



**NOTICE OF MEETING OF THE
CITY COUNCIL
OF
BUDA, TX
6:30 PM - Tuesday, February 21, 2017
Council Chambers - 121 S. Main Street
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.

A. CALL TO ORDER

The City Council meeting will begin at 6:30 P.M.

B. INVOCATION

James D. Elshoff of the Buda Ministerial Alliance

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. PROCLAMATION

- E.1. President George Washington Day, February 22, 2017, to be accepted by Michael Pryor, Registrar and Proclamation Committee Member of the Texas Sons of the American Revolution, William Hightower Chapter 35**

[PROC George Washington Day 2017.pdf](#)

F. PUBLIC COMMENTS

At this time, comments will be taken from the audience on non-agenda related topics for a length of time not to exceed three minutes per person. To address the City Council, please submit a Citizen's Comment form to the City Secretary prior to the start of the meeting. No action may be taken by the City Council during Public Comments.

G. WORKSHOP

- G.1. Workshop regarding the draft Unified Development Code provisions for Signage Regulations (pages 340-372), Provisions & Procedures (pages 1-17), Zoning Procedures (pages 164-212) and Zoning Relief Procedures (pages 213-221) (Assistant City Manager Chance Sparks)**

[20170214 new UDC workshop part 1.pdf](#)

[UDC Workshop Draft Series 1 Presentation.pdf](#)

H. CONSENT AGENDA

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 February 7, 2017 and February 11, 2017 Special Meetings and February 7, 2017 City Council Regular Meeting Minutes (City Secretary Alicia Ramirez)

[2017-0207 DRAFT SP Minutes.pdf](#)

[2017-0211 DRAFT SP Minutes.pdf](#)

[2017-0207 DRAFT Minutes.pdf](#)

H.2. Approval of a 4th revision to the Sunfield Phase 2 Preliminary Plan, being 360 acres out of the William Corben Survey Abstract No. 150, generally bound by Firecracker Drive, Main Street, a Plum Creek Tributary, and White Wing Trail (Future F.M. 2001). (PP 16-19) (Assistant City Manager Chance Sparks)

[Sunfield Prelim Plan Staff Report.pdf](#)

[Sunfield-Prelim Plan Phase 2-2-10-17.pdf](#)

H.3. Approval of a final plat of Meadows at Buda Section 4C, being 1.463 acres out of the Jacob G. Lents Survey No. 32 Abstract No. 284, generally located along Blossom Valley Stream near its intersection with Crystal City Creek. (FP 16-16) (Assistant City Manager Chance Sparks)

[Meadows at Buda Final Plat Staff Report.pdf](#)

[FP 16-16-mab-4c-FULL.pdf](#)

H.4. Adoption of an Ordinance on the second and final reading amending the Fiscal Year 2017 Budget Exhibit B "Fee Schedule" to reflect changes to the commercial solid waste fees (Assistant City Manager Micah Grau)

[Fee Schedule Amdmt Ord Staff Report.pdf](#)

[j2 Ordinance - FY17 Budget Fee Schedule Amendment \(cg 2317\).pdf](#)

[Exhibit A - Exh B Amended#1 Fee Schedule 2016-17.pdf](#)

I. PRESENTATIONS

I.1. Presentation and discussion of the racial profiling statistics from 2016 (Police Chief Bo Kidd)

[RACPROFRPT2016.pdf](#)

[RacialProfilingPresentation2016.pdf](#)

J. EXECUTIVE SESSION

J.1. Council will recess its open session and convene in executive session pursuant to Government Code §551.071 Consultations with City Attorney to seek advice regarding the status of previously issued bonds and related matters; and, §551.071 to consult with City Attorney to seek legal advice regarding Martinez v. City of Buda, filed in the United States District Court, Western District of Texas, Austin Division, No. 1:16-CV-01115.

K. CONVENE INTO REGULAR SESSION AND TAKE ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION.

L. STAFF REPORT

L.1. Staff report on 2016 Trail of Lights (Parks and Recreation Director Drew Wells)

[2017-0221 Trail of Lights report.pdf](#)

[2016 TOL Summary Report pp.pdf](#)

L.2. Staff Report on traffic issues on FM 2001 (Police Chief Bo Kidd)

M. CITY MANAGER'S REPORT

2014 Bond Program, Capital Improvement 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, Road Projects, Status-Future Agenda Rqst, Special Projects, Tourism Projects, Transportation, Wastewater Projects, and Water Projects

N. CITY COUNCIL'S BOARD AND COMMITTEE REPORTS

O. ITEMS OF COMMUNITY INTEREST

- February 27, 2017 Senior Citizens Focus Group Survey responses due
- March 1, 2017 Human Services Grant Application available
- March 8, 2017 Buda Legislative Day at the Capitol
- March 28, 2017 Boards & Commissions Member Applications due

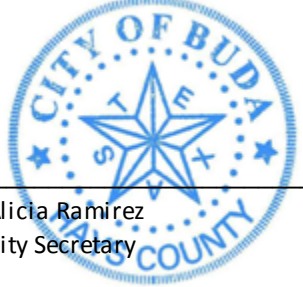
P. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

P.1. Update on Pending Items requested by City Council

[Pending Items.pdf](#)

Q. ADJOURNMENT

Requests for accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at (512) 312-0084, or FAX (512) 312-1889 for information or assistance. I, the undersigned authority, do hereby certify that the above Notice of Meeting of the 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 5:00 pm on February 17, 2016.

/s/ 
Alicia Ramirez
City Secretary

Council Chambers are set up to publicly broadcast meetings. You may be audio and video recorded while in this facility.

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 Secretary'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.)

The City Council 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.

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.

Proclamation

- WHEREAS,** the United States of America was established following the War of Revolution from 1776 to 1783, a war won through the brilliant and courageous leadership of George Washington, revered Father of our Nation; and
- WHEREAS,** George Washington, who lived from 1732 to 1799, mobilized the Continental Army and led the American colonies against the most powerful country in the world, finally defeating the British at the famous battle of Yorktown, Virginia; and
- WHEREAS,** this revered founder of our nation resisted the efforts of many supporters to make him a king or dictator, instead using his influence and power to support the creation and adoption of the Constitution of the United States; and
- WHEREAS,** George Washington was elected as the first President of the United States, serving two terms of office from 1789 to 1797, and through his devotion, wisdom, and vision, became the exemplar of distinguished leadership for all future presidents; and
- WHEREAS,** the William Hightower Chapter of the Sons of the American Revolution wishes to encourage all citizens to recognize the epochal contributions of George Washington to our nation by celebrating his birth on Wednesday, February 22, 2017

NOW THEREFORE I, Todd Ruge, by virtue of the authority vested in me as mayor of the City of Buda, do hereby proclaim February 22, 2017, as

PRESIDENT GEORGE WASHINGTON DAY

And call upon all citizens to recognize and honor the brilliance, courage, and vision of the Father of our Nation and the relevance of his life to the preservation of our democracy in today's complex world.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Buda, Texas, this 21st day of February, 2017.

Attest:

Todd Ruge, Mayor

Alicia Ramirez, City Secretary



City Council Item Report

February 21, 2017

Contact – Chance Sparks, AICP, CNU-A, Assistant City Manager – 512-312-5745 –
csparks@ci.buda.tx.us

SUBJECT: WORKSHOP REGARDING THE DRAFT UNIFIED DEVELOPMENT CODE PROVISIONS FOR SIGNAGE REGULATIONS (PAGES 340-372), PROVISIONS & PROCEDURES (PAGES 1-17), ZONING PROCEDURES (PAGES 164-212) AND ZONING RELIEF PROCEDURES (PAGES 213-221).

1. EXECUTIVE SUMMARY

Staff will be systematically bringing workshops to the Commission and City Council over the next two months pertaining to the draft Unified Development Code. The intent is to allow both bodies to review the document in smaller portions as it is prepared for adoption. A secondary purpose is to help staff familiarize themselves with the new Code for implementation.

Rather than include code excerpts behind this staff report, staff has provided page references to the draft, which has been provided in hard & electronic copy to the Commission and City Council and posted online (viewable at <http://ci.buda.tx.us/404/Unified-Development-Code-Re-Write>).

The anticipated schedule is as follows. Some of these groups have more pages to review, but staff attempted to break them up by topical areas and based on the level of discussion likely involved.

2/14 Planning & Zoning Commission & 2/21 City Council

- Signage (pages 340-372)
- Provisions & Procedures, including Authorities (pages 1-17)
- Zoning Procedures (pages 164-212)
- Zoning Relief Procedures (pages 213-221)

2/28 Planning & Zoning Commission & 3/7 City Council

- Zoning Districts (pages 19-22)
- Residential Zoning Districts (pages 23-29)
- Nonresidential Zoning Districts (pages 30-34)

- Special and Form Based Zoning Districts (pages 35-39) – just the descriptions on the form-based, not the specific regulations
- Zoning Use Regulations (pages 40-58)
- Zoning Dimensional Regulations (pages 59-63)

3/14 Planning & Zoning Commission & 3/21 City Council

- Zoning Development Regulations & Compatibility (pages 104-163)
- Form Based Code (pages 64-103)
- City Council passes resolution to call joint public hearing for 4/11/17

3/16 Historic Preservation Commission

- Form Based Code (pages 64-103)
- Historic District (pages 186-198)

3/28 Planning & Zoning Commission & 4/4 City Council

- Subdivision Regulations (pages 229-335)
- Sight Visibility Triangle (pages 336-339)
- Wireless Transmission Facilities (pages 373-385)
- Tree Preservation & Park Land (pages 386-398)
- Environmental Protection & Water Quality (pages 399-410)
- Flood Protection (pages 411-420)
- Well Drilling (pages 421-423)

4/11 Special Called Meeting for Joint Public Hearing, followed by Planning & Zoning Commission regular meeting

- Joint Public Hearing
- PZ action to recommend the UDC

4/18 City Council

- City Council action

This discussion will involve Signage Regulations, Provisions & Procedures, Zoning Procedures and Zoning Relief Procedures.

2. BACKGROUND/HISTORY

N/A

3. STAFF'S REVIEW AND ANALYSIS

Signage:

Signage Regulation is the only element of the draft Unified Development Code that has not been discussed with the Commission. As a result, this portion of the staff report is a bit more detailed. The provisions related to signage were saved until last due to major United States Supreme Court rulings pertaining to sign regulation and other court decisions that have occurred following the *Reed v. Town of Gilbert* case. This topic area has experienced the most extensive legal review, as case law & municipal guidance is still developing in the wake of the cases. Due to the recentness of the cases, planners as well

as city attorneys across the state & nation have spent the last year developing standard methodologies to respond.

The sign regulations in the current UDC have several significant issues, including:

- Conflicting language
- Confusing wording and overall regulatory structure
- Provisions that lack content-neutrality

In addition to the signage regulations, it is important to familiarize yourself with the overlay districts found on pages 35-36. Overlay districts play a role in application of the sign regulations. Likewise, the Commission should review many of the sign-related definitions found on pages 460-463. These definitions have been updated in coordination with the City Attorney to ensure they are defensible and avoid content-basis. The Commission may find awkward wording in both the regulations and the definitions. This is because the most logical description would likely have included the content of the sign. To avoid this, staff has to rely on “time, place & manner” descriptions that can be more cumbersome.

Most of the purpose statements and administration of the sign regulations remains the same. The prohibited signs list has been updated to reflect current definitions and to reflect changing methods of advertising.

The nonconforming signs section has been modified to better amortize signs not in compliance. For example, a provision has been added that whenever and land use changes, any nonconforming sign must be modified so as to be in full compliance with these sign regulations. This can be checked through both the sign permit process and certificate of occupancy process.

Construction standards have been added to prevent use of inherently temporary materials for permanent signs. Staff has experienced examples of fabric signs being used on a permanent basis. New standards have also been established to address visibility and prevent obstruction. There are also illumination standards that establish maximum brightness.

Changeable Electronic variable Message Signs remain largely unchanged from current code, except to remove some content-based elements. This remains a tightly regulated provision designed to discourage their use.

Methods of calculation have been clarified so it is easier to understand calculation of sign area & height.

One important change is that every sign type is identified and uniquely addressed within the code, leaving less room for interpretation and creating a clearer Code.

- Pole & pylon signs are allowed only in B-3, LI and HI zoning, but this gets preempted if the Gateway Overlay District applies. Pylon & pole signs are prohibited in the Gateway Overlay, which actually represents a more restrictive provision than the current Code. In addition, it is clarified that only one such sign

per lot is allowed, getting away from the potential for multiple signs on a lot. This reduces sign clutter. In addition, the maximum height is reduced from 42.5' to 35'.

- As a note, the Panda Express sign would still be prohibited under this due to the Gateway Overlay

Other sign types are largely self-explanatory within the Code. Staff also notes the heavy use of images to help readers understand the sign types.

The Commission may find the regulations for the drive-thru sign type interesting. This is one of the outfalls of the Supreme Court case: creating a means to regulate & allow drive-thru signs while remaining content neutral. This forces the regulation to tie to “time, place & manner” of display. Nowhere is this content neutrality more evident than in temporary signs and exempt signs.

Provisions for Common Sign Plans remain. Likewise, enforcement actions remain largely unchanged. There are, however, new provisions for abandoned signs to help address clean-up around the City.

Provisions & Procedures:

The Commission may recall discussion of this section at the last joint workshop. One of the most important changes with this is that each type of approval is expressly linked to the regulation involved and the specific body responsible. This corrects a long-term source of confusion, particularly the differentiation between the Zoning Board of Adjustment responsibilities and the Planning & Zoning Commission responsibilities. The general discussion placed an emphasis on leveraging the Planning & Zoning Commission for deciding a large number of items, turning the City Council into an appellate body. Also, a number of discretionary items were steered away from being a purely administrative approval. While interpreting Code provisions is one thing, actually approving a deviation from Code benefits from sunlight through a Commission review. A few significant items include:

- Staff takes a “recommending” role on most discretionary items brought to the Commission and City Council. This ties back to the role of staff in advising municipal bodies as well as the American Institute of Certified Planners Code of Ethics.
- Staff has approval authority for minor plats, site plans, building permits, sign permits and a handful of other administrative items, which is the same as current.
- The Commission remains a recommending body for zoning cases, consistent with state law. This includes Specific Use Permits, though the Commission has some decision authority on required elements. The same holds true for designation of historic districts, overlay districts, etc.
- The Commission becomes the approval body for plats unless a waiver is involved. This is more consistent with the traditional approach to platting in other cities. They are also the decider on Traffic Impact Analyses and subdivision-related vested rights petitions, given the authority over the platting process. This significantly improves efficiency and is the most consistent with state law.

Zoning Procedures:

Zoning procedures are heavily governed by state law. As a result, only a handful of aspects related to zoning procedures are changed. Staff notes, however, that there is significantly greater detail to the process. This is a result of some state law changes pertaining to application processing & completeness determinations. Some of items of note include:

- The process for initial zoning following annexation is clearly defined. This memorializes the practice currently used for initial zoning.
- The requirement for personal mailed notice to property owners within 200' of a rezoning is increased from 10 days to 15 days.
- Notice content is specified.
- The City Council is granted express authority to extend notification distances by resolution
- Exemptions to site plan requirements are significantly reduced (current code had exemptions for limited increases in impervious cover, etc.). In addition, the new code differentiates between development site plans and construction plans for public infrastructure
- For PUDs, the process is clarified as to how timing of PUDs relates to other approvals. There is also more specificity regarding application & content.
- SUP criteria are significantly expanded. Staff will also be recommending a criteria regarding "concentration of use" to address impacts of too much of the same use in a given area. Expirations are also created if a SUP is not implemented following approval, preventing "zombie SUP approvals."
- Regulations for the Historic District remain unchanged. Parts are reorganized for easier use.
- A new overlay district, Rural Heritage Overlay is created in the new code in order to more effectively implement the comprehensive plan. Development standards are established for it, with the goal of maintaining the character along 967 and 1626 as part of Buda's bucolic rural history.
- The Gateway standards are updated for easier reading & application.
- One of the most important changes pertains to nonconformities. The current code has a tremendous lack of clarity, lumping all nonconformities together with no clear definitions or thresholds. This is corrected by differentiating between nonconforming lots, nonconforming structures and nonconforming uses. This is critical, as it provides a method to amortize not just use nonconformities, but also improve structures & sites that do not comply with the new code if certain thresholds are met.

Zoning Relief Procedures:

- One new provision is alternative compliance to provide some flexibility within the confines of the code's intent. Early drafts had the Director of Planning as a decider for several items. This has shifted to the Planning & Zoning Commission. From a staff perspective, there was too much discretion for the alternative consideration. As a result, staff felt more "sunlight" was needed for such a process. Likewise, use of a Commission better connects the alternative compliance with the values & goals of the community.
- The appeal process is clarified in the draft UDC. The current UDC provided only limited explanation for the appeal of an administrative decision.

- The role of the ZBOA is clarified, with more specificity as far as which cases are considered zoning variances. The special exception process is also clarified.
- Zoning vested rights procedures are expressly established. They are written in a manner that preserves the maximum level of municipal authority allowed under state law.

4. FINANCIAL IMPACT

N/A

5. SUMMARY/CONCLUSION

This is a discussion item.

6. PROS AND CONS

N/A

7. ALTERNATIVES

N/A

8. RECOMMENDATION

This is a discussion item presented without recommendation.



Sign Regulations

Pages 340 - 372

Draft UDC Sign Regulations

- Only remaining element not previously discussed
- Reed v. Town of Gilbert, and its band of judicial friends
 - Content-neutrality of sign regulations
- Correcting issues in sign regulations:
 - Conflicting language
 - Confusing wording
 - Confusing ordinance structure
 - Loopholes (number of signs on a frontage)
 - Provisions that lack content-neutrality
 - Non-conforming signage
 - Materials

Overlay Districts

- Overlay Districts are important—sign types and sign sizes vary by their presence



Summary

- Most of purpose statement & administration remains the same
- Significant emphasis on definitions for sign types (legally defensible)
- Prohibited signs list has been updated
- Non-conforming signage updated to amortize with change in use
- Construction standards
- Electronic Variable Message Signs largely unchanged
- Clarified methods of calculation for height, area
- Each sign type is identified and uniquely addressed

	AG	R-1	R-2	R-3	R-4	R-5	R-MH	B-1	B-2	B-3	LI	HI	O-G	O-H	F3	F4	F5	F3/4/ 4H/5H
Pole and Pylon Sign										•	•	•						Refer to O-H
Monument Sign					•	•	•	•	•	•	•	•	•	•	•	•		
Multi-Tenant Monument Sign								•	•	•	•	•	•	•		•		
Wall Sign					•	•	•	•	•	•	•	•	•	•		•	•	
Projecting Sign					•	•		•	•	•	•	•	•	•		•	•	
Hanging Sign								•	•	•						•	•	
Marquee Sign									•	•			•	•			•	
Awning Sign					•	•	•	•	•	•	•	•	•	•		•	•	
Canopy Sign					•	•		•	•	•	•	•	•	•		•	•	
Window Sign					•	•	•	•	•	•	•	•	•	•	•	•	•	
Sidewalk Sign								•	•	•				•		•	•	



- Sample format
- Pole & pylon limited to B-3, LI and HI
 - Preempted by gateway overlay... gateway overlay will only allow monuments
 - Reduced maximum height
 - Only one per lot frontage, and separation even across lot lines



B. Pole and Pylon Sign

1. Description
A Pole and Pylon Sign is a sign supported by a single or multiple poles and intended to advertise a single business entity within a single sign cabinet. Sign supports may include an exposed pole or concealed support.

2. Special Standards
 - a. Only one pole/pylon sign may be permitted per lot.

- a. For requirements regarding Multi-Tenant Pole and Pylon Signs, refer to 4.02.10. Common Signage Plan.

- b. Changeable Copy Signs are permitted.

	Single	Multi
Area Max (sq ft)		
4-6	40	
B-3, LI, HI	75	100
Height Max (ft)		
4-6	40	
B-3, LI, HI	40/35	35
Within 400' of residential, no taller than the primary structure or structure blocks view from residential or 25', whichever is less.		
Width Max (ft)		
	N/A	N/A
Number of Signs		
Signs per lot, max	1	1
Setbacks and Spacing		
Interior property lines, min. (ft)	10	10
Illumination		
Internal Only		
Vertical Clearance from Grade		
Min. (ft)	10	10
Changeable Electronic Variable Message Sign	Electronic	
Double-Ended		
See 4.02.06.		

Reed v. Gilbert Impacts

- Had to create some new sign types
 - Drive-thru sign, as example
- Temporary Signs particularly troublesome
- Very awkward wording to imply the content without regulating the content
 - Signs on Properties in a State of Being for Sale or Lease
 - State of Construction
 - Etc.
- Legal direction that political signs are preempted; City attorney advice is to not address in sign regulations
 - Placement of signs at polling place should be done separate
 - Still can't place signs in ROW, regardless of content

Sign Comments from P&Z 2/14/17

- Pg. 350 – historic overlay is both residential & commercial, so need to clarify sign types are for non-residential and mixed use in the O-H district
- Pg. 36 – need to adjust “shallow depth” distance in Gateway Overlay to insure all landlocked lots accessed through Gateway properties are included (relates to sign types allowed); need to avoid inadvertent loophole
- Pg. 352 – keep maximum height of monument signs at 12’
- Pg. 351-362 – include a portion of table for each sign type showing allowed zoning for each (see Pg. 350) so those sheets can stand alone as handouts
- Pg. 372 – check enforcement process & fine amounts for consistency with Pg. 1... evaluate whether to consolidate enforcement/violations & penalties in one place at beginning of document



Provisions & Procedures

Pages 1 - 17

Provisions & Procedures

- Authority is listed and linked back to relevant UDC sections
- Authority is listed in tables for each responsible entity in the UDC, and then also in an overall relational table for each process
- Staff is a “recommending” role on most discretionary items
- Staff has approval authority on minor plat, site plans, building permits, sign permits and a handful of other administrative items
- Commission remains recommending body for zoning-related cases
- Commission becomes approval body for plats unless a waiver is involved; also makes Commission decider on TIAs and vested rights petitions in certain cases

Provisions & Procedures Comments from P&Z 2/14/17

- General – restructure Table/Figure numbering system so that it is descriptive of section location in the Code; link works for electronic, but hard to find in hard copy
- Pg. 2 – Ensure SUP process is clear that SUPs must be approved by City Council
- Pg. 2 – break-out the authorities “by application” and “by type”; for example, instead of just tree permit with a cross reference for more detail, list separately for protected tree permit, signature tree permit and heritage tree permit
- Pg. 15 – refund-ability of fee is worded in confusing manner. Maybe phrase it to allow City Council to consider waivers or if the application was submitted in error with no costs incurred to the City
- Pg. 16 – add Innovative Residential to the list of items for which a pre-application meeting is encouraged



Zoning Procedures

Pages 164 - 212

Zoning Procedures

- Few changes, but significantly more detail
- Initial zoning clarified
- Mailed notice extended to 15 days prior
 - City Council, by resolution, can increase the distance above 200'
- Exemptions to site plan requirements reduced; differentiated between site plan & public infrastructure plans
- PUD has increased detail to process
- Expanded SUP criteria (will also add one for concentration of use) and expiration
- Historic district unchanged; reformatted
- New Rural Heritage Overlay
- Gateway Overlay updated
- Drastic improvements to nonconformities section (very weak in current UDC)

Overlay Districts

Heritage



Gateway



Nonconforming Circumstances

- Existing platted lots
- Residential lot exemption
- Prohibited expansion
- Conforming use in nonconforming structure
- Nonconforming structure expansion with nonconforming uses
- Structure removed
- Reuse of abandoned or vacant buildings by conforming use
- Total destruction
- Partial destruction
- Building or use is altered at least 20% of the original floor area
- Building is changes or enlarged in floor area, units, seating
- Relocation
- Nonconforming use expansion and changes
- Reuse of abandoned or vacant buildings by conforming uses
- Ceases operation for 6+ months
- Expanding in existing building
- Expansion located outdoors

Zoning Procedures Comments from P&Z 2/14/17

- Pg. 164-165 – B., D. & E. regarding completeness & acceptance are worded in a confusing/awkward manner that makes them difficult to understand
- Pg. 170 – Would be useful to clarify the protest methodology and maybe include an example (20% of area or 20% of owners?)
- Pg. 173 – The P&Z is interested in codifying an extended courtesy notice beyond 200', rather than relying on a separate resolution. Staff will need to review suggested distances and how to differentiate for protest
- Pg. 177 – reference regarding conflicts in regulations moved to a different section to apply to the overall UDC
- Pg. 186 – process for historic district/historic landmark should be the same as rezoning, as far as notification timeframes, hearings, etc. with just differences that are historic-specific (study requirements, etc.)
- Pg. 196 – strengthen provisions to reduce potential & pressure for demolition; staff to send draft to Texas Historical Commission for advice
- Pg. 199 – Part 3b provide administrative discretion to allow sidewalk to avoid trees
- Pg. 201 – Consider specialized standards for fuel stations in rural overlay, particularly pump placement
- Pg. 203 – use appropriateness varies by location & base zoning; create a mini use chart with treatment under base zonings for within the gateway
- Pg. 209 – Part 5 evaluate unintended consequences, such as someone with a mobile home; intent is to allow movement of nonconforming but historic/character appropriate buildings that might technically be nonconforming (houses being converted to commercial, etc.)
- Not in section – consider pulling credit access business location requirements into UDC rather than separate reference



Zoning Relief Procedures

Pages 213 – 228

Zoning Relief Procedures

- Alternative Compliance approval rests with Planning & Zoning Commission
 - Shift from earlier drafts in order to “daylight” these types of decisions
- Appeal process clarified
- Role of ZBOA is clarified with specificity of which variances constitute zoning variances
- Special exception process through ZBOA clarified
- Zoning vested rights procedures
- P&Z had no further comments on this section on 2/14/17

Alternative Compliance

Table 30. Alternative Compliance Decision-Makers

Section	Regulation	Director of Planning	Planning and Zoning Commission	City Council
2.07.01.	Residential Dimensional Regulations	Decide		
2.07.02.	Nonresidential Dimensional Regulations	Decide		
2.07.03.	<u>Modified</u> Area Regulations and Standards	<u>Recommend</u>	<u>Decide</u>	<u>Appeal</u>
2.09.01.	Landscaping	Recommend	Decide	<u>Appeal</u>
2.09.02.	Fencing and Screening	Recommend	Decide	<u>Appeal</u>
2.09.03.	Off-Street Parking	<u>Recommend</u> Decide	<u>Decide</u>	<u>Appeal</u>
2.09.05.	Building Materials	<u>Recommend</u> Decide	<u>Decide</u>	<u>Appeal</u>
2.09.11.	Nonresidential Design	Recommend	<u>Decide</u> Recommend	<u>Appeal</u> Decide
2.10.11.	Development in the Rural Heritage Overlay (O-R) District	<u>Recommend</u> Decide	<u>Decide</u>	<u>Appeal</u>

CITY COUNCIL MINUTE RECORD
The City of Buda, Texas
Tuesday, February 7, 2017

Page 1
Volume 135

CALL TO ORDER

Mayor Ruge called the meeting to order at 5:35 p.m.

ROLL CALL

City Secretary Alicia Ramirez certified a quorum with the following Council Members present:

Mayor Todd Ruge
Mayor Pro Tem Wiley Hopkins
Council Member Lee Urbanovsky
Council Member David Nuckels
Council Member George Haehn
Council Member Eileen Altmiller
Council Member Bobby Lane

Kenneth Williams, City Manager

City Staff in attendance: Assistant City Manager/Development Chance Sparks, Assistant City Manager/Administration Micah Grau, City Secretary Alicia Ramirez, Chief of Police Bo Kidd, Library Director Melinda Hodges, Tourism Director Lysa Gonzalez, Parks & Recreation Director Drew Wells, Public Works Director Mike Beggs, Water Specialist Brian Lillibridge, Public Information Officer David Marino, and Executive Assistant Isabel Fernandez

SPECIAL AGENDA

Recognizing the achievements and exemplary work of Mrs. Joyce "Tommy" Poer for her incomparable contributions and dedication to the City of Buda; and proclaiming Tuesday, February 7, 2017 as Joyce "Tommy" Poer Day

RECEPTION

In honor of Mrs. Joyce "Tommy" Poer.

ADJOURNMENT

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

There being no further business, the meeting was adjourned at 6:13 p.m.

THE CITY OF BUDA, TEXAS

Todd Ruge, Mayor

ATTEST:

Alicia Ramirez, TRMC DATE
City Secretary

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 Secretary's Office, or audio or video of the entire meeting may be downloaded from the website. (Portions of the Supplemental Minute Record audio or video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)

CALL TO ORDER

Mayor Ruge called the meeting to order at 8:35 a.m.

ROLL CALL

City Secretary Alicia Ramirez certified a quorum with the following Council Members present:

Mayor Todd Ruge
Mayor Pro Tem Wiley Hopkins
Council Member Lee Urbanovsky
Council Member David Nuckels
Council Member George Haehn
Council Member Eileen Altmiller
Council Member Bobby Lane

Kenneth Williams, City Manager

Council Member George Haehn was absent from the meeting.

City Staff in attendance: City Secretary Alicia Ramirez

SPECIAL AGENDA

Annual Ethics Presentation as required by Section 2.03.010 Buda City Charter by the City Attorney

EXECUTIVE CLOSED SESSION

Council will recess its open session and convene in executive session pursuant to Government Code §551.071 Consultations with City Attorney to seek advice regarding requirements of Code of Ordinance Article 2.03 entitled Ethics.

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

None.

ADJOURNMENT

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

There being no further business, the meeting was adjourned at 11:15 a.m.

THE CITY OF BUDA, TEXAS

Todd Ruge, Mayor

ATTEST:

Alicia Ramirez, TRMC DATE
City Secretary

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CALL TO ORDER

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

ROLL CALL

City Secretary Alicia Ramirez certified a quorum with the following Council Members present:

Mayor Todd Ruge
Mayor Pro Tem Bobby Lane
Council Member Lee Urbanovsky
Council Member Wiley Hopkins
Council Member David Nuckels
Council Member George Haehn
Council Member Eileen Altmiller
Kenneth Williams, City Manager

City Staff in attendance: Assistant City Manager/Development Chance Sparks, Assistant City Manager/Administration Micah Grau, City Secretary Alicia Ramirez, Chief of Police Bo Kidd, Library Director Melinda Hodges, Tourism Director Lysa Gonzalez, Parks & Recreation Director Drew Wells, Public Works Director Mike Beggs, Water Specialist Brian Lillibridge, Public Information Officer David Marino, and Executive Assistant Isabel Fernandez

PROCLAMATION

DATING VIOLENCE AWARENESS & PREVENTION MONTH FEBRUARY 2017 TO BE ACCEPTED BY KIARA NICHOLSON, PREVENTION EDUCATOR, HAYS-CALDWELL WOMEN'S CENTER

PUBLIC COMMENTS

None.

CONSENT AGENDA

APPROVAL OF THE JANUARY 17, 2017 CITY COUNCIL MEETING MINUTES

ADOPTION OF ORDINANCE #2017-02 ON SECOND READING AMENDING ARTICLE 18.02 PARKS, SECTION 18.02.064 OF THE CODE OF ORDINANCES SETTING FORTH REGULATED/PROHIBITED ITEMS AND ACTIVITIES; PROVIDING FOR A PENALTY; PROVIDING FOR ASSOCIATED FEES; PROVIDING FOR A SEVERABILITY CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS

APPROVAL OF A FINAL PLAT FOR SUNFIELD PHASE 2, SECTION 7, BEING 20.001 ACRES LOCATED BETWEEN FIREHORN DRIVE AND ESPERANZA DRIVE (FP 15-18)

Motion, to approve the Consent Agenda, as presented, was made by Mayor Pro Tem Lane and Council Member Altmiller. Motion carried unanimously.

EXECUTIVE SESSION

At 6:48 P.M., Council convened in Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtitle A. Open Government, Chapter 551. Open Meetings, Subchapter D. Exceptions to Requirement that Meetings be Open, §551.071 to deliberate and seek legal advice from the City Attorney regarding the law and procedures under the Charter related to referendums; §551.071 to deliberate and seek legal advice from the City Attorney regarding the law and procedure applicable to a Petition for Creation of Emergency Services District; and, §551.071 Consultations with City Attorney to seek advice regarding City Council procedures and related matters.

At 7:38 P.M., Council reconvened, and the following business was transacted and action taken, if any, on matters discussed in executive session.

DISCUSSION AND POSSIBLE ACTION TO IMPLEMENT THE CITY COUNCIL MEETING RULES OF PROCEDURE/ORDER AND RELATED MATTERS

Motion, to approve the rules, including the two stated amendments, was made by Mayor Ruge and seconded by Council Member Haehn. Motion carried unanimously.

PRESENTATION, DISCUSSION AND POSSIBLE ACTION IN REGARD TO A REQUEST FOR CITY OF BUDA CONSENT TO THE INCLUSION OF PORTIONS OF ITS EXTRATERRITORIAL JURISDICTION (ETJ) IN THE ELECTION FOR CREATION OF A NEW TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 15

Motion, to approve as submitted, was made by Council Member Hopkins and seconded by Council Member Haehn. Motion carried unanimously.

Motion, to voluntarily submit the measure of whether fluoride should be introduced into the City's potable water system for popular vote on the November 2017 uniform election date provided under State Law to be held in accordance with Article IX of the City's Charter, was made by Mayor Pro Tem Lane and seconded by Council Member Nuckels. AYES: Ruge, Urbanovsky, Nuckels, Haehn, and Lane. NAY: Hopkins and Altmiller.

PUBLIC HEARINGS

PUBLIC HEARING ON AND DISCUSSION AND CONSIDERATION OF THE POSSIBLE INTRODUCTION OF FLUORIDE INTO THE CITY'S POTABLE WATER SYSTEM, INCLUDING OPTIONS TO SECURE CITIZEN APPROVAL OR REJECTION OF THE SAME PURSUANT TO ARTICLE 9 OF THE CITY OF BUDA'S CHARTER

Water Specialist Brian Lillibridge presented background information.

Public comments were made in opposition by Citizens Patricia Conterro, Jeannie Lane, Marcos Guerrero 120 Misty Hollow, Linda Green 911 Still No of Austin, Ray Naddler of Austin, Brandi Duncan of 5500 Overpass Rd, Christine Curra 1564 Sadler White; Joan Seffick 472 , Sam Brannon of 2600 Hunter Road; Cory Moss of 304 Hadatsa St., Amanda Bodine of 1082 Clark Brothers, Michelle Davidson of 410 Bonita Vista, Michelle Reed of 1226 Tally Loop, Neil Carmen of Austin, Jennifer Allen of 104 Mandan St., Josh Painting of 608 Middle Creek, and Sarah Whiteside of 306 Hidatsa St.

Spoke in support: Henry Altmiller of 200 Houston St. and Dr. Jonathan Sims of Austin.

Mayor Ruge further advised that the motion made by Council was to have the fluoridation on the November ballot and that fluoride will not be added until the results of the election.

With no further comments begin made, the Public Hearing was closed at 8:35 p.m.

PRESENTATIONS

POST-EVENT REPORT AND DISCUSSION REGARDING THE 2016 BUDAFEST EVENT

Tourism Director Lysa Gonzales presented background information.

General discussion was held on the number of food vendors, amount of grant scholarships, sponsorships, and the \$500 scholarship award to a student.

Council Member Altmiller suggested not providing a city sponsorship to this applicant again. Ms. Altmiller expressed her disappointment in that the entity did not want to provide the requested information. City Manager Kenneth Williams added there are serious concerns and the City may consider to remove or decline future support. City Attorney Catarina Gonzales suggested including a claw back provision in future applications.

PRESENTATION ON MATTERS RELATED TO THE IMPACT OF A POTENTIAL CITY OF BUDA PROPERTY TAX FREEZE OR EXEMPTION CHANGE

Finance Director June Ellis presented background information. *A copy of the presentation is part of the permanent supplemental record.*

General discussion was held on lower tax level, growth factors considered, disable vs over 65 exemption, establishing caps on current and future homes, individuals dealing with fixed incomes, property tax deferrals, local entities tax exemptions,

Mayor Ruge suggested waiting on the decision by legislature regarding property tax caps and then re-evaluate.

REGULAR AGENDA

AWARD OF A CONSTRUCTION CONTRACT IFB 17-003 FOR INSTALLATION OF THE GARLIC CREEK FORCE MAIN VALVE INSTALLATION TO GREYBACK UTILITY, LLC AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT AND RELATED DOCUMENTS

Public Works Director Mike Beggs presented background information.

General discussion was held on the criteria manual edits, LAN has been selected; automated valves that are triggered by the loose of pressure; the risk associated with shutting pipeline; fluctuations in the quoted bids; work during peak hours and measures to maintain pressure;

Motion, to approve adopt the Resolution introduce the Ordinance accept authorize direct, as presented, was made by Council Member Haehn and seconded by Council Member Hopkins. Motion carried unanimously.

DISCUSSION AND POSSIBLE ACTION OF THE FIRST READING OF AN ORDINANCE AMENDING THE FISCAL YEAR 2017 BUDGET EXHIBIT B "FEE SCHEDULE" TO REFLECT CHANGES TO THE COMMERCIAL SOLID WASTE FEES

Assistant City Manager Micah Grau presented background information.

Motion, to introduce the Ordinance on first reading, as presented, was made by Mayor Ruge and seconded by Mayor Pro Tem Lane. Motion carried unanimously. Council Member Hopkins was not available for the vote.

ADOPTION OF A RESOLUTION SETTING DATES, TIMES AND PLACE FOR PUBLIC HEARINGS, AUTHORIZATION AND DIRECTION OF THE PUBLICATION OF THE NOTICE OF SUCH PUBLIC HEARINGS, AND DIRECTION TO THE CITY MANAGER OR HIS DESIGNEE TO PREPARE A SERVICE PLAN FOR APPROXIMATELY 29.383+/- ACRES OF LAND OUT OF THE GEORGE HERDER SURVEY, ABSTRACT NO. 239, LOCATED ON HILLSIDE TERRACE APPROXIMATELY 400 FEET EAST OF ITS INTERSECTION WITH GREEN MEADOWS LANE

Assistant City Manager Chance Sparks presented background information.

General discussion was held on the annexation name.

Motion, to approve adopt the Resolution introduce the Ordinance accept authorize direct, as presented, was made by Council Member Altmiller and seconded by Council Member Haehn. Motion carried unanimously.

REMOVE FROM TABLE AND CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FOR SELF STORAGE IN THE INTERSTATE COMMERCIAL/OFFICE-INTERSTATE RETAIL (C3/R3) ZONING FOR THE PROPERTY LOCATED NEAR THE CORNER OF MAIN STREET AND FIRECRACKER DRIVE, BEING 7.751 ACRES OF THE MAIN STREET EAST COMMERCIAL SUBDIVISION (SUP 16-01)

Assistant City Manager Chance Sparks presented background information.

General discussion was held on the zoning designation, CO's issued and the city's responsibility, special permit tied to the use of the land,

Motion, to deny, was made by Mayor Ruge and seconded by Council Member Altmiller. A record vote was taken on the motion. AYES: Ruge, Urbanovsky, Hopkins, Nuckels, Haehn, Altmiller, and Lane. NAYS: Nuckels.

APPOINTMENT OF A CITY COUNCIL MEMBER TO THE INTERNET TECHNOLOGY (IT) COMMITTEE

City Secretary Alicia Ramirez presented background information.

Motion, to nominate and appoint Council Member Urbanovsky, was made by Mayor Ruge and seconded by Mayor Pro Tem Lane. Motion carried unanimously.

STAFF REPORT

UPDATE ON THE DRAFT HAYS COUNTY FIVE (5) YEAR HAZARD MITIGATION ACTION PLAN

Public Works Director/Emergency Management Coordinator Mike Beggs presented background information.

STAFF REPORT REGARDING 1ST QUARTER REPORTS FOR THE HUMAN SERVICES FUNDING GRANTS

City Secretary Alicia Ramirez presented background information. Ms. Ramirez reported the granting agencies met their disbursement criteria and are eligible to receive the 1st quarterly disbursement.

Mayor Pro Tem Lane commended staff on the report and noted such a report had not been submitted for prior grant disbursements.

UPDATE ON 2014 BOND PROPOSITIONS

Project Manager Ray Creswell; City Engineer John Nett; Director of Parks & Recreation Drew Wells presented background information.

CITY MANAGER'S REPORT

- 2014 Bond Program
- Capital Improvement 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
- Tourism Projects
- Wastewater projects
- Water projects

City Manager Kenneth Williams provided an update on the following:

City Attorney provided a 2017 Legislative Update.

Mr. Williams announced staff is organizing a Buda Day at the Legislature. Further information will be provided.

Buda Bond Advisory will meet on February 28, 2017

City Audit has begun and auditors will return next week.

Assistant City Manager Micah Grau will create an internal IT Committee and Public Information Officer David Marino will create a Communication Teas to make recommendations to City Council.

Chamber of commerce Gala on February 25, 2017 at Texas Disposal Systems.

CITY COUNCIL'S BOARD AND COMMITTEE REPORTS

None.

ITEMS OF COMMUNITY INTEREST

MUNICIPAL SITE TREE RELOCATION

Public Information Officer David Marino presented background information.

Mayor Ruge announced the Friends of the Library met last week and that the committee donated a sizeable donation.

CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Mayor Ruge requested or commented on the following:

- 1) Removal of political signs – ask nicely to remove
- 2) Discussion on the future of Budafest Event to keep a visible presence of this event.
- 3) Ethics Training on February 11, 2017

ADJOURNMENT

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

There being no further business, the meeting was adjourned at 10:00 p.m.

THE CITY OF BUDA, TEXAS

Todd Ruge, Mayor

ATTEST:

Alicia Ramirez, TRMC DATE
City Secretary

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City Council Agenda Item Report

February 21, 2017

Contact – Chance Sparks, AICP, CNU-A, Assistant City Manager
512-312-5745 – csparks@ci.buda.tx.us

SUBJECT: Approval of a 4th revision to the Sunfield Phase 2 Preliminary Plan, being 360 acres out of the William Corben Survey Abstract No. 150, generally bound by Firecracker Drive, Main Street, a Plum Creek Tributary, and White Wing Trail (Future F.M. 2001) (PP 16-19)

1. EXECUTIVE SUMMARY

The City of Buda has received an application to revise the Preliminary Plan of Sunfield Phase 2, being 360 acres in total. Only a few sections remain, but anticipated layout changes prompted preparation of a revised Preliminary Plan for the phase. Approval of subdivision plats constitutes a ministerial action. Under the provisions of Texas Local Government Code Chapter 212. Staff, as well as the City's consulting engineer, has found the plat in compliance with applicable regulations. The Planning & Zoning Commission recommended approval at its February 14, 2017 meeting.

2. BACKGROUND/HISTORY

The preliminary plan for Sunfield Phase 2 was originally approved in the fall of 2006. It was revised in April of 2013, with the main revision being the relocation of the elementary school from one side of Sun Bright Boulevard to the other, swapping with the residential. Other changes include minor road realignments to match the MUD boundaries (for the purposes of financing). The change resulted in the loss of one residential lot, from 1,092 to 1,091, but parkland and open space acreage remains unchanged.

The Sunfield Phase Two Preliminary Plan was revised for the second time in the fall of 2013, for the purpose of showing the street and lot layouts in the next area to be platted and developed for single family residential use.

The Sunfield Phase Two Preliminary Plan was revised for the third time in the fall of 2014, for the purpose of showing the proposed street and lot layout in certain areas which were

not shown on the previous plan, which are to be developed for single family residential use.

Sunfield is subject to an extremely complex set of agreements. The key issue present in those documents that relates to these Preliminary Plans is the General Development Plan made part of the agreements. It includes a density schedule with acreages for the development.

Water and sewer service is provided through the Sunfield Municipal Utility District. Hays County is responsible for road maintenance, though the City reviews and approves infrastructure plans.

3. STAFF'S REVIEW AND ANALYSIS

The purpose of this revision to the Phase 2 preliminary plan is to show the updated future lot layouts that have been made. The following items were changed:

- a. Increased number of Parks from 7 to 8
- b. Crease total acreage of Phase 2 from 302.25 acres to 360.00 acres. Acreage from single family lots increased by 42.2 acres
- c. Greenbelt, Drainage Easement, Water Quality Easement, and Public Utilities Easement acreage increased from 41.25 acres to 54.71 acres
- d. Increased number single family lots from 1066 to 1586
- e. Linear footage of streets increased from 44,000' to 60,100'

Internal street connectivity consists of many local streets which are a combination of gridded and curvilinear patterns. The Pedestrian Easements have increased in this section, creating a clearer pattern of connectivity throughout the section.

Sunfield is required to remain at 4.4 units per acre (or less) across the area reserved for residential use, pursuant to the underlying development agreement. The entirety of Phase Two shows 1586 single family residential lots across 360.00 acres of land, resulting in a density of 4.4 units per acre, in compliance with the development agreement standard.

The Traffic Impact Analysis remains current and has been updated with this revision, but does not trigger any additional requirements.

4. FINANCIAL IMPACT *(Budgeted amount; budget amendment required; revenue source)*

Development of Sunfield Phase 2 will continue to increase the residential unit count in and near Buda. This increases the market capacity for the Buda area. Likewise, the development results in the payment of related development fees.

5. SUMMARY/CONCLUSION

This is a conventional preliminary plan located in Buda's ETJ within the Sunfield Municipal Utility District. The preliminary plan, as shown in the revision, complies with applicable

codes and regulations. Plat approval is a ministerial function of the City—if the preliminary plan meets applicable codes and regulations, approval is required. Staff anticipates the related final plats to follow shortly after preliminary plan approval.

6. PROS AND CONS

Pros and cons are discussed within the alternatives.

7. ALTERNATIVES

As a ministerial action, few alternatives are available. Under the provisions of Texas Local Government Code Chapter 212. Staff, as well as the City's consulting engineer, has found the plat in compliance with applicable regulations. As an ETJ plat, it has been processed & reviewed in accordance with the City of Buda's Interlocal Agreement with Hays County for subdivision administration.

Approve as presented – The applicant has satisfied the provisions of the UDC, various Sunfield-related agreements and other applicable regulations. The Planning and Zoning Commission recommended approval.

Denial – Should the City Council choose this option, the City and individual City Council members are exposed to significant liability. The City Council would need to specifically identify deficiencies.

Table – Should this option be chosen, staff requests the City Council specify the information needed in order to take action at a future date.

Take No Action – This option would ultimately result in a statutory approval under Chapter 212 of Local Government Code. While possible, staff does not recommend this approach.

8. RECOMMENDATION

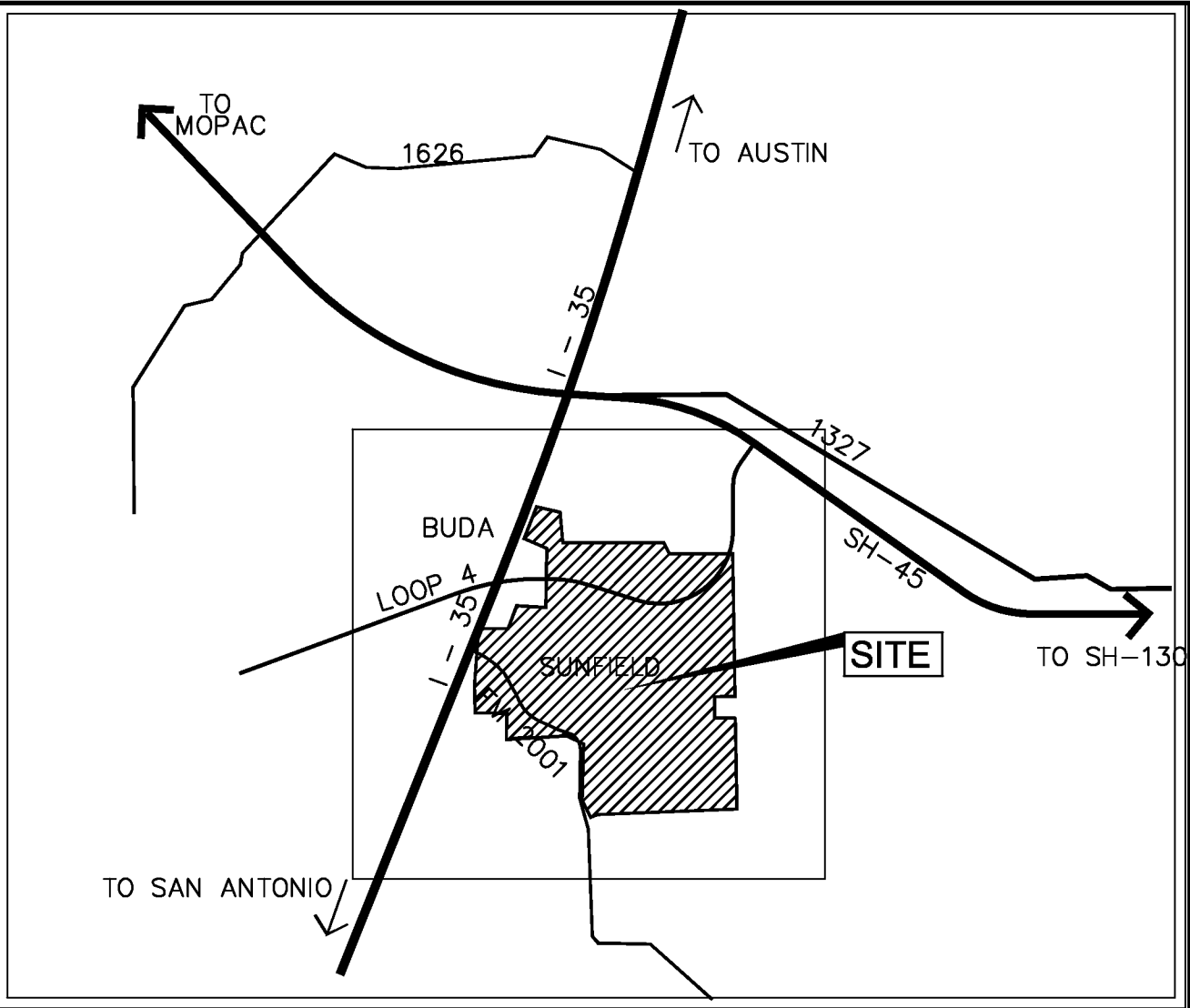
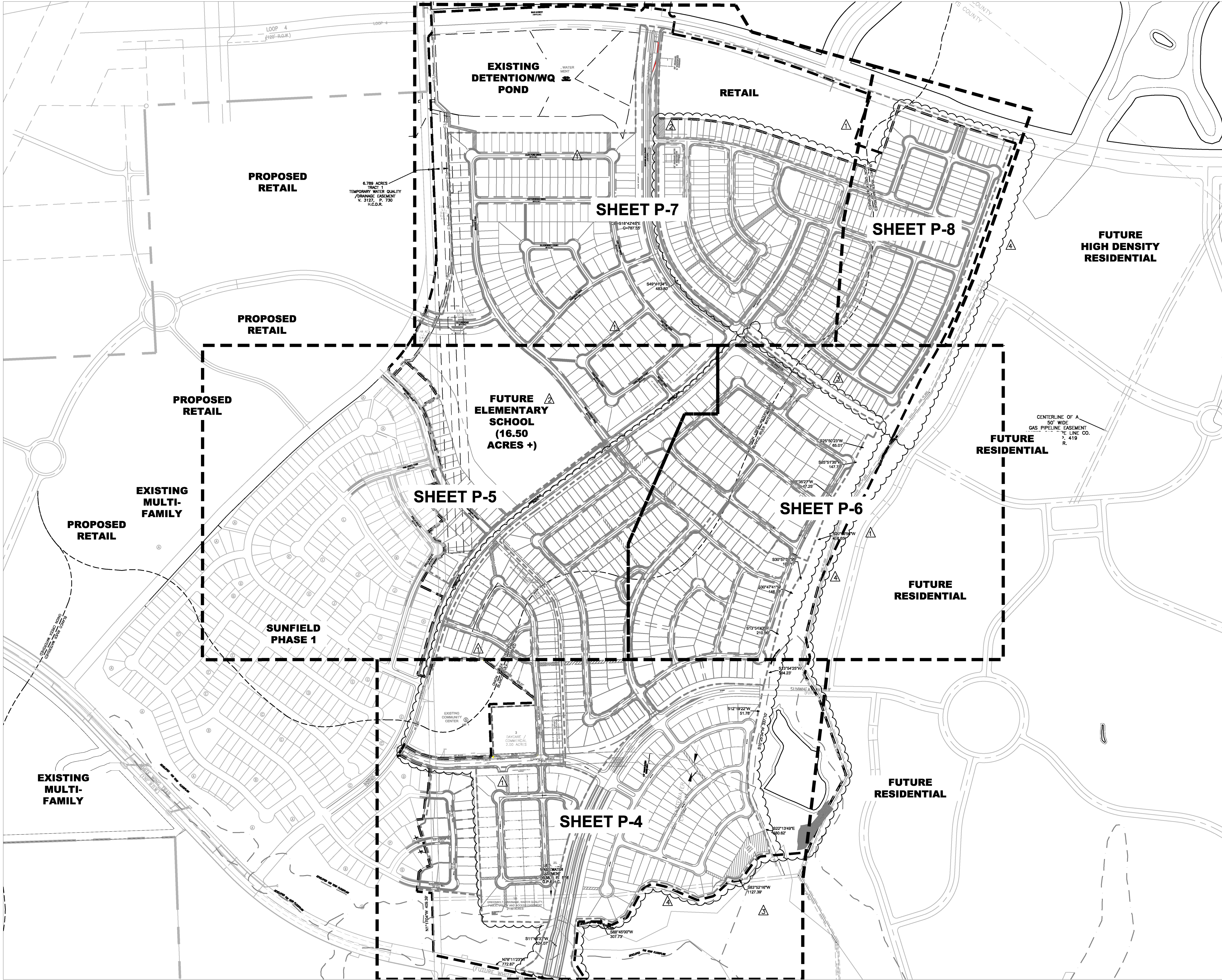
Approval of subdivision plats constitutes a ministerial action. Under the provisions of Texas Local Government Code Chapter 212. Staff, as well as the City's consulting engineer, has found the plat in compliance with applicable regulations.

The Planning & Zoning Commission recommended approval at its February 14, 2017 meeting. Staff concurs with this recommendation.

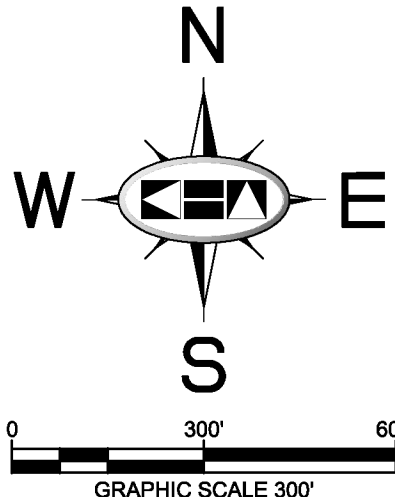
SUNFIELD PHASE TWO

REVISION 4 TO THE PRELIMINARY PLAN

360.00 ACRES WILLIAM CORBEN SURVEY, ABSTRACT NO. 150 HAYS COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE



LEGEND

- O.P.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
H.C.P.R. HAYS COUNTY PLAT RECORD
H.C.D.R. HAYS COUNTY DEED RECORD
R.O.W. RIGHT OF WAY
T.P. TRAVERSE POINT
() RECORD INFORMATION
● 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CAPITAL SURVEYING CO. INC."
● 1/2" IRON ROD FOUND WITH CAP STAMPED "CBD 5780"
■ TxDOT BRASS DISK IN CONCRETE FOUND
● IRON ROD FOUND WITH TxDOT ALUMINUM CAP
● 1/2" IRON ROD FOUND WITH CAP STAMPED "LENZ & ASSOC."
● 1/2" IRON ROD FOUND WITH CAP STAMPED "ATS ENG."
● 1/2" IRON ROD FOUND WITHOUT CAP
● COTTON GIN SPINDLE FOUND
▲ CALCULATED POINT
--- SIDEWALK
--- PHASE 2 BOUNDARY
--- LIMITS OF FUTURE RESIDENTIAL
--- FUTURE SIDEWALK
--- DEVELOPED 100 YEAR FLOODPLAIN
--- PEDESTRIAN EASEMENT

REVISIONS

No.	DESCRIPTION	REVIEWED	DATE
1	RELOCATED PROPOSED SCHOOL TRACT, REVISED LOT LAYOUT IN SECTION ONE, REVISED ALIGNMENT OF SUN BRIGHT BOULEVARD, REVISED NOTE 14, REVISED TOTAL LOT COUNT DUE TO 1 LESS PARK LOT IN FUTURE DEVELOPED AREA, REVISED LOT ACREAGE DUE TO ROAD ALIGNMENT SHIFT AND SCHOOL LOT LAYOUT, ADDED NOTE 24.	BJP	4-5-13
2	UPDATED LOT LAYOUT ON FUTURE RESIDENTIAL LOTS, REVISED LOT TABLE COUNT.	BJP	7-16-13
3	UPDATED LOT LAYOUT ON FUTURE RESIDENTIAL LOTS, REVISED LOT TABLE COUNT.	BJP	9-4-14
4	UPDATED LOT LAYOUT ON FUTURE RESIDENTIAL LOTS, REVISED LOT TABLE COUNT, ADDED OVERALL LAYOUT SHEET.	BJP	1-3-17

FOR REVIEW ONLY
SUNFIELD PHASE TWO

ZONING: RESIDENTIAL
1091 RESIDENTIAL LOTS BEING 302.25 ACRES
IN THE WILLIAM CORBEN SURVEY 7, ABSTRACT NO. 159
HAYS COUNTY, TEXAS

OWNERS:

2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972)-380-5900
FAX: (972)-380-5960
EMAIL: j-stata@swbell.net

DEVELOPER:

2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972)-380-5900
FAX: (972)-380-5960
EMAIL: j-stata@swbell.net

ENGINEER/PLANNER:

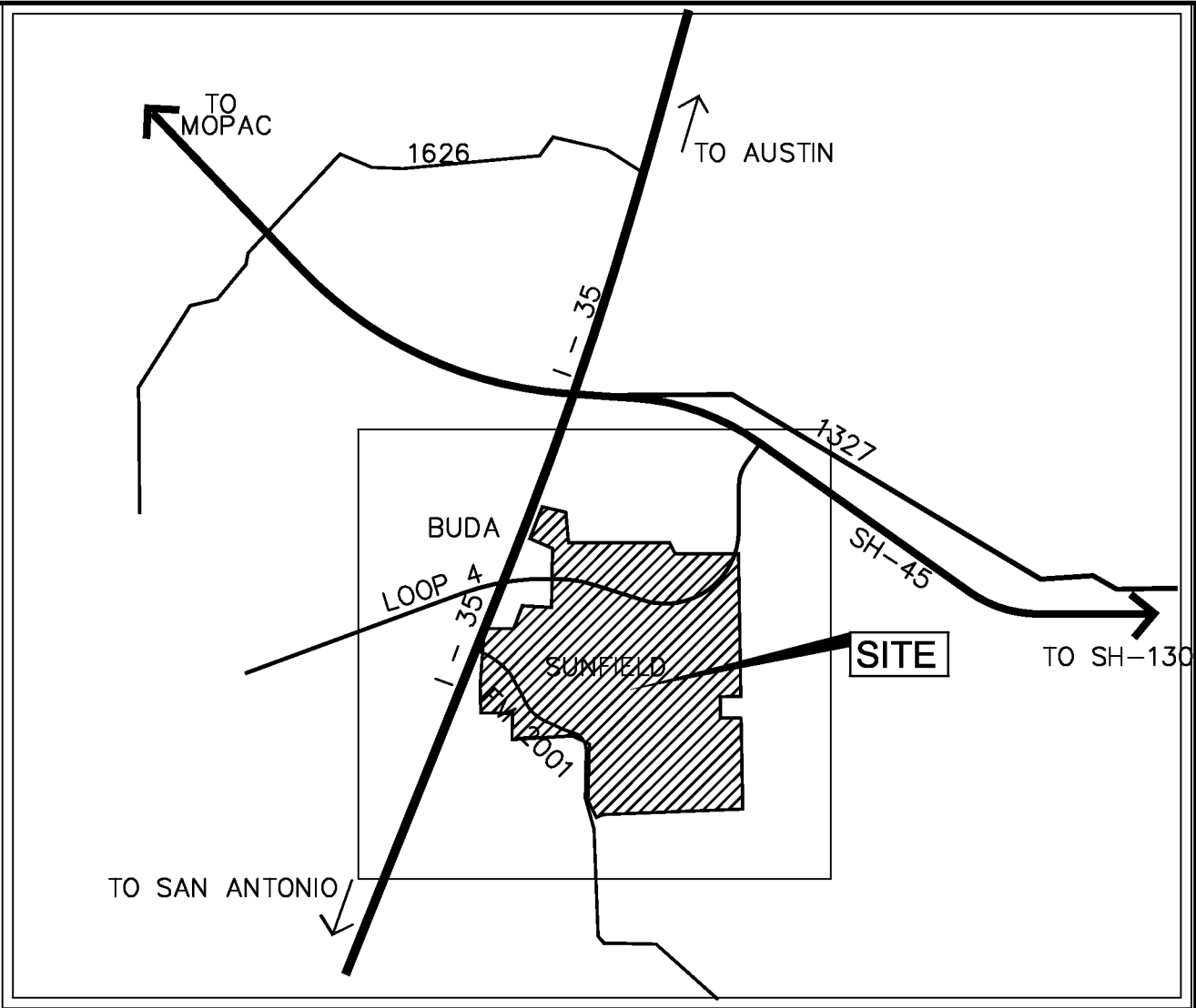
Kimley-Horn and Associates, Inc.
10415 MORADO CIRCLE BLDG 1,
Suite 200
AUSTIN, TX 78759
Tel: (512) 418-1751

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	P-1
BJP	KB	BJP	AS SHOWN	JANUARY 2017	064404005	

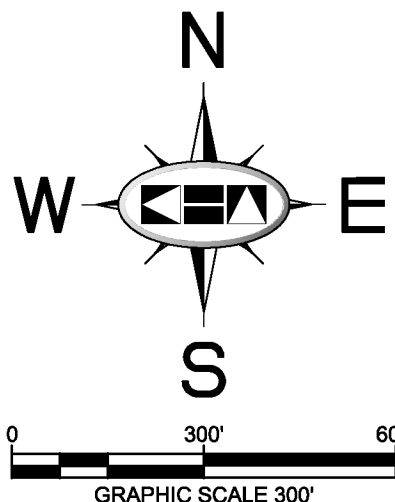
SUNFIELD PHASE TWO

REVISION 4 TO THE PRELIMINARY PLAN

360.00 ACRES WILLIAM CORBEN SURVEY, ABSTRACT NO. 150 HAYS COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE



LEGEND

- O.P.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
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H.C.D.R. HAYS COUNTY DEED RECORD
R.O.W. RIGHT OF WAY
T.P. TRAVERSE POINT
() RECORD INFORMATION
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STAMPED "CAPITAL SURVEYING CO. INC."
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--- PHASE 2 BOUNDARY
--- LIMITS OF FUTURE RESIDENTIAL
--- FUTURE SIDEWALK
--- DEVELOPED 100 YEAR FLOODPLAIN
--- PEDESTRIAN EASEMENT

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FOR REVIEW ONLY SUNFIELD PHASE TWO

ZONING: RESIDENTIAL
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IN THE WILLIAM CORBEN SURVEY 7, ABSTRACT NO. 159
HAYS COUNTY, TEXAS

OWNERS:	DEVELOPER:	ENGINEER/PLANNER:
2428 PARTNERS, LLC 16380 ADDISON ROAD, A ADDISON, TX 75001 PHONE: (972)-380-5900 FAX: (972)-380-5960 EMAIL: J-state@swbell.net	2428 PARTNERS, LLC 16380 ADDISON ROAD, A ADDISON, TX 75001 PHONE: (972)-380-5900 FAX: (972)-380-5960 EMAIL: J-state@swbell.net	Kimley-Horn and Associates, Inc. 10415 MORADO CIRCLE BLDG 1, Suite 200 AUSTIN, TX 78759 Tel: (512) 418-1751

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.
BJP	KB	BJP	AS SHOWN	JANUARY 2017	064404005

SUNFIELD PHASE TWO

REVISION 4 TO THE PRELIMINARY PLAN

360.00 ACRES WILLIAM CORBEN SURVEY, ABSTRACT NO. 150 HAYS COUNTY, TEXAS

GENERAL CONSTRUCTION NOTES:

- ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF BUDA STANDARDS.
- ALL STREETS IN THIS SUBDIVISION ARE TO BE DEDICATED AS PUBLIC RIGHT OF WAY AT FINAL PLATTING.
- THIS PROJECT IS LOCATED IN THE ONION CREEK AND BLANCO RIVER WATERSHED WHICH IS CLASSIFIED AS SUBURBAN AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CHAPTER SEVEN OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
- THE WASTEWATER SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE SUNFIELD M.U.D. NO. 1 STANDARDS. THE WATER SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED IN ACCORDANCE WITH GOFORTH WATER SUPPLY CORPORATION AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE GOFORTH WATER SUPPLY CORPORATION FOR REVIEW.
- PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF BUDA FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- THE WATER QUALITY EASEMENTS ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO THE CHAPTER EIGHT OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CHAPTER EIGHT OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
- AT THE TIME OF RECORDING OF ANY FINAL PLAT OUT OF THIS PRELIMINARY PLAN A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH CHAPTER FOUR OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE, SHALL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS.
- PUBLIC SIDEWALKS, BUILT TO THE CITY OF BUDA STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL ARTERIAL AND COLLECTOR STREETS, AND ONE SIDE OF LOCAL RESIDENTIAL STREETS INTERNAL TO THIS SUBDIVISION AS SHOWN BY THE DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. INTERNAL STREETS ARE LISTED IN THE STREET STANDARD CHART.
- PERDENALES ELECTRIC HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTION TO THE EXTENT NECESSARY TO KEEP THESE EASEMENTS CLEAR. PEDERNALES ELECTRIC WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER SEVEN OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE PEDERNALES ELECTRIC WITH ANY EASEMENT AND/OR ACCESS REQUIRED. IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT COMPLIANCE WITH THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. PEDERNALES ELECTRIC WORK SHALL BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- ACCESS IS PROHIBITED FROM ALL RESIDENTIAL LOTS TO SUN BRIGHT BOULEVARD, SUNWHEAT AVENUE AND FIRE CRACKER DRIVE.
- CITY OF BUDA PARKLAND REQUIREMENTS: ~~1066~~ 1581 LOTS / 50 LOTS / ACRE PARKLAND = ~~21.32~~ 31.62 ACRES. AREA DEDICATED WITH ORIGINAL PRELIMINARY: 33% (6.42 ACRES IN FLOOD PLAIN) + ~~37.91~~ 56.79 ACRES = 58.90 ACRES.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURETY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS.

- STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALK, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS:

MAIN STREET
SUN BRIGHT BOULEVARD
FEATHER GRASS BOULEVARD
SUNWHEAT AVENUE
SUNDOWN AVENUE
RAZZMATAZZ TRAIL
ORCHARD HILL TRAIL
HAZY SUNSHINE WAY
ENGLEMANN DAISY WAY
SILVER LEAF BEND
MOON BRIGHT DRIVE
BISBEE DRIVE

YELLOW GRASS DRIVE
BELL FLOWER WAY
YUCCA TRAIL
FLORET DRIVE
GRAPE VINE TRIANGLE TRAIL
SUN MOUNTAIN TRAIL
HARVEST MOON TRAIL
FLOW GLOVE TRAIL
DAY LILY COVE
FIELD RUSH DRIVE
DOWNY WAY

HOLLYHOCK TRAIL
GRANADA PASS
GOOSE FOOT PATH
SUN GODDESS AVENUE
SAFARI SUNSET PASS
MONKS HOOD DRIVE
AFRICAN LILLY TRAIL
STAR GAZER BEND
SWEET SULTAN TRAIL
GLORY LILY WAY
FLORENZA WAY

GOLDEN CLUSTER WAY
GOLD BURST DRIVE
DESERT GOLD PASS
VISTA GARDENS DRIVE
PICCOLO PASS
LONDON GOLD TRAIL
ELITE PASS
OXEYE DRIVE
SILVER WEED WAY
BRILLIANCE DRIVE
EVENING SUN TRAIL

- ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED: TERMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY POND, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST WILL BE BASED ON DISTURBED AREA INCLUDING THE FOLLOWING STREETS:

MAIN STREET
SUN BRIGHT BOULEVARD
FEATHER GRASS BOULEVARD
SUNWHEAT AVENUE
SUNDOWN AVENUE
RAZZMATAZZ TRAIL
ORCHARD HILL TRAIL
HAZY SUNSHINE WAY
ENGLEMANN DAISY WAY
SILVER LEAF BEND
MOON BRIGHT DRIVE
BISBEE DRIVE

YELLOW GRASS DRIVE
BELL FLOWER WAY
YUCCA TRAIL
FLORET DRIVE
GRAPE VINE TRIANGLE TRAIL
SUN MOUNTAIN TRAIL
HARVEST MOON TRAIL
FLOW GLOVE TRAIL
DAY LILY COVE
FIELD RUSH DRIVE
DOWNY WAY

HOLLYHOCK TRAIL
GRANADA PASS
GOOSE FOOT PATH
SUN GODDESS AVENUE
SAFARI SUNSET PASS
MONKS HOOD DRIVE
AFRICAN LILLY TRAIL
STAR GAZER BEND
SWEET SULTAN TRAIL
GLORY LILY WAY
FLORENZA WAY

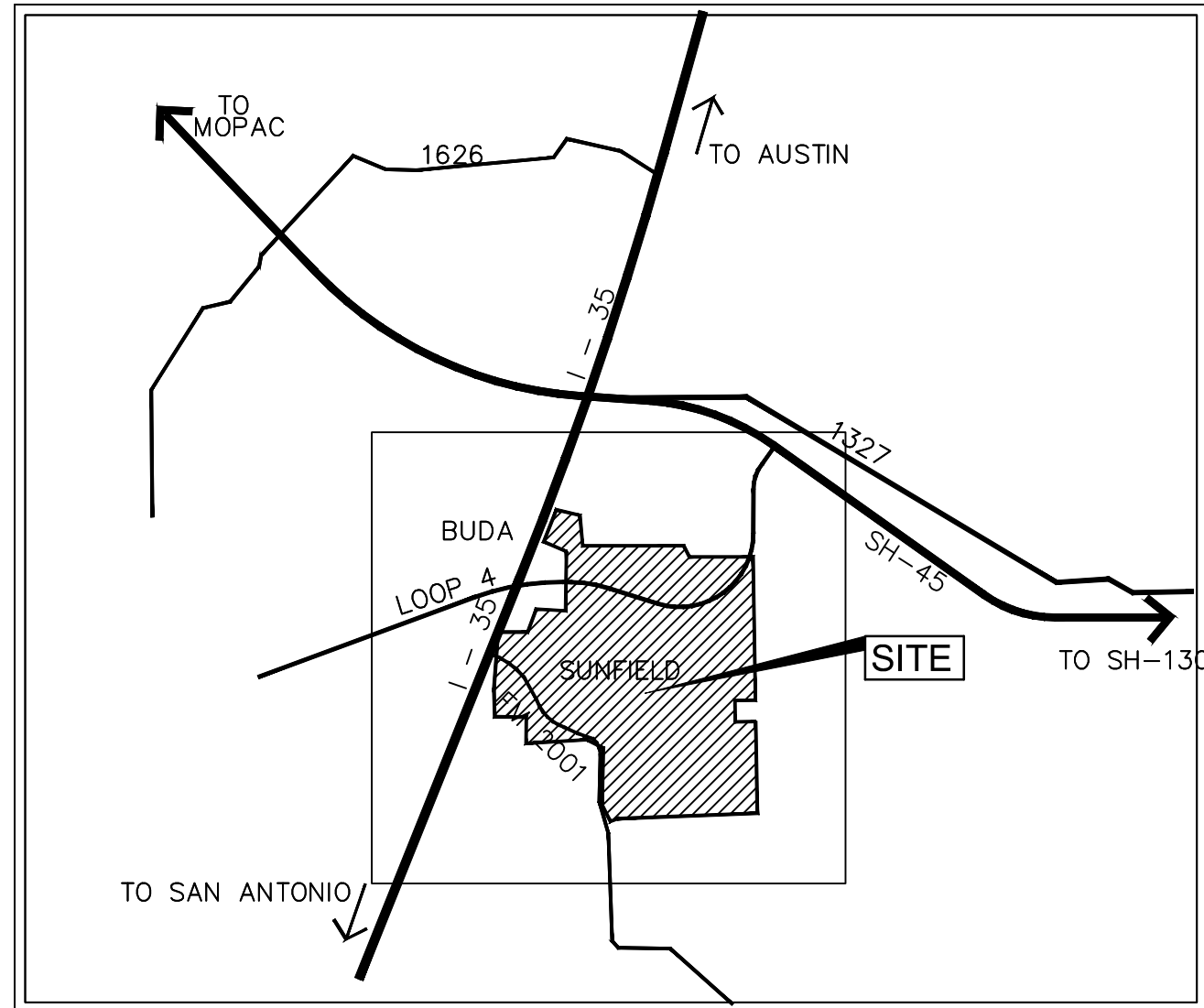
GOLDEN CLUSTER WAY
GOLD BURST DRIVE
DESERT GOLD PASS
VISTA GARDENS DRIVE
PICCOLO PASS
LONDON GOLD TRAIL
ELITE PASS
OXEYE DRIVE
SILVER WEED WAY
BRILLIANCE DRIVE
EVENING SUN TRAIL

GENERAL CONSTRUCTION NOTES:

- THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
- ALL FIFTEEN FOOT (15') DRAINAGE EASEMENTS TO BE ENCLOSED CONDUIT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
- THIS SITE IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- ALL PARKS, MEDIAN LOTS, PEDESTRIAN AND LANDSCAPE EASEMENT LOTS WILL BE MAINTAINED BY THE SUNFIELD HOMEOWNERS ASSOCIATION OR SUNFIELD M.U.D. NO. 1.
- PRIOR TO APPROVAL OF ANY FINAL PLAT THAT ENCROACHES INTO COUNTY ROAD 118, THE EXISTING COUNTY ROAD 118 MUST BE VACATED BY HAYS COUNTY COMMISSIONERS COURT.
- THE OPEN DRAINAGE CHANNEL EASEMENT SOUTH AND WEST OF THE FUTURE ELEMENTARY SCHOOL SITE WILL NOT AFFECT THE UTILITY LAYOUT OR DRAINAGE PLAN.

FLOOD PLAIN NOTE:

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY BY THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NUMBERS 48209C0280F AND 48209C0285F DATED SEPTEMBER 2, 2005 FOR HAYS COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

DATE:	JULY 10, 2014									
OWNER:	2428 PARTNERS, LLC 16380 ADDISON ROAD, A ADDISON, TX 75001 PHONE: (972)-380-5900									
ENGINEER :	KIMLEY-HORN AND ASSOCIATES 10415 JOLLYVILLE ROAD AVALLON IV SUITE 300 AUSTIN, TEXAS 78759 PHONE: (512) 418-1771 FAX: (512) 418-1791									
SURVEYOR:	CAPITAL SURVEYING COMPANY, INC 1101 SOUTH CAPITAL OF TX HWY AUSTIN, TEXAS 78746 PHONE: (512) 327-4006									
TOTAL ACREAGE:	ORIGINAL		PROPOSED		360.00 ACRES					
FEMA MAP NUMBER:	303.50 ACRES		302.25 ACRES							
SURVEY:	48209C0280F, 48209C0285F (HAYS COUNTY) WILLIAM P. CORBEN SURVEY 7, ABSTRACT NO. 159 HAYS COUNTY									
	ORIGINAL	REVISED/ PROPOSED	REVISED/ PROPOSED	REVISED/ PROPOSED	REVISED/ PROPOSED	ACERAGE	REVISED/PROPOSED ACERAGE			
TOTAL NUMBER OF LOTS:	1092	1091	1101	1119	1701					
TOTAL NUMBER OF BLOCKS:	38	38	38	69	82					
TOTAL NUMBER OF PARCELS:	2	1	1	7	8	3.10 ACRES	7.70 ACRES	5.41 ACRES		8.50 ACRES
TOTAL NUMBER OF LANDSCAPE EASEMENT, SIDEWALK-EASEMENT, DRAINAGE ESMT. & P.U.E. LOTS:	19	19	24	36	44	5.87 ACRES	5.87 ACRES			
TOTAL NUMBER OF SCHOOL LOTS:	1	1	1	1	1	15.04 ACRES	16.50 ACRES			
TOTAL NUMBER OF DAYCARE/COMMERCIAL LOTS:	1	1	1	1	1	2.03 ACRES	2.03 ACRES	2.00 ACRES		
TOTAL NUMBER OF LIFT STATION LOTS:	1	1	1	1	1	0.42 ACRES	0.42 ACRES			
TOTAL NUMBER OF GREENBELT, DRAINAGE EASEMENT, WATER QUALITY ESMT., P.U.E. & ACCESS ESMT. LOTS:	2	2	7	7	7	41.25 ACRES	41.25 ACRES			54.71 ACRES
TOTAL NUMBER OF SINGLE FAMILY LOTS:	1066	1066	1066	1066	1066	235.79 ACRES	235.79 ACRES	238.80 ACRES		272.00 ACRES
TOTAL ACREAGE:						303.50 ACRES	302.25 ACRES			
LINEAR FOOTAGE OF STREETS:	44,000 LF									

REVISIONS

No.	DESCRIPTION	REVIEWED	DATE
1	RELOCATED PROPOSED SCHOOL TRACT, REVISED LOT LAYOUT IN SECTION ONE, REVISED ALIGNMENT OF SUN BRIGHT BOULEVARD, REVISED NOTE 14, REVISED TOTAL LOT COUNT DUE TO 1 LESS PARK LOT IN FUTURE DEVELOPED AREA, REVISED LOT ACREAGE DUE TO ROAD ALIGNMENT SHIFT AND SCHOOL LOT LAYOUT. ADDED NOTE 24.	BJP	4-5-13
2	UPDATED LOT LAYOUT ON FUTURE RESIDENTIAL LOTS, REVISED LOT TABLE COUNT.	BJP	7-16-13
3	UPDATED LOT LAYOUT ON FUTURE RESIDENTIAL LOTS, REVISED LOT TABLE COUNT.	BJP	9-4-14
4	UPDATED LOT LAYOUT ON FUTURE RESIDENTIAL LOTS, REVISED LOT TABLE COUNT. ADDED OVERALL LAYOUT SHEET.	BJP	1-3-16

FOR REVIEW ONLY SUNFIELD PHASE TWO

ZONING: RESIDENTIAL
1091 RESIDENTIAL LOTS BEING 302.25 ACRES
IN THE WILLIAM CORBEN SURVEY 7, ABSTRACT NO. 150
HAYS COUNTY, TEXAS

OWNERS: 2428 PARTNERS, LLC 16380 ADDISON ROAD, A ADDISON, TX 75001 PHONE: (972) 380-5900 FAX: (972) 380-5900 EMAIL: J-late@swbell.net			DEVELOPER: 2428 PARTNERS, LLC 16380 ADDISON ROAD, A ADDISON, TX 75001 PHONE: (972) 380-5900 FAX: (972) 380-5900 EMAIL: J-late@swbell.net			ENGINEER/PLANNER:  Kimley-Horn and Associates, Inc. Kimley-Horn and Associates 10415 MORADO CIRCLE BLDG 1, Suite 200 AUSTIN, TX 78759 Tel: (512) 418-1791		
DESIGNED BJP	DRAWN KB	CHECKED BJP	SCALE AS SHOWN	DATE JANUARY 2017	KHA PROJECT NO. 064404005	P-3		

SUNFIELD PHASE TWO

REVISION 4 TO THE PRELIMINARY PLAN

360.00 ACRES WILLIAM CORBEN SURVEY, ABSTRACT NO. 150 HAYS COUNTY, TEXAS

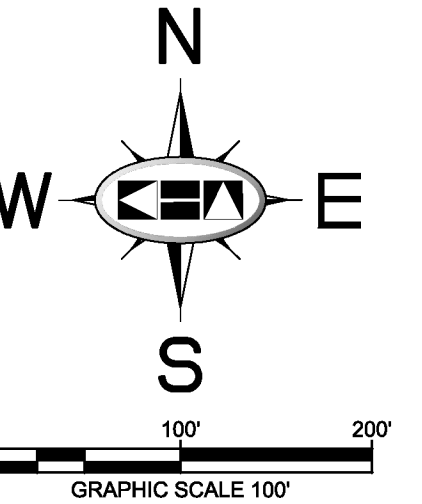
MATCHLINE SEE SHEET P5

**FUTURE
RESIDENTIAL
(4.4 UNITS/ACRE)**

**FUTURE
HIGH DENSITY
RESIDENTIAL**

**FUTURE PHASE
2-9 RESIDENTIAL
(4.4 UNITS/ACRE)**

**FUTURE PHASE
2-8 RESIDENTIAL
(4.4 UNITS/ACRE)**



- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
 - H.C.P.R. HAYS COUNTY PLAT RECORD
 - H.C.D.R. HAYS COUNTY DEED RECORD
 - R.O.W. RIGHT OF WAY
 - T.P. TRAVERSE POINT
 - () RECORD INFORMATION
 - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CAPITAL SURVEYING CO. INC."
 - 1/2" IRON ROD FOUND WITH CAP STAMPED "CBO 5780"
 - TxDOT BRASS DISK IN CONCRETE FOUND
 - IRON ROD FOUND WITH TxDOT ALUMINUM CAP
 - 1/2" IRON ROD FOUND WITH CAP STAMPED "LENZ & ASSOC."
 - 1/2" IRON ROD FOUND WITH CAP STAMPED "ATS ENG."
 - 1/2" IRON ROD FOUND WITHOUT CAP
 - COTTON OIL SPINDLE FOUND
 - CALCULATED POINT
 - SIDEWALK
 - PHASE 2 BOUNDARY
 - LIMITS OF FUTURE RESIDENTIAL
 - FUTURE SIDEWALK
 - DEVELOPED 100 YEAR FLOODPLAIN
 - PEDESTRIAN EASEMENT

REVISIONS

No.	DESCRIPTION	REVIEWED	DATE
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FOR REVIEW ONLY
SUNFIELD PHASE TWO

ZONING: RESIDENTIAL
1091 RESIDENTIAL LOTS BEING 302.25 ACRES
IN THE WILLIAM CORBEN SURVEY 7, ABSTRACT NO. 159
HAYS COUNTY, TEXAS

OWNERS:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972) 380-5900
FAX: (972) 380-5900
EMAIL: J-late@swbell.net

DEVELOPER:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972) 380-5900
FAX: (972) 380-5900
EMAIL: J-late@swbell.net

ENGINEER/PLANNER:

Kinley-Horn and Associates, Inc.
10415 MORADO CIRCLE BLDG 1,
Suite 200
AUSTIN, TX 78759
Tel: (512) 418-1791

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	P-4
BJP	KB	BJP	AS SHOWN	JANUARY 2017	064404005	

PLOTTED BY: BANASAU, KRS 2/10/2017 10:26 AM
LAST SAVED: 2/10/2017 10:23 AM
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SUNFIELD PHASE TWO

REVISION 4 TO THE PRELIMINARY PLAN

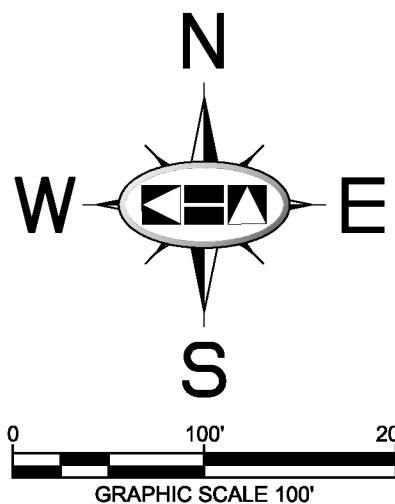
360.00ACRES WILLIAM CORBEN SURVEY, ABSTRACT NO. 150 HAYS COUNTY, TEXAS

MATCHLINE SEE SHEET P-7

EXISTING PH 2-4
(4.4 UNITS/ACRE)

FUTURE
ELEMENTARY
SCHOOL
(16.50 ACRES+)

MATCHLINE SEE SHEET P-6



$\Delta=93^{\circ}02'24''$
 $R=24.11'$
 $L=39.16'$
 $CB=S3^{\circ}53'15''E$
 $C=34.99'$

$S47^{\circ}38'53''E$
34.84'

$S47^{\circ}25'49''E$
198.27'

$S32^{\circ}57'18''E$
106.05'

$S60^{\circ}22'48''W$
125.50'

$S15^{\circ}31'22''E$
257.99'

$S16^{\circ}29'25''E$
29.47'

$S70^{\circ}15'27''W$
59.61'

$\Delta=9^{\circ}49'22''$
 $R=530.00'$
 $L=90.86'$
 $CB=S23^{\circ}59'37''E$
 $C=90.75'$

$S24^{\circ}17'59''E$
39.48'

$S32^{\circ}19'52''E$
40.41'

$S37^{\circ}55'48''E$
136.56'

$S46^{\circ}59'51''E$
45.49'

$S51^{\circ}25'07''W$
126.56'

$S38^{\circ}30'30''E$
74.08'

$\Delta=47^{\circ}10'10''$
 $R=16.54'$
 $L=13.62'$
 $CB=S64^{\circ}35'29''E$
 $C=13.24'$

$\Delta=52^{\circ}06'33''$
 $R=14.97'$
 $L=13.61'$
 $CB=S57^{\circ}55'02''W$
 $C=13.15'$

$\Delta=5^{\circ}50'02''$
 $R=2050.89'$
 $L=208.82'$
 $CB=S30^{\circ}25'12''W$
 $C=208.73'$

$S64^{\circ}18'35''E$
169.23'

$\Delta=9^{\circ}43'40''$
 $R=1549.99'$
 $L=263.16'$
 $CB=S20^{\circ}19'02''W$
 $C=262.84'$

$S16^{\circ}03'44''W$
271.31'

SUNFIELD
PHASE 1

EXISTING PH 2-3
(4.4 UNITS/ACRE)

EXISTING PH 2-6
(4.4 UNITS/ACRE)

EXISTING PH 2-10
(4.4 UNITS/ACRE)

- LEGEND
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
 - H.C.P.R. HAYS COUNTY PLAT RECORD
 - H.C.D.R. HAYS COUNTY DEED RECORD
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 - 1/2" IRON ROD FOUND WITH CAP STAMPED "ATS ENG."
 - 1/2" IRON ROD FOUND WITHOUT CAP
 - COTTON GIN SPINDLE FOUND
 - ▲ CALCULATED POINT
 - SIDEWALK
 - PHASE 2 BOUNDARY
 - LIMITS OF FUTURE RESIDENTIAL
 - FUTURE SIDEWALK
 - DEVELOPED 100 YEAR FLOODPLAIN
 - PEDESTRIAN EASEMENT

REVISIONS			
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FOR REVIEW ONLY
SUNFIELD PHASE TWO

ZONING: RESIDENTIAL
1091 RESIDENTIAL LOTS BEING 302.25 ACRES
IN THE WILLIAM CORBEN SURVEY 7, ABSTRACT NO. 159
HAYS COUNTY, TEXAS

OWNERS:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972) 380-5900
FAX: (972) 380-5960
EMAIL: J-hate@gswell.net

DEVELOPER:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972) 380-5900
FAX: (972) 380-5960
EMAIL: J-hate@gswell.net

ENGINEER/PLANNER:
Kimley-Horn and Associates, Inc.
10415 MORADO CIRCLE BLDG 1,
SUITE 200
AUSTIN, TX 78759
Tel: (512) 418-1791

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	P-5
BJP	KB	BJP	AS SHOWN	JANUARY 2017	064404005	

SUNFIELD PHASE TWO

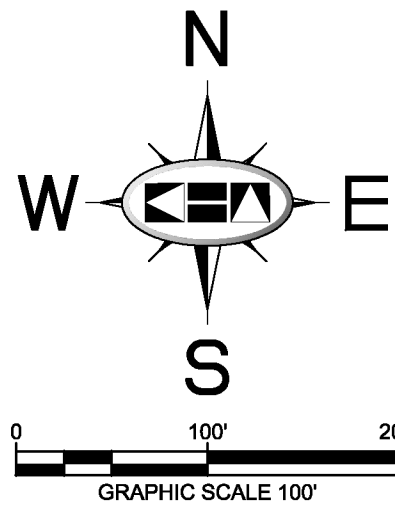
REVISION 4 TO THE PRELIMINARY PLAN

360.00 ACRES WILLIAM CORBEN SURVEY, ABSTRACT NO. 150 HAYS COUNTY, TEXAS

MATCHLINE SEE SHEET P-6

EXISTING PH 2-5
(4.4 UNITS/ACRE)

EXISTING PH 2-7
(4.4 UNITS/ACRE)



LEGEND

- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
H.C.P.R. HAYS COUNTY PLAT RECORD
H.C.D.R. HAYS COUNTY DEED RECORD
R.O.W. RIGHT OF WAY
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● 1/2" IRON ROD FOUND WITHOUT CAP
● COTTON GIN SPINDLE FOUND
▲ CALCULATED POINT
--- SIDEWALK
--- PHASE 2 BOUNDARY
--- LIMITS OF FUTURE RESIDENTIAL
--- FUTURE SIDEWALK
--- DEVELOPED 100-YEAR FLOODPLAIN
--- PEDESTRIAN EASEMENT

REVISIONS

No.	DESCRIPTION	REVIEWED	DATE
1	RELOCATED PROPOSED SCHOOL TRACT, REVISED LOT LAYOUT IN SECTION ONE, REVISED ALIGNMENT OF SUN BRIGHT BOULEVARD, REVISED NOTE 14, REVISED TOTAL LOT COUNT DUE TO 1 LESS PARK LOT IN FUTURE DEVELOPED AREA, REVISED LOT ACREAGE DUE TO ROAD ALIGNMENT SHIFT AND SCHOOL LOT LAYOUT. ADDED NOTE 24.	BJP	4-5-13
2	UPDATED LOT LAYOUT ON FUTURE RESIDENTIAL LOTS, REVISED LOT TABLE COUNT.	BJP	7-16-13
3	UPDATED LOT LAYOUT ON FUTURE RESIDENTIAL LOTS, REVISED LOT TABLE COUNT.	BJP	9-4-14
4	UPDATED LOT LAYOUT ON FUTURE RESIDENTIAL LOTS, REVISED LOT TABLE COUNT, ADDED OVERALL LAYOUT SHEET.	BJP	1-3-16

FOR REVIEW ONLY
SUNFIELD PHASE TWO

ZONING: RESIDENTIAL
1091 RESIDENTIAL LOTS BEING 302.25 ACRES
IN THE WILLIAM CORBEN SURVEY 7, ABSTRACT NO. 159
HAYS COUNTY, TEXAS

OWNERS:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972) 380-5900
FAX: (972) 380-5960
EMAIL: J-late@gbwell.net

DEVELOPER:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972) 380-5900
FAX: (972) 380-5960
EMAIL: J-late@gbwell.net

ENGINEER/PLANNER:
 **Kimley-Horn and Associates, Inc.**
10415 MORADO CIRCLE BLDG 1,
Suite 200
AUSTIN, TX 78759
Tel: (512) 418-1791

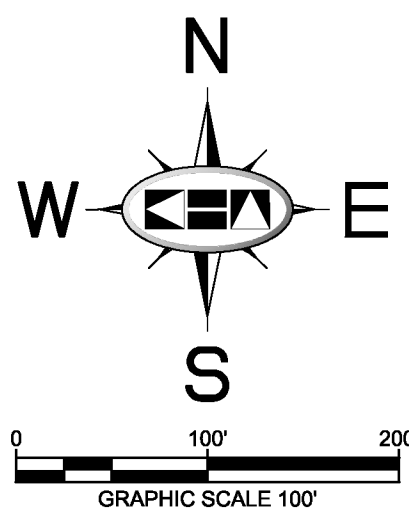
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	P-6
BJP	KB	BJP	AS SHOWN	JANUARY 2017	064404005	

MATCHLINE SEE SHEET P-4

SUNFIELD PHASE TWO

REVISION 4 TO THE PRELIMINARY PLAN

360.00 ACRES WILLIAM CORBEN SURVEY, ABSTRACT NO. 150 HAYS COUNTY, TEXAS



LEGEND

O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
H.C.P.R. HAYS COUNTY PLAT RECORD
H.C.D.R. HAYS COUNTY DEED RECORD
R.O.W. RIGHT OF WAY
T.P. TRAVERSE POINT
() RECORD INFORMATION
● 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CAPITAL SURVEYING CO. INC."
● 1/2" IRON ROD FOUND WITH CAP STAMPED "CBD 5780"
● TxDOT BRASS DISK IN CONCRETE FOUND
● IRON ROD FOUND WITH TxDOT ALUMINUM CAP
● 1/2" IRON ROD FOUND WITH CAP STAMPED "LENZ & ASSOC."
● 1/2" IRON ROD FOUND WITH CAP STAMPED "ATS ENG."
● 1/2" IRON ROD FOUND WITHOUT CAP
● COTTON GIN SPINDLE FOUND
▲ CALCULATED POINT
— SIDEWALK
--- PHASE 2 BOUNDARY
--- LIMITS OF FUTURE RESIDENTIAL
--- FUTURE SIDEWALK
--- DEVELOPED 100 YEAR FLOODPLAIN
--- PEDESTRIAN EASEMENT

REVISIONS

No.	DESCRIPTION	REVIEWED	DATE
1	RELOCATED PROPOSED SCHOOL TRACT, REVISED LOT LAYOUT IN SECTION ONE, REVISED ALIGNMENT OF SUN BRIGHT BOULEVARD, REVISED NOTE 14, REVISED TOTAL LOT COUNT DUE TO 1 LESS PARK LOT IN FUTURE DEVELOPED AREA, REVISED LOT ACREAGE DUE TO ROAD ALIGNMENT SHIFT AND SCHOOL LOT LAYOUT, ADDED NOTE 24.	BJP	4-5-13
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3	UPDATED LOT LAYOUT ON FUTURE RESIDENTIAL LOTS, REVISED LOT TABLE COUNT.	BJP	9-4-14
4	UPDATED LOT LAYOUT ON FUTURE RESIDENTIAL LOTS, REVISED LOT TABLE COUNT. ADDED OVERALL LAYOUT SHEET.	BJP	1-3-16

FOR REVIEW ONLY SUNFIELD PHASE TWO

ZONING: RESIDENTIAL
1091 RESIDENTIAL LOTS BEING 302.25 ACRES
IN THE WILLIAM CORBEN SURVEY 7, ABSTRACT NO. 159
HAYS COUNTY, TEXAS

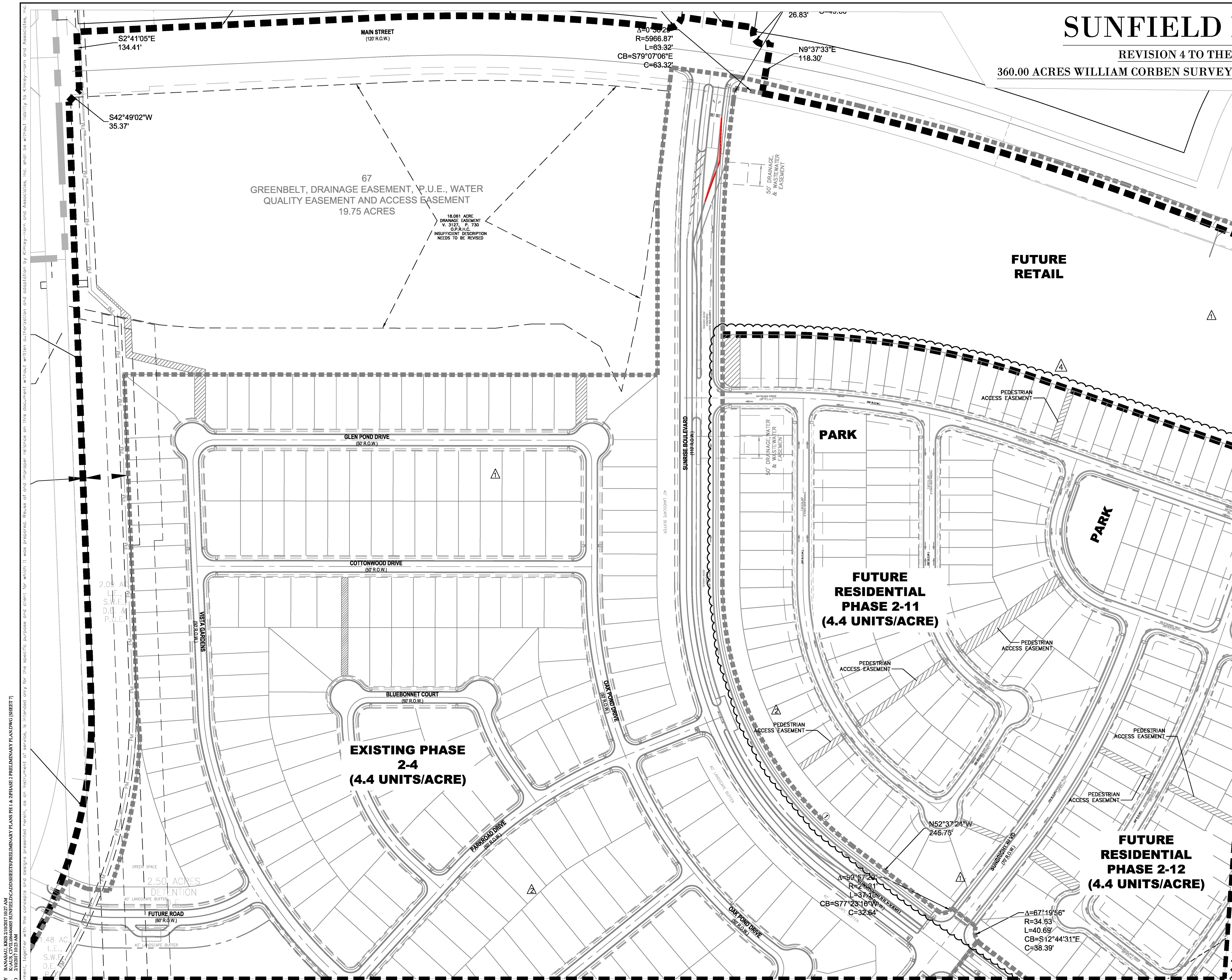
OWNERS:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972) 380-5900
FAX: (972) 380-5900
EMAIL: J-hate@gbwell.net

DEVELOPER:
2428 PARTNERS, LLC
16380 ADDISON ROAD, A
ADDISON, TX 75001
PHONE: (972) 380-5900
FAX: (972) 380-5900
EMAIL: J-hate@gbwell.net

ENGINEER/PLANNER:

Kinley-Horn and Associates
10415 MORADO CIRCLE BLDG 1,
Suite 200
AUSTIN, TX 78759
Tel: (512) 418-1791

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	P-7
BJP	KB	BJP	AS SHOWN	JANUARY 2017	064404005	



PLOTTED BY: BAKASAU, KRS 2/10/2017 10:27 AM
LAST SAVED: 2/10/2017 10:23 AM
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/or modification of this document without written authorization and approval by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

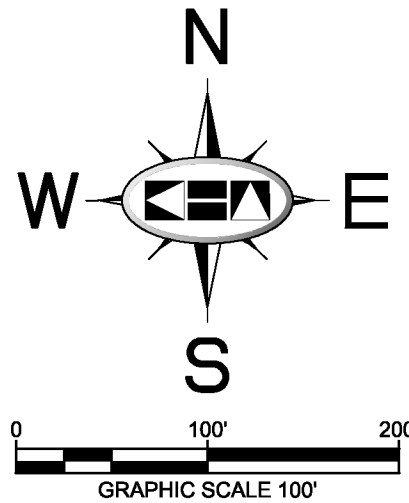
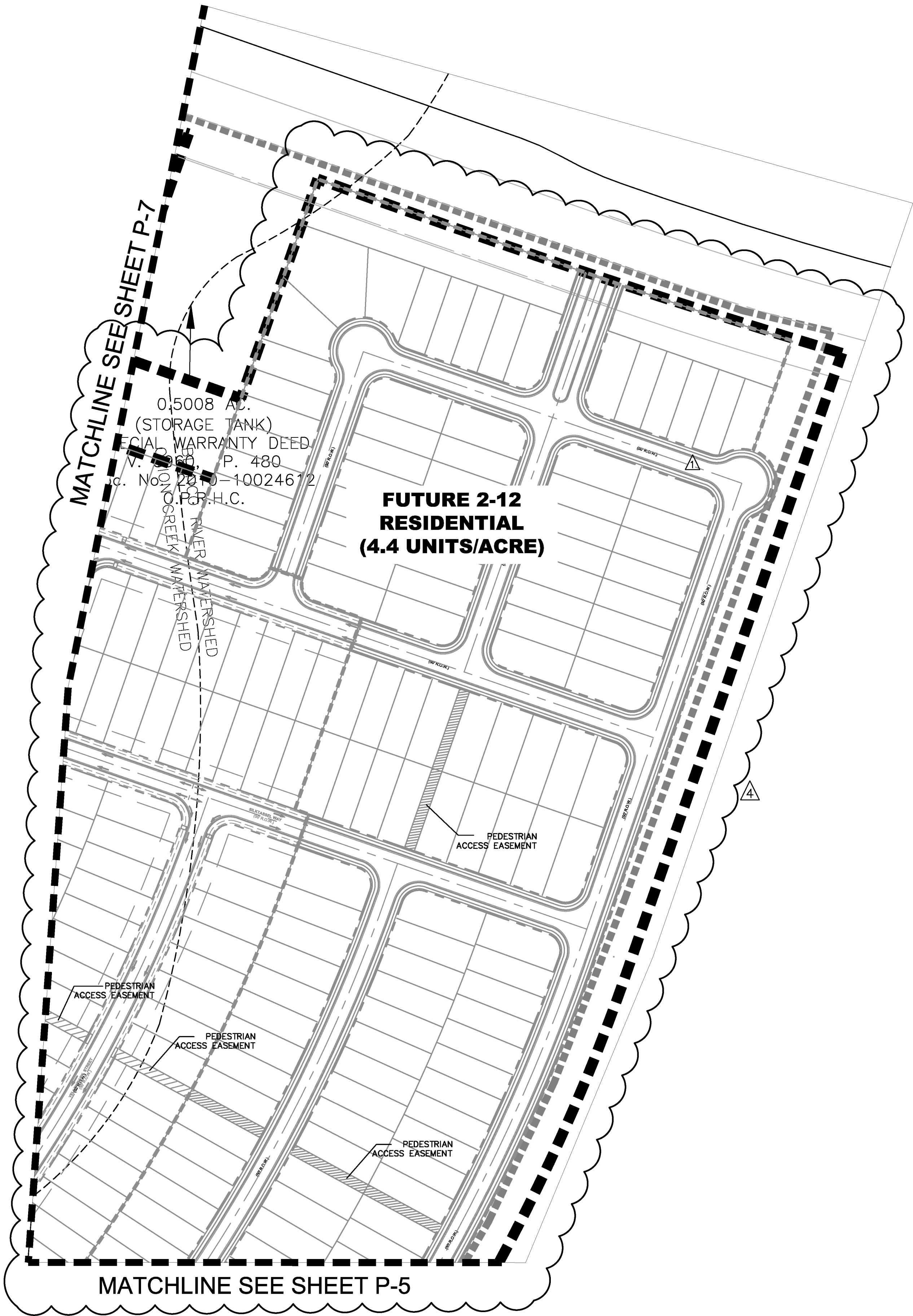
MATCHLINE SEE SHEET P-5

MATCHLINE SEE SHEET P-8

SUNFIELD PHASE TWO

REVISION 4 TO THE PRELIMINARY PLAN

360.00 ACRES WILLIAM CORBEN SURVEY, ABSTRACT NO. 150 HAYS COUNTY, TEXAS



LEGEND

- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
- H.C.P.R. HAYS COUNTY PLAT RECORD
- H.C.D.R. HAYS COUNTY DEED RECORD
- R.O.W. RIGHT OF WAY
- TP TRAVERSE POINT
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- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CAPITAL SURVEYING CO. INC."
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- COTTON GIN SPINDLE FOUND
- ▲ CALCULATED POINT
- SIDEWALK
- - - PHASE 2 BOUNDARY
- - - LIMITS OF FUTURE RESIDENTIAL
- - - FUTURE SIDEWALK
- - - DEVELOPED 100 YEAR FLOODPLAIN
- - - PEDESTRIAN EASEMENT

REVISIONS

No.	DESCRIPTION	REVIEWED	DATE
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FOR REVIEW ONLY SUNFIELD PHASE TWO

ZONING: RESIDENTIAL
1091 RESIDENTIAL LOTS BEING 302.25 ACRES
IN THE WILLIAM CORBEN SURVEY 7, ABSTRACT NO. 159
HAYS COUNTY, TEXAS

OWNERS: 2428 PARTNERS, LLC 16380 ADDISON ROAD, A ADDISON, TX 75001 PHONE: (972) 380-5900 FAX: (972) 380-5960 EMAIL: J-late@swbell.net	DEVELOPER: 2428 PARTNERS, LLC 16380 ADDISON ROAD, A ADDISON, TX 75001 PHONE: (972) 380-5900 FAX: (972) 380-5960 EMAIL: J-late@swbell.net	ENGINEER/PLANNER: Kinley-Horn and Associates, Inc. 10415 MORADO CIRCLE BLDG 1, Suite 200 AUSTIN, TX 78759 Tel: (512) 418-1791
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	P-8
BJP	KB	BJP	AS SHOWN	JANUARY 2017	064404005	



City Council Agenda Item Report

February 21, 2017

Contact – Chance Sparks, AICP, CNU-A, Assistant City Manager
512-312-5745 – csparks@ci.buda.tx.us

SUBJECT: Approval of a final plat of Meadows at Buda Section 4C, being 1.463 acres out of the Jacob G. Lents Survey No. 32 Abstract No. 284, generally located along Blossom Valley Stream near its intersection with Crystal City Creek. (FP 16-16)

1. EXECUTIVE SUMMARY

The City of Buda has received an application to final plat Meadows at Buda Section 4C, being 1.463 acres in total. This is the final single-family residential section of the Meadows at Buda, though significant commercial lands remain. Approval of subdivision plats constitutes a ministerial action. Under the provisions of Texas Local Government Code Chapter 212. Staff, as well as the City's consulting engineer, has found the plat in compliance with applicable regulations. The Planning & Zoning Commission recommended approval at its February 14, 2017 meeting.

2. BACKGROUND/HISTORY

In 2004, the City of Buda entered into a consent & development agreement and subsequently a strategic partnership agreement with the South Buda Water Control & Improvement District (WCID) and the developers of the Meadows at Buda Subdivision. The Meadows at Buda Preliminary Plan was originally approved in 2005. Subsequent to approval, Sections 1, 2, and 3 were platted and developed, which consist of approximately 389 single family residential lots. In 2013, a revision to the preliminary plan was approved which pertained to Section 4.

The South Buda WCID owns the water and sewer infrastructure in the Meadows at Buda. The water supplier is ultimately Monarch Utilities and the City of Buda is the ultimate provider of wastewater service. The property is located outside of the city limits, but within the ETJ. As a result, the property is not subject to zoning regulations or limitations on density/lot size other than through restrictions contained in the agreements.

3. STAFF'S REVIEW AND ANALYSIS

Phase 4C consists of 10 single family residential lots and is adjacent to Phase 4A and undeveloped commercial land. There are 389 residential lots in Sections 1, 2, and 3 which have been platted and mostly developed, resulting in a total of 508 residential lots in the entire subdivision.

Both Blossom Valley Stream (50' ROW) and Crystal City Creek (50' ROW) were established in Section 4A.

The majority of the lots in this phase are between 49 and 50 feet wide.

Parkland dedication has been satisfied in previous sections.

The subdivision is served by City of Buda wastewater, but is within Monarch Utilities' water service area. The South Buda water Control Improvement District (WCID) owns the water and sewer infrastructure. The City's publicly owned treatment works have sufficient capacity for the processing of waste water that will be generated as a result of the development of these remaining sections.

Water quality and detention will be served by the existing detention pond.

4. FINANCIAL IMPACT

Development of Meadows at Buda will continue to increase the residential unit count in and near Buda. This increases the market capacity for the Buda area. Likewise, the development results in the payment of related development fees.

5. SUMMARY/CONCLUSION

The Meadows at Buda Section 4C comprises 1.463 acres in total and represents the final single-family residential section of the Meadows at Buda. Approval of subdivision plats constitutes a ministerial action. Under the provisions of Texas Local Government Code Chapter 212. Staff, as well as the City's consulting engineer, has found the plat in compliance with applicable regulations. The Planning & Zoning Commission recommended approval at its February 14, 2017 meeting.

6. PROS AND CONS

Pros and cons are discussed within the alternatives.

7. ALTERNATIVES

As a ministerial action, few alternatives are available. Under the provisions of Texas Local Government Code Chapter 212. Staff, as well as the City's consulting engineer, has found the plat in compliance with applicable regulations. As an ETJ plat, it has been processed & reviewed in accordance with the City of Buda's Interlocal Agreement with Hays County for subdivision administration.

Approve as presented – The applicant has satisfied the provisions of the UDC, various South Buda WCID agreements and other applicable regulations. The Planning and Zoning Commission recommended approval.

Denial – Should the City Council choose this option, the City and individual City Council members are exposed to significant liability. The City Council would need to specifically identify deficiencies.

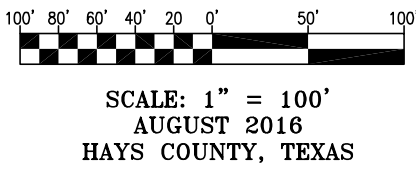
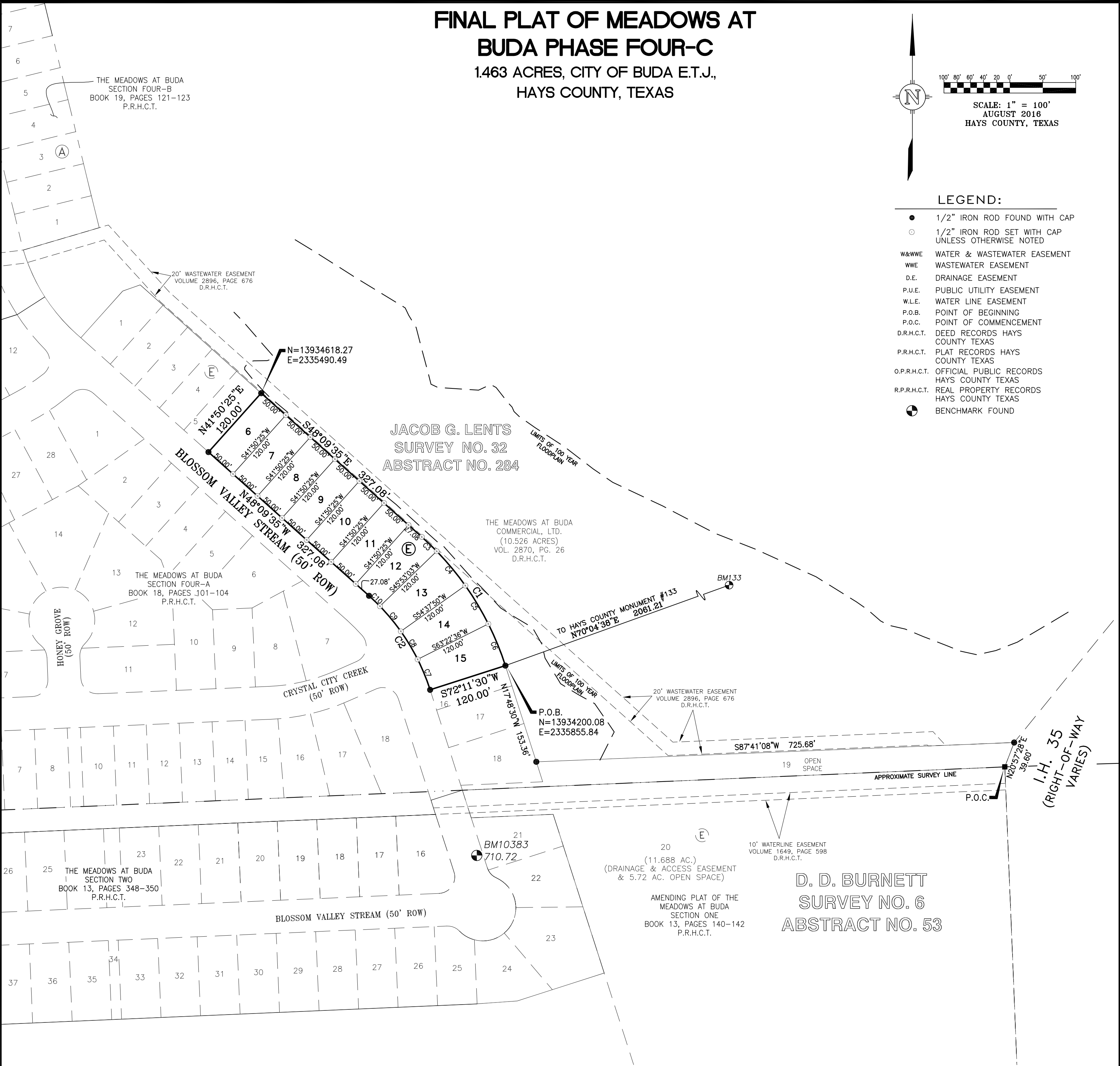
Table – Should this option be chosen, staff requests the City Council specify the information needed in order to take action at a future date.

Take No Action – This option would ultimately result in a statutory approval under Chapter 212 of Local Government Code. While possible, staff does not recommend this approach.

8. RECOMMENDATION

Approval of subdivision plats constitutes a ministerial action. Under the provisions of Texas Local Government Code Chapter 212. Staff, as well as the City's consulting engineer, has found the plat in compliance with applicable regulations.

The Planning & Zoning Commission recommended approval at its February 14, 2017 meeting. Staff concurs with this recommendation.



- LEGEND:
- 1/2" IRON ROD FOUND WITH CAP
 - 1/2" IRON ROD SET WITH CAP UNLESS OTHERWISE NOTED
 - W&WWE WATER & WASTEWATER EASEMENT
 - WWE WASTEWATER EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - D.R.H.C.T. DEED RECORDS HAYS COUNTY TEXAS
 - P.R.H.C.T. PLAT RECORDS HAYS COUNTY TEXAS
 - O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
 - R.P.R.H.C.T. REAL PROPERTY RECORDS HAYS COUNTY TEXAS
 - BENCHMARK FOUND

MEADOWS AT BUDA PHASE FOUR-C

OWNER: NEWSTAND BUDA, LTD.
MEADOWS AT BUDA COMMERCIAL, LTD.
P.O. BOX 42169
AUSTIN, TX 78704-0037

ACREAGE: 1.463 ACRES

SURVEY: JACOB G. LENTS SURVEY NO. 32 A-284,

CITY: BUDA

COUNTY: HAYS

NUMBER OF BLOCKS: 1 BLOCKS

NUMBER OF LOTS: 10 SINGLE FAMILY LOTS (1.463 ACRES),

DATE: AUGUST, 2016

SURVEYOR: ZAMORA, L.L.C. (ZWA)
1435 SOUTH LOOP 4
BUDA, TEXAS 78610

ENGINEER: GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TEXAS 78759

SURVEYOR'S NOTES:

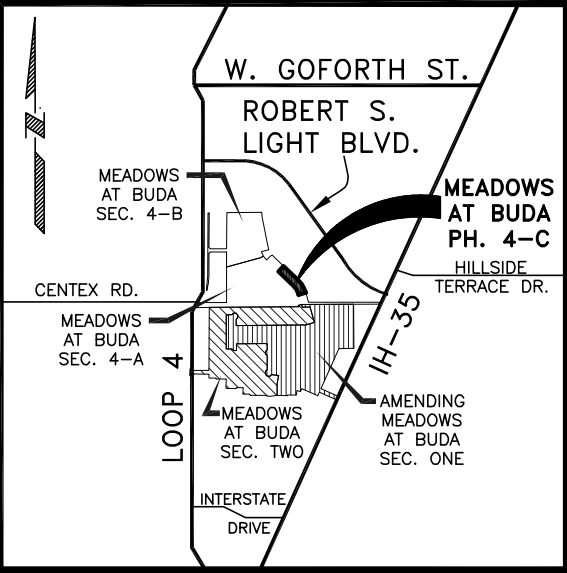
- THE BEARINGS SHOWN ARE GRID BEARINGS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN AND BASED FROM REFERENCE STATIONS AUSTIN TXAU AND BASTROP TXBS.
- VERTICAL DATUM, NAVD88 AND BASED FROM HAYS COUNTY MONUMENTS, AUSTIN TXAU, AND BASTROP TXBS.

BENCHMARK NOTES:

BM 10382: CHISELED □ ON TOP OF CURB AT THE NORTHEAST CORNER OF HOT SPRING VALLEY AND BLOSSOM VALLEY STREAM ELEVATION = 729.23'

BM 10383: CHISELED □ ON NORTH END OF STORM INLET AT BACK OF CURB AT 318 BLOSSOM VALLEY STREAM ELEVATION = 710.72'

LOCATION MAP
NOT TO SCALE



PROJECT: MEADOWS AT BUDA
PHASE FOUR-C

JOB NUMBER: 1013-18

DATE: AUGUST, 2016

SCALE: 1" = 100'

SURVEYOR: GLF

TECHNICIAN: SEGURA

DRAWING: MAB-4C-Sh11.dwg

FIELDNOTES:

PARTYCHIEF:

FIELDBOOKS:

ZWA

Zamora, L.L.C.
Professional Land Surveyors
Texas FIRM No. 10062700
1435 South Loop 4 • Buda, Texas 78610
Tel: (512) 295-6201 • Fax (512) 295-6091

PROJECT NO: *
FILE NO:
DATE: AUGUST, 2016
SCALE: 1" = 100'

DESIGNED BY:
DRAWN BY:
CHECKED BY:
REVISED BY:

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX: (512) 454-9933
TBPE FIRM #2946

GRAY
ENGINEERING

FINAL PLAT OF
THE MEADOWS
AT BUDA
PHASE FOUR-C

SHEET
1
OF
3

ZWA PLAT No.
1013-18

FINAL PLAT OF MEADOWS AT
BUDA PHASE FOUR-C
1.463 ACRES, CITY OF BUDA E.T.J.,
HAYS COUNTY, TEXAS

LEGAL DESCRIPTION

DESCRIPTION OF A 1.463 ACRE TRACT OF LAND SITUATED IN THE JACOB LENTS SURVEY NO. 32, ABSTRACT NO. 284 IN HAYS COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN TRACTS KNOWN AS A 27.052 ACRE TRACT (PART 1) AND A 96.419 ACRE TRACT (PART 2), BOTH AS DESCRIBED IN A SPECIAL WARRANTY DEED TO NEWSTAND BUDA, LTD., OF RECORD IN VOLUME 2801, PAGE 308 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. SAID 1.463 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Type 1 TxDOT concrete highway monument found in the west line of Interstate Highway 35, a variable width right-of-way, being also the northeast corner of Amending Plat of The Meadows at Buda Section One, a subdivision of record in Book 13, Pages 140 thru 142 of the Plat Records of Hays County, Texas, and being the southeast corner of The Meadows at Buda Section Four A, a subdivision of record in Book 18, Pages 101 of the Plat Records of Hays County, Texas;

THENCE, with the east and north line of said Meadows at Buda Four A, being also the remaining south line of said 96.419 acre tract, the following three (3) courses and distances:

- 1. N 20°57'28" E, for a distance of 39.60 feet to 1/2 inch iron rod found,
- 2. S 87°41'08" W, for a distance of 725.68 feet to 1/2 inch iron rod found, and
- 3. N 17°48'30" W, for a distance of 153.36 feet to 1/2 inch iron rod found for the POINT OF BEGINNING;

THENCE, continuing along the east line of said Meadows at Buda Section Four A, and the remaining south line of said 96.419 acre tract, the following four (4) courses and distances:

- 1. S 72°11'30" W, for a distance of 120.00 feet to 1/2 inch iron rod with cap found stamped (ZWA) for the most southerly corner of the herein described tract and being the beginning of a curve to the left,
- 2. along said curve to the left, with an arc distance of 172.16 feet, having a radius of 325.00 feet, a central angle of 30°21'05", and a chord bearing and distance of N 32°59'02" W, 170.16 feet to a 1/2 inch iron rod with cap found (ZWA) at the end of said curve,
- 3. N 48°09'35" W, for a distance of 327.08 feet to 1/2 inch iron rod with cap found stamped (ZWA) for the most westerly corner of the herein described tract, and
- 4. N 41°50'25" E, for a distance of 120.00 feet to 1/2 inch iron rod with cap found stamped (ZWA) for the most northerly corner of the herein described tract;

THENCE, with the north line of the herein described tract and across said 96.419 acre tract, the following two (2) courses and distances:

- 1. S 48°09'35" E, for a distance of 327.08 feet to 1/2 inch iron rod with cap found stamped (ZWA) at the beginning of a curve to the right, and
- 2. along said curve to the right, with an arc distance of 235.73 feet, having a radius of 445.00 feet, a central angle of 30°21'05", and a chord bearing and distance of S 32°59'02" E, 232.98 feet to a 1/2 inch iron rod with cap found (ZWA) at the end of said curve for the POINT OF BEGINNING and containing 1.463 acres of land:

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	235.73'	30°21'05"	445.00'	S32°59'02"E	232.98'
C2	172.16'	30°21'05"	325.00'	N32°59'02"W	170.16'
C3	31.41'	4°02'38"	445.00'	N46°08'16"W	31.40'
C4	67.93'	8°44'46"	445.00'	N39°44'34"W	67.86'
C5	67.93'	8°44'46"	445.00'	N30°59'47"W	67.86'
C6	68.46'	8°48'55"	445.00'	N22°12'57"W	68.40'
C7	50.00'	8°48'55"	325.00'	N22°12'57"W	49.95'
C8	49.61'	8°44'46"	325.00'	N30°59'47"W	49.56'
C9	49.61'	8°44'46"	325.00'	N39°44'34"W	49.56'
C10	22.94'	4°02'38"	325.00'	N46°08'16"W	22.93'

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL BY THESE PRESENTS

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

WITNESS MY HAND THIS THE _____ DAY OF _____ 2016, A.D.

PRELIMINARY-- FOR REVIEW ONLY

GINA LOFTIS--FRANKLIN, R.P.L.S. NO. 6087
STATE OF TEXAS
ZAMORA, L.L.C. (dba ZWA)
FIRM REGISTRATION NO. 10062700
1435 SOUTH LOOP 4
BUDA, TEXAS 78610
(512) 295-6201 OFFICE, (512) 295-6091 FAX

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, DAVID WAYNE PEEK, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THIS PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY OF BUDA ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

WITNESS MY HAND THIS THE _____ DAY OF _____ 2016, A.D.

GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN TEXAS 78759
PHONE: (512) 452-0371 FAX: (512) 454-9933
TBPE FIRM # 2946

PRELIMINARY-- FOR REVIEW ONLY

DAVID WAYNE PEEK
REGISTERED PROFESSIONAL ENGINEER NO. 114689

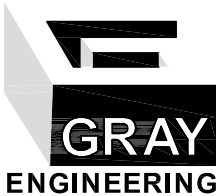
PROJECT: MEADOWS AT BUDA
PHASE FOUR-C
JOB NUMBER: 1013-18
DATE: AUGUST, 2016
SCALE: 1" = 100'
SURVEYOR: GLF
TECHNICIAN: SEGURA
DRAWING: MAB-4C-Sh11.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

ZWA



Zamora, L.L.C.
Professional Land Surveyors
Texas FIRM No. 10062700
1435 South Loop 4 • Buda, Texas 78610
Tel: (512) 295-6201 • Fax (512) 295-6091

PROJECT NO: *	DESIGNED BY:
FILE NO:	DRAWN BY:
DATE:	CHECKED BY:
SCALE: 1" = 100'	REVISED BY:



8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX: (512) 454-9933
TBPE FIRM #2946

FINAL PLAT OF
THE MEADOWS
AT BUDA
PHASE FOUR-C

SHEET
2
OF
3
ZWA PLAT No.
1013-18

FINAL PLAT OF MEADOWS AT
BUDA PHASE FOUR-C
1.463 ACRES, CITY OF BUDA E.T.J.,
HAYS COUNTY, TEXAS

THE STATE OF TEXAS

THE COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS THAT NEWSTAND BUDA, LTD, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH GRANT E. GIST, MANAGER OF NEWSTAND DEVELOPMENT CO., LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, OWNER OF 11.684 ACRE TRACT BEING A PORTION OF THE REMAINDER OF THAT CERTAIN 27.052 ACRE TRACT, KNOWN AS PART 1, AND THAT CERTAIN 96.419 ACRE TRACT, KNOWN AS PART 2, AS DESCRIBED IN A SPECIAL WARRANTY DEED TO NEWSTAND BUDA, LTD., OF RECORD IN VOLUME 2801, PAGE 308 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. DOES HEREBY SUBDIVIDE SAID 1.463 ACRES OF LAND TO BE KNOWN AS

"THE MEADOWS AT BUDA PHASE FOUR-C"

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF 2016, A.D.

NEWSTAND BUDA, LTD.
P.O. BOX 42169
AUSTIN, TEXAS 78704

NEWSTAND BUDA, LTD., A TEXAS LIMITED PARTNERSHIP
BY: NEWSTAND DEVELOPMENT CO., LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: GRANT E. GIST, MANAGER

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GRANT E. GIST, MANAGER OF NEWSTAND DEVELOPMENT CO., LLC, GENERAL PARTNER OF NEWSTAND BUDA, LTD, A TEXAS LIMITED PARTNERSHIP,, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2016 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DATE NOTARY COMMISSION EXPIRES

THE STATE OF TEXAS

THE COUNTY OF HAYS

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, WARRANT THAT ANY RIGHT, PRIVILEGE, OBLIGATION, OR REMEDY GRANTED TO ME BY THE SUBDIVISION ORDINANCE AND OTHER RELEVANT LAWS OF THE CITY OF BUDA, TEXAS, SHALL ALSO RUN IN FAVOR OF MY SUCCESSORS IN INTEREST, ASSIGNS, AGENTS, EMPLOYEES, OR ANY PERSON ACTING PURSUANT TO THE DIRECTIONS OF ANY OF THE FOREGOING, OR UNDER COLOR OF THE SAME.

BY: GRANT E. GIST, MANAGER

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GRANT E. GIST, MANAGER OF NEWSTAND DEVELOPMENT CO., LLC, GENERAL PARTNER OF NEWSTAND BUDA, LTD, A TEXAS LIMITED PARTNERSHIP,, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2016 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DATE NOTARY COMMISSION EXPIRES

THE STATE OF TEXAS

THE COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENTS THAT CROCKETT NATIONAL BANK, THE LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED OF TRUST AND SECURITY AGREEMENT IN

VOLUME , PAGE OF THE OFFICIAL RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY JOIN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON.

CROCKETT NATIONAL BANK
502 S. KOENIGHEIM BOULEVARD
SAN ANGELO, TEXAS 76903

BLAKE HALBARDIER, VICE PRESIDENT
SAN ANGELO MARKET

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE HALBARDIER, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2016 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DATE NOTARY COMMISSION EXPIRES

GENERAL NOTES

- TOTAL LOTS: 10
AVERAGE LOT SQUARE FOOTAGE: 6,372 S.F.
TOTAL LOTS SMALLER THAN 1.00 ACRE: 10
- NO PORTION OF THIS SUBDIVISION IS WITHIN THE DESIGNATED FLOOD HAZARD AREA.
- THE PROVISIONS OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE AND THE PROVISIONS OF THE APPROVED DEVELOPMENT AGREEMENT SHALL GOVERN THIS PROJECT.
- THE FULLY DEVELOPED CONCENTRATED STORM RUNOFF FOR 100 YEAR STORM SHALL BE CONTAINED WITHIN DRAINAGE EASEMENTS.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- RESIDENTIAL LOTS ARE LIMITED TO ONE SINGLE FAMILY DWELLING PER LOT.
- FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14 % ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF BUDA.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF BUDA STANDARDS.
- OPERATION AND MAINTENANCE OF THE WATER QUALITY AND DETENTION FACILITIES SERVING ALL SINGLE FAMILY LOTS WILL BE OWNED AND OPERATED BY THE SOUTH BUDA W.C.I.D. NO. 1
- FIRE HYDRANTS ARE REQUIRED EVERY 500 FEET IN SINGLE FAMILY AREAS.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY MONARCH WATER SUPPLY.
- WASTEWATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF BUDA.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL STREETS RIGHT-OF-WAY ON ALL LOTS IN THIS SUBDIVISION.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT ON EITHER SIDE OF ALL RESIDENTIAL SIDE LOT LINES FOR A TOTAL WIDTH OF TEN (10) FOOT WIDE IS HEREBY DEDICATED ON ALL LOTS IN THIS SUBDIVISION.
- NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (1) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER CHAPTER 751; AND, (2) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTHIN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PERMITTED SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY. NO CONSTRUCTION OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED,

THIS PLAT, THE MEADOWS AT BUDA PHASE FOUR-C, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS DAY OF 2016, A.D.

ATTEST:

BY: SECRETARY, CITY OF BUDA, TEXAS

THE STATE OF TEXAS §

THE COUNTY OF HAYS §

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

JAMES "CLINT" GARZA, DIRECTOR DATE
HAYS COUNTY DEVELOPMENT SERVICES

THE STATE OF TEXAS §

THE COUNTY OF HAYS §

I, LIZ Q. GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE

DAY OF 2016 A.D., AT O'CLOCK, M. AND DULY

RECORDED ON THE DAY OF 2016 A.D., AT O'CLOCK, M., IN THE

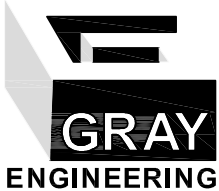
PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK PAGES

LIZ Q. GONZALEZ, COUNTY CLERK
HAYS COUNTY, TEXAS

PROJECT: MEADOWS AT BUDA
PHASE FOUR-C
JOB NUMBER: 1013-18
DATE: AUGUST, 2016
SCALE: 1" = 100'
SURVEYOR: GLF
TECHNICIAN: SEGURA
DRAWING: MAB-4C-Sh11.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

ZWA
Zamora, L.L.C.
Professional Land Surveyors
Texas FIRM No. 10062700
1435 South Loop 4 • Buda, Texas 78610
Tel: (512) 295-6201 • Fax (512) 295-6091

PROJECT NO: *
FILE NO:
DATE:
SCALE: 1" = 100'
DESIGNED BY:
DRAWN BY:
CHECKED BY:
REVISED BY:
8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX: (512) 454-9933
TBPE FIRM #2946



FINAL PLAT OF
THE MEADOWS
AT BUDA
PHASE FOUR-C

SHEET
3
OF
3
ZWA PLAT No.
1013-18



City Council Agenda Item Report

February 21, 2017

Contact – Micah Grau, Assistant City Manager
512-312-5745 – mgrau@ci.buda.tx.us

SUBJECT: Adoption of an Ordinance on the second and final reading amending the Fiscal Year 2017 Budget Exhibit B "Fee Schedule" to reflect changes to the commercial solid waste fees (Assistant City Manager Micah Grau)

1. EXECUTIVE SUMMARY

The proposed item would amend the commercial solid waste fees included in the fee schedule to reflect the fees approved by the City Council in the amended agreement with Texas Disposal Systems (TDS) that was approved on December 20, 2016. TDS will be the exclusive commercial provider for solid waste services. The commercial fees will increase approximately 3% over the current commercial solid waste service fees. Residential fees would remain unchanged.

2. BACKGROUND/HISTORY

In 2016, the City of Buda conducted a Request for Proposals (RFP) to solicit responses for the provision of solid waste/recycling services for the Buda community. On December 20, 2016, the City Council approved an amendment to the solid waste disposal contract with Texas Disposal Systems (TDS). The amendment granted an exclusive commercial franchise to Texas Disposal Systems. A new fee schedule with TDS was adopted as part of the amended contract. This item will codify the new fee structure with TDS in the City's fee schedule.

The only proposed changes to the fee schedule are related to commercial services. In general, the fees to customers are increasing approximately 3%. Residential customer fees would remain not change but service level improvements have been deployed. In addition, the Senior Citizen discount is still in place.

3. STAFF'S REVIEW AND ANALYSIS

Staff vetted the proposed fee increases as part of the process to review the Request for Proposal submissions for solid waste services last year. The City Council has already approved the agreement with Texas Disposal Systems. This item, if approved, will result in the amendment of the fee schedule to match the fees previously approved in the agreement with TDS.

4. FINANCIAL IMPACT

The fee changes will not impact the City of Buda as the fee amounts are passed on to the users of the service. The changes are generally a 3% increase over the current rates.

5. SUMMARY/CONCLUSION

The fee schedule amendment corresponds with the agreement that the City Council has already approved with Texas Disposal Systems.

6. PROS AND CONS

Pros: The City Council has already approved the contract with Texas Disposal System. Approval of this item would align the fee schedule with amounts the City has agreed to pay TDS.

Cons: Approval will result in approximately a 3% cost increase for commercial accounts.

7. ALTERNATIVES

The City Council has two options related to the item tonight.

- [RECOMMENDED] Approve as Presented – This would approve the first reading of the ordinance. The ordinance would be brought back for a subsequent reading at the next City Council meeting. The City Council, in accordance with the Home Rule Charter Section 3.11 (a), may approve the ordinance on the first and only reading by the affirmative vote of five or more members of the City Council.
- Decline to Approve – If the City Council selects to not approve the item, the City Council will be in violation of the contract with Texas Disposal Systems that was approved on December 20, 2016. The presented fees were adopted as part of the contract.

8. RECOMMENDATION

Staff recommends the City Council approve the passage of the ordinance on its second and final reading.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BUDA, TEXAS, APPROVING AND ADOPTING AN AMENDMENT TO THE BUDGET EXHIBIT B “FEE SCHEDULE” FOR THE MUNICIPAL GOVERNMENT OF THE CITY OF BUDA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016 AND ENDING ON SEPTEMBER 30, 2017 PREVIOUSLY ADOPTED ON SEPTEMBER 20, 2016; AND ESTABLISHING A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, by Ordinance No. 2016-17, passed and approved on September 20, 2016, the City Council of the City of Buda approved and adopted the City of Buda, Texas budget for the fiscal year beginning October 1, 2016, and ending on September 30, 2017; and,

WHEREAS, the City Council desires to amend the operating budget Exhibit B – Fee Schedule of the municipal government of the City of Buda for the fiscal year October 1, 2016 to September 30, 2017; and,

WHEREAS, said budget amendment has been submitted to the City Council by the City Manager, in accordance with Financial Procedures in Article VI, Section 6.04 of the City Charter.

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

Section 1. That the City Council of the City of Buda does hereby ratify, approve and adopt the amendments to the budget considered for fiscal year of October 1, 2016 to September 30, 2017 as identified in Exhibit “A”, which is attached hereto and incorporated herein by reference, such changes to be effective from the date this Ordinance is finally approved.

Section 2. That should any part, portion, or section of this Ordinance be declared invalid or inoperative or void for any reason by a court of competent jurisdiction, such decision, opinion or judgment shall in no way affect the remaining portions, parts, or sections or parts of section of this Ordinance, which provisions shall be, remain and continue to be in full force and effect.

Section 3. The appropriate officials are hereby authorized and directed to take those steps necessary to accomplish such appropriation of funds and cause the same to be duly reflected in the records of the City.

Section 4. That this Ordinance shall take effect and be in full force and effect from and after its passage and approval according to law.

PASSED and APPROVED on first reading by an affirmative vote of the City Council of the City of Buda, this 7th day of February, 2017.

PASSED, APPROVED, AND ADOPTED on second reading by an affirmative vote of the City Council of the City of Buda, this 21st day of February, 2017.

CITY OF BUDA, TEXAS

Todd Ruge, Mayor

ATTEST:

Alicia Ramirez, City Secretary

Exhibit "B"
CITY OF BUDA

FISCAL YEAR 2016-2017		FEE SCHEDULE	Fees
Animal Control			
Standard Licensing Fees			
	Dog or Cat Tag (one-time fee)		\$10.00
	Replacement Tag		\$5.00
Permits			
	Auction		\$100.00
	Aviary		\$50.00
	Circus		\$200.00
	Grooming Shop		\$50.00
	Guard Dog Training Center		\$200.00
	Kennel Authorized to House Fewer Than 10 Dogs		\$50.00
	Kennel Authorized to House 10 to 49 Dogs or Cats		\$100.00
	Kennel Authorized to House 50 or More Dogs or		\$150.00
	Obedience Training Center		\$50.00
	Performing Animal Exhibition		\$50.00
	Pet Shop		\$100.00
	Petting Zoo		\$150.00
	Riding Stable		\$100.00
	Zoological Park		\$200.00
	Impoundment Fee (All Animals)	Impoundment fees shall be as set by the contracted shelter.	
Administrative Fees-Non Departmental			
	Returned Checks Fee		\$35.00
	NSF Electronic Draft Fee		\$35.00
	Person		\$2.75
Alcohol Sales Permit			
The fee for a permit to sale alcoholic beverages shall be equal to one-half of the fee charged by the Texas Alcoholic Beverage Commission for each license the permit applicant is required to obtain from that agency.			
	Solicitor Permit		\$250.00
Charges for Providing Copies of Public Information;			
The fee for charges in this section are in accordance with Govt. Code Ch 552 Public Information Act			
	Paper Copy - Standard Size 8 1/2 x 11 (per page)		\$0.10
	Oversized Paper Copies 11x17 (per page)		\$0.50
	Posting/Shipping Charges	ACTUAL COST	
	Hard Copy Map Fee - 8 1/2 x 11 (per page)		\$2.00
	Hard Copy Map Fee 11x17 (per page)		\$5.00
	Hard Copy Map Fee - Full Plan Size up to 32x42 (per page)		\$40.00
	Speciality Paper	ACTUAL COST	
Non-standard Size Copies:			
	- Diskette (each)		\$1.00
	- Magnetic Tape (each)		\$12.00
	- Rewritable or Nonwritable CD (each)		\$1.00
	- Digital video disc (DVD) (each)		\$3.00
	- VHS Video Cassette (each)		\$2.50
	- Audio Cassette (each)		\$1.00
	- Other Charges	ACTUAL COST	
Fax Charges:			
	- Local (per page)		\$0.10
	- Long Distance/Same Area (per page)		\$0.50
	- Long Distance/Other Area Code (per page)		\$1.00
	Personnel (per hour)		\$15.00
Building & Development			
Escrow Authorization: For ANY building & development related fee, the City of Buda may require escrow of funds to cover any 3rd party review expenses beyond normal & customary. Such escrow shall be based on estimated costs provided by the applicable 3rd party professional service provider			
	Accessory Building		\$55.00
	Accessory Bldg re-inspection		\$55.00
	Administrative Exception or Adjustment	\$250.00 per exception	
	Annexation Petition	\$750 + Publication Fee (Annexation)	
	Building Permit - Remodel Comm.	\$0.20/sf	

Exhibit "B"
CITY OF BUDA

FISCAL YEAR 2016-2017	FEE SCHEDULE	Fees
(Includes 2 plan reviews - Additional reviews are \$70 per hour. Payment of additional review fees are due upon plan resubmittal)		
Building Permit - Remodel Res.		\$75.00
Certificate of Occupancy - Temporary - New Structure		\$150.00
Certificate of Occupancy - Permanent -New Structure		\$75.00
Certificate of Occupancy - Temporary - Structure		\$150.00
Vacant or Unused Greater Than 1 Year (Includes Inspection)		\$150.00
Certificate of Occupancy - Permanent -Structure Vacant or Unused Greater than 1 Year (Includes Inspection)		
Comprehensive Plan Amendment	0 - acres: \$1,500.00 5+ - 25 acres: \$2,000.00 25+ - 50 acres: \$3,000.00 50+ acres: \$4,000.00 + \$10.00 per acre *\$1,000.00 for policy change not affecting land	
Contractor Registration		
Backflow Contractor		\$75.00
General Contractor - Commercial		\$25.00
General Contractor - Residential		\$25.00
Electrician - Master		\$25.00
Electrician - Journeyman		\$25.00
Plumber, Irrigation Installers		\$25.00
Mechanical (HVAC)		\$25.00
Fire Sprinkler		\$25.00
Pool		\$25.00
Cross Connection Permit (Customer)		\$25 per device
Cross Connection Permit (Test by City)		\$200.00
Cross Connection Permit (Re-Test by City)		\$100.00
Demolition Permit		\$100.00
Development Agreement or Development Agreement Amendment	\$2000 + Publication Fee (Zoning) + Personal Notification Fee + Escrow for Consultant	
Development Application Extension		\$200.00
Easement Review & Acceptance		\$300 + recording fee
Electrical Permits	\$55.00 Residential, \$75.00 Commercial	
Electrical Pole - Temporary		\$25.00
General Development Plan and General Development Plan Revision	\$1,000 + greater of \$20/lot or \$20/acre	
Grease Traps Application Fee - Small		\$65.00
Grease Traps Inspection Fee - Small		\$75.00
Grease Traps Application Fee - Large		\$65.00
Grease Traps Inspection Fee - Large		\$75.00
Historic Landmark Designation		\$65.00
Inspections - Residential		\$55.00
Inspections - Commercial		\$75.00
Inspections - Multi-Purpose		\$100.00 per building
Inspections - Re- Inspection Fee	same as regular inspection fee	
Legal Lot Determination		\$100.00
Mechanical Permit Review	\$55.00 Residential, \$85.00 Commercial	
	\$150 + Escrow of costs associated with road closures, traffic control and other municipal expenses incurred	
Moving Structure Permit	\$500 + .035 x Public Infrastructure Construction Cost	
Offsite Infrastructure in City		
Offsite Infrastructure Out of City	\$500 + .035 x Public Infrastructure Construction Cost	

Infrastructure Reinspection

\$100

Exhibit "B"
CITY OF BUDA

FISCAL YEAR 2016-2017	FEE SCHEDULE	Fees
Infrastructure Final Walk Thru Reinspection		\$250
Permit Processing Fee (applied to each permit)		\$10.00
Incomplete Application Administrative Fee (in addition to other fees and review charges)		\$250.00
Parking fee in lieu	\$2,000.00 per parking space	
Plan Reviews - Commercial (Includes 2 plan reviews - Additional reviews are \$70 per hour. Payment of additional review fees are due upon plan resubmittal)		\$0.20/sf
Plan Reviews - Residential		\$75.00
Plat - Amending or Administrative Replat	\$500 + greater of \$20/lot or \$20/acre	
Plat - Minor	\$500 + greater of \$20/lot or \$20/acre	
Plat - Non-Residential	\$750 + greater of \$20/lot or \$20/acre	
Plat - Residential	\$750 + greater of \$20/lot or \$20/acre	
Plat - Replat Requiring P&Z and/or City Council approval	\$750 + greater of \$20/lot or \$20/acre + Publication Fee (Subdivision) + Personal Notice Fee	
Plat - Vacation	\$500 + greater of \$20/lot or \$20/acre	
Plumbing Permits	\$55.00 Residential, \$85.00 Commercial	
Plumbing Permit - Remodel		\$55.00
Pool Permits	\$80.00 Residential, \$120.00 Commercial	
Preliminary Plan - Residential - New or Revised	\$1,000 + greater of \$20/lot or \$20/acre	
Preliminary Plan - Non Residential - New or Revised	\$1,000 + greater of \$20/lot or \$20/acre	
Publications Fees for Public Hearings	Annexation: \$400 Zoning: \$100 Subdivision: \$100	
Personal Notice Fee for Public Hearings		\$5 per letter
Property Data Request		\$150
	\$350 + Personal Notice Fee for Public Hearings + Publication Fees if the result of applicant request/inaction/change	
Public Hearing Renotification		
PUD District	\$2,000 + \$100 per acre + Publication Fee (Zoning) + Personal Notice Fee for Public Hearings + Escrow	
PUD District Amendment	\$2,000 + \$100 per acre + Publication Fee (Zoning) + Personal Notice Fee for Public Hearings + Escrow	
Red Tag (Cease & Desist Order)		\$50.00
Red Tag - Re-Inspection		\$100.00
Right of Way or Easement Abandonment	\$250 + Escrow for consultant review	
Sexually-Oriented Business License Fee		\$300.00
Sidewalk Fee-In-Lieu		\$5 per sq. ft.
Signs Electrical	\$100.00 + .50 per sq.ft. per sign area	
Commercial Electrical Inspection		\$75.00
Residential Electrical Inspection		\$55.00
Signs - Electronic Reader Board - Message on City Sign for up to 30 days		\$20.00
Signs Non-Electrical	\$85.00 + .50 per sq.ft. per sign area	
Site Inspection Fee - Commercial - in City	\$500 + .05 x Public Infrastructure Construction Cost	
Site Inspection Fee - Commercial - Out of City	\$500 + .05 x Public Infrastructure Construction Cost	
Site Inspections - Residential - in City	\$500 + .035 x Public Infrastructure Construction Cost	
Site Inspections - Residential - Out of City	\$500 + .035 x Public Infrastructure Construction Cost	
Site Inspections - Final Walk Through Reinspection		\$250.00

Site Inspections - Reinspection

\$100.00

Exhibit "B"
CITY OF BUDA

FISCAL YEAR 2016-2017	FEE SCHEDULE	Fees
Site Plan Review	\$1,000 + \$0.04/SF of impervious cover (minimum \$2,000 total)	
(Site Plan Review Includes 2 plan reviews - A 3rd review requires payment of a new application fee)	\$1,000 + \$0.04/SF of impervious cover (minimum \$1,500 total)	
Site Plan Review - Minor (< 0.5 acre)	\$750 + \$20 per acre	
(Site Plan Review - Minor Includes 2 plan reviews - A 3rd review requires payment of a new application fee)		
Site Plan Correction Fee (per review)	\$250 + \$0.04/SF of impervious cover (minimum \$500 total)	
Site Plan Revision Fee	\$500	
Special Use Permit	\$500 + \$25 per acre + Publication Fee (Zoning) + Personal Notice Fee for Public Hearings	
Special Use Permit - Minor Amendment Administrative	\$250.00	
Special Use Permit - Major Amendment Requiring Hearings	\$500 + \$25 per acre + Publication Fee (Zoning) + Personal Notice Fee for Public Hearings	
Sprinkler Permits	\$80.00 Residential, \$100.00 Commercial	
Start Work without permit	\$500	
Street Closure Permit	\$100.00	
Technology Fee - My Permit Now	\$10.00	
Traffic Impact Analysis		
2,000-5,000 trips per day		\$1,500.00
5,001-10,000 trips per day		\$2,400.00
10,001-15,000 trips per day		\$3,300.00
15,001 + trips per day		\$3,700.00
Traffic Impact Analysis (TIA) Revision	1/2 current TIA fee	
Tree Removal Permit - Commercial	\$75.00	
Tree Removal Permit - Residential	\$55.00	
Tree Removal Permit Review - Comm.	\$75.00	
Tree Removal Permit Review - Res.	\$55.00	
Tree Mitigation Fees		
(Price per Caliper Inch Mitigation Required)		
Protected Tree (8" to 20")		\$100.00
Heritage Tree (20" +)		\$300.00
Variance	\$500 per variance + Publication Fee (Zoning) + Personal Notice Fee for Public Hearings	
Special Exception	\$500 per special exception + Publication Fee (Zoning) + Personal Notice Fee for Public Hearings	
Subdivision Waiver	\$500.00 per waiver	
Zoning Change	\$950 + \$100/ac + Publication Fee (Zoning) + Personal Notice Fee for Public Hearings	
Zoning Verification Letter	\$50.00 per lot (city form)	
Temporary Food Event	\$100 per lot (custom request)	
Mobile Food Vendor - Hot Fee (Quarterly)	\$300.00	
Mobile Food Vendor - Cold Fee (Quarterly)	\$55.00	
Temporary Noise Permit	\$45.00	
	\$50.00	
Library		
Resident User Fee		
Non-Resident User Fee (Outside of County)	\$15.00 per year	
Replacement Card	\$3.00	
Fines:		
- Overdue Books (per day)	\$0.05	
- Overdue DVDs or VHS Tape (per day)	\$0.25	
Late Notice Letter Fee	\$0.50	
Maximum Fine Limit Per Item	\$3.00	
Maximum Fine Per Family	\$20.00	
Lost/Damaged Items	Cost of Item Before Discount + \$3 Processing Fee	
Inter Library - Loan Fee	\$2.00	
Returned Check Fee	\$35.00	
CD	\$0.50	
Fax (per page)	\$0.50 Per Page or 3 Pages for \$1.00	
Copy or Print		
Black and white (per page)	\$0.10	
Color (per page)	\$0.25	
Laminate (per letter sized area)	\$0.50	

Exhibit "B"	
CITY OF BUDA	
FISCAL YEAR 2016-2017	FEE SCHEDULE
	Fees
Parks and Recreation	
Buda Park Facilities:	
Small Pavilions:	
- Deposit (Refundable)	\$100.00
- Fee	\$35.00 Resident/\$45.00 Non-Resident
Stagecoach Park Pavilion:	
- Deposit (Refundable)	\$100.00
- Fee	\$50.00 Resident/\$65.00 Non-Resident
Stagecoach Park Amphitheater:	
- Deposit (Refundable)	\$100.00
- Fee	\$50.00 Resident/\$65.00 Non-Resident
City Park Large Pavilion:	
- Deposit (Refundable)	\$100.00
- Fee	\$100.00 Resident/\$125.00 Non-Resident
City Park: (All Day)	
- Deposit (Refundable)	\$500.00
- Fee (Per Day)	\$250.00 for Non-Profit Organization
- Fee (Per Day)	\$500.00 for a For-Profit Organization
Stagecoach Park: (All Day)	
- Deposit (Refundable)	\$500.00
- Fee (Per Day)	\$250.00 for Non-Profit Organization
- Fee (Per Day)	\$500.00 for a For-Profit Organization
Greenbelt Area along Main Street & Railroad: (All Day)	
- Deposit (Refundable)	\$500.00
- Fee (Per Day)	\$150.00 for Non-Profit Organization
- Fee (Per Day)	\$300.00 for a For-Profit Organization
Bradfield Park: (All Day)	
- Deposit (Refundable)	\$500.00
- Fee (Per Day)	\$150.00 for Non-Profit Organization
- Fee (Per Day)	\$300.00 for a For-Profit Organization
Sportsplex	
- Field Rentals per hour	\$15.00 Resident/\$20 Non-Resident
- Field Rentals per hour with Facility Use Agreements	\$15.00
- Tournament any 1 field per day	\$150.00
- Percentage of Gate Sales	20%
- Percentage of Gross Concession Sales	10%
Commercial Use*	
- Per hour at designated location	\$20.00
- Commercial Permit (yearly)	\$100.00
- Deposit (Refundable)	\$500.00
*Commercial use fees will not be assessed for non-profit organizations that do not charge a gate fee for their special event	
Permit Fees	
- Non utility types of permits	\$10.00
- Electrical use permits	\$10.00
- Water use permits	\$10.00
- Onsite inspections for certain permits	\$15.00

Exhibit "B"
CITY OF BUDA

FISCAL YEAR 2016-2017		FEE SCHEDULE	Fees
Film Friendly Fees			
- Application Processing Fee			\$50.00
- Total or disruptive use (regular operating hours) of a public building, park, right-of-way, or public area			\$500.00 per calendar day
- Partial non-disruptive use of a public building, park, right-of-way, or public area			\$250.00 per calendar day
- Total closure or obstruction of public street or right-of-way, including parking lots and on-street parking (for filming purposes)			\$50.00 per block per calendar day
- Partial closure or obstruction of public street or right-of-way, including parking lots and on-street parking (for filming purposes)			\$25.00 per block per calendar day
- Use of City parking lots, parking areas, and City Streets (for the purpose of parking film trailers, buses, catering trucks, and other large vehicles)			\$50.00 per block or lot per calendar day
Streets			
Surface Cut of Any Street or Public Way Other Than A Curb or Gutter		\$450.00 Up To 15LF, Anything Above 15LF Add \$30.00 Per Additional Linear Foot	
Bore Under Any Street or Other Public Way To Cut Into a Curb and Gutter (Refunded Less Direct Expenses Incurred by City)			\$200.00 \$500.00
Police			
Annual Inspection Fee for Wrecker Service			\$100.00
Utilities			
Deposits:			
Residential Customers			
Water / Wastewater / Trash			\$90.00
Wastewater / Trash			\$65.00
Wastewater Out of City			\$65.00
Trash Only			\$25.00
Commercial Customers			
Any Combination of Utilities			\$250.00
Fire Hydrant Meter Deposit			\$1,500.00
Reread Meter Request			\$10.00
Turn on Fee (Water Customers)			\$25.00
Transfer Fee			\$25.00
Late Charge			10% of Balance
Pulled Meter			\$25.00
Meter Accuracy Check			\$15.00
Reconnection Fee			\$40.00
Reconnection Fee After Hours			\$60.00
Deferment Plan Fee			\$25.00
Return Check Fee			\$35.00
Fire Hydrant Meter Monthly Charge			\$50.00
Unauthorized Service			\$75.00
Water Connection Fee - 5/8 or 3/4 Inch			
	Inside City		\$400.00 + Cost of Meter
	Outside City		\$500.00 + Cost of Meter
Water Connection Fee - 1 Inch or Larger			
	Inside City		\$500.00 + Cost of Meter
	Outside City		\$625.00 + Cost of Meter
Wastewater Connection Fee - 4 Inch			
	Inside City		\$450.00
	Outside City		\$562.00
Wastewater Connection Fee - 6 Inch			
	Inside City		\$550.00
	Outside City		\$688.00
Wastewater Connection Fee - 8 Inch			
	Inside City		\$1,050.00
	Outside City		\$1,313.00

Exhibit "B"
CITY OF BUDA

FISCAL YEAR 2016-2017	FEE SCHEDULE	Fees
Wastewater Connection Fee - 10 Inch		
	Inside City	\$1,300.00
	Outside City	\$1,625.00
Meter Cost		
	3/4" Meter	\$297.00
	1" Meter	\$528.00
	1 1/2" Meter	\$965.00
	2" Meter	\$1,130.00
	3" Mag (formerly compound) Meter	\$2,385.00
	4" Mag (formerly compound) Meter	\$2,750.00
	8" Compound Meter	\$9,000.00
	2" Turbine Meter	\$1,260.00
	3" Turbine Meter	\$1,485.00
	4" Turbine Meter	\$2,005.00
	Any other Meter by size not noted	Call for Cost
	End Points (required for all meters)	\$110.00

Water Wastewater Trash

Meter Size	Inside City	Outside City
3/4" Meter	\$11.26	\$14.09
1" Meter	\$16.97	\$21.13
1 1/2" Meter	\$28.15	\$35.21
2" Meter	\$56.32	\$70.39
3" Meter	\$106.16	\$132.69
4" Meter	\$180.20	\$225.26
6" Meter	\$281.59	\$351.96
8" Meter	\$563.13	\$703.93
1 to 6,000	\$3.08	\$4.33
6,001 to 12,000	\$4.85	\$6.33
12,001 to 18,000	\$7.25	\$9.05
18,000 to 24,000	\$8.54	\$10.51
24,001 to 30,000	\$10.35	\$12.53
30,001 to 40,000	\$13.53	\$16.21
40,000 and up	\$14.42	\$17.31
Non-Residential	\$7.30	\$9.51
Irrigation Mtrs	\$7.30	\$9.51
Const. Mtrs	\$8.45	\$11.03

RECYCLED WATER

Non-Residential	\$3.81	\$4.75
Construction Meter	\$4.42	\$5.53

WASTEWATER

PER 1000 GALLONS	\$30.12	\$37.65
	\$3.66	\$4.57

SANITATION SERVICES

RESIDENTIAL	\$19.97
Additional Cart	\$6.92
Extra Bag - 30gal	\$6.92
RESIDENTIAL - Senior Citizen (age 65+)	\$18.01
Additional Cart	\$6.92
Extra Bag - 30gal	\$6.92

COMMERCIAL

<u>Description</u>	<u>Freq</u>	
Cart- 96 gal	1X	\$35.45

Exhibit "B"		
CITY OF BUDA		
FISCAL YEAR 2016-2017	FEE SCHEDULE	Fees
2 Cubic Yard		
	1X	\$87.15
	2X	\$194.95
	3X	\$285.15
	Extra PU	\$60.75
3 Cubic Yard		
	1X	\$98.15
	2X	\$224.65
	3X	\$330.25
	Extra PU	\$60.75
4 Cubic Yard		
	1X	\$108.05
	2X	\$232.35
	3X	\$340.15
	Extra PU	\$68.45
6 Cubic Yard		
	1X	\$142.15
	2X	\$269.75
	3X	\$396.25
	4X	\$524.95
	5X	\$651.45
	Extra PU	\$76.15
8 Cubic Yard		
	1X	\$169.65
	2X	\$321.45
	3X	\$498.55
	4X	\$649.25
	5X	\$801.05
	Extra PU	\$91.55
10 Cubic Yard - Existing Accounts Only		
	1X	\$226.85
	2X	\$439.15
	3X	\$651.45
	4X	\$863.75
	5x	\$1,076.05
	Extra PU	\$121.25
<u>Commercial Service: Recycling</u>	EOW	\$14.55
Cart	1X	\$32.73
<u>6 Cubic Yard</u>		
	EOW	\$92.65
	1X	\$113.55
	2X	\$215.85
	Extra PU	\$76.15
<u>8 Cubic Yard</u>		
	EOW	\$110.25
	1X	\$135.55
	2X	\$256.55
	Extra PU	\$90.45
<u>Commercial Service Additional - Each Container</u>		
Lock bars		\$24.45
Casters		\$27.75
<u>Roll-off Service</u>		
Rental - \$/Day - 7 free days, rates apply on 8th day	14 Cu Yd	\$5.03
	20 Cu Yd	\$5.03
	30 Cu Yd	\$5.03
	40 Cu Yd	\$5.03
City service - 7 free days rental, rates above apply on 8th day		
Delivery - All Containers		\$170.00
Haul Rates		
	14 CY OT	\$201.00
	20 CY OT	\$237.00
	30 CY OT	\$286.00
	40 CY OT	\$337.00
	25 CY CP	\$350.00
	30 CY CP	\$375.00
	35 CY CP	\$375.00
	40 CY CP	\$400.00
Disposal Costs:	Must be added to haul rates above	



City Council Agenda Item Report

Date: Tuesday, February 21, 2017

Agenda Item No. 2017-133-

Contact: Bo Kidd

Subject: Considering of Presentation and discussion of the racial profiling statistics from 2016
(Police Chief Bo Kidd)

1. Executive Summary

Staff has reviewed the 2016 racial profiling data provided from the Buda Municipal Court as required by the Texas Criminal Code of Procedure. Staff found that the racial and/or ethnic percentages of persons stopped and cited for traffic violations in the City of Buda are in line with the racial and/or ethnic composition of this region.

2. Background/History

Texas Criminal Code of Procedure Article 2.133 & 2.134 states: "not later than March 1st of each year, each law enforcement agency shall submit a report containing the incident-based data compiled during the previous calendar year to the Texas Commission on Law Enforcement and, to the governing body of each county or municipality served by the agency".

3. Staff's review and analysis

N/A

4. Financial Impact

None.

5. Summary/Conclusion

With the various mechanisms that the Buda Police Department has in place to safeguard against racial profiling, there hasn't been anything revealing any potential problems that require further analysis.

6. Pros and Cons

N/A

7. Alternatives

N/A

8. Recommendation

None.

Filed Date....: 1/01/2016 - 12/31/2016

PD POLICE DEPARTMENT

Totals for Agency

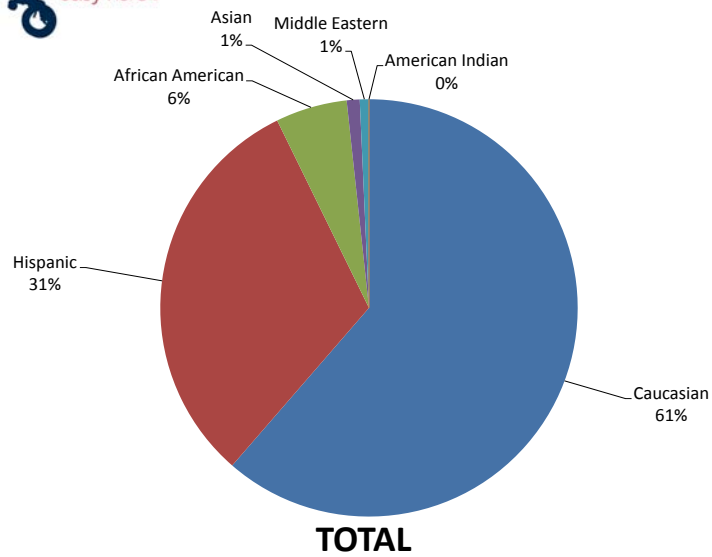
Number of Cases for Agency.....: 1,434
 Number of Violations for Agency.....: 1,820
 Number of Warnings for Agency.....: 0
 Number of Cases with no name.....: 2
 Number of Cases non-officer initiated: 0

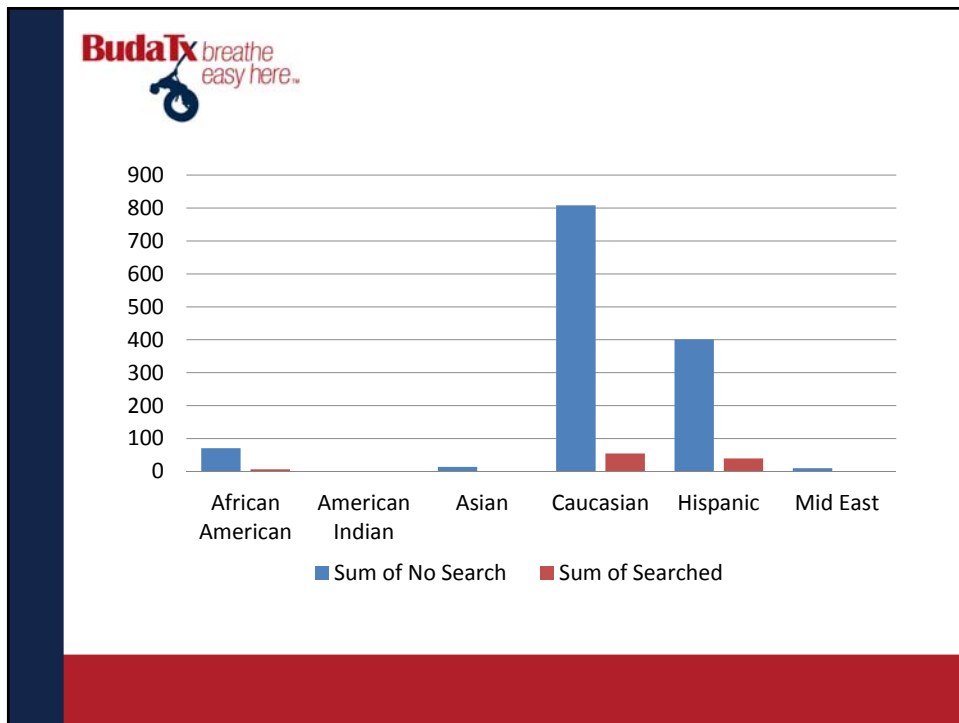
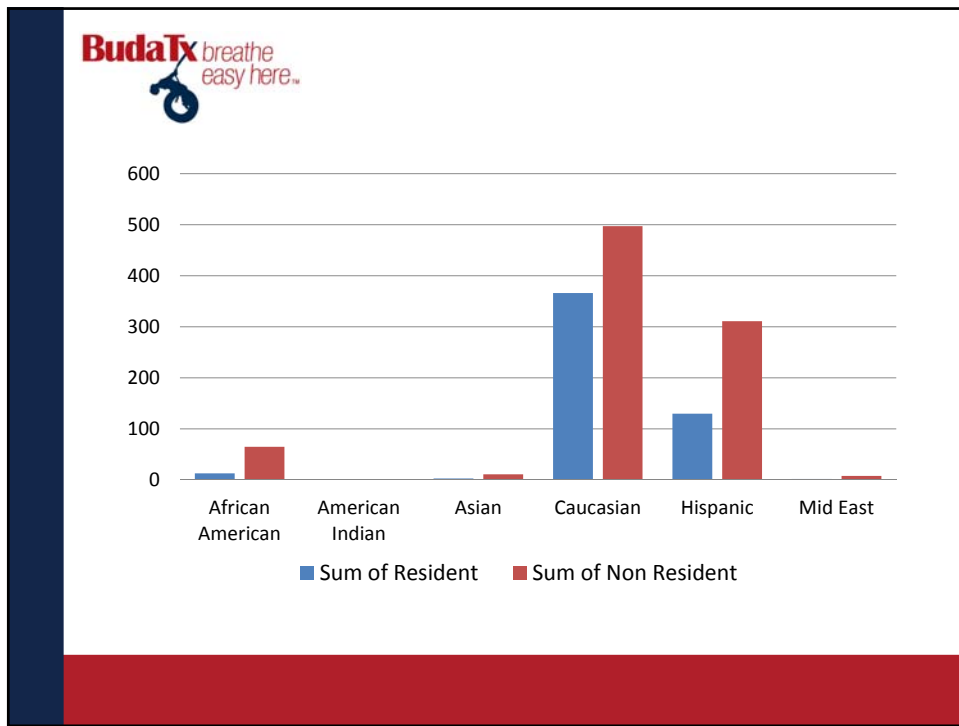
Race	KPr	Sex	Cases	Search			P/C	Arst	Viol	Status				Res
				Warn	None	Cons				Glty	Dism	Pend		
Caucasian		0 M	538	0	493	0	45	14	682	195	221	266	217	
		0 F	325	0	315	0	10	6	369	96	151	122	149	
		0 U	0	0	0	0	0	0	0	0	0	0	0	
African		0 M	56	0	50	0	6	2	75	11	14	50	10	
		0 F	21	0	20	0	1	0	22	5	6	11	2	
		0 U	1	0	1	0	0	0	1	0	1	0	1	
Hispanic		0 M	288	0	260	0	28	9	411	155	71	185	82	
		0 F	153	0	141	0	12	5	197	57	49	91	48	
		0 U	0	0	0	0	0	0	0	0	0	0	0	
Asian		0 M	10	0	10	0	0	0	12	3	7	2	2	
		0 F	4	0	4	0	0	0	4	2	0	2	1	
		0 U	0	0	0	0	0	0	0	0	0	0	0	
Amer. Ind		0 M	0	0	0	0	0	0	0	0	0	0	0	
		0 F	0	0	0	0	0	0	0	0	0	0	0	
		0 U	0	0	0	0	0	0	0	0	0	0	0	
Mid East		0 M	10	0	10	0	0	0	10	1	5	4	2	
		0 F	0	0	0	0	0	0	0	0	0	0	0	
		0 U	0	0	0	0	0	0	0	0	0	0	0	
Other		0 M	15	0	14	0	1	1	23	4	4	15	3	
		0 F	7	0	6	0	1	0	8	0	2	6	6	
		0 U	0	0	0	0	0	0	0	0	0	0	0	
Unknown		0 M	0	0	0	0	0	0	0	0	0	0	0	
		0 F	0	0	0	0	0	0	0	0	0	0	0	
		0 U	6	0	6	0	0	0	6	3	0	3	2	



End of Year Racial Profiling Audit 2016 - BUDA POLICE DEPARTMENT

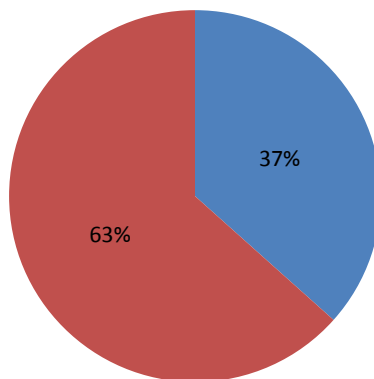
Ethnicity	Gender				Search / Type			Resident	
	Total	Male	Female	Unknown	No Search	Consent Search	P/C Search	Yes	No
Caucasian	863	538	325	0	808	0	55	366	497
African American	78	56	21	1	71	0	7	13	65
Hispanic	441	288	153	0	401	0	40	130	311
Asian	14	10	4	0	14	0	0	3	11
American Indian	0	0	0	0	0	0	0	0	0
Middle Eastern	10	10	0	0	10	0	0	2	8
Other/Unknown	28	15	7	6	26	0	2	11	17





Total

■ Sum of Resident ■ Sum of Non Resident



Data	Total
Sum of Resident	525
Sum of Non Resident	909



City Council Agenda Item Report

February 21, 2017

Contact – Drew Wells, City of Buda, 512-312-0084
dwells@ci.buda.tx.us

SUBJECT: Staff report regarding the 2016 Buda Trail of Lights.

1. EXECUTIVE SUMMARY

The Trail of Lights event is an annual activity in December offered by the Buda Parks and Recreation Department. At the conclusion of each year's event a report summarizing the event is presented to City Council for informational purposes.

2. BACKGROUND/HISTORY

The annual Trail of Lights event is a community-wide activity with businesses and organizations providing illuminated displays in Stagecoach Park creating a walking wonderland of lights and Christmas cheer. Other activities include Santa's Village with nightly visits from Santa Claus, Senior's night, Christmas music, and dancing. Concessions are provided and shuttle services are available to transport patrons to and from the park. The inaugural event was held in 2009, staged in the front of the park as the remainder of the park was under construction. Below are the dates for the past three years:

Year	Dates	Number of Days
2016	December 8-10, 15-17, 19	7
2015	December 10-12, 17-20	7
2014	December 11-13, 18-21	7

3. STAFF'S REVIEW AND ANALYSIS

This year's event began on December 8 with a reception hosted by the Buda Lions Club for Senior Night with approximately 62 attending. Attendance levels were down for Senior Night compared to previous year's events due to weather conditions. The temperature on December 8th was in the thirties with a wind-chill factor in the low twenties. Wind gusts from the north at 20 mph.

The Trail of Lights was then opened to the public for six nights beginning on December 9th and ending on December 19, 2016, attracting 14,359 people to the

event. Attendance levels for the event were down compared to previous events. We experienced an extreme weather change the last weekend of the event which resulted in rescheduling the last night from December 18th to Monday, December 19th.

There were 34 displays featuring local businesses, organizations, and civic groups. Approximately 24 volunteers assisted the city in hosting the event. Concessionaire services were provided by Santa Cruz Catholic Church and Project Graduation.

Sponsorships were received through direct financial contributions from Buda EDC, US Foods, First State Bank – Central Texas, Texas Lehigh Cement, HEB, Turn Key Realty, Lone Star Pediatric Dental and Braces, Good Shepherd Ministries, REMAX Asset Realty, The Learning Experience, David Weekley Homes, and Travis Thibodeaux Insurance Team. In kind contributions were provided by Buda Lions Club, Cabela's, and Wonder World.

4. FINANCIAL IMPACT

The tables below details budgetary implications excluding overtime costs for the past three years:

Expenditures			
Fiscal Year	Original Budget	Actual Expense	Diff
2016-2017	\$28,290	\$27,136	\$1,154
2015-2016	\$28,690	\$23,663	\$5,027
2014-2015	\$47,049	\$22,068	\$24,981

Revenues			
Fiscal Year	Original Budget	Actual Revenue	Diff
2016-2017	\$17,500	\$20,581	\$3,081
2015-2016	\$18,000	\$17,748	(\$252)
2014-2015	\$15,000	\$17,298	\$2,298

General Fund			
Fiscal Year	Actual Expense	Actual Revenue	Diff
2016-2017	\$27,136	\$20,581	(\$6,555)
2015-2016	\$23,663	\$17,748	(\$5,915)
2014-2015	\$22,068	\$17,298	(\$4,770)

Advertising and publicity costs for each of the past three fiscal years were budgeted in the Hotel Occupancy Tax Fund in the amount of \$5,000. Actual expenditures this year totaled \$4,884.

It is believed that the Trail of Lights generates significant sales tax revenue for Buda.

5. SUMMARY/CONCLUSION

N/A

6. PROS AND CONS

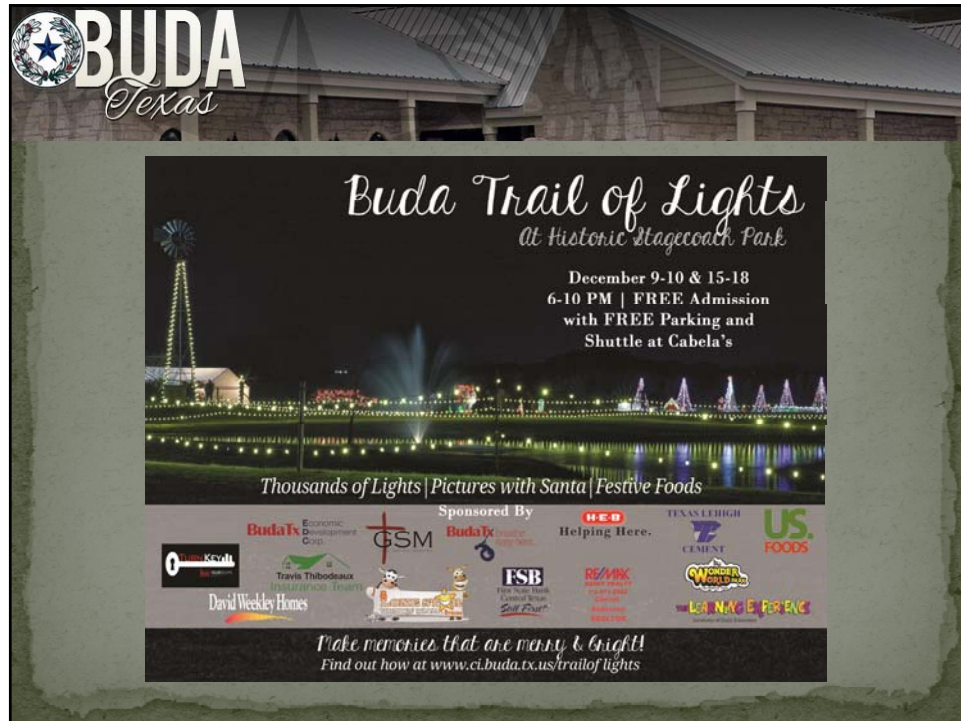
N/A

7. ALTERNATIVES

N/A

8. RECOMMENDATION

This is an informational report, no action required.



Participation Information

Senior & Sponsor Night	62
Transportation Total	12,359
Estimated Walk-in Total	1,800
Total Participation	14,221
Total Displays	34
Volunteers	24

Sponsors



Sponsors

Buda EDC
 US Foods
 HEB
 Texas Lehigh Cement
 Turn Key Realty
 Lone Star Pediatric Dental & Braces
 Travis Thibodeaux Insurance Team
 First State Bank – Central Texas

Sponsors

David Weekley Homes
 REMAX Asset Realty
 Good Shepherd Ministries
 The Learning Experience

In Kind

- Buda Lions Club
- Wonder World
- Cabela's
- Onion Creek Senior Citizens Center

Financial

General Fund	Original Budget	Actual
Expenses	\$28,290	\$27,136
Revenues	\$17,500	\$20,581
Difference	(\$10,790)	(\$6,555)

Tourism Fund	Original Budget	Actual
Expenses	\$5,000	\$4,884



PENDING/FUTURE ITEM REQUEST

MEETING DATE	COUNCIL MEMBER	REQ#	REQUESTED ITEM
2/7/2017	Ruge	1)	Future of Budafest Event
1/3/2017	Altmiller	1)	Annexation Growth Plan
12/20/2016	Altmiller	1)	Pursue & consider CAPCOG Grant Opportunity for Household Hazardous Waste programs
12/20/2016	Kennedy	1)	Pursue Household Hazardous Waste programs and State Building Commission
11/15/2016	Nuckels	1)	Veteran's Day and local events; possibly schedule a parade next year
11/15/2016	Haehn	1)	Conduct study on the impact of freezing property tax / exemption for elderly
10/11/2016	Altmiller	3)	Update on Senior Advisory Committee (referring back to 3/15/16 request)
10/11/2016	Nuckels	1)	Based on National Night Event, traffic issues on FM 2001 at Meadow Park
6/7/2016	Altmiller	1)	UDC Draft, related ordinances changes and permit requirements, specifically relocating mobile homes in and out of the city limits
4/19/2016	Nuckels	1)	Bradfield park and flooded area; possibly use the TxDOT Historic Bridge Program