



**NOTICE OF MEETING OF THE
PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 22, 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 Planning & Zoning Meeting** of the City of Buda, TX, will be held at which time the following subjects will be discussed and may be acted upon. 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

B. MOMENT OF SILENCE

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. 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.

F. CONSENT AGENDA

- F.1 [Approval of the minutes of the regular meeting of the Planning and Zoning Commission held on September 8, 2026.](#)

G. REGULAR AGENDA

- G.1 [Hold a Public Hearing, consideration, and possible action on a request by Kimley-Horn on behalf of MI Homes of Austin LLC, for a Final Plat and Replat known as The Colony Phase 2A Plat, consisting of approximately 12.830 acres out of the S.V.R Eggleston Survey No. 3, Abstract No.5, and being a portion of Lot 1 of the Scales Subdivision, located in the City of Buda, Hays County, Texas, 78666 \(FP 25-08\) \(Will Parrish, Assistant Director of Development Services\)](#)
- G.2 [Hold a Public Hearing, consideration, and possible action on a request by Kimley-Horn for a Specific Use Permit to allow the "Outside Storage" use on a property in the Light Industrial \(LI\) District at Buda Industrial Subdivision, Block A, Lot 2, addressed as 318 Commerce Center Drive, City of Buda, Hays County, Texas, 78610 \(SUP 26-04\). \(Senior Planner Victor Escamilla\) \[PUBLIC TESTIMONY\]](#)

H. DEVELOPMENT SERVICES DIRECTOR'S REPORTS

Developments, Engineering Department, Annual Budget, Transportation Mobility and Master

Plan, 2014 & 2021 Bond Program, Capital Improvement Projects, Drainage Projects, Wastewater Projects, and Water Project, General/Special Election, Grant Related Projects, Legislative Update, Library Projects, Main Street Program, Buda Economic Development Corporation (EDC), Tourism Projects, Parks & Recreation Department, Historic Preservation Commission, Sustainability Commission, MFV Ad Hoc Committee, Road Projects, Status-Future Agenda Request, Strategic Plan (Development Services Director/City Engineer Angela Kennedy)

I. COMMISSION REQUESTS FOR FUTURE AGENDA ITEMS

J. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Buda will provide reasonable accommodations for persons attending and participating in public 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 Planning and Zoning Commission of the City of Buda, was posted on the bulletin board in front of Buda City Hall, which is readily accessible to the public at all times, by 6:00 pm on September 16, 2026.

*/s/ _____
Angela Kennedy, P.E., CFM
Development Services Director/City Engineer*

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

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

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

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



Agenda Item Report

Legislative Board:

Planning and Zoning
Commission

Date:

September 22, 2026

Contact:

Victor Escamilla

**Agenda Item ID /
Number:**

2026-766 / F.1

ITEM TITLE: Approval of the minutes of the regular meeting of the Planning and Zoning Commission held on September 8, 2026.

1. EXECUTIVE SUMMARY

2. BACKGROUND/HISTORY

3. ANALYSIS

4. FINANCIAL IMPACT

5. STRATEGIC PLAN/GOALS OTHER

6. STRATEGIC PLAN OBJECTIVES Other

7. PROS AND CONS

8. ALTERNATIVES

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Attachments:

[9.8.26_P&Z Minutes.pdf](#)

CITY OF BUDA
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 8, 2026 – 6:00 PM

A. CALL TO ORDER

Chair Nuckels called the meeting to order at 6:00 pm.

B. MOMENT OF SILENCE

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Chair – David Nuckels	Present
Vice Chair – Lori Moya	Present
Commissioner – Megan Flake	Present
Commissioner – Jim Ladner	Present
Commissioner – Michael Phillips	Present
Commissioner – Colin Strother	Present
Commissioner – Chris Ulibarri	Present
Ex-Officio – LaVonja Horne-Williams	Absent (arrived at 6:07 pm)
(Councilmember At-Large Position 3)	

E. PUBLIC COMMENT/PUBLIC TESTIMONY

None.

F. CONSENT AGENDA

F.1 Approval of the minutes of the regular meeting of the Planning and Zoning Commission held on August 25, 2026.

A motion to approve the consent agenda was made by Commissioner Strother and seconded by Commissioner Phillips. The motion carried 7-0.

G. REGULAR AGENDA

G.1 Hold a Public Hearing, consideration and possible action on a request by Faulk & Foster for a Specific Use Permit to allow the “Equipment Storage Building or Structure (Pertaining to Wireless Facilities)” use on a property in the Light Industrial (LI) District at Park 35 South Section 1, Block A, Lot 13, addressed at 16674 South Interstate Highway 35, Buda TX, 78610 (SUP 26-03). (Senior Planner Victor Escamilla)

Senior Planner Victor Escamilla presented the request for a Specific Use Permit (SUP 26-03) for an equipment structure to be constructed within a 50’ x 50’ lease area near the southwest corner of the subject property.

Staff explained that the request is in association with a proposed 109’ monopole telecommunications tower at the lease site. The Zoning Board of Adjustment approved siting of the tower on the subject property during the June 25, 2026 meeting.

Staff indicated that the proposed structure and surrounding lease area enclosure meets all applicable Unified Development Code (UDC) requirements, including setbacks, height limits, drainage management via a vegetative strip detention pond, and parking. Regarding pedestrian infrastructure, the applicant proposed to pay a fee in-lieu of sidewalk construction along South Interstate Highway 35 right-of-way, as encouraged by the UDC for properties fronting on that corridor under UDC Subsection 3.05.07.B.

Staff recommended approval of the request.

The Commission raised concerns regarding the requirement to construct a sidewalk along the IH-35 right-of-way or pay a fee in-lieu of construction. Assistant Director of Development Services Will Parrish explained that the policy exists specifically along IH-35 because the Texas Department of Transportation (TxDOT) is anticipated to eventually construct a major shared-use pedestrian facility through the corridor, and constructing sidewalks now risks having them torn out for future TxDOT improvements.

Commissioner Ulibarri noted that the FirstNet network (operated by AT&T) currently serves many public safety agencies, and any competing service arrangement should be reviewed by the city for potential conflicts.

A public hearing was opened at 6:28 PM. No members of the public came forward to testify. The public hearing was closed at 6:28 PM.

A motion to recommend approval of the request as presented was made by Commissioner Strother and seconded by Commissioner Ladner. The motion carried 7-0.

G.2 Hold a Public Hearing, consideration, and possible action on a request by Kimley-Horn on behalf of MI Homes of Austin LLC, for a Final Plat and Replat known as The Colony Phase 2A Plat, consisting of approximately 12.30 acres out of the S.V.R. Eggleston

Survey No.3, Abstract No. 5, and being a portion of Lot 1 of the Scales Subdivision, located in the City of Buda, Hays County, Texas, 78666 (FP 25-08)

The case was withdrawn to be heard at a future meeting.

H. DEVELOPMENT SERVICES DIRECTOR'S REPORTS

Development Services Director Angela Kennedy reported on several items including the upcoming regular meeting of the Planning and Zoning Commission on September 22, 2026. Staff also announced that a development scenario workshop is planned for September 23, 2026, in connection with the ongoing Transportation Mobility and Master Plan effort. The workshop would be an all-day event structured as an open house where stakeholders can engage with proposed development scenarios pressure-tested on vacant properties along the FM 1626 corridor. A presentation to City Council is also planned for the same day.

I. COMMISSION REQUESTS FOR FUTURE AGENDA ITEMS

Commissioner Flake requested discussion regarding Hays Consolidated Independent School District bus service within a given radius. Commissioner Flake also requested discussion regarding sidewalk construction requirements within the UDC as well as fees in-lieu of sidewalk construction.

J. ADJOURNMENT

A motion to adjourn the meeting was made by Commissioner Strother and seconded by Chair Nuckels. The motion carried 7-0. The meeting was adjourned at 6:34 pm.



Agenda Item Report

Legislative Board:

Planning and Zoning
Commission

Date:

September 22, 2026

Contact:

Will Parrish

Agenda Item ID /

Number:

2026-722 / G.1

ITEM TITLE: Hold a Public Hearing, consideration, and possible action on a request by Kimley-Horn on behalf of MI Homes of Austin LLC, for a Final Plat and Replat known as The Colony Phase 2A Plat, consisting of approximately 12.830 acres out of the S.V.R Eggleston Survey No. 3, Abstract No.5, and being a portion of Lot 1 of the Scales Subdivision, located in the City of Buda, Hays County, Texas, 78666 (FP 25-08) (Will Parrish, Assistant Director of Development Services)

1. EXECUTIVE SUMMARY

This plat is part of The Colony Subdivision, a development that is regulated by both a Development Agreement and Planned Development. This plat consists of 61 residential lots, 1 parkland lot, and 3 landscape lots over 12.830 acres of land. This subdivision includes the dedication of ROW for access as well as provisions for water and wastewater service from the City of Buda.

2. BACKGROUND/HISTORY

This subdivision is subject to The Colony Development Agreement as well as the Colony Planned Development. The application has been reviewed for compliance with Development Agreement and Planned Development regulations. The majority of public improvements have already been completed as they were approved prior to the Final Plat in accordance with the Preliminary Plat, and a Public Improvement Agreement has been provided to cover the remaining improvements.

3. ANALYSIS

The proposed subdivision is consistent with the approved Development Agreement and the Planned Development regulations.

This Final Plat includes three new roads, as well as several new alleys to serve these residences.

Staff has accepted a Surety Bond for the construction of public infrastructure, and a Public Improvement Agreement has been executed, which is required prior to the approval and recordation of the plat.

Criteria for Approval

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

1. With Prior Approved Preliminary Plat.

1. The Final Plat conforms to the approved Preliminary Plat except for minor amendments that are authorized under section 3.03.05. K. Amendments to Preliminary Plats Following Approval and that may be approved without the necessity of revising the approved Preliminary Plat;

■ *Final Plat is consistent with the Preliminary Plat*

2. All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied;

- *Required public infrastructure is under construction and parkland will be dedicated per this plat.*
- 3. The Construction Plans conform to the requirements of section 3.04.01, Construction Plans and have been approved by the City Engineer;
 - *Construction plans previously approved by City Engineer*
- 4. Where Public Improvements have been installed, the improvements conform to the approved Construction Plans and have been approved for acceptance by the City Engineer;
 - *Public Improvement Agreement has been provided for remaining improvements.*
- 5. Where the City Engineer has authorized Public Improvements to be deferred, an Improvement Agreement has been executed and submitted by the property owner in conformity with Subsection 3.04, Construction Plans and Procedures;
 - *Public Improvement Agreement has been provided for remaining improvements*
- 6. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this UDC;
 - *Final Plat layout meets the standards of the UDC and the approved DA and PD.*
- 7. The Plat conforms to design requirements and construction standards as set forth in the Engineering Criteria Manual; and
 - *Plat conforms to the construction standards of the ECM and the approved DA.*
- 8. The plat conforms to Development Services Director's subdivision Application checklists and UDC regulations.
 - *Plat conforms to the checklist and UDC regulations*

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

1. The Replat of the Subdivision shall meet all review and approval criteria for a Final Plat.
 - *Plat meets the criteria for a Final Plat*
2. The Replat document shall be prepared by a Registered Professional Land Surveyor in Texas.
 - *Plat was prepared by a RPLS*

4. FINANCIAL IMPACT

Once the property is platted and the public improvements are constructed, permits will be able to be issued to build 61 new homes.

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:

- Consistent with approved DA, PD, and Preliminary Plat.
- Will allow for the construction of 61 new homes

Cons:

- None foreseen

8. ALTERNATIVES

The Planning and Zoning Commission may vote to:

- Approve
- Approve with conditions
- Table

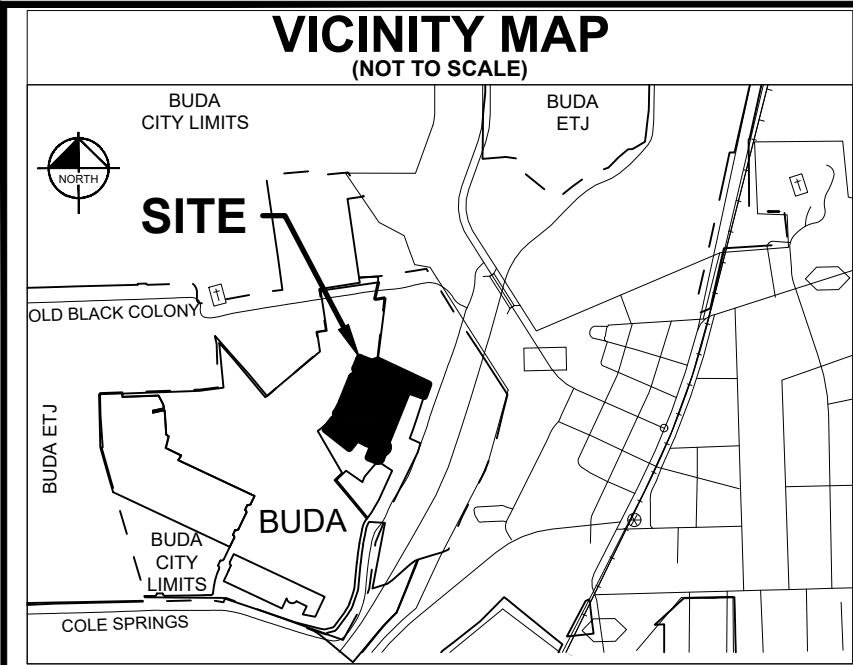
- Deny based on a finding of fact

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff has reviewed the application for The Colony Phase 2A Plat and recommends approval of the Plat as submitted

Attachments:

[FP_25-08-The_Colony_Phase_2A_Final_Plat \(3\).pdf](#)
[Colony Phase 2A Plat Presentation.pdf](#)



STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS, THAT MERITAGE HOMES OF TEXAS, LLC & M/I HOMES OF AUSTIN, LLC, BEING THE OWNER OF 12.830 ACRES OF LAND IN THE S.V.R. EGGLESTON SURVEY NO. 3, ABSTRACT NO. 5, CITY OF BUDA, HAYS COUNTY, TEXAS, BEING A PORTION OF LOT 1, OF SCALES SUBDIVISION AND A PORTION OF THAT CERTAIN 13.72 ACRE TRACT, RECORDED IN SPECIAL WARRANTY DEED DOCUMENT NO. 20023115, BOTH IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT DO HEREBY SUBDIVIDE 12.830 ACRES OF LAND TO BE KNOWN AS:

FINAL PLAT AND REPLAT OF THE COLONY - PHASE 2A

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

BY: _____ DATE _____
MERITAGE HOMES OF TEXAS, LLC
12301 RESEARCH BLVD
BUILDING 4, SUITE 400
AUSTIN, TEXAS 78759

BY: _____ DATE _____
M/I HOMES OF AUSTIN, LLC
7600 N. CAPITAL OF TEXAS HWY
BUILDING C, SUITE 250
AUSTIN, TEXAS 78731

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

ALEJANDRO E. GRANADOS RICO, P.E. _____ DATE _____
REGISTERED PROFESSIONAL ENGINEER No. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626

A PORTION OF THIS SITE IS LOCATED WITHIN ZONE AE, X-SHADED, X & FLOODWAY OF THE 100-YEAR FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE PANEL NO. 48209C0280G, DATED: JANUARY 17, 2025.

ALEJANDRO E. GRANADOS RICO, P.E. _____ DATE _____
REGISTERED PROFESSIONAL ENGINEER No. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626

THE STATE OF TEXAS §
COUNTY OF BEXAR §

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

JOHN G. MOSIER _____ DATE _____
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216

PRELIMINARY

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

PLAT NOTES:

- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE OR EDWARDS AQUIFER CONTRIBUTING ZONE.
- THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND ESD #2 & #8.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BUDA ZONING ORDINANCE REQUIREMENTS.
- UTILITY SERVICES:
ELECTRIC: PEDERNALES ELECTRIC CORPORATION
WATER: CITY OF BUDA WATER SERVICES
WASTEWATER: CITY OF BUDA WASTEWATER SERVICES
NATURAL GAS: CENTERPOINT ENERGY
- PUBLIC SIDEWALKS WILL BE CONSTRUCTED PER CHAPTER 3.05.07 OF THE BUDA UNIFIED DEVELOPMENT CODE (UDC), TRAILS MASTER PLAN, AND COLONY COLE SPRINGS DEVELOPMENT AGREEMENT.
- UTILITY EASEMENTS:
ANY PUBLIC UTILITY, INCLUDING THE CITY, AND A 10' PUBLIC UTILITY EASEMENT ALONG THE RIGHT OF WAY (AS SHOWN), SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.
- THE MAINTENANCE OF ALL PRIVATE PARKLAND, AMENITY CENTER, OPEN SPACE, LANDSCAPING, DRAINAGE, AND OTHER COMMON AREA LOTS WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS.
- PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 28, 2021.
- FLOODPLAIN EASEMENT RESTRICTION: CONSTRUCTION WITHIN THE FLOODPLAIN MAY ONLY OCCUR WITH THE WRITTEN APPROVAL OF THE CITY. A REQUEST FOR CONSTRUCTION WITHIN THE FLOODPLAIN EASEMENT MUST BE ACCOMPANIED WITH DETAILED CONSTRUCTION PLANS AND STUDIES INDICATING THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD ELEVATION AS DETERMINED BY ANALYZING THE ULTIMATE BUILD-OUT CONDITIONS OF THE ENTIRE DRAINAGE BASIN.

A. EXISTING CREEKS, LAKES, RESERVOIRS, OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION. EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS TRAVERSING HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, OR ANY SUBSTANCE, WHICH WOULD RESULT IN UNSANITARY CONDITIONS. THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR.

SURVEYOR'S NOTES:

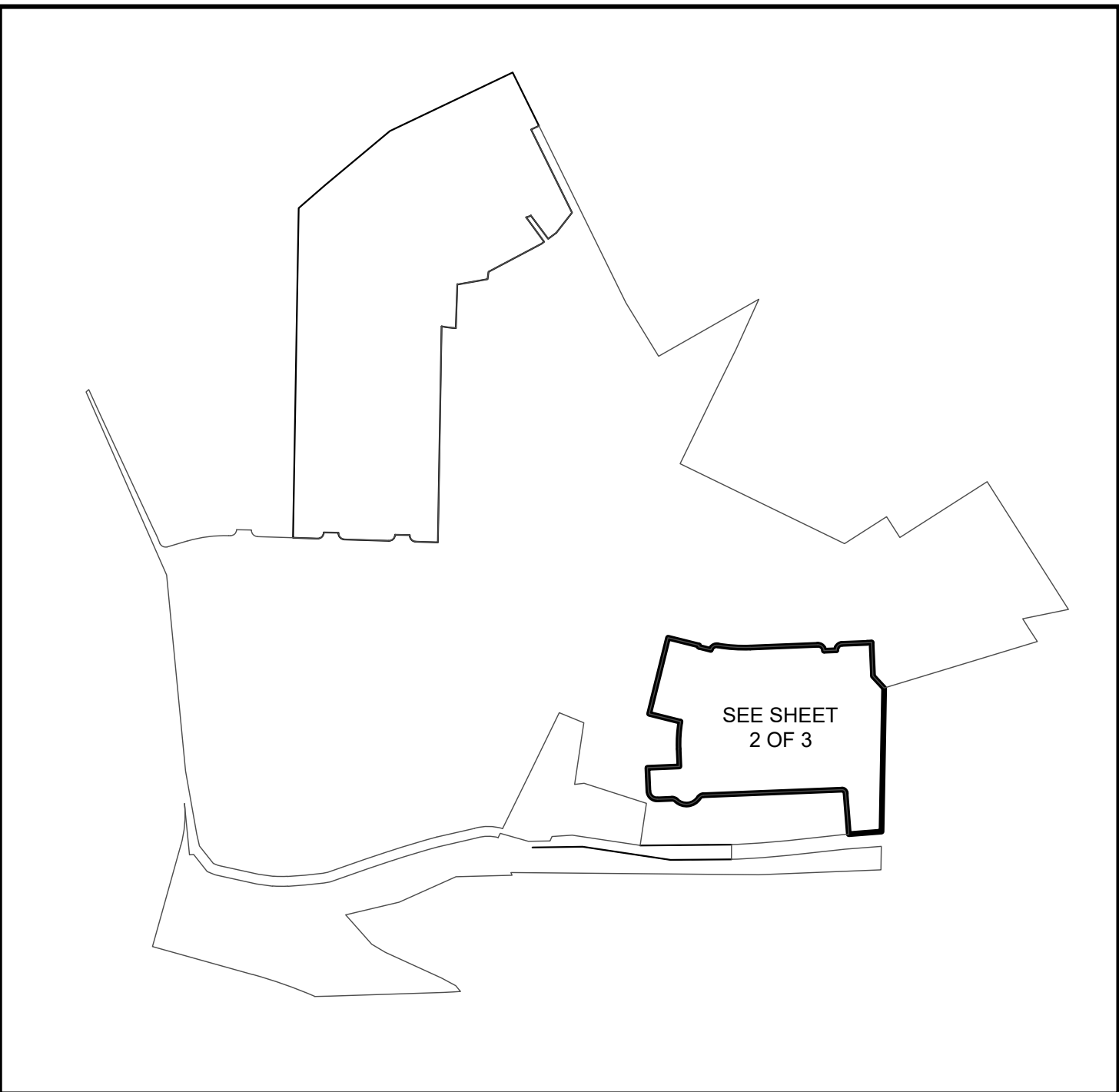
- ALL PROPERTY CORNERS WILL BE MONUMENTED AFTER CONSTRUCTION AND PRIOR TO LOT SALES WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS



INDEX MAP

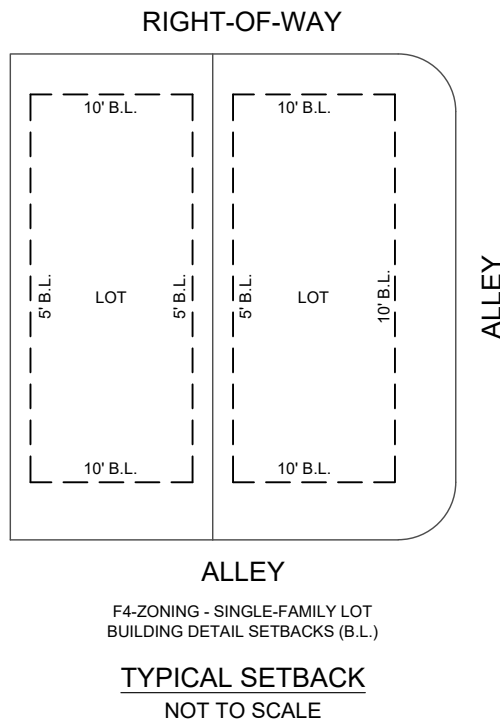
PLAT INFORMATION:

OWNERS: M/I HOMES OF AUSTIN, LLC
AND MERITAGE HOMES OF TEXAS, LLC,
DOCUMENT NO. 20023115 - OPRHC

TOTAL ACRES: 12.830
ENGINEER: ALEJANDRO E. GRANADOS RICO, P.E.
SURVEYOR: JOHN G. MOSIER
TOTAL NUMBER OF LOTS: 65
NUMBER OF BLOCKS: 7
CENTERLINE LINEAR FOOTAGE OF
ALL NEW PUBLIC STREETS: ±4,974'
ENCOMPASSING LAND ABSTRACT SURVEY:
S.V.R. EGGLESTON SURVEY NO. 3, ABSTRACT NO. 5

ACREAGE BY LOT TYPE:
DEVELOPMENT = 7.477 AC
PUBLIC PARKLAND = 1.172 AC
LANDSCAPE = 0.251 AC
ROW = 3.930 AC

NUMBER OF LOTS BY TYPE:
DEVELOPMENT = 61
PUBLIC PARKLAND = 1
LANDSCAPE = 3



**FINAL PLAT AND REPLAT OF
THE COLONY - PHASE 2A
BEING A 12.830 ACRE**

TRACT OF LAND SITUATED IN THE
S.V.R. EGGLESTON SURVEY NO. 3, ABSTRACT NO. 5, BEING A PORTION OF LOT 1, OF
SCALES SUBDIVISION AND A PORTION OF THAT CERTAIN 13.72 ACRE TRACT,
RECORDED IN DOCUMENT NO. 20023115,
OFFICIAL PUBLIC RECORDS OF HAYS COUNTY,
IN THE CITY OF BUDA, HAYS COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10115500

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DJG/MRH	JGM	8/13/2026	067783127	1 OF 3

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	LOT TYPE
BLK B	1.581	68,861	
BLK B - LOT 14	0.116	5,035	DEVELOPMENT
BLK B - LOT 15	0.111	4,847	DEVELOPMENT
BLK B - LOT 16	0.135	5,876	
BLK B - LOT 17	0.047	2,043	LANDSCAPE
BLK B - LOT 18	1.172	51,060	PARKLAND
BLK C	0.669	29,139	
BLK C - LOT 1	0.145	6,305	DEVELOPMENT
BLK C - LOT 2	0.114	4,950	DEVELOPMENT
BLK C - LOT 3	0.114	4,950	DEVELOPMENT
BLK C - LOT 4	0.114	4,949	DEVELOPMENT
BLK C - LOT 5	0.183	7,985	DEVELOPMENT
BLK I	1.359	59,191	
BLK I - LOT 1	0.135	5,876	DEVELOPMENT
BLK I - LOT 2	0.111	4,847	DEVELOPMENT
BLK I - LOT 3	0.111	4,847	DEVELOPMENT
BLK I - LOT 4	0.111	4,847	DEVELOPMENT
BLK I - LOT 5	0.111	4,847	DEVELOPMENT
BLK I - LOT 6	0.111	4,847	DEVELOPMENT
BLK I - LOT 7	0.111	4,852	DEVELOPMENT
BLK I - LOT 8	0.113	4,934	DEVELOPMENT
BLK I - LOT 9	0.118	5,155	DEVELOPMENT
BLK I - LOT 10	0.173	7,519	DEVELOPMENT
BLK I - LOT 11	0.152	6,620	LANDSCAPE
BLK J	1.301	56,678	
BLK J - LOT 1	0.124	5,416	DEVELOPMENT
BLK J - LOT 2	0.114	4,950	DEVELOPMENT
BLK J - LOT 3	0.114	4,950	DEVELOPMENT
BLK J - LOT 4	0.114	4,950	DEVELOPMENT
BLK J - LOT 5	0.114	4,950	DEVELOPMENT
BLK J - LOT 6	0.114	4,950	DEVELOPMENT
BLK J - LOT 7	0.114	4,950	DEVELOPMENT
BLK J - LOT 8	0.114	4,950	DEVELOPMENT
BLK J - LOT 9	0.114	4,950	DEVELOPMENT
BLK J - LOT 10	0.114	4,950	DEVELOPMENT
BLK J - LOT 11	0.154	6,712	DEVELOPMENT

LOT OWNER AND MAINTAIN TABLE				
LOT NO.	ACRES	SQ. FT.	LOT TYPE	OWNER
BLK B - LOT 17	0.047	2,043	LANDSCAPE	HOA
BLK B - LOT 18	1.172	51,060	PARKLAND	*CITY OF BUDA
BLK I - LOT 11	0.152	6,620	LANDSCAPE	HOA
BLK M - LOT 54	0.052	2,251	LANDSCAPE	HOA

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	LOT TYPE
BLK K	1.401	61,034	
BLK K - LOT 1	0.132	5,737	DEVELOPMENT
BLK K - LOT 2	0.114	4,950	DEVELOPMENT
BLK K - LOT 3	0.114	4,950	DEVELOPMENT
BLK K - LOT 4	0.114	4,950	DEVELOPMENT
BLK K - LOT 5	0.114	4,950	DEVELOPMENT
BLK K - LOT 6	0.114	4,950	DEVELOPMENT
BLK K - LOT 7	0.114	4,950	DEVELOPMENT
BLK K - LOT 8	0.114	4,950	DEVELOPMENT
BLK K - LOT 9	0.114	4,950	DEVELOPMENT
BLK K - LOT 10	0.114	4,950	DEVELOPMENT
BLK K - LOT 11	0.114	4,950	DEVELOPMENT
BLK K - LOT 12	0.133	5,797	DEVELOPMENT
BLK L	1.489	64,867	
BLK L - LOT 1	0.193	8,393	DEVELOPMENT
BLK L - LOT 2	0.114	4,950	DEVELOPMENT
BLK L - LOT 3	0.114	4,950	DEVELOPMENT
BLK L - LOT 4	0.114	4,950	DEVELOPMENT
BLK L - LOT 5	0.114	4,950	DEVELOPMENT
BLK L - LOT 6	0.114	4,950	DEVELOPMENT
BLK L - LOT 7	0.114	4,950	DEVELOPMENT
BLK L - LOT 8	0.114	4,950	DEVELOPMENT
BLK L - LOT 9	0.114	4,950	DEVELOPMENT
BLK L - LOT 10	0.114	4,950	DEVELOPMENT
BLK L - LOT 11	0.114	4,950	DEVELOPMENT
BLK L - LOT 12	0.160	6,974	DEVELOPMENT
BLK M	1.100	47,935	
BLK M - LOT 1	0.152	6,628	DEVELOPMENT
BLK M - LOT 2	0.114	4,950	DEVELOPMENT
BLK M - LOT 3	0.139	6,052	DEVELOPMENT
BLK M - LOT 4	0.131	5,713	DEVELOPMENT
BLK M - LOT 5	0.114	4,950	DEVELOPMENT
BLK M - LOT 6	0.123	5,348	DEVELOPMENT
BLK M - LOT 7	0.137	5,964	DEVELOPMENT
BLK M - LOT 8	0.140	6,080	DEVELOPMENT
BLK M - LOT 54	0.052	2,251	LANDSCAPE

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	LOT TYPE
OVERALL BOUNDARY	12.830	558,894	
RIGHT-OF-WAY	3.930	171,189	

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S68°14'43"E	136.11'	L31	S51°49'22"E	115.92'	L62	S08°07'59"E	5.60'
L2	N71°22'14"E	66.62'	L32	N38°10'38"E	21.21'	L63	N08°07'59"W	6.79'
L3	S19°39'18"W	133.61'	L33	N21°52'01"E	11.83'	L64	N21°52'01"E	14.28'
L4	N70°20'42"W	164.56'	L34	N21°52'01"E	462.29'	L65	N22°07'01"E	30.43'
L5	S21°52'01"W	59.11'	L35	S21°52'01"W	476.35'	L66	S74°18'16"E	113.47'
L6	N68°07'58"W	95.17'	L36	N68°07'59"W	82.00'	L67	N25°10'45"E	9.13'
L7	N21°52'01"E	130.00'	L37	S51°49'22"E	85.44'			
L8	N68°07'59"W	71.47'	L38	N68°07'59"W	83.72'			
L9	S38°10'38"W	131.39'	L39	S21°52'01"W	82.00'			
L10	N38°10'38"E	129.19'	L40	N68°07'59"W	242.00'			
L11	N38°10'38"E	50.02'	L41	N21°52'01"E	71.39'			
L12	N21°52'01"E	50.00'	L42	S68°07'59"E	168.34'			
L13	N21°52'01"E	101.71'	L43	N21°52'01"E	536.41'			
L14	S68°07'59"E	83.72'	L44	S68°07'59"E	71.00'			
L15	N21°52'01"E	91.00'	L45	S21°52'01"W	550.34'			
L16	S68°07'59"E	250.00'	L46	N85°58'12"W	86.14'			
L17	S21°52'01"W	55.03'	L47	S68°07'59"E	300.06'			
L18	S85°58'12"E	73.83'	L48	S21°52'01"W	724.41'			
L19	S21°52'01"W	4.55'	L50	N68°07'59"W	250.00'			
L20	S21°52'01"W	15.88'	L51	N21°52'01"E	103.72'			
L21	N68°07'58"W	71.00'	L52	S85°58'12"E	117.65'			
L22	N21°52'02"E	20.00'	L53	S70°20'42"E	164.56'			
L23	S68°07'58"E	71.00'	L54	N21°52'01"E	74.99'			
L24	N21°52'01"E	65.17'	L55	S68°07'58"E	71.00'			
L25	N68°07'59"W	31.67'	L56	N23°07'59"W	34.37'			
L26	S38°10'38"W	21.21'	L57	N68°07'59"W	117.33'			
L27	S51°49'22"E	107.00'	L58	S21°52'01"W	622.59'			
L28	S38°10'38"W	20.00'	L59	S38°10'38"W	45.21'			
L29	N51°49'22"W	270.92'	L60	N51°49'22"W	270.92'			
L30	N38°10'38"E	20.00'	L61	S21°52'01"W	17.28'			

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°53'18"	275.00'	4.26'	N70°47'21"W	4.26'	C33	73°41'23"	14.00'	18.01'	N14°58'40"W	16.79'
C2	86°53'58"	14.00'	21.23'	S65°19'01"W	19.26'	C34	106°18'37"	14.00'	25.98'	N75°01'20"E	22.41'
C3	53°58'05"	25.00'	23.55'	S05°07'01"E	22.69'	C35	73°41'23"	14.00'	18.01'	S14°58'40"E	16.79'
C4	99°43'32"	60.00'	104.43'	S17°45'42"W	91.74'	C36	90°00'00"	14.00'	21.99'	N23°07'59"W	19.80'
C5	45°45'27"	25.00'	19.97'	S44°44'45"W	19.44'	C37	90°00'00"	14.00'	21.99'	S66°52'01"W	19.80'
C6	90°00'00"	35.00'	54.98'	S66°52'01"W	49.50'	C38	90°00'00"	14.00'	21.99'	N23°07'59"W	19.80'
C7	12°08'04"	525.00'	111.19'	N62°03'57"W	110.98'	C39	90°00'00"	14.00'	21.99'	S23°07'59"E	19.80'
C8	13°11'11"	25.00'	5.75'	S59°49'14"E	5.74'	C40	90°00'00"	14.00'	21.99'	S66°52'01"W	19.80'
C9	84°15'02"	25.00'	36.76'	N08°17'34"W	33.54'	C41	90°00'00"	14.00'	21.99'	N23°07'59"W	19.80'
C10	11°57'56"	635.00'	132.61'	N27°50'59"E	132.37'	C42	73°36'25"	14.00'	17.99'	N58°40'14"E	16.77'
C11	90°00'00"	25.00'	39.27'	N66°52'01"E	35.36'	C43	16°23'35"	275.00'	78.68'	S76°19'46"E	78.41'
C12	90°00'00"	25.00'	39.27'	N23°07'59"W	35.36'	C44	106°18'37"	14.00'	25.98'	N75°01'20"E	22.41'
C13	1°11'13"	869.86'	18.02'	N21°16'32"E	18.02'	C45	79°32'36"	14.00'	19.44'	S17°54'17"E	17.91'
C14	90°00'00"	14.00'	21.99'	N66°52'01"E	19.80'	C46	10°14'58"	475.00'	84.97'	S62°48'04"E	84.86'
C15	90°00'00"	25.00'	39.27'	N66°52'01"E	35.36'	C47	90°12'26"	14.00'	22.04'	N66°58'14"E	19.83'
C16	90°00'00"	35.00'	54.98'	S23°07'59"E	49.50'	C48	91°24'34"	14.00'	22.34'	S67°34'19"W	20.04'
C17	107°50'13"	14.00'	26.35'	S32°03'05"E	22.63'	C49	13°57'34"	325.00'	79.18'	N73°42'11"W	78.99'
C18	15°37'29"	325.00'	88.63'	S78°09'27"E	88.35'	C50	102°33'00"	14.00'	25.06'	N29°24'28"W	21.84'
C19	23°08'28"	25.00'	10.10'	S10°17'48"W	10.03'	C51	90°00'00"	14.00'	21.99'	S23°07'59"E	19.80'
C20	47°07'27"	62.00'	50.99'	S22°17'17"W	49.57'	C52	90°00'00"	25.00'	39.27'	N66°52'01"E	35.36'
C21	51°47'25"	25.00'	22.60'	S19°57'18"W	21.84'	C53	72°09'47"	14.00'	17.63'	S57°56'55"W	16.49'
C22	27°48'26"	60.00'	29.12'	S07°57'49"W	28.83'	C54	107°50'13"	14.00'	26.35'	N32°03'05"W	22.63'
C23	90°00'00"	15.00'	23.56'	N66°52'01"E	21.21'	C55	90°00'00"	15.00'	23.56'	S66°52'01"W	21.21'
C24	102°49'12"	25.00'	44.86'	N29°32'35"W	39.08'	C56	90°00'00"	25.00'	39.27'	N23°07'59"W	35.36'
C25	35°57'40"	62.00'	38.91'	N62°58'21"W	38.28'	C57	17°50'13"	300.00'	93.39'	S77°03'05"E	93.02'
C26	23°08'28"	25.00'	10.10'	N56°33'45"W	10.03'	C58	15°37'29"	300.00'	81.81'	S78°09'27"E	81.56'
C27	4°10'33"	525.00'	38.26'	N53°54'38"W	38.25'	C59	90°00'00"	50.00'	78.54'	S66°52'01"W	70.71'
C28	106°18'37"	14.00'	25.98'	S75°01'20"W	22.41'	C60	90°00'00"	25.00'	39.27'	N66°52'01"E	35.36'
C29	15°39'42"	210.62'	57.57'	S30°20'05"W	57.39'	C61	45°00'00"	50.00'	39.27'	N00°37'59"W	38.27'
C30	90°00'00"	14.00'	21.99'	S06°49'22"E	19.80'	C62	16°18'37"	500.00'	142.33'	N59°58'40"W	141.85'
C31	90°00'00"	14.00'	21.99'	N83°10'38"E	19.80'	C63	16°18'37"	200.00'	56.93'	S30°01'20"W	56.74'
C32	16°18'37"	190.00'	54.09'	N30°01'20"E	53.90'						

*PARKLAND TO BE DEDICATED BY DEED AND MAINTAINED PER THE COLONY DEVELOPMENT AGREEMENT CITY OF BUDA ORDINANCE 2023-23

FINAL PLAT AND REPLAT OF
THE COLONY - PHASE 2A
BEING A 12.830 ACRE
TRACT OF LAND

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10115500

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG/MRH	JGM	8/13/2026	067783127	3 OF 3

REGULAR AGENDA

- G.1. Hold a Public Hearing, consideration, and possible action on a request by Kimley-Horn on behalf of MI Homes of Austin LLC, for a Final Plat and Replat known as The Colony Phase 2A Plat, consisting of approximately 12.830 acres out of the S.V.R Eggleston Survey No. 3, Abstract No.5, and being a portion of Lot 1 of the Scales Subdivision, located in the City of Buda, Hays County, Texas, 78666 (FP 25-08)

Assistant Director of Development Services Will Parrish

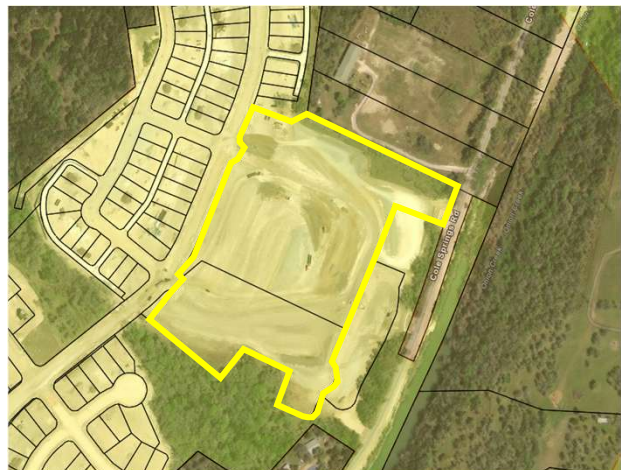


1

G.1 The Colony Phase 2A Plat

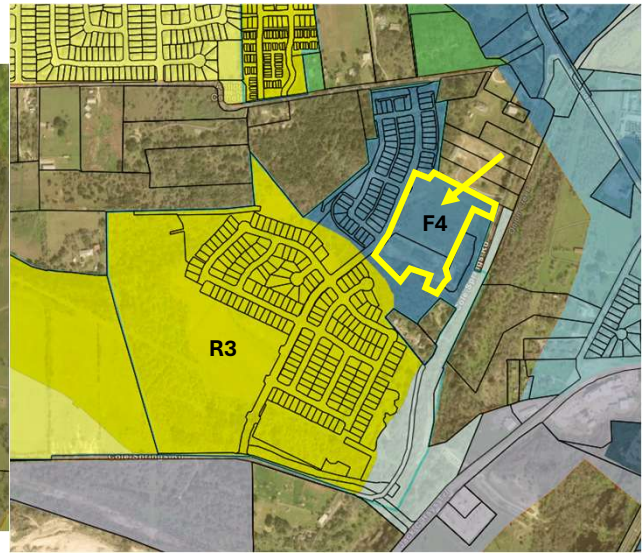
Background :

- This plat is part of The Colony Subdivision, a development that is regulated by both a Development Agreement and Planned Development.
- This plat consists of 61 residential lots, 1 parkland lot, and 3 landscape lots over 12.830 acres of land.
- This subdivision includes the dedication of ROW for access as well as provisions for water and wastewater service from the City of Buda.
- This subdivision is subject to The Colony Development Agreement as well as the Colony Planned Development. The application has been reviewed for compliance with Development Agreement and Planned Development regulations.



2

G.1 The Colony Phase 2A Plat



3

G.1 The Colony Phase 2A Plat

Background

- City Council approved The Colony DA on 6/20/2020, amended 11/08/2023 and 05/05/2026
- City Council approved The Colony PD on 6/20/2020, amended 05/05/2026
- The Planning and Zoning Commission approved The Colony Preliminary Plat on 9/28/2021

4

G.1 The Colony Phase 2A Plat

- The majority of public improvements have already been completed as they were approved prior to the Final Plat in accordance with the Preliminary Plat, and a Public Improvement Agreement has been provided to cover the remaining improvements.
- This Final Plat includes three new roads, as well as several new alleys to serve these residences.
- Staff has accepted a Surety Bond for the construction of public infrastructure, and a Public Improvement Agreement has been executed, which is required prior to the approval and recordation of the plat.



5

G.1 The Colony Phase 2A Plat

- The following criteria shall be used by the Commission for a Replat
 1. The Replat of the Subdivision shall meet all review and approval criteria for a Final Plat.
 - *Plat meets the criteria for a Final Plat*
 2. The Replat document shall be prepared by a Registered Professional Land Surveyor in Texas.
 - *Plat was prepared by a RPLS*



6

G.1 The Colony Phase 2A Plat

- The following criteria shall be used by the Commission for a Final Plat
- With Prior Approved Preliminary Plat.
 1. The Final Plat conforms to the approved Preliminary Plat except for minor amendments that are authorized under section 3.03.05. K. Amendments to Preliminary Plats Following Approval and that may be approved without the necessity of revising the approved Preliminary Plat;
 - *Final Plat is consistent with the Preliminary Plat*
 2. All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied;
 - *Required public infrastructure is under construction and parkland will be dedicated per this plat.*
 3. The Construction Plans conform to the requirements of section 3.04.01, Construction Plans and have been approved by the City Engineer;
 - *Construction plans previously approved by City Engineer*



7

G.1 The Colony Phase 2A Plat

4. Where Public Improvements have been installed, the improvements conform to the approved Construction Plans and have been approved for acceptance by the City Engineer;
 - *Public Improvement Agreement has been provided for remaining improvements.*
5. Where the City Engineer has authorized Public Improvements to be deferred, an Improvement Agreement has been executed and submitted by the property owner in conformity with Subsection 3.04, Construction Plans and Procedures;
 - *Public Improvement Agreement has been provided for remaining improvements*
6. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this UDC;
 - *Final Plat layout meets the standards of the UDC and the approved DA and PD.*



8

G.1 The Colony Phase 2A Plat

7. The Plat conforms to design requirements and construction standards as set forth in the Engineering Criteria Manual; and
 - *Plat conforms to the construction standards of the ECM and the approved DA.*
8. The plat conforms to Development Services Director's subdivision Application checklists and UDC regulations.
 - *Plat conforms to the checklist and UDC regulations*



9

G.1 The Colony Phase 2A Plat

- Staff has reviewed the application for The Colony Phase 2A Plat and recommends approval of the Plat as submitted



10



Agenda Item Report

Legislative Board:

Planning and Zoning
Commission

Date:

September 22, 2026

Contact:

Victor Escamilla

Agenda Item ID /

Number:

2026-767 / G.2

ITEM TITLE: Hold a Public Hearing, consideration, and possible action on a request by Kimley-Horn for a Specific Use Permit to allow the "Outside Storage" use on a property in the Light Industrial (LI) District at Buda Industrial Subdivision, Block A, Lot 2, addressed as 318 Commerce Center Drive, City of Buda, Hays County, Texas, 78610 (SUP 26-04). (Senior Planner Victor Escamilla) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

The agenda item at hand is a public hearing and action item concerning a Specific Use Permit (SUP 26-04) request to allow the "Outside Storage" use within the Light Industrial (LI) zoning district on a property addressed as 318 Commerce Center Drive. The applicant intends to establish a 12,034 sf (approximately 89' x 138') area within the existing loading zone of Building 2 of the Stream Way complex. The area is to serve as outside storage for wire baskets, plastic containers, plastic pipe, hydromulch, woven fabric, and steel stakes.

Under UDC Subsection 2.06.05 Use Chart, the "Outside Storage" use requires approval of an SUP for properties within the LI District. Additionally, conditional standards as outlined within Subsection 2.06.06.A.22 shall apply to approval of the "Outside Storage" use. These conditional standards serve to regulate maximum allowable area, screening, and height of storage materials as well as height of screening structures.

2. BACKGROUND/HISTORY

The subject property is approximately 11.598 acres in area and is currently utilized as a portion of an industrial park, located near the northeast corner of Stream Way and Commerce Center Drive. The parcel was platted as Buda Industrial Subdivision, Block A, Lot 2, recorded in October of 2022. A site plan (2021-776) for the development was approved in October of 2022. A building permit (2022-329) for the +/- 227,520 sf shell warehouse structure was issued in November of 2022 with a Certificate of Occupancy issued in November of 2024.

Past Commission consideration of the property includes:

Recommended DENIAL of a Zoning Map Amendment from Interstate-35 Business (B-3) District to Light Industrial (LI) District of +/- 9 acres of land out of the Lifshutz Subdivision (Z 21-02) on July 27, 2020. The requested zoning map amendment would be approved by City Council on August 3, 2021 with Ordinance 2021-24.

Approval of the Rodriguez Subdivision Preliminary Plat (PP 21-02) on September 14, 2021.

Approval of the Lifshutz Subdivision Re-Plat of the west half of Lot 4 and all of Lots 3, 12, 13, 29 – 40, and 44 – 54, establishing Buda Industrial Subdivision (FP 21-30) on June 14, 2022.

Related cases within the industrial complex include:

SUP 24-05 - Recommended APPROVAL of the "Contractors Yard or Storage Yard" use on a property within the LI District on Buda Industrial Subdivision, Block A, Lot 1 (abutting property to the

east) on January 14, 2025. City Council approved the request on January 21, 2025 with Ordinance No. 2025-05.

SUP 25-05 - Recommended APPROVAL of the "Outside Storage" use on a property within the LI District on Buda Industrial Subdivision, Block A, Lot 3 on September 23, 2025. City Council approved the request on November 5, 2025 with Ordinance No. 2025-53.

3. ANALYSIS

In recommending an SUP request for approval by the City Council, the Commission shall determine that such uses are harmonious and adaptable to building structures and uses of abutting properties and other properties in the vicinity of the premises under consideration. The following factors must be considered when evaluating a proposed SUP:

- a. Safety of the motoring public and pedestrians using the facility and the area immediately surrounding the site;
 - *The proposed outside storage is intended to occupy space previously devoted to truck loading. The 12,034 sf pad will not obstruct existing drive-aisles, sidewalks, access easements, or rights-of-way. The storage area will lie more than 330 feet away from the nearest street right-of-way (Commerce Center Drive, to the south).*
- b. Adequate means of ingress and egress to public streets or approved access easements and appropriate paving widths of streets, alleys and sidewalks to accommodate traffic generated by the proposed use;
 - *Means of ingress and egress to public streets or any approved access easements were previously established and approved with final plat recording, site plan development permit issuance, building permit issuance, and Certificate of Occupancy issuance. The proposed outside storage use is not intended for occupation and does not increase the square footage of the primary structure, generating no additional need for means of ingress to or egress from the site.*
- c. Provisions for drainage;
 - *Provisions for drainage were established with Site Plan permit 2021-776. No additional drainage or water quality facilities are required for the proposed use.*
- d. Adequate off-street parking and loading;
 - *The proposed outside storage use is not intended for occupation. Under UDC Subsection 2.06.05 Use Chart, additional parking would be required at a ratio of 1 space per 2,000 sf of storage, generating the need for 6 additional spaces. This addition would bring the total required parking to 508 spaces. At current, the development is served by 644 spaces.*
- e. Safety from fire hazard and measures of fire control;
 - *The City requires fire marshal approval for all site plan permits within the Buda Fire Departments jurisdiction. The Buda Fire Department has reviewed the proposed site modifications and approved comments for the proposed SUP application. Public and private hydrants were installed per the Public Improvement Construction Plans (2021-775) and Site Plan permit 2021-776.*
- f. Protection against negative effects of noise, glare, and lighting on the character of the neighborhood, protective screening, and open space;
 - *The proposed outside storage would lie approximately 1,130 feet from the nearest residential property to the west (across Stream Way) and 365 feet from the nearest residential property to the north (abutting Block A, Lot 3 of the Buda Industrial Subdivision). The storage area lies towards the interior of the industrial park. Views of the storage area are obscured from the east and south by existing warehouse structures. The applicant proposes 6' solid masonry screening at the eastern, western and northern boundaries of the proposed storage area. The northern screening will have a 15'-wide wrought iron gate near the northeast corner of the storage area. Under UDC subsection 2.06.06.A.22.d, a second level of screening is required at the property*

line unless the outside storage abuts a property line. With the requested SUP, the applicant proposes a 6' masonry screening wall extending from the northwest corner of the abutting Building 2 of the development (running parallel to the Stream Way right-of-way). As the northern property line exists at the center of an existing fire lane, staff feels the proposed screening along the northern boundary of the outside storage area is adequate to meet the listed requirement.

- g. Heights of structures;
 - *The applicant proposes 6' wrought iron fencing and masonry screening for the proposed outside storage area as well as an additional 6' masonry screening wall at the northwest corner of the existing Building 2 warehouse structure, meeting minimum height requirements per UDC Subsection 2.06.06.A.22. The applicant indicates that the outside storage shall not exceed the 6' screening height.*
- h. Compatibility of buildings and such other measures as will secure and protect the public health, safety, and general welfare:
 - *The "Outside Storage" use does not present detrimental impacts to the surrounding land uses and structures and occupies less lot area than the maximum allowable 10% (at approximately 5% of the total 227,520 sf). The subject property was developed as part of the same industrial park as the remaining properties within the Buda Industrial Subdivision. The proposed use does not conflict with the Light Industrial nature of the area, the surrounding structures, or the approved "Contractors Yard" to the east. Staff recommends approval of the request.*

4. FINANCIAL IMPACT

Staff recognizes no immediate financial impact as a result of the proposed outside storage.

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

Retain and grow local businesses in Buda

7. PROS AND CONS

Pros: The current tenant would be able to proceed with desired use of their commercial property

Cons: None.

8. ALTERNATIVES

The Commission may:

- Recommend approval of the request as presented;
- Recommend approval of the request with conditions;
- Table the request for future consideration; or
- Recommend denial of the request.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff has reviewed the request and recommends approval.

Attachments:

[9.22.26 P&Z Slides - SUP 26-04.pdf](#)

[SUP_26-04-SUP_Plan_Set_-_9_2_2026.pdf](#)

[SUP 26-04-05-26-26_loi.pdf](#)

[SUP 26-04-sup letter.pdf](#)

REGULAR AGENDA

- G.2. Hold a Public Hearing, consideration, and possible action on a request by Kimley-Horn for a Specific Use Permit to allow the “Outside Storage” use on a property within the Light Industrial (LI) District, at Buda Industrial Subdivision, Block A, Lot 2, addresses as 318 Commerce Center Drive, City of Buda, Texas, 78610. (SUP 26-04) (Senior Planner Victor Escamilla)
- [PUBLIC TESTIMONY]

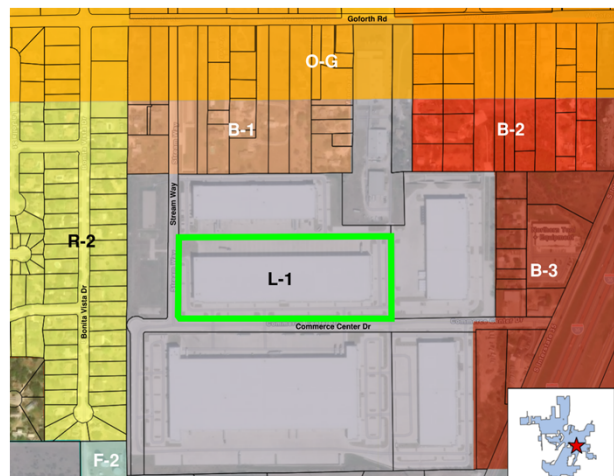


1

G.2. 318 Commerce Center Drive SUP

Summary:

- The applicant is requesting a Specific Use Permit for “Outside Storage” in the LI District.
- The property is currently occupied by a shell warehouse structure and is part of an industrial park.
- Applicant is proposing to establish a 12,034 sf ($\approx 89' \times 138'$) of the existing warehouse structure.
 - 6' masonry screening on the west, east, and north sides of the storage area + northwest corner of the warehouse structure
 - 15'-wide, 6' wrought iron gate at the northeast corner of the storage area

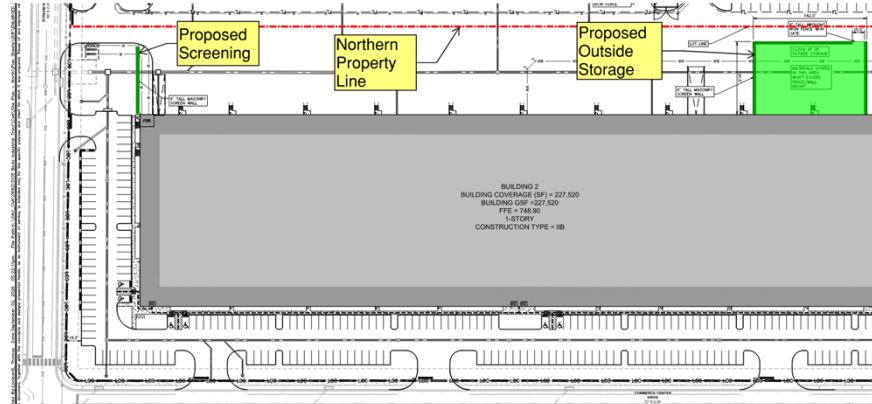


2

G.2. 318 Commerce Center Drive SUP

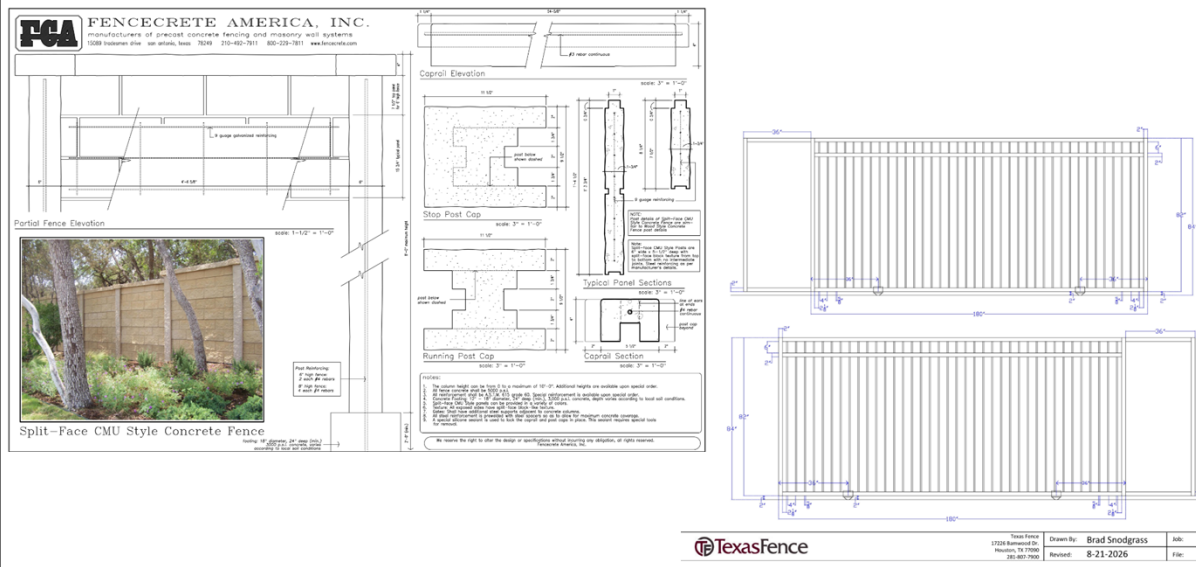
Definitions:

- **Outside Storage** The continuous keeping or storage of any finished or unfinished goods, materials, merchandise, or equipment outside of a building for more than twenty-four (24) hours.



3

G.2. 318 Commerce Center Drive SUP



4

G.2. 318 Commerce Center Drive SUP

Analysis:

In recommending that an SUP for the premises under consideration to be granted, the City Council shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall consider the following factors:

- a. Safety of the motoring public and pedestrians using the facility and the area immediately surrounding the site;
 - *The proposed outside storage is intended to occupy space previously devoted to truck loading. The 12,034 sf pad will not obstruct existing drive-aisles, sidewalks, access easements, or rights-of-way. The storage area will lie more than 330 feet away from the nearest street right-of-way (Commerce Center Drive, to the south).*
- b. Adequate means of ingress and egress to public streets or approved access easements and appropriate paving widths of streets, alleys and sidewalks to accommodate traffic generated by the proposed use;
 - *Means of ingress and egress to public streets or any approved access easements were previously established and approved with final plat recording, site plan development permit issuance, building permit issuance, and Certificate of Occupancy issuance. The proposed outside storage use is not intended for occupation and does not increase the square footage of the primary structure, generating no additional need for means of ingress or egress to the site or the primary structure.*



5

G.2. 318 Commerce Center Drive SUP

Analysis:

- c. Provisions for drainage;
 - *Provisions for drainage were established with Site Plan permit 2021-776. No additional drainage or water quality facilities are required for the proposed use.*
- d. Adequate off-street parking and loading;
 - *The proposed outside storage use is not intended for occupation. Under UDC Subsection 2.06.05 Use Chart, additional parking would be required at a ratio of 1 space per 2,000 sf of storage, generating the need for 6 additional spaces. This addition would bring the total required parking to 508 spaces. The site is currently served by 644 spaces.*
- e. Safety from fire hazard and measures for fire control;
 - *The Buda Fire Department has reviewed the proposed site modifications and approved comments for the proposed SUP application. Public and private hydrants were installed per the Public Improvement Construction Plans (2021-775) and Site Plan permit 2021-776.*



6

G.2. 318 Commerce Center Drive SUP

Analysis:

- f. Protection against negative effects of noise, glare and lighting on the character of the neighborhood, protective screening and open space;
- *The proposed outside storage would lie approximately 1,130 feet from the nearest residential property to the west (across Stream Way) and 365 feet from the nearest residential property to the north (abutting Block A, Lot 3 of the Buda Industrial Subdivision). The storage area lies towards the interior of the industrial park. Views of the storage area are obscured from the east and south by existing warehouse structures. The applicant proposes 6' solid masonry screening at the eastern, western and northern boundaries of the proposed storage area. The northern screening will have a 15'-wide wrought iron gate near the northeast corner of the storage area. Under UDC subsection 2.06.06.A.22.d, a second level of screening is required at the property line unless the outside storage abuts a property line. With the requested SUP, the applicant proposes a 6' masonry screening wall extending from the northwest corner of the abutting Building 2 of the development (running parallel to the Stream Way right-of-way). As the northern property line exists at the center of an existing fire lane, staff feels the proposed screening along the northern boundary of the outside storage area is adequate to meet the listed requirement.*



7

G.2. 318 Commerce Center Drive SUP

Analysis:

- g. Heights of structures;
- *The applicant proposes 6' wrought iron fencing and masonry screening for the proposed outside storage area and an additional 6' masonry screening wall at the southwest corner of the existing warehouse structure, meeting minimum height requirements. The applicant indicates that the outside storage shall not exceed the 6' screening height.*
- h. Compatibility of buildings and such other measures as will secure and protect the public health, safety, and general welfare.
- *The "Outside Storage" use does not present detrimental impacts to the surrounding land uses and structures and occupies less lot area than the maximum allowable 10% (at approximately 5% of the total 227,520 sf). The subject property was developed as part of the same industrial park as the remaining properties within the Buda Industrial Subdivision. The proposed use does not conflict with the Light Industrial nature of the area, the surrounding structures, or the approved "Contractors Yard" to the east.*



8

G.2. 318 Commerce Center Drive SUP

Alternatives:

- In reviewing a Specific Use Permit request, the Planning and Zoning Commission may:
 - Recommend Approval of the request as presented by staff;
 - Recommend Approval with conditions;
 - Recommend Denial of the request; or
 - Table the request for future consideration.

Staff Recommendation:

- City staff have reviewed the request and recommends that the Planning and Zoning Commission approve the request as presented.



Plotted By: Lombardi, Thomas Date: July 28, 2026 02:19:41pm File Path: K:\SAU\Civil\068213105 Budo Industrial Tract\Code\Site Plan - North\Plan Sheets\SUP\COVER SHEET.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DEVELOPER

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

OWNERS

SRPF C/BUDA INDUSTRIAL, L.P.

GENERAL PLAN NOTES:

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN, FIRM PANEL NO. 48209C0280GF, HAYS COUNTY, TEXAS AND INCORPORATED AREAS (EFFECTIVE DATE JANUARY 17, 2025).
- WATER SERVICE WILL BE PROVIDED BY GOFORTH SUD.
- WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF BUDA.
- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- THIS SITE IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
- APPROVAL OF THESE PLANS BY THE CITY OF BUDA INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

SURVEYOR AND PREPARED BY:

Kimley»Horn

5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100 Tel. No. (512) 418-1771
AUSTIN, TEXAS 78735
CERTIFICATE OF REGISTRATION #928

BENCHMARKS

BENCHMARKS
31102 BENCHMARK KHA WASHER
N=13941071
E=2337239
ELEVATION=718.23
31104 BENCHMARK KHA WASHER
N=13939515
E=2339300
ELEVATION=735.62
VERTICAL DATUM NAVD 1988
HORIZONTAL DATUM TEXAS STATE PLANE
COORDINATE SYSTEM
NAD 1983 TEXAS SOUTH CENTRAL ZONE

FIRE DESIGN INFORMATION

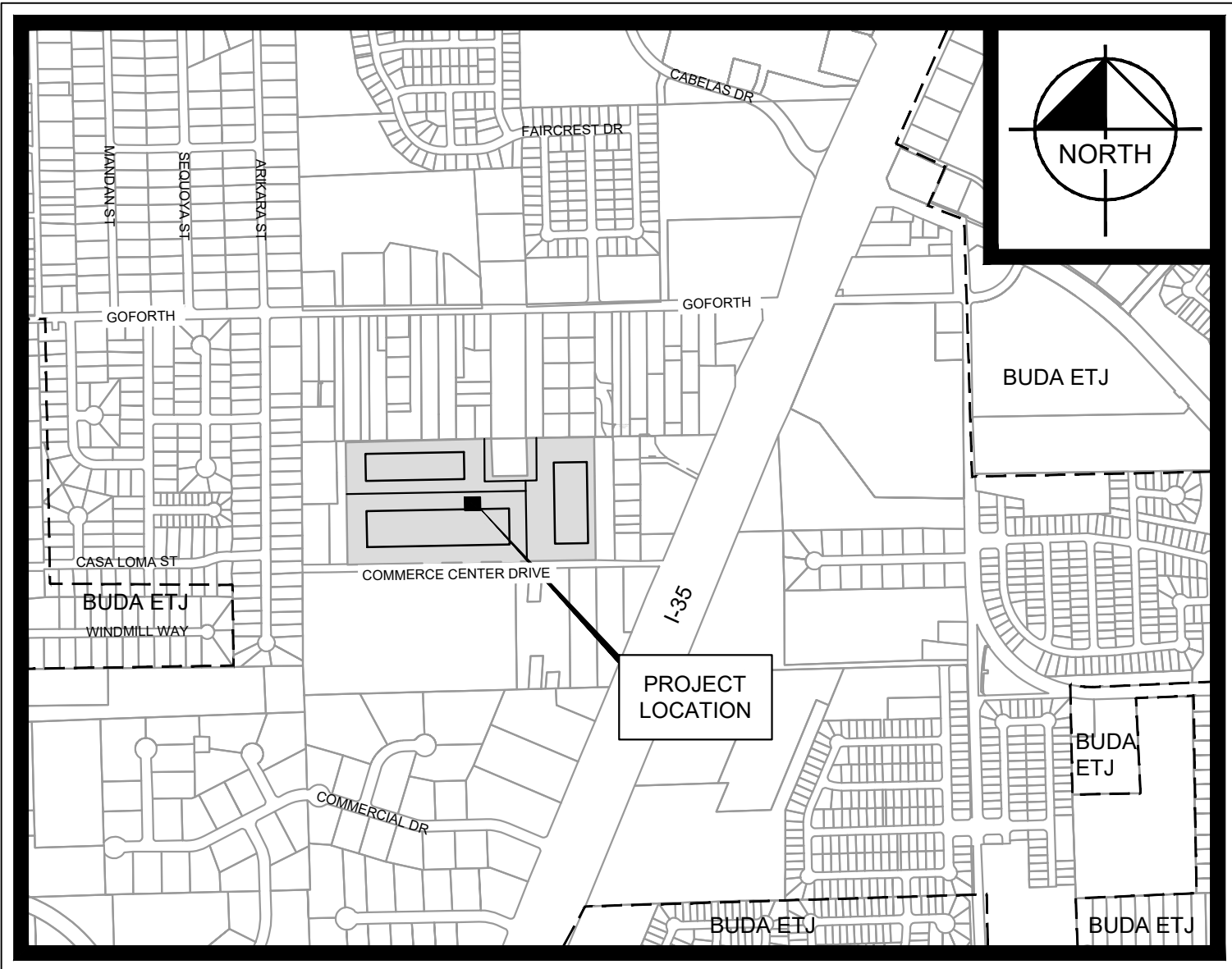
FIRE FLOW DEMAND @ 20 PSI (GPM)	2,000
INTENDED USE	WAREHOUSE
CONSTRUCTION TYPE	II-B
BUILDING FIRE AREA (SF)	227,520
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE	NFPA 13

UNDERGROUND FIRE MAINS FEEDING NFPA 13 SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24, NFPA 13 AND THE FIRE CODE, BY A LICENSED AND STATE REGISTERED SPRINKLER CONTRACTOR. ALL UNDERGROUND FIRE MAINS SHALL REQUIRE A SUBMITTED PLAN FOR REVIEW AND PERMIT SIGNED/STAMPED BY AN RME-U OR G THAT SHOWS THE COMPLETE UNDERGROUND LINE INCLUDING THE RISER INTO THE BUILDING .

CIVIL SUP PLANS
FOR

STREAM BUDA B2 SUP

318 COMMERCE CENTER DRIVE, BUDA, TX
78610



LEGAL DESCRIPTION

BUDA INDUSTRIAL SUBDIVISION,
BLACK A, LOT 2

VICINITY MAP

SCALE: 1" = 1,000'

COA GRID: E5, E6
MAPSCO: 763E, 763J

PROJECT DESCRIPTION

THIS PROJECT PROPOSES A 12,034 SQFT, OUTSIDE STORAGE AREA NORTH OF AN ONSITE WAREHOUSE. THE SITE IS CURRENTLY ZONED AS A LIGHT INDUSTRIAL (LI) DISTRICT.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT 1
3	FINAL PLAT 2
4	FINAL PLAT 3
5	FINAL PLAT 4
6	FINAL PLAT 5
7	OVERALL SITE PLAN
8	BUILDING 2 SUP PLAN
9	2021-775 OVERALL SITE PLAN
10	2021-776 OVERALL SITE PLAN
11	2021-776 ENLARGED SITE PLAN B

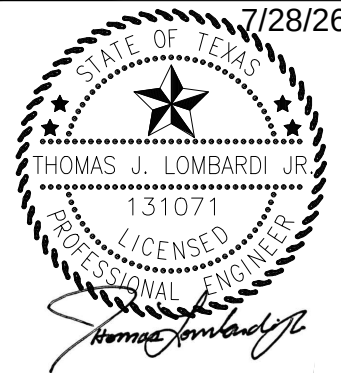
COVER SHEET

STREAM BUDA
B2 SUP
CITY OF BUDA
HAYS COUNTY, TEXAS

SHEET NUMBER
1 OF 11

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100, AUSTIN, TX 78735
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT 068213105	DATE JULY 2025	SCALE: AS SHOWN	DESIGNED BY: TLJ	DRAWN BY: TLJ	CHECKED BY: TLJ
--------------------------	-------------------	-----------------	------------------	---------------	-----------------



Know what's below.
Call before you dig.



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

SITE PLAN APPROVAL SHEET 1 OF 11
FILE NUMBER SUP-26-04 APPLICATION DATE MAY 26, 2026
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LI
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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

is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper

22049699 PLAT Total Pages: 5

BUDA INDUSTRIAL SUBDIVISION

BEING A REPLAT OF THE WEST HALF OF LOT 4
AND ALL OF LOTS 3, 12, 13, 29-40, AND 44-54
OF THE LIFSCHUTZ SUBDIVISION AS SHOWN ON PLAT
RECORDED IN VOLUME 142, PAGE 479 OF THE DEED
RECORDS OF HAYS COUNTY, TEXAS;
AND BEING 78.668 ACRES OUT OF THE
TRINIDAD VARCINAS SURVEY, ABSTRACT 9
CITY OF BUDA, HAYS COUNTY, TEXAS

SRPF C/BUDA INDUSTRIAL, L.P.,
A TEXAS LIMITED PARTNERSHIP
R.C. ASSOCIATES, LLC
SURVEYOR: KIMLEY-HORN & ASSOCIATES
ENGINEER: KIMLEY-HORN & ASSOCIATES
LINEAR FOOTAGE OF NEW PUBLIC STREETS: 4,636 FEET
SUBMITTAL DATE: 09/14/2021

BENCH MARK LIST

BM #31102	MAG NAIL SET IN THE NORTHERLY LINE OF W. GOFORTH ROAD APPROXIMATELY 76' NORTHEAST OF THE NORTHWEST CORNER OF LOT 1, BLOCK A	ELEV. = 718.23'
BM #31104	MAG NAIL SET IN THE NORTHWESTERLY LINE OF INTERSTATE HIGHWAY 35, APPROXIMATELY 55' NORTHEAST OF BRADFORD ROAD.	ELEV. = 735.62'

LOT DATA TABLE			
DESCRIPTION	LOT TYPE	ACREAGE	SQ. FT
NUMBER OF LOTS: 9			
NUMBER OF BLOCKS: 3			
LOT 1 BLOCK A (DEVELOPMENT)	DEVELOPMENT	9.704 ACRES	422,893 SQ.FT.
LOT 2 BLOCK A (DEVELOPMENT)	DEVELOPMENT	11.598 ACRES	505,205 SQ.FT.
LOT 3 BLOCK A (DEVELOPMENT)	DEVELOPMENT	7.230 ACRES	314,936 SQ.FT.
LOT 4 BLOCK A (DRAINAGE/POND EASEMENT)	DRAINAGE/POND EASEMENT	1.906 ACRES	83,011 SQ.FT.
LOT 5 BLOCK A (DEVELOPMENT)	DEVELOPMENT	6.081 ACRES	264,876 SQ.FT.
LOT 1 BLOCK B (DEVELOPMENT)	DEVELOPMENT	7.692 ACRES	335,075 SQ.FT.
LOT 2 BLOCK B (DEVELOPMENT)	DEVELOPMENT	23.279 ACRES	1,014,049 SQ.FT.
LOT 1 BLOCK C (DRAINAGE/POND EASEMENT)	DRAINAGE/POND EASEMENT	3.927 ACRES	171,039 SQ.FT.
LOT 2 BLOCK C (DRAINAGE EASEMENT)	DRAINAGE EASEMENT	0.333 ACRES	14,516 SQ.FT.

RIGHT OF WAY DEDICATION DATA TABLE		
DESCRIPTION	ACREAGE	SQ. FT
STREAM WAY (60' R.O.W. WIDTH)	2.152 ACRES	93,762 SQ.FT.
COMMERCE CENTER DRIVE (70' R.O.W. WIDTH)	4.738 ACRES	216,376 SQ.FT.
2.50' R.O.W. DEDICATION	0.009 ACRES	412 SQ.FT.
3.75' R.O.W. DEDICATION	0.019 ACRES	825 SQ.FT.

Kimley»»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759

TBPELS FIRM # 10194624

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

<u>SCALE</u>	<u>DRAWN BY</u>	<u>CHECKED BY</u>	<u>DATE</u>	<u>PROJECT NO.</u>	<u>SHEET NO.</u>
N/A	MJM	ZKP	10/17/2022	068213105	1 OF 5

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

SITE PLAN APPROVAL SHEET **2** OF 11
FILE NUMBER **SUP-26-04** APPLICATION DATE **MAY 26, 2026**
APPROVED BY COMMISSION ON _____ UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER **V. ESCAMILLA**

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING LI

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

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

STREAM BUDA
B2 SUP
CITY OF BUDA
HAYS COUNTY, TEXAS

SHEET NUMBER
2 OF 11

Kimley»»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100, AUSTIN, TX 78735
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

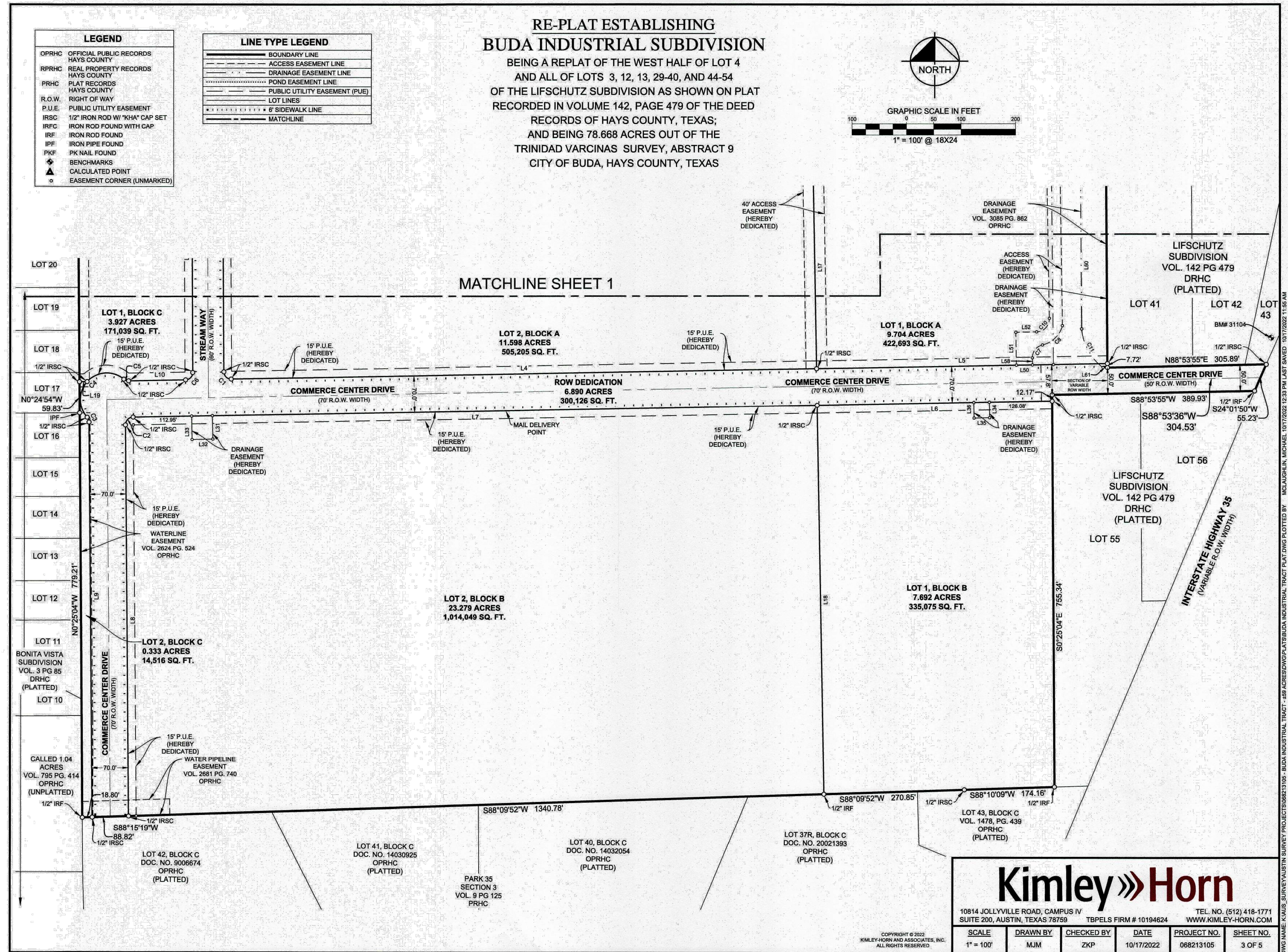


KHA PROJECT 068213105	DATE JULY 2025	SCALE: AS SHOWN	DESIGNED BY: TLJ	DRAWN BY: TLJ	CHECKED BY: TLJ
--------------------------	-------------------	-----------------	------------------	---------------	-----------------

[illegible]



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



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

SITE PLAN APPROVAL SHEET 4 OF 11
FILE NUMBER SUP-26-04 APPLICATION DATE MAY 26, 2026
APPROVED BY COMMISSION ON _____ UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING LI

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

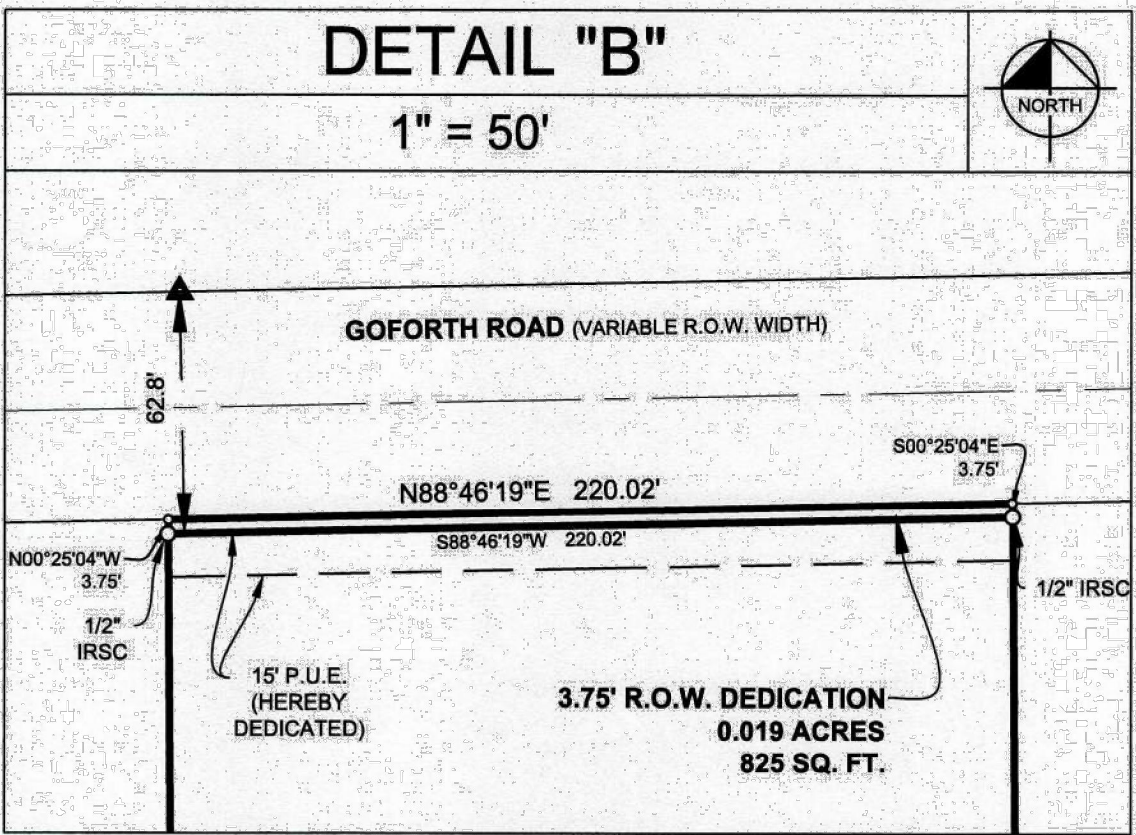
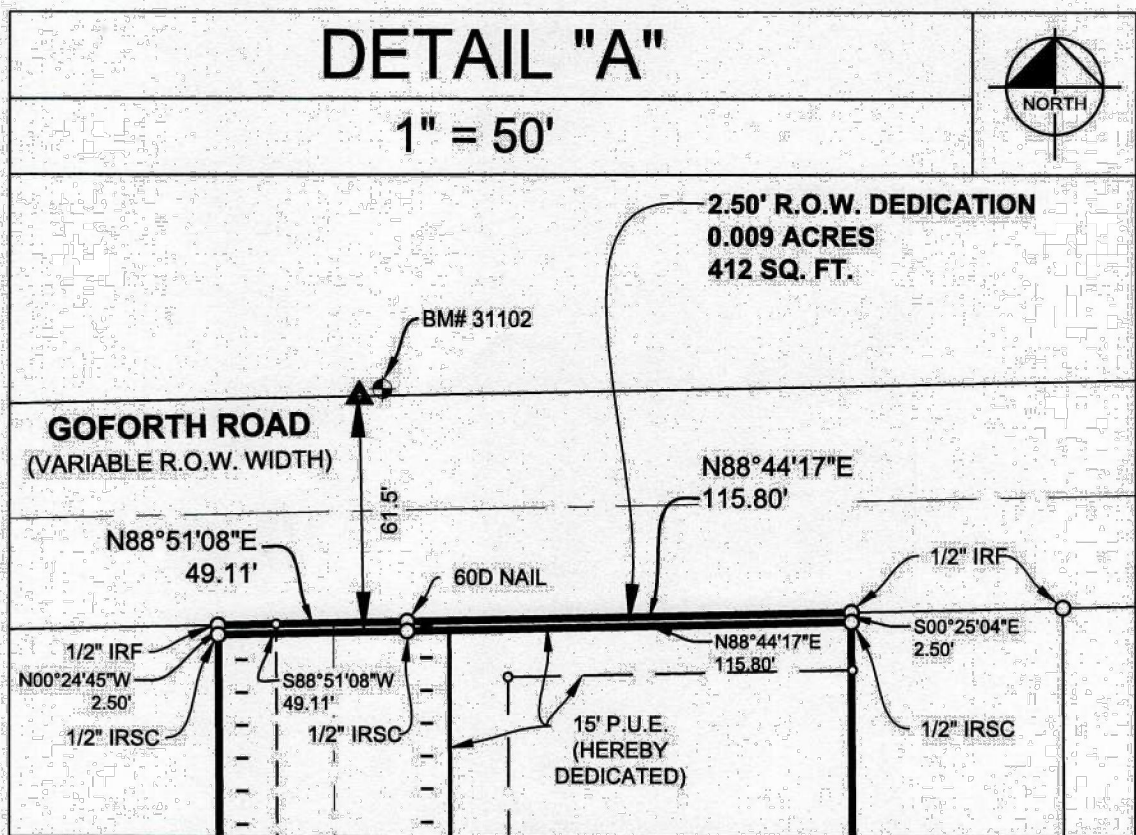
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the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

Plotted By: Lombardi, Thomas Date: July 28, 2026 11:08:24am File Path: K:\SAU_Civil\068213105 Buda Industrial Tract\Gd\Site Plan - North\Plan Sheets\SUP\FINAL PLAT.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

RE-PLAT ESTABLISHING
BUDA INDUSTRIAL SUBDIVISION

BEING A REPLAT OF THE WEST HALF OF LOT 4
AND ALL OF LOTS 3, 12, 13, 29-40, AND 44-54
OF THE LIFSCHUTZ SUBDIVISION AS SHOWN ON PLAT
RECORDED IN VOLUME 142, PAGE 479 OF THE DEED

RECORDS OF HAYS COUNTY, TEXAS;
AND BEING 78.668 ACRES OUT OF THE
TRINIDAD VARCINAS SURVEY, ABSTRACT 9
CITY OF BUDA, HAYS COUNTY, TEXAS



LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°20'27"E	787.81'
L2	S00°20'27"E	341.09'
L3	S00°20'27"E	429.29'
L4	N88°57'35"E	1127.94'
L5	N88°57'35"E	560.60'
L6	N88°57'35"E	453.14'
L7	N88°57'35"E	1318.21'
L8	N00°28'51"W	753.08'
L9	N00°28'51"W	760.74'
L10	N88°57'35"E	60.81'
L11	N00°16'29"W	770.88'
L12	N88°57'33"E	1136.69'
L13	N88°57'33"E	259.71'
L14	N00°15'41"W	274.77'
L15	S00°15'41"E	275.12'
L16	N88°57'32"E	70.32'

LINE TABLE		
NO.	BEARING	LENGTH
L17	S01°02'27"E	391.66'
L18	S01°02'49"E	748.29'
L19	S88°57'35"W	14.79'
L20	S89°04'22"W	63.42'
L21	S89°04'09"W	42.44'
L22	N44°24'47"E	60.27'
L23	S00°20'27"E	42.37'
L24	N88°54'07"E	33.08'
L25	S00°59'52"E	30.08'
L26	S89°09'51"W	33.34'
L27	N00°29'40"W	29.93'
L28	N88°54'07"E	33.18'
L29	S01°05'53"E	30.08'
L30	S89°09'58"W	33.58'
L31	S01°13'36"E	44.96'
L32	S88°41'15"W	40.08'

LINE TABLE		
NO.	BEARING	LENGTH
L33	N01°02'00"W	45.15'
L34	S01°06'42"E	30.22'
L35	S88°53'19"W	30.00'
L36	N01°06'41"W	30.25'
L37	S01°02'27"E	51.77'
L38	S01°02'27"E	64.59'
L39	S88°43'28"W	61.70'
L40	N00°15'41"W	90.38'
L41	N88°51'51"E	439.05'
L42	S00°26'17"E	88.67'
L43	N88°51'41"E	35.47'
L44	N88°49'48"E	15.13'
L45	S88°51'41"W	377.65'
L46	N88°51'41"E	48.26'
L47	S01°13'40"E	1.54'
L48	N88°51'52"E	6.70'

LINE TABLE		
NO.	BEARING	LENGTH
L49	N88°51'51"E	49.31'
L50	S88°58'23"W	30.99'
L51	N01°02'06"W	63.97'
L52	N88°57'54"E	40.13'
L53	N01°02'06"W	546.48'
L54	S88°57'42"W	243.63'
L55	N01°02'06"W	32.59'
L56	N88°51'41"E	293.92'
L57	S00°54'52"E	620.16'
L58	S01°02'27"E	13.63'
L59	N00°37'42"W	695.10'
L60	S00°28'17"E	715.76'
L61	N88°52'40"E	8.44'

LEGEND	
OPRHC	OFFICIAL PUBLIC RECORDS HAYS COUNTY
RPRHC	REAL PROPERTY RECORDS HAYS COUNTY
PRHC	PLAT RECORDS HAYS COUNTY
R.O.W.	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
PKF	PK NAIL FOUND
+	BENCH-MARKS
▲	CALCULATED POINT
○	EASEMENT CORNER (UNMARKED)

LINE TYPE LEGEND	
—	BOUNDARY LINE
- - - - -	ACCESS EASEMENT LINE
- - - - -	DRAINAGE EASEMENT LINE
- - - - -	POND EASEMENT LINE
- - - - -	PUBLIC UTILITY EASEMENT (PUE)
- - - - -	LOT LINES
- - - - -	6" SIDEWALK LINE
- - - - -	MATCHLINE

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°42'01"	14.00'	22.16'	S45°41'26"E	19.92'
C2	89°26'24"	15.00'	23.42'	N44°14'21"E	21.11'
C3	41°54'24"	14.00'	10.24'	N21°26'03"W	10.01'
C4	87°48'25"	51.00'	78.16'	N86°09'27"E	70.73'
C5	41°05'43"	14.00'	10.04'	S70°29'12"E	9.83'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C6	89°17'59"	14.00'	21.82'	N44°19'18"E	19.67'
C7	78°06'52"	25.00'	34.08'	S38°01'20"W	31.50'
C8	62°28'19"	52.00'	56.70'	S45°50'34"W	53.93'
C9	89°49'53"	25.05'	39.27'	N43°35'02"W	35.37'
C10	91°06'25"	25.01'	39.77'	N43°24'23"E	35.71'

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759
TBP&S FIRM # 10194624
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MJM	ZKP	10/17/2022	068213105	4 OF 5

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

SITE PLAN APPROVAL SHEET 5 OF 11
FILE NUMBER SUP-26-04 APPLICATION DATE MAY 26, 2026
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LI
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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

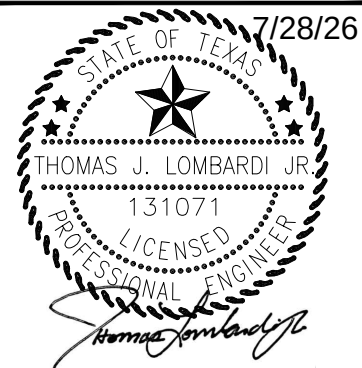
FINAL PLAT

STREAM BUDA
B2 SUP
CITY OF BUDA
HAYS COUNTY, TEXAS

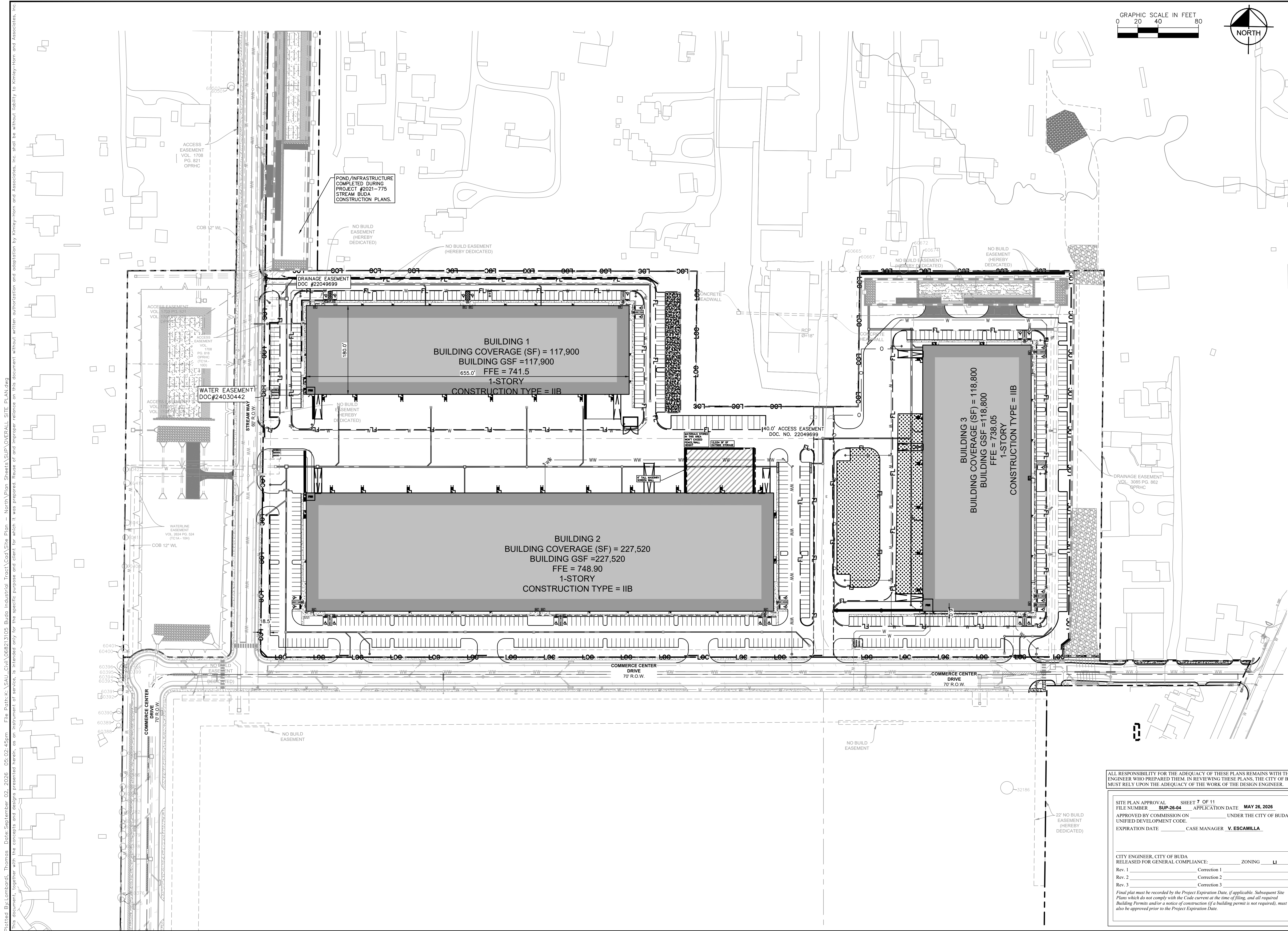
SHEET NUMBER
5 OF 11

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100, AUSTIN, TX 78735
PHONE: 512-418-1771 FAX: 512-418-791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT 068213105	DATE JULY 2025	SCALE: AS SHOWN	DESIGNED BY: TLJ	DRAWN BY: TLJ	CHECKED BY: TLJ
--------------------------	-------------------	-----------------	------------------	---------------	-----------------



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

SITE PLAN APPROVAL SHEET 7 OF 11
FILE NUMBER SUP-26-04 APPLICATION DATE MAY 26, 2026
APPROVED BY COMMISSION ON _____ UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING LI

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

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

[illegible]

Kimley»»»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100, AUSTIN, TX 78735
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

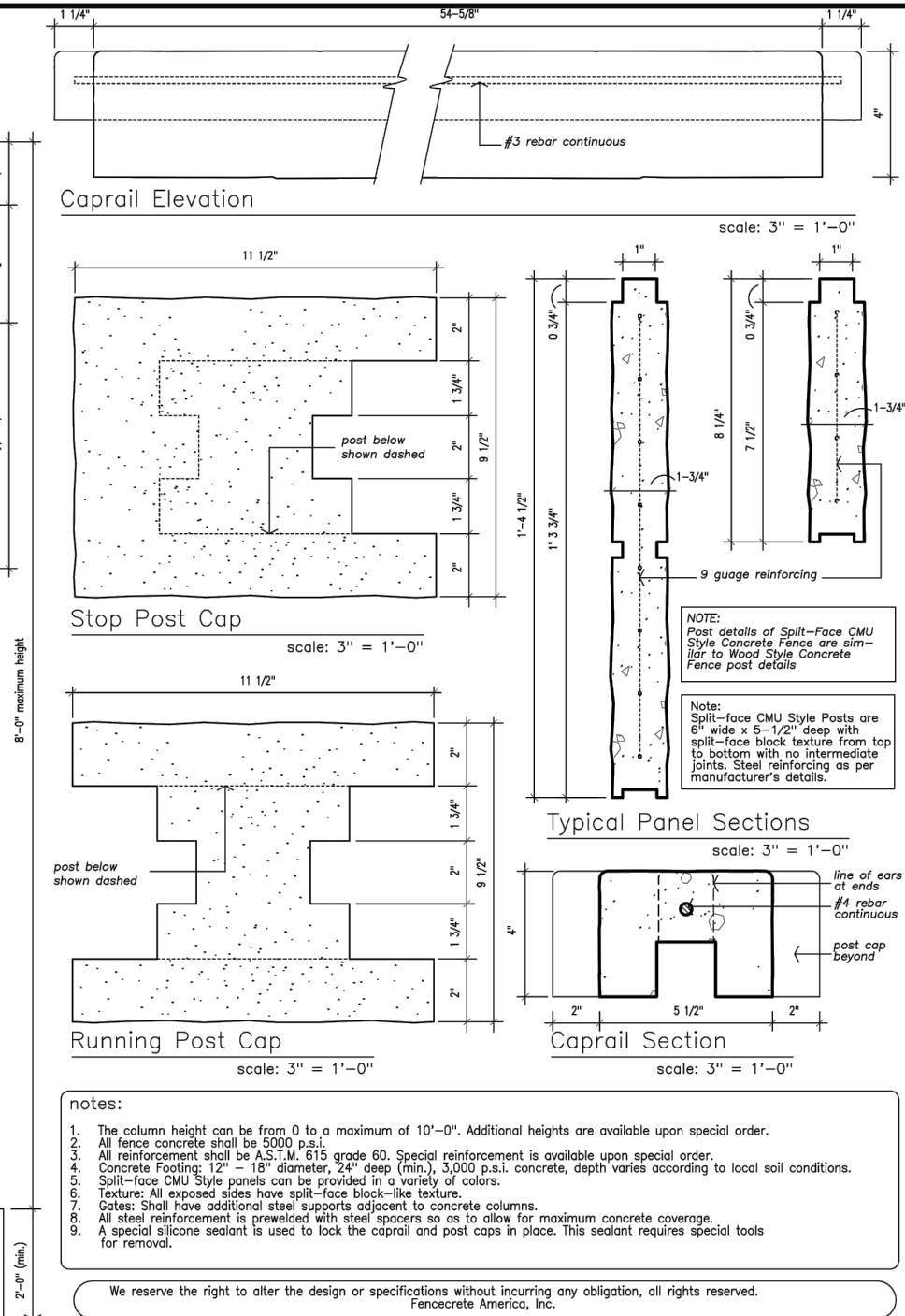
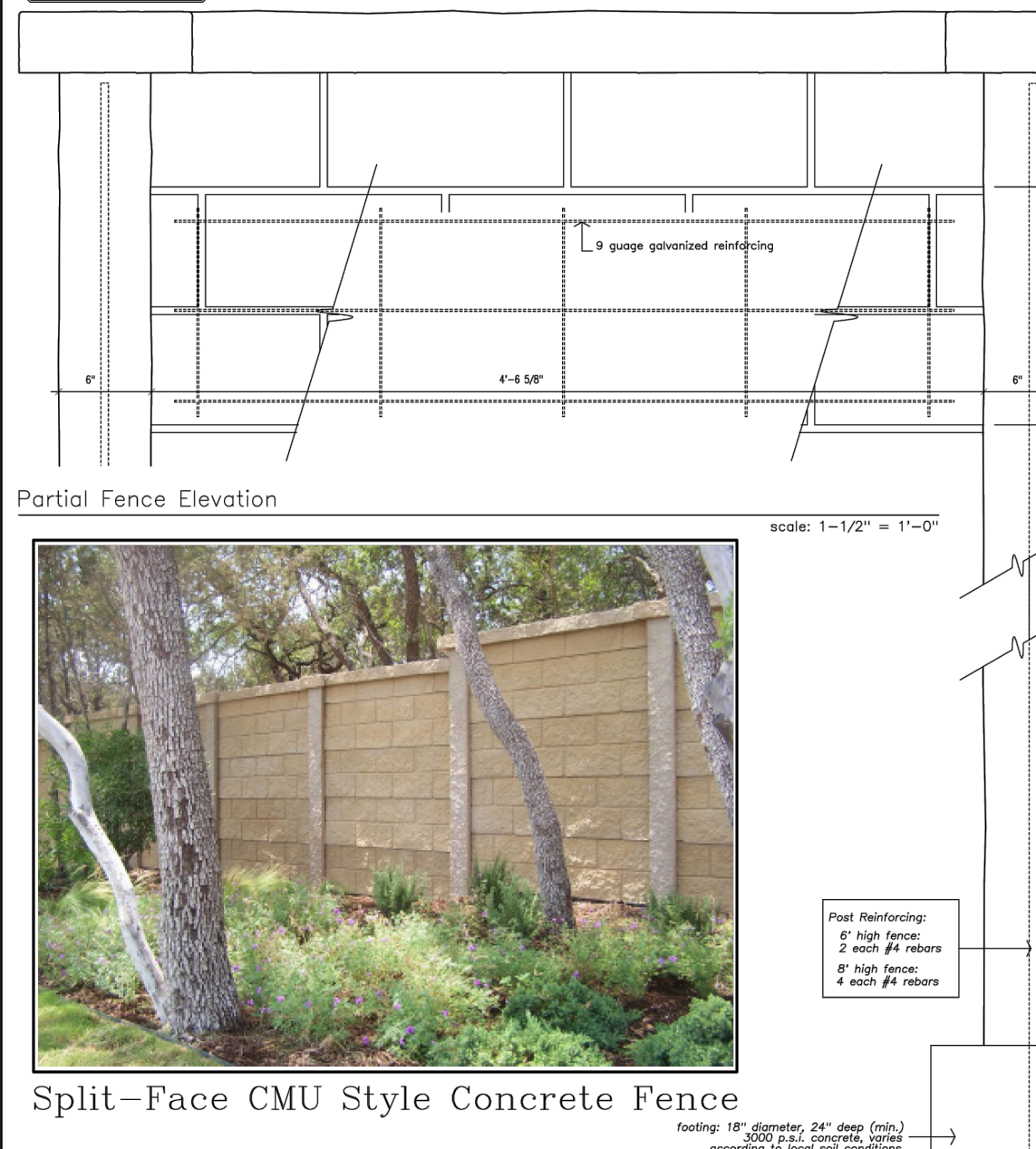
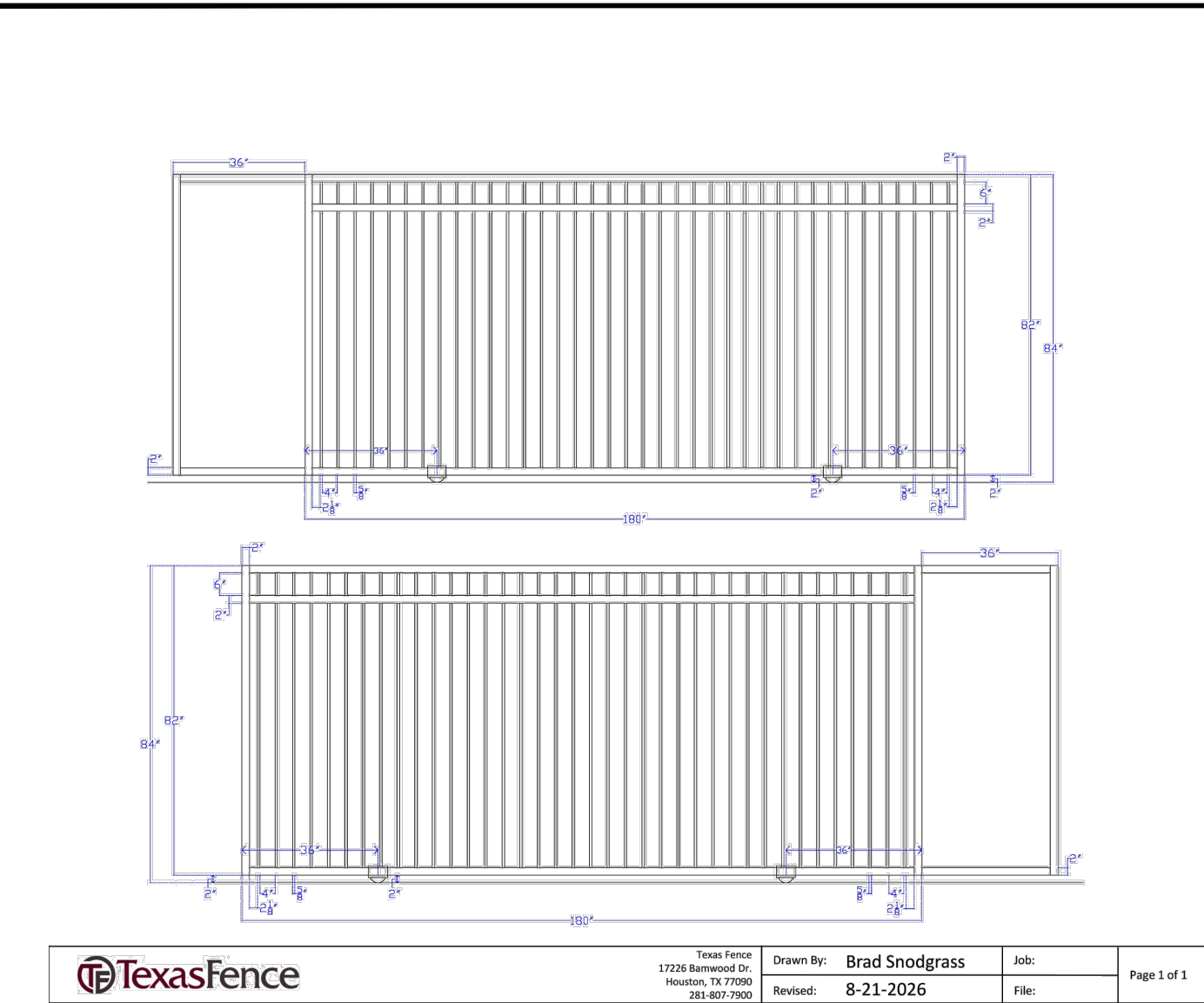
STATE OF TEXAS
 THOMAS J. LOMBARDI JR.
 131071
 LICENSED
 PROFESSIONAL ENGINEER
 9/21/26

KHA PROJECT 068213105	DATE JULY 2025	SCALE: AS SHOWN	DESIGNED BY: TLJ	DRAWN BY: TLJ	CHECKED BY: TLJ
--------------------------	-------------------	-----------------	------------------	---------------	-----------------

BUILDING 2 OVERALL SITE PLAN

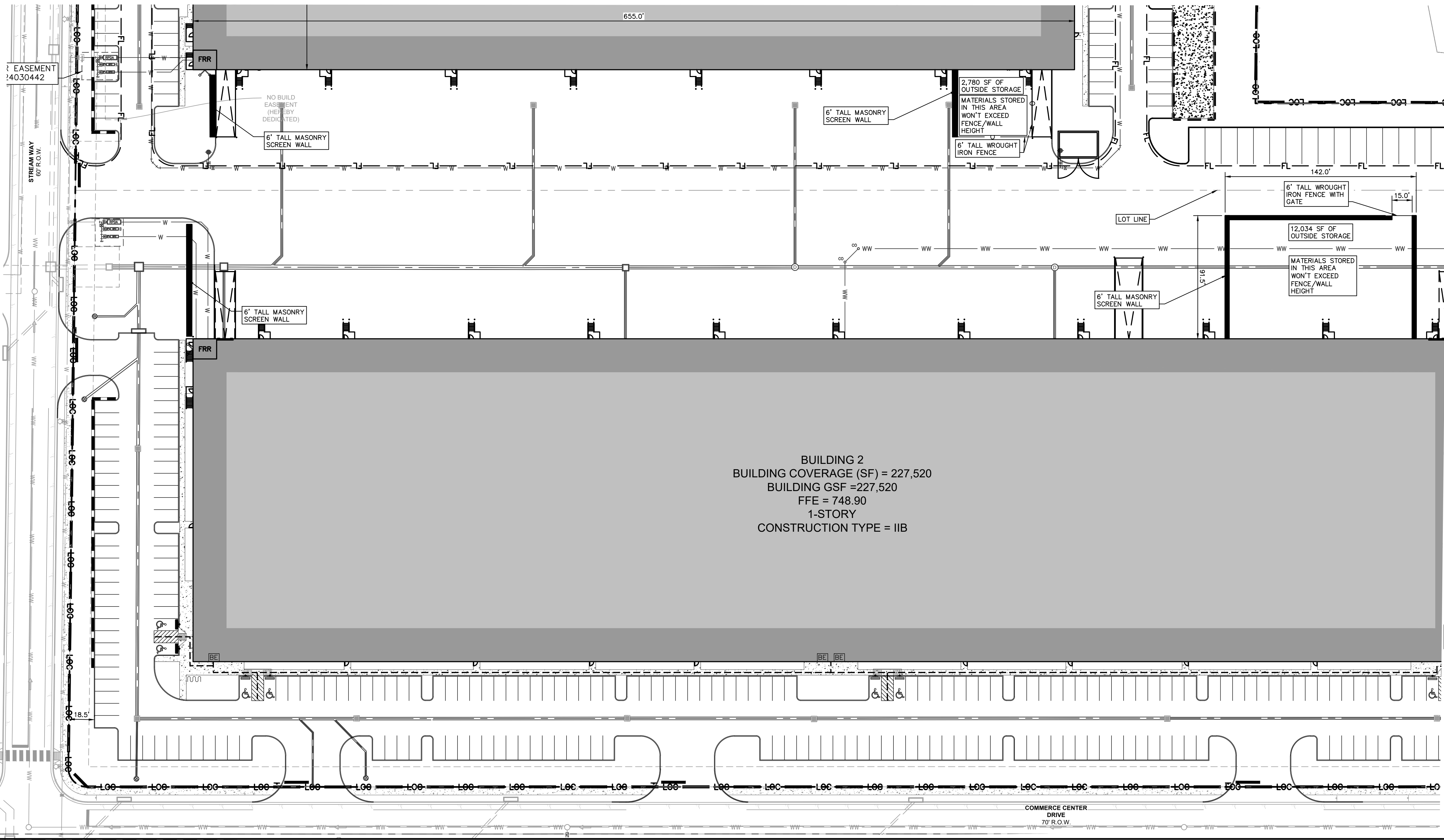
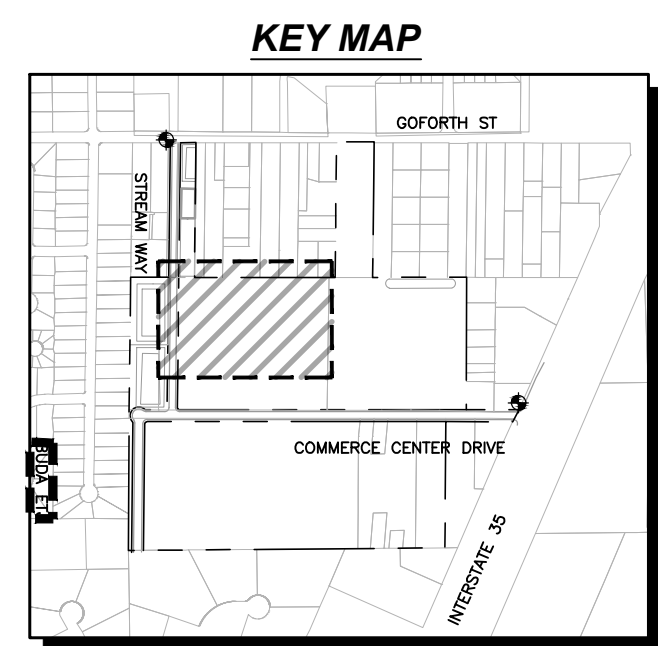
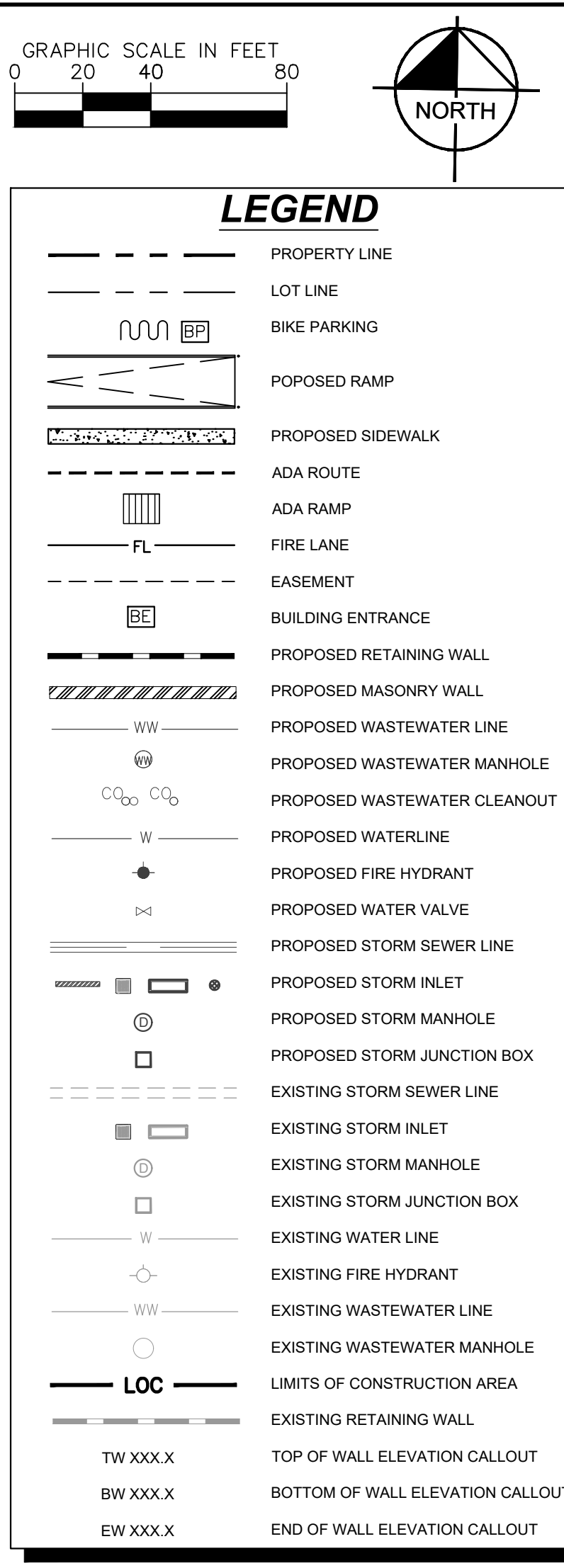
STREAM BUDA
B2 SUP
CITY OF BUDA
HAYS COUNTY, TEXAS

SHEET NUMBER
7 OF 11



PARKING TABLE			
REQUIRED PARKING			
	RATIO	SF/UNITS	PARKING REQUIRED
LAND USE: WAREHOUSE	1:1000 SF	464,220	464
LAND USE: CONTRACTOR'S YARD	1:1000 SF	41,712	42
LAND USE: EXISTING OUTSIDE STORAGE	1:2000 SF	2,780	2
LAND USE: PROPOSED OUTSIDE STORAGE	1:2000 SF	12,034	6
		TOTAL =	508
PARKING PROVIDED			
	TYPE		PARKING PROVIDED
	ACCESSIBLE		26
	REGULAR		618
	COMPACT		0
		TOTAL =	644

IMPERVIOUS COVER	
EXISTING	1,010,922 SF/ 81.3%
PROPOSED	1,010,922 SF/ 81.3%



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

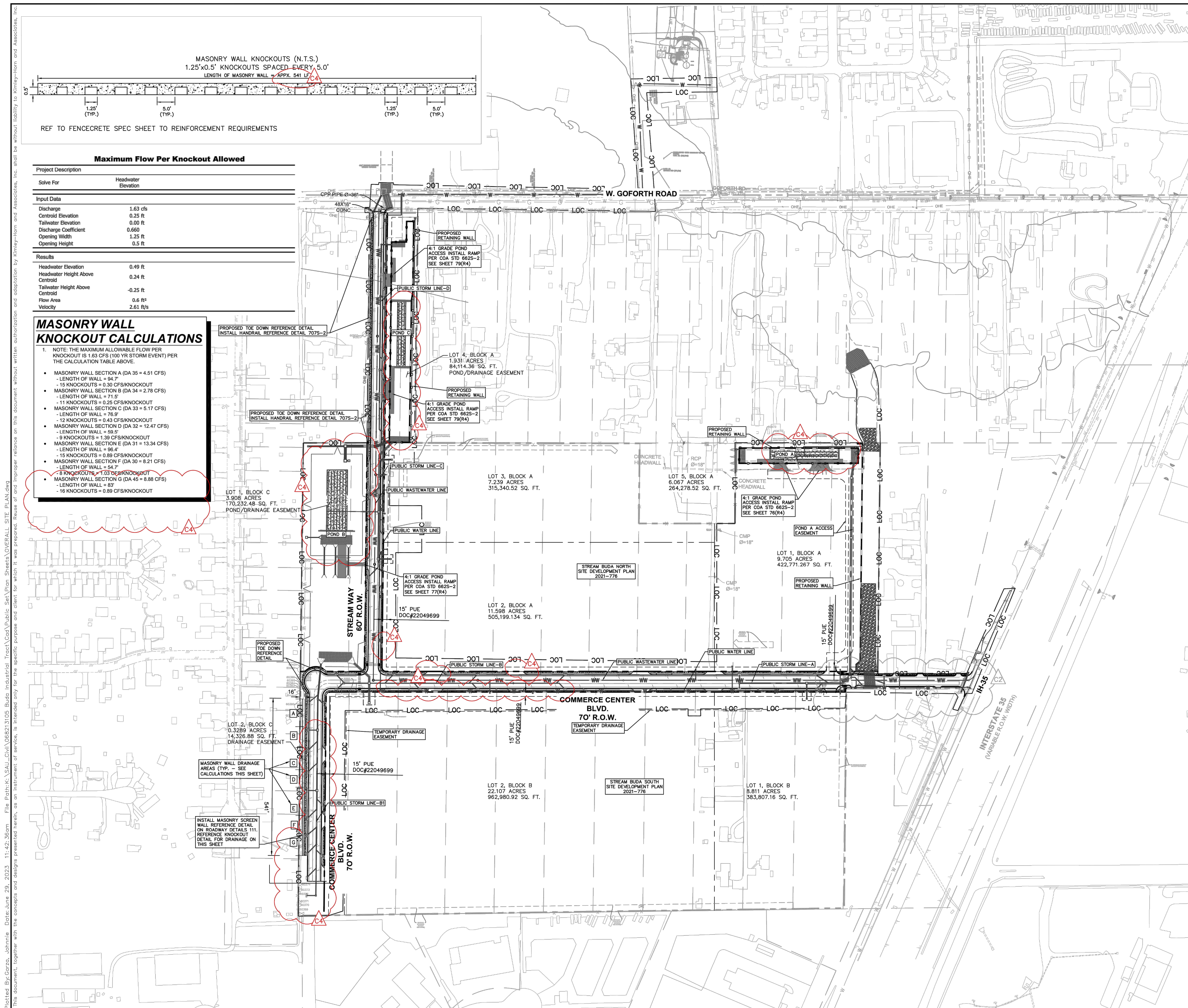
SITE PLAN APPROVAL SHEET 8 OF 11
FILE NUMBER SUP-26-04 APPLICATION DATE MAY 26, 2026
APPROVED BY COMMISSION ON _____ UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE _____ CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING LI

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

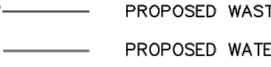
Final plan must be recorded by the Project Engineering Department, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior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

[illegible]





GRAPHIC SCALE IN FEET



---	PROPERTY LINE
---	LOC LIMITS OF CONSTRUCTION
--W--	PROPOSED WASTEWATER LINE
-W-	PROPOSED WATER LINE
⊗	PROPOSED WASTEWATER MANHOLE
○	PROPOSED WASTEWATER CLEANOUT
◆	PROPOSED FIRE HYDRANT
[v]	PROPOSED WATER VALVE
=====	PROPOSED STORM DRAIN LINE
=====	PROPOSED STORM DRAIN INLET
□	PROPOSED STORM JUNCTION BOX
=====	PROPOSED RETAINING WALL
=====	PROPOSED MASONRY WALL
=====	PROPOSED EDGE OF POND
[Pattern]	PROPOSED RIP RAP
---OH---	EXISTING OVERHEAD POWER LINE
---TEL---	EXISTING UNDERGROUND TELECOM LINE
---G---	EXISTING GAS LINE
---W---	EXISTING WATER LINE
---WW---	EXISTING WASTEWATER LINE
---SS---	EXISTING STORM SEWER LINE
⊗	EXISTING POWER POLE
◆	EXISTING FIRE HYDRANT
⊗	EXISTING WATER METER
○	EXISTING WASTEWATER MANHOLE

NOTES

1. ALL PUBLIC POTABLE WATER PIPE (WITHIN R.O.W. AND PUBLIC EASEMENTS) TO BE DUCTILE IRON CLASS 300 FOR PIPE 24" IN DIAMETER. FIRE HYDRANT LEADS TO BE DUCTILE IRON CLASS 300 PER DETAIL. SERVICE LEADS 2" OR SMALLER TO BE TYPE K COPPER OR HOPE PER DETAIL.
2. ALL VERTICAL AND HORIZONTAL WATER LINE BENDS SHALL BE RESTRAINED TO THE MAIN USING MECHANICAL JOINT RESTRAINT DEVICES STATED IN SPL-WW-27A.
3. NO COMBUSTIBLE MATERIALS SHALL BE INSTALLED PRIOR TO ADJACENT FIRE FLOW IS AVAILABLE.
4. CONTRACTOR TO VERIFY TIE-IN POINTS PRIOR TO CONSTRUCTION.
5. ALL GRAVITY LINES ARE TO BE INSTALLED FROM DOWNSLOPE TO UPSLOPE.
6. ALL GRAVITY WASTEWATER LINES TO BE PVC 30" OR 24".
7. LOTS WITH 60 PSI OR GREATER REQUIRE A PRESSURE REDUCING VALVE TO BE INSTALLED ON PRIVATE PROPERTY.
8. UNDERGROUND MAINS FEEDING PRIVATE FIRE HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24, AND THE FIRE CODE, BY A LICENSED CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME. UNDERGROUND VALVE WARNERS ARE PROVIDED BETWEEN TESTED SECTIONS.

SITE PLAN APPROVAL SHEET **18040F-118** APPLICATION DATE: **OCT 11, 2021**

FILE NUMBER: **2021-778**

APPROVED BY COMMISSIONER _____ UNDER THE CITY OF BUDA

UNITED DEVELOPMENT CODE

EXPIRATION DATE: 10/28/2024 CASE MANAGER: **W. PARRISH**

Blain Murski

CITY ENGINEER, CITY OF BUDA

RELEASING FOR GENERAL COMPLIANCE: ZONING: **N/A**

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

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

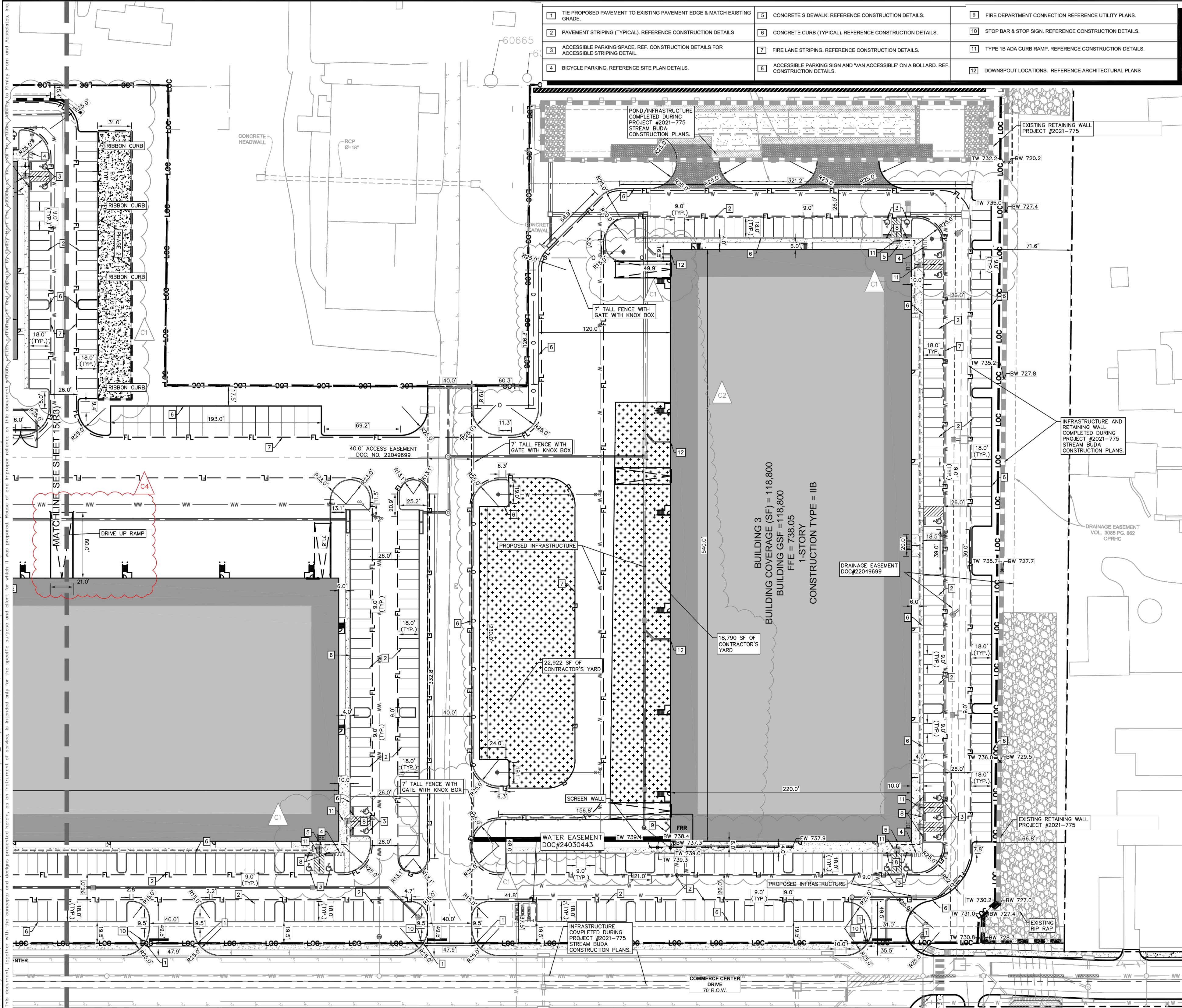
RECORD DRAWINGS

SHEET NUMBER	18(R4) OF 123
STREAM BUDA CONSTRUCTION PLANS CITY OF BUDA HAYS COUNTY, TEXAS OVERALL SITE PLAN(R4)	
KHA PROJECT 068213105	DATE SEPTEMBER 2022
SCALE: AS SHOWN	DESIGNED BY: NR
DRAWN BY: JG	CHECKED BY: TLJ
	
Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100, AUSTIN, TX 78756 PHONE: 512-476-1791 FAX: 512-476-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-428	
C-2 REMOVED SOUTH SIDEWALK, CONCOURSE ROAD WITH RECORD C-4 RELOCATED PUBLIC UTILITY TRENCHES, SIDEWALK AND LANDSCAPE C-6 WALK, BORDERLINE, POLE UPDATES REVISIONS DATE BY	

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.			
SITE PLAN APPROVAL _____		SHEET 9 OF 11	
FILE NUMBER <u>SUP-26-04</u>		APPLICATION DATE <u>MAY 26, 2026</u>	
APPROVED BY COMMISSION ON _____ UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.			
EXPIRATION DATE _____		CASE MANAGER <u>V. ESCAMILLA</u>	
CITY ENGINEER, CITY OF BUDA _____			
RELEASED FOR GENERAL COMPLAINT; _____ ZONING <u>LI</u>			
Rev. 1 _____		Correction 1 _____	
Rev. 2 _____		Correction 2 _____	
Rev. 3 _____		Correction 3 _____	
<i>Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.</i>			

[illegible]

Printed By: Lombardi, Thomas Date: May 07, 2026 03:02:56pm File Path: K:\SAU-Civil\068213105 Budo Industrial Tract\068213105 Site Plan - North\Plan Sheets\ENLARGED SITE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
3301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100, AUSTIN, TX 78735
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

ENLARGED SITE PLAN-B(R2)

STREAM BUDA NORTH
CITY OF BUDA
HAYS COUNTY, TEXAS

SHEET NUMBER
16(R2) OF 52

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
3301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100, AUSTIN, TX 78735
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

ENLARGED SITE PLAN-B(R2)

STREAM BUDA NORTH
CITY OF BUDA
HAYS COUNTY, TEXAS

SHEET NUMBER
16(R2) OF 52

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
3301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100, AUSTIN, TX 78735
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

ENLARGED SITE PLAN-B(R2)

STREAM BUDA NORTH
CITY OF BUDA
HAYS COUNTY, TEXAS

SHEET NUMBER
16(R2) OF 52

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

SITE PLAN APPROVAL SHEET 110F OF 11
FILE NUMBER SUP-26-04 APPLICATION DATE MAY 26, 2026
APPROVED BY COMMISSION ON UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE CASE MANAGER V. ESCAMILLA

CITY ENGINEER, CITY OF BUDA
RELEASED FOR GENERAL COMPLIANCE: ZONING LI
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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



May 26, 2026

City of Buda
Director of Planning
405 E. Loop Street, Building 100
Buda, Texas 78610

RE: Letter of Intent to Submit SUP Application

To Whom it May Concern,

Kimley-Horn would like to hereby request approval to submit applications for a Specific Use Permit (SUP) on behalf of SRPF C/Buda Industrial LP for a 11.598-acre tract of land located on Commerce Center Drive.

The proposed use is Outside Storage.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Thomas Lombardi Jr.".

Thomas Lombardi Jr., P.E.
Project Manager





May 26, 2026

City of Buda
Development Services
405 E. Loop Street, Building 100

**RE: SUP 26-XX Specific Use Permit Plan Set
318 Commerce Center – Stream Buda B2 SUP
318 Commerce Center
Buda, TX 78610**

Dear Planning Department,

I am writing to request a Specific Use Permit at 318 Commerce Center. A SUP is required for the 12,034 SF of Outside Storage proposed on the lot. The items proposed to be stored outside are:

- wire baskets
- plastic containers.
- Plastic pipe
- Hydromulch
- Woven fabric
- Steel stakes

This proposal does comply with UDC 2.10.09.C.1.

[a.](#) *Safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;*

The outside storage is located away from drive aisles and pedestrian paths. The outside storage is located at the rear of the building in the truck court.

[b.](#) Adequate means of ingress and egress to public streets or approved access easements and appropriate paving widths of streets, alleys and sidewalks to accommodate traffic generated by the proposed use;

The outside storage does not impact ingress and egress for the lot.

[c.](#) Provisions for drainage;

Provisions for drainage were already made with SDP-2021-776.

[d.](#) Adequate off-street parking and loading;

Per the parking table on the SUP submittal, the site has adequate parking for the additional land use.

e. Safety from fire hazard and measures for fire control;

Public and private hydrants were installed per 2021-775 and 2021-776.

f. Protection against negative effects of noise, glare and lighting on the character of the neighborhood, protective screening and open space;

The outside storage is located inside an industrial park and fits the character of the site.

g. Heights of structures; and

The stacking of storage will not exceed the height of the screening measures.

h. Compatibility of buildings and such other measures as will secure and protect the public health, safety, and general welfare.

The outside storage is located inside an industrial park and will not impact public health, safety, and general welfare.

If you have any questions to Ownership of the property, their contact information is the following:

Chad Moorhead
512-481-3019
SRPF C/Buda Industrial, L.P.
401 South 1st, Suite 700
Austin, TX 78704

Thank you for your consideration.



Thomas Lombardi Jr., PE