNS AND BACK MP CORTEN FAUX RUST

MOUNTING: HALO CHANNEL LETTERS WILL MOUNT TO CABINET USING STANDOFFS - CABINET / LOGO / CAP AND OTHER ELEMENTS WILL MOUNT TO A STONE MONUMENT SUPPLIED BY OTHERS USING FASTENERS APPROPRIATE TO SUBSTRATE ALL STONEMOUNT TO BE PROVIDED BY OTHERS



NOTE: STONEMOUNT PROVIDED BY OTHERS COMPLETED MONUMENT WILL BE 15' FROM TOP ALUMINUM CAP TO GRADE

LANDLORD APPROVAL: _____

CLIENT APPROVAL: _____

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CUSTOMER	THE COLONY AT COLE SPRINGS	ACCT. EXEC.	B. HALL	DWG#	10-019 25 R2	NO.	1	DATE	10/23/25	BY	DW	DESCRIPTION	REVISIONS BASED ON CLIENT INPUT
LOCATION	TBD	DESIGNER	D. WALTERSDORFF	PAGE	2 OF 6	NO.	2	DATE	11/18/25	BY	DW	DESCRIPTION	REVISE SIZE OF MONUMENT CABINET BASED ON PERMITTING
CITY, ST	BUDA, TEXAS	ORIG. DATE	10/16/25										

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**NOTE: STONWORK PROVIDED BY OTHERS
COMPLETED MONUMENT WILL BE 15' FROM TOP ALUMINUM CAP TO GRADE**

****** PLEASE READ AND INITIAL ******

ELECTRICAL CONNECTION: LEWIS SIGN ONLY CONNECTS TO EXISTING POWER/J-BOX WITHIN 10'-0" OF SIGN. IF PRIMARY POWER/J-BOX IS FURTHER THAN 10'-0", FINAL CONNECTION TO BE BY CLIENT'S ELECTRICIAN.

CLIENT INITIALS: _____

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. FURTHERMORE, THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.0 (A) (1) OF THE NATIONAL ELECTRICAL CODE.

****** IMPORTANT NOTE ******

PHOTO RENDERING IS FOR VISUALIZATION ONLY. ACTUAL SIGN(S) MAY BE LARGER OR SMALLER THAN DEPICTED

LANDLORD APPROVAL: _____

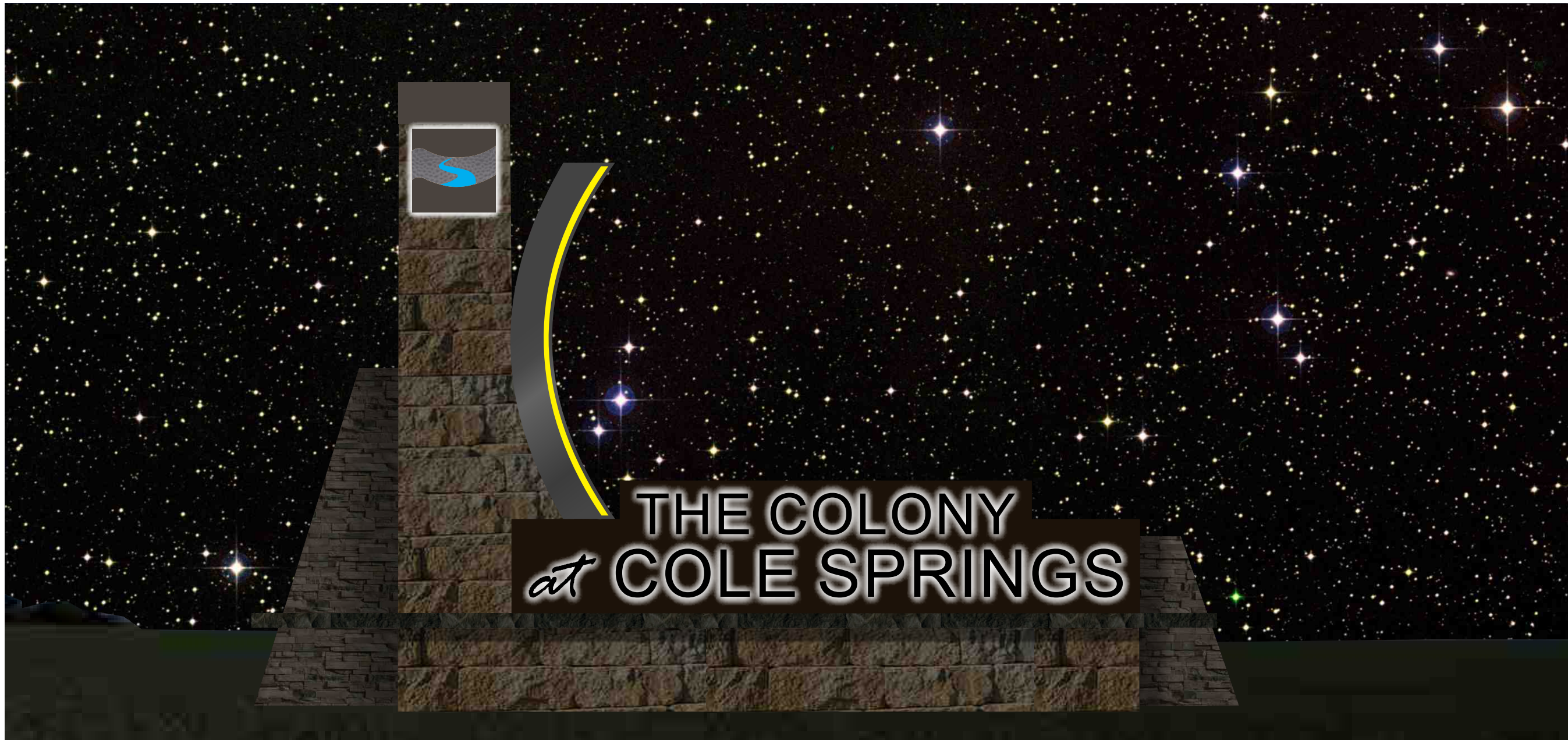
CLIENT APPROVAL: _____

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THE COLONY AT COLE SPRINGS	CUSTOMER	ACCT. EXEC.	10-019 25 R2	DWG.#	NO.	DATE	BY	DESCRIPTION
TBD	LOCATION	B. HALL	3 OF 6	PAGE	1	10/23/25	DW	REVISIONS BASED ON CLIENT INPUT
BUDA, TEXAS	CITY, ST	D. WALTERSDORFF	10/16/25	ORIG. DATE	2	11/18/25	DW	REVISE SIZE OF MONUMENT CABINET BASED ON PERMITTING

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THE COLONY
at COLE SPRINGS

**** PLEASE READ AND INITIAL ****

ELECTRICAL CONNECTION: LEWIS SIGN ONLY CONNECTS TO EXISTING POWER/J-BOX WITHIN 10'-0" OF SIGN. IF PRIMARY POWER/J-BOX IS FURTHER THAN 10'-0", FINAL CONNECTION TO BE BY CLIENT'S ELECTRICIAN.

CLIENT INITIALS: _____

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. FURTHERMORE, THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.0 (A) (1) OF THE NATIONAL ELECTRICAL CODE.

**** IMPORTANT NOTE ****

PHOTO RENDERING IS FOR VISUALIZATION ONLY. ACTUAL SIGN(S) MAY BE LARGER OR SMALLER THAN DEPICTED

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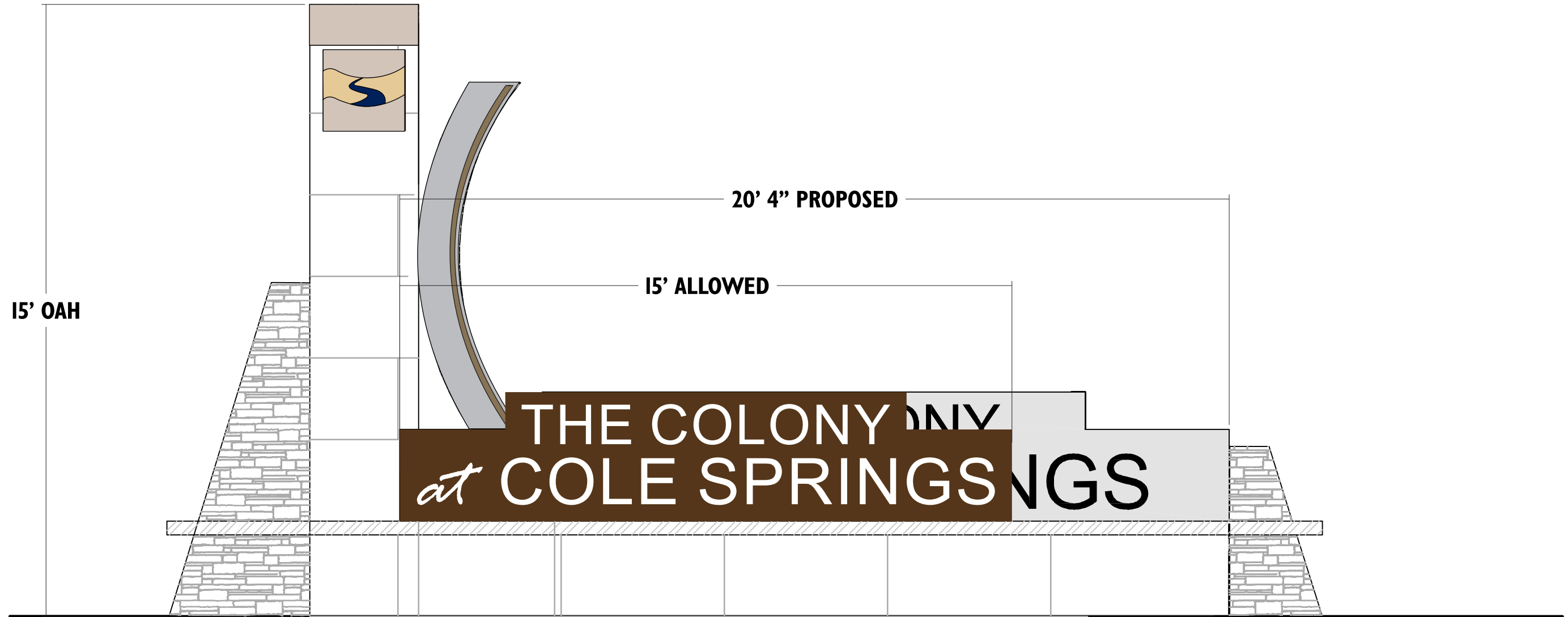
CLIENT APPROVAL: _____

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THE COLONY AT COLE SPRINGS	CUSTOMER	ACCT. EXEC.	10-019 25 R2	DWG.#	NO.	DATE	BY	DESCRIPTION
TBD	LOCATION	B. HALL	4 OF 6	PAGE	1	10/23/25	DW	REVISIONS BASED ON CLIENT INPUT
BUDA, TEXAS	CITY, ST	DESIGNER			2	11/18/25	DW	REVISE SIZE OF MONUMENT CABINET BASED ON PERMITTING
		D. WALTERSDORFF	10/16/25	ORIG. DATE				

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**NOTE: SHOWING ORIGINAL CLIENT SUPPLIED ARTWORK - ALSO SHOWING NEW REVISED SIGN FOR THE MONUMENT TO QUALIFY FOR PERMITTING
STONE/ MONUMENT BASE PROVIDED BY OTHERS WILL NEED TO MODIFIED TO ACCOMMODATE NEW SMALLER CABINET SIGN**

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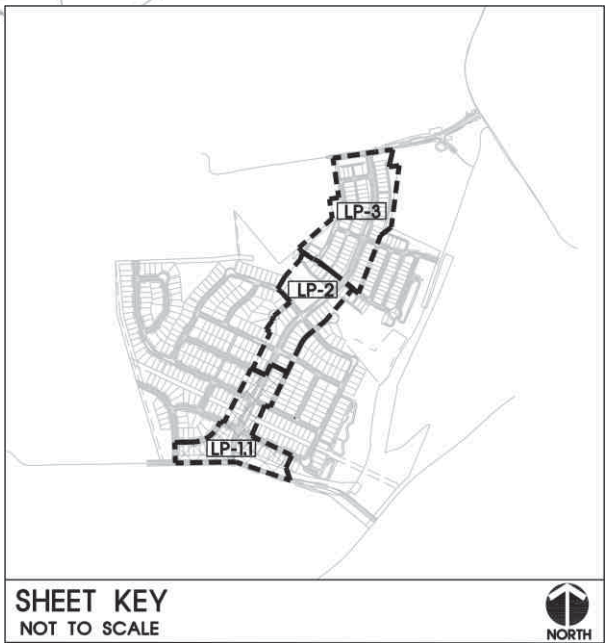
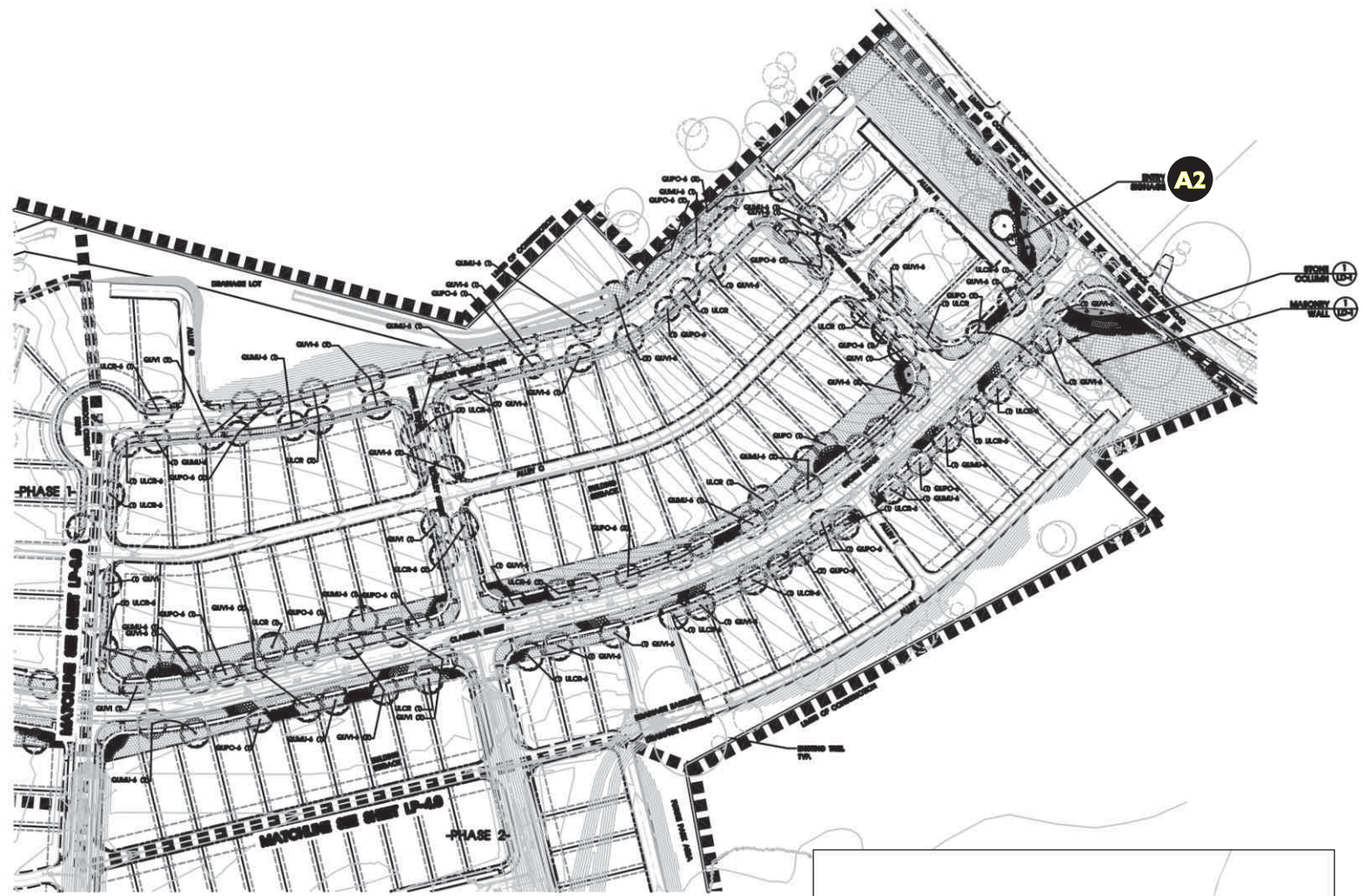
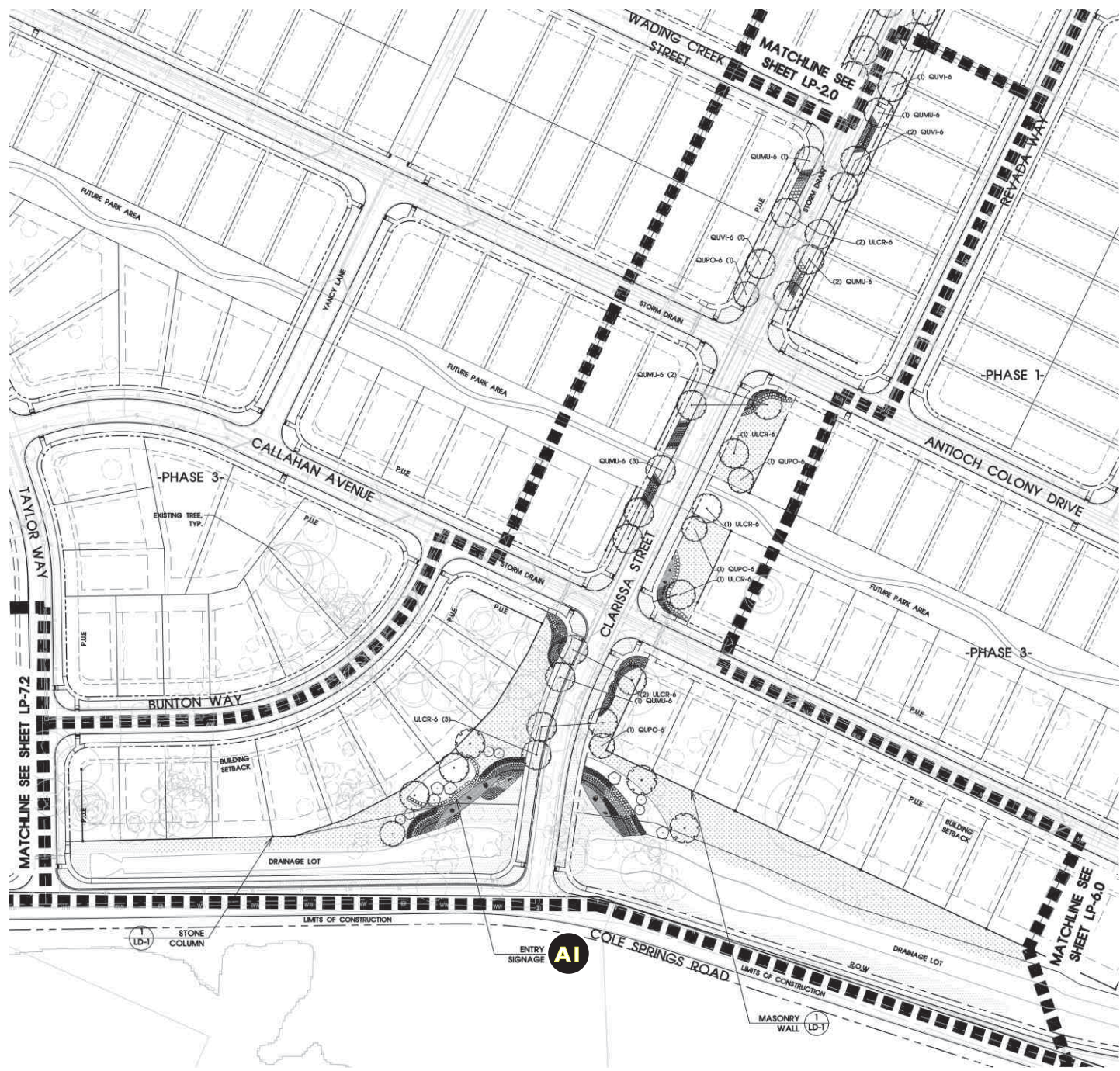
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SHEET KEY
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THE COLONY AT COLE SPRINGS	CUSTOMER
TBD	LOCATION
BUDA, TEXAS	CITY, ST

B. HALL	ACCT. EXEC.
D. WALTERSDORFF	DESIGNER

10-019 25 R2	DWG.#
6 OF 6	PAGE
10/16/25	ORIG. DATE

NO.	DATE	BY	DESCRIPTION
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REGULAR AGENDA

Public hearing, deliberation, and possible action to consider an Ordinance on first and possible final reading and to adopt said Ordinance regarding a request by Kimley-Horn on behalf of MI Homes of Austin, LLC, for a Zoning Map Amendment to amend the previously approved Planned Development known as the Colony at Cole Springs (Z 20-01, Ord 2020-11) consisting of approx. 168.883 acres out of the Hiram Cummins Survey, A-108, Philip J Allen Survey, A-1, and S.V.R. Eggleston Survey, A-5, City of Buda, Hays County Texas (Z 26-04)
(Assistant Director of Development Services Will Parrish)

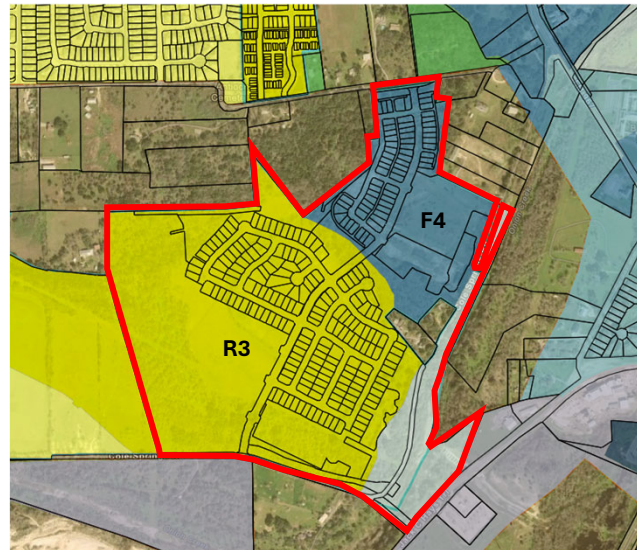


1

Colony PD Amendment

Background :

- The Colony at Cole Springs is a residential neighborhood regulated by a PD that was approved in 2020 (Ord 20-11)
- Consists of 499 residential lots.
- PD sets zoning of residential lots as R3 and F4
- This development is also subject to a Development Agreement that was approved in 2020 and later amended in 2023, and for which there is currently an amendment request to be considered by City Council.



2

Colony PD Amendment

Requested Modifications

Building Setbacks and Build-to requirements in F4:

- Request
 - Section 2.08.07(B) Single Family D1 amended as follows:
 - Setbacks: F4 column, D1 (Primary Street (min/max)) to "front PUE width/ +10 feet", and
- Currently the requirement for Single Family Home Setbacks in F4 under D1 is B1 + 10 feet, with B1 equaling 10 feet, so the buildable area is anywhere between 10 and 20 feet back from the property line.
- The issue that the developer is having is that there is a 15 foot Public Utility Easement that starts at the property line and reduces the allowable buildable area by 5 feet.
- The Developer did receive approval of a Zoning Special Exception to adjust this requirement by 10%, however the PUE is still making it difficult.

Building Setbacks	F3	F3H	F4	F4H
B1. From primary street (min)	15 ft	20 ft*	10 ft	15 ft*
B2. From side street (min)	10 ft	10 ft*	10 ft	10 ft*
B3. From side lot line (min)	5 ft or 20% lot width, whichever is greater	5 ft or 20% lot width, whichever is greater	5 ft or 20% lot width, whichever is greater	5 ft or 20% lot width, whichever is greater
B4. From rear lot line (min)	20 ft	20 ft	20 ft	20 ft

* or the average of the setbacks on the block, whichever is greater

Build-to Zone	F3	F3H	F4	F4H
D1. Primary Street (min/max)	B ₁ plus 10 ft		Front PUE / Front PUE	
D2. Building Width in Build-to (min)	40%	40%	70%	60%

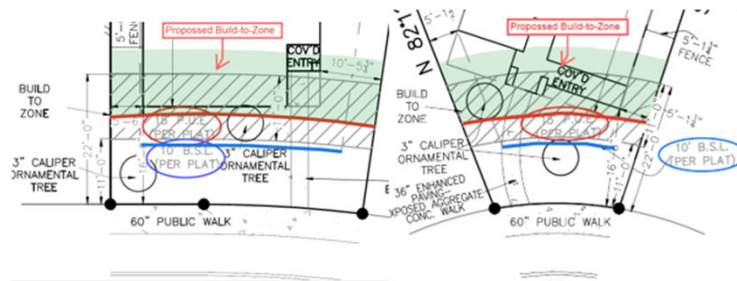
Height	F3	F3H	F4	F4H
E1. All Buildings (max)	30 ft	30 ft	35 ft	35 ft

Pedestrian Access	F3	F3H	F4	F4H
F1. Main pedestrian entrance must front onto Primary Street				



3

Colony PD Amendment



4

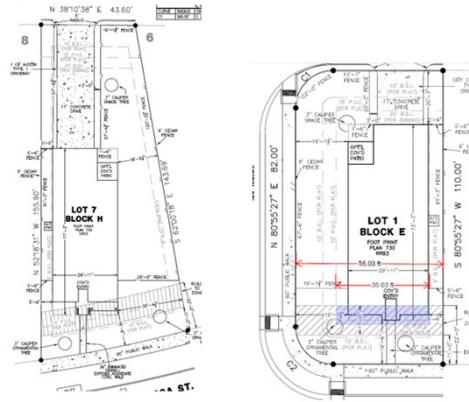
Colony PD Amendment

Requested Modifications

Building Setbacks and Build-to requirements in F4:

- Request**
 - Section 2.08.07(B) Single Family D2 amended as follows:
 - Built-to: F4 column, D2 (Building Width in Build to "(min) shall be 40%"
- The Build-to requirement for Single Family Homes in F4 is currently 70%, meaning that 70% of the width of Build-to Zone (width of the lot within the setback area (10-20 feet back from property line) must have a portion of the building within it.
- The applicant is requesting to reduce the Build-to zone to be consistent with the requirements from the F3 zoning district, at 40%.
- Additionally there are some lots that the applicant is requesting to waive the Build-to zone from all together, such as corner lots and double lots, as it is difficult to achieve the standard in these cases. Lots requesting this waiver are identified in the attached exhibit.

Build-to Zone	F3	F3H	F4	F4H
D1. Primary Street (min/max)	B1/B1. plus 10 ft			
D2. Building Width in Build-to (min)	40%	40%	40%	60%
Height	F3	F3H	F4	F4H
E1. All Buildings (max)	30 ft	30 ft	35 ft	35 ft
Pedestrian Access	F3	F3H	F4	F4H
F1. Main pedestrian entrance must front onto Primary Street				



5

Colony PD Amendment

Requested Modifications

Building Setbacks and Build-to requirements in F4:

- These requests have already been approved modifications in the 2023 Colony DA Amendment approved by City Council in 2023**
- Request**
 - Section 2.08.07(B) Single Family B2 and B3 amended as follows:
 - Setbacks: F4 column, B2 (From side street) to "5 ft", and
 - Setbacks: F4 column, B3 (From side lot line) to "5 ft".
- Currently the requirement for Single Family Home side setbacks in F4 under B2, side streets is 10 feet, the applicant is requesting to reduce to 5.
- There is a 15 foot Public Utility Easement that starts at the property line along corner lots that will prevent structures from encroaching closer than 15 feet to the street.

Building Setbacks	F3	F3H	F4	F4H
B1. From primary street (min)	15 ft	20 ft*	10 ft	15 ft*
B2. From side street (min)	10 ft	10 ft*	5 ft	10 ft*
B3. From side lot line (min)	5 ft or 20% lot width, whichever is greater	5 ft or 20% lot width, whichever is greater	5 ft or 20% lot width, whichever is greater	5 ft or 20% lot width, whichever is greater
B4. From rear lot line (min)	20 ft	20 ft	20 ft	20 ft
* or the average of the setbacks on the block, whichever is greater				
Build-to Zone	F3	F3H	F4	F4H
D1. Primary Street (min/max)	B1/B1. plus 10 ft			
D2. Building Width in Build-to (min)	40%	40%	70%	60%
Height	F3	F3H	F4	F4H
E1. All Buildings (max)	30 ft	30 ft	35 ft	35 ft
Pedestrian Access	F3	F3H	F4	F4H
F1. Main pedestrian entrance must front onto Primary Street				



6

Colony PD Amendment

Requested Modifications

Building Setbacks in R3

- Request
 - Section 2.07.01 amended as follows: R3 Minimum Rear yard setbacks - 15 feet
- The current minimum rear yard setback for the R3 zoning district is 20 feet, and the applicant is requesting to reduce that by 5 feet to 15 feet, so that they can provide larger building footprints.
- As this is in the R3 zoning district, it is not affected by Build-to zones or setbacks impacting the F4 districts above.

	Agricultural (AG) District	Estate Residential (R-1) District	Suburban Residential (R-2) District	One & Two Family Residential (R-3) District
Minimum Front Yard Setback (ft)	35	30	20	20
Minimum Side Yard Setback (Interior/Corner) (ft)	20/25	15/20	10/15	7.5/10
Minimum Rear Yard Setback (ft)	30	25	25	15
Minimum Lot Area (sqft) or Maximum Dwelling Units per Acre	120,000	30,000	9,000	6,000/8 DU/A*
Minimum Lot Frontage	100	75	50	35
Minimum Lot Width (Interior/Corner) (ft)	200/205	100/105	70/75	55/60
Minimum Lot Depth (ft)	300	200	100	100
Maximum Height (ft)	35	35	35	30
Maximum Building Coverage (%)	25	25	40	50
Maximum Impervious Cover (%)	30	30	50	60



7

Colony PD Amendment

Requested Modifications

- Building Height (R-3)**
- Request
 - Section 2.07.01 amended as follows:
 - R3 Maximum Building Height - 35 feet
- Applicant is requesting to increase the building height within the R3 district be increased from 30 to 35 feet, which is consistent with R2 height maximums.

	Agricultural (AG) District	Estate Residential (R-1) District	Suburban Residential (R-2) District	One & Two Family Residential (R-3) District
Minimum Front Yard Setback (ft)	35	30	20	20
Minimum Side Yard Setback (Interior/Corner) (ft)	20/25	15/20	10/15	7.5/10
Minimum Rear Yard Setback (ft)	30	25	25	20
Minimum Lot Area (sqft) or Maximum Dwelling Units per Acre	120,000	30,000	9,000	6,000/8 DU/A*
Minimum Lot Frontage	100	75	50	35
Minimum Lot Width (Interior/Corner) (ft)	200/205	100/105	70/75	55/60
Minimum Lot Depth (ft)	300	200	100	100
Maximum Height (ft)	35	35	35	35
Maximum Building Coverage (%)	25	25	40	50
Maximum Impervious Cover (%)	30	30	50	60

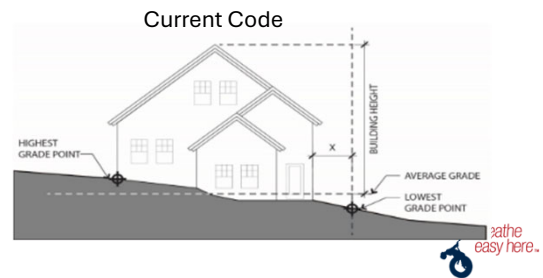
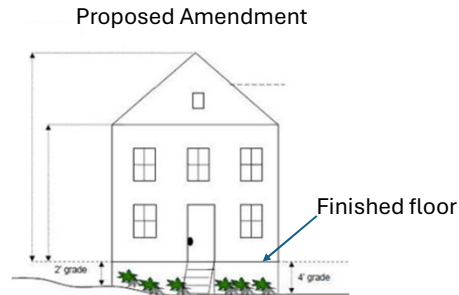


8

Colony PD Amendment

Requested Modifications

- **Building Height (R-3)**
 - Request
 - Section 5.02.01 amended as follows:
 - Building Height shall be measured from finished floor elevation to highest point of the roof, excluding ornamental features that do not contain floor area (e.g., a parapet, church steeple, or bell tower)
 - Section 5.02.01 defines Building Height as "The vertical distance measured from the average grade level to the highest point of the roof, excluding ornamental features that do not contain floor area (e.g., a parapet, church steeple or bell tower)."



9

Colony PD Amendment

Requested Modifications

- **Single Family Design Elements**
 - Requests
 - Section 2.09.08(C) amended as follows:
 - Single Family Residential Element Options. All new single family residential developments (including Dwelling, Single Family (Detached), Dwelling, Single Family (Patio Home), Dwelling, Single Family (Attached - Townhouse), and Dwelling, Single Family (Attached - Duplex) structures) shall have at least **three (3)** of the following elements on each building:
 - Section 2.09.08(C)3 amended as follows:
 - **100% Masonry Construction Materials, consisting of Class 1 and Class 2 materials but with no more than twenty five (25%) Class 2 exterior materials**
- Section 2.09.08 currently requires **five (5)** design elements
- Section 2.09.08(C) currently requires **entire exterior surface to be 100% Class 1 Masonry**

Figure 40. Example of a Covered Front Porch



Figure 41. Example of Window Enhancement



BudaTx breathe easy here.

10

Colony PD Amendment

5.02 Definitions

Masonry

Masonry building materials are defined as follows:

- a. **Class 1: Masonry Construction.** Class 1: Masonry Construction shall include the following exterior construction materials: fired brick, veneer brick, natural and manufactured stone, granite, marble, Architectural Concrete Block (earth-tone coloring integrated into the masonry material), or tilt-wall replicating any of the aforementioned materials.
- b. **Class 2: Masonry Construction.** Class 2: Masonry Construction shall include the following exterior construction materials: all Class 1: Masonry Construction, cement fiber board, and 3-step stucco process.
- c. **Class 3: Masonry Construction.** Class 3: Masonry Construction shall include the following exterior construction materials: all Class 1: Masonry Construction, Class 2: Masonry Construction, and EIFS.



11

Colony PD Amendment

1. **Front Wall Articulation.** An offset in plane shall be provided every fifteen (15) feet along any front facade of the dwelling unit.
2. **Varying Front Setbacks.** Variations of the front setback of at least five (5) feet shall be required, however buildings shall not be within the required front setback.
3. **100% Masonry Construction Materials, consisting of Class 1 and Class 2 materials but with no more than twenty five (25%) Class 2 exterior materials.**
4. **Rear Garage.** The garage shall be placed behind the rear building face
5. **Covered Front Porch or Portico.**
 - a. **Front Setback Encroachment.** The covered front porch or portico can encroach into the required front setback by eight (8) feet provided it does not interfere with public utility easements.
 - b. **Minimum Dimensions.** Each covered front porch or portico shall be a minimum eighty (80) square feet and have a minimum depth from the primary structure of eight (8) feet.
6. **Architectural Focal Point.** Include one (1) of the following architectural focal points:
 - a. **Chimney.** The exterior veneer of a chimney constructed as part of or an extension to the exterior wall of a residential structure must be constructed of like or similar brick or other masonry material to that of the primary structure. The exterior veneer of chimneys shall not be constructed of wood or lumber products.
 - b. **Window Enhancements.** The use of transoms, bay windows, shutters, or other similar window enhancements.
7. **Enhanced Pavement.** In all residential districts except for Agricultural (AG) District and Estate Residential (R-1) District, driveways and entryway sidewalks located in front of the dwelling shall be constructed entirely of a decorative paving technique from the following (or a combination of the following).
 - a. Earth-tone colored concrete (stain mixed in, not applied after).
 - b. Stamped/patterned concrete.
 - c. Brick/pave stone.
 - d. Exposed aggregate.
 - e. Improved permeable surface (does not include dirt, grass, or gravel).
8. **Alternative Energy System.** Use of a 1 kilowatt alternative energy system meeting City standards.
9. **Rainwater Harvesting.** Use of a 1,000 gallon rainwater harvesting system meeting City standards.
10. **Anti-Canyoning Design.** Utilizes an anti-canyoning design (as shown in Figure 43) with a stepped-back second story to allow additional light and airflow between the homes.



12

Colony PD Amendment

Requested Modifications

Garage Doors

- Request

- Section 2.09.08(B)1(d) amended as follows:
 - Recessed Door. Garage door shall be recessed a minimum of twelve (12) inches from the garage face
 - Shall not be required on alley loaded lots**
- Section 2.09.08(B)1(e) amended as follows:
 - Garage Door Treatments. Garage doors visible from public Right-of-Way shall contain at least three (3) of the following enhancements.
 - Cedar/wood clad doors.
 - Double doors.
 - Decorative windows.
 - Decorative hardware.
 - Reveals/texture
 - Shall not be required on alley loaded lots**

Figure 36. Recessed Garage Door Example

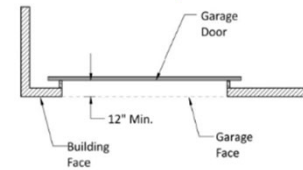


Figure 37. Example of Wood Doors, Double Doors, and Decorative Windows



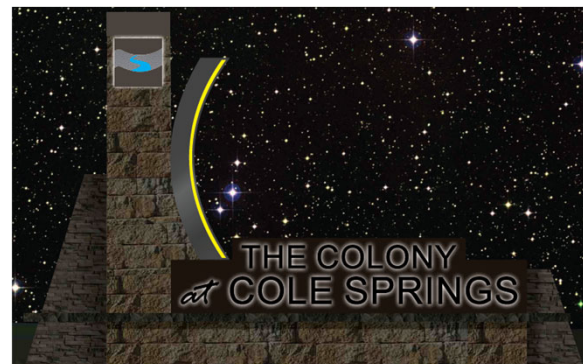
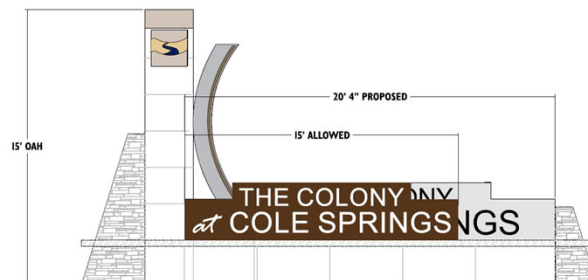
13

Colony PD Amendment

- Monument Signage

- Request

- Applicant has provided a monument sign exhibit which they would like to construct at the primary entrances to the neighborhood. The Sign dimensions are slightly larger than would otherwise be approvable under Section 4.02.08(C) and the proposed sign is provided in as an exhibit.



14

Colony PD Amendment

Alternatives:

- Council may motion to:
 - Approve
 - Approve with Conditions
 - Deny
 - Table



15

Colony PD Amendment

At their regularly scheduled meeting on April 28, 2026 the Planning and Zoning Commission voted 4-0 to approve the request with the modification that the developer must provide a minimum of 5 building elements from Section 2.09.08(C).



16



Agenda Item Report

Legislative Board: City Council
Date: May 5, 2026
Contact: Austin Messerli
Agenda Item ID / Number: 2026-392- / K.4

ITEM TITLE: Deliberation and possible action to authorize the City Manager to execute the proposed Master Services Agreement (MSA) Amendment No. 3 to Lochner (formerly K Friese + Associates) for the Old Black Colony Reconstruction project to increase the amount of the Master Services Agreement from \$1,860,000 to \$2,325,000 to account for additional survey, environmental work, design modifications, utility coordination, and utility relocation design needed for Old Black Colony Road (Capital Improvements Program Manager Austin Messerli, P.E.) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

City Council approved a Master Services Agreement (MSA) with K Friese + Associates (KFA) Master Services Agreement (MSA) on January 3, 2023, for \$1,560,000.00, with an amendment 1 on January 7, 2025, to increase by \$300,000.00 to \$1,860,000.00, and an amendment 2 for a time extension. The City has worked with KFA from the start on Old Black Colony Reconstruction. The proposed MSA extension focuses on incorporating additional services for additional surveys, environmental work, design modifications, utility coordination, and utility relocation design.

2. BACKGROUND/HISTORY

City Council approved a Master Services Agreement (MSA) with K Friese + Associates (KFA) Master Services Agreement (MSA) on January 3, 2023, for \$1,560,000.00, with an amendment 1 on January 7, 2025, to increase by \$300,000.00 to \$1,860,000.00, and an amendment 2 for a time extension. The City has worked with KFA from the start on Old Black Colony Reconstruction, to 60% plans and current permitting and land acquisition. Lochner has led the project design from preliminary planning through 60% plans, environmental permitting, and land acquisition.

3. ANALYSIS

To finalize some design details, environmental work, and lead utility coordination, K Friese + Associates (KFA) will be a smooth partner, providing surveying, environmental work, design modifications, utility coordination, and utility relocation design for Old Black Colony Reconstruction. This includes a smooth transition and integration of the investigations into the design. Task Order amounts are within specific project budgets for Utility Relocation Services, which include Utility Coordination and SUE.

4. FINANCIAL IMPACT

An increase to the Master Services Agreement amount from \$1,860,000.00 to \$2,325,000.00, a \$465,000.00 increase. With a negotiated time and materials task order of \$540,418.20, which includes \$137,065.00 in additional services to prepare for potential environmental work due to required Texas Historical Commission studies related to the Antioch Cemetery. These additional services require City approval before authorization.

5. STRATEGIC PLAN/GOALS

IMPROVED MOBILITY

6. STRATEGIC PLAN OBJECTIVES

2.4 Upgrade the quality of City streets

7. PROS AND CONS

Pros: The increased MSA amendment and execution of subsequent Task Orders allow K Friese + Associates to continue forward with final design, permitting, and subsequent utility coordination on Old Black Colony Rd through the final 100% plans, along with direct knowledge and experience to incorporate into the project design. Continuing to work with Lochner ensures quicker integration, greater familiarity with the project, and familiarity with utility companies.

Cons: Increasing MSA allocates additional City funds that could be used for construction.

8. ALTERNATIVES

If the amendment is denied, the City would investigate how to reduce the design and value engineer the projects, which would lead to delays and unknown cost impacts to the bond projects.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

To increase the amount of the Master Services Agreement (MSA) with Amendment No. 3 K Friese + Associates for the Old Black Colony Reconstruction project to increase the amount of the Master Services Agreement from \$1,860,000 to \$2,325,000 and authorize the City Manager to negotiate and execute subsequent Task Orders for Old Black Colony Reconstruction to an amount of \$2,325,000

Attachments:



Agenda Item Report

Legislative Board: City Council
Date: May 5, 2026
Contact: Austin Messerli
Agenda Item ID / Number: 2026-393- / K.5

ITEM TITLE: Deliberation and possible action to authorize the City Manager to execute the proposed Master Services Agreement (MSA) Amendment No. 3 to Cobb, Fendley & Associates, Inc. for the 2021 Bond Program Subsurface Utility Engineering and Utility Coordination contract to increase the amount of the Master Services Agreement from \$150,000 to \$850,000 to account for Subsurface Utility Engineering and Utility Coordination needed for Austin Street, W Goforth Road, and Old Black Colony Road (Capital Improvements Program Manager Austin Messerli, P.E.) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

City Council approved the Cobb, Fendley & Associates, Inc. Master Services Agreement (MSA) on November 2, 2022, for a total of \$100,000.00, with an approved amendment to increase the amount to \$150,000 and another for a time extension. The City has worked with Cobb, Fendley & Associates, Inc., on eleven (11) Task Orders covering up to eight (8) projects across the 2021 Bond Program, encompassing utility coordination and subsurface utility engineering (SUE). The proposed MSA extension focuses on adding and extending these services to three (3) major projects within the program: Old Black Colony Rd, Austin Ave, and W Goforth Rd.

2. BACKGROUND/HISTORY

A Master Services Agreement with Cobb, Fendley & Associates was approved by Council on November 2, 2022, for a total of \$100,000. With an approved amendment to increase the amount to \$150,000 and another for a time extension, Eleven (11) task orders have been issued to Cobb, Fendley & Associates to perform various levels of Utility Coordination and Subsurface Utility Engineering investigations. Cobb, Fendley & Associates has experience working with the City and multiple teams on the 2021 bond projects: preliminary work on W Goforth Road, Main Street East Extension, RM967 Right Turn Lane, RM967 Deceleration lanes, and Austin Street Reconstruction. Utility coordination and subsurface utility engineering (SUE) is a critical aspect of the design process for identifying utility locations and conflicts within the project area, identifying utility owners, tying utilities to the project survey, and providing this information to the design firms. The Subsurface Utility Engineering data collected often drives key design decisions for infrastructure aspects, which may impact existing utilities, such as gas, electric, or telecom, which may limit construction activities or add costs or time to the project. Utility coordination is a service that works with utility providers and owners to evaluate, estimate, negotiate, and coordinate the relocation of their utilities in preparation for street widenings or other projects.

3. ANALYSIS

The City received 60% design package from W Goforth Rd and Austin St to kick off the next stage of the development process and coordination. Our teams have narrowed the project footprint and anticipated impacts, which is an appropriate time to reevaluate utility impacts, begin relocation discussions, and analyze opportunities to relocate existing utilities to maximize our design. The team

has already utilized the previous MSA capacity in eleven (11) Task Orders and is looking to expand on the previous project knowledge and experience with Cobb, Fendley & Associates, Inc across multiple projects. Task Order amounts are within specific project budgets for Utility Relocation Services, which include Utility Coordination and SUE.

4. FINANCIAL IMPACT

An increase to the Master Services Agreement amount from \$150,000.00 to \$850,000.00, a \$700,000.00 increase. With a negotiated time and materials Task Orders 12-16, with projects, services, and costs.

Task Order 12: Austin St, SUE, \$73,393.00

Task Order 13: Old Black Colony Rd, SUE \$77,671.00

Task Order 14: W Goforth Rd, SUE, \$112,250.00

Task Order 15: Austin St, Utility Coordination, \$117,481.50

Task Order 16: W Goforth Rd, Utility Coordination, \$236,770.75

5. STRATEGIC PLAN/GOALS

IMPROVED MOBILITY

6. STRATEGIC PLAN OBJECTIVES

2.4 Upgrade the quality of City streets

7. PROS AND CONS

Pros: The increased MSA amendment and execution of subsequent Task Orders allow Cobb, Fendley & Associates, Inc. to continue forward with subsurface utility engineering and utility coordination with multiple projects, including W Goforth Rd, Austin St, Old Black Colony Rd, through the 60% phase through 100% plans, along with flexibility in additional project incorporation as needed. Continuing to work with Subsurface Utility Engineering and Utility Coordination ensures quicker integration, greater familiarity with corridors and projects, and a stronger rapport with utility companies.

Cons: Increasing MSA allocates additional City funds that could be used for construction.

8. ALTERNATIVES

If the amendment is denied, the City would choose another firm to provide subsurface utility engineering and utility coordination from the prequalified list, which would lead to delays and unknown cost impacts to the bond projects.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

To increase the amount of the Master Services Agreement (MSA) with Amendment No. 3 to Cobb, Fendley & Associates, Inc. for the 2021 Bond Program Subsurface Utility Engineering and Utility Coordination from \$150,000 to \$850,000 to account for Subsurface Utility and authorize the City Manager to negotiate and execute subsequent Task Orders for 2021 Bond Projects to an amount of \$850,000.00

Attachments:



Agenda Item Report

Legislative Board: City Council
Date: May 5, 2026
Contact: Bianca Redmon
Agenda Item ID / Number: 2026-395- / K.6

ITEM TITLE: Deliberation and possible action to adopt a Resolution approving revisions to the Comprehensive Financial Management Policy (Finance Director Bianca Redmon) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

The Finance Department has completed a review and update of the City's Comprehensive Financial Management Policy. This policy serves as the City's foundational framework for responsible fiscal operations, aligning with Government Finance Officers Association (GFOA) best practices.

The revised policy addresses two related but distinct areas:

Purchasing Authority: increases the City Manager approval threshold from \$15,000 to \$50,000 for applicable purchases.

Change Order Authority: establishes authority for the City Manager or designee to approve individual change orders up to \$50,000, subject to cumulative limits and Council approval requirements.

The proposed revisions align with current statutory requirements and reflect the City's evolving operational needs.

Staff recommends approval of the revised policy to strengthen financial stewardship, enhance transparency, and support efficient service delivery.

2. BACKGROUND/HISTORY

The Comprehensive Financial Management Policy was last formally updated in August 2025 with a comprehensive review.

Additionally, a recent procurement audit identified opportunities to strengthen clarity and compliance within the City's procurement processes.

Procurement Audit – City Manager Authority

The audit noted that:

- Current procedures grant the City Manager broad, centralized authority over procurement functions

- While this structure supports oversight, it can limit efficiency and flexibility in day-to-day operations
- Department Directors are already managing significant financial activity in practice, but their authority is not formally defined in policy

Based on these findings, the audit recommended:

- Revising policy language so the City Manager retains supervisory oversight, rather than direct day-to-day authority
- Clarifying that financial administration responsibilities are shared with Department Directors and Purchasing
- Enhancing transparency through regular reporting (monthly or quarterly) on procurement activity, compliance, and audit results

Staff has begun implementing operational improvements consistent with these recommendations, including strengthening contract routing processes and clarifying departmental roles. For example:

- Contracts under \$100,000 are being routed through Department Directors
- Contracts requiring formal solicitation continue to be routed through Purchasing
- The City Manager (or designee) continues to execute contracts, ensuring oversight and accountability

Procurement Audit – Change Order Authority

The audit further identified opportunities to clarify change order authority:

- Existing language did not clearly distinguish whether the \$50,000 threshold applied to individual or cumulative change orders, creating ambiguity regarding when City Council approval is required
- Certain procedures were described as “guidelines,” which may create inconsistency with Texas Local Government Code Chapter 252, where compliance is required

The audit recommended clarifying thresholds and ensuring consistent application of Council approval requirements.

3. ANALYSIS

Policy Response and Alignment

In coordination with legal counsel, staff evaluated these findings and determined that establishing clear, formalized authority within the Comprehensive Financial Management Policy would both resolve ambiguity and improve operational efficiency. Legal review confirmed that City Council may delegate change order authority to the City Manager through policy, contract, resolution, or agenda action, and that incorporating this authority into policy is a permissible and effective approach. As a result, the proposed policy update includes the following:

Purchasing Authority

- Increases the City Manager’s approval authority from \$15,000 to \$50,000
- Aligns administrative approval thresholds with current operational needs
- Maintains compliance with state procurement laws, budget authority, and internal controls
- Reduces administrative delays for routine purchases below formal solicitation thresholds

Change Order Authority

- Authorizes the City Manager or designee to approve individual change orders up to \$50,000
- Establishes a cumulative cap of 25% of the original contract amount
- Requires City Council approval for any individual change order exceeding \$50,000
- Requires Council approval if cumulative change orders exceed the 25% threshold
- Ensures all change orders remain within the original contract scope and comply with applicable laws and policies

This language aligns with Texas Local Government Code §§ 252.048 and 271.060.

4. FINANCIAL IMPACT

There is no direct fiscal impact from adopting the revised policy.

5. STRATEGIC PLAN/GOALS

EXCEPTIONAL CITY SERVICES

6. STRATEGIC PLAN OBJECTIVES

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

7. PROS AND CONS

Pros:

- Improved Operational Efficiency
- Clear Authority and Accountability
- Stronger Compliance with State Law
- Reduced Administrative Burden

Cons:

- Perceived Constraints with Increased City Manager Authority

8. ALTERNATIVES

1. Council may choose to approve the policy with specific modifications.
2. Council may adopt only specific sections of the policy update at this time
3. Postpone approval for further review

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff recommends City Council adopt the proposed revisions to the Comprehensive Financial Management Policy, effective immediately.

Attachments:

[Resolution - Comp Financial Mgmt Policy.docx](#)
[Links for Policy Documents.docx](#)

RESOLUTION NO. 2026-R- __

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS, ADOPTING A COMPREHENSIVE FINANCIAL MANAGEMENT POLICY TO ENSURE SOUND FISCAL PRACTICES, PROMOTE TRANSPARENCY, AND GUIDE THE CITY'S FINANCIAL DECISION-MAKING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Buda is committed to maintaining the public's trust through sound financial stewardship, responsible budgeting, and transparent financial reporting; and

WHEREAS, the City Council recognizes the need for a comprehensive financial management policy to provide consistent guidance in managing the City's financial resources, ensuring long-term fiscal sustainability, and supporting effective decision-making; and

WHEREAS, the policy is designed to establish a framework for financial planning, operating budget development, revenue and expenditure management, accounting and financial reporting, fund balance and reserve requirements, debt management, capital investment planning, and internal controls; and

WHEREAS, the City Council has reviewed the proposed Comprehensive Financial Management Policy and finds that its adoption is in the best interest of the City and its residents.

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

- Section 1. The facts and recitations set forth in the preamble of this resolution are hereby found to be true and correct.
- Section 2. The City Council hereby adopts the City of Buda Comprehensive Financial Management Policy, attached hereto as Exhibit "A" and incorporated by reference as if fully set forth herein.
- Section 3. City staff are directed to implement the provisions of this policy in all applicable areas of financial administration and to update the policy as necessary in response to changes in best practices, legal requirements, and the City's financial environment.
- Section 4. Severability. If any clause or provision of this resolution shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the resolution, which shall continue to have full force and effect.
- Section 5. Repeal. All resolutions or parts of resolutions in conflict herewith are expressly repealed.

Section 6. Effective Date. This resolution shall be effective upon passage by the City Council.

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2026.

THE CITY OF BUDA, TEXAS

ATTEST:

Lee Urbanovsky, Mayor

Alicia Ramirez, City Clerk

[Comprehensive Financial Management Policy May 2026 - clean](#)

[Comprehensive Financial Management Policy May 2026 - redlined](#)



Agenda Item Report

Legislative Board: City Council
Date: May 5, 2026
Contact: Alicia Ramirez, City Clerk
Agenda Item ID / Number: 2026-400- / L.1

ITEM TITLE: Council will recess regular session and convene into executive session to deliberate on agenda items pursuant to Texas Government Code Chapter 551, Section 551.071(Consultation with Attorney) and Section 551.072 (Deliberation regarding Real Estate) regarding 100 Houston Street

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

Attachments:

PENDING ITEMS LIST

4/24/2026

REQUESTED DATE	REQUESTOR	REQUESTED ITEM	DEPARTMENT
	Staff	Pro Rata Cost Share Agreements to \$100k	Development Services
	Staff	The Colony executive session	AK
	Staff	UDC Update Workshop	Development Services
	Staff	Colony DA Amendment #2 & PD	Development Services
	Staff	Comprehensive Plan Amendment - OBC	Development Services
	Staff	Old San Antonio Road ILA	Development Services
	Staff	Comprehensive Management Financial Policy Update	Finance
	Staff	Dark Skies Presentation	Development Services
	Staff	FNI MSA	Development Services
	Staff	Construction Manager at Risk / Public Works Expansion	Public Works
	Staff	Monument Signs in West Buda	Public Works
	Gonzalez	Tourism Study	CRADS
	Staff	Garison Park Construction Award	Capital Projects/Parks
	Staff	Tourism Study	CRADS
10/8/2025	Smith	Downtown Crosswalks	Public Works
	Staff	Alzheimer's Awareness Month Proclamation	Human Resources
PENDING (Not Scheduled) REQUESTS			
4/9/2026	Christina	HCHC PIT Results	CMO
	Staff	SL4 Segment B & C IFB Award	Public Works
	Staff	FM 2770 Nighthawk Waterline PSA	Development Services
	Bowles	financial operations plan-Sportsplex	Parks
	Staff	Purchasing Policy Revisions	Purchasing
	Staff	Persimmon PID #2 Bonds Public Notice	Development Services
	Staff	Persimmon PID #2 Bonds	Development Services
2/17/2026	Ture	Discussion of City Park Phase 2 improvements	Parks
	Staff	CIP Goforth Road & Drainage Expansion Prjt- eminent domain	Admin
JOINT COUNCIL & BOARD AND COMMISSION MEETINGS			
	Staff/Liaison	Special Joint Meeting: EDC /P&Z	Dev Services
	Staff/Liaison	Joint Meeting: Sustainability Commission	
	Staff/Liaison	Joint Meeting: Main Street	April - Main St 3rd Week
	Staff/Liaison	Joint Meeting: Library Commission	March - Library Wk
	Staff/Liaison	Joint Meeting: HPC	May is Historic Month;
	Staff/Liaison	Joint Meeting: Commission on Aging	Older Americans Month
	Staff/Liaison	Joint Meeting: Parks & Recreation	July - Natl Parks Month
	Staff/Liaison	Joint Meeting: EDC	Budget

PENDING ITEMS LIST

4/24/2026

REQUESTED DATE	REQUESTOR	REQUESTED ITEM	DEPARTMENT
	Staff/Liaison	Joint Meeting: Planning and Zoning	Oct - Planning Month
	Staff/Liaison	Joint Meeting: TIRZ #3	
	Staff/Liaison	Joint Meeting: Art Commission	Destination Services
	QUARTERLY ITEMS		
	Staff	Human Service Grants - Quarterly Payment	City Clerk
	Exec.Dir.	BEDC Quarterly Updates	BEDC
	Judge Smith	Annual Municipal Court Update	Finance/Court