



**NOTICE OF MEETING OF THE
CITY COUNCIL
OF
BUDA, TX
6:00 PM - Tuesday, March 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 6:00 P.M.

B. INVOCATION

Shelley Bage Simmont of the Buda Ministerial Alliance

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. 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.

F. WORKSHOP

F.1. Workshop regarding the draft Unified Development Code provisions for Zoning Development Regulations & Compatibility (pages 104-163) (Assistant City Manager Chance Sparks)

[Staff Analysis Supplement.pdf](#)

[H4 UDC Workshop Rolling Comments.pdf](#)

[H4 UDC Residential Dimensional Table Change Recommendation.pdf](#)

G. 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.

G.1. Approval of the March 7, 2017 and March 13, 2017 City Council Meeting Minutes (City Secretary Alicia Ramirez)

[2017-0307 DRAFT Minutes.pdf](#)

[2017-0313 DRAFT Minutes.pdf](#)

- G.2. Approval of a final plat of Sunfield Phase 2 Section 11 Subdivision, being 43.860+/- acres out of the George Herder Survey No. 537 Abstract No. 239, generally located near the intersection of Sunbright Blvd. and Campo Del Sol Parkway (FP 16-26) (Assistant City Manager Chance Sparks)**

[H2 FP 16-26-fp 16-26 sunfield 2-11.pdf](#)

H. PUBLIC HEARINGS

- H.1. Hold a public hearing to receive written and oral comments in regard to a request to change the zoning from AG-Agricultural to I2-Heavy Industrial for 10.687+/- acres of land out of the Morton McCarver Survey Abstract 10, located on Jack C. Hays Trail approximately 2,000 feet east of its intersection with FM 1626 (Assistant City Manager Chance Sparks)**

I. PRESENTATIONS

- I.1. Presentation, discussion, and possible direction regarding matters related to the Focus Group on Aging and related survey results (Human Resources Director Kristin Williams)**

[Aging Survey.pdf](#)

J. REGULAR AGENDA

- J.1. Deliberation and possible action on the first and final reading adopting an Ordinance to change the zoning from AG-Agricultural to I2-Heavy Industrial for 10.687+/- acres of land out of the Morton McCarver Survey Abstract 10, located on Jack C. Hays Trail approximately 2,000 feet east of its intersection with FM 1626 (Assistant City Manager Chance Sparks)**

[1a ORD 10.687 ac rezoning.pdf](#)

[H1 2 Meador Zoning Map.pdf](#)

[H1 3 Meador Comp Plan Map.pdf](#)

[H1 4 Comp Plan Excerpts.pdf](#)

- J.2. Deliberation and possible action in regard to a Special Use Permit for Self Storage in the Interstate Commercial/Office-Interstate Retail (C3/R3) zoning for the property located at the corner of West Goforth Road and Interstate 35 Frontage Road, being Lots 1 and 2 of Eastman Plaza (SUP 16-02) (Assistant City Manager Chance Sparks)**

[S 16-02 Zoning Location Map.pdf](#)

[Applicant Capella Self Storage W. Goforth & I35 City Council Presentation.pdf](#)

[Dodson Supplement 01092017.pdf](#)

- J.3. Deliberation and possible action regarding adoption of a City of Buda Annexation Policy and Strategy, and consideration of the annual annexation growth plan (Assistant City Manager Chance Sparks)**

[Buda Annexation Strategy.pdf](#)

[Buda Allowable Annexation Acreage \(2017\).pdf](#)

[growth plan 11x17.pdf](#)

[Growth Plan Area Cut Sheets.pdf](#)

[Annexation Priorities for 2017.pdf](#)

- J.4. Deliberation and possible action on a request by the Main Street Program to close Loop 4/Main Street from San Antonio St. to FM 967/Live Oak St., Ash St. from Austin St. to Main Street and Elm St. from Austin St. to Main St. for the Main Street Buda Dedication Ceremony and First Lady of Texas Visit event from 7 a.m. to 12 p.m. on Tuesday, April 18, 2017 (Main Street Manager Maggie Gillespie)**

[Road Closure Map.pdf](#)

- J.5. Discussion and possible action regarding matters related to the City of Austin Onion Creek Watershed Study and the creation of a Hays and Travis County Flood Control District (Assistant City Manager Micah Grau)**

[Onion Study memo 3 2 16.pdf](#)

[Onion Creek CityofAustin 9.6.16.pdf](#)

[Onion Presentation 11 15 16.pdf](#)

[Onion Regional Meeting Notes 20161212\(revised\).pdf](#)

[HB 2851.pdf](#)

- J.6. Deliberation and possible action regarding the 2014 Buda Bond Proposition projects and other major capital improvement projects (Assistant City Manager Micah Grau)**

[Prop 3 & 4 Presentation.pdf](#)

K. EXECUTIVE SESSION

- K.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 Consultations with Attorney to seek legal advice regarding the procedure and status of the City's application for a Texas Pollutant Discharge Elimination System permit and related matters.**

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

M. STAFF REPORT

- M.1. Staff Report - Update on the Municipal Facility construction finish materials (Project Manager Ray Creswell)**

M.2. Staff Report on the draft Fiscal Year 2017-2018 Budget Calendar

[FY 2018 Budget Calendar.pdf](#)

N. 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 Request, Special Projects, Tourism Projects, Transportation, Wastewater Projects, and Water Projects (City Manager Kenneth Williams)

O. CITY COUNCIL'S BOARD AND COMMITTEE REPORTS

P. ITEMS OF COMMUNITY INTEREST

Accepting sponsorships for Annual Easter Egg Hunt - April 15, 2017

Q. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

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

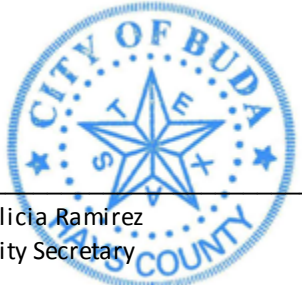
[Pending Items.pdf](#)

R. 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 March 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.



City Council Agenda Item Report

Date: Tuesday, March 21, 2017

Agenda Item No. 2017-197-

Contact: Chance Sparks

Subject: Workshop regarding the draft Unified Development Code provisions for Zoning Development Regulations & Compatibility (pages 104-163) (Assistant City Manager Chance Sparks)

1. Executive Summary

Note: the schedule has been revised below to allow further discussion of the form based code aspects at the Planning & Zoning Commission and to allow the Planning & Zoning Commission to review input from the Historic Preservation Commission. The adjusted schedule also leaves space should a particular topic area need follow-up.

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)

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

- Form Based Code (pages 64-103)

4/11 Planning & Zoning Commission & 4/18 City Council

- City Council asked to pass resolution setting the joint public hearing & adoption process
- 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)

4/25 Planning & Zoning Commission & 5/2 City Council

- Any clean-up or spillover from prior meeting

5/9 Potential Joint Public Hearing of Planning & Zoning Commission and City Council

- Joint hearing at 6:30 (technically a special called City Council meeting)
- Regular Planning & Zoning Commission meeting at 7:00
- Planning & Zoning Commission action possible

5/23 additional Planning & Zoning Commission regular meeting that can be used for any further clean-up or spillover

- Planning & Zoning Commission action possible if not taken on 5/9

6/6 City Council

- City Council action

2. Background/History

Staff has prepared a draft matrix of comments from the last Commission meeting as well as the City Council meeting for tracking purposes.

3. Staff's review and analysis

As mentioned above, discussion of Form Based Code has moved to a future meeting.

Due to formatting, the staff review & analysis is attached as a separate document.

4. Financial Impact

N/A

5. Summary/Conclusion

This is a discussion item.

6. Pros and Cons

7. Alternatives

N/A

8. Recommendation

This is a discussion item presented without recommendation.



Staff Review and Analysis Supplement

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 ZONING DEVELOPMENT REGULATIONS & COMPATIBILITY (PAGES 104-163).

Residential Dimensional Table

The Planning & Zoning Commission requested revisions to this table to address comments at the prior meeting. It is included with this workshop so that City Council can see the proposed revision.

Zoning Development Standards

This section contains the “meat” of the design requirements outside of form-based code areas.

In all cases, landscaping standards (104-110) are being either maintained or increased. What is different is that the standards have more clarity and are easier to understand. In particular, count-based formulas are used rather than attempting to extrapolate issues like predicted tree canopy.

Fencing and screening (111-114) contains some increased standards. These include requirements for masonry walls separating non-residential zoning districts from R-1 thru R-3. Wood fences and chain link are no longer permitted for non-residential. Provisions are added for electric fences, and the screening requirements for mechanical equipment are made clearer. Masonry fences are required when a subdivision backs to a collector street or larger thoroughfare. There was discussion about allowing chain link and similar fence types for the side & rear for residential properties.

Off-street parking (115-123) maintains similarity to current code. It does introduce parking maximums in order to prevent heat island issues and to encourage efficient use of land. All multifamily parking must be internal to the project. Parking lot layouts have specific dimensions in part to assist in verification.

Accessory Structure standards (124-125) are updated for increased clarity.

Building materials allowed (126-127) are updated, but maintain masonry requirements. Materials are broken into different classifications due to not all masonry material types being equal, and alternative compliance options are introduced. The Planning & Zoning Commission identified a need to define some architectural terms, such as “Board & Batten.” For residential, the Planning & Zoning Commission recommended adding language to allow for exterior materials to match the surrounding neighborhood for neighborhoods that typically have less masonry, and to expressly refer to the HPC for residential construction in the historic district (where wood exteriors are more common & historically referenced). The HPC already has this ability, but a cross-reference would help in this area of the Code that an architect might reference first. The Planning & Zoning Commission feels Section 2.09.05.D. is not necessary given the alternative compliance process that comes to the Commission.

Residential Adjacency (128-131) is substantially rethought from the current UDC. Land use restrictions are added, along with roof design standards. Loading and service areas receive specialized treatment, and residential slope analysis is used to address proximate height of structures. Lighting and refuse receptacles are addressed as well to prevent nuisance in a more assertive & measurable manner. The Planning & Zoning Commission identified that some unique treatment is necessary for the Austin Street corridor, which is the only location in Buda where the front of residential faces the rear of commercial.

Innovative Residential Development (131-136) is a new provision, though it has been discussed extensively in prior workshops.

- City Council has recommended adding definitions for innovative residential development and the sub-types discussed in the section. Staff agrees that many of the terms in this section are “terms of art” that a layperson would benefit from having defined.
- Workforce housing has been deleted.
- The Planning & Zoning Commission observed the need to edit Traditional Neighborhood Design, as an obsolete cross-reference remained.

Single Family Design (137-142) has undergone extensive updates. As it has been a frequent reference, designs similar to Stonewood Commons would not be allowed as a result of these regulations. A list of element options are required for new homes under this Code, with the goal being to increase the quality of development and creation of more unique, less homogenous design. Garage design is included with this. Staff observed a need to add back in a provision limiting the percentage of the face of a home that can be comprised of garage doors. The Commission also identified a need to provide some relief for rear setbacks when detached garages are placed at the rear of a property. This is a practice that should be encouraged.

Multifamily Design (143-144) has been substantially updated with a variety of design requirements. While most of the design requirements are familiar, a new requirement for elevators in buildings with nine or more units represents a new standard. This standard was added to:

- Encourage use of smaller scale buildings through market desire to avoid construction of elevators

- Encourage use of urban-style design thru desire to get efficient use of elevators
- Discourage large-scale “garden apartments” and encouragement of multifamily that fosters better quality of life & community engagement
- Increase visitability for individuals with disabilities

Mixed use design (145) seeks to address mixed use projects outside for form-based areas.

Non-residential design (146-150) contains building design standards such as articulation as well as element options. These are written with improved diagrams to achieve better compliance.

Lighting (151-155) was written to become a true “dark sky” lighting regulation to better address light & glare.

Sustainable Design (156-160) seeks to establish standards for energy systems and water conservation systems in light of new & lower-cost technologies emerging for residential and non-residential use.

Comment No.	Page	Section	City Council Date	Comment
1	2	1.02.01	2/21/2017	There is inconsistency between the SUP processes. The process should be for P&Z to recommend and City Council to approve. P&Z could approve extensions only. I think the phrasing of site plan for a SUP and SUP regulations & procedures is causing some level of confusion.
2	2	1.02.01	2/21/2017	Rather than have "decide by application", go ahead a break those out when they occur. For example, tree removal for protected tree, tree removal for signature tree and tree removal for heritage would be listed separately. Also, the tree removal for heritage tree is not listed on City Council.
3	2	General	2/21/2017	It is difficult to find the cross referenced tables and figures when using a hard copy. Is it possible to prompt the page number the table appears on? For example, when "Table 30" is referenced, could it instead say "Table 30 (page ###)"?
4	15	1.03.01.D.	2/21/2017	The refund language is very confusing. Recommend the following: "Unless waived by City Council, the prescribed fee shall not be refundable unless it was submitted in error"
5	16	1.04.C.	2/21/2017	Add "Innovative Residential" to the list. Also, Commission commented about the phrase "concept plan" in reference to innovative residential. Is the correct term supposed to be "sketch plan"?
6	164	2.10.01	2/21/2017	B, D, and E appear to conflict with themselves related to when something is considered accepted, versus complete versus vested. Basically, how would D even occur since we would not accept an incomplete application anyway? How can something expire that was not accepted? Or is this one of those oddly worded provisions to prevent vesting under Ch. 245 (like the old stories of cocktail napkin drawings resulting in vesting)?
7	169	2.10.03.E.3.	2/21/2017	City staff should be responsible for posting the sign. This is how we have done it for years, and it assures sign placement in the best interest of the public (not tucked away in some bushes, etc.)
8	170	2.10.03.H.	2/21/2017	From discussions, we think it would be good to include an example of how the 20% protest is calculated. For example, the 200' buffer might equal 10 acres, with six people notified with their respective amounts of acreage within the notice buffer. Basically, demonstrate with a commentary example in the code exactly how the protest is calculated using actual numbers, like a scenario.

9	173	2.10.04.C.5.	2/21/2017	The Commission and City Council would like to go ahead and codify an additional "courtesy notice" beyond 200'. Staff feels 400' would work adequately. Suggestion is to make 2.10.04.C.2.b. "written notice for protest" and then create an additional written notice subsection called "written notice for courtesy interest" that applies to properties 200' to 400'. Include a statement that a property receiving a protest notice is not required to also receive the courtesy notice.
10	186	2.10.10.C.3. and 2.10.10.C.4.	2/21/2017	The public hearing process & notification timing for designating historic district overlays and historic district landmarks should be identical to other zoning districts (timing of published & written notices, etc.)
11	196	2.10.10.E.8.	2/21/2017	The due process for demolition/right to remove seems weak. Sending to Texas Historical Commission/Main Street Program for evaluation.
12	199	2.10.11.C.3.b.	2/21/2017	Add language to allow discretion to adjust sidewalk placement & dimensions when necessary to protect critical root zones of trees.
13	200	2.10.11.D.	2/21/2017	Add a provision that fuel pumps must be located to the side or rear of the primary structure in the Rural Overlay
14	203	2.10.12.D.	2/21/2017	Recommend creating a use chart showing base zoning, as some of these uses are okay in some parts of the overlay but not in other parts. STAFF IS WORKING ON DRAFT CHART.
15	209	2.10.13.F.5.	2/21/2017	There may be some unintended consequences of this provision. Opens opportunity for undesirable structures, such as mobile homes, to get moved around rather than amortized as desired.
16	350	4.02.08.Table 37	2/21/2017	O-H covers both residential and commercial uses. Need to differentiate, as generic use of O-H implies that someone could potentially attach a marquee sign to a home. Rather than use O-H, maybe just break out the F3H, F4H and F5H in the table and delete O-H. Also, the rural overlay does not appear in the chart.
17	351	4.02.08.all	2/21/2017	On each of the tables for the particular sign type, can we also list the zoning districts allowed? I know it appears on the Table 37 chart, but placing on each sign type as well allows each sign type page to function like a handout with all critical information.
18	352	4.02.08.C.	2/21/2017	Preference is to keep all monument signs a maximum of 12'
19	372	4.02.11.C.	2/21/2017	Evaluate violation & removal provisions for efficiency and consistency with other penalty & fine provisions. STAFF IS WORKING ON COMPARISON.

Changes appear in highlighted boxes	Agricultural (AG) District	Estate Residential (R-1) District	Suburban Residential (R-2) District	1 & 2 Family Residential (R-3) District	Transitional Residential (R-4) District	Multifamily Residential (R-5) District	Manufactured Housing (R-MH) District
2.07.01. Residential Dimensional Regulations Changes							
Minimum Front Yard Setback	35	30	20	20	20	25	20
Minimum Side Yard Setback (Interior/Corner)	20/25	15/20	10/15	7.5/10	5/10	15/20	5/10
Minimum Rear Yard Setback	30	25	25	20	10	20	10
Minimum Lot Area or Maximum Dwelling Units per Acre	120,000	30,000	9,000	6,000/8 DUA	5,000/12 DUA	20 DUA	7,500
Minimum Lot Frontage	100	75	50	35	30	60	40
Minimum Lot Width (Interior/Corner)	200/205	100/105	70/75	55/60	35/40	75/80	55/60
Minimum Lot Depth	300	200	100	100	90	N/A	N/A
Maximum Height	35	35	30	30	30	40	35
Maximum Building Coverage	25	25	40	50	50	65	40
Maximum Impervious Cover	30	30	50	60	60	75	45

2.06.04. Use Chart Changes						
Dwelling, Accessory	P-2	P-2	S-2	S-2	S-2	S-2
Dwelling, Multifamily (Apartment)					X	P
Dwelling, Multifamily (3-Plex/4-Plex)				X	P	P
Dwelling, Single Family (Attached - Duplex)				P	P	P
Dwelling, Single Family (Attached - Townhouse)				P	P	P
Dwelling, Single Family (Detached)	P	P	P	P		
Dwelling, Single Family (Patio Home)			X	P		

R-3 thru R-5 needed additional consideration in order to differentiate, get desired results and address inconsistencies. Note that the changed lot standards will create a number of existing nonconforming lots--2.10.13.D. (page 206) establishes that undersized existing lots will be considered conforming, though there may be variances requested in the future for reconstructions due to increased side & front setbacks.

Note that in R-3, the only way to actually achieve the listed density is to intermix townhouse and duplex. Otherwise, the effective density is approximately 5-6 DUA (R-2 lot area change is effectively 4 DUA, for comparison) once necessary rights-of-way and infrastructure spaces are accounted for. Goal is a mix of housing types, and if they go entirely single-family detached then the problems seen in Buda with small-lot single-family will be addressed (too narrow, too close, poor design, etc.). MAY NEED TO ADD A NOTE/COMMENTARY EXPRESSLY STATING THIS SO FUTURE READERS DO NOT INTERPRET THIS AS AN INCONSISTENCY BETWEEN MINIMUM LOT SIZE AND DUA, AND SO FUTURE READERS UNDERSTAND WHAT THIS PROVISION IS TRYING TO ENCOURAGE.

CALL TO ORDER

Mayor Ruge called the meeting to order at 6:30 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
Kenneth Williams, City Manager

Council Member Eileen Altmiller was absent and excused from the meeting.

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

PUBLIC COMMENTS

None.

CONSENT AGENDA

APPROVAL OF THE FEBRUARY 21, 2017 CITY COUNCIL MEETING MINUTES

APPROVAL OF A FINAL PLAT OF SUNFIELD PHASE 2 SECTION 9 SUBDIVISION, BEING 12.503+/- ACRES OUT OF THE WILLIAM CORBEN SURVEY ABSTRACT NO. 150, GENERALLY LOCATED NEAR THE INTERSECTION OF SUNWHEAT BLVD. & NECTAR DRIVE (FP 16-23)

APPROVAL OF A FINAL PLAT OF SUNFIELD PHASE 2 SECTION 8 SUBDIVISION, BEING 29.143+/- ACRES OUT OF THE WILLIAM CORBEN SURVEY ABSTRACT NO. 150, GENERALLY LOCATED NEAR THE INTERSECTIONS OF SUNWHEAT BLVD. & CAMPO DEL SOL DRIVE, AND CAMPO DEL SOL DRIVE & FIRETHORN DRIVE (FP 16-25)

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

APPROVAL OF THE SPECIAL EVENTS PACKET SUBMITTED BY THE BUDA LIONS CLUB FOR THE 20TH ANNUAL BUDA COUNTRY FAIR AND WIENER DOG RACES TO BE HELD AT CITY PARK ON APRIL 29 & 30, 2017. STREET CLOSURE REQUEST FOR DURATION OF EVENT INCLUDES SAN ANTONIO STREET

Public comment was made by Allen Robinson of the Buda Lions Club.

Motion, to approve the special event packet, as presented, was made by Mayor Ruge and seconded by Mayor Pro Tem Lane. Motion carried unanimously.

APPOINTMENT OF MEMBERS TO THE CHARTER REVIEW COMMITTEE

City Secretary Alicia Ramirez presented background information.

Motion, to appoint David Patterson, Heather Martaindale, Cheryl Moczygemba, John Hatch, Lavonia Horne-Williams, Cassia Norris, Colin Strother, Jose Montoya, and Ron Fletcher, was made by Mayor Ruge and seconded by Council Member Hopkins. Motion carried unanimously.

WORKSHOP

WORKSHOP REGARDING THE DRAFT UNIFIED DEVELOPMENT CODE PROVISIONS FOR 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), ZONING USE REGULATIONS (PAGES 40-58), AND ZONING DIMENSIONAL REGULATIONS (PAGES 59-63)

Assistant City Manager Chance Sparks presented background information. *A copy of the presentation is part of the permanent supplemental record.*

General discussion was held on the legislative bills regulating short term rentals, building coverage and impervious cover, refining the different zoning and identification, non-conforming uses, form districts, acronyms, and legend reference.

PUBLIC HEARINGS

PUBLIC HEARING HELD REGARDING A REPLAT OF LOT 1A OF THE AMENDED PLAT OF LOT 1A AND 1E OF THE FINAL PLAT OF LOTS 1A-1F, BLOCK "C" OF CABELA'S SECTION 1, TO ESTABLISH RYLANDER SUBDIVISION, BEING 30.0182+/- ACRES AND GENERALLY LOCATED ALONG THE SOUTHBOUND INTERSTATE 35 FRONTAGE ROAD AT THE CABELA'S RETAIL STORE (RP 16-28)

Assistant City Manager Chance Sparks presented background information.

Mayor Ruge formally opened the public hearing period to accept comments at 7:24 p.m. No comments were made. Mayor Ruge closed the public comment period at 7:24 p.m.

PUBLIC HEARING HELD REGARDING THE CITY OF BUDA'S FLOOD EARLY WARNING SYSTEM PROJECT BEING PERFORMED UNDER THE TEXAS WATER DEVELOPMENT BOARD FLOOD PROTECTION PLANNING PROGRAM

City Engineer John Nett; Kara Denney Texas Water Development Board presented background information. *A copy of the presentation is part of the permanent supplement record.*

General discussion was held on can other entities submit an application for the grant.

Mayor Ruge formally opened the public hearing period to accept comments at 7:35 p.m. No comments were made. Mayor Ruge closed the public comment period at 7:35 p.m.

PRESENTATIONS

PRESENTATION ON THE UPDATE OF THE CITY OF BUDA'S FISCAL YEAR 2015-16 AUDIT

Finance Director June Ellis presented background information.

General discussion was held on the completion of the audit and in the event of discrepancies, the ability to conduct forensic auditing.

PRESENTATION, DISCUSSION, AND NO ACTION RELATED TO THE CITY'S COMPLETED AQUIFER STORAGE AND RECOVERY (ASR) FEASIBILITY STUDY FINDINGS

Water Specialist Brian Lillibridge presented background information.

General discussion was held on enacting an ordinance to protect the service areas, conservation efforts and the affects to continue such initiatives.

Mayor Ruge informed the Water/Wastewater Committee met but recommended no action tonight due to the cost associated with the study as well as the status of the current legislative process.

PRESENTATION AND DELIBERATION REGARDING THE SEQUENCING OF 2014 BUDA BOND PROPOSITION PROJECTS AND OTHER MAJOR CAPITAL IMPROVEMENT PROJECTS

Assistant City Manager Micah Grau and Allen Crozier of HDR presented background information. *A copy of the presentation is part of the permanent supplemental record.*

Mr. Grau noted the Bond Committee did not make a recommendation. Mayor Ruge suggested postponing the item to the next meeting on March 21st.

General discussion was held on the design plan of Bluff Street and overall schedule.

REGULAR AGENDA

DELIBERATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH RPS KLOTZ ASSOCIATES FOR A DESIGN SCHEMATIC AND APPROVAL OF THE RELATED PRELIMINARY STUDIES FOR THE CABELA'S CONNECTOR, SEGMENT 5 OF THE "MAIN STREET IMPROVEMENTS" PROJECT, PROPOSITION 3 - STREETS

City Engineer John Nett; Allen Crozier, HDR; Kevin Hoffman, RPS Klotz presented background information. Council Member Haehn suggested approval of the study only at this time.

Motion, to approve the preliminary study, as presented, was made by Council Member Haehn and seconded by Mayor Ruge. Motion carried unanimously.

APPROVAL OF A REPLAT OF LOT 1A OF THE AMENDED PLAT OF LOT 1A AND 1E OF THE FINAL PLAT OF LOTS 1A-1F, BLOCK "C" OF CABELA'S SECTION 1, TO ESTABLISH RYLANDER SUBDIVISION, BEING 30.0182+/- ACRES AND GENERALLY LOCATED ALONG THE SOUTHBOUND INTERSTATE 35 FRONTAGE ROAD AT THE CABELA'S RETAIL STORE (RP 16-28)

Assistant City Manager Chance Sparks presented background information.

Motion, to approve the replat, as presented, was made by Council Member Hopkins and seconded by Mayor Ruge. Motion carried unanimously.

EXECUTIVE SESSION

At 9:29 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 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.

At 9:43 P.M., Council reconvened, and the following business was transacted and action taken, if any, on matters discussed in executive session.

No action was taken.

STAFF REPORT

UPDATE ON 2014 BOND PROPOSITIONS

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

Mr. Creswell suggested scheduling a Safety Session for Council on Friday, March 10th, at 2:00 pm.

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:

April 18, 2017 Main Street dedication at 10:00 a.m.

City Engineer John Nett introduced newly hired GIS Analyst Kenny Skrobanek.

City Attorney Catarina Gonzales provided a Legislative Update, specifically noting Bill #2354 Hotel/Motel Tax bill has been filed.

CITY COUNCIL'S BOARD AND COMMITTEE REPORTS

None.

ITEMS OF COMMUNITY INTEREST

March 8, 2017 Buda Legislative Day at the Capitol

March 21, 2017 at 7:00pm: City of Buda/GBRA Wastewater Discharge Draft Permit Public Meeting, Buda Elementary (Upper Campus) Kunkel Room, 300 N. San Marcos Street, Buda, Texas 78610.

CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Reconsider the sequencing of 2014 Buda Bond Proposition Projects and other major capital improvement projects.

Council Member Haehn requested a report on Onion Creek Regional Planning discussion held on 12/12/16.

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 9:58 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.)

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CALL TO ORDER

Mayor Ruge called the meeting to order at 5:30 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 Eileen Altmiller
Council Member Bobby Lane

Kenneth Williams, City Manager

Council Member David Nuckels and Council Member George Haehn were absent and excused from the meeting.

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, and Public Information Officer David Marino

SPECIAL AGENDA

APPROVAL OF THE CLOSURE OF ASH STREET BETWEEN MAIN STREET AND AUSTIN STREET ON SATURDAY, APRIL 8, 2017 TO FACILITATE AN AUCTION AT CARRINGTON CROSSING/MEMORY LANE ANTIQUES

Parks and Recreation Director Drew Wells) presented background information.

Motion, to approve the street closure, as presented, was made by and seconded by. Motion carried unanimously.

APPROVAL OF THE CLOSURE OF PEACH STREET BETWEEN MAIN STREET AND AUSTIN STREET ON FRIDAY, MARCH 17, 2017 TO FACILITATE A GRAND OPENING EVENT OF BROOKLYN'S DOWN SOUTH RESTAURANT

Parks and Recreation Director Drew Wells presented background information.

Motion, to approve the street closure, as presented, was made by and seconded by. Motion carried unanimously.

ADJOURNMENT

Motion, to adjourn the meeting, was made by Mayor Ruge and seconded by Council Member Hopkins. Motion carried unanimously.

There being no further business, the meeting was adjourned at 5:34 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.)



City Council Agenda Item Report

Date: Tuesday, March 21, 2017

Agenda Item No. 2017-196-

Contact: Chance Sparks

Subject: Approval of a final plat of Sunfield Phase 2 Section 11 Subdivision, being 43.860+/- acres out of the George Herder Survey No. 537 Abstract No. 239, generally located near the intersection of Sunbright Blvd. and Campo Del Sol Parkway (FP 16-26) (Assistant City Manager Chance Sparks)

1. Executive Summary

The City of Buda has received an application to final plat Sunfield Phase 2 Section 11, being 43.860 acres in total. 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 March 14, 2017 meeting.

2. Background/History

Sunfield is subject to an extremely complex set of agreements dating back to the 2003 Consent Agreement. 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

This plat encompasses 244 lots, 230 of which are reserved for single family residential use. This section includes 14 lots combining Drainage/Landscape/Open Space lots and totals 43.890 acres.

This section is bound by Campo Del Sol Drive (70' wide ROW) to the south and the west, open space to the east, and Satsuma Drive (50' wide ROW) to the north.

Within this plat, Sunbright Boulevard (70' wide ROW) crosses Campo Del Sol and Silktassel Way (50' wide ROW). Eves Necklace Drive (50' wide ROW) crosses Silktassel and Satsuma Drive to the north, and connects to Tellowbark Street (50' wide ROW) to the south. Yellow Bark re-connects to Silktassel.

Satsuma connects to Campo Del Sol in the northwest corner.

The Land Plan in the Sunfield Development Agreement places a maximum density of 4.4 units per acre, calculated across all areas on the Land Plan. It remains below 4.4 units per acre to date and all of Phase 2, in aggregate, remains below 4.4 units per acre.

Water service will be provided by the Sunfield MUD through Goforth SUD. Waste water service will be provided by the Sunfield MUD.

The Traffic Impact Analysis Worksheet for Sunfield is updated for each plat or preliminary plan revision. This section did not trigger any additional traffic network improvements as a result of this section.

4. Financial Impact

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 final plat located in Buda's ETJ within the Sunfield Municipal Utility District. The final plat, as shown in the revision, complies with applicable codes and regulations. Plat approval is a ministerial function of the City—if the final plat meets applicable codes and regulations, approval is required.

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 March 14, 2017 meeting. Staff concurs with this recommendation.

**SUNFIELD PHASE TWO, SECTION ELEVEN
FINAL PLAT
43.890 ACRES, CITY OF BUDA E.T.J. HAYS COUNTY, TEXAS**

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

THAT 2428 SF PH 1 LLC, ACTING HEREIN BY AND THROUGH _____ AND _____ OWNERS OF 43.890 ACRES OF LAND LOCATED IN GEORGE HERDER SURVEY NO. 537, ABSTRACT NO. 239 HAYS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 2392.529 ACRE TRACT OF LAND CONVEYED TO 2428 PARTNERS, LP, AS DESCRIBED IN DOCUMENT NUMBER 03006801, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND DOCUMENT NUMBER 2003050340, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 43.890 ACRES OF LAND TO BE KNOWN AS "SUNFIELD, PHASE TWO, SECTION ELEVEN" SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

2428 SF PH 1 LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

BY: _____

COUNTY OF ORANGE
STATE OF CALIFORNIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____ OF 2428 SF PH 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF ORANGE
STATE OF CALIFORNIA

COUNTY OF ORANGE
STATE OF CALIFORNIA

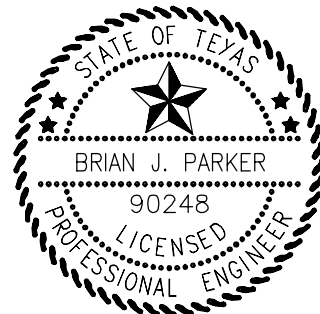
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____ OF 2428 SF PH 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF ORANGE
STATE OF CALIFORNIA

THE STATE OF TEXAS)
) (COUNTY OF TRAVIS) (

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

ENGINEERED BY: _____
BRIAN J. PARKER, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 90248
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759



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

BRIAN J. PARKER, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 90248
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759

DATE

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

WITNESS MY HAND THIS THE ____ DAY OF _____, 201__.

JAMES W. RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4230 - STATE OF TEXAS
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166

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

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 OF HAYS COUNTY DEVELOPMENT AND COMMUNITY SERVICES

DATE

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 THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

JAMES CLINT GARZA
DIRECTOR OF HAYS COUNTY
DEVELOPMENT SERVICES

DATE

TOM POPE, R.S. C.F.M.
HAYS COUNTY FLOODPLAIN
ADMINISTRATOR

DATE

PLAT INFORMATION:

TOTAL ACRES: 43.890
TOTAL NUMBER OF LOTS: 244
NUMBER OF BLOCKS: 7
NUMBER OF LANDSCAPE, OPEN SPACE, DRAINAGE,
AND UTILITY EASEMENTS: 14
NUMBER OF RESIDENTIAL LOTS: 230
NUMBER OF COMMERCIAL LOTS: 0
NUMBER OF LOTS OVER 10 ACRES: 0
NUMBER OF LOTS BETWEEN 5 AND 10 ACRES: 0
NUMBER OF LOTS BETWEEN 2 AND 5 ACRES: 0
NUMBER OF LOTS BETWEEN 1 AND 2 ACRES: 0
NUMBER OF LOTS LESS THAN 1 ACRE: 243

GENERAL NOTES:

- 1. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO CITY OF BUDA STANDARDS, TO BE MAINTAINED BY HAYS COUNTY, AND IN NO CASE SHALL THEY BE CONSTRUCTED TO A STANDARD LESS THAN HAYS COUNTY STANDARDS.
- 2. THIS SECTION IS LOCATED IN THE UNION CREEK AND PLUM CREEK WATERSHEDS, WHICH IS CLASSIFIED AS SUBURBAN, AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CHAPTER SEVEN OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
- 3. THE WASTEWATER SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE SUNFIELD M.U.D. NO. 3 STANDARDS. THE WATER SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED IN ACCORDANCE WITH GOFORTH WATER SUPPLY CORPORATION AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE GOFORTH WATER SUPPLY CORPORATION FOR REVIEW.
- 4. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF BUDA FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- 5. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CHAPTER SEVEN OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
- 6. A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH CHAPTER FOUR OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE, ARE RECORDED IN VOLUME 3341, PAGE 143-221 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- 7. PUBLIC SIDEWALKS, BUILT TO THE CITY OF BUDA STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS, AS SHOWN BY A 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 CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. INTERNAL STREETS ARE LISTED IN THE STREET STANDARD CHART.
- 8. THE PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ANY EASEMENTS CLEAR. PEDERNALES ELECTRIC COOPERATIVE, INC. WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER SEVEN THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
- 9. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE PEDERNALES ELECTRIC COOPERATIVE, INC. WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
- 10. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. PEDERNALES ELECTRIC COOPERATIVE, INC. WORK SHALL BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 11. ALL DRAINAGE EASEMENTS, ON PRIVATE PROPERTY, SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 12. PRIOR TO THE RECORDING OF THIS FINAL PLAT, FISCAL SURETY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:
 - A) STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALK, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREET; CAMPO DEL SOL PARKWAY, SATSUMA DRIVE, SUNBRIGHT BLVD, SILKTASSEL WAY, THORNLESS CIRCLE, EVES NECKLACE DRIVE, AND YELLOWBARK STREET.
 - B) ENVIRONMENTAL AND SAFETY CONTROLS AND OTHER RELATED: TERMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY POND, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST WILL BE BASED ON DISTURBED AREA INCLUDING THE FOLLOWING STREETS: CAMPO DEL SOL PARKWAY, SATSUMA DRIVE, SUNBRIGHT BLVD, SILKTASSEL WAY, THORNLESS CIRCLE, EVES NECKLACE DRIVE, AND YELLOWBARK STREET.
- 13. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 25-8 OF THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN AND THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
- 14. ALL FIFTEEN FOOT (15') DRAINAGE EASEMENTS TO BE ENCLOSED CONDUIT.
- 15. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 16. THIS SITE IS NOT LOCATED WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER NOR THE EDWARDS AQUIFER RECHARGE ZONE.
- 17. A TEN FOOT (10') PUBLIC UTILITY EASEMENT (P.U.E.) IS DEDICATED ADJACENT TO ALL PUBLIC RIGHT-OF-WAY.
- 18. NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS a) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER AND b) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
- 19. CITY OF BUDA PARKLAND REQUIREMENTS: 1066 LOTS / 50 LOTS / ACRE PARKLAND = 21.32 ACRES. AREA DEDICATED WITH EXISTING PLATTED SUBDIVISIONS = 33% (6.42 ACRES IN FLOOD PLAIN) + 37.93 ACRES = 40.04 ACRES. NO ADDITIONAL PARKLAND DEDICATED WITH THIS PLAT.
- 20. ALL PARKS, MEDIAN LOTS, PEDESTRIAN AND LANDSCAPE EASEMENT LOTS WILL BE MAINTAINED BY THE SUNFIELD HOMEOWNERS ASSOCIATION OR SUNFIELD M.U.D. NO. 3.
- 21. SUNFIELD PHASE TWO, SECTION ELEVEN IS LOCATED WITHIN THE HAYS CONSOLIDATED ISD.

I, ALICIA RAMIREZ, CITY SECRETARY OF THE CITY OF BUDA, HEREBY CERTIFY THAT THE ABOVE FOREGOING PLAT OF SUNFIELD PHASE TWO SECTION ELEVEN WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS ON THE ____ DAY OF _____, 20___. SAID ADDITION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF BUDA.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20___. A.D.

ALICIA RAMIREZ, TRMC, CPM
CITY OF BUDA CITY SECRETARY

STATE OF TEXAS)
) (COUNTY OF HAYS) (

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

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

LIZ GONZALEZ,
HAYS COUNTY CLERK

SUNFIELD
PHASE TWO, SECTION ELEVEN
FINAL PLAT
43.890 ACRES, CITY OF BUDA E.T.J.
HAYS COUNTY, TEXAS

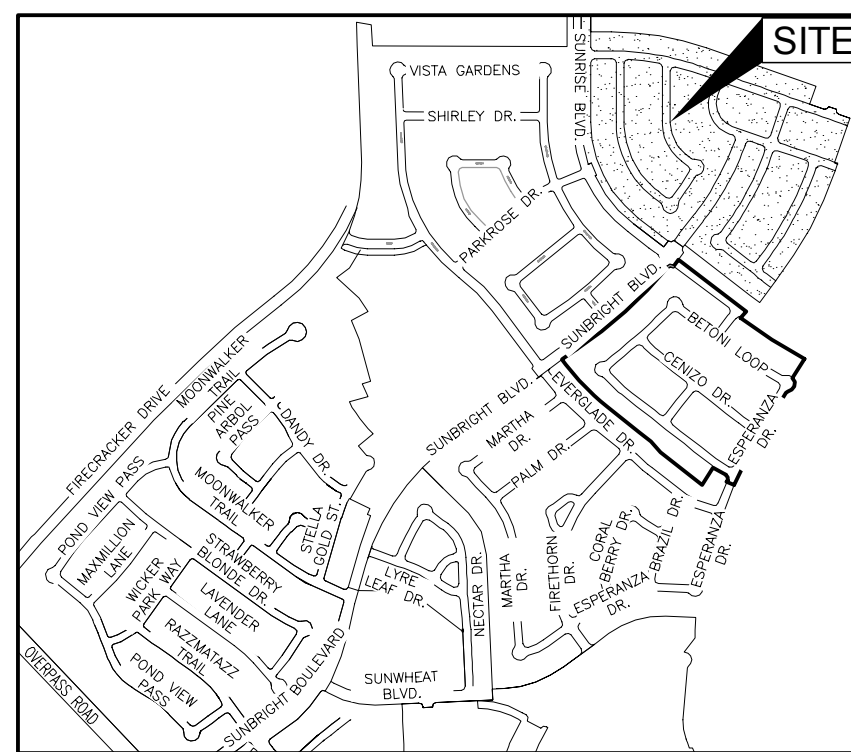
Kimley»Horn

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

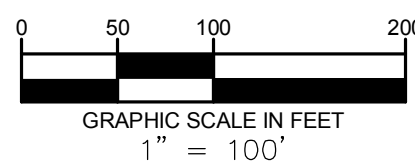
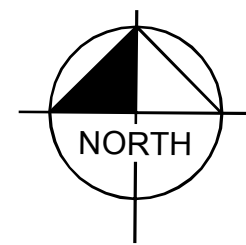
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MAV	JWR	10/03/2016	064404018	1 OF 3

DWG No. 1: K:\SNA_SURVEY\064404026-SUNFIELD PHASE 2 SECTION 11\DWG\KIMLEY-HORN\PLAT\SUNFIELD 2-11-PLAT.DWG PLOTTED BY: VILLARREAL, MIGUEL 2/14/2017 8:57 AM LAST SAVED 2/13/2017 3:41 PM

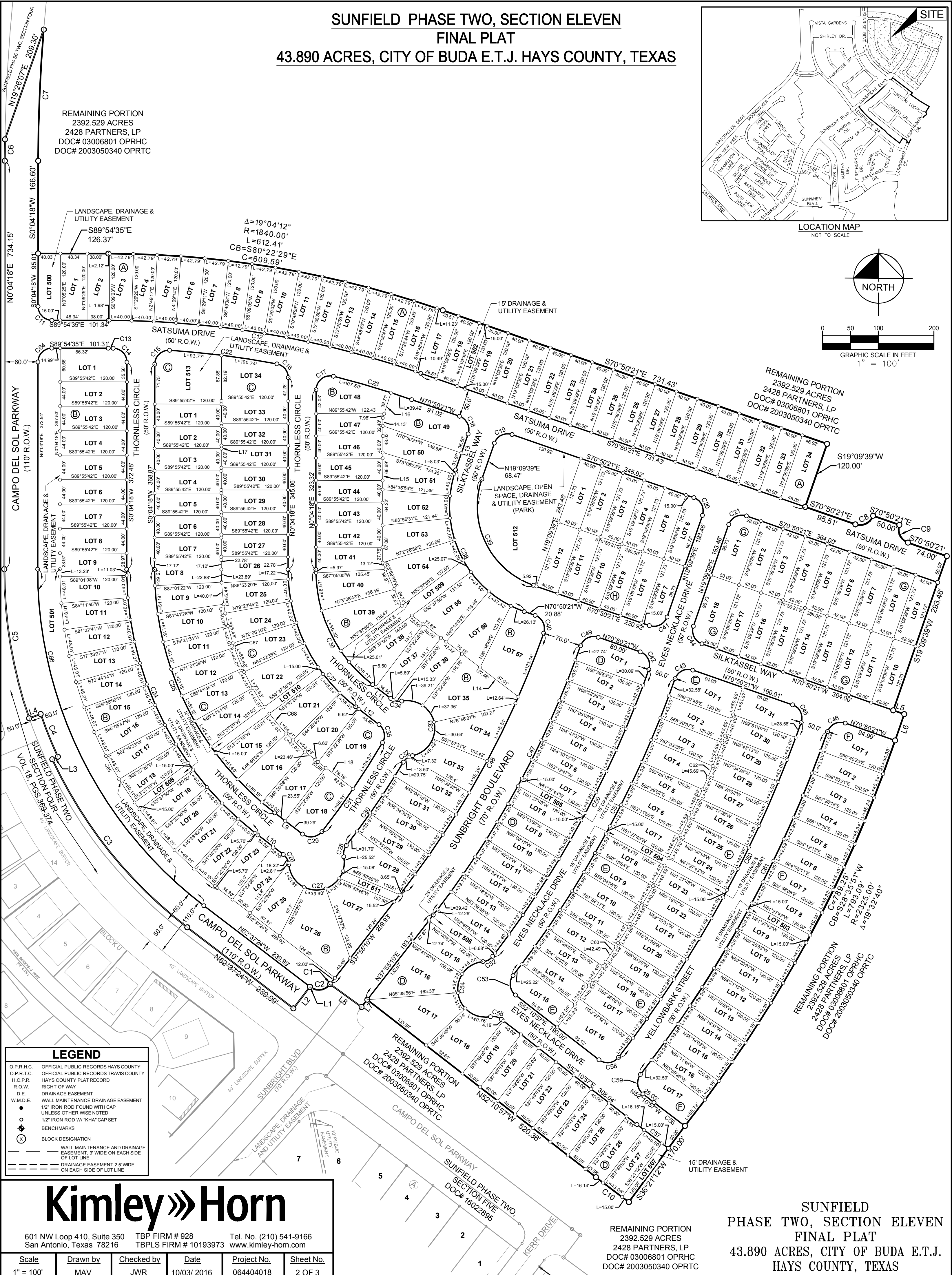
SUNFIELD PHASE TWO, SECTION ELEVEN
FINAL PLAT
43.890 ACRES, CITY OF BUDA E.T.J. HAYS COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE



REMAINING PORTION
2392.529 ACRES
2428 PARTNERS, LP
DOC# 03006801 OPRHC
DOC# 2003050340 OPRTC



LEGEND

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

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MAV	JWR	10/03/2016	064404018	2 OF 3

REMAINING PORTION
2392.529 ACRES
2428 PARTNERS, LP
DOC# 03006801 OPRHC
DOC# 2003050340 OPRTC

SUNFIELD
PHASE TWO, SECTION ELEVEN
FINAL PLAT
43.890 ACRES, CITY OF BUDA E.T.J.
HAYS COUNTY, TEXAS

DWG NO. 2 K:\SNA_SURVEY\064404028-SUNFIELD PHASE 2 SECTION 11\DWG\KIMLEY-HORN\PLATS\SUNFIELD 2-11-PLAT.DWG PLOTTED BY VILLARREAL MIGUEL 2/13/2017 3:35 PM LAST SAVED 2/13/2017 3:29 PM



City Council Agenda Item Report

Date: Tuesday, March 21, 2017

Agenda Item No. 2017-194-

Contact: Chance Sparks

Subject: Hold a public hearing to receive written and oral comments in regard to a request to change the zoning from AG-Agricultural to I2-Heavy Industrial for 10.687+/- acres of land out of the Morton McCarver Survey Abstract 10, located on Jack C. Hays Trail approximately 2,000 feet east of its intersection with FM 1626 (Assistant City Manager Chance Sparks)

1. Executive Summary

This is the statutory public hearing for this zoning change. Staff has made the required public notifications in advance of this hearing, pursuant to the requirements of the city's Unified Development Code and state law. This hearing is being held in accordance with applicable state and local laws as they pertain to public hearings. The Planning & Zoning Commission conducted a public hearing on March 14, 2017, receiving no comments.

2. Background/History

N/A

3. Staff's review and analysis

This is the public hearing aspect of a zoning change request. Detailed analyses are found with the regular agenda item.

4. Financial Impact

5. Summary/Conclusion

6. Pros and Cons

N/A

7. Alternatives

N/A

8. Recommendation

This is the public hearing to hear public comments, but not take any action. Action on this item can be considered under the associated regular agenda

item. The Chair shall open the public hearing and state the time, receive public comments, then close the public hearing and state the time.



City Council Agenda Item Report

Date: Tuesday, March 21, 2017

Agenda Item No. 2017-167-

Contact: Kristin Williams

Subject: Presentation, discussion, and possible direction regarding matters related to the Focus Group on Aging and related survey results (Human Resources Director Kristin Williams)

1. Executive Summary

Buda conducted two Focus Groups on Aging in January in effort to plan for meeting the needs of the city's growing senior population. With a great turnout and lot of discussion, the groups are laying the foundation for Buda to become a more age friendly city where residents no matter their age can live, work, and play.

About 20 people attended each of the two Focus Group on Aging meetings, where they addressed issues related to transportation, recreational activities, and other older American related services. The information collected will help inform a plan to improve senior resources.

2. Background/History

Council requested that the city research the need for a commission on Aging Adults and their caregivers in the area. The City collaborated with the Area Agency on Aging of the Capital Area (AAACAP) on ideas. The Area Agency on Aging of the Capital Area (AAACAP) is a program of the Capital Area Council of Governments who provides quality services to support and advocate for the health, safety and well-being of older adults in the 10-county region.

3. Staff's review and analysis

SEE ATTACHED SURVEY RESULTS.

4. Financial Impact

The financial cost may consist of staff time and commitment to oversee the program. Funding needed for the program is unknown at this time.

5. Summary/Conclusion

I concluded from the focus group and the online survey that there is a strong interest in addressing concerns and highlighting and adding Senior Programs in Buda. Listed below are a few of the critical needs revealed throughout this process.

- 1) The need for a clearinghouse for information and resources available in print form at a walk-in site(s) and in an electronic space.
- 2) The need for additional transportation resources to cover a broader geographic reach and with more hours of service.
- 3) The desire to volunteer and know more about available volunteer opportunities for older citizens of Buda.
- 4) More than one mention of intergenerational program opportunities.
- 5) Some comments about the need for additional cultural and learning activities (art, cooking, dancing, etc).

6. Pros and Cons

The pros for this program will be that it can help identify the needs of senior citizens and can possibly enhance their quality of life.

The cons of this program could be limited resources available in Buda, cost associated with making resources available, limited meeting spaces, and limited city staff availability.

7. Alternatives

- Task Force (Short-term or long term)
- Commission
- Coordination with existing Commissions and Boards
- City support staff capacity
- Public participation

8. Recommendation

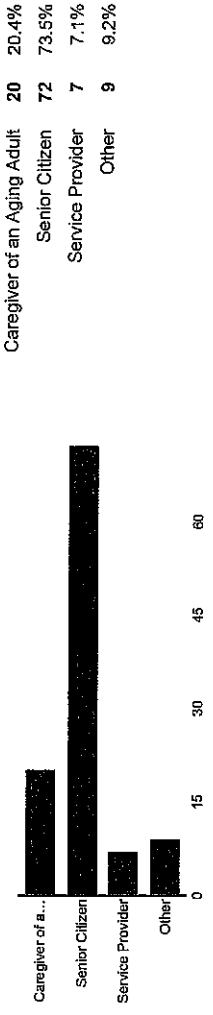
The City seeks guidance and direction from Council.

102 responses

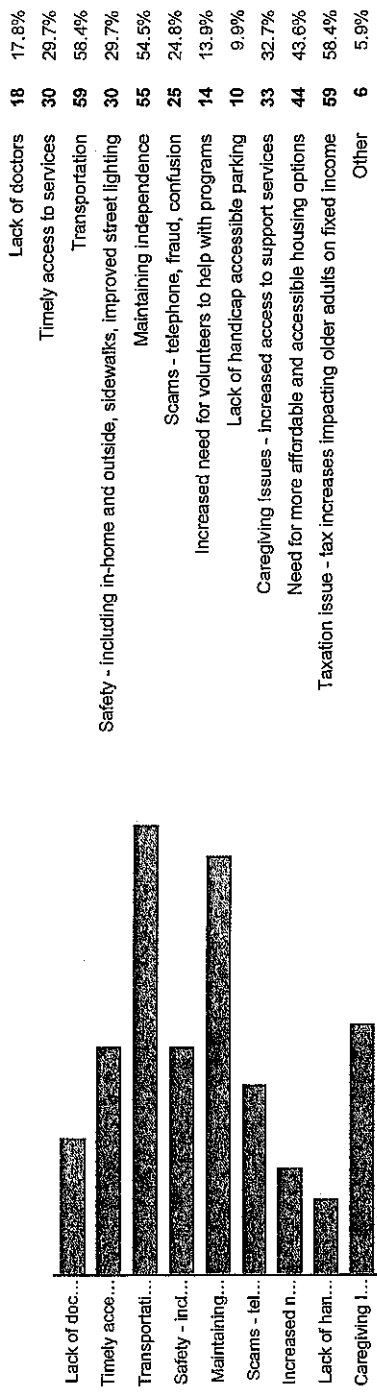
Publish analytics

Summary

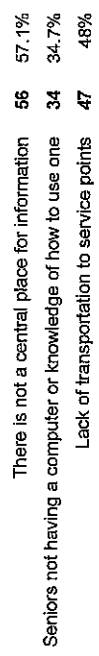
Please check the box that most closely identifies your role.



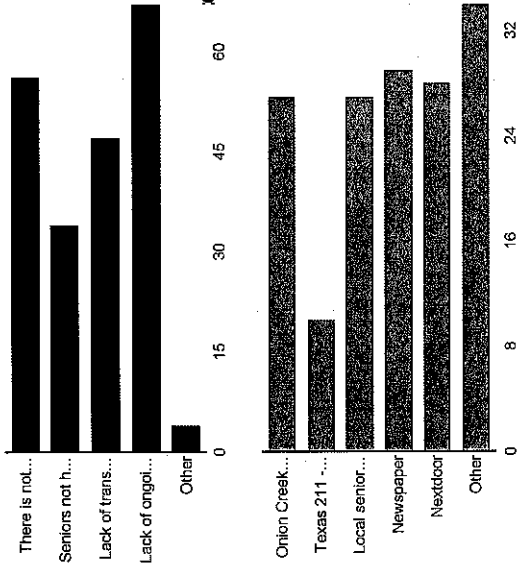
In your opinion, what are the most pressing concerns for individuals and their family members as they age?



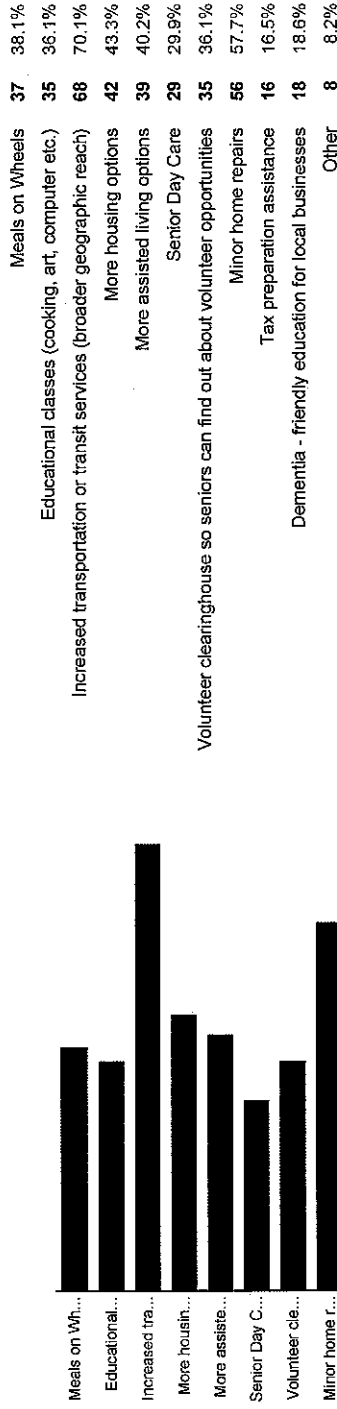
What do you think prevents older adults from getting services they need?



Lack of ongoing communication about available services 67 68.4%
 Other 4 4.1%



Are there any other types of services you wish to see offered to aging adults or their caregivers?



Please list any other important information you wish to address below.

My mother can't drive and the lack of public transportation severely affects her daily life. Please get buses into Buda.

I would like to see a recreation center for senior citizens to go hang out and shoot pool, play cards, checkers, ping pong, chess, arts and crafts, exercise, and volley ball.

Please list any other important information you wish to address below.

My mother can't drive and the lack of public transportation severely affects her daily life. Please get buses into Buda.

I would like to see a recreation center for senior citizens to go hang out and shoot pool, play cards, checkers, ping pong, chess, arts and crafts, exercise, and volley ball.

Activities for seniors that are incorporated into other community activities. Old people like to be with different ages, not just other old people. Transportation for the old is important...doctor visits, grocery store, hair appointments, etc. There comes a time when driving is out of the question and then, without help either from family or the community, they become home bound and often lonely as their counterparts begin to pass away.

Definitely need to do something about taxes! Thanks for the opportunity to respond. How will this survey reach the non-computer users who self identified (and I imagine there are others) at the focus group. Is there a bi-lingual version of this survey?

Creation of a senior citizen and care giving clearinghouse for senior information. Try to have City set one in motion and people it with volunteers. This should be first priority tasks

None

We belong to Silver Sneakers. Would be nice if the Buda YMCA would accept our membership without a high monthly fee.

Currently use Anytime Fitness.

emotional needs. Friends and family are important.

Wheel chair accessibility in Old Buda businesses

Recreational Centers. Places to meet other Senior Citizens to just visit, talk do projects. Hobbies for women & men Field trips to get out of their homes or Apts.

266 Oyster Creek

walkable routes from neighborhoods to downtown Buda especially from the east side.

All the above are important. I think address safety and health care needs is of vital importance (think Maslow's Hierarchy of Needs). I also think that care givers needs support as they try to keep older adults in their homes.

Tax increases in terms of actual dollars, not just rates, is causing fixed income persons to not be able to afford to live here.



City Council Agenda Item Report

Date: Tuesday, March 21, 2017

Agenda Item No. 2017-195-

Contact: Chance Sparks

Subject: Deliberation and possible action on the first and final reading adopting an Ordinance to change the zoning from AG-Agricultural to I2-Heavy Industrial for 10.687+/- acres of land out of the Morton McCarver Survey Abstract 10, located on Jack C. Hays Trail approximately 2,000 feet east of its intersection with FM 1626 (Assistant City Manager Chance Sparks)

1. Executive Summary

This city-initiated rezoning seeks to change the zoning of a 10.687 acre property located 2,000 feet west of 1626 & 2770 from AG zoning to I-2 zoning. The property was omitted from an initial zoning of I-2 following annexation in August 2016. The Planning and Zoning Commission considered this item on March 14, 2017 and unanimously recommended approval, concurring with the staff recommendation.

The City Council may choose to:

- Approve
- Table pending receipt of information or alterations
- Deny

2. Background/History

In April 2016, the City of Buda completed annexation of several properties near the intersection of FM 2770 and FM 1626, including the subject property. The subject property is currently being developed as a Flint Hills Ethanol Distribution Facility and rail spur transfer. In the course of conducting the initial zoning, a 10.687 acre portion was not included and defaulted to AG-Agricultural zoning. This city-initiated rezoning seeks to correct this to I-2 Heavy Industrial like the adjacent property.

Unified Development Code Guidance

Zoning changes are evaluated based on the following criteria:

1. The zoning change is consistent with the Comprehensive Plan;
2. The zoning change promotes the health, safety, or general welfare of

the City and the safe, orderly, and healthful development of the City;

3. The zoning change is compatible with and conforms with uses of nearby property and the character of the neighborhood;

4. The property affected by the zoning change is suitable for uses permitted by the proposed amendment to the zoning map;

5. Infrastructure, including roadway adequacy, sewer, water and storm water facilities, is or is committed to be available that is generally suitable and adequate for the proposed use.

3. Staff's review and analysis

The following constitutes an evaluation of the proposed zoning change using the UDC's criteria:

1. The zoning change is consistent with the Comprehensive Plan;

Pertinent excerpts from the Buda 2030 Comprehensive Plan as well as the Future Land Development Plan contained within it are attached. This property is within the Industrial Employment District according to the Future Land Use Character Districts.

With regard to the Goals, Objectives, and Actions portion of the Comprehensive Plan, the Economic Growth element supports a stable tax revenue base particularly along arterial corridors. The Unified Development Code contains design standards for non-residential, multi-family, and mixed use developments (Chapter 7) which include building articulation, landscaping and screening, exterior finish material limitations, among other standards. These will be further enhanced under the new Unified Development Code. Industrial Parks and Distribution Centers are considered appropriate in the Industrial Growth District, with a variety of other uses being considered conditionally appropriate.

Based on information from the comprehensive plan, approval of this zoning change would NOT constitute spot zoning, as it could be considered consistent with the Comprehensive Plan. Spot zoning is the application of zoning to a specific parcel or parcels of land within a larger zoned area when the rezoning is usually at odds with a city's master plan and current zoning restrictions, and appears wholly out-of-place in comparison to surrounding zoning.

2. The zoning change promotes the health, safety, or general welfare of the City and the safe, orderly, and healthful development of the City;

Staff has not identified critical issues with the potential uses in the I2 district that would negatively affect the health, safety or general welfare of the City and the safe, orderly and healthful development of the City. The managing board of the athletic fields approved Flint Hills when they were contacted early in their development process.

3. The zoning change is compatible with and conforms with uses of nearby property and the character of the neighborhood;

The surrounding properties are expected to develop at some point in the future, with business uses most likely. The proximity to quarrying operations and rail further this interest. The adjacent athletic field board approved Flint Hills when they were contacted early in their development process.

4. The property affected by the zoning change is suitable for uses permitted by the proposed amendment to the zoning map;

The subject property is fairly flat, though depressed from the road surface. The property slopes toward the railroad track. The property slopes downward toward the southeast, eventually to a tributary of Plum Creek. The owner will be subject to the City's storm water detention and water quality treatment standards.

There are some trees on site, though none appear to reach heritage status and are mostly confined to fence lines. Additional trees will be planted as a development requirement when that occurs.

The property appears to be suitable for the uses allowed under the requested I2 zoning category, with the acreage affording potential for nearly all uses under the zoning category. The owners have discussed potential for creating an industrial park in the future.

For any development on this property, the applicant will be required to comply with applicable development standards such as maximum impervious cover, water detention/quality, and site/building design, pursuant to the Unified Development Code.

5. Infrastructure, including roadway adequacy, sewer, water and storm water facilities, is or is committed to be available that is generally suitable and adequate for the proposed use.

This zoning change does not negatively affect infrastructure capacity or adequacy. The property, through annexation, falls within the City of Buda water service area and wastewater service area, though it is technically not within any defined CCN boundary. The City of Buda has anticipated development of this property as part of its water and wastewater models.

4. Financial Impact

This rezoning transitions a property from agricultural zoning with limited financial benefit to an industrial zoning that supports business development, which should result in positive impacts to property and potentially sales tax revenue.

5. Summary/Conclusion

This city-initiated rezoning seeks to change the zoning of a 10.687 acre property located 2,000 feet west of 1626 & 2770 from AG zoning to I-2 zoning. The property was omitted from an initial zoning of I-2 following annexation in August 2016. The Planning and Zoning Commission considered this item on March 14, 2017 and unanimously recommended approval, concurring with the staff recommendation.

6. Pros and Cons

Staff has evaluated pros and cons. Since this is a decision with multiple outcomes, the pros and cons have been consolidated with the discussion of alternatives below.

7. Alternatives

Approval of a zoning change is entirely discretionary based on application of the criteria. Three clear alternatives are available to address this rezoning. Staff has identified these alternatives and the primary implications of pursuing each. The list of implications is not exhaustive, as the Commission may identify others. Though the number of pros & cons varies by outcome, they are not necessarily equally weighted. For example, an outcome could have two “pros” and one “con”, but that “con” could carry more weight.

- Approve the rezoning – This alternative results in the rezoning being approved.

The pros and cons of this alternative include:

- o Pro: This action appears to result in development more consistent with the Buda 2030 Comprehensive Plan than the current.
- o Pro: This action acknowledges that the criteria for rezoning have been satisfied.
- o Pro: This action affirms the recommendation of the Planning & Zoning Commission
- o Con: I-2 would normally be a concern adjacent to athletic fields, but the owners have worked with Flint Hills and have not voiced opposition.

Motion Language:

I make a motion to approve the rezoning from AG to I-2.

- Table the Rezoning – This alternative results in the rezoning being postponed for action pending receipt of additional information. For this alternative, it is important to provide direction to the staff and applicant regarding the information needed.

The pros and cons of this alternative include:

- o Neutral: Pros and Cons for both approval and denial remain available
- o Pro: If the City Council requires additional information, this action provides the opportunity for such information to be secured.
- o Con: This action can cause unnecessary delays, which may affect real estate transactions if any are pending.

Motion Language:

I make a motion to table the rezoning, pending receipt of the following information... (identify the information needed)

- Deny the Rezoning – This alternative results in the rezoning not occurring.

Pros and cons from the approval alternative essentially flip for a denial as well.

The pros and cons of this alternative include:

- o Con: This action is less consistent with the Buda 2030 Comprehensive Plan.
- o Con: It is not clear which rezoning criteria were not satisfied; the City Council will need to identify this.
- o Con: This action conflicts with the recommendation of the Planning & Zoning Commission
- o Pro: I-2 would normally be a concern adjacent to athletic fields, though staff notes the owners have worked with Flint Hills and have not voiced opposition.

Motion Language:

I make a motion to deny the requested zoning change from AG to I-2.

8. Recommendation

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

ORDINANCE NO. _____ - ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY PERTAINING TO APPROXIMATELY 10.687 ACRES OF LAND BEING PART OF MORTON MCCARVER SURVEY ABSTRACT 10; RESULTING IN THE ZONING CHANGING FROM AG AGRICULTURAL TO I2 HEAVY INDUSTRIAL AND MANUFACTURING; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE AND PROVIDING A PENALTY CLAUSE.

WHEREAS, on March 14, 2017, the Planning and Zoning Commission of the City of Buda held a public hearing regarding a request to change zoning for the aforementioned 10.687 acres of land, being part of the Morton McCarver Survey Abstract 10, further depicted in Exhibit ‘A’, attached, hereinafter referred to as the “subject property” and recommended that the request be approved by the City Council of the City of Buda; and

WHEREAS, the City Council held a public hearing on March 21, 2017 regarding the request; and

WHEREAS, all requirements of the City of Buda Unified Development Code pertaining to zoning map amendments have been met; and,

WHEREAS, the City Council has determined that adoption of this ordinance is in the interest of the general health, safety, welfare and morals of the community; and

WHEREAS, the City has determined that this ordinance was passed and approved at a meeting of the City Council of the City of Buda held in strict compliance with the Texas Open Meetings Act at which a quorum of the City Council Members were present and voting;

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

Section 1. The base zoning of the aforementioned property, approximately 10.687 acres of land, being part of the Morton McCarver Survey Abstract 10, further depicted in Exhibit ‘A’ attached, is hereby changed from AG Agricultural to I2 Heavy Industrial and Manufacturing.

Section 2. The Zoning Map of the City of Buda, Texas is hereby amended to establish the zoning classification as set forth above.

Section 3. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

Section 4. If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.

Section 5. Effective Date. Pursuant to Section 3.11(D) of the City Charter, this ordinance is effective upon adoption, except that every ordinance imposing any penalty, fine or forfeiture shall become effective only after having been published once in its entirety, or a caption that summarizes the purpose of the ordinance and the penalty for violating the ordinance in a newspaper designated as the official newspaper of the City. An ordinance required by the Charter to be published shall take effect when the publication requirement is satisfied.

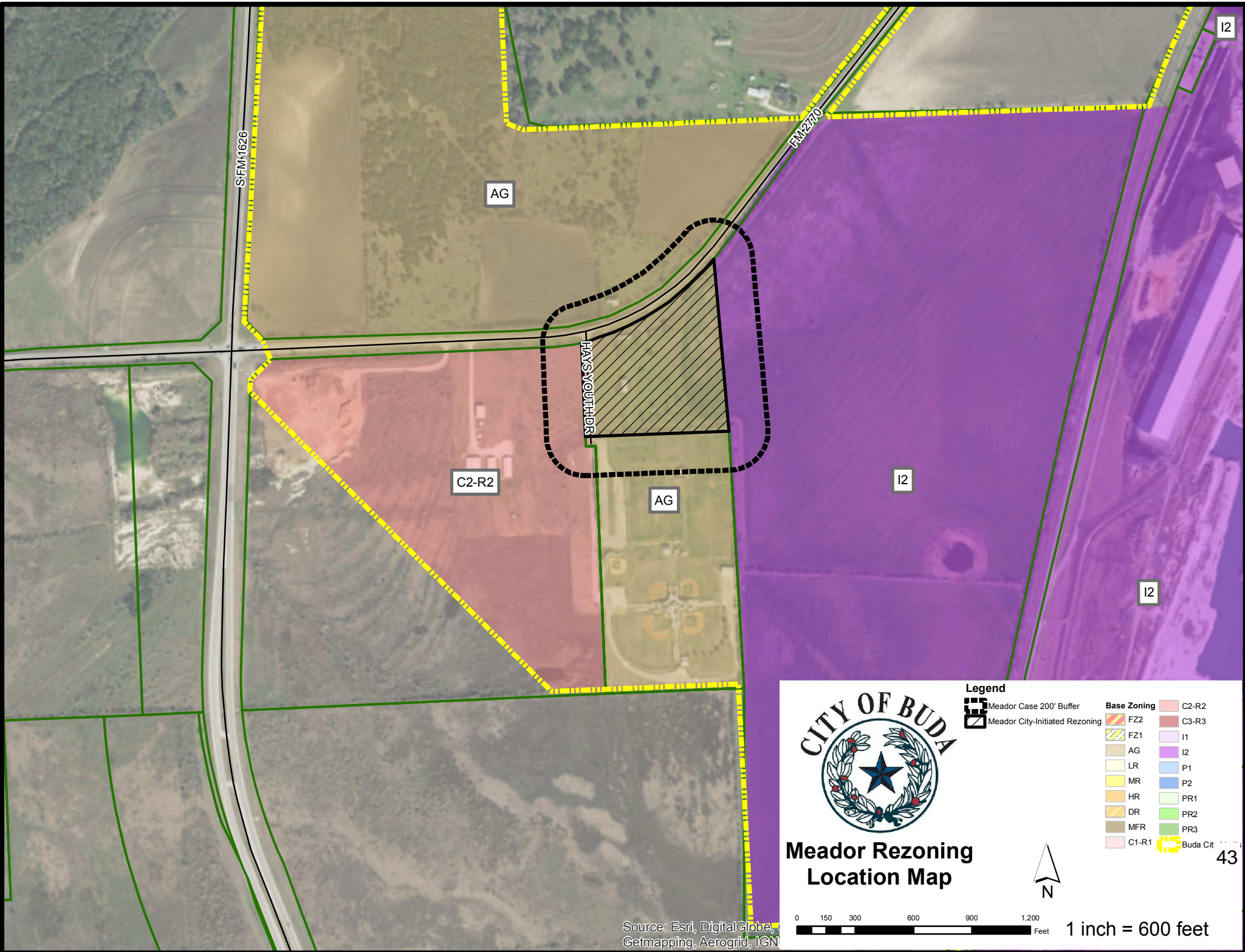
PASSED, APPROVED AND ADOPTED on by an affirmative vote of the City Council of the City of Buda, this ___ day of _____, 2017.

APPROVED:

Todd Ruge, Mayor

ATTEST:

Alicia Ramirez, City Secretary

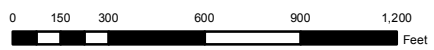


Meador Rezoning Location Map

Legend

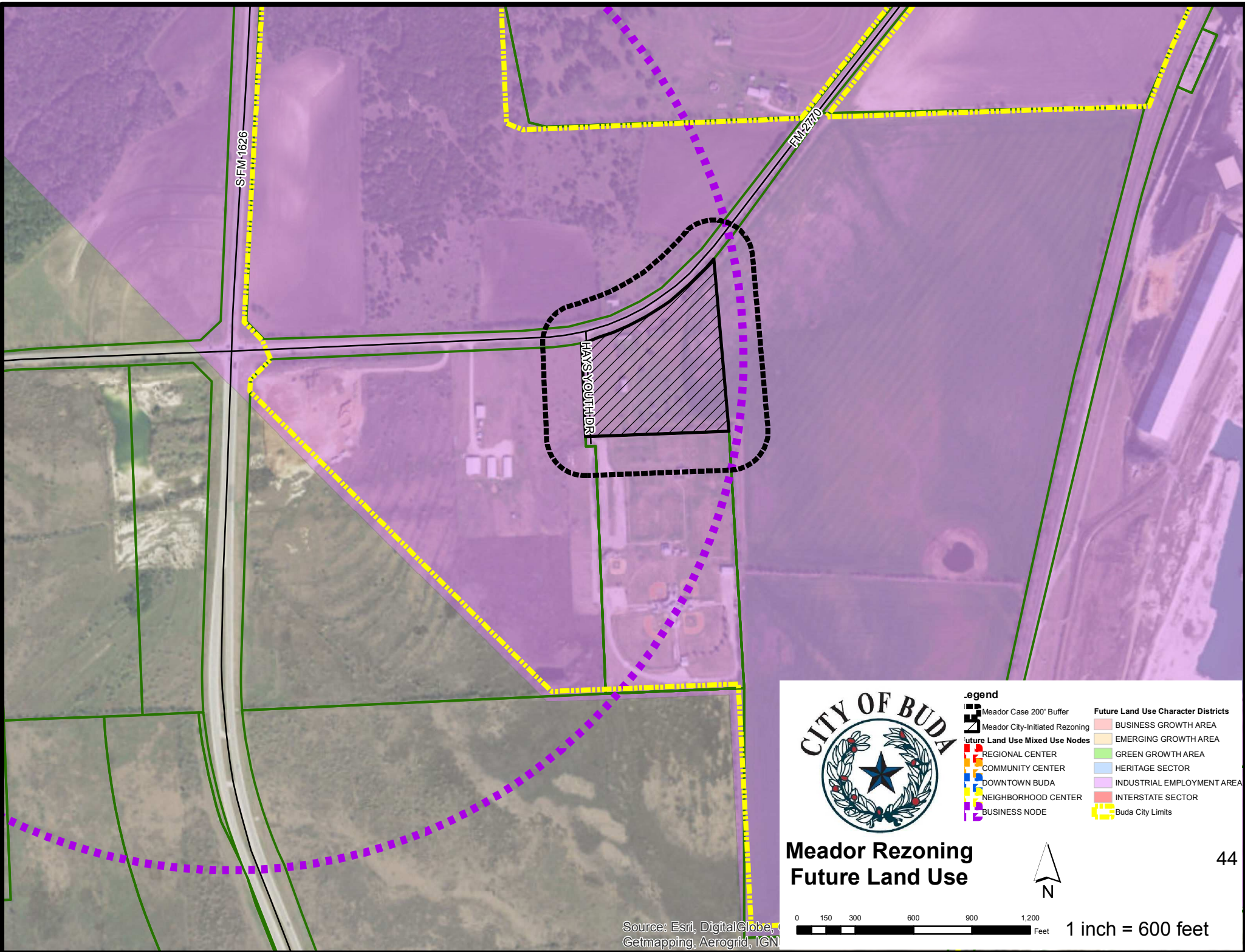
- Meador Case 200' Buffer
 - Meador City-Initiated Rezoning
- | Base Zoning | |
|-------------|-------|
| FZ2 | C2-R2 |
| FZ1 | C3-R3 |
| AG | I1 |
| LR | I2 |
| MR | P1 |
| HR | P2 |
| DR | PR1 |
| MFR | PR2 |
| C1-R1 | PR3 |

Buda City Boundary



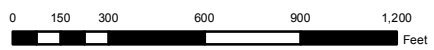
1 inch = 600 feet

Source: Esri, DigitalGlobe, Getmapping, Aerogrid, IGN



**Meador Rezoning
Future Land Use**

- Legend**
- Meador Case 200' Buffer
 - Meador City-Initiated Rezoning
 - Future Land Use Mixed Use Nodes**
 - REGIONAL CENTER
 - COMMUNITY CENTER
 - DOWNTOWN BUDA
 - NEIGHBORHOOD CENTER
 - BUSINESS NODE
 - Future Land Use Character Districts**
 - BUSINESS GROWTH AREA
 - EMERGING GROWTH AREA
 - GREEN GROWTH AREA
 - HERITAGE SECTOR
 - INDUSTRIAL EMPLOYMENT AREA
 - INTERSTATE SECTOR
 - Buda City Limits



1 inch = 600 feet

Source: Esri, DigitalGlobe, Getmapping, Aerogrid, IGN

ORGANIZATION OF GOALS, OBJECTIVES, AND ACTIONS

The goals, objectives, and recommendations create the foundation for guiding future decisions and development. They are intended to be integrated with other more detailed plans and provide consistency and predictability in the day-to-day decision making among City staff as well as policy making by Buda's City Council.

Each plan element contains a goal, a series of objectives and recommended actions, and one or more benchmarks. The components are organized in a hierarchal fashion to ultimately achieve Buda's desired vision for the future. These components of each element are described below.

Goal

A goal describes the desired outcome for a plan element. It is different from a vision in that it speaks directly about the element.

Objective

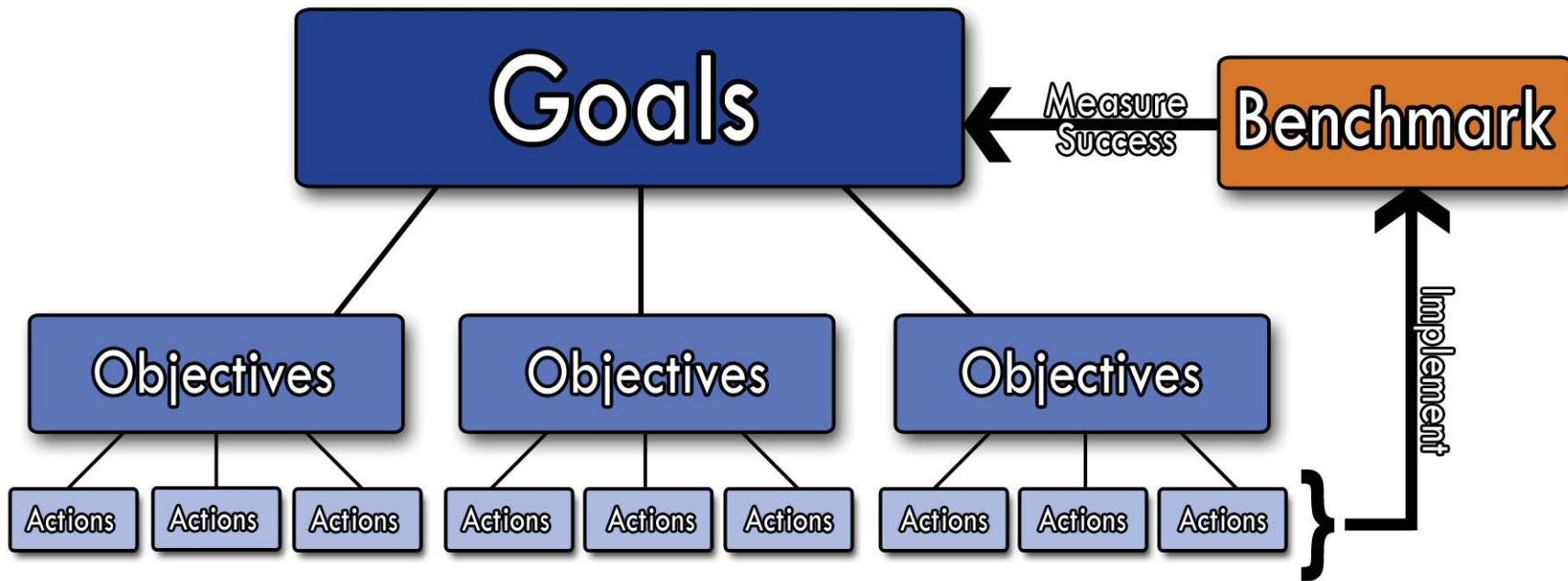
Objectives are identified statements or policies that work toward the element goal. It is more specific than the goal and addresses particular issues related to the element to achieve the desired goal.

Action

Actions include specific strategies or steps to take in order to reach a specified objective. Action items are specific enough to include a recommended timeframe for implementation, partners or agencies for implementation, and, in some cases, a potential cost.

Benchmark

A benchmark is a target measure toward which the objectives and actions are working toward. It measures progress toward achieving the goal over time. The benchmarks on the following pages are examples of ways to measure progress of plan implementation.



SUMMARY OF ELEMENT GOALS & OBJECTIVES

The Plan includes nine key elements. Goals and objectives for each element are summarized on the following pages, followed by a detailed discussion of the actions recommended for each plan element.

Economic Growth & Sustainability

GOAL: Buda has a stable tax revenue base and strong local job market. Increased and diversified economic and job opportunities for residents make Buda a great place to live, work, shop, and play.

OBJECTIVES

1. Provide infrastructure to support economic development.
2. Encourage diverse business development and expansion.
3. Support small business growth and development in Buda.
4. Enhance the economic viability of downtown Buda.
5. Attract “green” businesses and encourage green business practices in Buda.
6. Strengthen the tourism industry in Buda.
7. Strengthen marketing and promotional efforts.

BENCHMARKS

- * One job in City of Buda for every household in City of Buda.

Transportation

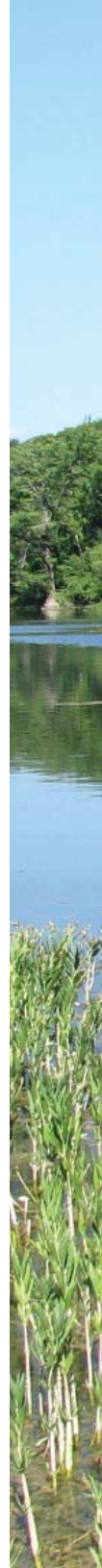
GOAL: Buda has a transportation system that meets current needs and anticipated growth, that balances transportation options including driving, walking, bicycling, and mass transit, and that is designed in a manner that respects and enhances the character of Buda.

OBJECTIVES

1. Plan roadway improvements for existing conditions and future demand.
2. Explore public transportation opportunities to improve commuting to Austin and San Marcos.
3. Create a well-connected street network to improve connectivity throughout Buda.
4. Pursue and encourage traffic management techniques throughout the City of Buda.
5. Promote and encourage walking and bicycling as transportation alternatives to the automobile.

BENCHMARKS

- * Increase average connectivity ratio in subdivisions across Buda (see T-2.5).
- * Reduce the commute mode of driving alone to 80%.



Parks, Recreation, and Open Space

GOAL: Buda has a superior system of parks, recreation, trails, and open space that enhances the quality of life for all residents of Buda.

OBJECTIVES

1. Ensure successful implementation and maintenance of parks and recreation resources.
2. Focus funding and efforts to make improvements to existing parks.
3. Develop a citywide trail network that connects parks, open space areas, residential areas, downtown, shopping centers, and other destinations throughout Buda.
4. Increase accessibility and proximity of recreational opportunities to all Buda's residents.
5. Preserve open space assets throughout the area.
6. Develop new recreation opportunities.
7. Protect Buda's environmental quality and identity by preserving the existing "urban forest".

BENCHMARKS

- * Reduce the acreage of "undeveloped" park land.
- * Every residence of Buda is within a quarter mile of a park, trail, or open space.

Housing & Neighborhoods

GOAL: Buda has a blend of old and new neighborhoods that are full of character, interesting, sustainable, and retain their value over time. Anyone can find a house that serves his or her needs and preferences for their entire life.

OBJECTIVES

1. Provide a sufficient and diverse mix of housing to ensure residents have housing options for all stages of the life cycle.
2. Expand accessibility to housing to people at all income levels through the provision of affordable housing and home ownership assistance programs.
3. Improve the condition of existing housing and ensure that new housing is of a sustainable quality.
4. Encourage dense, mixed-use projects in appropriate locations as a means of increasing housing supply and types while promoting neighborhood vitality.
5. Protect established neighborhoods.
6. Encourage and facilitate infill development.
7. Ensure that new subdivisions and neighborhoods are of a high standard and sustainable quality that promote connectivity, walkability, and a sense of identity.

BENCHMARKS

- * In neighborhoods that engage in revitalization efforts, raise average sales price of homes by 10% over 10 years.
- * All neighborhoods in Buda will have a neighborhood or homeowner association with which the City will establish communication.
- * Reduce amount of vacant and redevelopable properties within the city limits by 25% by 2020 and 50% by 2030.

Community Identity

GOAL: *Buda is a unique community with a charming small town character, active neighborhoods, and many entertainment and recreation opportunities.*

OBJECTIVES

1. Utilize gateways, entry signs, and landscaping at edges of the City of Buda and its ETJ to indicate entrance into Buda.
2. Improve the quality and character of development along the IH 35 corridor.
3. Improve the quality and character of development along gateway corridors.
4. Enhance Buda's streets with attractive streetscapes and signs.

BENCHMARKS

- * Add new gateway features by 2020.

Civic Facilities & Programs

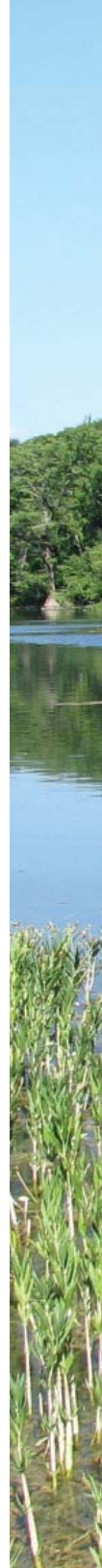
GOAL: *Buda's sense of community is enhanced through state of the art civic facilities and programs and easy access to City information and resources.*

OBJECTIVES

1. Develop a state of the art library and community education center for Buda.
2. Develop a state of the art civic center for Buda.
3. Develop City Park as a signature community park and outdoor event center.
4. Utilize community programs to increase civic engagement.
5. Expand and improve the quality of communication between City and residents.
6. Enhance Buda information and technology systems.
7. Utilize innovative methods for water and wastewater services and facilities in order to meet or surpass state and federal standards.

BENCHMARKS

- * Increase participation in community programs.
- * Reduce amount of city potable water used for irrigation.
- * Expand library by 2020.



Public Safety

GOAL: Buda is one of the safest communities in the nation with a strong and friendly police, fire, and emergency service personnel.

OBJECTIVES

1. Maintain a high level of public safety through the Buda Police Department, and support ESD #2 and #8 in providing a high of fire and emergency protection services for residents of Buda.

BENCHMARKS

- * Maintain or reduce emergency response times.
- * Maintain current fire insurance ratings.

Downtown Buda

GOAL: Buda's downtown thrives as the "heart of Buda" with strong economic opportunities and celebrates the city's historical and cultural heritage, making downtown a vibrant place to live, work, and play.

OBJECTIVES

1. Enhance the economic viability of downtown Buda.
2. Diversify business, restaurant, and entertainment choices in downtown Buda.
3. Establish a Park-Once-and-Walk policy for downtown Buda.
4. Enhance the street realm to create a high-quality pedestrian environment that is a safe and inviting place for people to walk, shop, and eat or drink.
5. Create and enhance parks, plazas, and other public gathering places to provide safe and inviting places for people to gather, relax, and play.
6. Strongly facilitate infill development and redevelopment in downtown Buda.
7. Create policies that support downtown enhancement.

BENCHMARKS

- * Reduce acreage of vacant, dilapidated developments, or under utilized properties in downtown.

Historic Preservation

GOAL: Buda protects its history and unique character by preserving its historic properties while affording opportunities for economic development and facility improvement.

OBJECTIVES

1. Preserve and protect Buda's historic heritage.
2. Encourage the preservation and enhancement of Buda's unique character among citizens and private land owners.
3. Provide adequate resources to guide and support design review of historic properties.

BENCHMARKS

- * Increase amount of grant funding distributed to downtown businesses or property owners to rehabilitate historic structures to \$50,000 annually.

The following pages include a more detailed discussion of each of these nine plan elements, including:

- * information on the existing status of the element in Buda;
- * key issues and opportunities based on public input and field work; and
- * detailed discussion on recommendations.

FUTURE LAND DEVELOPMENT PLAN FOR BUDA

The Future Land Development Plan (FLDP) provides a map indicating future land development preferences and guidance to City staff, elected officials, the public, and private developers on why and how land should be developed and used for certain areas of the community.

So how do the Vision, Guiding Values, and Goals of Buda 2030 influence the way Buda is developed? That's what the FLDP works to accomplish. While the City of Buda can act, encourage, and make decisions about how it operates and the programs it provides, it has limited capacity to influence the private development community. The primary tool the City has to directly influence how Buda grows is through development regulations. The FLDP makes the leap from protecting character, environment, connectivity, livability, identity, culture, and so on to having that reflected in the built environment.

The Future Land Development Plan does not constitute zoning regulations or establish zoning district boundaries. The FLDP is intended to provide guidance for making decisions on zoning regulations and zoning district boundaries.

How is the FLDP formed?

The FLDP is different from the typical future land use plans/maps in that it is not based on use. Use-based land use planning tends to create isolated uses with little or no compatibility with the surrounding community, creating a segregated and disconnected pattern of development. This goes against every goal of Buda 2030 and of the Buda community.

Rather, the FLDP focuses on the attributes of different areas of Buda and lets that be the driving factor in how land is developed rather than how it is used. This results in a “character district” approach where existing conditions and environmental factors influence the appropriate development patterns and types, and sometimes uses for different areas of the city. This approach better relates the goals and guiding values of Buda 2030 to land use by involving urban design, compatibility standards, and connectivity.

So, what happened to use?

Use hasn't been dropped from the FLDP. Rather, development character or patterns are emphasized over use. So why is use not emphasized as much in the FLDP? Use is de-emphasized because in many cases it's not as important as the character of development.

Buda 2030 uses a character district method to encourage a greater mixture of compatible uses in proximity to each other, but developed in a manner that enhances the overall community of Buda. Within these districts, Buda 2030 has identified potentially compatible and incompatible land uses. For example, in the industrial area, business parks and related developments are compatible with industrial uses, but residential is not. Likewise, in mixed use districts, restaurants, coffee shops and professional offices may all mix with apartments and townhomes.

What are the components of the FLDP?

The FLDP is comprised of three primary components:

General Land Development Policies reflect the Guiding Values that were developed through public input and that represent the goals of the community (see Chapter 4). These are general statements meant to guide decisions in all areas of the city and to promote the overall vision of Buda.

The entire planning area is divided into one of six **Character Districts**. These districts are based on the existing environmental characteristics and existing use of the land.

Overlaying these Character Districts are five types of **Mixed Use Nodes**. The type and location of each node is based on the Character District, the surrounding development. These nodes differ primarily in density, but also somewhat in appropriate uses within the nodes.

GENERAL LAND DEVELOPMENT POLICIES

General land development policies are general statements that reflect the Vision, Guiding Values, Goals, Objectives, and Actions of Buda 2030. They apply to all land development decisions, regardless of what Character District or Mixed Use Node the property is located. They are intended to provide general guidance on decisions related to land development.

Growth Management

1. New developments must be compatible with existing development and community character.
2. New development must maintain the small-town character, look, and feel of Buda.
3. Construct infrastructure in appropriate corridors and growth areas as identified in Buda 2030.
4. New development must occur in a fiscally responsible manner.
5. Direct development within the existing incorporated area and where infrastructure already exists.

Environmental Protection

1. Preserve and protect creeks, rivers, waterways, and floodplains.
2. Preserve and protect the quality of surface water and ground water resources and other hydrologically-active areas.
3. Cooperate with area governmental entities to ensure sufficient water quantity and quality.
4. Seek public acquisition of open space or develop conservation development options for areas of environmental sensitivity.
5. Preserve and protect air quality.
6. Protect agricultural and ranch lands. Work with land owners who are interested in conservation easements or transfer of development rights.
7. Promote and incentivize water conservation practices.
8. Promote dense, cluster development in order to protect natural features.

Economic Development

1. Seize economic opportunity along IH 35 and along major arterials.
2. Promote quality development that is compatible with neighboring areas.
3. Promote development that is consistent with community character.
4. Enhance downtown as economic development component for area residents and visitors.
5. Promote economic development consistent with other goals, objectives, and land use policies.
6. Promote sustainable and efficient business practices.
7. Promote businesses that diversify the Buda economy.

Housing

1. Provide housing options for all stages of life and all income levels within Buda.
2. Improve existing housing stock.
3. Ensure safe housing construction.
4. Ensure housing is compatible with existing neighborhoods and land uses.
5. Promote sustainable and efficient housing developments.

Parks and Recreation

1. Connect existing and future parks.
2. Ensure maintenance and safety of parks and recreation resources
3. Provide open space, parkland, trails, and recreation opportunities in proximity to the maximum number of residents possible.
4. Use linear open space along creeks and floodplains for trails as a way to provide connectivity throughout Buda.



Transportation

1. The design of streets should reflect the character of the community and surrounding environment.
2. Provide more east-west connectivity.
3. Reduce truck traffic through downtown and encourage alternative routes south of downtown.
4. Provide for safe and ample pedestrian connectivity throughout new and /or existing developments.
5. Provide for safe options in travel, including walking, bicycling, automobile, and mass transit.
6. Improve access across and under IH 35.
7. Ensure that streets and thoroughfare networks are designed with a focus on interconnectivity to provide ample, safe, and appropriately-scaled access throughout and between neighborhoods and to commercial areas.
8. Ensure that appropriate levels of parking are provided for commercial, office, and retail developments in a way that does not deter ease of pedestrian access or compromise the character of the development and surrounding area. Don't "overpark" if not necessary.
9. Utilize safe and integrated access management.

Urban Design

1. Encourage and provide incentives for mixing land uses.
2. Establish neighborhoods as the primary organizing element, each including civic spaces, access to commercial districts, connectivity, and a variety of housing densities and types.
3. Develop compatibility standards for adjoining land uses (e.g., transition zones).
4. Develop streetscape design criteria to ensure safe and desirable pedestrian access and community attractiveness.
5. Utilize design criteria to regulate physical and aesthetic characteristics of the built environment to emphasize the visual integrity of the community.

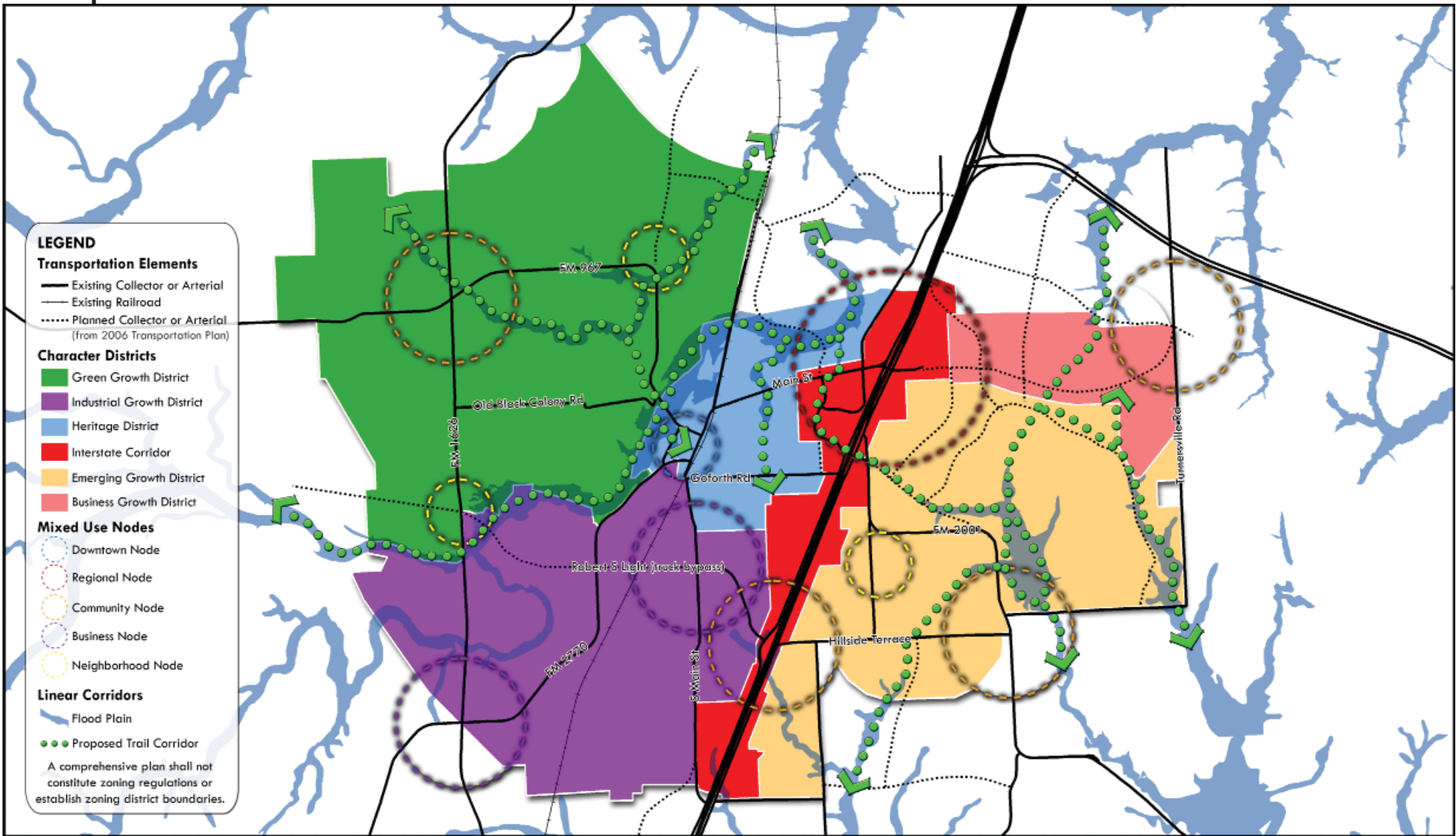
6. Signage should not detract from the visual integrity of the community.
7. Lighting associated with signs, parking lots, or any development should not pose a safety, environmental, or aesthetic concern, particularly as it relates to the impact on existing or new residential development.
8. Neighborhoods should be designed with a high level of connectivity to provide options in transportation routes as well as promote alternative choices in modes of transportation such as walking or bicycling.

Civic Facilities

1. Civic buildings and spaces should be given accessible, prominent sites.
2. Schools - particularly elementary schools - should be the physical and social center of a neighborhood or group of neighborhoods and located within safe and easy walking distance from the maximum number of dwelling units possible.
3. Civic facilities should be accessible to the public.

Historic Preservation

1. Preserve and enhance historic areas throughout the city.
2. Preserve the community character.
3. Use history to promote tourism and economic development.



Buda Future Land Development Plan

APPROPRIATE LAND USE TYPES

As discussed on the previous pages, the Character Districts and Mixed-Use Nodes are defined less by land use and primarily by the character of development. Still, the intensity of development types and land uses influence the character and may or may not be appropriate.

Below is a description of general development types that could exist in Buda. The following table identifies where they are appropriate; where they are conditional based on specific uses and design of the property to mitigate adverse impacts; and where the development type is not appropriate. This information does not serve as a regulatory or zoning code, but is intended to guide decisions for land development.



Mixed Use developments are those that mix retail, office, and residential in a dense, pedestrian friendly environment. They are intended to bring different but supportive land uses together so they are in closer proximity rather than separating them.



Regional Retail Centers include large shopping centers that have a large anchor tenant such as a big box store, grocery store, or department store, and other retail or service establishments. Regional Retail Centers tend to attract not only local residents, but also shoppers from a regional geography.



Neighborhood Shopping Centers are smaller shopping centers that include every day services and shops. They are intended to be convenient to local residents and within easy walking distance from housing.



Office developments include those that provide space for businesses and services, such as real estate professionals, lawyers, doctors and other medical practitioners, and other professionals.



Industrial Park or Distribution Center developments are those that provide space for businesses and other industrial-type services which support the larger industrial businesses. Businesses could include printing companies, distribution services, or courier services. Industrial Park developments can also house businesses that serve as the “store front” for larger industrial businesses, such as building materials or paint stores.



Low Density Single Family and Agriculture includes residential developments that are on lots 1 acre or larger. Properties can be used for small farming operations. This category also includes larger agricultural or ranching uses such as those that exist in parts of Buda today.



Medium Density Single Family includes single-family housing on lots smaller than 1 acre down to a quarter acre (or 4 dwelling units per acre).



High Density Single Family includes single-family housing on lots smaller than 0.25 acres, or greater than 4 dwelling units per acre.



Attached Housing includes a scale of residential housing that falls between single-family and multi-family and includes developments where residential units are attached. This can be in the form of duplexes, fourplexes, townhomes, or rowhouses.



Multifamily Housing developments are typically multi-story apartment or condominium developments where housing units are “stacked.” Multi-family housing is the most common type of housing found in mixed-use developments, built upon groundfloor retail uses.



Cluster Development is a type of development that allows higher density building in “clusters” in return for permanent conservation of environmentally sensitive land. Cluster developments should not be limited to residential uses.

Determining Appropriate Use

The table to the right identifies what uses are appropriate, conditional, or not appropriate in each Character District or Mixed Use Node. Appropriate means the use is simply allowed, with minimal conditions. Conditional means the use is only allowed based on certain conditions (depending on the use and the location). And Not Appropriate means the use is not appropriate in the district. There may be conflicts between Character Districts and Nodes. Where conflict occurs, the use should be treated as

CHARACTER DISTRICT AND MIXED USE NODES: APPROPRIATE DEVELOPMENT TYPES

	Development Type										
	Mixed Use	Regional Retail Center	Neighborhood Shopping Center	Office	Industrial Park or Distribution Ctr	Low Density Single Family & Agriculture Uses (> 1 acre)	Medium Density Single Family (0.25-1 acre)	High Density Single Family (<0.25 acre)	Attached Housing	Multifamily (for sale or rent units)	Cluster Development
CHARACTER DISTRICTS											
Green Growth District	●	×	●	●	×	○	●	●	●	○	●
Emerging Growth District	●	○	●	●	×	○	●	●	●	○	●
Heritage District	●	×	●	●	×	×	●	●	●	○	○
Industrial Growth District	○	×	×	○	●	○	×	×	×	○	○
Business Growth District	●	○	○	●	○	×	×	○	○	○	○
Interstate Corridor	●	●	×	●	○	×	×	×	×	●	×
MIXED USE NODES											
Neighborhood Node	●	×	●	●	×	×	○	○	●	●	○
Community Node	●	×	×	●	×	×	×	○	●	●	○
Business Node	●	×	×	●	●	×	×	×	○	●	×
Regional Node	●	●	×	●	×	×	×	×	×	●	×
Downtown Node	●	○*	●	●	×	×	○	○	○	●	×
● Appropriate ○ Conditional × Not Appropriate											
Notes: * Regional retail in the downtown node would include destination shops such as antique shops and other destination boutique stores.											

conditionally allowed, making sure it balances the goals of both District and Node. For example, regional retail in both the Regional Node and Heritage District should be permitted so long as it is developed in a manner that meets the character goals of the Heritage District.

Industrial Employment District

The goal of the Industrial Employment District is to provide the needed services and facilities to enable major industrial activity in Buda while being sensitive to future land uses.



Heavy industrial use is the dominant use in this district. The industrial companies own much of the land in this district, so this activity is expected to continue for a long time into the future. Special infrastructure accommodations are necessary in this district, including access for 18-wheel trucks and sufficient water and wastewater infrastructure to support operations.

Much of this district is located over the Edwards Aquifer, requiring conservation practices and mechanisms to protect the natural features and water quality of this area.

Purpose

The purpose of the Industrial Employment District is to provide a space for the mining industry that is typically incompatible with many other uses, yet contributes significantly to the local economy. Appropriate public infrastructure should be installed to support these businesses, yet the businesses should practice in a way that has minimal impact on the environment and that is sensitive to future land uses once these industries are retired.

Appropriate Uses and Development Types

While these types of manufacturing uses have significant incompatibility issues with many other uses, they are major employers in the Buda area, significantly contributing to the tax base and economy of Buda. Given this, these businesses should be supported as long as they contribute to the local economy. To avoid conflicts with other uses, avoid mixing incompatible land uses such as residential uses near these businesses.

Significant attention should be given to how this district interacts with surrounding Character Districts, focusing on transition zones at the edges of this district. Landscaped buffer zones will be appropriate in this district to both buffer the visibility of these uses, but also the noise they generate. There are some uses that may be appropriate in this district, such as other manufacturing, distribution, or industrial uses, and some commercial uses that support these business types. Compatibility standards will need to be established between these uses to mitigate conflicts in land use.



The dominant use in this area is industrial, which is incompatible with many other uses.

Image Source: Halff Associates, Inc.



Enhance the look of business and industrial park developments to enhance the aesthetics of this district.

Image Source: www.tascoconstruction.com; Spillman Farmer Architects

BUDA 2030 AND THE UNIFIED DEVELOPMENT CODE

The Future Land Development Plan of Buda 2030 identifies Character Districts and Mixed Use Nodes that address desired development types, patterns, and appropriate uses. Chapter 7 also identifies what general uses are appropriate in each character district and mixed use node. This appendix is intended to articulate the background of these areas and guide City staff, elected officials, the public, property owners, and private developers in how land should be utilized for certain areas of the city.

The City in particular should use the Future Land Development Plan and articulated principles to guide decisions in updating or re-creating the City’s Unified Development Code and other development regulations. To help facilitate and guide that effort, the following tables illustrate how the zoning categories of the existing Unified Development Code *could* be applied to the Future Land Development Code. Appropriate means the use is simply allowed, with minimal conditions. Conditional means the use is only allowed based on certain conditions (depending on the use and the location). And Not Appropriate means the use is not appropriate in the district.

This information does *not* constitute zoning regulations and is only intended to *guide* the City’s effort in making adjustments to the Unified Development Code and other development regulations.

Green Growth District

RESIDENTIAL DISTRICTS	
Agriculture (AG)	Conditional
Low Density Residential (LR)	Conditional
Medium Density Residential (MR)	Conditional
High Density Residential (HR)	Conditional
Duplex Residential (DR)	Conditional
Multi-family Residential (MFR)	Conditional
Manufactured Housing (MHR)	Not Appropriate
NON-RESIDENTIAL DISTRICTS	
Neighborhood Retail (R1)	Appropriate
Arterial Retail (R2)	Conditional
Interstate Retail (R3)	Not Appropriate
Neighborhood Commercial/Office (C1)	Appropriate
Arterial Commercial/Office (C2)	Conditional
Interstate-35 Commercial/Office (C3)	Not Appropriate
Light Industrial/Warehousing (I1)	Not Appropriate
Manufacturing (I2)	Not Appropriate
OTHER DISTRICTS	
Cluster Development (FZ1)	Appropriate
Mixed Use (FZ2)	Appropriate
PUBLIC OR SEMI-PUBLIC DISTRICTS	
School Site (FZ3)	Appropriate
Neighborhood Park (PR1)	Appropriate
City Park (PR2)	Appropriate
Regional Park (PR3)	Appropriate
Private Park (PR4)	Appropriate
Community Facility (P1)	Appropriate
Public Infrastructure Facility (P2)	Appropriate

Emerging Growth District

RESIDENTIAL DISTRICTS	
Agriculture (AG)	Conditional
Low Density Residential (LR)	Conditional
Medium Density Residential (MR)	Appropriate
High Density Residential (HR)	Appropriate
Duplex Residential (DR)	Appropriate
Multi-family Residential (MFR)	Conditional
Manufactured Housing (MHR)	Not Appropriate
NON-RESIDENTIAL DISTRICTS	
Neighborhood Retail (R1)	Appropriate
Arterial Retail (R2)	Conditional
Interstate Retail (R3)	Not Appropriate
Neighborhood Commercial/Office (C1)	Appropriate
Arterial Commercial/Office (C2)	Conditional
Interstate-35 Commercial/Office (C3)	Not Appropriate
Light Industrial/Warehousing (I1)	Not Appropriate
Manufacturing (I2)	Not Appropriate
OTHER DISTRICTS	
Cluster Development (FZ1)	Appropriate
Mixed Use (FZ2)	Appropriate
PUBLIC OR SEMI-PUBLIC DISTRICTS	
School Site (FZ3)	Appropriate
Neighborhood Park (PR1)	Appropriate
City Park (PR2)	Appropriate
Regional Park (PR3)	Appropriate
Private Park (PR4)	Appropriate
Community Facility (P1)	Appropriate
Public Infrastructure Facility (P2)	Appropriate

Heritage District

RESIDENTIAL DISTRICTS	
Agriculture (AG)	Not Appropriate
Low Density Residential (LR)	Not Appropriate
Medium Density Residential (MR)	Appropriate
High Density Residential (HR)	Appropriate
Duplex Residential (DR)	Appropriate
Multi-family Residential (MFR)	Conditional
Manufactured Housing (MHR)	Not Appropriate
NON-RESIDENTIAL DISTRICTS	
Neighborhood Retail (R1)	Appropriate
Arterial Retail (R2)	Conditional
Interstate Retail (R3)	Not Appropriate
Neighborhood Commercial/Office (C1)	Appropriate
Arterial Commercial/Office (C2)	Conditional
Interstate-35 Commercial/Office (C3)	Not Appropriate
Light Industrial/Warehousing (I1)	Not Appropriate
Manufacturing (I2)	Not Appropriate
OTHER DISTRICTS	
Cluster Development (FZ1)	Conditional
Mixed Use (FZ2)	Appropriate
PUBLIC OR SEMI-PUBLIC DISTRICTS	
School Site (FZ3)	Appropriate
Neighborhood Park (PR1)	Appropriate
City Park (PR2)	Appropriate
Regional Park (PR3)	Appropriate
Private Park (PR4)	Appropriate
Community Facility (P1)	Appropriate
Public Infrastructure Facility (P2)	Appropriate

Industrial Growth District

RESIDENTIAL DISTRICTS	
Agriculture (AG)	Conditional
Low Density Residential (LR)	Not Appropriate
Medium Density Residential (MR)	Not Appropriate
High Density Residential (HR)	Not Appropriate
Duplex Residential (DR)	Not Appropriate
Multi-family Residential (MFR)	Conditional
Manufactured Housing (MHR)	Conditional
NON-RESIDENTIAL DISTRICTS	
Neighborhood Retail (R1)	Not Appropriate
Arterial Retail (R2)	Not Appropriate
Interstate Retail (R3)	Conditional
Neighborhood Commercial/Office (C1)	Not Appropriate
Arterial Commercial/Office (C2)	Conditional
Interstate-35 Commercial/Office (C3)	Conditional
Light Industrial/Warehousing (I1)	Appropriate
Manufacturing (I2)	Appropriate
OTHER DISTRICTS	
Cluster Development (FZ1)	Conditional
Mixed Use (FZ2)	Conditional
PUBLIC OR SEMI-PUBLIC DISTRICTS	
School Site (FZ3)	Not Appropriate
Neighborhood Park (PR1)	Not Appropriate
City Park (PR2)	Conditional
Regional Park (PR3)	Conditional
Private Park (PR4)	Conditional
Community Facility (P1)	Appropriate
Public Infrastructure Facility (P2)	Appropriate

Business Growth District

RESIDENTIAL DISTRICTS	
Agriculture (AG)	Not Appropriate
Low Density Residential (LR)	Not Appropriate
Medium Density Residential (MR)	Not Appropriate
High Density Residential (HR)	Conditional
Duplex Residential (DR)	Conditional
Multi-family Residential (MFR)	Conditional
Manufactured Housing (MHR)	Not Appropriate
NON-RESIDENTIAL DISTRICTS	
Neighborhood Retail (R1)	Conditional
Arterial Retail (R2)	Conditional
Interstate Retail (R3)	Conditional
Neighborhood Commercial/Office (C1)	Conditional
Arterial Commercial/Office (C2)	Appropriate
Interstate-35 Commercial/Office (C3)	Appropriate
Light Industrial/Warehousing (I1)	Conditional
Manufacturing (I2)	Conditional
OTHER DISTRICTS	
Cluster Development (FZ1)	Conditional
Mixed Use (FZ2)	Appropriate
PUBLIC OR SEMI-PUBLIC DISTRICTS	
School Site (FZ3)	Conditional
Neighborhood Park (PR1)	Appropriate
City Park (PR2)	Appropriate
Regional Park (PR3)	Appropriate
Private Park (PR4)	Appropriate
Community Facility (P1)	Appropriate
Public Infrastructure Facility (P2)	Appropriate

Interstate Corridor District

RESIDENTIAL DISTRICTS	
Agriculture (AG)	Not Appropriate
Low Density Residential (LR)	Not Appropriate
Medium Density Residential (MR)	Not Appropriate
High Density Residential (HR)	Not Appropriate
Duplex Residential (DR)	Not Appropriate
Multi-family Residential (MFR)	Appropriate
Manufactured Housing (MHR)	Not Appropriate
NON-RESIDENTIAL DISTRICTS	
Neighborhood Retail (R1)	Not Appropriate
Arterial Retail (R2)	Appropriate
Interstate Retail (R3)	Appropriate
Neighborhood Commercial/Office (C1)	Not Appropriate
Arterial Commercial/Office (C2)	Appropriate
Interstate-35 Commercial/Office (C3)	Appropriate
Light Industrial/Warehousing (I1)	Conditional
Manufacturing (I2)	Conditional
OTHER DISTRICTS	
Cluster Development (FZ1)	Not Appropriate
Mixed Use (FZ2)	Appropriate
PUBLIC OR SEMI-PUBLIC DISTRICTS	
School Site (FZ3)	Not Appropriate
Neighborhood Park (PR1)	Not Appropriate
City Park (PR2)	Not Appropriate
Regional Park (PR3)	Not Appropriate
Private Park (PR4)	Not Appropriate
Community Facility (P1)	Conditional
Public Infrastructure Facility (P2)	Conditional

Neighborhood Mixed Use Node

RESIDENTIAL DISTRICTS	
Agriculture (AG)	Not Appropriate
Low Density Residential (LR)	Not Appropriate
Medium Density Residential (MR)	Conditional
High Density Residential (HR)	Conditional
Duplex Residential (DR)	Conditional
Multi-family Residential (MFR)	Appropriate
Manufactured Housing (MHR)	Not Appropriate
NON-RESIDENTIAL DISTRICTS	
Neighborhood Retail (R1)	Appropriate
Arterial Retail (R2)	Not Appropriate
Interstate Retail (R3)	Not Appropriate
Neighborhood Commercial/Office (C1)	Appropriate
Arterial Commercial/Office (C2)	Not Appropriate
Interstate-35 Commercial/Office (C3)	Not Appropriate
Light Industrial/Warehousing (I1)	Not Appropriate
Manufacturing (I2)	Not Appropriate
OTHER DISTRICTS	
Cluster Development (FZ1)	Conditional
Mixed Use (FZ2)	Appropriate
PUBLIC OR SEMI-PUBLIC DISTRICTS	
School Site (FZ3)	Conditional
Neighborhood Park (PR1)	Appropriate
City Park (PR2)	Conditional
Regional Park (PR3)	Conditional
Private Park (PR4)	Conditional
Community Facility (P1)	Conditional
Public Infrastructure Facility (P2)	Not Appropriate

Community Mixed Use Node

RESIDENTIAL DISTRICTS	
Agriculture (AG)	Not Appropriate
Low Density Residential (LR)	Not Appropriate
Medium Density Residential (MR)	Not Appropriate
High Density Residential (HR)	Conditional
Duplex Residential (DR)	Conditional
Multi-family Residential (MFR)	Appropriate
Manufactured Housing (MHR)	Not Appropriate
NON-RESIDENTIAL DISTRICTS	
Neighborhood Retail (R1)	Appropriate
Arterial Retail (R2)	Appropriate
Interstate Retail (R3)	Not Appropriate
Neighborhood Commercial/Office (C1)	Appropriate
Arterial Commercial/Office (C2)	Appropriate
Interstate-35 Commercial/Office (C3)	Not Appropriate
Light Industrial/Warehousing (I1)	Not Appropriate
Manufacturing (I2)	Not Appropriate
OTHER DISTRICTS	
Cluster Development (FZ1)	Conditional
Mixed Use (FZ2)	Appropriate
PUBLIC OR SEMI-PUBLIC DISTRICTS	
School Site (FZ3)	Conditional
Neighborhood Park (PR1)	Appropriate
City Park (PR2)	Appropriate
Regional Park (PR3)	Conditional
Private Park (PR4)	Conditional
Community Facility (P1)	Conditional
Public Infrastructure Facility (P2)	Not Appropriate

Business Mixed Use Node

RESIDENTIAL DISTRICTS	
Agriculture (AG)	Not Appropriate
Low Density Residential (LR)	Not Appropriate
Medium Density Residential (MR)	Not Appropriate
High Density Residential (HR)	Not Appropriate
Duplex Residential (DR)	Not Appropriate
Multi-family Residential (MFR)	Conditional
Manufactured Housing (MHR)	Not Appropriate
NON-RESIDENTIAL DISTRICTS	
Neighborhood Retail (R1)	Not Appropriate
Arterial Retail (R2)	Not Appropriate
Interstate Retail (R3)	Not Appropriate
Neighborhood Commercial/Office (C1)	Conditional
Arterial Commercial/Office (C2)	Conditional
Interstate-35 Commercial/Office (C3)	Conditional
Light Industrial/Warehousing (I1)	Conditional
Manufacturing (I2)	Conditional
OTHER DISTRICTS	
Cluster Development (FZ1)	Conditional
Mixed Use (FZ2)	Conditional
PUBLIC OR SEMI-PUBLIC DISTRICTS	
School Site (FZ3)	Not Appropriate
Neighborhood Park (PR1)	Not Appropriate
City Park (PR2)	Not Appropriate
Regional Park (PR3)	Not Appropriate
Private Park (PR4)	Not Appropriate
Community Facility (P1)	Not Appropriate
Public Infrastructure Facility (P2)	Conditional

Regional Mixed Use Node

RESIDENTIAL DISTRICTS	
Agriculture (AG)	Not Appropriate
Low Density Residential (LR)	Not Appropriate
Medium Density Residential (MR)	Not Appropriate
High Density Residential (HR)	Not Appropriate
Duplex Residential (DR)	Not Appropriate
Multi-family Residential (MFR)	Appropriate
Manufactured Housing (MHR)	Not Appropriate
NON-RESIDENTIAL DISTRICTS	
Neighborhood Retail (R1)	Conditional
Arterial Retail (R2)	Appropriate
Interstate Retail (R3)	Appropriate
Neighborhood Commercial/Office (C1)	Conditional
Arterial Commercial/Office (C2)	Appropriate
Interstate-35 Commercial/Office (C3)	Appropriate
Light Industrial/Warehousing (I1)	Not Appropriate
Manufacturing (I2)	Not Appropriate
OTHER DISTRICTS	
Cluster Development (FZ1)	Not Appropriate
Mixed Use (FZ2)	Appropriate
PUBLIC OR SEMI-PUBLIC DISTRICTS	
School Site (FZ3)	Not Appropriate
Neighborhood Park (PR1)	Conditional
City Park (PR2)	Conditional
Regional Park (PR3)	Appropriate
Private Park (PR4)	Conditional
Community Facility (P1)	Conditional
Public Infrastructure Facility (P2)	Not Appropriate

Downtown Mixed Use Node

RESIDENTIAL DISTRICTS	
Agriculture (AG)	Not Appropriate
Low Density Residential (LR)	Not Appropriate
Medium Density Residential (MR)	Conditional
High Density Residential (HR)	Conditional
Duplex Residential (DR)	Conditional
Multi-family Residential (MFR)	Appropriate
Manufactured Housing (MHR)	Not Appropriate
NON-RESIDENTIAL DISTRICTS	
Neighborhood Retail (R1)	Appropriate
Arterial Retail (R2)	Conditional
Interstate Retail (R3)	Not Appropriate
Neighborhood Commercial/Office (C1)	Appropriate
Arterial Commercial/Office (C2)	Conditional
Interstate-35 Commercial/Office (C3)	Not Appropriate
Light Industrial/Warehousing (I1)	Not Appropriate
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Private Park (PR4)	Conditional
Community Facility (P1)	Appropriate
Public Infrastructure Facility (P2)	Not Appropriate



City Council Agenda Item Report

Date: Tuesday, March 21, 2017

Agenda Item No. 2017-198-

Contact: Chance Sparks

Subject: Deliberation and possible action in regard to a Special Use Permit for Self Storage in the Interstate Commercial/Office-Interstate Retail (C3/R3) zoning for the property located at the corner of West Goforth Road and Interstate 35 Frontage Road, being Lots 1 and 2 of Eastman Plaza (SUP 16-02) (Assistant City Manager Chance Sparks)

1. Executive Summary

This item is the action item pertaining to a request for a Special Use Permit to construct a self-storage facility in the C3/R3 zoning district, located at the corner of W. Goforth and the southbound Interstate 35 frontage road. The proposal is for a 3-story, 73,000 square foot, climate controlled self-storage facility.

Staff notes that the applicant presentation includes new information & renderings.

The City Council conducted the public hearing on January 17, 2017, but the action item was pulled at the applicant's request.

The Commission considered the SUP at their January 10, 2017 meeting. The Commission voted 7-0 to deny the SUP. Discussion focused primarily on the potential for negative impacts on the surrounding property/neighborhoods. In particular, proximity to existing self-storage facilities, including a similar Class A space within 500', played a role in the Commission's discussions. Likewise, there was concern regarding project design due to the building bulk, which the Commission felt created an imposing, monolithic structure on a prominent location. The Commission also discussed the loss of economic opportunity in the neighborhood. Discussion emphasized that this was not a general opposition to the use, but rather it was driven by location characteristics. The Commission meeting video may be viewed at <http://ci.buda.tx.us/390/Council-Board-Commission-Meetings---VIEW>.

The City Council may choose to:

- Approve as presented

- Approve with modifications/conditions
- Table pending receipt of information or alterations
- Deny

2. Background/History

The applicant is proposing a 3-story, climate-controlled storage facility. The office will be located on the first floor and will face the Interstate 35 Frontage Road. The applicant submitted conceptual rendered elevations and a conceptual site plan for review. As this is an SUP, the conceptual documents submitted are binding, in addition to any UDC regulatory updates and any conditions placed on the project.

Self-storage is allowed in Interstate Commercial/Retail/Office (C3/R3) zoning district upon issuance of a Special Use Permit. Special Use Permits are subject to the following criteria:

1. There be no significant negative impact upon residents of surrounding property or upon the general public;
2. The potential use's impact on the health, safety and welfare of the surrounding neighborhood;
3. It's impact on public infrastructure such as roads, parking facilities and water and sewer systems; and
4. It's impact on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to adequately provide services.

Self-storage was once a broadly permitted use under the UDC, but was amended in 2012 to be allowed by-right in industrial zoning districts and as a SUP in C3/R3. This was due to concerns about past placement of large self-storage facilities in a manner out-of-scale with adjacent residential uses, unconventional placement of facilities that resulted in the break-up of large tracts of land in a way that reduced future economic potential, the amount of land consumed for particular types of self-storage (particularly single-story designs and those involving storage of vehicles) and aesthetics. This led to the SUP requirement for self-storage as a means to address each of those concerns based on project context.

The proposed project is a common design in climate-controlled self-storage, opting for a multi-story design. This is due to trends over the last two decades in which self-storage has transitions from being an interim holding land use to a permanent long-term investment. This has driven multi-story climate controlled design and an emphasis on more retail-like locations. The entries are designed with large awnings to provide shelter to customers when accessing the facility during inclement weather. The parking circulation is designed to accommodate large moving trucks. The bottom level includes some externally-accessed units, with the remaining units accessed internally. Staff has recommended that the applicant refrain from including externally-accessed units for aesthetic and safety purposes, given the corner location. A fence is not shown on the site plan, which makes the exterior units and the multi-level exterior doors targets for theft. Conversations with the applicant indicate that fences will be incorporated.

The architectural renderings give an indication of the project design.

One individual spoke at the Planning & Zoning Commission meeting spoke regarding the request. The person did not state an opinion, but asked whether the project would change their zoning or have an impact on their taxes. The Commission Chair responded to the question during the action item that approval of the SUP did not change the subject property's zoning, nor would it change this person's zoning. He also indicated that the taxes would not be affected since the case does not involve improvements to the resident's property or changes to their permitted uses.

3. Staff's review and analysis

The following constitutes an evaluation of the proposed SUP using the UDC's criteria:

1. There be no significant negative impact upon residents of surrounding property or upon the general public;

This project is located within 200 feet of residential properties, some of which are immediately adjacent to the project property; however, these properties have commercial underlying zonings. Staff is concerned about the concentration of self-storage in the vicinity, as nearly 200,000 square feet of self-storage is present within ½ mile, and a 91,400 square foot similar self-storage facility is within 500 feet. There is also concern regarding missed economic opportunity, as this location has significant Interstate 35 exposure that would seem to encourage uses based on exposure. The limiting factor of this exposure is the adjacent crane/equipment use, which effectively breaks the subject property from the more concentrated retail area near Cabela's. There is not currently a means for someone to get from the subject property north to the Cabela's area, which decreases the site's appeal.

2. The potential use's impact on the health, safety and welfare of the surrounding neighborhood;

While not a health & safety issue, concentration of self-storage in the area is a concern that could negatively impact the neighborhood. This criterion is closely linked to criterion 1, above, and the commentary with it similarly applies.

3. It's impact on public infrastructure such as roads, parking facilities and water and sewer systems;

The use has a very limited impact on water and sewer infrastructure. This is viewed in a particularly positive manner. The low water demand of a self-storage helps to moderate the more intense demands throughout the City. Consumer traffic to self-storage is generally light, and the proposal does not incorporate mini-offices or other uses that might generate more traffic.

4. It's impact on public services such as police and fire protection and

solid waste collection, and the ability of existing infrastructure and services to adequately provide services;

This project does not pose a significant impact on public services. The controlled storage environment reduces likelihood of illegal activity in units.

Staff's analysis emphasizes the location of the project. The intersection of West Goforth and IH 35 Frontage is highly visible. In 2014, an IH-35 traffic count at this location was 126,362 vehicles, and in 2015-2016, the southbound on-ramp was modified in a manner that keeps vehicles on the access road longer in front of the subject property. Due to the exposure and the volume of drive-by traffic, staff has expressed preference to see additional retail, commercial, or office) components included on the ground floor of the building. Nearby residents could greatly benefit from these additional components because it would make these serves more accessible as the West Goforth area is largely underdeveloped. The proposed building design lends itself well to the potential ground-floor C3/R3 uses. Including additional retail on the ground floor would capitalize on the highly-visible location and capture additional sales tax. The image below depicts an area of the building that lends itself to ground-floor retail/commercial uses.

Mixed-use containing self-storage with ground-floor retail is a relatively new practice, but has experienced success elsewhere. The following is an example from Charlotte, North Carolina (urban design, but could be easily modified to an auto-centric Interstate corridor):

Staff has identified several storage facilities in a one mile radius from this property, including:

- Morningstar Storage is less than 500 feet away
- o 91,400 S.F. of storage, multi-story, all climate controlled
- Noah's Ark is less than ½ mile away
- o 67,124 S.F. of storage, single-story, partially climate-controlled
- RightSpace is less than ½ mile away
- o 35,016 S.F. of storage, single-story, partially climate-controlled
- Tru Lock Self Storage is slightly more than 1 mile
- o 14,910 S.F. of storage, single-story, no climate control

Finally, self-storage is allowed by-right in the I1 and I2 zoning districts. Significant amounts of such zoning is available on the southbound side of Interstate 35 near Park 35 South and near Interstate Drive that would accomplish the applicant's desires for Interstate 35 exposure without need for a SUP.

4. Financial Impact

The likely financial impact is as follows for the project, as proposed:

- Property Tax: \$9,260 (based on approx. \$2.5 million assessed value estimate for similar use and \$0.3704/\$100 rate)

- Sales Tax: negligible

Staff does carry some concern regarding the financial impact of the project, as the property has significant Interstate 35 exposure. The addition of ground-floor retail increases the sales tax benefit for the project.

For comparison, a convenience store with fuel sales is estimated as:

- Property Tax: \$4,074 (based on approx. \$1.1 million assessed value estimate for similar use and \$0.3704/\$100 rate)
- Sales Tax: approx. \$9,000 (\$6,000 City and \$3,000 EDC)

For further comparison, a typical fast-food restaurant is estimated as:

- Property Tax: \$3,148 (based on approx. \$850,000 assessed value estimate for similar use and \$0.3704/\$100 rate)
- Sales Tax: approx. \$12,000 (\$8,000 City and \$4,000 EDC)

5. Summary/Conclusion

This is the second of two self-storage related SUPs considered by the City Council in as many months. The first, SUP 16-01, was tabled at the December 6th City Council meeting pending research & receipt of specific materials. It was subsequently denied February 7th.

The proposed SUP for self-storage involves 2.04 acres at the corner of W. Goforth and the southbound Interstate 35 frontage road. The site has been on the market and undeveloped for many years. Staff's review indicates that the SUP, as presented, has some challenges in meeting the criteria for the SUP. It may be possible to address these weaknesses through conditions applied to the SUP.

The Commission considered the SUP at their January 10, 2017 meeting, voting 7-0 to deny the request. The basis for the denial, based on discussion, centered on the potential for negative impacts on the surrounding property/neighborhoods. Specifically, concerns included:

- Proximity to existing self-storage facilities, including a similar Class A space within 500'
- Concern regarding project design due to the building bulk, which the Commission felt created an imposing, monolithic structure on a prominent location.
- Loss of economic opportunity in the neighborhood.

Some Commissioners did note that while design was a factor, there is a reality that a different use could go in by-right with poor architectural design. Poor design is difficult to prescriptively prevent, as cities rely on building articulation, material requirements and glazing (window exposure) restrictions to create a framework.

6. Pros and Cons

Staff has evaluated pros and cons. Since this is a decision with multiple outcomes, the pros and cons have been consolidated with the discussion of

alternatives below.

7. Alternatives

Approval of a special use permit is entirely discretionary based on application of the criteria. Four clear alternatives are available to address this SUP. Staff has identified these alternatives and the primary implications of pursuing each. The list of implications is not exhaustive, as the City Council may identify others. Though the number of pros & cons varies by outcome, they are not necessarily equally weighted. For example, an outcome could have two “pros” and one “con”, but that “con” could carry more weight.

- Deny the SUP – This alternative results in the SUP being denied.

The pros and cons of this alternative include:

- o Pro: This action, so long as it is supported by criteria concerns, supports & strengthens the development code.
- o Pro: This action supports the findings and confidence of the Planning & Zoning Commission.
- o Con: Denial of a SUP may discourage applicants from pursuing potentially worthy SUPs for similar uses in different circumstances.

- Modify and Approve the SUP – This alternative results in the SUP being granted, but provides for modifications to address concerns.

Staff has provided a list of modifications it felt, at a minimum, would be necessary if the Commission chooses to approve the SUP. These include:

- o Ground floor commercial/office/retail spaces provided totaling at least 5,000 square feet, excluding such space functioning integral with the self-storage use
- OR
- o Applicant foregoes exterior access doors for storage units
- o Building materials are 100% masonry, limited to 30% stucco total with no additional allowances
- o Vegetation increased along each ROW by applying tree & landscape content as though a 20’ bufferyard were present, using bufferyard content standards found in UDC Section 7.6(3)
- o A 20’ bufferyard be provided along the west border of the property, using bufferyard content standards found in UDC Section 7.6(3)
- o External ground floor access points, other than the main lobby, be located behind a secured fence & gate

Staff note: There was significant discussion at the Commission regarding architectural design, most notably the lack of diversity in materials and glazing/architectural treatment of the façade facing W. Goforth. Conditions could be considered for this as well.

The pros and cons of this alternative include:

- o Pro: This action provides an alternative in which potential weaknesses in satisfying criteria for a SUP can be addressed through placement of

conditions, potentially satisfying the needs of the City and applicant.

- o Pro: This action, compared to outright approval of the SUP as presented, can address several concerns staff has with granting the SUP outright.
 - o Con: This action, though conditions attempt to address them, can weaken the position of the Planning & Zoning Commission in considering such matters.
- Approve the SUP (grant the SUP as presented) – This alternative results in the SUP being granted as presented by the applicant.

The pros and cons of this alternative include:

- o Pro: This action satisfies the applicant, allowing the project to proceed unfettered.
 - o Con: This action may weaken the purpose of SUPs to ensure criteria are satisfied through design & conditions.
 - o Con: This action can weaken the position of the Planning & Zoning Commission in considering such matters.
- Table the SUP Pending Information – This alternative results in the SUP being tabled in order to allow the applicant or staff to locate additional information or material the City Council feels is necessary in order to inform their decision.

The pros and cons of this alternative include:

- o Pro: If City Council requires additional information, this action provides the opportunity for such information to be secured.
 - o Con: This action can delay a project; it is critically important to provide specific direction regarding information or materials needed.
- Remand the SUP to the Planning & Zoning Commission – This alternative results in the SUP being delayed in order to allow the applicant or staff to present information to the Planning & Zoning Commission that may not have been available or to present alternatives.

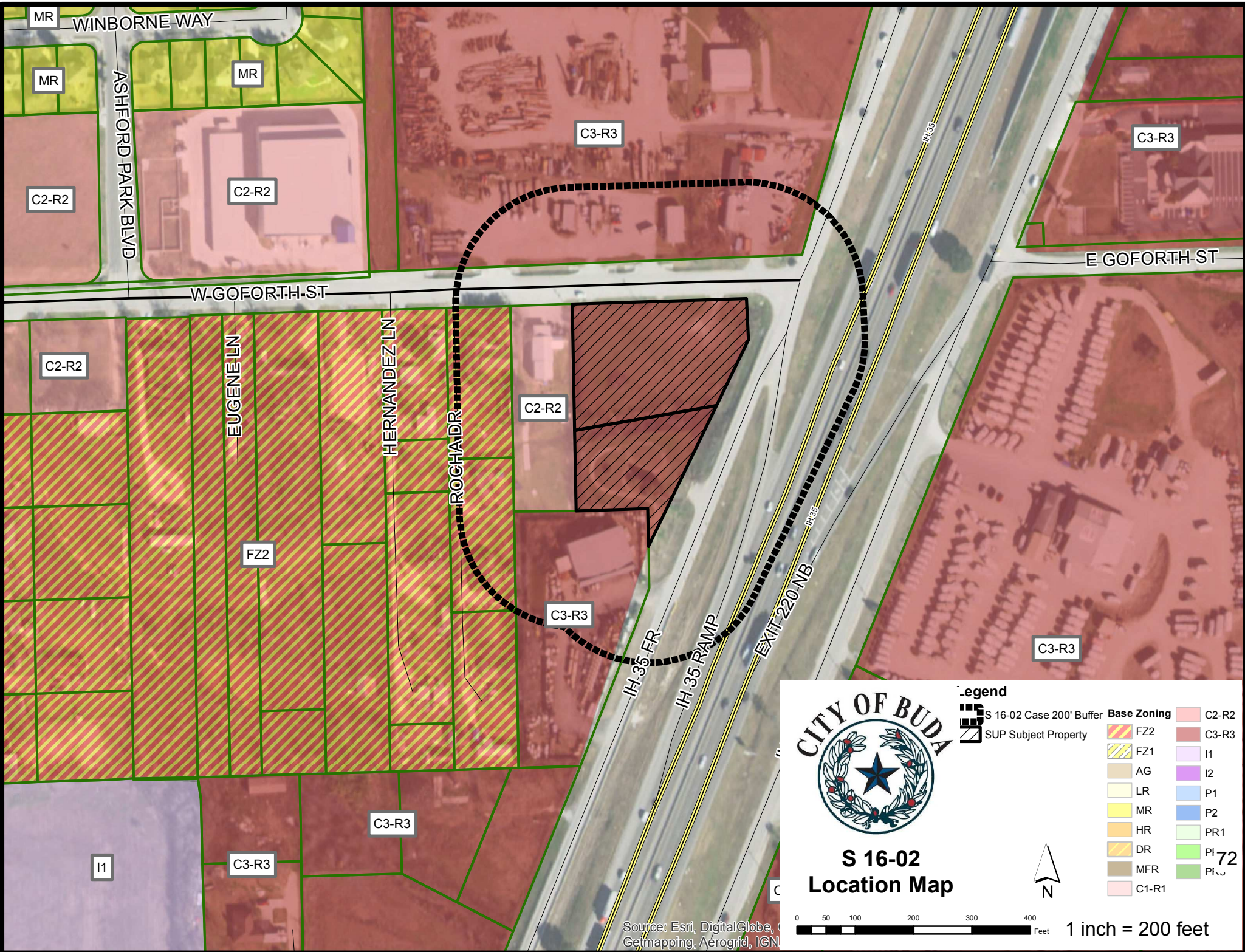
The pros and cons of this alternative include:


- o Pro: If City Council requires additional information, this action provides the opportunity for such information to be secured.
- o Pro: If information is presented that City Council feels may affect the Planning & Zoning Commission's recommendation, it provides an opportunity to seek their feedback.
- o Con: This action can delay a project and give false hope to an applicant.
- o Con: This action can send a mixed message to the Planning & Zoning Commission, who may interpret it as a desire to receive an affirmative recommendation.

8. Recommendation

The Planning & Zoning Commission considered the SUP at their January 10,

2017 meeting. The Commission voted 7-0 to deny the SUP. Discussion focused primarily on the potential for negative impacts on the surrounding property/neighborhoods. In particular, proximity to existing self-storage facilities, including a similar Class A space within 500', played a role in the Commission's discussions. Likewise, there was concern regarding project design due to the building bulk, which the Commission felt created an imposing, monolithic structure on a prominent location. The Commission also discussed the loss of economic opportunity in the neighborhood.

















CITY OF BUDA

S 16-02
Location Map

Legend

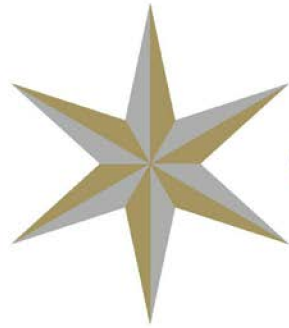
-  S 16-02 Case 200' Buffer
-  SUP Subject Property

Base Zoning

	C2-R2
	C3-R3
	I1
	I2
	P1
	P2
	PR1
	PR2
	PR3
	C1-R1



Source: Esri, DigitalGlobe, GeoEye, AeroGRID, IGN, etc.



CAPELLA CAPITAL PARTNERS
REAL ESTATE INVESTMENTS

Presentation to Buda City Council
March 21, 2017
Special Use Permit for Self Storage
W. Goforth Road and Interstate 35

Capella Buda Self Storage Development Executive Summary

- **Capella seeks to develop a Class A climate controlled self storage facility at the intersection of W. Goforth & I-35**
- **Capella is a highly experienced developer with a strong track of working with municipalities**
- **Self storage facilities are good neighbors**
- **Proximity to existing competition for all business types is commonplace, including in Buda; citizens benefit through lower prices and increased services**
- **Noah's Ark market analysis is inaccurate**
- **Capella market analysis demonstrates the market will comfortably absorb additional supply and that the market lacks a dedicated climate controlled facility**

Capella Buda Self Storage Development Executive Summary

- **The site is not well suited for retail or office**
- **Incremental tax revenue is considerably more attractive than the status quo**
- **Hays County undervalues self storage in relation to its neighbors**
- **Capella design and aesthetic standards are very high; the building is not a monolithic eyesore**
- **Capella is flexible and is willing to work with the Council if approval cannot be given today**

Capella Buda Self Storage Development Overview

- **Proposal for development located at W. Goforth Rd. and I-35 Frontage**
- **3 story Class A self storage facility**
- **Approximately 73,000 gross square feet; 53,000 net rentable square feet**
- **589 storage units, of which 97% of the units will be climate controlled**
 - Only facility in Buda that is predominately climate controlled
- **State-of-the-art security features**
 - Facility will be fenced
 - Security system
 - Key pad entry system at main gate and facility entrances
 - Cameras and monitoring system throughout
- **Institutional Equity Investor in place that has fully vetted the project**
 - Executed more than \$2 billion of real estate transactions
 - Active Central Texas investor
 - Interested in other development opportunities in Buda

Capella Capital Partners Background

- **Capella Capital Partners is a deeply experienced developer of self storage facilities**
- **Capella has a strong track of working with other municipalities to deliver high quality self storage facilities that are “win-wins” for all stakeholders**
- **Portfolio includes 10 self storage facilities (6 of which have been built / under construction)**
 - Reflects over 800,000 of Gross SF in the aggregate
 - Over 5,500 individual storage units in the aggregate
- **All Capella self storage developments are Class A, climate controlled facilities**
- **All Capella self storage developments are branded and operated by national self storage operators either Extra Space or Cube Smart**
 - Provides tenants with access to cutting edge technology & world class customer service
 - Extra Space (EXR) is publicly traded self storage REIT with a \$9.7 billion market cap
 - CubeSmart (CUBE) is a publicly traded self storage REIT with a \$4.6 billion market cap

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Self-Storage Facilities are Good Neighbors not Bad Neighbors

- **Self storage facilities are the second lowest ITE traffic generator after cell towers**
- **Buffers compared to retail / other developments, which creates minimal noise and light pollution on neighboring properties**
- **No / to limited impact on infrastructure – no additional schools, roads, services, utilities required**
- **Generates highly stable tax revenue without increasing expense to the community**
- **Gives a true benefit to the community as self storage is a highly valued service and proximity to residential developments only increases convenience**
- **Utilized by small businesses to store inventory / products; great flexibility with low dollar commitment**
- **Minimal crime associated with the type of facility Capella has designed**

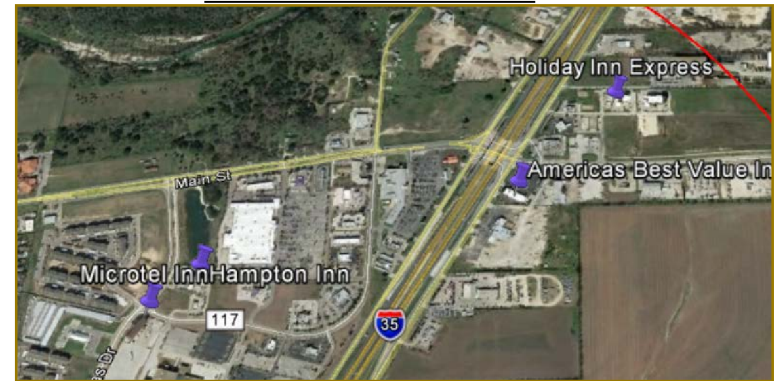
Proximity to Self Storage Facilities – Other Existing Clusters

- **Clusters of similar developments / businesses are commonplace in real estate, including in Buda; being close to competition is not a yardstick of success or failure, nor do clusters have a negative impact upon the community**
- **The competitive market should decide; foundation of the free enterprise system and benefits all citizens through lower prices and increased services**

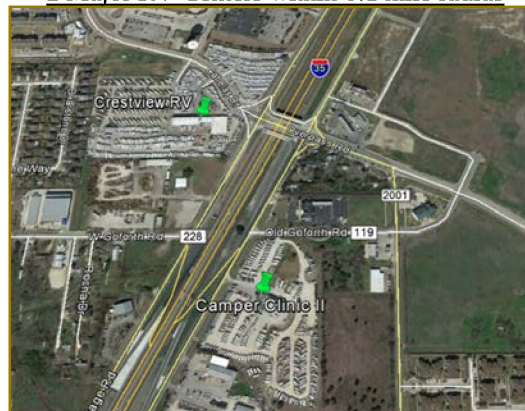
12 Fast Food Restaurants within 0.3 mile radius
(including 4 pizza and 5 burger)



4 Hotels within 0.5 mile radius



2 Major RV Centers within 0.1 mile radius



Buda Market Analysis – Noah’s Ark Analysis is Inaccurate

- **Noah’s Ark market analysis originally presented to City Council and provided to Capella is inaccurate**
- **Grossly overstates the size of the facilities in the trade area**
 - Noah’s Ark SF stated at 204,296 vs. actual Gross SF of approximately 70,000
 - Budget Storage in Southwest Austin approximates 115,000 SF; significant portion is parking, boat and RV storage
 - In general focuses upon Gross SF and not **Net Rentable SF**, which is industry practice
- **Understates both Residential and Commercial Demand**
 - Residential self storage demand is well north of 7.7 in the Austin area and in major Texas markets; metric reflects an estimate of existing supply NOT demand
 - Industry studies clearly show that residential self storage demand is growing as supply grows and the quality of facilities improves
 - Commercial demand is generally significantly higher than 15% and on average is closer to 25% in any given market
- **Does not differentiate between different characteristics of the facilities in the market**
 - Quality of the product
 - Security features
 - Climate vs. non-climate
 - “Professionally” managed vs. operators with deficient customer service and poor internet presence / capabilities
 - Does not consider individual facility and market occupancy levels

Capella Market Analysis – Current Supply

- Capella market analysis, developed in conjunction with industry leader CubeSmart, reflects a more accurate representation of the current market’s ability to absorb additional self storage
- Existing supply at the 3-to-6 mile radius shows a market that is currently undersupplied in Capella’s opinion, utilizing common quantitative and qualitative industry metrics

MARKET SUPPLY ANALYSIS									
Self Storage Property	Distance to Subject	3 Mile Radius	SF / Person	4 Mile Radius	SF / Person	5 Mile Radius	SF / Person	6 Mile Radius	SF / Person
Capella Subject Property		52,800							
A Morningstar Storage	0.15	69,390							
B Noah's Ark Self Storage	0.54	57,936							
C RightSpace Storage	0.60	45,432							
D Cornerstone Storage	3.50			41,132					
E Kyle Parkway Storage	5.00					40,516			
F StorQuest Self Storage	5.37							85,089	
G Safe-n-Sound Storage	5.78							51,154	
H CubeSmart	5.82							34,340	
I CubeSmart	5.89							47,673	
Other Non-Professional Storage Operators		20,133		-		115,000			
Total Existing Supply SF		192,891		41,132		155,516		218,256	
Cumulative Total Existing Supply SF		192,891	7.61	234,022	6.39	389,538	7.56	607,794	6.33
Total Existing Supply Primary Comps SF		172,758		41,132		40,516		218,256	
Cumulative Total Existing Supply Primary Comps SF		172,758	6.81	213,889	5.84	254,405	4.94	472,661	4.92

Capella Market Analysis – Projected Demand

- Buda is one of the fastest growing small cities in the United States; analysis factors in the expected growth provided by demographic service providers (which is likely conservative)
- Capella analysis demonstrates that the market can comfortably absorb a significant level of additional supply over the property's key development time frame (1 year construction + 3 year lease-up)

MARKET DEMAND ANALYSIS				
2022 Demographic Metrics				
	3 Mile Radius	4 Mile Radius	5 Mile Radius	6 Mile Radius
<u>Per Capita Analysis</u>				
Projected 2022 Population	28,490	41,152	57,881	108,086
Per Capita Demand Multiplier	8.0	8.0	8.0	8.0
Per Capita Demand SF	227,920	329,216	463,048	864,688
Less Total Market Competition & Subject Property SF	245,691	286,822	442,338	660,594
Net Remaining Demand SF - Total Market at 2022 Population	(17,771)	42,394	20,710	204,094
Net Remaining Demand SF - Primary Comps at 2022 Population	2,362	62,527	155,843	339,227
<u>Household Analysis</u>				
Projected 2022 Households	9,607	13,705	19,660	36,454
% of Households using Storage	10.5%	10.5%	10.5%	10.5%
Total Household Users	1,009	1,439	2,064	3,828
Units per User	1.3	1.3	1.3	1.3
SF per Unit	130	130	130	130
Total Residential SF (75%)	170,476	243,195	348,867	646,876
Total Commercial SF (25%)	56,825	81,065	116,289	215,625
Total SF Demand	227,302	324,260	465,156	862,502
Less Total Market Competition & Subject Property SF	245,691	286,822	442,338	660,594
Net Demand SF - Total Market at 2022 Households	(18,389)	37,438	22,818	201,907
Net Demand SF - Primary Comps at 2022 Households	1,744	57,571	157,951	337,040
<u>Blended Analysis</u>				
Net Demand SF - Total Market at 2022 Metrics	(18,080)	39,916	21,764	203,001
Net Demand SF - Primary Comps at 2022 Metrics	2,053	60,049	156,897	338,134

Buda Occupancy and Climate Controlled Market Analysis

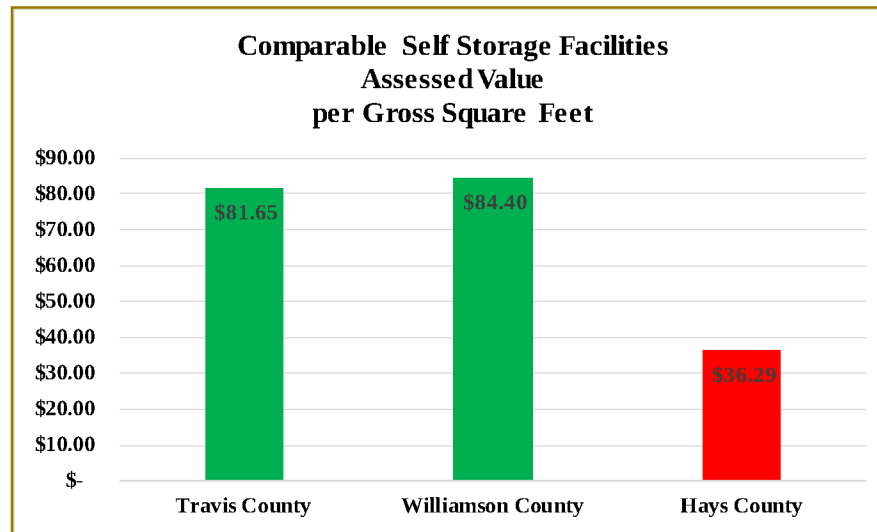
- **Current market occupancy reflects a very healthy and growing self storage market**
 - Industry stabilization is generally considered to be 85% occupancy
- **Market also demonstrates a lack of climate controlled units, as no facility in the market is a predominately climate controlled facility**
- **Noah's Ark – 1290 Cabela's Dr.**
 - Current occupancy is just under 90% during the slow season
 - Recent drop in occupancy due to a large move out
 - *Manager stated that occupancy typically floats around 95%*
 - Facility is roughly 33% climate and 67% non-climate
- **Morningstar – 1001 W. Goforth Rd**
 - Current occupancy is over 80% during the slow season
 - *Typical occupancy is around 90%*
 - Facility is roughly 33% climate and 67% non-climate
- **RightSpace – 227 Park 35 Cove**
 - Current occupancy is over 80% during the slow season
 - Facility is roughly 50% climate and 50% non-climate

W. Goforth & I-35 Location is Not Well Suited for Retail or Office

- **Despite the strong visibility Capella believes a retail or office development is not well suited for this location**
- **Surrounded by industrial / equipment rental facility directly to the north, golf cart dealer to the south and RV dealers to north and west**
- **Cabela's and the associated major developments to the north is the commercial hub of the City**
- **Cabela's Dr. does not connect with Goforth Rd. and is not contiguous or directly accessible from/to the commercial hub to the north**
- **Site represents a one-off island that is likely to suffer from a lack of customer traffic**
- **Site acreage (approximately 2 acres) and site setbacks limits the ability to develop a prominent retail or office facility on the site; parking will be at a premium**
- **If retail or office is the aim of the City, the site will likely continue to sit vacant for the foreseeable future**

Incremental Tax Revenue Impact

- **Incremental tax revenue generated by a Class A self storage facility is considerably better than the status quo of a vacant lot in the neighborhood**
- **Hays County significantly understates self storage appraised values in relation to Williamson County and Travis County**
 - Self storage facilities are highly profitable, stable with low failure rates, and produce a significant level of cash flow upon stabilization making them attractive investment properties



- **At a \$2.5 million assessed value (per the P&Z Commission estimate) projected tax revenue is roughly \$9,0000**
- **A 50% increase in the target assessed value equates to tax revenue of approximately \$15,000**

Capella Buda Self Storage Design

- **Current design reflects a very high quality development meeting all the design criteria of the City, and is not a monolithic eyesore**
 - Diversity of materials and colors
 - Glazing and architectural treatment of the façade
 - Security gate with all external ground floor access points, other the main lobby, behind the gate
 - No external access doors for storage units
- **Capella is flexible and willing to work with the City Council to meet and surpass all design and aesthetic criteria requirements**
- **Will consider the possibility of retail on the 1st floor, but do not believe this is the highest and best use for this property given its inherent limitations**
- **If the City Council cannot offer its approval today, we ask that the Council work with us to allow Capella to deliver a product that meets their goals and design criteria**

Capella Buda Self Storage Renderings



87

Capella Buda Self Storage Renderings



Capella Buda Self Storage Renderings



Chance Sparks

From: Andy Dodson <ADodson@doucetengineers.com>
Sent: Monday, January 09, 2017 2:45 PM
To: Chance Sparks; Meredith Johnson
Cc: 'Vincent Musat'; John Stoker
Subject: SUP 16-002

Chance,
Please find responses to your packet items.

All units facing street views will have internal access, please see latest renderings in previous emails.

There is one adjacent residential use. All surrounding properties are zoned commercial. There is limited exposure from IH 35 as the intersection to the north is much higher in elevation. There is no good visibility until you are past the site. There are no retail uses adjacent to the site other than a tire repair shop immediately behind the facility on Goforth Road. Visibility coming from the north bound lanes do not promote retail either. By the time the site becomes visible, drivers will have missed the exit and have to travel all the way to SH45 exit to turn around.

Items related to modifying/approving.

Exterior access doors are removed facing I35.
We are now compliant with the exterior finishes requirement.
We have substantial landscaping along Goforth Road with the addition of the rain gardens adjacent to the right of way. We are providing the required screening along I35 access road.
We have added a fence around 3 sides of the complex for secure access.

Please include these responses in your narrative to P&Z

Andy Dodson, P.E.
Sr. Project Manager, San Marcos Office Director



1290 Wonderworld Drive, Suite 1220
San Marcos, TX 78666

7401 B Hwy 71 West, Suite 160
Austin, Texas 78735

O: 512.583.2606
C: 512-748-3253
F: 512.583.2601
adodson@doucetengineers.com
www.doucetengineers.com

TBPLS Firm No. 10105800

GENERAL NOTES - ARCHITECTURAL SITE PLAN

- 1 THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY. REFER TO CIVIL DRAWINGS FOR ALL INFORMATION REGARDING SITE IMPROVEMENT CONSTRUCTION AND LANDSCAPE IMPROVEMENTS.
- 2 BUILDING ONE'S ARCHITECTURAL FINISH FLOOR ELEVATION OF 0'-0" IS EQUAL TO THE CIVIL FINISH FLOOR ELEVATION OF XXX'X'. REFER TO CIVIL DRAWINGS.
- 3 SIDEWALKS AT BUILDING AND STRUCTURES SHALL BE 1/2" MAX. BELOW FINISH FLOOR AT DOORS AND SHALL SLOPE AWAY IN ACCORDANCE WITH ADA.

PRELIMINARY

FOR INTERIM REVIEW ONLY.
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

5 FIFTH DIMENSION
ARCHITECTURE & INTERIORS LLC

Buda Self-Storage

Gorforth & IH-35, Buda, TX

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PROJ. NO. 16091

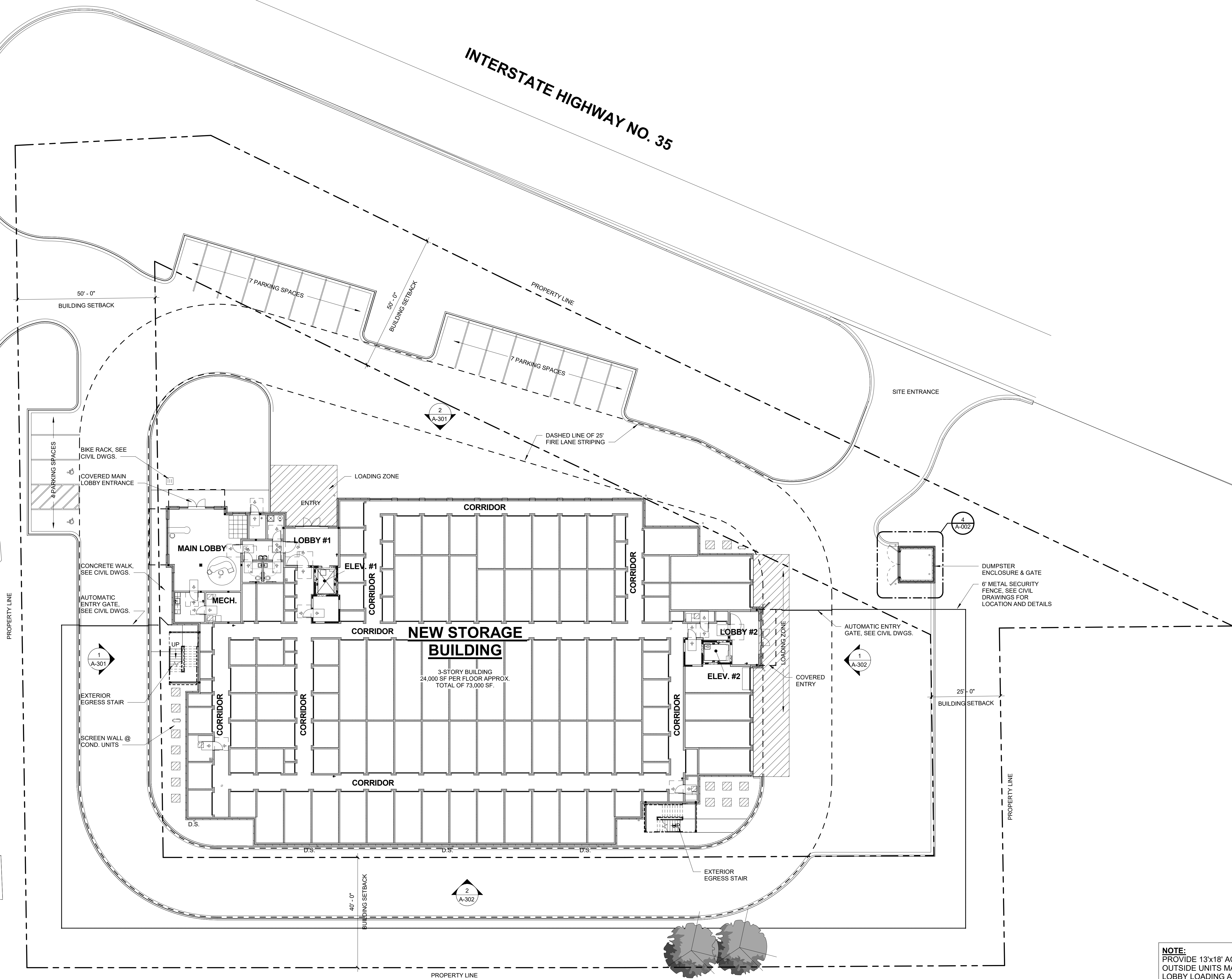
DATE 01/06/2017

SHEET NAME ARCHITECTURAL SITE PLAN

SHEET NO. A-001

GORFORTH ROAD

INTERSTATE HIGHWAY NO. 35

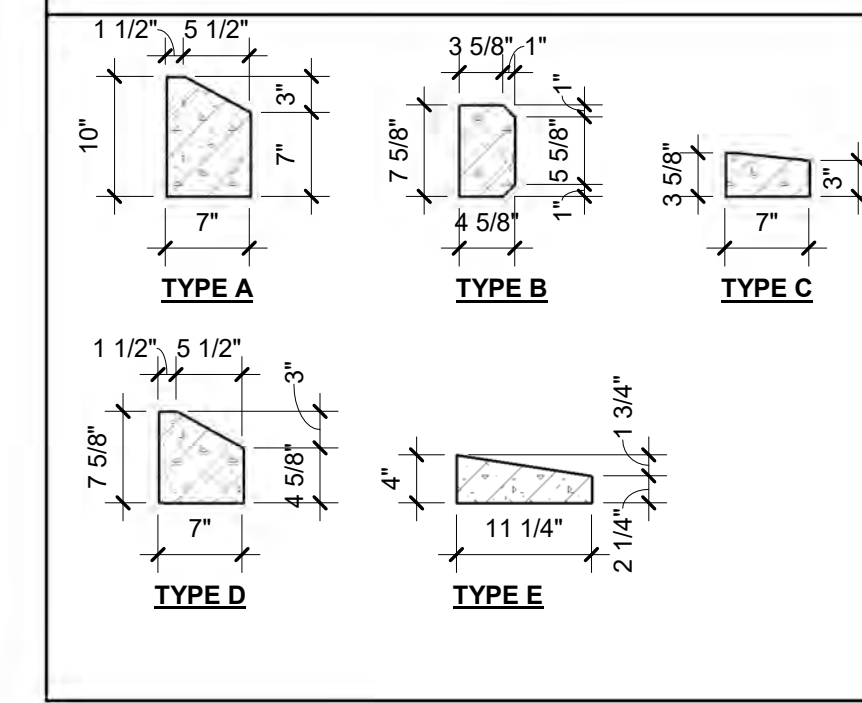


NEW STORAGE BUILDING
3-STORY BUILDING
24,000 SF PER FLOOR APPROX.
TOTAL OF 73,000 SF.

NOTE:
PROVIDE 13'x18' ACCESSIBLE LOADING AREA OUTSIDE UNITS MARKED AS HC AND MAIN LOBBY LOADING AREAS. ACCESSIBLE AREA TO MAINTAIN 1:50 SLOPE EACH WAY

1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0" TRUE

CAST STONE LEGEND



NOTE:
COMPLIANCE WITH THE BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.

GENERAL NOTES - EXTERIOR ELEVATIONS

1. ARCHITECTURAL FINISH FLOOR ELEVATION OF 0'-0" IS EQUAL TO THE CIVIL FINISH FLOOR ELEVATION OF 925.6'. REFER TO CIVIL DRAWINGS.
2. SIDEWALKS AT BUILDING AND STRUCTURES SHALL BE 1/2" MAX. BELOW FINISH FLOOR AT DOORS AND MUST SLOPE AWAY IN ACCORDANCE WITH ADA STANDARDS.
3. PAINT ALL EXPOSED METAL THAT IS NOT SPECIFIED OR INDICATED TO RECEIVE A FACTORY FINISH.
4. REFER TO PLANS AND SCHEDULES FOR DOOR AND WINDOW TYPES AND SIZES.
5. ALL EXPOSED FLASHING SHALL BE FACTORY FINISHED BY MANUFACTURER / SUPPLIER OR MATERIAL WHICH IS BEING FLASHED.

PRELIMINARY

FOR INTERIM REVIEW ONLY.
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

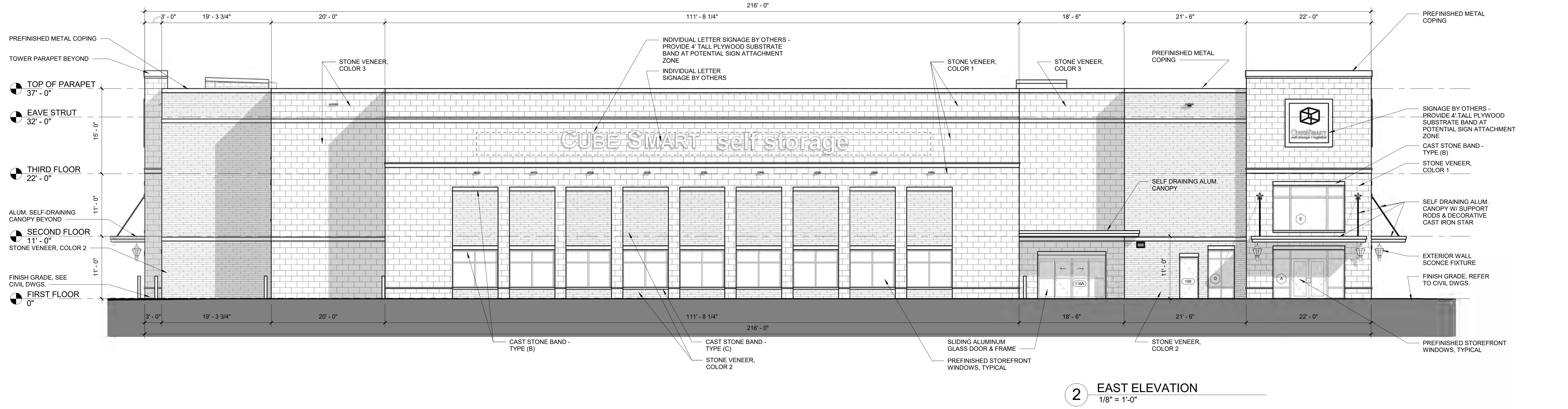
FIFTH DIMENSION
ARCHITECTURE & INTERIORS LLC

Buda Self-Storage
Georgetown & IH-35, Buda, TX
PRELIMINARY - NOT FOR CONSTRUCTION

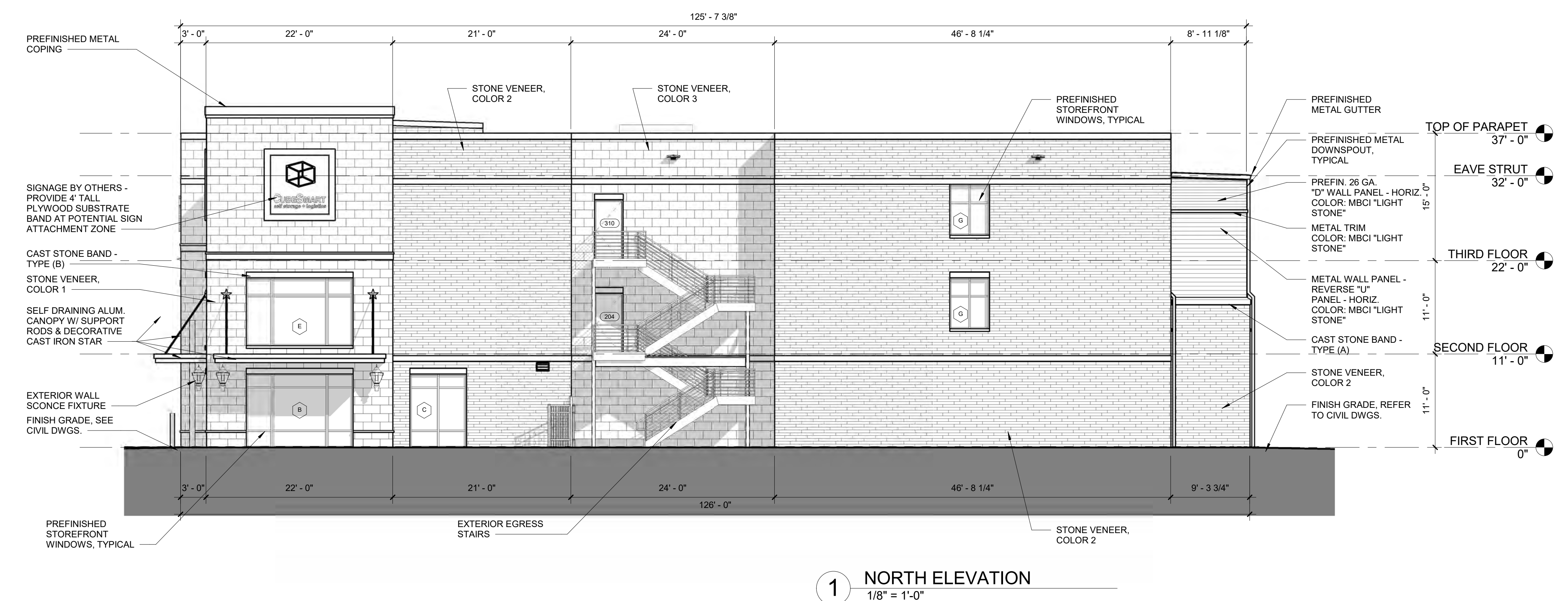
REVISIONS

NO.	DATE

PROJ. NO. 16091
DATE 01/06/2017
SHEET NAME EXTERIOR ELEVATIONS
SHEET NO. **A-301**

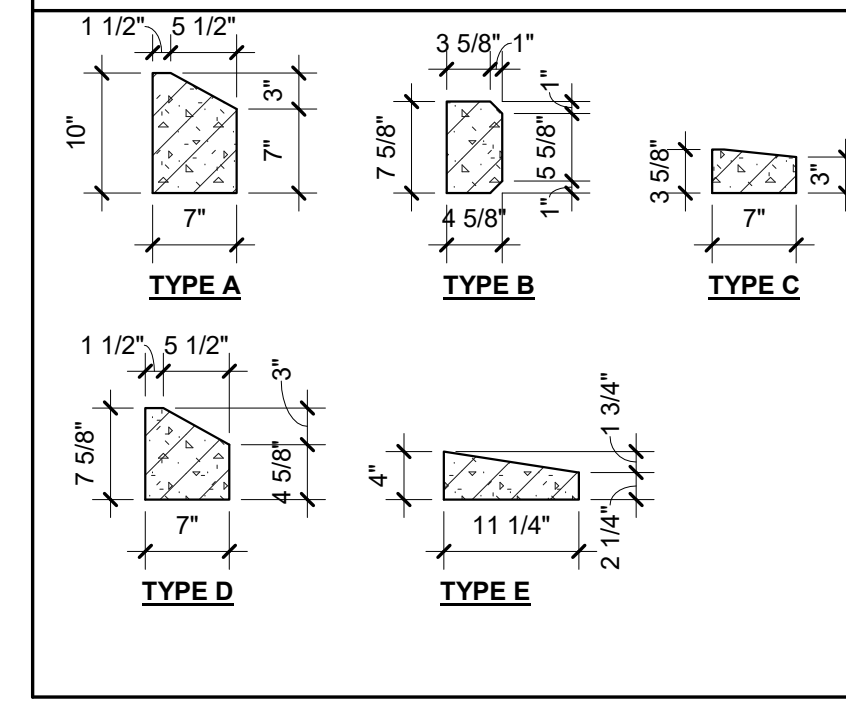


2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

CAST STONE LEGEND



NOTE:
 COMPLIANCE WITH THE BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.

GENERAL NOTES - EXTERIOR ELEVATIONS

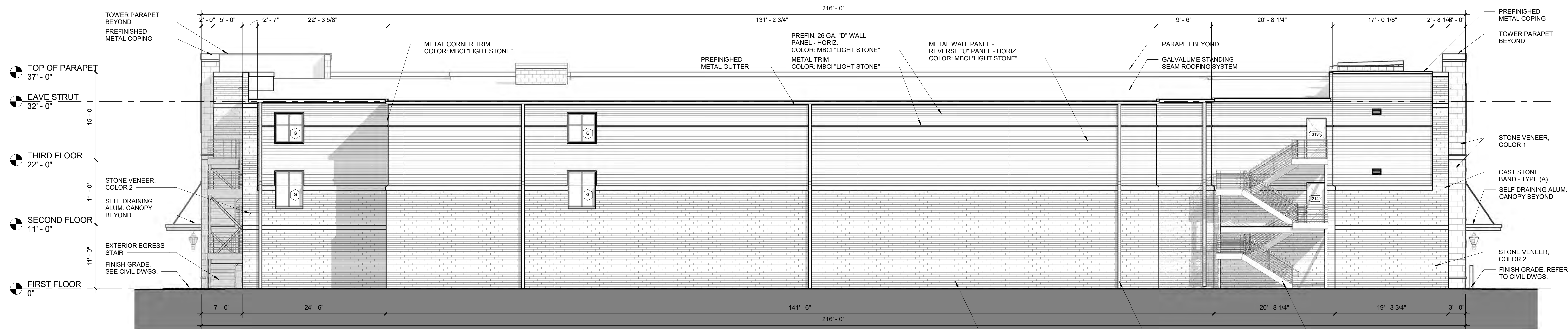
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PRELIMINARY

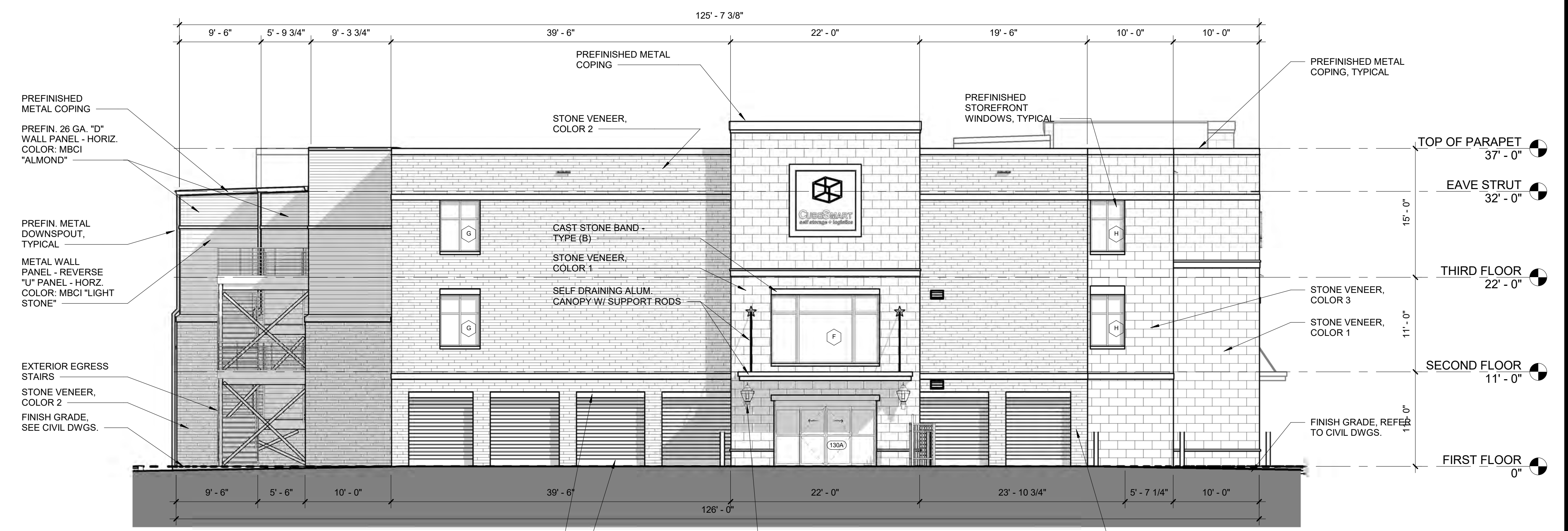
FOR INTERIM REVIEW ONLY.
 NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

5 FIFTH DIMENSION
 ARCHITECTURE & INTERIORS LLC

Buda Self-Storage
 Galatrh & IH-35, Buda, TX
 PRELIMINARY - NOT FOR CONSTRUCTION



2 WEST ELEVATION
 1/8" = 1'-0"



1 SOUTH ELEVATION
 1/8" = 1'-0"

REVISIONS	
NO.	DATE

PROJ. NO. 16091
 DATE 01/06/2017
 SHEET NAME EXTERIOR ELEVATIONS
 SHEET NO. **A-302**





CUBE SMART self storage







CUBESMART
self storage + logistics



CUBE SMART self-storage





Cubesmart self-storage





City Council Agenda Item Report

Date: Tuesday, March 21, 2017

Agenda Item No. 2017-130-

Contact: Chance Sparks

Subject: Deliberation and possible action regarding adoption of a City of Buda Annexation Policy and Strategy, and consideration of the annual annexation growth plan (Assistant City Manager Chance Sparks)

1. **Executive Summary**

The City of Buda annually considers priority areas for potential annexation. In addition to the typical "plan map" of annexations, staff has also prepared an annexation policy to accompany in accordance with best practices. This helps to memorialize the considerations used in developing the plan, provides enhanced information to the public, and serves to assist in thoughtful evaluation of annexations.

2. **Background/History**

Buda's "Growth Plan"

While not required in state law, the City of Buda for each year since January 2009 has identified annexation priority areas for the future and provided direction on annexations to pursue. The most recent was adopted in January 2016. This is differentiated from the 3-Year Plan discussed above, as the Growth Plan is conceptual in nature rather than a legal instrument under state law. It reflects properties that may be desirable for annexation over the next few years.

The amount of land area a city can annex each year is based upon Section 43.055 of Texas Local Government Code. Each year, a City gets an amount it is allowed to annex based upon 10 percent of the city's land area, including limited purpose areas. If not all of that allocation is used, the remainder can roll to future years. Under no circumstance, no matter how much a city has "banked" in annexation allocation from prior years, can a city annex more than 30 percent of its land area in any single calendar year.

It is important to note that no strategic or procedural advantage is gained by voluntary annexation in most cases; given the total acreage Buda can annex involuntarily each year and applicable state laws. However, involuntary annexation can be controversial, particularly when it involves occupied residential property.

Austin ETJ Release Agreement

The City of Buda, Hays County and the City of Austin have a unique relationship in regard to extraterritorial jurisdiction. As part of a larger ETJ release in 1997, which included releases to Buda and Hays City, the City of Austin released 4,856 acres to the sole jurisdiction of Hays County. This release was the culmination of years of negotiations with Hays County, Buda and Hays City officials.

In 1999, the City of Buda began negotiating to have Austin release still more ETJ to its jurisdiction, including land in the Barton Springs recharge zone. In 2001, Buda agreed to adopt water quality and site development regulations for the Barton Springs recharge zone similar to those of the City of Austin. Because Buda was then limited to a ½ mile ETJ, Buda agreed to a phased process under which Buda added ETJ as it annexed territory. The primary impetus of the 2001 agreement was to arrange for all of what are now Garlic Creek West and the Hays CISD properties west Buda Sportsplex, as well as Marlboro Country, to come into the Buda ETJ.

The annexations completed in April 2016 involving the FM 1626 and FM 2770 areas facilitated completion of the annexations necessary to fully-exercise the City of Austin Agreement. Following those annexations, the City of Austin made its final release of their “fishhook” portion of ETJ to the City of Buda.

3. Staff's review and analysis

In 2016, five annexations were completed totaling 447.92 acres. 58.72 acres were classified as voluntary.

Going into the 2017 calendar year, the City has “banked” 2,716.82 acres (44.6 percent of Buda’s current land area) and is able to annex up to 1,826.17 acres (30.0 percent of Buda’s current land area) thru involuntary annexation.

In the past, the City Council has simply given direction to pursue annexations on an annual basis. While this should continue, staff is interested in implementing further best practices for annexation. In particular, staff has prepared an annexation guiding policy to accompany the "growth plan." This is for a few reasons. First, staff has found that the annual annexation growth plan materials, without further explanation & context, can cause confusion for the public. Second, establishing a policy helps to document the City's approach & guiding principles pertaining to annexation. Finally, the policy serves as a tool to educate the public in regard to annexation and help dispel misconceptions regarding the process. Adoption of an annexation policy is an encouraged practice thru the Texas Municipal League and Texas Chapter of the American Planning Association.

Employing best practices in annexation is encouraged due to increased legislative interest in restricting municipal annexation authority.

Over the last several years, the City has completed a large number of priority annexation areas most susceptible to growth pressures, such as the I-35 corridor, South 967 corridor and 1626/967. Most remaining tracts have some type of complexity related to ag-exempt development agreements, number of parcels involved, occupied residential properties, or surveyor access issues. As such, city staff has changed its approach to the growth plan in how it evaluates each identified annexation area.

Annexing residential areas has a tendency to invite controversy since residents rarely want to be annexed. This results in an increased time commitment for staff responding to telephone calls, emails & letters as well as scheduling meetings with individuals in order to effectively address questions.

Staff maintains a rolling annexation list & map from year-to-year, with informational "cut sheets" on each annexation area. In reviewing the rolling annexation list, staff has an annual growth plan for the 2017 calendar year. It addresses target areas for annexation, provision for ag-exempt development agreements, and ETJ jurisdictional issues. This document is attached separately.

For scheduling, staff has identified the following annexation window. This provides sufficient time to offer ag-exempt development agreements prior as well as time to procure surveying services.

Annexation Window Requiring No Special Called Meetings

Resolution: June 27

1st Public Hearing: August 1

2nd Public Hearing: August 15

1st Reading: September 5

4. Financial Impact

Each annexation bears a cost for necessary surveying and hearings. The professional services budget for planning & engineering included \$15,000 for surveying services related to right-of-way and annexation. Staff will evaluate professional services to determine if there are savings in other areas that could address shortfalls, if any.

Each annexation carries with it unique financial impacts, which are discussed on the respective cut sheets.

5. Summary/Conclusion

This is the annual consideration of annexation priorities. Unlike prior years, this annexation priorities plan is accompanied by a policy document describing the process and issues considered in creating the annexation priorities.

6. Pros and Cons

Pros and cons vary by each annexation area, and are discussed on the cut sheets.

7. Alternatives

A variety of alternatives are available, with differing implications. The cut sheets are designed to be useful in exploring alternatives.

8. Recommendation

Staff recommends use of the June 27, 2017 annexation window for any annexations that might involve agriculturally-exempt properties, as this allows more time to satisfy requirements of Local Government Code Chapter 43. Likewise, this provides time to procure & prepare annexation survey metes & bounds.

Staff has prepared a recommended Annexation Priorities for 2017 document, attached with this report.

Annexation Growth Management Strategy

March 21, 2017

Buda 2030 Comprehensive Plan, the City's adopted Comprehensive Plan, sets goals and objectives for the City. This vision, articulated below, prompts creation of an Annexation Growth Management Strategy to support implementation of the Goals & Objectives Contained within the Buda 2030 Comprehensive Plan.

In 2030, Buda is a premier community that appeals to residents of all ages. It is a community in which you can spend your entire life. The town reflects its historic heritage, has a unique identity that everyone can relate to, and makes smart decisions about housing, neighborhoods, transportation, recreation, the environment, development, and its economy in order to meet the needs of future generations.

Evidence of the quaint, historic Buda is seen along Main Street and in Old Town and other historic districts. The small-town character is further enhanced through the exceptional friendliness of the people and strong sense of community that is prevalent throughout the neighborhoods and City governance. Still, Buda embraces growth and development that reflects the people's environmental, social and economic values in order to create a one-of-a-kind community and remain a vibrant place to live, work, shop and play.

We will preserve our heritage of yesterday, create a high quality of life for today, and work towards leaving a sustainable community for tomorrow's generation.

--- *Buda 2030 Comprehensive Plan Vision Statement*

This Vision Statement is further informed by the Guiding Values established in the Buda 2030 Comprehensive Plan, including Community Character, Environmental Protection, Responsible Planning, Economic Stability, Unique Identity and Livability for All.

Every annexation and ETJ decision should be policy driven and evaluated in terms of how it fits with the annexation-related goals and policies of the comprehensive plan and with this strategy. Annexation and ETJ management should be viewed as a continuous process that begins with ETJ best management practices and ends with annexation into the City.

The strategy is intended to facilitate annexation as a means of ensuring that Buda fully benefits from development in the ETJ and to protect and, when possible, extend the ETJ.

The Strategy includes the following elements:

- Managing the City’s Extraterritorial Jurisdiction (ETJ)
- Annexation Planning
- Strategy Implementation
- City Staff’s development of a written Annexation Resources Supplement to facilitate the implementation of this Strategy

Managing the ETJ

What is the ETJ?

Because, with the exception of City-owned land, Buda may only annex land within its ETJ, this strategy begins with ETJ management. Buda’s ETJ is the contiguous unincorporated land within a 1 mile radius extending from and adjacent to the city limits that is not within another city’s ETJ. The purpose of the ETJ is to allow cities to plan for growth in the area outside their corporate boundaries and to annex new development. The ETJ does this in two ways. First, there is a statutory prohibition against a municipality annexing into another city’s ETJ. This provides a city with land that it alone can annex encouraging planning and utility extensions in the ETJ. Second, cities are authorized to enforce their subdivision regulations and infrastructure standards (and a very limited number of other regulations) in their ETJ. This ensures that development in the ETJ meets the city’s development standards further facilitating annexation.

ETJ Management Issues

Because of the relationship between annexation and the ETJ, ETJ management is critical. There are a number of ETJ issues that Buda and rapidly growing cities face. They include:

1. Requests for ETJ exchanges and releases between other cities
2. Petitions for creation of Municipal Utility Districts (MUDs) and Water Districts
3. Petitions for creation of ETJ Public Improvement Districts (PIDs)
4. Development of large projects that cannot be immediately annexed or for which deferral of annexation is sought through approval of a development agreement.

The application of the following best management practices can aid in dealing with these issues.

Best Management Practices (BMPs) for the City’s ETJ Management

1. ETJ management decisions should support implementation of the Comprehensive Plan and the adopted Annexation & Growth Management Strategy. ETJ management decisions support the Comprehensive Plan by directing growth towards the appropriate Future Land Development Character Districts in the ETJ.
2. Discretionary actions, including consent to the creation of MUDs and PIDs in the ETJ or approval of development agreements should be evaluated in terms of their impact on implementation of the Comprehensive Plan and on annexation of the property that is the subject of the discretionary action.

3. Owners of land expected to remain in agricultural use should be offered an agreement meeting the requirements of Section 43.035 Local Government Code.
4. The Annexation/ETJ Review Team will meet routinely to establish linkages between annexation and the CIP, utility extension and budget processes.
5. City Council will meet routinely to hear Annexation/ETJ Review Team briefings, discuss the policy and amend the Strategy as necessary.
6. Property acquired by the City will be evaluated to determine suitability for annexation.
7. The schedules for approval of annexations by the City Council should be planned to meet applicable laws, ordinances and public notice requirements.

Annexation Planning

What is annexation?

Annexation is the process by which a city extends its municipal services, regulations, voting privileges and taxing authority to new territory. It is one of the primary means by which cities grow. Cities annex territory to provide urbanizing areas with municipal services and to exercise regulatory authority necessary to protect public health and safety. Annexation is also a means of ensuring that current and future residents and businesses outside a city's corporate limits who benefit from access to the city's facilities and services share the tax burden associated with constructing and maintaining those facilities and services. Annexation and the imposition of land use controls may also be used as a tool to implement a comprehensive plan.

Annexation is also a primary means by which cities benefit from development occurring in the ETJ. This is especially critical in cases where the city has either directly or indirectly facilitated that development.

Statutory Framework

As a home-rule city, Buda may annex territory on both a voluntary and an involuntary basis. Most of the Texas statutes associated with annexation are codified in Chapter 43 of the Texas Local Government Code. Chapter 43 establishes a number of general procedural requirements for all annexations. City staff shall monitor changes in state law and periodically recommend changes to applicable ordinances, this policy and internal procedures consistent with any changes in the law.

Annexation Planning

The City's annexation planning process includes two basic components:

1. Rolling Annexation Candidate List
2. Annual Annexation Program

The Rolling Annexation Candidate List includes areas that can be reasonably expected to be annexed over a 5-10 year planning period as well as areas covered by development agreements under which the City has agreed to defer annexation. Areas will be added to the candidate list on a regular basis.

Areas on the candidate list are evaluated on an annual basis and areas that are ready for annexation are proposed for inclusion in the Annual Annexation Program. The annual program is comprised of areas from the candidate list as well as areas for which annexation has been requested.

Considerations for annexation evaluation

Each annexation candidate area should be evaluated on its unique land use, environmental, fiscal and demographic characteristics. The following considerations will be used to determine whether a candidate area is ready for annexation in a given year. The evaluation is not a purely additive process, however. Some considerations outweigh others and the relative weight may change from year to year. For instance health and safety considerations may trump financial impact to the City and ranch land with no development proposals pending one year may be the site of a major proposal the next. The evaluation considerations are a means of ensuring that the right questions are asked.

The following are the **threshold considerations** for annexation:

1. What is the appropriate annexation procedure based on the characteristics of the property, i.e. appraised for agricultural or wildlife management use or timber land, fewer than 100 residents, limited purpose annexation under City Charter?
2. Does annexation of the area support the Comprehensive Plan?
3. Is the proposed annexation area contiguous to the existing City limits or can contiguity be established?
4. Is there an agreement (Strategic Partnership, Annexation/Development Agreement etc.) with an established annexation date/trigger point within the 10-year mid-term planning period?
5. Can the area be provided with full municipal services within the deadlines established by state law?
6. Is the area bounded on two sides by City Limits (i.e. doughnut hole)?

The following are **additional considerations** listed below to be used in evaluating a property to determine its suitability for annexation:

1. Has a water and/or wastewater service extension request been filed/approved for the property?
2. Has the property been legally subdivided?
3. Is the area within the certificated (CCN) area of another service provider?
4. Is a CIP or budget amendment needed to provide services?
5. Has a development proposal been submitted/approved for the property?
6. Does the annexation create an opportunity for further annexations/ETJ expansions in the short term?
7. Is there a positive financial impact for the City?
8. Is the land unoccupied?
9. Is there a need for land use control?
10. Are there health and safety issues?

Strategy for Implementation

Annexation Growth Management Review Team

To great degree, the strategy will be implemented through the work of the Annexation Growth Management Review Team. The team will meet on a routine basis to exchange information, discuss ETJ proposals and work to resolve internal conflicts regarding annexation and ETJ issues. This group also will be charged with identifying areas to be included in the Rolling Annexation Candidate List and the Annual Annexation Program. They will also provide input to the annexation service plans and the fiscal impact model.

The Annexation Growth Management Review Team will be comprised of City staff from the following areas:

- City Manager
- City Clerk
- Planning & Building
- Economic Development
- Engineering / Capital Improvements
- Finance
- Legal
- Fire (ESD)
- Police
- Public Works
- Parks and Recreation
- Communications

Rolling Annexation Candidate List

The Rolling Annexation Candidate List is a continuously updated GIS/spreadsheet-based working document used by staff for internal planning purposes. It includes all the areas that may be reasonably expected to be annexed over the mid-term (5-10 year planning horizon). The list should also include areas covered by annexation/development agreements, areas that have requested utility service and areas covered by strategic partnership agreements (SPAs) irrespective of annexation date. In general, the areas proposed for inclusion in the candidate list can be categorized as:

1. Infill Areas (areas bounded on two sides by the City Limits)
2. Out of City Utility Areas (areas served with City water and wastewater)
3. Areas, due to proximity of utilities, are likely to develop in the mid-term
4. Potential Section 43.035 Agreement Areas (agricultural land that can be provided with City services which can be offered a Section 43.035 agreement)
5. Development Agreement Areas (land covered by existing development agreements)

The list may also include additional areas that do not neatly fit the categories listed above. Potential areas for the Rolling Annexation Candidate List are shown on the attached map.

The Rolling Annexation Candidate List database should include spatial (GIS), land use, ownership, utility service and other annexation-related data for each potential area. The list is dynamic in nature and should be reviewed and updated regularly to maintain accuracy. Every year, the list should be reviewed to identify areas to be added to the annual annexation program. If updated on a regular basis, it can also be used to evaluate requests for voluntary annexations. The database associated with it can also be used as an input to CIP and budget planning. The Annexation Resources Supplement discusses the municipal annexation plan.

Annual Annexation Program

The annual annexation program is comprised of the areas proposed for annexation in the current calendar year. Each year, all of the areas in the Rolling Annexation Candidate List should be evaluated for annexation in that calendar year. Selection of areas for annexation follows an in-depth staff analysis based on the annexation considerations described above and the fiscal impacts associated with the annexations. Because of the time required for the analysis and the additional time required for hearings, selection of areas for the annual program should begin early in the year. Areas may be added to the annual program throughout the year as opportunities for voluntary annexation arise.

Fiscal Impact Model

Given the fiscal implications of annexation, the cost of providing municipal services needs to be estimated and weighed against the anticipated revenues of each annexation program. Areas proposed for inclusion into the annual annexation program should undergo financial analysis prior to scheduling annexation hearings.

First year service costs will almost always exceed revenues because of the lag time between annexation and the collection of taxes. Annexations may also require one-time only expenditures for capital facilities. To spread these costs over several years and to provide a better picture of the operating costs associated with those facilities, the fiscal impact of annexations should be estimated over a multi-year time frame. Fiscal impact analyses for annexation are typically based on the time period used by the city's finance department for budgetary planning or on the ten-year period of the annexation service plan.

Annexation Resources Supplement

In conjunction with the adoption of this Annexation Growth Management Strategy, the Annexation Growth Management Review Team shall assemble such written resources and develop such internal procedures consistent with state law and this Strategy as necessary to facilitate the implementation of this Strategy. A map of Buda's ETJ as well as detailed discussions of each BMP, MUDs, Water Districts and ETJ PIDs will be contained in the supplement.

Initial Action Items

In order to implement the strategy the following items have been identified to undertake after adoption of the report:

- Establish an Annexation Growth Management Review Team
- Create the Rolling Annexation Candidate List
- Develop and utilize an annexation fiscal impact model (FIM)
- Monitor ETJ boundaries with adjacent cities (i.e. Kyle, Austin, Dripping Springs, Umland) and identify and resolve boundary issues

**Allowable Annexation Acreage
City of Buda**

Year	Formula Key	Line Item	Formula Description	Acres	Percent	Square Miles
2008	A	City Limits on January 1, 2008*		2,959.83		4.62 Sq. Mi.
	B	Allowable Annexations for 2008	A x 10%	295.98	10.0%	
	C	Non-exempt Annexations		62.30		
	D	Exempt Annexations (Voluntary)		29.67		
	E	Limited Purpose Annexations		369.58		
	F	Carryover to 2009	B - C	233.68		
2009	G	City Limits on January 1, 2009	A + C + D	3,051.80		4.77 Sq. Mi.
	H	City Limits on January 1, 2009 (including limited purpose)***	E + G	3,421.38		5.35 Sq. Mi.
	I	Allowable Annexations for 2009	H x 10%	342.14	10.0%	
	J	Total Allowable (including carryover)	F + I	575.82	18.9%	
	K	Non-exempt Annexations		133.80		
	L	Exempt Annexations (Voluntary)		34.01		
	M	Limited Purpose Annexations		0.00		
	N	Carryover to 2010	J - K	442.02		
2010	O	City Limits on January 1, 2010	G + K + L	3,219.61		5.03 Sq. Mi.
	P	City Limits on January 1, 2010 (including limited purpose)***	H + K + L + M	3,589.19		5.61 Sq. Mi.
	Q	Allowable Annexations for 2010	P x 10%	358.92	10.0%	
	R	Total Allowable (including carryover)	N + Q	800.94	22.3%	
	S	Non-exempt Annexations		77.55		
	T	Exempt Annexations (Voluntary)		15.03		
	U	Limited Purpose Annexations		0.00		
	V	Carryover to 2011	R - S	723.39		
2011	W	City Limits on January 1, 2011	O + S + T	3,312.19		5.18 Sq. Mi.
	X	City Limits on January 1, 2011 (including limited purpose)***	P + S + T + U	3,681.77		5.75 Sq. Mi.
	Y	Allowable Annexations for 2011	X x 10%	368.18	10.0%	
	Z	Total Allowable (including carryover)	V + Y	1,091.56	29.6%	
	AA	Above capped at maximum 30%**	X x 30%	1,104.53	30.0%	
	BB	Non-exempt Annexations		28.36		
	CC	Exempt Annexations (Voluntary)		0.00		
	DD	Limited Purpose Annexations		0.00		
	EE	Carryover to 2012	Z - BB	1,063.20		
	2012	FF	City Limits on January 1, 2012	W + BB + CC	3,340.56	
GG		City Limits on January 1, 2012 (including limited purpose)***	X + BB + CC + DD	3,710.13		5.80 Sq. Mi.
HH		Allowable Annexations for 2012	GG x 10%	371.01	10.0%	
II		Total Allowable (including carryover)	EE + HH	1,434.22	38.7%	
JJ		Above capped at maximum 30%**	GG x 30%	1,113.04	30.0%	
KK		Non-exempt Annexations		430.93		
LL		Exempt Annexations (Voluntary)		491.13		
MM		Limited Purpose Annexations		91.96		
NN		Carryover to 2013	II - KK	1,003.29		
2013		OO	City Limits on January 1, 2013	FF + KK + LL	4,262.62	
	PP	City Limits on January 1, 2013 (including limited purpose)***	GG + KK + LL + MM	4,724.15		7.38 Sq. Mi.
	QQ	Allowable Annexations for 2013	PP x 10%	472.41	10.0%	
	RR	Total Allowable (including carryover)	NN + QQ	1,475.70	31.2%	
	SS	Above capped at maximum 30%**	PP x 30%	1,417.24	30.0%	
	TT	Non-exempt Annexations		545.63		
	UU	Exempt Annexations (Voluntary)		128.23		
	VV	Limited Purpose Annexations		0.00		
	WW	Carryover to 2014	II - KK	930.07		
	2014	XX	City Limits on January 1, 2014	OO + TT + UU	4,936.48	
YY		City Limits on January 1, 2014 (including limited purpose)***	PP + TT + UU + VV	5,398.01		8.43 Sq. Mi.
ZZ		Allowable Annexations for 2014	YY x 10%	539.80	10.0%	
AAA		Total Allowable (including carryover)	WW + ZZ	1,469.87	27.2%	
BBB		Above capped at maximum 30%**	YY x 30%	1,619.40	30.0%	
CCC		Non-exempt Annexations		84.80		
DDD		Exempt Annexations (Voluntary)		0.00		
EEE		Limited Purpose Annexations		0.00		
FFF		Carryover to 2015	AAA - CCC	1,385.07		
2015		GGG	City Limits on January 1, 2015	XX + CCC + DDD	5,021.28	
	HHH	City Limits on January 1, 2015 (including limited purpose)***	YY + CCC + DDD + EEE	5,482.81		8.57 Sq. Mi.
	III	Allowable Annexations for 2015	HHH x 10%	548.28	10.0%	
	JJJ	Total Allowable (including carryover)	FFF + III	1,933.36	35.3%	
	KKK	Above capped at maximum 30%**	HHH x 30%	1,644.84	30.0%	
	LLL	Non-exempt Annexations		0.00		
	MMM	Exempt Annexations (Voluntary)		156.51		
	NNN	Limited Purpose Annexations		0.00		
OOO	Carryover to 2016	JJJ - LLL	1,933.36			
2016	PPP	City Limits on January 1, 2016	GGG + LLL + MMM	5,177.79		8.09 Sq. Mi.
	QQQ	City Limits on January 1, 2016 (including limited purpose)***	HHH + LLL + MMM + NNN	5,639.32		8.81 Sq. Mi.
	RRR	Allowable Annexations for 2016	QQQ x 10%	563.93	10.0%	
	SSS	Total Allowable (including carryover)	OOO + RRR	2,497.29	44.3%	
	TTT	Above capped at maximum 30%**	QQQ x 30%	1,691.80	30.0%	
	UUU	Non-exempt Annexations		389.20		
	VVV	Exempt Annexations (Voluntary)		58.72		
	WWW	Limited Purpose Annexations		0.00		
	XXX	Carryover to 2017	SSS - UUU	2,108.09		
2017	YYY	City Limits on January 1, 2017	PPP + UUU + VVV	5,625.70		8.79 Sq. Mi.
	ZZZ	City Limits on January 1, 2017 (including limited purpose)***	PP + UUU + VVV + WWW	6,087.24		9.51 Sq. Mi.
	AAAA	Allowable Annexations for 2016	YYY x 10%	608.72	10.0%	
	BBBB	Total Allowable (including carryover)	XXX + AAAA	2,716.82	44.6%	
	CCCC	Above capped at maximum 30%**	ZZZ x 30%	1,826.17	30.0%	
	DDDD	Non-exempt Annexations		0.00		
	EEEE	Exempt Annexations (Voluntary)		0.00		
	FFFF	Limited Purpose Annexations		0.00		
GGGG	Carryover to 2017	BBBB - DDDD	2,716.82			

* This acreage was identified by LAN Engineering firm and is presumed correct

** per Texas Local Government Code, Section 43.055(c), a city carrying over an allocation may not annex in a calendar year a total area greater than 30 percent of the incorporated area of the municipality as of January 1 of that year

*** per Texas Local Government Code, Section 43.055(a), area of city used to determine allowable annexation acreage includes limited purpose annexation areas

Last Updated December 31, 2016

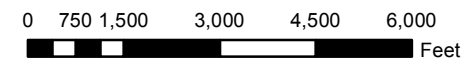
Growth Plan Areas

Legend

-  Buda City Limits
-  Buda Limited Purpose Annexation Area
-  Buda ETJ
-  AG Development Agreements
-  Sunfield MUD
-  South Buda WCID

Growth Areas

-  1 Hillside Terrace & Goforth
-  2a Old Black Colony Road
-  2b Cole Springs
-  3 OBC & Cole Springs West
-  4 Cole Springs South
-  5 HaysCISD & Churches
-  6 Kennel
-  7 Double R Sub Donut (Comm)
-  8 Double R Sub Donut
-  9 Pinafore Park
-  10 Main Street North
-  11 Kelly Smith
-  12 Creekside South
-  13 Creekside East
-  14 Sunfield - Green Meadows Gap
-  15 Coves of Cimarron
-  16 Centex Materials
-  17 Marlboro Country
-  18a Stone Ridge West
-  18b Old West
-  19 Armbruster
-  20 Bailey



1 inch = 3,000 feet

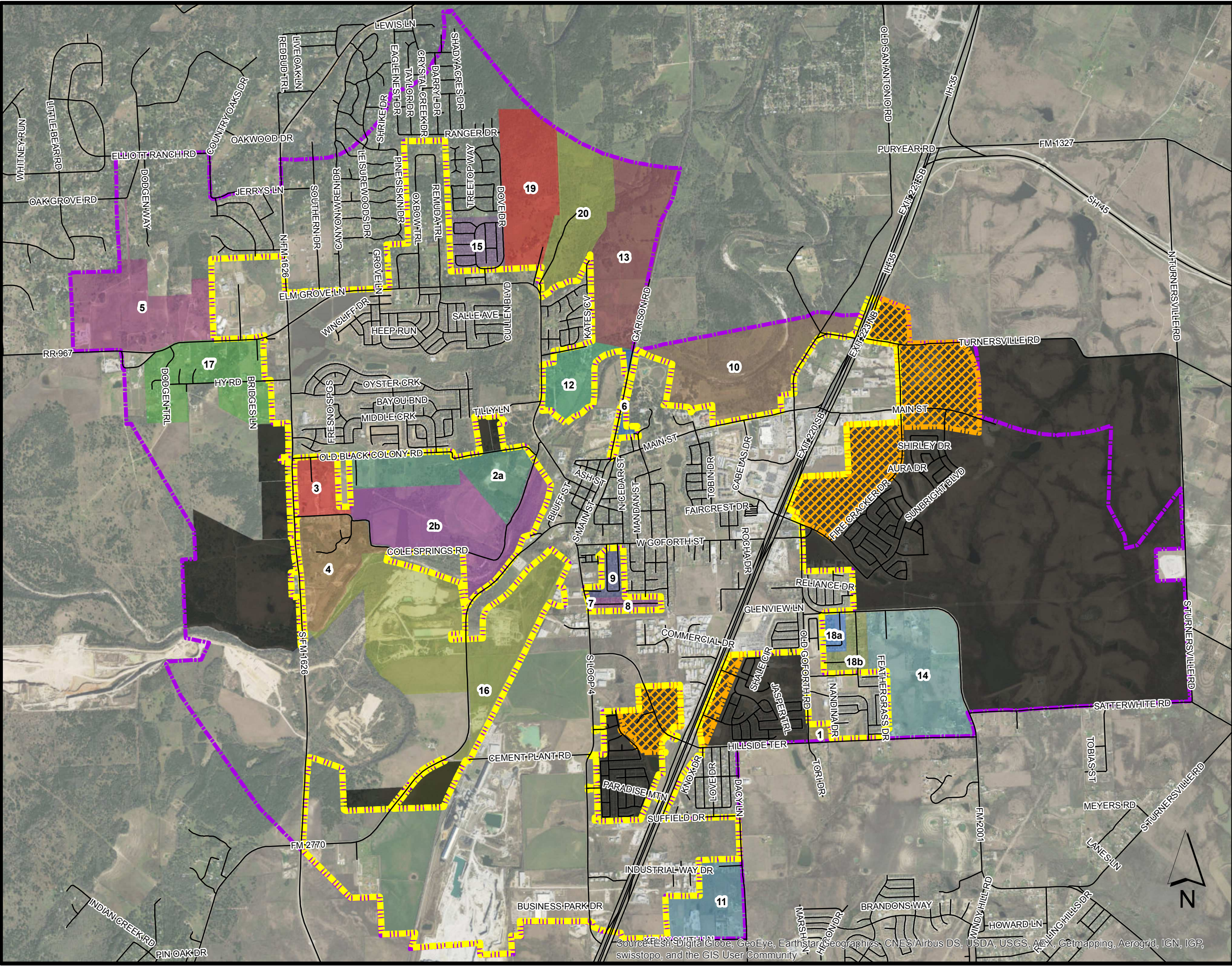
Projection: Lambert Conformal Conic
(Texas Central State Plane - FIPS 4203)

Units: Feet

Datum: NAD 83

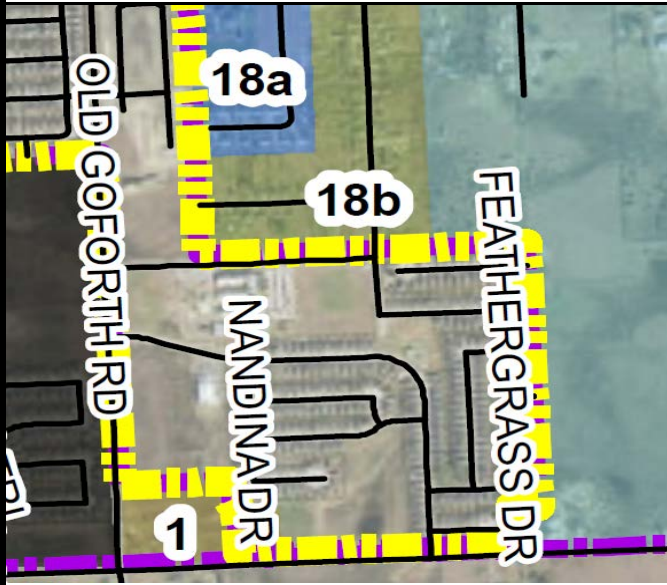
Created by: Chance Sparks, AICP, CNUA
March 15, 2017

The City of Buda makes no representations or warranties regarding accuracy or completeness of the information depicted on this map or the data from which it was produced. This map is NOT suitable for survey purposes and does not purpo 113 depict or establish boundaries between land owners or locations of utility infrastructure where survey data is available and field locations have been established.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

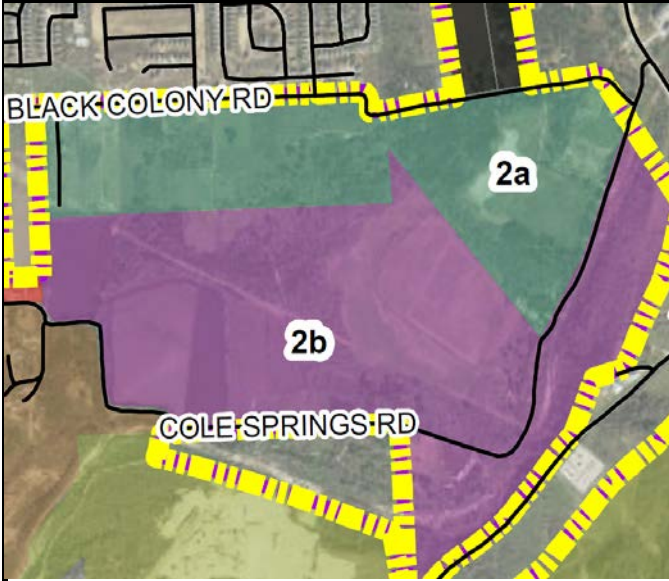
Annexation Area #1 - Goforth & Hillside Terrace



Description
Northeast corner of Old Goforth Road and Hillside Terrace
Existing Land Use
Residential and agricultural
Comprehensive Plan
Emerging Growth Area with potential to be included in Community Mixed Use Node
Likely Initial Zoning
Agricultural, with potential to rezone to commercial
Acreage
Approximately 10 acres

Financial Considerations - Property & Sales Tax Generation, and Infrastructure Maintenance	Growth Management & Administrative Considerations
Approximately \$500 annual property tax impact; potential for more if land use transitions	Intersection of a collector and arterial roadway per Transportation Plan
Staff estimates moderate sales tax potential if land use transitions	Excellent exposure for commercial purposes; in city's interest for applying development regs
Future development will increase demand for services, regardless of use	City gains land use & development authority on visible gateway into east side of Buda
Financial benefit is not immediate, but rather long-term	Property may still hold an agricultural tax exemption & require development agreement
No obligation to extend utilities, but water & sewer service is very close to property	Provides consistent level of standards & services in Buda, including future development
Property currently residential, which tend to utilize services at higher level than other uses	Simplified governance since county will not have to review plats, public improvements
Prevents subsidizing area just outside of city limits; pay fair share for services	Developer saves money on subdivision platting in future since county won't review
	Annexation involves occupied residential property, which may lead to opposition

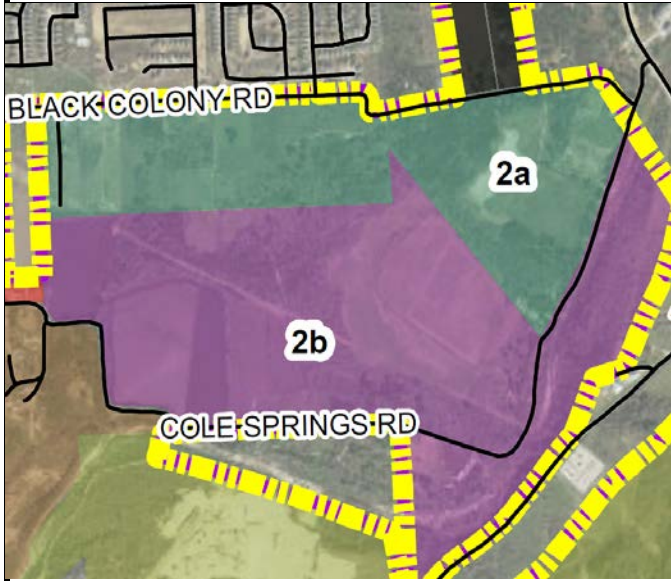
Annexation Area #2a - Old Black Colony



Description
Area south of Whispering Hollow Sub. From 1st Class Child Development to intersection with O.B.C. Road
Existing Land Use
Agricultural with some commercial components, and Residential
Comprehensive Plan
Green Growth District
Likely Initial Zoning
Agricultural, potential to rezone to residential and neighborhood commercial; encourage cluster design
Acreage
Approximately 176 acres

Financial Considerations - Property & Sales Tax Generation, and Infrastructure Maintenance	Growth Management & Administrative Considerations
Property taxes not yet estimated	Does clean-up boundaries to some extent
Staff estimates low sales tax potential	Strong developer interest; in city's interest for applying development regulation
Future development will increase demand for services, regardless of use	City gains land use & development authority on area with great affect on existing development
Financial benefit is not immediate, but rather long-term	Property may still hold an agricultural tax exemption & require development agreement
No obligation to extend utilities, but water & sewer service is very close to property	Provides consistent level of standards & services in Buda, including future development
Prevents subsidizing area just outside of city limits; pay fair share for services	Simplified governance since county will not have to review plats, public improvements
Adds 6,000' of roadway to street inventory; Old Black Colony was recently chip-sealed, but long term need.	Developer saves money on subdivision platting in future since county won't review
O.B.C. reconstruction & full improvements estimated at \$9.4M in Transportation Plan	Annexation involves a few occupied residential properties, which may lead to opposition

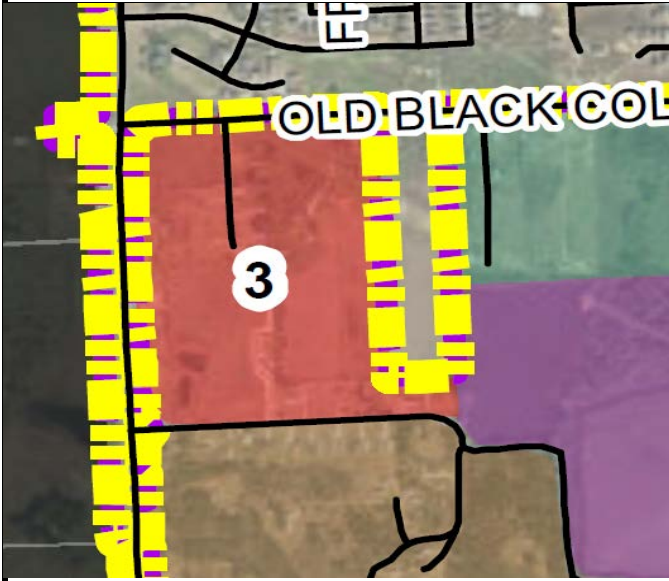
Annexation Area #2b - Cole Springs



Description
Area along Cole Springs Road west of downtown and east of 1st Class Child Development
Existing Land Use
Agricultural and Residential
Comprehensive Plan
Green Growth District
Likely Initial Zoning
Agricultural, potential to rezone to residential; encourage conservation/cluster design
Acreage
Approximately 317 acres

Financial Considerations - Property & Sales Tax Generation, and Infrastructure Maintenance	Growth Management & Administrative Considerations
Property taxes not yet estimated	Does clean-up boundaries to some extent
Staff estimates low sales tax potential	Some limited developer interest; in city's interest for applying development regulation
Future development will increase demand for services, regardless of use	City gains land use & development authority on area with great affect on existing development
Financial benefit is not immediate, but rather long-term	Property may still hold an agricultural tax exemption & require development agreement
No obligation to extend utilities, but water & sewer service is very close to property	Provides consistent level of standards & services in Buda, including future development
Prevents subsidizing area just outside of city limits; pay fair share for services	Simplified governance since county will not have to review plats, public improvements
Adds 7,000' of roadway to street inventory; Cole Springs Road is poor condition with sig. flooding	Developer saves money on subdivision platting in future since county won't review
No estimate in Transportation Plan for Cole Springs, but est. \$7.2M based on O.B.C. \$5.5M/mile	Annexation involves occupied residential property, which may lead to opposition

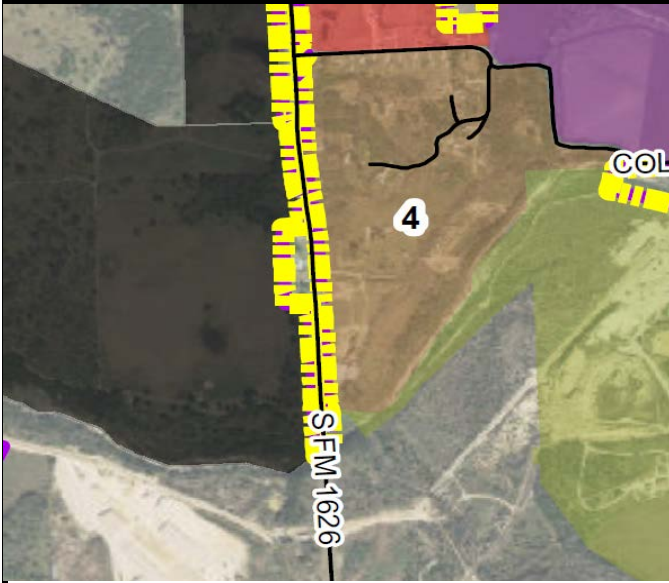
Annexation Area #3 - Old Black Colony & Cole Springs West



Description
Southeast corner of FM 1626 & Old Black Colony, extending south to Cole Springs
Existing Land Use
Agricultural and Residential
Comprehensive Plan
Green Growth District
Likely Initial Zoning
Agricultural, potential to rezone to commercial & residential; encourage conservation/cluster design
Acreage
Approximately 66 acres

Financial Considerations - Property & Sales Tax Generation, and Infrastructure Maintenance	Growth Management & Administrative Considerations
Property taxes not yet estimated	Does clean-up boundaries to some extent
Staff estimates moderate sales tax potential	Strong developer interest; in city's interest for applying development regulation
Future development will increase demand for services, regardless of use	City gains land use & development authority on area with great affect on existing development
Financial benefit is not immediate, but rather long-term	Property may still hold an agricultural tax exemption & require development agreement
No obligation to extend utilities, but water & sewer service is very close to property	Provides consistent level of standards & services in Buda, including future development
Prevents subsidizing area just outside of city limits; pay fair share for services	Simplified governance since county will not have to review plats, public improvements
Adds 1,500' of roadway to street inventory; Old Black Colony was recently chip-sealed, but long term need.	Developer saves money on subdivision platting in future since county won't review
See #2a; O.B.C. reconstruction & full improvements estimated at \$9.4M in Transportation Plan	Annexation involves occupied residential property, which may lead to opposition

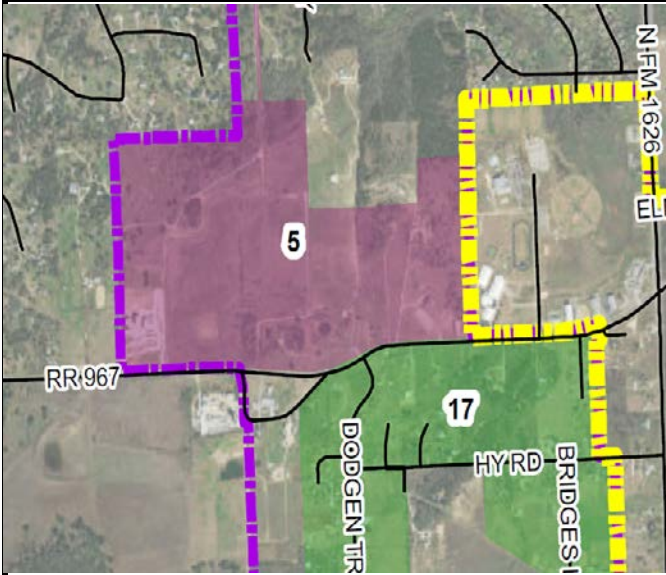
Annexation Area #4 - Cole Springs South



Description
Southeast corner of FM 1626 & Cole Springs, southward to Onion Creek
Existing Land Use
Agricultural and Residential
Comprehensive Plan
Green Growth District
Likely Initial Zoning
Agricultural, potential to rezone to commercial & residential; encourage conservation/cluster design
Acreage
Approximately 155 acres

Financial Considerations - Property & Sales Tax Generation, and Infrastructure Maintenance	Growth Management & Administrative Considerations
Property taxes not yet estimated	Does clean-up boundaries to some extent
Staff estimates moderate sales tax potential	Strong developer interest; in city's interest for applying development regulation
Future development will increase demand for services, regardless of use	City gains land use & development authority on area with great affect on existing development
Some immediate financial benefit due to restaurant, but mostly long-term	Property may still hold an agricultural tax exemption & require development agreement
No obligation to extend utilities; but water & sewer service approx. 2,000' away but direct	Provides consistent level of standards & services in Buda, including future development
Prevents subsidizing area just outside of city limits; pay fair share for services	Simplified governance since county will not have to review plats, public improvements
Adds 4,200' of Cole Springs and 2,500' of Axis roadway to street inventory; poor condition & flood	Developer saves money on subdivision platting in future since county won't review
No estimate in Transportation Plan for Cole Springs, but est. \$4.3M based on O.B.C. \$5.5M/mile	Annexation involves occupied residential property, which may lead to opposition
Axis condition unknown	

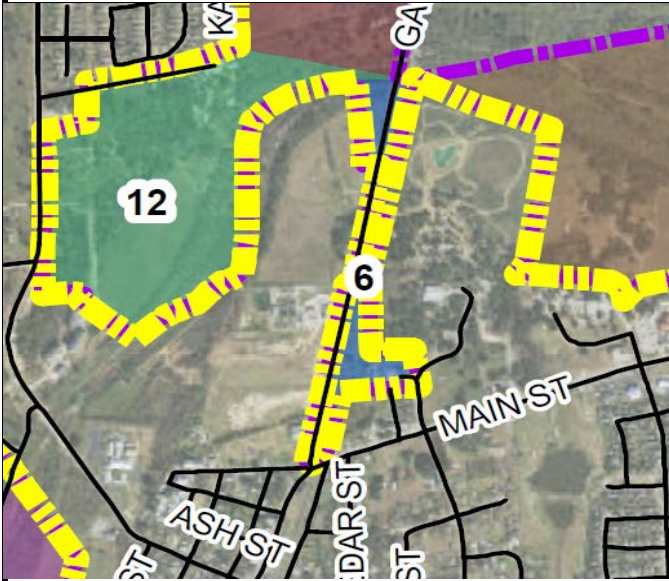
Annexation Area #5 - Hays C.I.S.D. & Churches



Description
Area west of Dahlstrom M.S. to Carpenter Hill E.S.
Existing Land Use
Agricultural and Residential
Comprehensive Plan
Green Growth District
Likely Initial Zoning
Agricultural, potential to rezone to residential & some comm.; encourage conservation/cluster design
Acreage
Approximately 255 acres

Financial Considerations - Property & Sales Tax Generation, and Infrastructure Maintenance	Growth Management & Administrative Considerations
Property taxes not yet estimated	Does clean-up boundaries to some extent
Staff estimates low sales tax potential	Strong developer interest; in city's interest for applying development regulation
Future development will increase demand for services, regardless of use	City gains land use & development authority on area with great affect on existing development
Financial benefit is not immediate, but rather long-term	Some property may still hold an agricultural tax exemption, but developer interest may drop it
School site is already served by utilities, and intervening properties are adjacent to lines	Provides consistent level of standards & services in Buda, including future development
Prevents subsidizing area just outside of city limits; pay fair share for services	Simplified governance since county will not have to review plats, public improvements
This would add an elementary school and the future high school to police service	Developer saves money on subdivision platting in future since county won't review
	Does not appear to be occupied residential properties; any that are may be selling

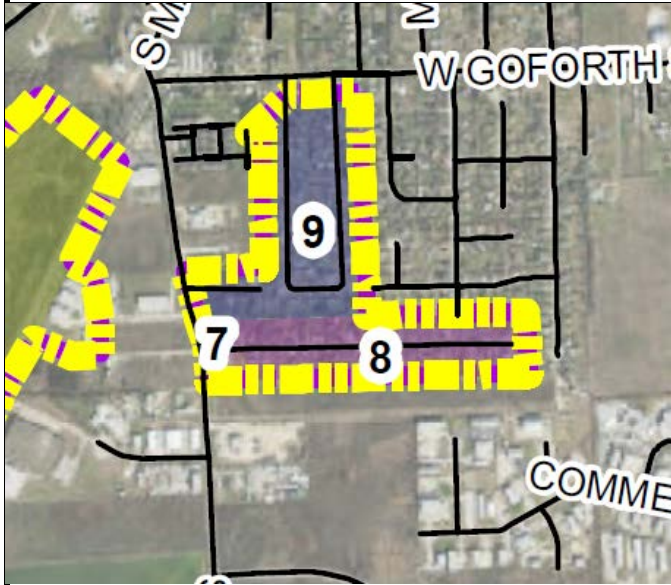
Annexation Areas #6 - Kennel



Description
Big Oaks Kennel area and railroad frontage north of downtown to Onion Creek
Existing Land Use
Commercial (pet boarding)
Comprehensive Plan
Heritage Area District and Downtown Mixed Use Node
Likely Initial Zoning
C2/R2 for Area #6
Acreage
Approximately 23 acres combined

Financial Considerations - Property & Sales Tax Generation, and Infrastructure Maintenance	Growth Management & Administrative Considerations
Approximately \$800 annual property tax impact; potential for more if land use develops more	Annexation would remove a donut and clarify city boundary along Loop Street
Staff estimates low-moderate sales tax potential	Annexation involves occupied residential property, which may lead to opposition
Future development will increase demand for services, regardless of use	City gains land use & development authority on developed property with potential for more
Financial benefit is not immediate, but rather long-term	Provides consistent level of standards & services in Buda, including future development
Prevents subsidizing area just outside of city limits; pay fair share for services	Simplified governance since county will not have to review plats, public improvements
Property currently residential, which tend to utilize services at higher level than other uses	Developer saves money on subdivision platting in future since county won't review
Adds 700' of roadway to the city's inventory for maintenance purposes	

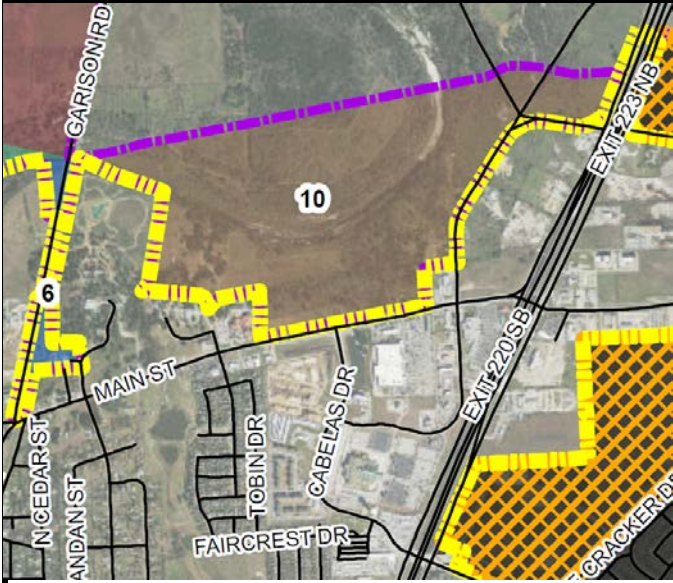
Annexation Area #7, #8 & #9 - Double R & Pinafore



Description
Subdivision located immediately west of Bonita Vista; completely surrounded by city limits
Existing Land Use
Residential and agricultural
Comprehensive Plan
Heritage District and portion of Downtown Mixed Use Node
Likely Initial Zoning
Mixture of commercial and residential
Acreage
Approximately 70 acres

Financial Considerations - Property & Sales Tax Generation, and Infrastructure Maintenance	Growth Management & Administrative Considerations
Annual property tax impact not yet estimated	Along major arterial roadway per Transportation Plan
Staff estimates some sales tax potential along South FM 967	Front exposure for commercial purposes; in city's interest for applying development regs
Future development will increase demand for services, regardless of use	City gains land use & development authority on visible gateway into Buda
Some immediate financial benefit, but long-term is more significant	Addresses major donut that causes some question
No obligation to extend utilities, but sewer service is adjacent to area; served by Monarch	Provides consistent level of standards & services in Buda, including future development
Most currently residential, which tend to utilize services at higher level than other uses	Simplified governance since county will not have to review plats, public improvements
Prevents subsidizing area just outside of city limits; pay fair share for services	Annexation involves occupied residential property, which may lead to opposition
Adds approximately 8,000 feet of street to maintenance inventory; questionable condition	May wish to consider neighborhood meeting to discuss annexation
Area has a record of high calls for service, and preliminary review indicates significant code enf.	Some code enforcement impact from annexation

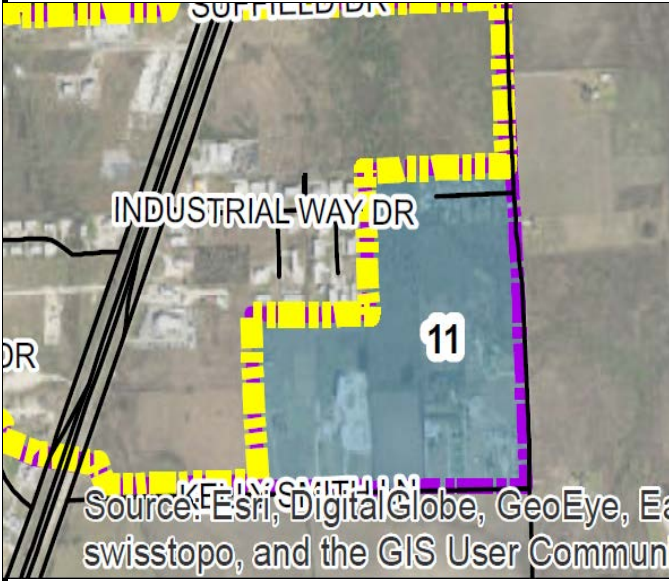
Annexation Area #10 - Main Street North



Description
North side of Main Street west of Walgreens and east of Santa Cruz Catholic Church
Existing Land Use
Residential and agricultural
Comprehensive Plan
Heritage District and Regional Mixed Use Node
Likely Initial Zoning
TBD, property has high development potential for commercial and some varieties of residential
Acreage
Approximately 307 acres

Financial Considerations - Property & Sales Tax Generation, and Infrastructure Maintenance	Growth Management & Administrative Considerations
Approximately \$43,000 annual property tax impact; potential for more if land use transitions	Intersection of arterial roadways per Transportation Plan
Staff estimates high sales tax potential if land use transitions	Excellent exposure for commercial purposes; in city's interest for applying development regs
Future development will increase demand for services, regardless of use	City gains land use & development authority on visible gateway into Buda
Some immediate financial benefit, but long-term is more significant	Property may still hold an agricultural tax exemption & require development agreement
No obligation to extend utilities, but water & sewer service is adjacent to property	Provides consistent level of standards & services in Buda, including future development
Some currently residential, which tend to utilize services at higher level than other uses	Simplified governance since county will not have to review plats, public improvements
Prevents subsidizing area just outside of city limits; pay fair share for services	Developer saves money on subdivision platting in future since county won't review
	Annexation involves occupied residential property, which may lead to opposition
	Some code enforcement impact from annexation in terms of buildings and illegal dumping on OSR

Annexation Area #11 - Kelly Smith

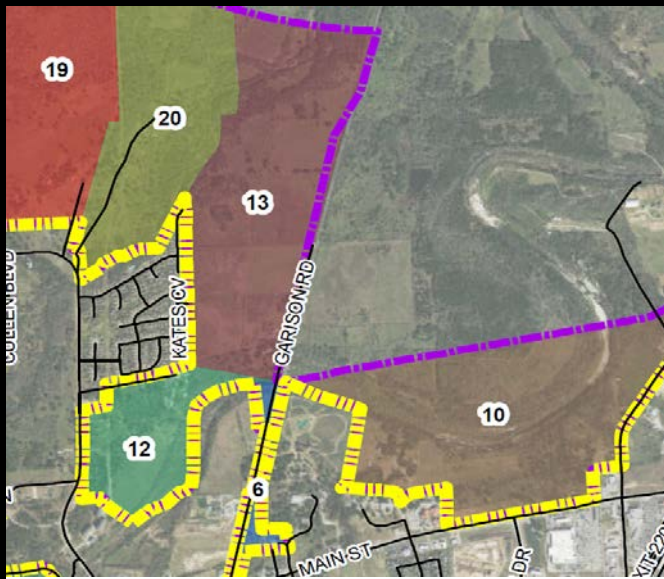


Source: Esri, DigitalGlobe, GeoEye, Earthstar, Swisstopo, and the GIS User Community

Description
Northwest corner of Kelly Smith and Dacy Lane
Existing Land Use
Residential and agricultural
Comprehensive Plan
Emerging Growth Area
Likely Initial Zoning
Agricultural, with potential to rezone to commercial, light industrial or residential
Acreage
Approximately 126 acres

Financial Considerations - Property & Sales Tax Generation, and Infrastructure Maintenance	Growth Management & Administrative Considerations
Approximately \$7,000 annual property tax impact; potential for more if land use transitions	Intersection of arterial roadways per Transportation Plan
Staff estimates low-moderate sales tax potential if land use transitions	Strong development potential; in city's interest for applying development regs
Future development will increase demand for services, regardless of use	City gains land use & development authority on visible gateway into east side of Buda
Financial benefit is not immediate, but rather long-term	Property may still hold an agricultural tax exemption & require development agreement
Prevents subsidizing area just outside of city limits; pay fair share for services	Provides consistent level of standards & services in Buda, including future development
Property currently residential, which tend to utilize services at higher level than other uses	Simplified governance since county will not have to review plats, public improvements
Adds 700' of roadway to the city's inventory for maintenance purposes	Developer saves money on subdivision platting in future since county won't review
	Annexation involves occupied residential property, which may lead to opposition
	Annexation would firm the southern city limit boundary along Kelly Smith

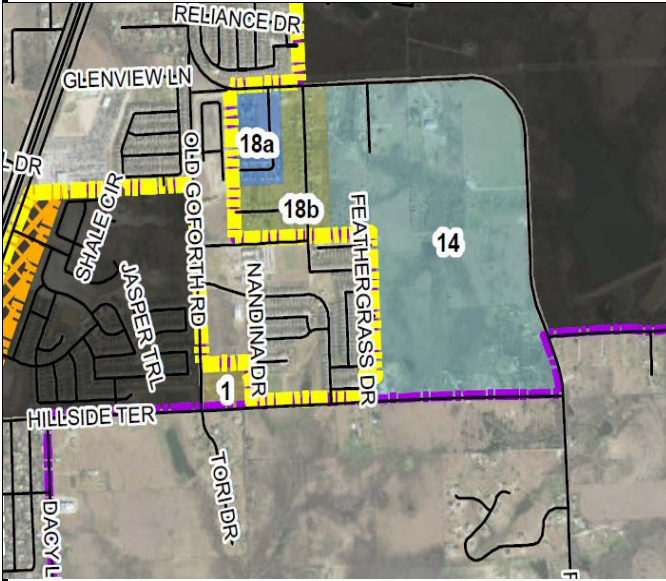
Annexation Area #12, #13 - Creekside South & Creekside East



Description
North of Creekside Villas and the WWTP, west of railroad and east of Creekside Park
Existing Land Use
Residential and agricultural
Comprehensive Plan
Green Growth District; and near Downtown Mixed Use Node
Likely Initial Zoning
TBD, property has high development potential for some commercial, but mostly residential
Acreage
Approximately 356 acres

Financial Considerations - Property & Sales Tax Generation, and Infrastructure Maintenance	Growth Management & Administrative Considerations
Approximately \$4,000 annual property tax impact; potential for more if land use transitions	Intersection of arterial roadways per Transportation Plan; critical path for thoroughfare corridors
Staff estimates low-moderate sales tax potential if land use transitions	High residential & some commercial dev potential; city's interest to apply developmt regs
Future development will increase demand for services, regardless of use	City gains land use & development authority on visible gateway into Buda
Little immediate financial benefit, but long-term is more significant	Property may still hold an agricultural tax exemption & require development agreement
No obligation to extend utilities, but water & sewer service is adjacent to property	Provides consistent level of standards & services in Buda, including future development
Some currently residential, which tend to utilize services at higher level than other uses	Simplified governance since county will not have to review plats, public improvements
Prevents subsidizing area just outside of city limits; pay fair share for services	Developer saves money on subdivision platting in future since county won't review
	Annexation involves occupied residential property, which may lead to opposition

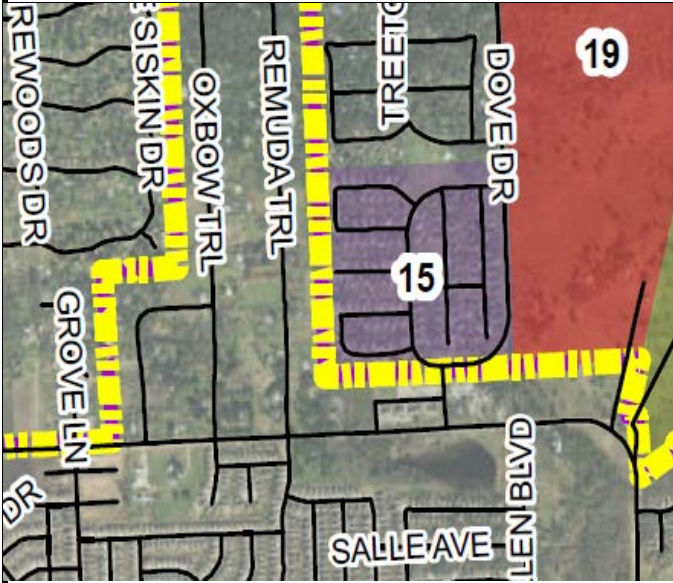
Annexation Area #14 - Sunfield - Green Meadows Gap



Description
Area east of Green Meadows and Old West Trail
Existing Land Use
Agricultural and Residential
Comprehensive Plan
Emerging Growth District
Likely Initial Zoning
Agricultural, potential to rezone to residential; encourage conservation/cluster design
Acreage
Approximately 267 acres

Financial Considerations - Property & Sales Tax Generation, and Infrastructure Maintenance	Growth Management & Administrative Considerations
Property taxes not yet estimated	Does clean-up boundaries to some extent
Staff estimates low sales tax potential	Strong developer interest; in city's interest for applying development regulation
Future development will increase demand for services, regardless of use	City gains land use & development authority on area with great affect on existing development
Financial benefit is not immediate, but rather long-term	Property may still hold an agricultural tax exemption & require development agreement
No obligation to extend utilities, but water & sewer service is very close to property	Provides consistent level of standards & services in Buda, including future development
Prevents subsidizing area just outside of city limits; pay fair share for services	Simplified governance since county will not have to review plats, public improvements
Adds 13,000' of roadway to street inventory; poor condition	Developer saves money on subdivision platting in future since county won't review
	Annexation involves occupied residential property, which may lead to opposition

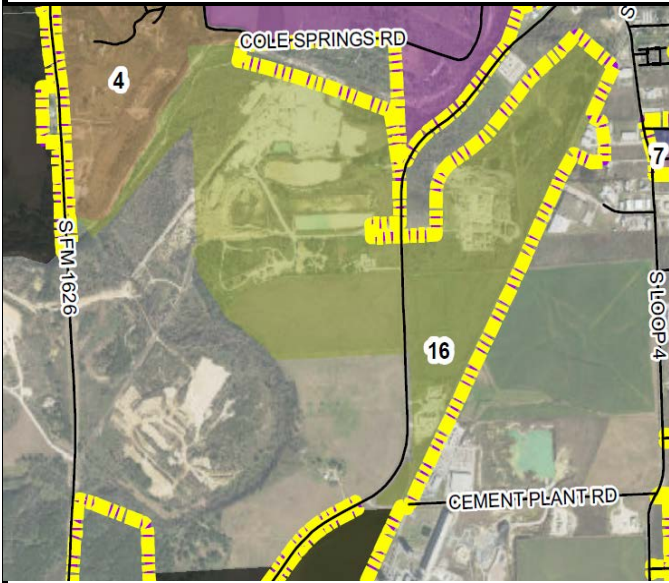
Annexation Area #15 - Coves of Cimarron (Front Area)



Description
Front residential portion of Coves of Cimarron that is already on city wastewater
Existing Land Use
Residential
Comprehensive Plan
Green Growth District
Likely Initial Zoning
Residential
Acreage
Approximately 73 acres

Financial Considerations - Property & Sales Tax Generation, and Infrastructure Maintenance	Growth Management & Administrative Considerations
Estimated annual property tax impact of \$70,000	Provides consistent level of standards & services in Buda, including future development
Staff estimates very little sales tax potential	Best practice is to annex properties as condition of providing utility service; only area like this
Large number of residential properties increase police calls for service	City gains land use & development authority; building permitting for life/health/safety
Immediate financial benefit, but also comes with service demand	More than 100 occupied residential properties; would require 3-Year Annexation Plan
Wastewater lines already in place; Residents pay a higher out-of-city rate	May wish to consider neighborhood meeting to discuss annexation
Residential use, which tend to utilize services at higher level than other uses	Simplified governance since county will not have to review plats, public improvements
Prevents subsidizing area just outside of city limits; pay fair share for services	Annexation involves occupied residential property, which may lead to opposition
Adds approximately 13,000 feet of street to maintenance inventory; unknown condition	

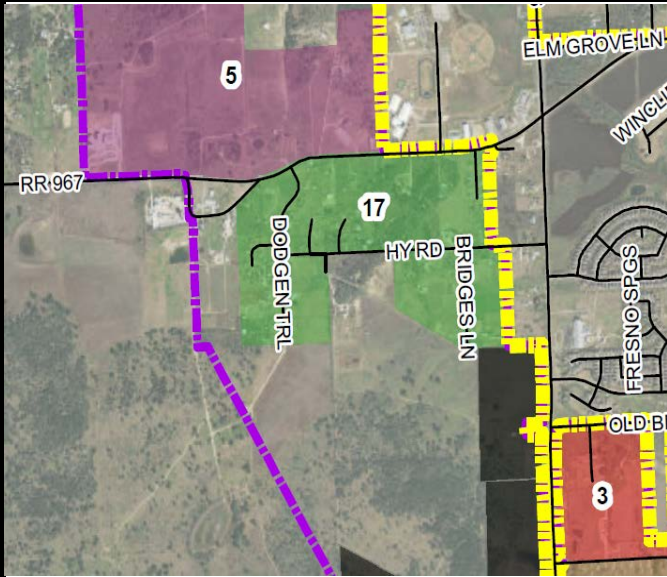
Annexation Area #16 - Centex Materials



Description
Centex Materials Quarry & Processing Plant along FM 2770
Existing Land Use
Industrial/Quarry and Agricultural
Comprehensive Plan
Industrial Growth District
Likely Initial Zoning
Heavy Industrial with SUP for Quarrying
Acreage
Approximately 500 acres

Financial Considerations - Property & Sales Tax Generation, and Infrastructure Maintenance	Growth Management & Administrative Considerations
Annual property tax not yet estimated	Portions of property could have good redevelopment potential, esp. near downtown
Most sales tax generating areas of Centex are already located in the city limits	Given industrial nature, in city's interest for applying development regs
Future development will increase demand for services, regardless of use	City gains land use & development authority on visible gateway into Buda
Prevents subsidizing area just outside of city limits; pay fair share for services	Property may still hold an agricultural tax exemption & require development agreement
No obligation to extend utilities, but Centex Materials has very high water capacity demands	Provides consistent level of standards & services in Buda, including future development
	Simplified governance since county will not have to review plats, public improvements
	Developer saves money on subdivision platting in future since county won't review
	Based on Lehigh experience, involve substantial negotiation to address issues like water demand

Annexation Area #17 - Marlboro Country Remainder



Description
Remainder of properties within Marlboro Country, located near FM 1626 & FM 967
Existing Land Use
Residential and agricultural
Comprehensive Plan
Green Growth District, with portion in Community Mixed Use Node
Likely Initial Zoning
Mixture of agricultural & residential
Acreage
Approximately 212 acres

Financial Considerations - Property & Sales Tax Generation, and Infrastructure Maintenance	Growth Management & Administrative Considerations
Annual property tax impact not yet estimated	Along major arterial roadway per Transportation Plan
Staff estimates some long-term sales tax potential along FM 967 & FM 1626	Front exposure for commercial purposes; in city's interest for applying development regs
Adds approximately 10,200 feet of street to maintenance inventory; questionable condition	City gains land use & development authority on visible gateway into Buda
Large number of residential properties increase police calls for service	May wish to consider neighborhood meeting to discuss annexation
No obligation to extend utilities, but water & sewer service is adjacent to area	Some code enforcement impact from annexation
Some currently residential, which tend to utilize services at higher level than other uses	Simplified governance since county will not have to review plats, public improvements
Prevents subsidizing area just outside of city limits; pay fair share for services	Annexation involves occupied residential property that has opposed annexation in past

Annexation Area #18a - Stone Ridge West



Description
Old West Trail Neighborhood east of Stone Ridge, and commercial/RV property in between
Existing Land Use
Residential and commercial
Comprehensive Plan
Emerging Growth District
Likely Initial Zoning
mixture of commercial and residential
Acreage
Approximately 23 acres

Financial Considerations - Property & Sales Tax Generation, and Infrastructure Maintenance

Approximately \$55,000 annual property tax impact; potential for more if land use transitions

Staff estimates low-moderate sales tax potential if land use transitions

Future development will increase demand for services, regardless of use

Some immediate financial benefit, but long-term is more significant

No obligation to extend utilities, but water & sewer service is nearby

Some currently residential, which tend to utilize services at higher level than other uses

Prevents subsidizing area just outside of city limits; pay fair share for services

Street shown in 18a is not public

Growth Management & Administrative Considerations

Along arterial roadways per Transportation Plan

High residential & some commercial dev potential; city's interest to apply developmt regs

City gains land use & development authority on visible gateway into Buda

Some code enforcement impact from annexation in terms of buildings and property maint.

Provides consistent level of standards & services in Buda, including future development

Simplified governance since county will not have to review plats, public improvements

Developer saves money on subdivision platting in future since county won't review

Annexation partially involves occupied residential property, which may lead to opposition

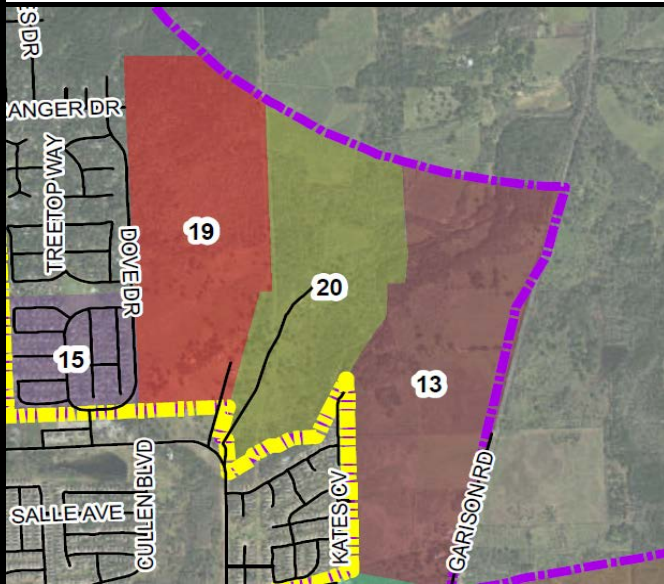
Annexation Area #18b - Old West



Description
Old West Trail Neighborhood east of Stone Ridge
Existing Land Use
Residential
Comprehensive Plan
Emerging Growth District
Likely Initial Zoning
mixture of commercial and residential
Acreage
Approximately 45 acres

Financial Considerations - Property & Sales Tax Generation, and Infrastructure Maintenance	Growth Management & Administrative Considerations
Approximately \$55,000 annual property tax impact; potential for more if land use transitions	Intersection of arterial roadways per Transportation Plan
Staff estimates low-moderate sales tax potential if land use transitions	High residential & some commercial dev potential; city's interest to apply developmt regs
Future development will increase demand for services, regardless of use	City gains land use & development authority on visible gateway into Buda
Some immediate financial benefit, but long-term is more significant	Some code enforcement impact from annexation in terms of buildings and property maint.
No obligation to extend utilities, but water & sewer service is nearby	Provides consistent level of standards & services in Buda, including future development
Some currently residential, which tend to utilize services at higher level than other uses	Simplified governance since county will not have to review plats, public improvements
Prevents subsidizing area just outside of city limits; pay fair share for services	Developer saves money on subdivision platting in future since county won't review
3,200 feet of roads & drainage infrastructure added; condition not great & drainage complaints common	Annexation partially involves occupied residential rental property

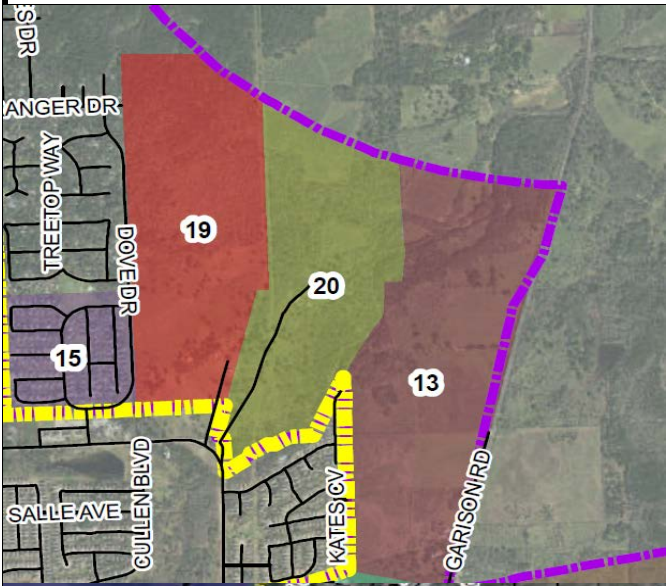
Annexation Area #19 - Armbruster



Description
Property immediately east of Coves of Cimarron
Existing Land Use
Agricultural
Comprehensive Plan
Green Growth District with Neighborhood Mixed Use Node nearby
Likely Initial Zoning
TBD, property has high development potential for some commercial, but mostly residential; owner AG
Acreage
Approximately 205 acres

Financial Considerations - Property & Sales Tax Generation, and Infrastructure Maintenance	Growth Management & Administrative Considerations
property tax impact unknown; potential for more if land use transitions	Intersection of arterial roadways per Transportation Plan
Staff estimates low-moderate sales tax potential if land use transitions	High residential & some commercial dev potential; city's interest to apply developmt regs
Future development will increase demand for services, regardless of use	City gains land use & development authority on visible gateway into Buda
Little immediate financial benefit, but long-term is more significant	Property still holds an agricultural tax exemption & require development agreement
No obligation to extend utilities, but water & sewer service is adjacent to property	Provides consistent level of standards & services in Buda, including future development
Prevents subsidizing area just outside of city limits; pay fair share for services	Simplified governance since county will not have to review plats, public improvements
	Developer saves money on subdivision platting in future since county won't review
	Annexation involves occupied residential property, which may lead to opposition

Annexation Area #20 - Bailey



Description
At the apex of the curve on RM 967 near Creekside Park subdivision
Existing Land Use
Agricultural
Comprehensive Plan
Green Growth District with Neighborhood Mixed Use Node
Likely Initial Zoning
TBD, property has high development potential for some commercial, but mostly residential
Acreage
Approximately 185 acres

Financial Considerations - Property & Sales Tax Generation, and Infrastructure Maintenance	Growth Management & Administrative Considerations
Annual property tax impact unknown; potential for more if land use transitions	Intersection of arterial roadways per Transportation Plan; critical path for alternative E-W route
Staff estimates low-moderate sales tax potential if land use transitions	High residential & some commercial dev potential; city's interest to apply developmt regs
Future development will increase demand for services, regardless of use	City gains land use & development authority on visible gateway into Buda
Little immediate financial benefit, but long-term is more significant	Property may still hold an agricultural tax exemption & require development agreement
No obligation to extend utilities, but water & sewer service is adjacent to property	Provides consistent level of standards & services in Buda, including future development
Prevents subsidizing area just outside of city limits; pay fair share for services	Simplified governance since county will not have to review plats, public improvements
	Developer saves money on subdivision platting in future since county won't review
	Annexation involves occupied residential property, which may lead to opposition
	Strong Developer interest on property

Annexation Priorities for 2017

March 21, 2017

The following efforts are proposed for pursuit during the 2017 calendar year, in accordance with the City's Annexation Growth Management Strategy. For details on each area, please review the profile sheets for the respective listed annexation area.

Annexations

The following are identified as priority annexation areas for the 2017 calendar year. The City of Buda will pursue these interests on the basis of available funding & cost quotes related to annexation surveys.

Annexation Area #2a – Old Black Colony

- Offer Ag-Exempt Development Agreements immediately with deadline of mid-May, allowing sufficient time afterward to prepare surveys to initiate annexation resolution
- Offer Ag-Exempt Development Agreements to properties in Area 2b in order to create contiguity for dimensional requirements of Chapter 43 as needed
- Annexation resolution on June 27, 2017
- Primary reason: growth management and land use authority; proximity to utilities creates ripeness for development; environmental sensitivity; significant development interest in area

Annexation Area 3 – Old Black Colony & Cole Springs West

- Offer Ag-Exempt Development Agreements immediately with deadline of mid-May, allowing sufficient time afterward to prepare surveys to initiate annexation resolution
- Annexation resolution on June 27, 2017
- Primary reason: growth management and land use authority; proximity to utilities creates ripeness for development; environmental sensitivity; significant development interest in area

Annexation Area 6 – Kennel

- Annexation resolution on June 27, 2017
- Primary reason: growth management and land use authority; proximity to utilities creates ripeness for development; simplifying administrative boundaries; Onion Creek riparian area

Annexation Area 5 – Hays CISD & Churches

- Offer Ag-Exempt Development Agreements immediately with deadline of mid-May, allowing sufficient time afterward to prepare surveys to initiate annexation resolution
- Annexation resolution on June 27, 2017
- Primary reason: growth management and land use authority; proximity to utilities creates ripeness for development; environmental sensitivity; significant development interest in area

Annexation Area 1 – Green Corners (Old Goforth) & Hillside Terrace

- Offer Ag-Exempt Development Agreements immediately with deadline of mid-May, allowing sufficient time afterward to prepare surveys to initiate annexation resolution
- Annexation resolution on June 27, 2017
- Primary reason: growth management and land use authority; proximity to utilities creates ripeness for development; simplifying administrative boundaries

Extraterritorial Jurisdiction Management

The following are actions related to management of the extraterritorial jurisdiction, including the provision of development agreements under Chapter 43 of Local Government Code.

Annexation Area 2b – Cole Springs

- Offer Ag-Exempt Development Agreements for any properties not already offered during annexation preparations for Annexation Area 2a, above

YMCA Camp Cypress Extraterritorial Jurisdiction Transfer

- Approach Austin and YMCA regarding potential transfer of Camp Cypress from Austin ETJ to Buda ETJ, basis being:
 - Proximity to utilities in conjunction with planned HaysCISD elementary school
 - Camp Cypress is accessed within Buda’s jurisdiction, affecting infrastructure such as roads & transportation
 - Camp Cypress integrates with Buda’s Parks, Recreation & Trails Master Plan

Dripping Springs Extraterritorial Jurisdiction Coordination

- Work with the City of Dripping Springs as needed to identify strategic opportunities to adjust extraterritorial jurisdiction boundaries

Annexation Area 4 – Cole Springs South

- Offer Ag-Exempt Development Agreements

Annexation Area 10 – Main Street North

- Offer Ag-Exempt Development Agreements

Annexation Area 12 – Creekside South

- Offer Ag-Exempt Development Agreements

Annexation Area 13 – Creekside East

- Offer Ag-Exempt Development Agreements

Annexation Area 14 – Sunfield – Green Meadows Gap

- Offer Ag-Exempt Development Agreements

Annexation Area 11 – Kelly Smith

- Offer Ag-Exempt Development Agreements



City Council Agenda Item Report

Date: Tuesday, March 21, 2017

Agenda Item No. 2017-199-

Contact: Maggie Gillespie

Subject: Deliberation and possible action on a request by the Main Street Program to close Loop 4/Main Street from San Antonio St. to FM 967/Live Oak St., Ash St. from Austin St. to Main Street and Elm St. from Austin St. to Main St. for the Main Street Buda Dedication Ceremony and First Lady of Texas Visit event from 7 a.m. to 12 p.m. on Tuesday, April 18, 2017 (Main Street Manager Maggie Gillespie)

1. Executive Summary

At 10 am on Tuesday, April 18, 2017 the First Lady of Texas, Cecilia Abbott will officially welcome the City of Buda into the Texas Main Street Program at the Buda Main Street Dedication Ceremony. A reception at Carrington Crossing will follow the ceremony. The public is invited to attend this commemorative event.

2. Background/History

Each year, the Texas Main Street Center, in partnership with the Independent Bankers Association of Texas (IBAT), presents the Texas First Lady Tour of new Main Street Cities. The First Lady of Texas, Cecilia Abbott, will be a part of this kick-off to mark the start of new Main Street city programs in 2017. The tour has been a successful tradition of the Texas Main Street Center since 1981.

3. Staff's review and analysis

Staff is recommending to close down Main Street and set up the stage on-street in between Elm St. and Ash St. Traffic will be re-routed through San Antonio St. and Austin St. to access FM 967. The roads would close and staff would re-route traffic at approximately 7 am and reopen at approximately noon to allow for set-up and take down of the stage and seating.

4. Financial Impact

n/a

5. Summary/Conclusion

n/a

6. Pros and Cons

n/a

7. Alternatives

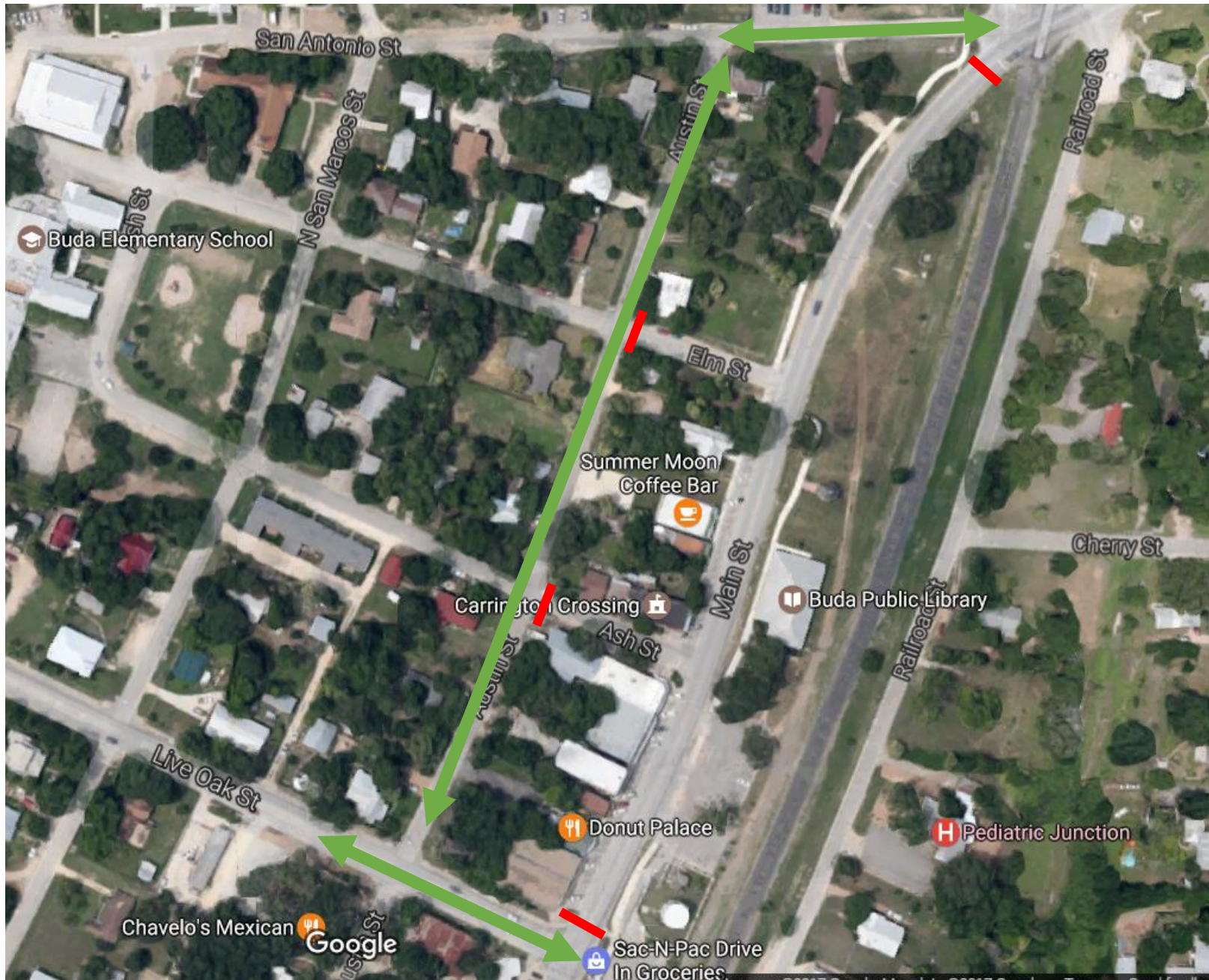
8. Recommendation

Recommendation to allow staff to close Loop 4/Main Street from San Antonio St. to FM 967/Live Oak St., Ash St. from Austin St. to Main St. and Elm St. from Austin St. to Main St. for the Main Street Buda Dedication Ceremony and First Lady of Texas Visit event from 7 a.m. - 12 p.m. on Tuesday, April 18, 2017.

Buda Main Street Dedication Ceremony

Street Closures & Detour Routes

Tuesday, April 18, 2017





City Council Agenda Item Report

Date: Tuesday, March 21, 2017

Agenda Item No. 2017-178-

Contact: Micah Grau

Subject: Discussion and possible action regarding matters related to the City of Austin Onion Creek Watershed Study and the creation of a Hays and Travis County Flood Control District (Assistant City Manager Micah Grau)

1. Executive Summary

Following the 2013 floods, the City of Austin initiated a study of the Onion Creek Watershed in order to better understand flood issues and to identify flood mitigation strategies. The City of Austin has begun public discussions on some of the possible flood mitigation strategies that could impact the City of Buda. The purpose of the workshop will be to review the strategies identified by the City of Austin and their potential impact on Buda.

2. Background/History

The Onion Creek watershed encompasses 322 square miles and has a history of destructive flash flooding. Most recently, the creek flooded in October 2015, May 2015, and again in October 2015. The flooding impacted properties in both Hays and Travis Counties. Following the October 2013 flooding, the City of Austin contracted with Halff Associates to study the Onion Creek Watershed to update hydrologic models and floodplain maps, and to identify potential flood mitigation strategies. The City of Buda is located in the Upper Onion Creek portion of the study.

In the attached memorandum to the City of Austin dated February 29, 2016, Halff Associates outlined high-level feasibility concepts that could be considered as flood mitigation strategies. The study benchmarked flooding based on the 100-year (1% probability of recurrent) flood event and analyzed the possibility of reducing peak discharge during flood events through detention measures, hydraulic mitigation by constructing floodwalls to protect properties, and by increasing channel capacity through channel clearing, expansion, etc.

The detention alternatives identified in the feasibility study included:

- 1) Centex West Offline Pond

- 2) Centex East Offline Pond
- 3) Centex East Inline Pond
- 4) IH 35 Inline Pond

Of the identified options, the Centex West Offline Pond and the IH 35 Inline Pond were found to have the greatest flood reduction at 10% and 13%, respectively. However, in regards to the IH 35 Inline Pond, the Halff Associates memorandum states that "the feasibility of constructing this large dam along Onion Creek is minimal due to environmental and economic constraints."

In addition to the Halff Associates report, City staff was able to find information from City of Austin presentations dated September 9, 2016 (attached), and November 15, 2016 (attached).

On December 12, 2016, City Engineer John Nett, Public Works Director Mike Beggs, and Water Specialist Brian Lillibridge were invited to attend a regional Onion Creek Watershed meeting that also included representatives from the Barton Springs Edwards Aquifer Conservation District, the City of Austin, the City of Dripping Springs, Hays County, the LCRA, and Travis County. At this meeting, the preliminary findings from the City of Austin Onion Creek Study were presented. In addition, the idea of creating a regional flood control district was discussed but the meeting notes (attached) reflect a "general consensus...that an ad valorem tax funded structure that is typical for a flood control district would have little chance of success." Representative Paul Workman (District 47) filed HB 2851 on March 3, 2017 (attached). This bill would create the Onion Creek Watershed Hays and Travis Counties Flood Control District No. 1.

3. Staff's review and analysis

Not applicable.

4. Financial Impact

Not applicable.

5. Summary/Conclusion

City staff were not included in discussions related to flooding mitigation along Onion Creek prior to December 2016. Because of the potential impacts on the City of Buda, staff will be involved in regional discussions related to this effort and will monitor HB 2851.

6. Pros and Cons

Not applicable.

7. Alternatives

Not applicable.

8. Recommendation

Not applicable.



MEMORANDUM

TO: Mayor and Council

FROM: Joseph G. Pantalion, P.E., Director
Watershed Protection Department

DATE: March 2, 2016

**SUBJECT: Onion Creek Floodplain and Flood Mitigation Study
Flood Mitigation Feasibility Analysis**

In response to the 2013 Halloween flood on Onion Creek, the Watershed Protection Department (WPD) is studying feasible flood mitigation options as part of an overall Onion Creek Floodplain Study. The study is separated into two phases. WPD provided our consultant with the notice to proceed with Phase 1 of the study in October 2014 and with Phase 2 in April 2015.

Phase 1 included field surveys of home elevations and high water marks from the 2013 Halloween flood. This information is being used to support the active buyout project in the Lower Onion Creek area in addition to providing data to calibrate the engineering models. Phase 2 includes the floodplain modeling and mapping of Onion Creek, Bear Creek, Little Bear Creek, Rinard Creek, and several small tributaries to create new regulatory floodplain maps for the City of Austin in addition to floodplain maps for FEMA flood insurance purposes. Phase 2 also includes the evaluation and recommendation of flood mitigation alternatives for the portion of Onion Creek between IH-35 and East Slaughter Lane.

As requested by City Council following the October 30, 2015 flood event, our engineering contractor has completed a feasibility-level analysis of potential flood mitigation options for the portion of the Onion Creek watershed between IH-35 and East Slaughter Lane (the focus area). Mitigation options were evaluated with the goal of eliminating potential inundation of buildings in the focus area during the 1% annual chance event (1% ACE) or 100-year flood event.

The flood mitigation alternatives evaluated fall into four primary categories:

- 1) regional detention,
- 2) floodwalls,
- 3) channel modifications and clearing, and
- 4) property buyouts.

These alternatives were evaluated at a conceptual level with a focus on the elimination of flood risk rather than the potential permitting constraints. Feasibility-level construction and life cycle costs were developed for each evaluated alternative. The attached report documents these evaluations, presents the estimated costs associated with each, and discusses some of the potential construction and permitting challenges.

In order to fully mitigate the flooding issues in the focus area, the analysis concludes that extensive projects would be required. Two of the alternatives, comprehensive buyouts and construction of floodwalls with limited buyouts, would completely eliminate the risk of flooding in the focus area. The other evaluated alternatives independently would not completely eliminate the risk of flooding and would need to be combined with other options in order to achieve the mitigation goal. Each of the alternatives would have significant impacts on the Onion Creek neighborhood and Onion Creek Golf Club and each would have environmental and permitting challenges that will need to be further evaluated. A brief discussion is included below for the flood mitigation alternatives that are currently the most effective at achieving the mitigation goal.

Comprehensive Buyouts – This includes real estate services, appraisals, acquisition costs, relocation/moving expenses, asbestos testing/abatement, demolition, and property management during the buyout process of homes inundated by the 1% ACE floodplain. The estimate of probable cost of property acquisition for 147 properties is approximately \$91 million.

Floodwalls – While floodwalls would provide flood mitigation in the focus area, the construction of these floodwalls would require significant number of property acquisitions, impacts to the golf course, and a substantial internal drainage systems to drain local runoff. Two separate floodwalls would be required along Pinehurst Drive and Wild Dunes Drive. The estimate of probable cost for the floodwalls is approximately \$81 million.

WPD does not currently have sufficient funding to implement buyouts or initiate project design, permitting, and construction for a flood mitigation solution in the focus area. Once funding is identified, the comprehensive buyout option could take at least two years to complete. The timeframe to design, permit, and construct the floodwall option would be approximately four years.

We will further refine and evaluate the most promising combinations of alternatives through the preliminary engineering portion of the study. The accelerated nature of the feasibility-level analysis has limited our ability to elicit input and feedback from stakeholders in the Onion Creek neighborhood. We plan to involve representatives from the neighborhood much more directly during the next phase as we develop and refine the alternatives into an implementable project. As mentioned above, we will need to make significant decisions in order to achieve an acceptable balance among flood protection goals, impacts to the neighborhood, and permitting and environmental considerations. Given the potential impacts to the neighborhood, it will be important to have stakeholder input, including meetings with the public. We will work with our consultants and stakeholders to complete the preliminary engineering process by the end of September 2016 as indicated in the current study schedule.

We look forward to the opportunity to present the results of this feasibility-level analysis at the joint Open Space, Environment, and Sustainability Committee and Public Utilities Committee meeting on March 23, 2016. We also look forward to working with you and with other stakeholders in the project to develop effective flood mitigation solutions for the focus area. If you have any questions about the feasibility-level analysis or the floodplain study in general, please contact Kevin Shunk, P.E., at 512-974-9176 or Kevin.Shunk@austintexas.gov.

Attachment

CC: Marc A. Ott, City Manager
Sue Edwards, Assistant City Manager

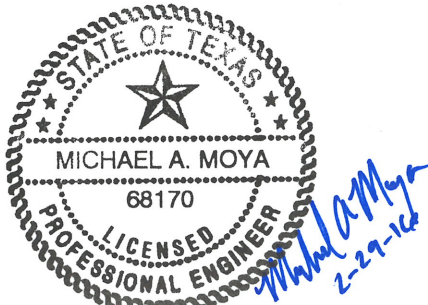
MEMORANDUM

TO: Kevin Shunk, PE, CFM
City of Austin

DATE: February 29, 2016

FROM: Michael A. Moya, PE, CFM and Cindy Engelhardt, PE, CFM

AVO: 27490B



SUBJECT: Summary of Feasibility-level Analysis for Onion Creek Flood Mitigation

INTRODUCTION

In response to the October 2015 flood along Onion Creek, the Austin City Council requested an accelerated conceptual evaluation of potential flood mitigation alternatives. The flood mitigation concepts discussed in this memorandum are preliminary. These high-level feasibility concepts will be refined through subsequent preliminary engineering analysis and coordination with project Stakeholders.

The Onion Creek drainage basin encompasses approximately 344 square miles. Onion Creek generally flows easterly, from the headwaters in Blanco County, through Hays County, to the confluence with the Colorado River in Travis County. To validate the updated hydrologic and hydraulic analysis, the study team has simulated three historical events (October 2013, May 2015, and October 2015) using City provided gage-adjusted radar rainfall. These historic simulations were conducted to evaluate and compare peak discharges, hydrograph trends, and observed high water marks. The model was then used to update the frequency analysis along Onion Creek. The updated frequency analysis redefines computed peak discharges and water surface elevations along Onion Creek. The preliminary results from the updated existing development condition 1% (100-yr) annual chance event (ACE) were used as the baseline for this flood mitigation analysis. These preliminary hydrologic and hydraulic results will be further refined as the study progresses. Additionally, during the subsequent preliminary engineering evaluation of alternatives, the fully developed condition 1% ACE flows will be used for the final alternative configurations.

MITIGATION GOALS

The flood mitigation analysis consists of the development and evaluation of alternatives, both structural and non-structural, to reduce flood levels along Onion Creek. Potential flood mitigation alternatives were evaluated based upon a high-level feasibility of each proposed alternative, its cost effectiveness, and the potential for implementation. Specifically, the analysis focused on the identification of flood mitigation alternatives along Lower Onion Creek, within City of Austin's jurisdiction, between IH-35 and East Slaughter Lane. This includes portions of the Onion Creek subdivision adjacent to Pinehurst Drive, River Plantation Drive, and Wild Dunes Drive. The overall flood mitigation objective is to eliminate the risk of interior flooding of structures during the 1% ACE and to reduce the extent of roadway flooding to meet the City's drainage criteria regulations.

In order to significantly reduce structure flooding between IH-35 and Slaughter Lane, the flood elevations from the 1% ACE need to be reduced to levels comparable to a flood event with a frequency between the 4% (25-year) and 2% (50-year) ACE. This reduction can be accomplished using hydrologic alternatives (detention/retention ponds), hydraulic alternatives (diversions, floodwalls, channel improvements, etc.), or a combination of these alternatives. Analysis of potential improvements was conducted to potentially convey floodwaters within existing or proposed channel easements and roadway right-of-ways. The goal of this conceptual analysis was to identify alternatives that would either reduce the 1% ACE peak discharges by approximately 30% or produce equivalent water surface elevation reductions ranging from 2 to 5 feet through the study area.

Illustrations and opinion of probable construction costs for the identified alternatives are attached.

Hydrologic Sensitivity

The primary goal of hydrologic alternative analysis is to reduce the peak discharge along Onion Creek between IH-35 and Slaughter Lane. Peak flows in this area are computed based upon a combination of flows from the main portion of the upstream Onion Creek watershed, and flows from Bear Creek watershed that join Onion Creek at Twin Creeks Road. The flows are also influenced by the larger Onion Creek tributaries upstream of the City of Buda. Onion Creek tributaries with significant drainage areas upstream of Slaughter Creek were evaluated to determine if the peak discharge from the tributary coincided with the Onion Creek main stem peak discharge. Tributary peak discharges that are very close in time (coincident) to the peak of the main stem result in a significant increase to overall peak discharge along Onion Creek. Detention within the coincident peaking tributary watershed could optimize the attenuation of flood waters from the tributary and thereby reduce the total peak discharge along Onion Creek. Only one tributary (South Onion Creek in the upper basin) peaked at the same time as the Onion Creek main stem; however, detaining South Onion Creek resulted in minimal peak reductions along Onion Creek in the lower basin between IH-35 and Slaughter Lane. Based on the findings of this sensitivity analysis, hydrologic flood mitigation alternatives were concentrated on Onion Creek (main stem) detention.

Hydraulic Sensitivity

The preliminary results from the updated 1% ACE were used as the baseline for the hydraulic flood mitigation alternative evaluation. Approximately 222 structures are located within the preliminary 1% ACE floodplain footprint between IH-35 and Slaughter Lane. Of these structures, 163 are located in the Pinehurst area, 54 are located in the Wild Dunes area, and 5 are dispersed along the study area. Evaluation of available finished floor elevations indicate that approximately 120 structures (Pinehurst area) and 27 structures (Wild Dunes area) are estimated to be inundated by the computed 1% ACE. The hydraulic analysis revealed that the computed 1% ACE water surface elevation profile displays three localized increases in water surface elevations (head loss) between IH-35 and Slaughter Lane. Such water surface increases are generally caused by inflow from large tributaries or channel constrictions where the cross-sectional area (conveyance) of a channel is reduced. Since the water surface elevations upstream of the Slaughter Creek confluence exhibit a sloped gradient, the downstream localized increase in water surface elevation was not caused by Slaughter Creek. Therefore, hydraulic flood mitigation alternatives were concentrated on the modification of channel constrictions such as natural changes in channel geometry or man-made constrictions likely caused by development and roadway crossings.

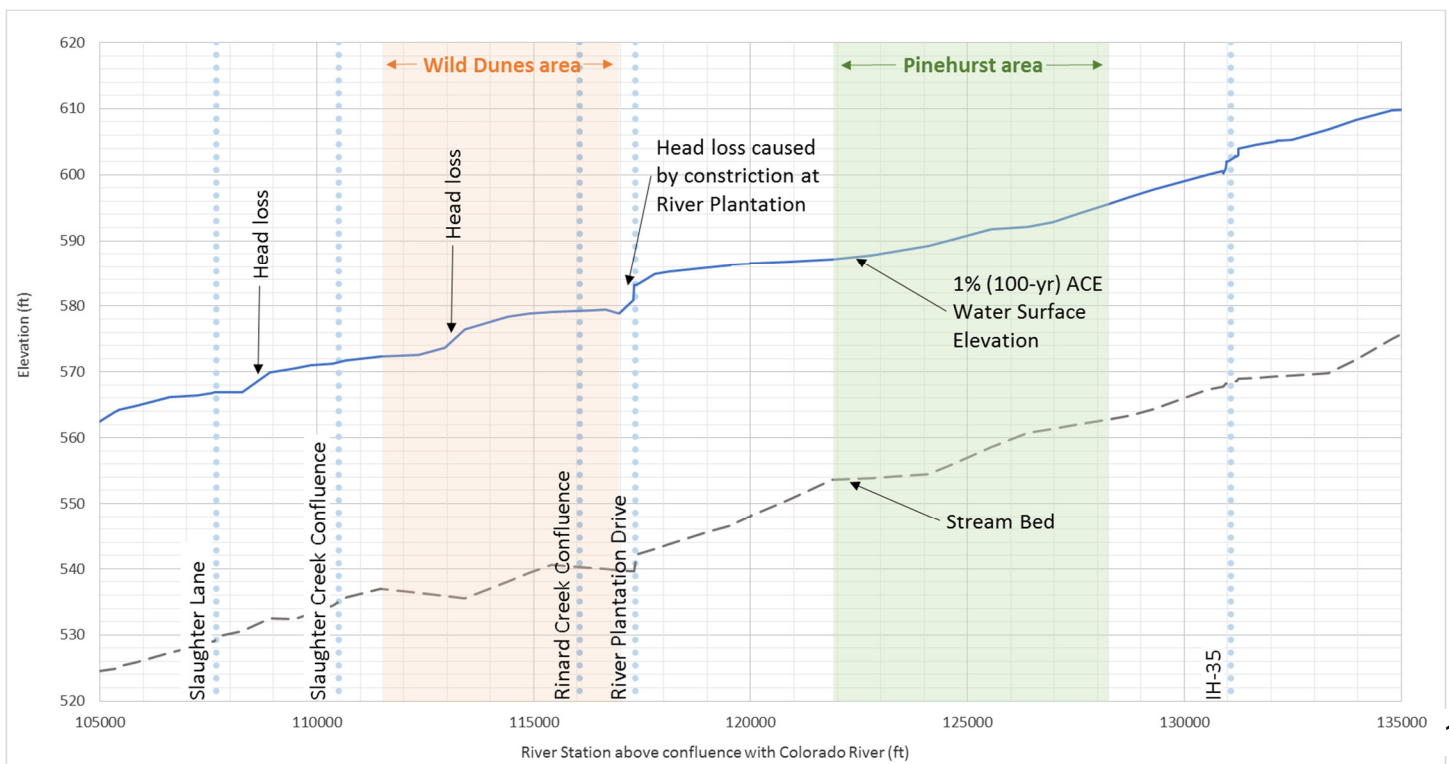


Figure: 1% (100-yr) ACE Water Surface Elevation Profile

HYDROLOGIC MITIGATION ALTERNATIVES

Hydrologic detention is used to temporarily impound flood waters for later release in order to reduce peak discharges or to alter the timing of flood flows within a watershed. Potential hydrologic improvements were modeled and evaluated utilizing the updated hydrologic frequency analysis. This conceptual-level analysis included the identification of several potential offline and inline pond locations upstream of IH-35. Existing topography was evaluated for favorable locations where a regional detention pond could potentially be constructed. The ponds were conceptually configured to allow the more frequent events (4% ACE and below) to bypass or pass through the pond, while detaining the less frequent events with a focus on reduction of the 1% ACE flows. The following conceptual pond locations were analyzed:

- **Centex West Pond** – The Centex West Pond utilizes the active Centex quarry as an offline detention pond. Since the existing quarry is essentially a large excavated hole in the ground, it is ideal for flood diversion and reduction. Flood waters would be diverted from Onion Creek main stem into the Centex West Pond and then released back into Onion Creek at a reduced rate. The Centex West Pond has an approximate existing capacity of 5,700 acre-feet which could be utilized to produce about a 10% reduction of the computed 1% ACE peak discharge at the Pinehurst and Wild Dunes areas. This 10% reduction in peak discharge results in a reduction of approximately 0.5 – 1.0 feet in computed 1% ACE water surface elevation in the Pinehurst and Wild Dunes areas. Construction of an offline detention pond at this location would require extensive negotiations with the property owner and the quarry operator to allow for disruptions to mining operations during and after flood events and to establish agreements regarding the property and detention pond once mining operations are eventually complete.
- **Centex East Offline Pond** – The Centex East Offline Pond utilizes the previous Centex quarry along Mustang Branch as an offline detention pond. This location would require the construction of a dam along Mustang Branch to detain flood water. With a dam height greater than 6 feet, this location would be subject to TCEQ dam regulations. Similar to the Centex West Pond, flood waters would be diverted from Onion Creek main stem into the Centex East Offline Pond and then released back into Onion Creek at a reduced rate. The Centex East Offline Pond has an approximate capacity of 2,300 acre-feet. Since this pond is located along Mustang Branch and must accommodate flows from this tributary watershed, flood reduction is limited to about a 3-5% reduction of the computed 1% ACE peak discharge at the Pinehurst and Wild Dunes areas. There also are two planned roadway projects in the area (expansion of FM 1626 and construction of the Kyle Loop) that would impact the pond and reduce the available storage volume. Given the minimal benefits and multiple constraints, the viability of this pond is low.
- **Centex East Inline Pond** – The Centex East Inline Pond utilizes the previous Centex quarry along Mustang Branch as an inline detention pond. This pond configuration would require the construction of a dam across Onion Creek to detain flood water and cause it to pond in the former quarry area. With a dam height greater than 6 feet, this location would be subject to TCEQ dam regulations. Unlike the two Centex offline ponds, this inline pond would be designed to allow for the more frequent events to pass while detaining the less frequent events using an optimized dam outlet structure. The Centex East Inline Pond has an approximate capacity of 4,100 acre-feet. Since this pond is located along Onion Creek, the flood reduction is somewhat limited, resulting in about a 7% reduction of the computed 1% ACE peak discharge at the Pinehurst and Wild Dunes areas. Given the minimal benefits and multiple constraints, the viability of this pond is low.
- **IH-35 Inline Pond** – The IH-35 Inline Pond utilizes the natural topography of the Onion Creek floodplain valley just downstream of Buda, Texas near IH-35. This location would require the construction of a large dam across Onion Creek to detain water. With a dam height greater than 6 feet, this location would be subject to TCEQ dam regulations. Similar to the Centex East Inline Pond, this inline pond would be designed to allow for the more frequent events to pass while detaining the less frequent events using an optimized dam outlet structure. The IH-35 Inline Pond has an approximate capacity of 12,300 acre-feet, which is sufficient to produce about a 13% reduction of the computed 1% ACE peak discharge at the Pinehurst and Wild Dunes areas. Although this inline pond has the potential to produce reductions in peak discharge, the feasibility of constructing this large dam along Onion Creek is minimal due to environmental and economic constraints. This is similar to the conclusions of the USACE Interim Feasibility Study findings.

HYDRAULIC MITIGATION ALTERNATIVES

A broad range of conceptual hydraulic alternatives were evaluated to mitigate flooding in the Pinehurst and Wild Dunes areas. These hydraulic alternatives include the construction of floodwalls, diversion channels, and channel modifications in order to reduce the computed 1% ACE water surface elevation. Potential downstream impacts associated with these mitigation options will be evaluated during subsequent preliminary engineering analyses. Each mitigation alternative discussed in this section was independently evaluated utilizing the updated Onion Creek hydraulic frequency analysis.

Pinehurst Area

Approximately 120 structures in the Pinehurst portion of the Onion Creek subdivision are estimated to be inundated by the updated existing condition 1% ACE. In an effort to reduce flooding within the Pinehurst area, the following hydraulic mitigation alternatives were conceptually evaluated.

- **Floodwall** – Floodwalls provide high levels of flood protection to flood prone areas but also require substantial amounts of conveyance along the stream corridor. Due to the topography and location of the upper channel bank in the Pinehurst area, the alignment of the proposed floodwall would generally parallel Pinehurst Drive for approximately 6,200 feet. The average height of the wall is approximately 7 feet with a maximum height of 16 feet. Construction of a floodwall in this location would also require the acquisition of about 55 structures along the southern side of Pinehurst Drive. FEMA criteria require the floodwall to have a minimum freeboard (height above the 1% ACE water level) of at least 3 feet for the entire wall and 3.5 to 4.0 feet of freeboard at the upstream and downstream tie-in locations. In addition, an internal drainage system would be required to drain approximately 110 acres of local runoff behind the wall. Without the purchase of the 55 properties, construction of a floodwall would be considerably less practical. The wall would need to be located as close to the existing structures as possible in order to minimize the height. Even if located immediately adjacent to the existing structures, the average height (and cost) of the wall would significantly increase.
- **Channel Diversion** – Diversions of flood water can be constructed to more efficiently convey flood waters through a channel oxbow. Caution must be used to identify and mitigate potential downstream impacts where the diversion channel re-enters the creek. A 150-foot wide diversion channel was evaluated through the golf course to the north of the impacted Pinehurst properties in order to convey flood waters around the homes. Construction of the channel diversion independent of other mitigation alternatives resulted in water surface elevation reductions near the upstream end of the diversion but had limited benefit at the downstream end where it re-enters Onion Creek due to the tail water conditions in Onion Creek. In order for this alternative to be beneficial for the entire Pinehurst area, the channel diversion would need to be coupled with significant downstream channel modifications that would reduce the tail water impacts from Onion Creek and allow the diversion to drain efficiently. This option would impact the golf course and therefore require modifications to the course alignment.
- **Channel Clearing** – Reducing the friction losses within a channel and immediate overbanks can be a hydraulically effective alternative to reduce flood elevations. However, such clearing can have significant environmental impacts and high maintenance and mitigation costs. Friction losses can be reduced by selective clearing of the channel and overbanks, including the removal of debris, underbrush, and small trees. Significant decreases in roughness coefficients near the Pinehurst area resulted in computed 1% ACE water surface elevation decreases between 0.1 and 2.0 feet. Although this alternative is somewhat effective it does not have the impact necessary to provide significant relief to properties in the 1% ACE floodplain. In addition, this alternative would require significant efforts to maintain the “cleared” channel and would significantly impact the riparian corridor along Onion Creek.
- **Remove Constrictions** – Localized increases in water surface elevations (head loss) along a creek exist where channel constrictions reduce the cross-sectional area (conveyance) of a channel. Typical man-made constrictions include encroachment of the channel due to development and roadway crossings. These constrictions ultimately raise water surface elevations along the creek. The properties along Champions Lane restrict the conveyance of Onion Creek in the Pinehurst area. Acquisition of Champions Lane properties including channel modification was simulated to evaluate resulting impacts to water surface elevations in this area. It was determined that increasing the channel capacity in the Pinehurst location does not have a significant benefit because majority of the channel conveyance is constricted along the southern bank of Onion Creek through this oxbow.
- **Channel Benching** – Similar to constriction removal, channel benching can be used to increase the cross-sectional area (conveyance) of a channel. To minimize US Army Corps of Engineers 404 Permitting requirements, channel benching was evaluated above Onion Creek’s estimated ordinary high water elevations. Channel benching in the Pinehurst area includes a large benched section on the north side of Onion Creek parallel to Pinehurst Drive, as well as, sloping of the eastern bank toward River Plantation Drive. It should be noted that channel benching alone through the Pinehurst area has minimal impact to the computed 1% ACE water surface elevations. These channel modifications must be combined with the downstream channel benching discussed for the Wild Dunes area for the computed 1% ACE water surface elevations to be significantly reduced. These improvements result in high velocities that could potentially be very erosive and therefore should be further evaluated in the subsequent analysis. Similar to the channel clearing, this alternative would require significant efforts to maintain the “cleared” channel and would significantly impact the riparian corridor along Onion Creek.

Wild Dunes Area

Approximately 27 structures in the Wild Dunes area are estimated to be inundated by the updated existing condition 1% ACE. In an effort to reduce flooding within the Wild Dunes area, the following hydraulic mitigation alternatives were conceptually evaluated.

- **Floodwall** – Due to the topography and location of the upper channel bank in the Wild Dunes area, alignment of the proposed floodwall would generally parallel Wild Dunes Drive and Shinnecock Hills Drive for approximately 3,400 feet. The average height of the wall would be approximately 5 feet with a maximum height of 12 feet. Construction of a floodwall in this location would also require the acquisition of about 31 structures along the eastern side of Wild Dunes Drive and the western side of Shinnecock Hills Drive. In addition, an internal drainage system is required to drain approximately 40 acres of local runoff. Given this alternative requires the acquisition of 31 structures, additional investigation will be required because there are only 27 structures with finished floor elevation below the 1% ACE and 54 properties inside the 1% ACE floodplain. The wall would need to be located as close to the existing structures as possible in order to minimize the height. Even if located immediately adjacent to the existing structures, the average height (and cost) of the wall would significantly increase.
- **Channel Clearing** – Reducing the friction losses within a channel and immediate overbanks can be an effective alternative to reducing flood elevations. However, such clearing can have significant environmental impacts and high maintenance and mitigation costs. Friction losses are reduced by selective clearing of the channel and overbanks, including the removal of debris, underbrush, and small trees. Significant decreases in roughness coefficients near the Wild Dunes area resulted in computed 1% ACE water surface elevation decreases between 0.7 and 2.0 feet. Although this alternative is relatively effective, it does not have the impact necessary to provide significant relief to properties in the 1% ACE floodplain. In addition, this alternative would require significant efforts to maintain the “cleared” channel and would significantly impact the riparian corridor along Onion Creek.
- **Remove Constrictions** – Head loss along a creek exists where channel constrictions reduce the cross-sectional area (conveyance) of a channel. Typical man-made constrictions include encroachment of the channel due to development or roadway crossings. These constrictions ultimately raise water surface elevations along the creek.
 - The properties along Wild Dunes Court restrict the conveyance of Onion Creek in the Wild Dunes area. Acquisition of Wild Dunes Court properties including channel modification was simulated to evaluate resulting impacts to water surface elevations in this area. It was found that increasing the channel capacity in this location does not have a significant benefit because the majority of the channel conveyance is restricted along the eastern bank of Onion Creek.
 - The River Plantation Drive crossing also restricts the conveyance of Onion Creek. The proposed River Plantation Drive improvements include excavating the channel to add conveyance under the River Plantation Drive bridge. Increasing the opening of this crossing not only benefits the Wild Dunes area, but also reduces the computed 1% ACE water surface elevations along River Plantation Drive and Interlachen Lane. Improvements to this crossing result in high velocities that could potentially be very erosive and therefore should be further evaluated in the subsequent preliminary engineering analysis.
- **Channel Benching** – Similar to constriction removal, channel benching can be used to increase the cross-sectional area (conveyance) of a channel. To minimize US Army Corps of Engineers Clean Water 404 Permitting requirements, channel benching was evaluated above Onion Creek’s estimated ordinary high water elevations. Channel benching in the Wild Dunes area includes a large benched section on the west side of Onion Creek parallel to Wild Dunes Drive, as well as, significant channel benching of the eastern bank from Wild Dunes Drive to Slaughter Lane. These improvements result in high velocities that could potentially be very erosive and therefore should be further evaluated in the subsequent analysis. Similar to the channel clearing, this alternative would require significant efforts to maintain the “cleared” channel and would significantly impact the riparian corridor along Onion Creek.

POTENTIAL MITIGATION ALTERNATIVES

Potential alternatives that best reduce Onion Creek structure flooding between IH-35 and Slaughter Lane are described below. This section documents the potential mitigation alternatives including high-level conceptual illustrations and preliminary opinions of probable costs. It should be noted that these conceptual mitigation concepts were simulated to remove the majority of the structural flooding within the two areas of concern. These mitigation concepts will be refined through subsequent preliminary

engineering analysis and coordination project Stakeholders. Final proposed mitigation alternatives will likely include a combination of alternatives. In addition, potential downstream impacts associated with these mitigation options will be evaluated during subsequent preliminary engineering analyses.

Non-Structural Alternatives

Non-Structural flood mitigation alternatives generally include floodplain management, construction and design regulations, and property acquisition. Of these alternatives the most effective means of reducing flood damages and improving public safety in previously developed areas is property acquisition.

- **Property Acquisition** – For this evaluation, the estimated cost of property acquisition includes real estate services, appraisals, acquisition costs, relocation/moving expenses, asbestos testing/abatement, demolition, and property management during the buyout process of single family residential structures inundated by the computed 1% ACE floodplain. The opinion of probable cost of property acquisition for 120 properties in the Pinehurst area is approximately \$71 million and for 27 properties in the Wild Dunes area is approximately \$20 million.

Structural Alternatives

Structural alternatives excluding channel modifications include: detention, diversions, levees, and floodwalls. Based on the evaluation of mitigation alternatives discussed above, the most effective independent structural alternatives for reducing flooding between IH-35 and Slaughter Lane include detention and floodwalls as follows:

- **Centex West Pond** – Detention in the Upper Onion watershed (Hays County) is used to temporarily detain flood waters for later release back into Onion Creek. Peak discharges of frequency events greater than the 4% (25-year) ACE are diverted into the Centex West Pond through a 150 feet wide excavated diversion channel. Diverted floodwaters then fill the Centex West Pond storing approximately 5,700 acre-feet. The maximum water pool in the Centex West Pond (given the current extent of mining operations) would have an approximate footprint of 4,700 feet by 1,500 feet with a maximum depth of 57 feet to the pond outlet pipes. Water from the pond would slowly be released back into Onion Creek through double 48-inch pipes. Since the existing quarry is deeper than the flowline of Onion Creek, there will be some flood water remaining in the pond that will need to be pumped. In addition, special provisions and environmental permitting will be required at the outlet to Onion Creek. As noted above, construction of an offline detention pond at this location would require negotiations with the property owner as well as the quarry operator to allow for disruptions to mining operations during and after flood events.

The preliminary simulations of this pond indicate that peak discharges through the Pinehurst and Wild Dunes area could be reduced as much as 10%. This 10% reduction in peak discharges results in water surface elevation decreases between 0.5 and 1.5 feet. This detention alternative in combination with other mitigation alternatives could be very beneficial. The opinion of probable cost for the Centex West Pond is approximately \$34 million.

- **Floodwalls** – Floodwalls would provide protection for the flood prone areas. However, the construction of these floodwalls would require property acquisition of multiple structures, impacts to the neighborhood and golf course, and a substantial internal drainage systems to drain local runoff. Property acquisition for construction of the floodwall may require non-voluntary (eminent domain) property acquisition.
 - *Pinehurst Area:* A floodwall was simulated to parallel Pinehurst Drive for approximately 6,200 feet. The wall has an average height of 7 feet with a maximum height of 16 feet. The opinion of probable cost for the Pinehurst Floodwall is approximately \$49 million. This project protects approximately 74 structures from the 1% ACE in addition to the 46 structures that are removed from the 1% ACE through the associated property acquisition.
 - *Wild Dunes Area:* A floodwall was simulated to generally parallel Wild Dunes Drive and Shinnecock Hills Drive for approximately 3,400 feet. The wall has an average height of 5 feet with a maximum height of 12 feet. The opinion of probable cost for the Wild Dunes Floodwall is approximately \$31 million. This project protects approximately 9 structures from the computed 1% ACE in addition to the 18 structures removed from the 1% ACE through the associated property acquisition.

Channel Alternatives

Channel modification alternatives generally include channel clearing, channel benching, channel stabilization and crossing improvements. Following the individual evaluation of channel modifications, it was found that the most effective alternative was a combination of channel improvements.

- **Channel Clearing** – The alternative for channel clearing included reducing roughness coefficients of the immediate Onion Creek channel from a naturally vegetated channel to a maintained channel clear of underbrush and small trees. Similarly the Onion Creek overbanks would be cleared to a maintained overbank clear of underbrush and small trees. Selective clearing of the channel was simulated along 4.4 miles of Onion Creek between IH-35 and Slaughter Lane. The average width of channel clearing was approximately 900 feet. Significant decrease in roughness coefficients near the Pinehurst area resulted in computed 1% ACE water surface elevation decreases between 0.1 and 2.0 feet and between 0.7 and 2.0 feet in the Wild Dunes area. Although this alternative is somewhat effective, it does not have the impact necessary to provide significant relief to all properties in the 1% ACE floodplain. In addition, this alternative would require significant efforts to maintain the “cleared” channel and overbanks and would significantly impact the riparian corridor along Onion Creek. The opinion of probable cost for channel clearing is approximately \$12 million.
- **Channel Improvements** – A conceptual evaluation of the combined channel alternatives included channel clearing, channel benching, and crossing improvements to the River Plantation Drive crossing. Channel benching in the Pinehurst area would include a large benched section on the north side of Onion Creek parallel to Pinehurst Drive, as well as, sloping of the eastern rock bank toward River Plantation Drive. Channel benching in the Wild Dunes area would include a large benched section on the west side of Onion Creek parallel to Wild Dunes Drive, as well as, significant channel benching of the eastern rock bank from Wild Dunes Drive to Slaughter Lane. Once excavated, the channel would be revegetated with a low grass to maintain a “cleared” channel. Maintaining the modified channel in a “cleared” channel condition will require significant commitment to long term maintenance. River Plantation Drive improvements include increasing the capacity of the crossing to reduce the existing channel constriction and prevent overtopping of the roadway. For this analysis, the bridge opening was increased to the current south side bridge abutment. Additionally, the proposed improvements to increase the capacity of this crossing result in high velocities that could potentially be erosive and therefore should be further evaluated in the subsequent preliminary engineering analysis. Although this alternative is effective, it does not provide sufficient benefits to remove all impacted properties in the 1% ACE floodplain. This alternative resulted in computed 1% ACE water surface elevation decreases between 1.4 and 2.7 feet in the Pinehurst area and between 2.5 and 4.0 feet in the Wild Dunes area. The channel improvement alternative would significantly impact the riparian corridor as well as the golf course. The opinion of probable cost for the combined channel improvements is approximately \$74 million.

As noted previously, the preliminary results from the updated existing development condition 1% ACE were used as the baseline for this conceptual flood mitigation analysis. During the subsequent preliminary engineering evaluation of alternatives, the final fully developed condition 1% ACE flows will be used. In addition, these mitigation concepts will be further refined through coordination with project Stakeholders and additional detailed analysis.

ATTACHMENTS:

Illustrations

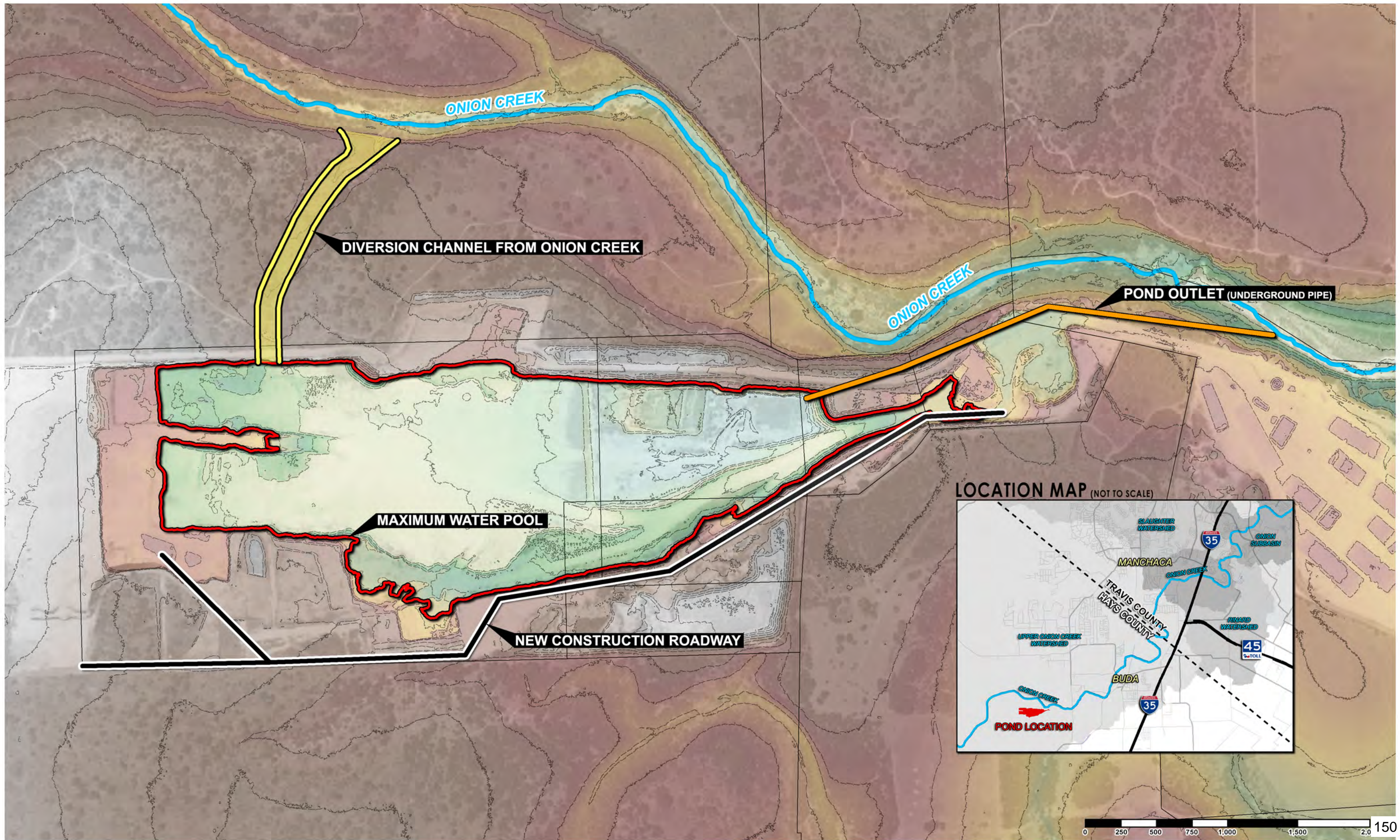
- Potential Centex West Pond
- Potential Floodwall Locations
- Potential Channel Clearing
- Potential Channel Improvements

Opinion of Probable Construction Costs

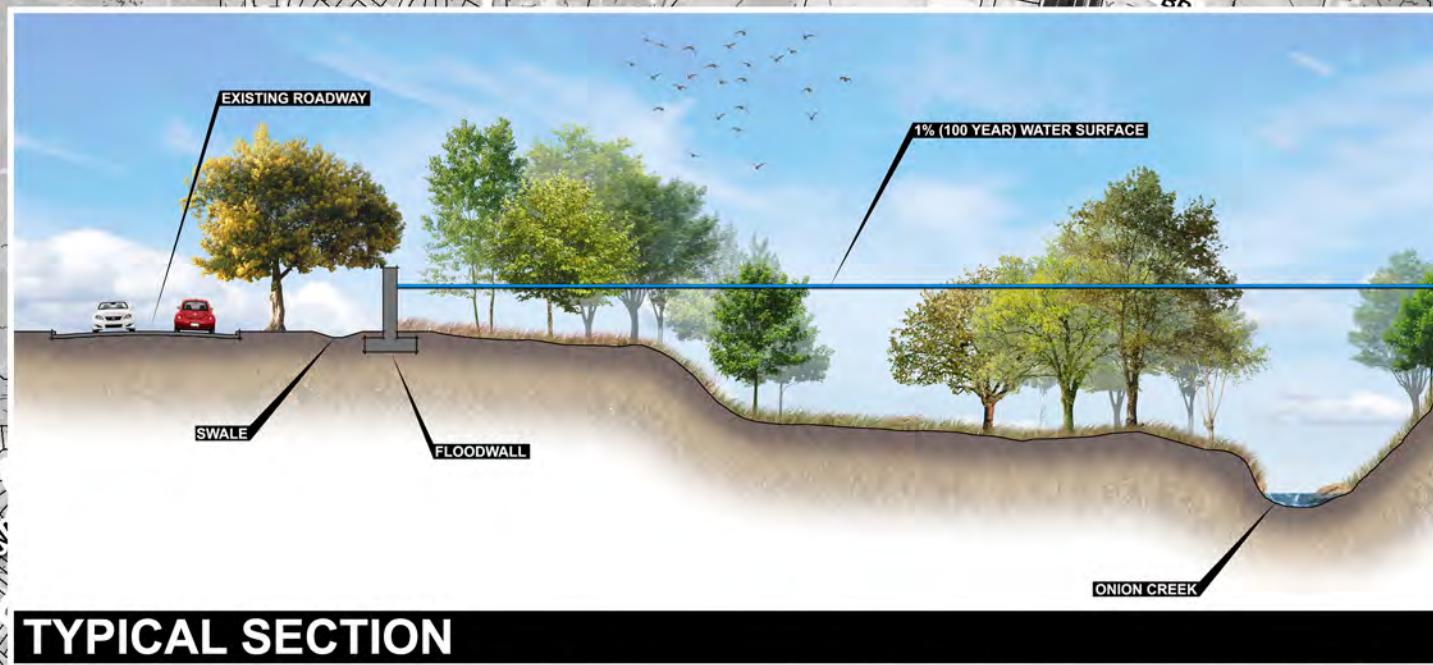
- Property Acquisition (Pinehurst and Wild Dunes Areas)
- Centex West Pond
- Floodwall (Pinehurst and Wild Dunes Areas)
- Channel Clearing
- Channel Improvements

ILLUSTRATIONS

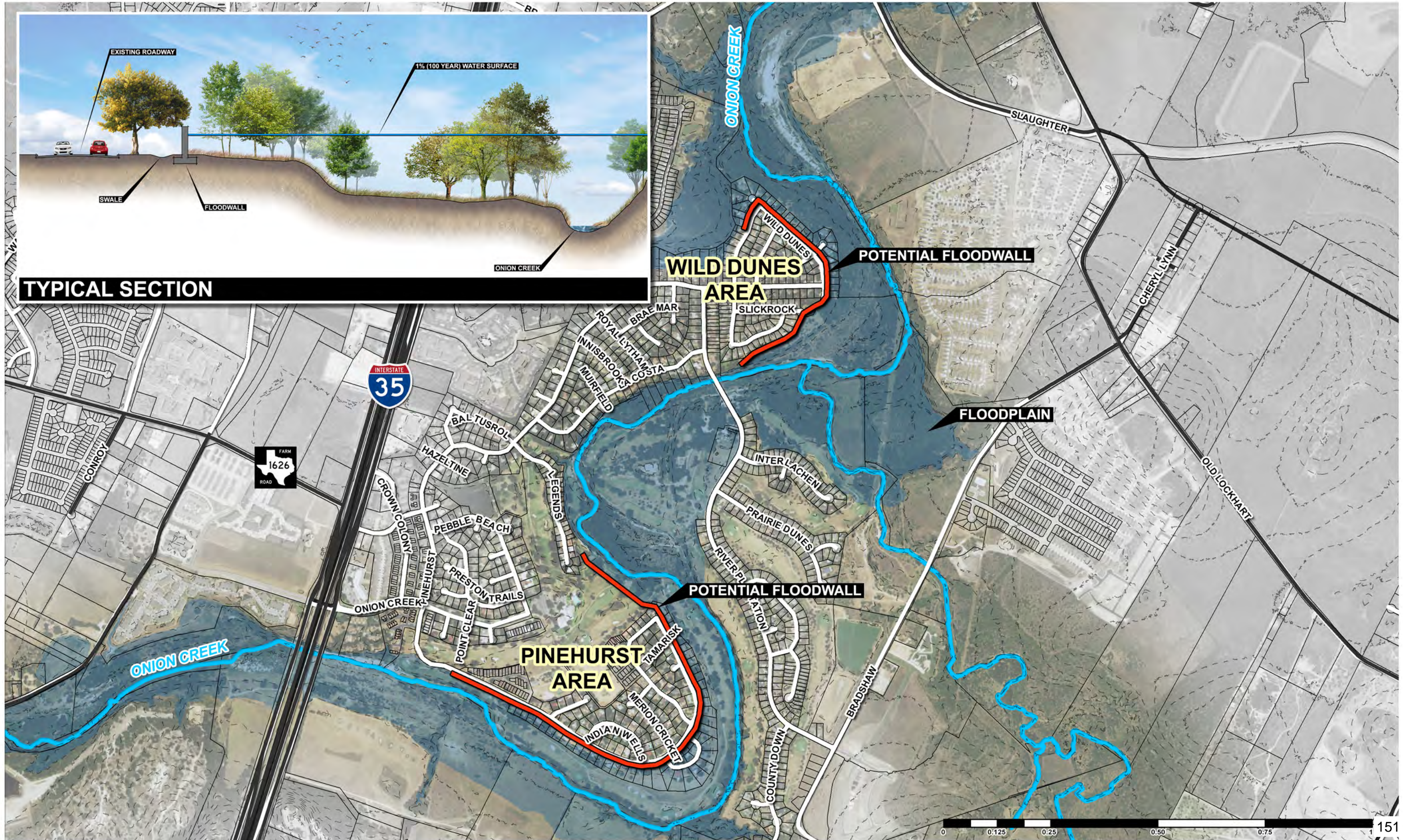
Potential Centex West Pond
Potential Floodwall Locations
Potential Channel Clearing
Potential Channel Improvements

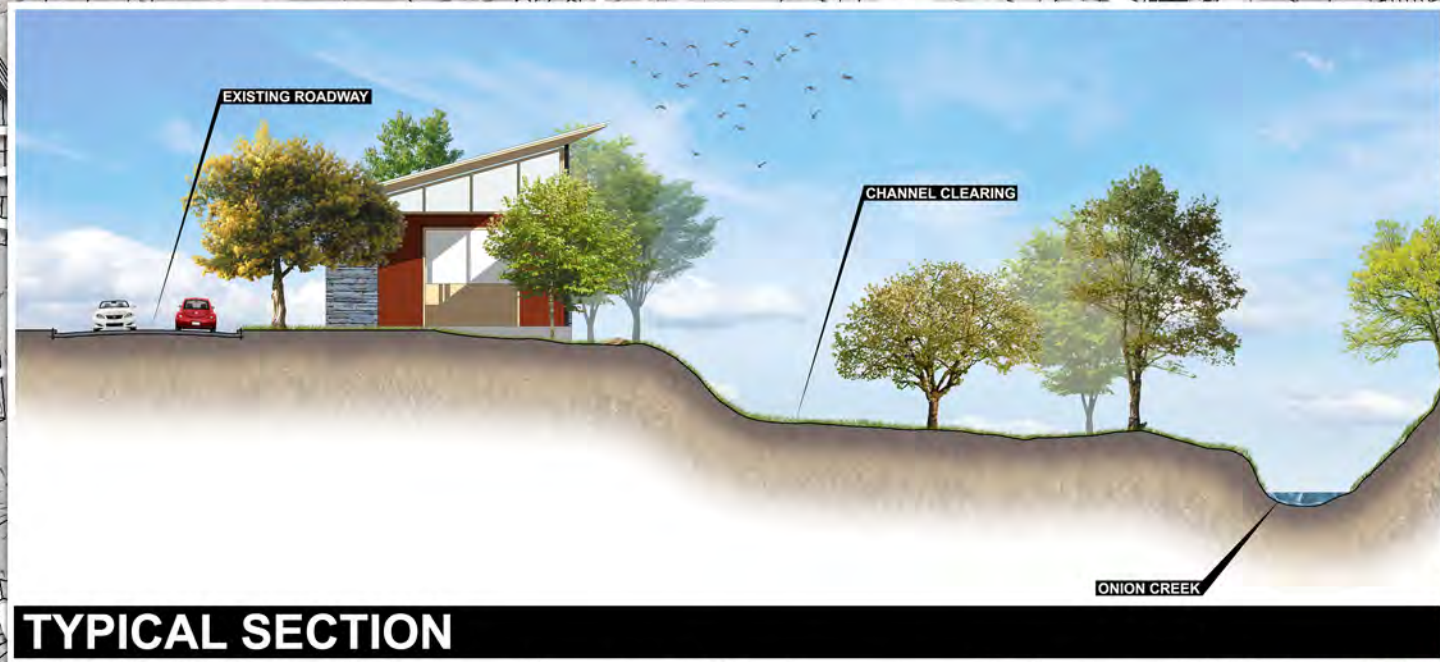


ONION CREEK FLOODPLAIN POTENTIAL CENTEX WEST POND
CITY OF AUSTIN

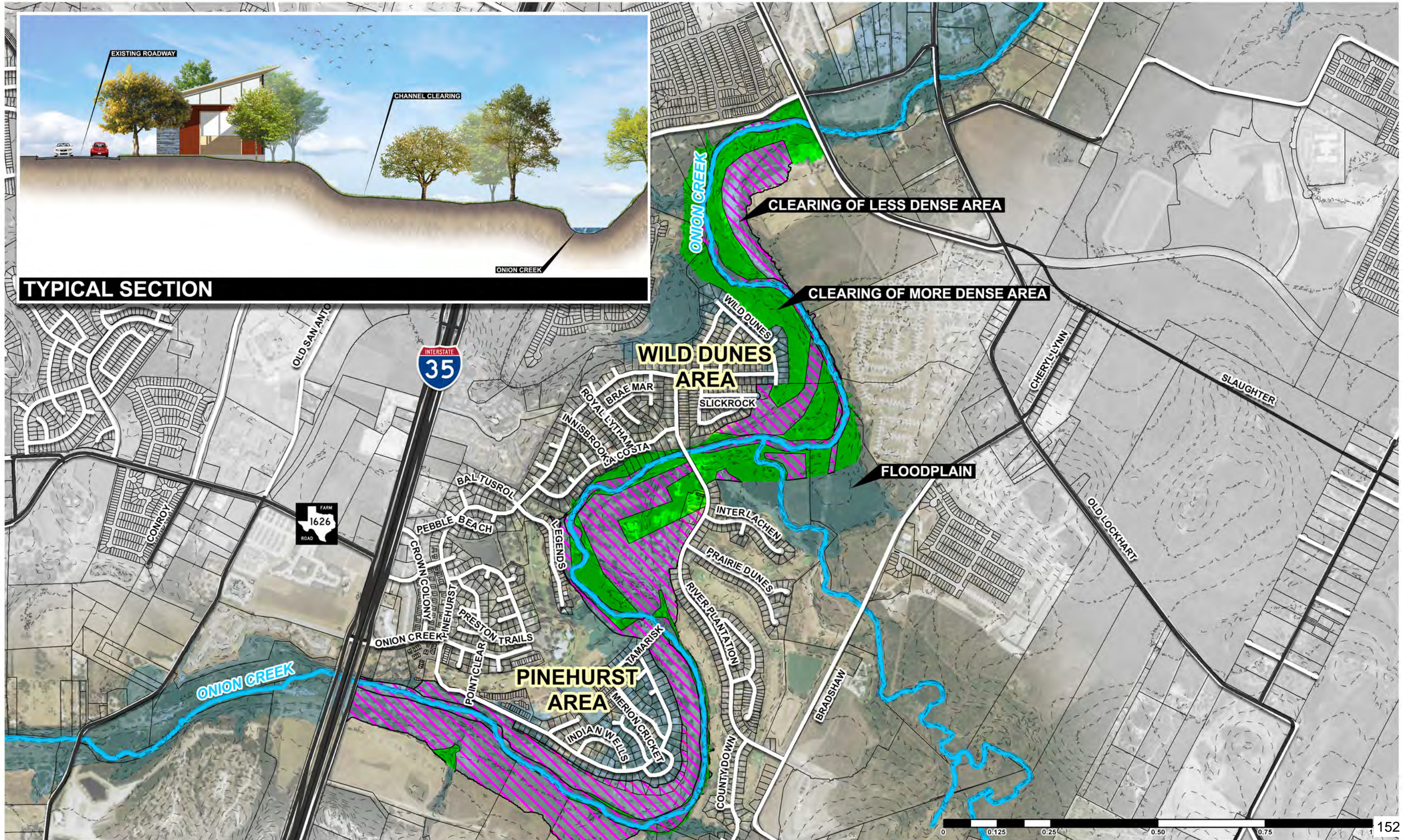


TYPICAL SECTION

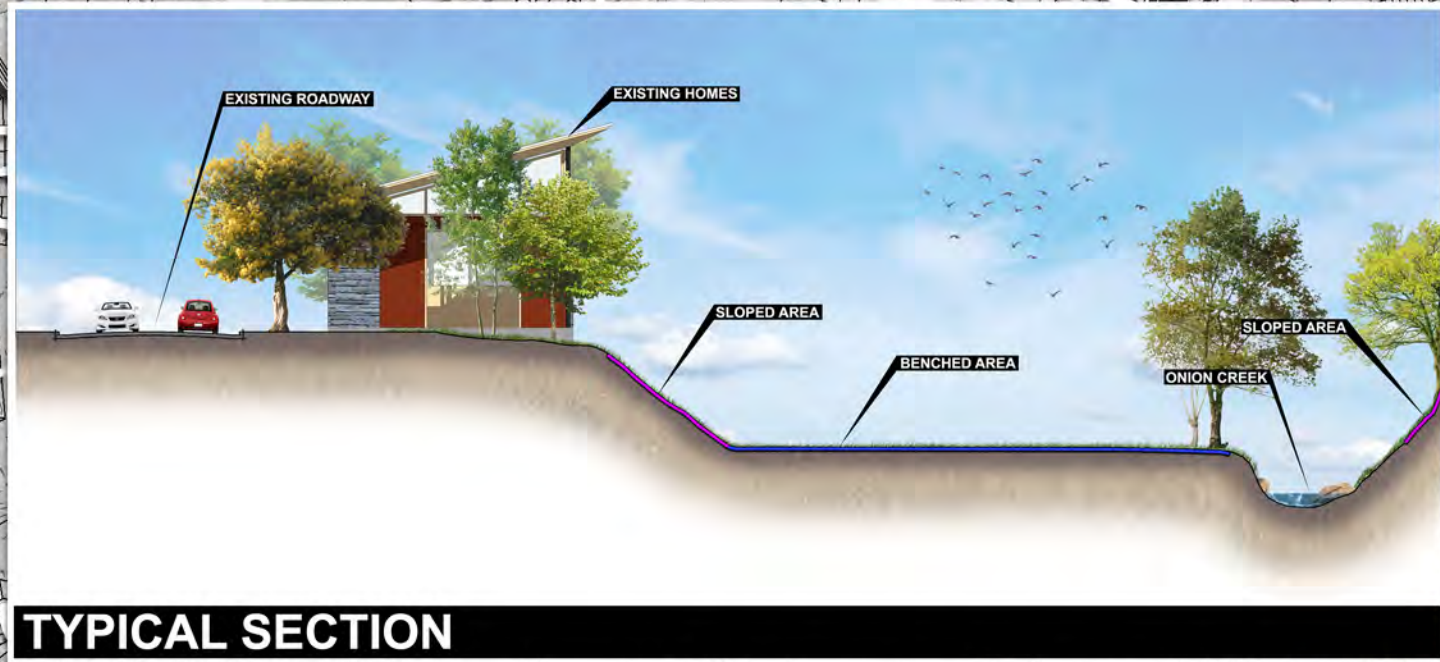




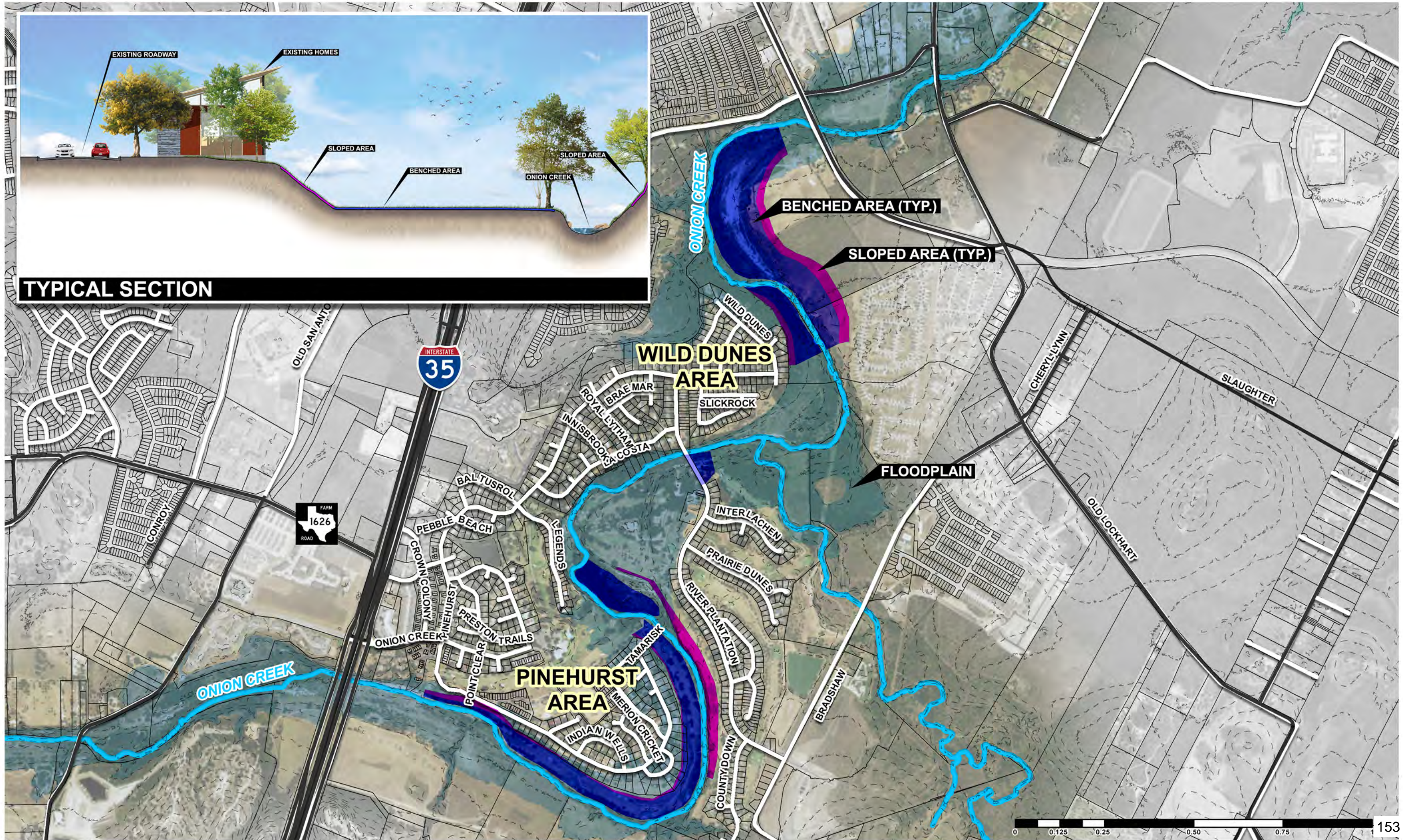
TYPICAL SECTION



ONION CREEK FLOODPLAIN POTENTIAL CHANNEL CLEARING
 CITY OF AUSTIN



TYPICAL SECTION



OPINION OF PROBABLE CONSTRUCTION COSTS

Property Acquisition (Pinehurst and Wild Dunes Areas)
Centex West Pond
Floodwall (Pinehurst and Wild Dunes Areas)
Channel Clearing
Channel Improvements



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

DATE: 3/1/2016

AVO: 27490B

PROJECT: City of Austin Onion Creek Floodplain Modeling and Mapping Phase 2 - Risk Identification & Mitigation

Alternative: Onion Creek Property Acquisition

PINEHURST AREA

PAY ITEM NO	DESCRIPTION	UNITS	UNIT PRICE	QUANTITY	SUB-TOTALS	
1	Property Acquisition, Pinehurst area (120 properties)	LS	\$63,100,000	1	\$63,100,000	
					CONTINGENCY	\$7,900,000
					PROJECT GRAND TOTAL	\$71,000,000

OPERATION & MAINTENANCE						
2	Mowing (medium terrain) (biannual)	SF	\$0.00525	3,659,040	\$19,210	
					ANNUAL O&M COST	\$19,210

WILD DUNES AREA

PAY ITEM NO	DESCRIPTION	UNITS	UNIT PRICE	QUANTITY	SUB-TOTALS	
1	Property Acquisition, Wild Dunes area (27 properties)	LS	\$17,100,000	1	\$17,100,000	
					CONTINGENCY	\$2,100,000
					PROJECT GRAND TOTAL	\$19,200,000

OPERATION & MAINTENANCE						
2	Mowing (medium terrain) (biannual)	SF	\$0.00525	784,080	\$4,116	
					ANNUAL O&M COST	\$4,116

Note: Estimates include all costs associated with property acquisition (including real estate services, appraisals, acquisition costs, relocation/moving expenses, asbestos testing/abatement, demolition, and property management during the entire process). Estimates also include a contingency to account for potential real estate market changes in the future and if eminent domain is required.

This statement was prepared utilizing standard cost estimate practices. It is understood and agreed that this is an estimate only, and the Engineer shall not be held liable to Owner or third party for any failure to accurately estimate the cost of the project, or any part thereof. Unit Prices are in current dollars and should be adjusted as required when schedule for project is determined.



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

DATE: 2/29/2016

AVO: 27490B

PROJECT: City of Austin Onion Creek Floodplain Modeling and Mapping Phase 2 - Risk Identification & Mitigation

ALTERNATIVE: Centex West Detention Pond

PAY ITEM NO	DESCRIPTION	UNITS	UNIT PRICE	QUANTITY	SUB-TOTALS	
1	Clearing and Grubbing	AC	\$5,000	13	\$65,000	
2	Tree protection and mitigation	AC	\$2,000	13	\$26,000	
3	Double outlet pipes (2 - 48")	LF	\$250	7,000	\$1,750,000	
4	Boring of pipe (2 - 48")	LF	\$1,000	7,000	\$7,000,000	
5	Headwall	EA	\$50,000	2	\$100,000	
6	Channel connection at pond culvert outlet	EA	\$150,000	1	\$150,000	
7	Channel Excavation for diversion	CY	\$15	532,700	\$7,990,500	
8	Concrete Channel Lining (6-8")	CY	\$70	7,900	\$553,000	
9	Energy dissipation structure for diversion	EA	\$120,000	1	\$120,000	
10	Stockpiling and Placing Topsoil (4")	SY	\$5	25,799	\$128,995	
11	Hydromulch Seeding	SY	\$2	25,799	\$51,598	
12	Soil Retention Blankets	SY	\$6	25,799	\$154,794	
13	Pilot channel in pond	LF	\$25	4,500	\$112,500	
14	Care of Water	LS	\$50,000	1	\$50,000	
15	Road Relocation (50' wide)	SY	\$50	44,800	\$2,240,000	
16	Temporary Erosion and Sediment Control	LS	\$350,000	1	\$350,000	
17	Mobilization	LS	\$1,000,000	1	\$1,000,000	
					SUBTOTAL	\$21,842,387
					CONTINGENCY (30%)	\$6,552,716
					TOTAL PROJECT COST	\$28,395,103
18	Engineering and Survey Fees (15%)	LS	\$4,260,000	1	\$4,260,000	
19	Regulatory Permitting (3%)	LS	\$852,000	1	\$852,000	
					PROJECT GRAND TOTAL	\$33,507,103
OPERATION & MAINTENANCE						
20	Annual clearing and maintenance	LS	\$20,000	1	\$20,000	
					ANNUAL O&M COST	\$20,000

Note: Estimate excludes cost of land acquisition, Centex operation compensation, and protection, relocation, reconstruction of utilities.

This statement was prepared utilizing standard cost estimate practices. It is understood and agreed that this is an estimate only, and the Engineer shall not be held liable to Owner or third party for any failure to accurately estimate the cost of the project, or any part thereof. Unit Prices are in current dollars and should be adjusted as required when schedule for project is determined.



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

DATE: 2/29/2016

AVO: 27490B

PROJECT: City of Austin Onion Creek Floodplain Modeling and Mapping Phase 2 - Risk Identification & Mitigation

ALTERNATIVE: Flood Protection Wall in Pinehurst area

PAY ITEM NO	DESCRIPTION	UNITS	UNIT PRICE	QUANTITY	SUB-TOTALS	
1	Clearing and Grubbing w/ tree removal	AC	\$10,000	2	\$20,000	
2	Tree protection and mitigation	AC	\$2,000	6	\$11,386.59	
3	Flood wall	LF	\$750	6,200	\$4,650,000	
4	Form liner, stain, and seal for wall	LF	\$150	6,200	\$930,000	
5	Internal Drainage System	LS	\$1,000,000	1	\$1,000,000	
6	Rock Riprap	CY	\$150	9,200	\$1,380,000	
7	Stockpiling and Placing Topsoil (4")	SY	\$5	27,556	\$137,778	
8	Hydromulch Seeding	SY	\$2	27,556	\$55,111	
9	Soil Retention Blankets	SY	\$6	27,556	\$165,333	
10	Temporary Erosion and Sediment Control (5%)	LS	\$418,000	1	\$418,000	
11	Neighborhood Street Maintenance	LS	\$400,000	1	\$400,000	
12	Neighborhood Safety and Security	LS	\$100,000	1	\$100,000	
13	Mobilization (12%)	LS	\$1,113,000	1	\$1,113,000	
					SUBTOTAL	\$10,380,609
					CONTINGENCY (30%)	\$3,114,183
					TOTAL PROJECT COST	\$13,494,791
14	Engineering and Survey Fees (15%)	LS	\$2,025,000	1	\$2,025,000	
15	Regulatory Permitting (7%)	LS	\$945,000	1	\$945,000	
16	Land Acquisition	LS	\$32,100,000	1	\$32,100,000	
					PROJECT GRAND TOTAL	\$48,564,791
OPERATION & MAINTENANCE						
17	Mowing (medium terrain) (biannual)	SF	\$0.00525	496,000	\$2,604	
18	Annual inspection and maintenance	LS	\$20,000	1	\$20,000	
					ANNUAL O&M COST	\$22,604

Note: Estimate excludes cost of protection, relocation, and reconstruction of utilities.

This statement was prepared utilizing standard cost estimate practices. It is understood and agreed that this is an estimate only, and the Engineer shall not be held liable to Owner or third party for any failure to accurately estimate the cost of the project, or any part thereof. Unit Prices are in current dollars and should be adjusted as required when schedule for project is determined.



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

DATE: 2/29/2016

AVO: 27490B

PROJECT: City of Austin Onion Creek Floodplain Modeling and Mapping Phase 2 - Risk Identification & Mitigation

ALTERNATIVE: Flood Protection Wall in Wild Dunes area

PAY ITEM NO	DESCRIPTION	UNITS	UNIT PRICE	QUANTITY	SUB-TOTALS	
1	Clearing and Grubbing w/ tree removal	AC	\$10,000	1.3	\$13,000	
2	Tree protection and mitigation	AC	\$2,000	3	\$6,244.26	
3	Flood wall	LF	\$750	3,400	\$2,550,000	
4	Form liner, stain, and seal for wall	LF	\$150	3,400	\$510,000	
5	Internal Drainage System	LS	\$500,000	1	\$500,000	
6	Rock Riprap	CY	\$150	5,100	\$765,000	
7	Stockpiling and Placing Topsoil (4")	SY	\$5	15,111	\$75,556	
8	Hydromulch Seeding	SY	\$2	15,111	\$30,222	
9	Soil Retention Blankets	SY	\$6	15,111	\$90,667	
10	Temporary Erosion and Sediment Control (5%)	LS	\$228,000	1	\$228,000	
11	Neighborhood Street Maintenance	LS	\$400,000	1	\$400,000	
12	Neighborhood Safety and Security	LS	\$100,000	1	\$100,000	
13	Mobilization (12%)	LS	\$633,000	1	\$633,000	
					SUBTOTAL	\$5,901,689
					CONTINGENCY (30%)	\$1,770,507
					TOTAL PROJECT COST	\$7,672,195
14	Engineering and Survey Fees (15%)	LS	\$1,151,000	1	\$1,151,000	
15	Regulatory Permitting (7%)	LS	\$538,000	1	\$538,000	
16	Land Acquisition	LS	\$22,100,000	1	\$22,100,000	
					PROJECT GRAND TOTAL	\$31,461,195
OPERATION & MAINTENANCE						
17	Mowing (medium terrain) (biannual)	SF	\$0.00525	272,000	\$1,428	
18	Annual inspection and maintenance	LS	\$20,000	1	\$20,000	
					ANNUAL O&M COST	\$21,428

Note: Estimate excludes cost of protection, relocation, and reconstruction of utilities.

This statement was prepared utilizing standard cost estimate practices. It is understood and agreed that this is an estimate only, and the Engineer shall not be held liable to Owner or third party for any failure to accurately estimate the cost of the project, or any part thereof. Unit Prices are in current dollars and should be adjusted as required when schedule for project is determined.



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

DATE: 2/29/2016

AVO: 27490B

PROJECT: City of Austin Onion Creek Floodplain Modeling and Mapping Phase 2 - Risk Identification & Mitigation

Alternative: Onion Creek Channel Clearing

PAY ITEM NO	DESCRIPTION	UNITS	UNIT PRICE	QUANTITY	SUB-TOTALS	
1	Selective Clearing - Less dense	AC	\$6,000	205	\$1,230,000	
2	Selective Clearing - More dense	AC	\$10,000	190	\$1,900,000	
3	Tree protection and mitigation	AC	\$2,000	395	\$790,000	
4	Hydromulch Seeding	SY	\$2	400,510	\$801,020	
5	Soil Retention Blankets	SY	\$6	400,510	\$2,403,060	
6	Care of Water	LS	\$20,000	1	\$20,000	
7	Temporary Erosion and Sediment Control (2%)	LS	\$143,000	1	\$143,000	
8	Mobilization (12%)	LS	\$365,000	1	\$365,000	
					SUBTOTAL	\$7,652,080
					CONTINGENCY (30%)	\$2,295,624
					TOTAL PROJECT COST	\$9,947,704
9	Management, engineering, and survey fees (10%)	LS	\$995,000	1	\$995,000	
10	Regulatory Permitting (2.5%)	LS	\$249,000	1	\$249,000	
					PROJECT GRAND TOTAL	\$11,191,704
OPERATION & MAINTENANCE						
11	Mowing (medium terrain) (biannual)	SF	\$0.00525	17,859,600	\$93,763	
12	Mowing (steep terrain) (biannual)	SF	\$0.05	10,977,120	\$548,856	
13	Post flood event debris removal (20% annual chance)	LF	\$16	23,240	\$362,544	
					ANNUAL O&M COST	\$1,005,163

Note: Estimate excludes cost of easement acquisition and cost of protection, relocation, and reconstruction of utilities

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ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

DATE: 2/29/2016

AVO: 27490B

PROJECT: City of Austin Onion Creek Floodplain Modeling and Mapping Phase 2 - Risk Identification & Mitigation

Alternative: Onion Creek Channel Improvements

PAY ITEM NO	DESCRIPTION	UNITS	UNIT PRICE	QUANTITY	SUB-TOTALS	
1	Selective Clearing - Less dense	AC	\$6,000	238	\$1,428,000	
2	Selective Clearing - More dense	AC	\$10,000	190	\$1,900,000	
3	Tree protection and mitigation	AC	\$2,000	428	\$856,000	
4	Channel Excavation	CY	\$10	1,485,002	\$14,850,016	
5	Channel Excavation (rock)	CY	\$20	1,265,001	\$25,300,028	
6	Rock riprap	CY	\$150	8,254	\$1,238,083	
7	Hydromulch Seeding	SY	\$2	374,019	\$748,039	
8	Soil Retention Blankets	SY	\$6	374,019	\$2,244,116	
9	Care of Water	LS	\$50,000	1	\$50,000	
10	Relocation of Water Quality Pond	LS	\$200,000	1	\$200,000	
11	Temporary Erosion and Sediment Control (2%)	LS	\$972,000	1	\$972,000	
12	Mobilization (12%)	LS	\$2,490,000	1	\$2,490,000	
					SUBTOTAL	\$52,276,281
					CONTINGENCY (30%)	\$15,682,884
					TOTAL PROJECT COST	\$67,959,165
13	Engineering and Survey Fees (5%)	LS	\$3,398,000	1	\$3,398,000	
14	Regulatory Permitting (2.5%)	LS	\$1,699,000	1	\$1,699,000	
					PROJECT GRAND TOTAL	\$73,056,165
OPERATION & MAINTENANCE						
15	Mowing (medium terrain) (biannual)	SF	\$0.00525	20,734,560	\$108,856	
16	Mowing (steep terrain) (biannual)	SF	\$0.05	10,977,120	\$548,856	
17	Post flood event debris removal (20% annual chance)	LF	\$16	23,240	\$362,544	
					ANNUAL O&M COST	\$1,020,256

Note: Estimate excludes cost of easement acquisition and cost of protection, relocation, and reconstruction of utilities

This statement was prepared utilizing standard cost estimate practices. It is understood and agreed that this is an estimate only, and the Engineer shall not be held liable to Owner or third party for any failure to accurately estimate the cost of the project, or any part thereof. Unit Prices are in current dollars and should be adjusted as required when schedule for project is determined.



Onion Creek's Challenges and Opportunities

TFMA 2016 Fall Conference

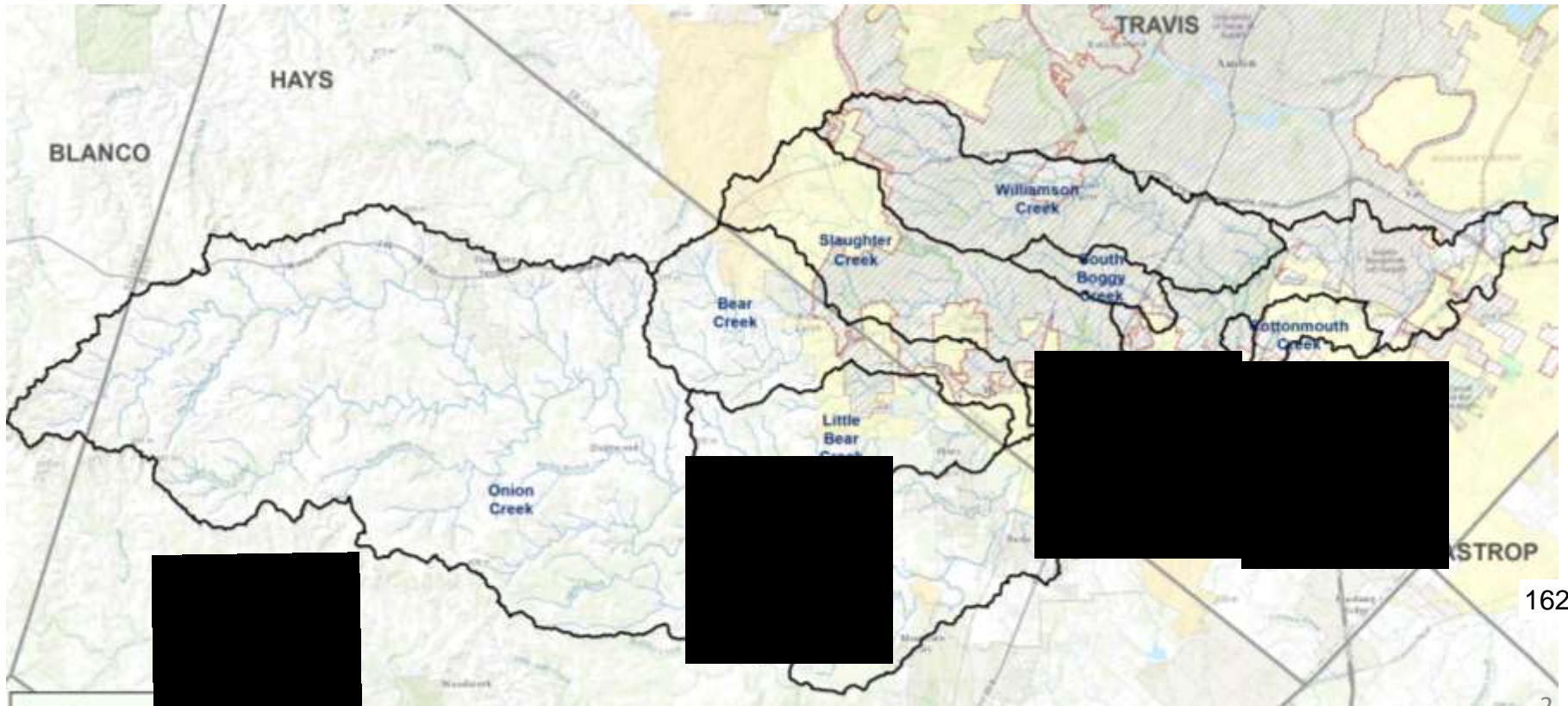
September 9, 2016

Karl McArthur, PE, CFM
Cindy Engelhardt, PE, CFM
Ashley Lowrie, EIT

Onion Creek and Vicinity Floods

How many “100-year” floods are we going to have?

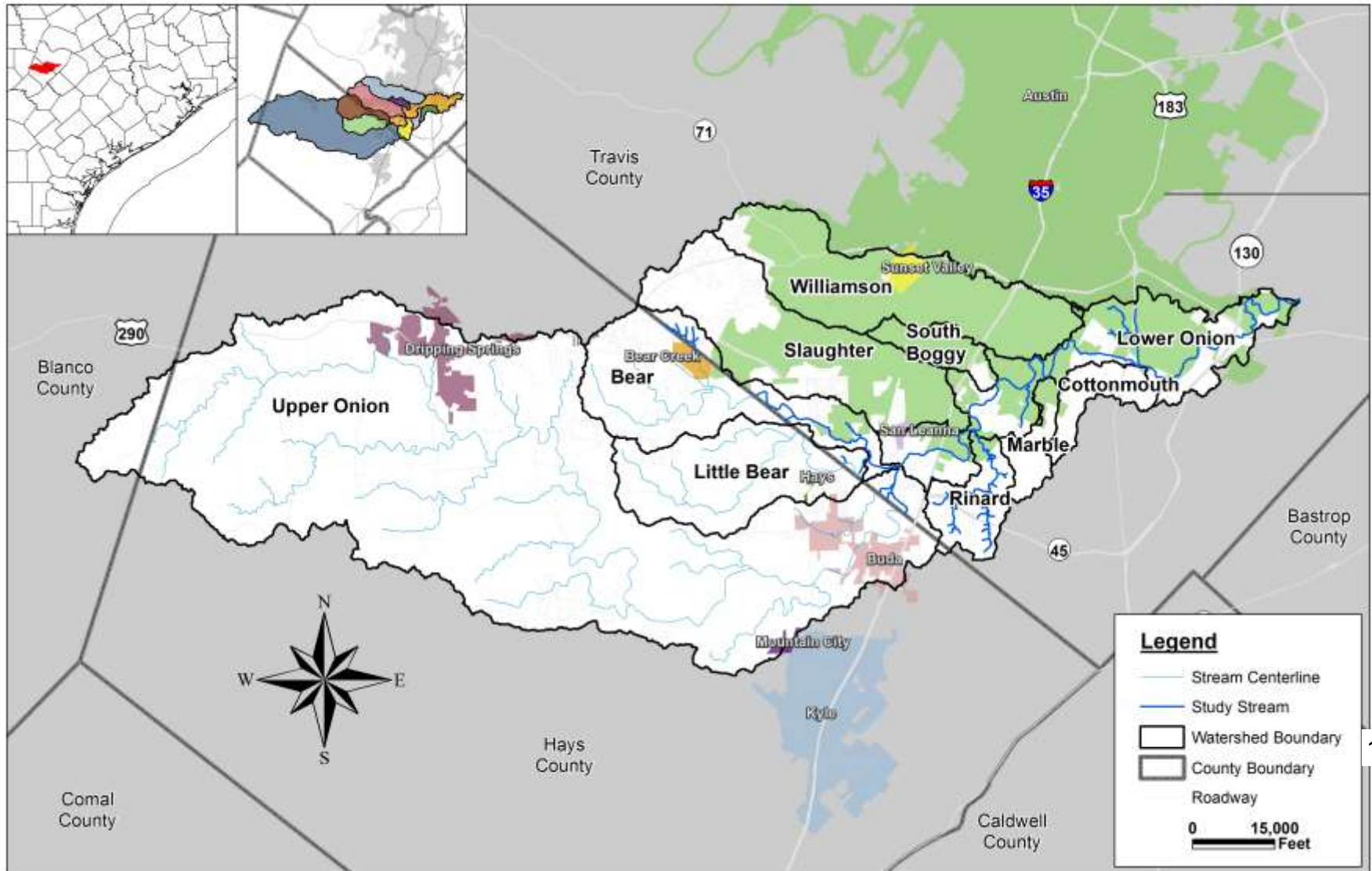
- October 31, 2013
- October 30, 2015
- May 23-24, 2015
- May 26, 2016



City Responses to Onion Creek Floods

- Expanded Buyout Project in Lower Onion
- Flood Warning System Improvements
- Increased Outreach and Communication
- Improvements in Damage Assessment Methodology
- Flood Mitigation Task Force
- **Onion Creek Floodplain and Flood Hazard Mitigation Study**

Onion Creek Floodplain and Flood Hazard Mitigation Study



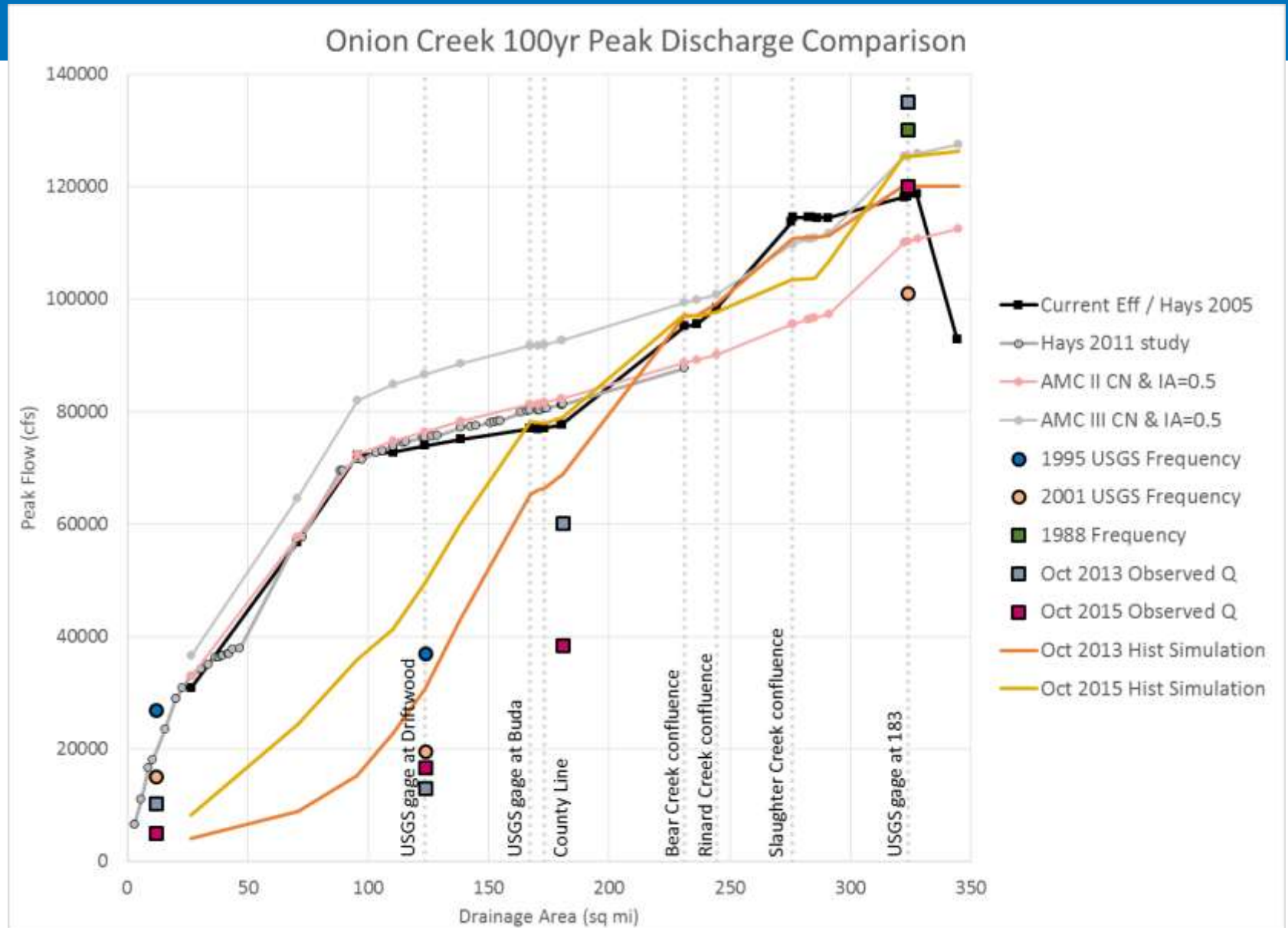
Onion Creek Technical Challenges

- Hydrology – Are the flows reasonable?
 - Preliminary hydrology
 - Historical validation
 - Storm centering
- Hydraulics – Does the water really do that?
 - Historical calibration
 - Complicated overflows
 - Use of HEC-RAS 2D
- Mitigation alternatives – Is that feasible?

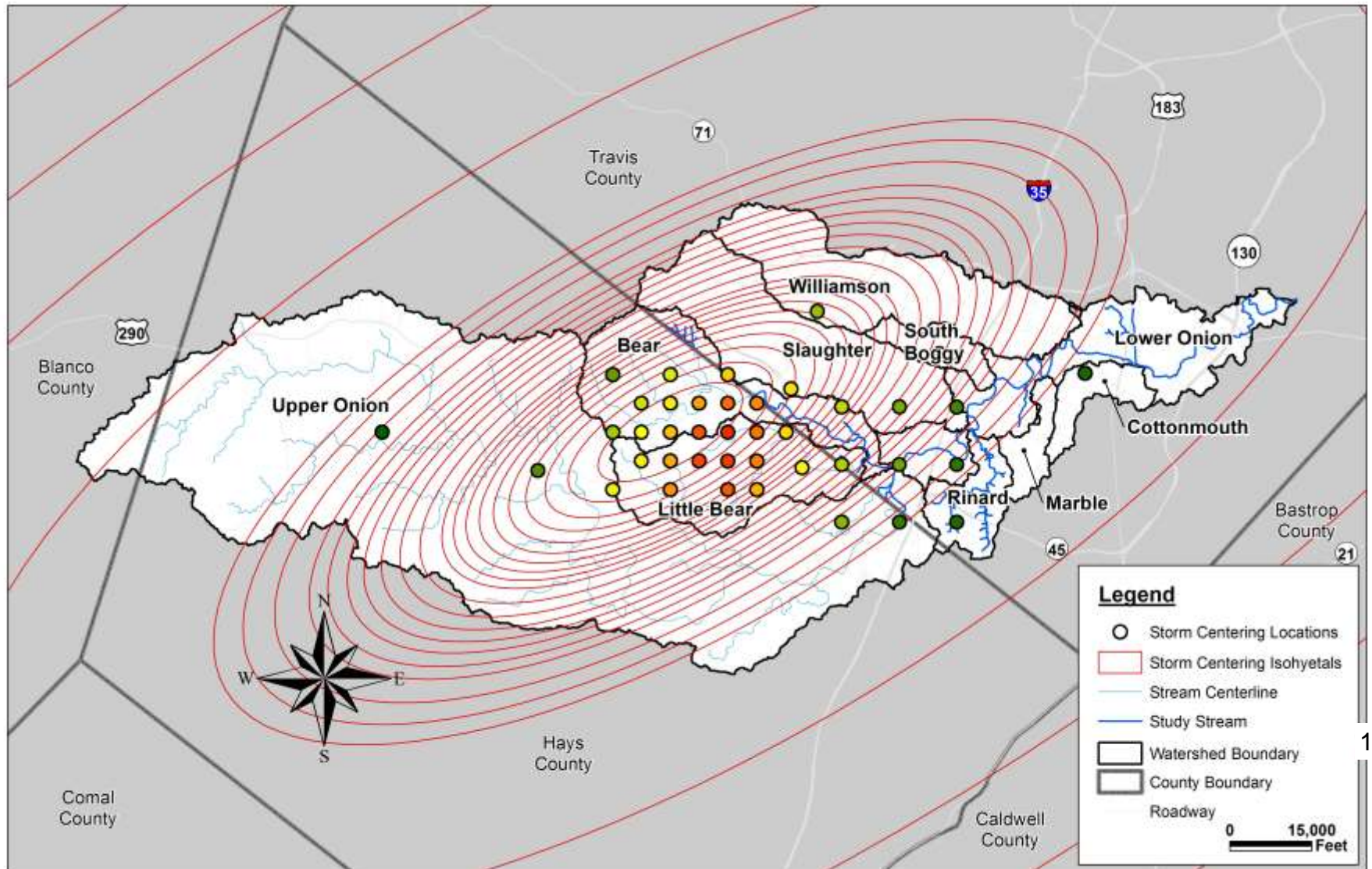
Onion Creek Hydrology

- Preliminary Hydrology
 - Updated Watershed Delineations
 - Computed Basin Parameters
 - Snyder's Unit Hydrograph
 - CN Initial Losses
 - Updated Routing
 - Rainfall Options
 - Frequency Storm
 - SCS Type 3 Distribution
 - Storm Centering
- Historical Validation
 - October 2013
 - May 2015
 - October 2015
- Gage Analysis
 - Onion near Driftwood
 - Onion at Twin Creeks
 - Onion at US 183
 - Bear near Driftwood

Onion Creek Hydrology

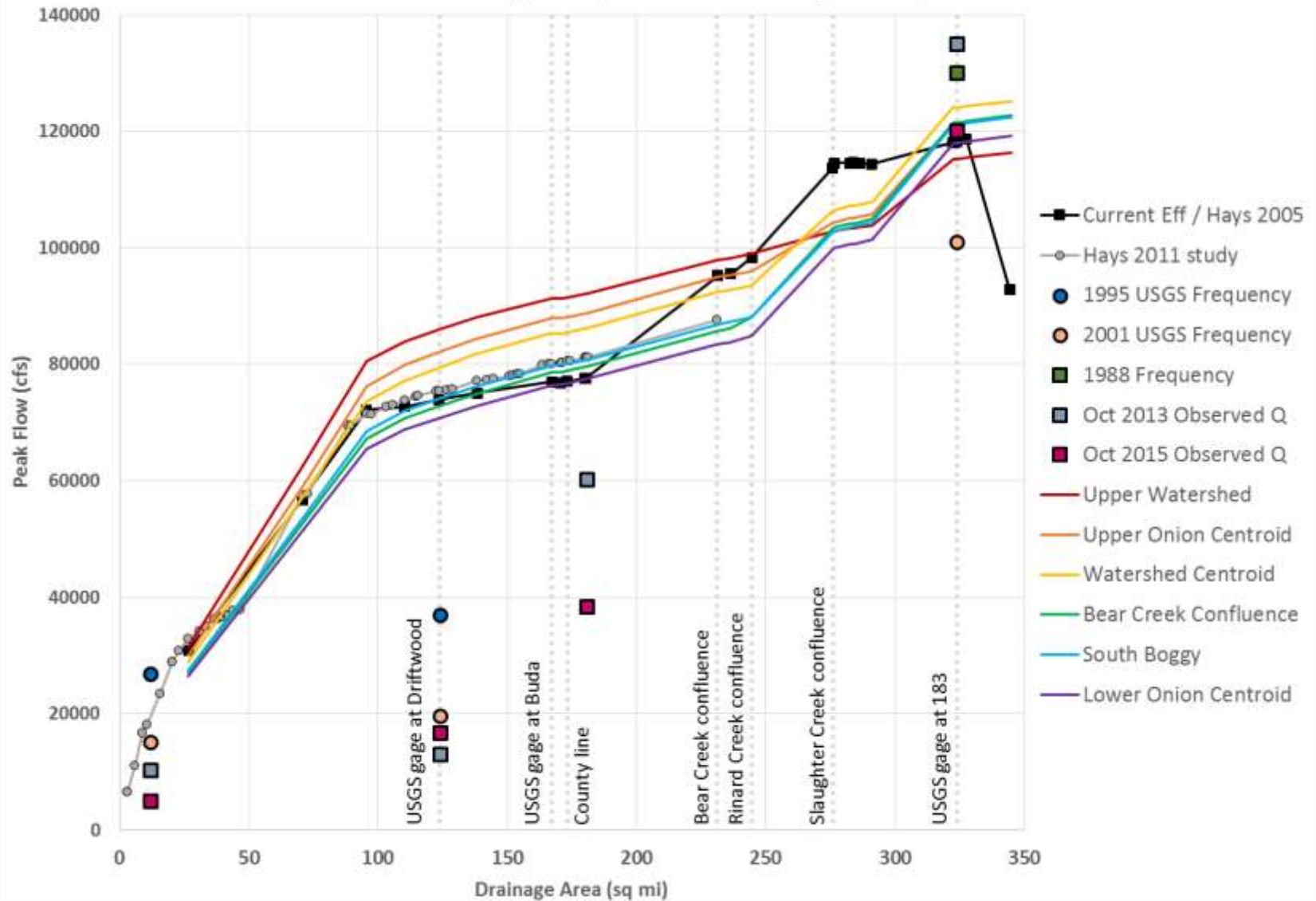


Onion Creek Hydrology



Onion Creek Hydrology

Storm Centering 100-yr Peak Discharge Comparison

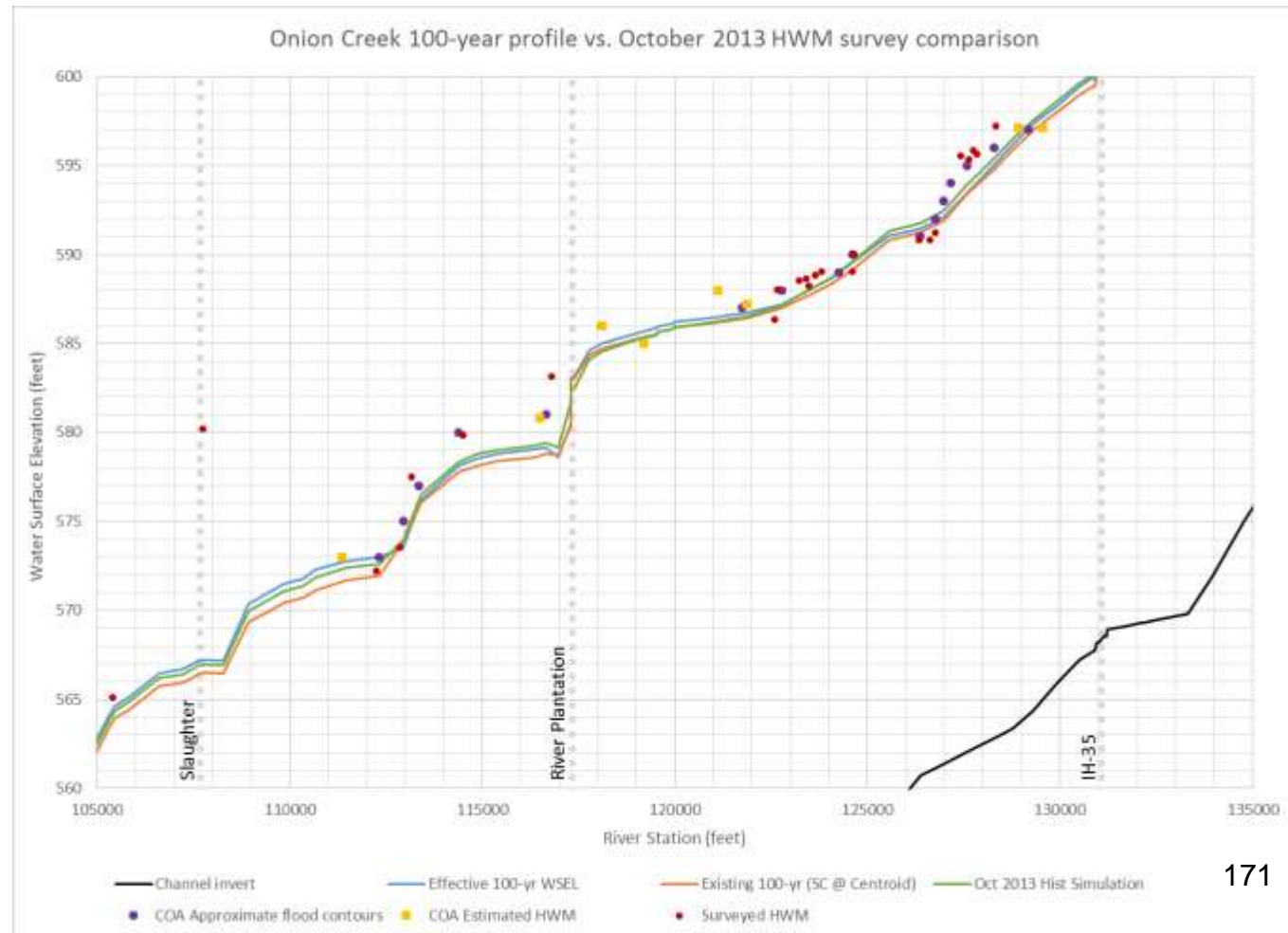


Onion Creek Hydraulics

- New Hydraulic Analysis
 - XS using 2015 LiDAR
 - Incorporated New Survey
- Historical Calibration
 - High Water Marks
 - Estimated Flood Inundation
- Complicated overflows
 - HEC-RAS 2D as an evaluation tool

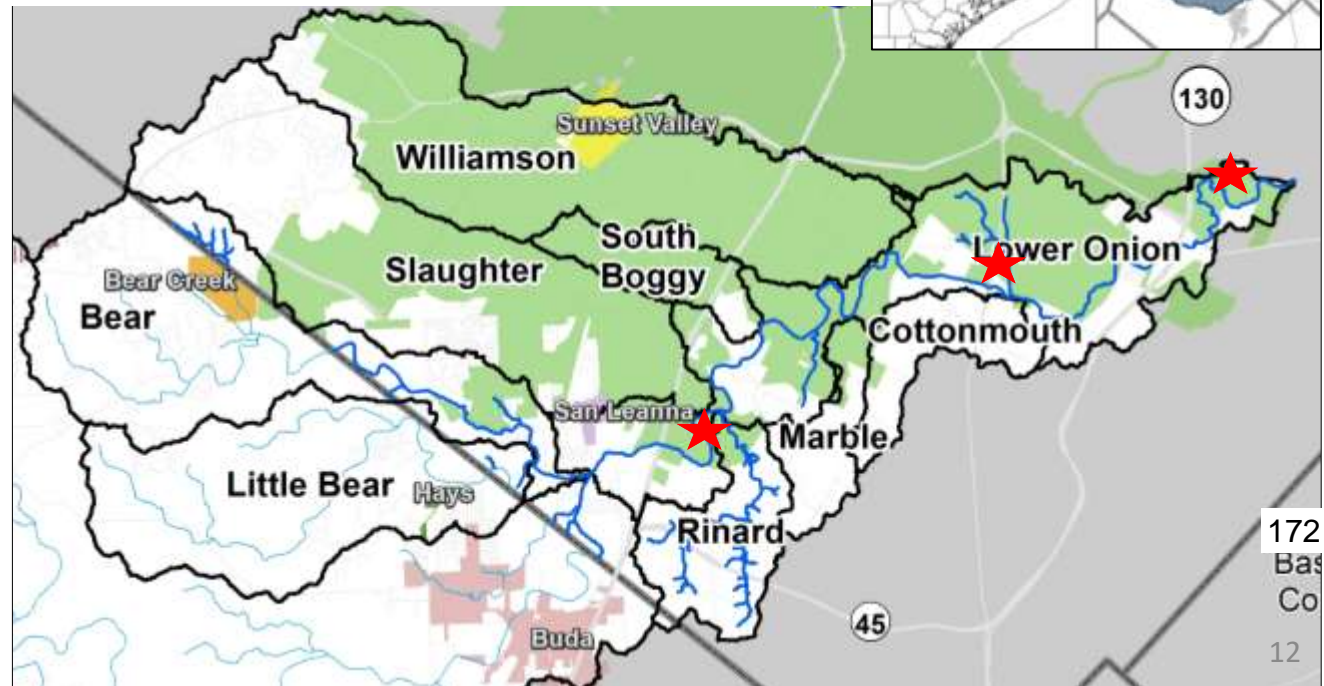
Onion Creek Hydraulics

- Historical Calibration
 - High Water Marks
 - Estimated Flood Inundation



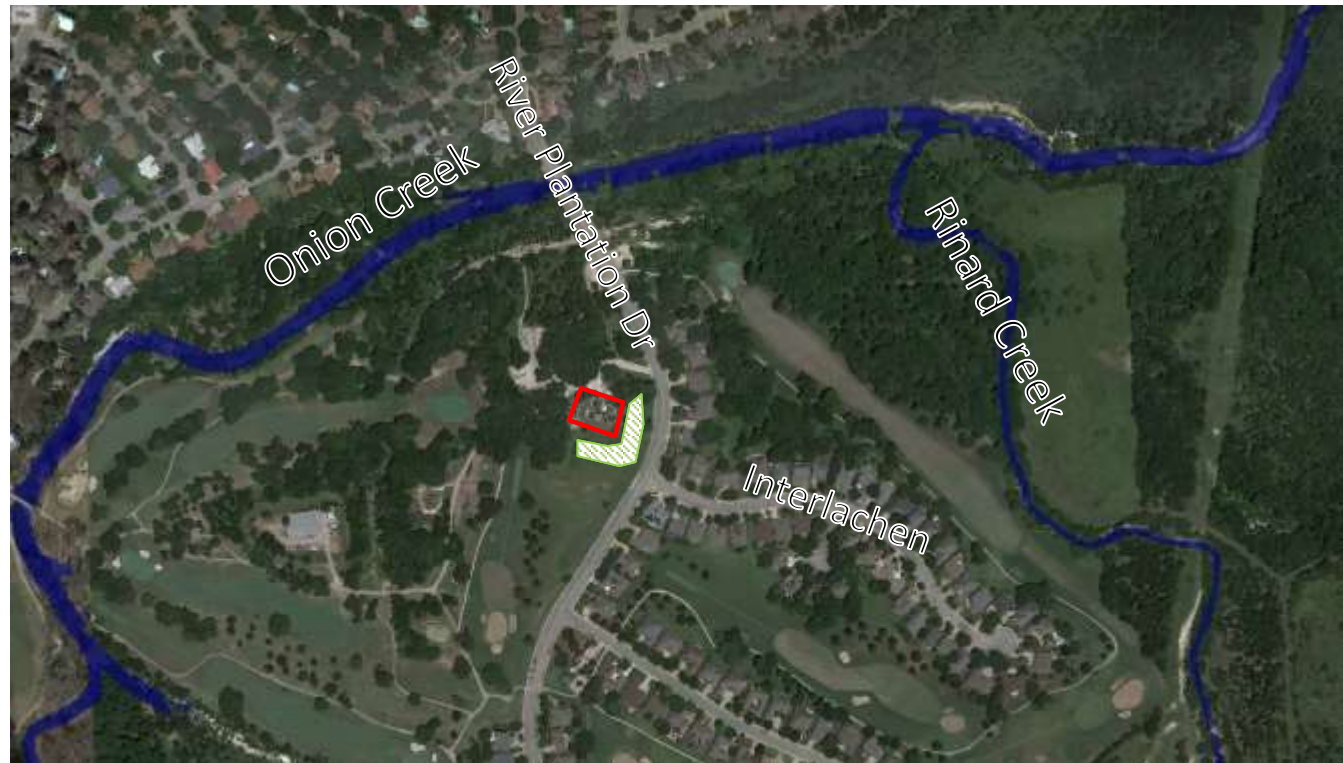
Onion Creek Hydraulics

- 2D Modeling of Complicated Overflows
 - River Plantation: WWTP Berm
 - Burleson Creek: ABIA Airport
 - Fallwell Lane: Critical Infrastructure



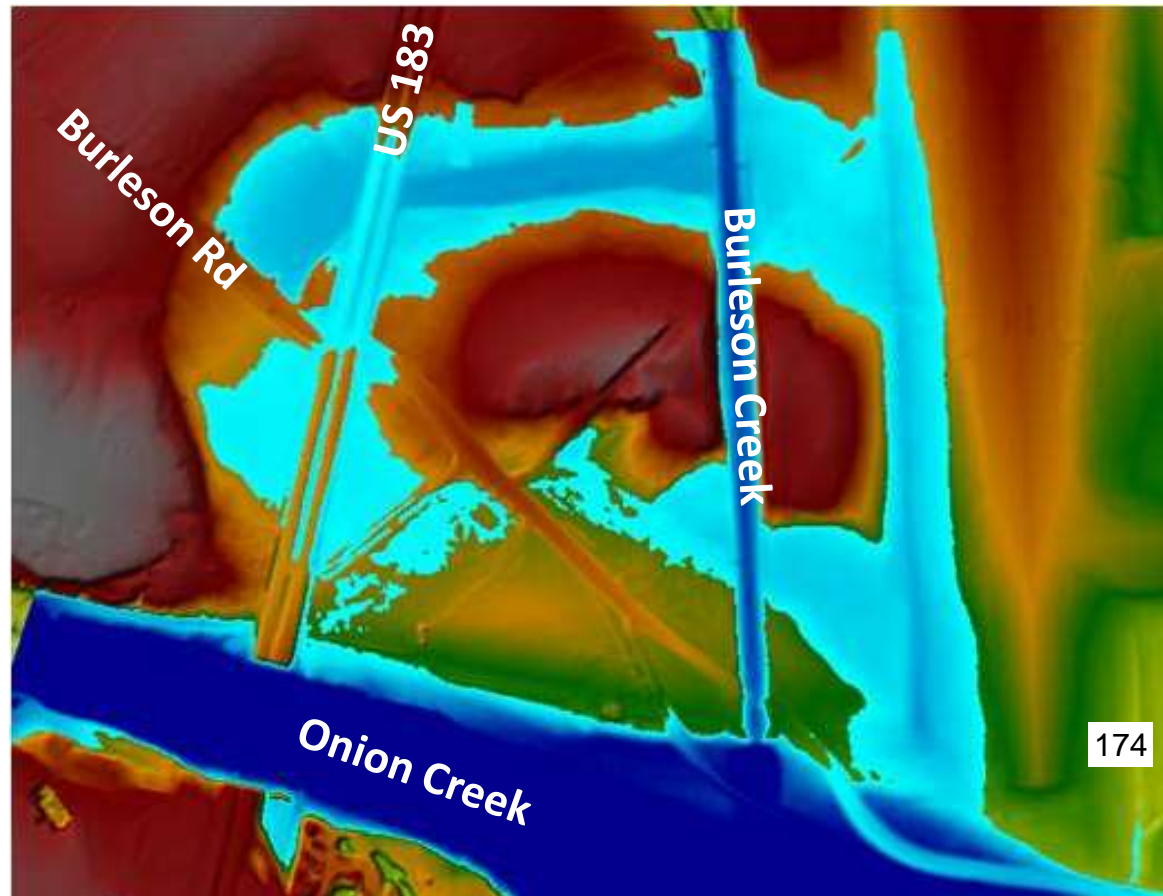
Onion Creek Hydraulics

- River Plantation WWTP berm
 - 2D model to determine impact of berm and potential removal of berm

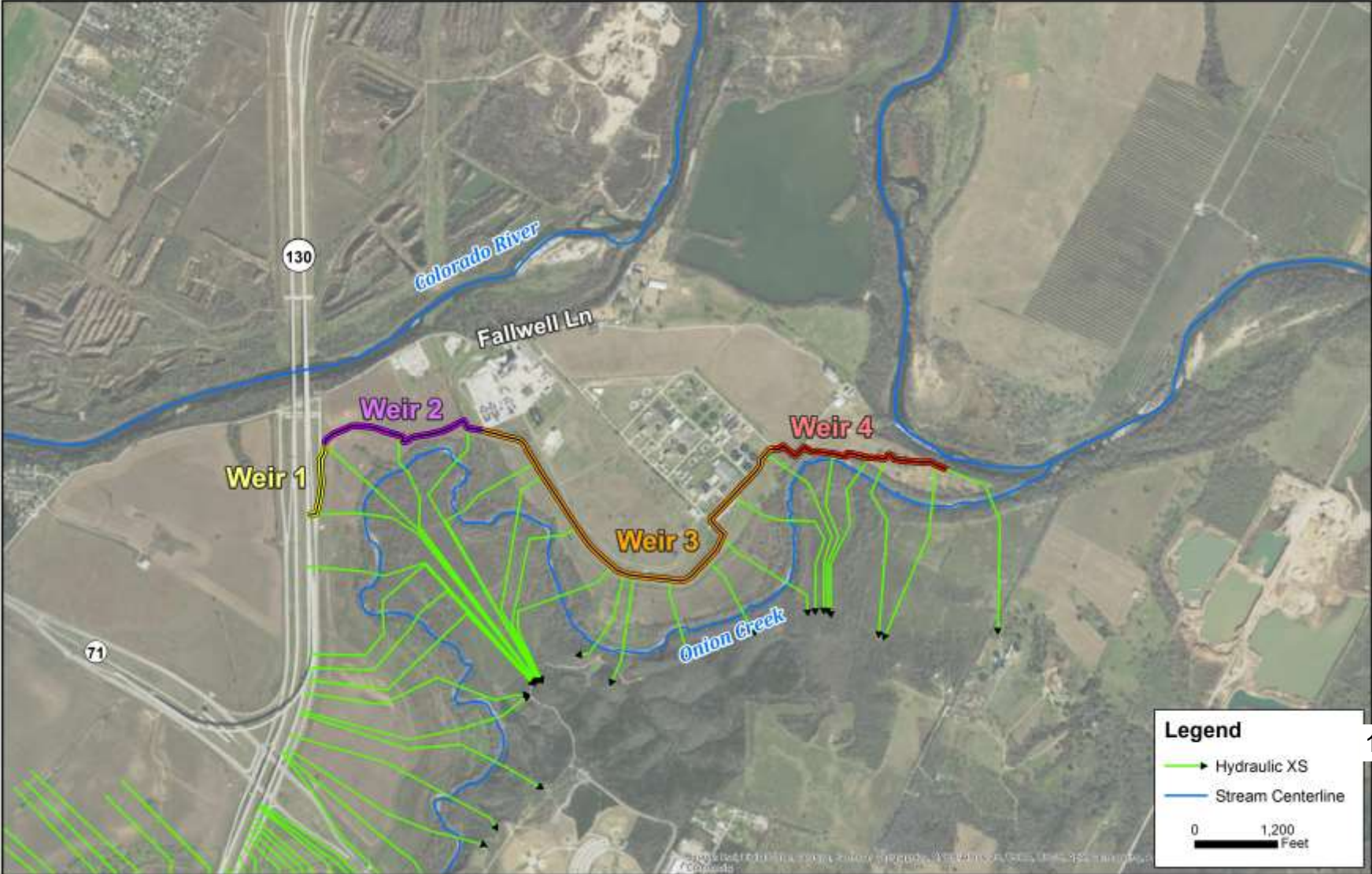


Onion Creek Hydraulics

- Burleson Creek
 - Quick 2D model to understand where water is going
 - 1D model for final mapping



Onion Creek Hydraulics



Onion Creek Hydraulics

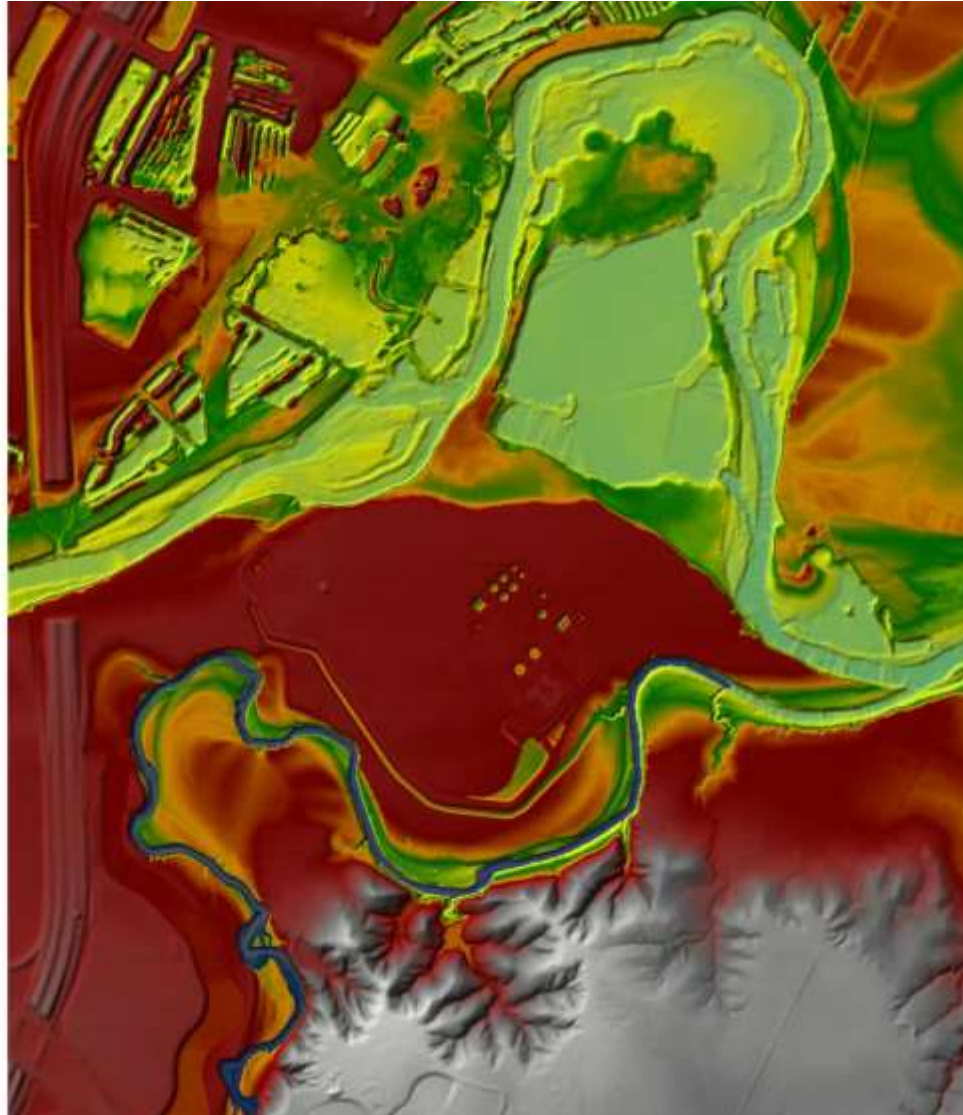


176

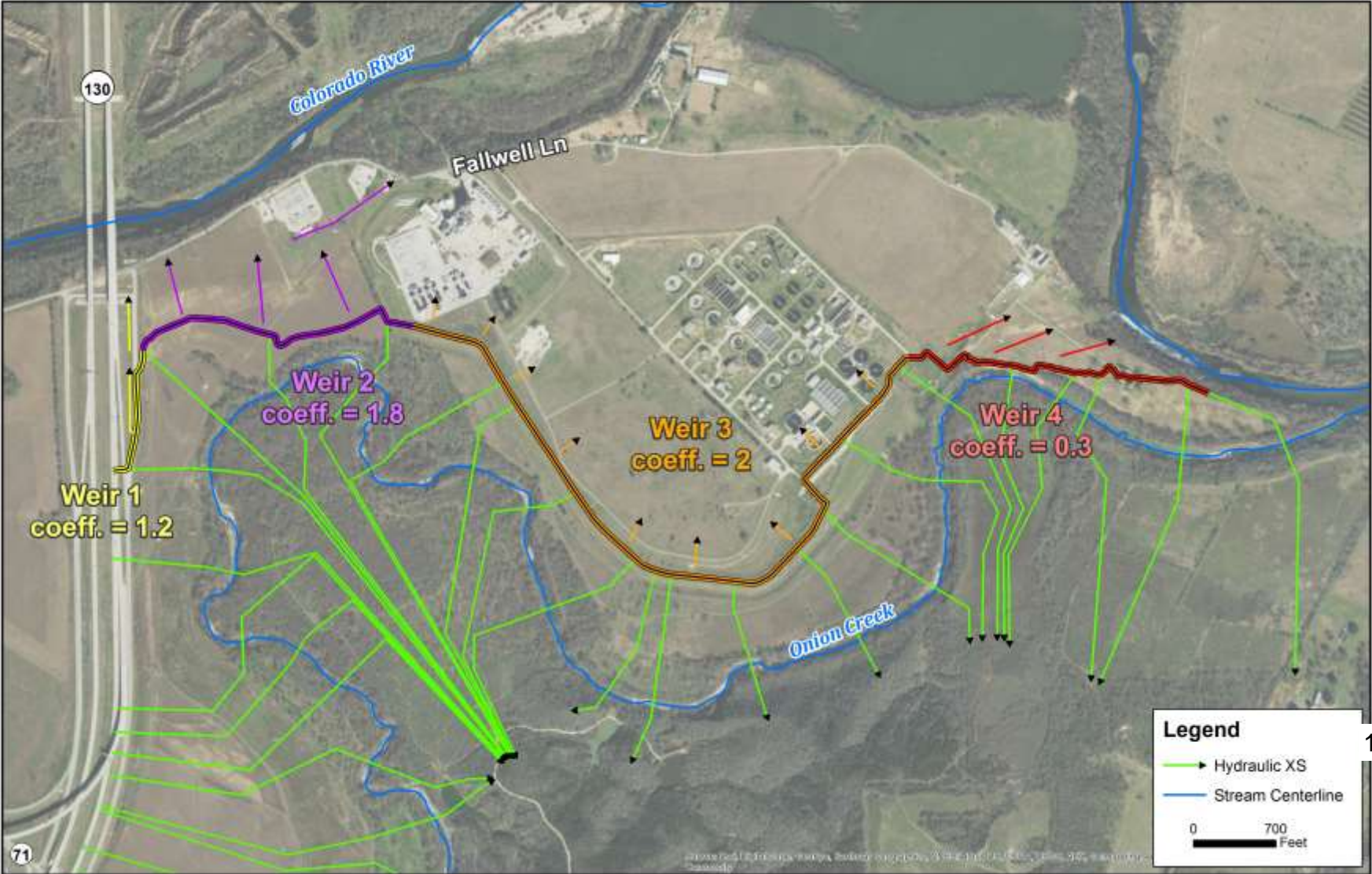
16

Onion Creek Hydraulics

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Onion Creek Hydraulics



Onion Creek Mitigation Alternatives

- Preliminary Analysis
 - Clearing & channel benching
 - Floodwall
 - Regional detention
 - Property Acquisition

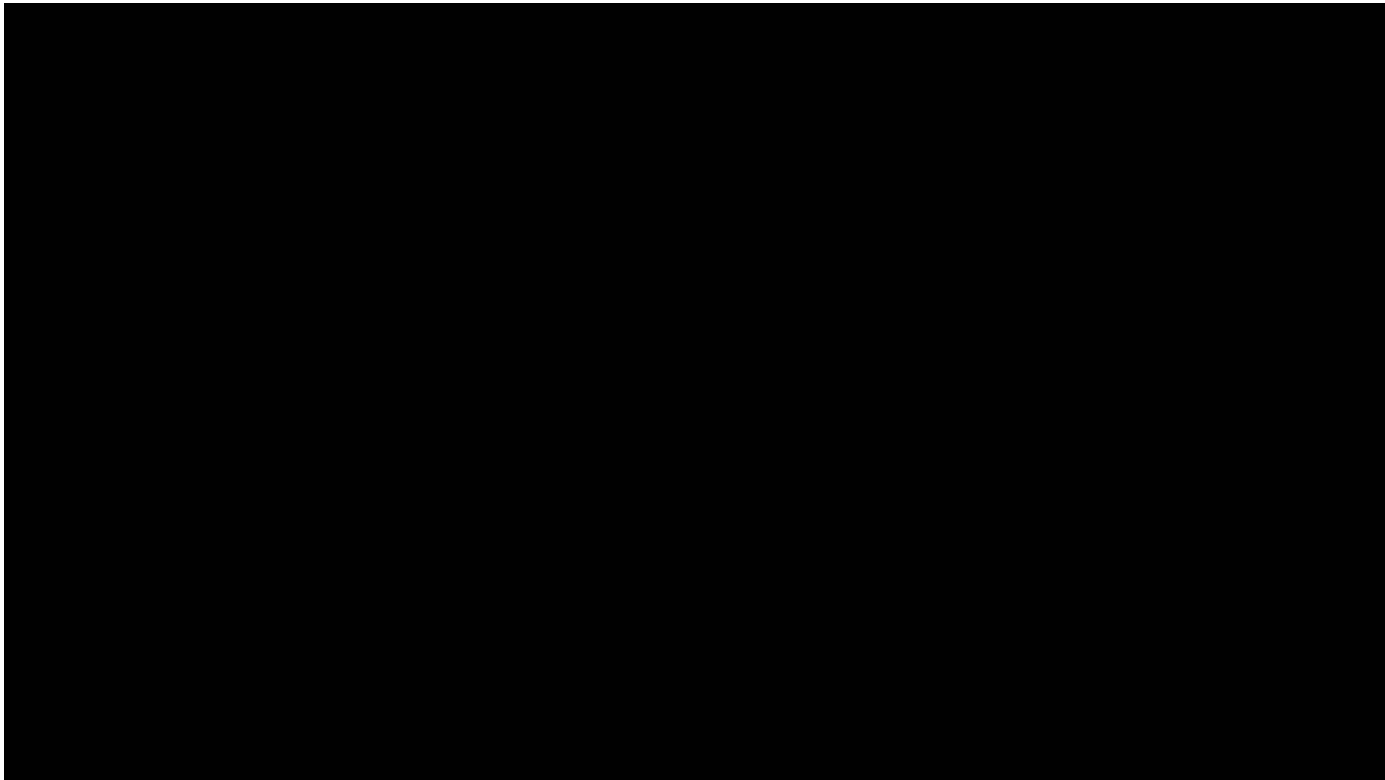


Onion Creek Coordination Challenges

- Large watershed = regional challenges of building partnerships and consensus
- Multiple floods = intense interest from Council and impacted residents
 - Flood Mitigation Task Force
 - Coordination with residents
 - Coordination for floodplain updates
 - Coordination with ongoing development
- Mitigation alternatives
 - Cooperation between municipalities and counties
 - Permitting and environmental considerations

Onion Creek Study – Maintaining Focus

- Multiple technical challenges – Hydrology and Hydraulics
- Multiple serious flooding issues
- Valuable updates to flood risk data / floodplains
- Anxious residents looking for solutions... quickly




Questions?

Karl McArthur
City of Austin
Watershed Protection Department
(512) 974-9126
karl.mcarthur@austintexas.go

Cindy Engelhardt
Halff Associates

Ashley Lowrie
Halff Associates



Onion Creek Floodplain and Flood Hazard Mitigation Study

November 15, 2016

City of Austin
Watershed Protection Department

Meeting Overview

- New Floodplain Study
 - Why?
 - Where?
 - How will it affect you?
- Flood Mitigation
- Regional Coordination
- Recovery Buyouts
- Schedule / Funding
- Q&A
- Breakout Groups

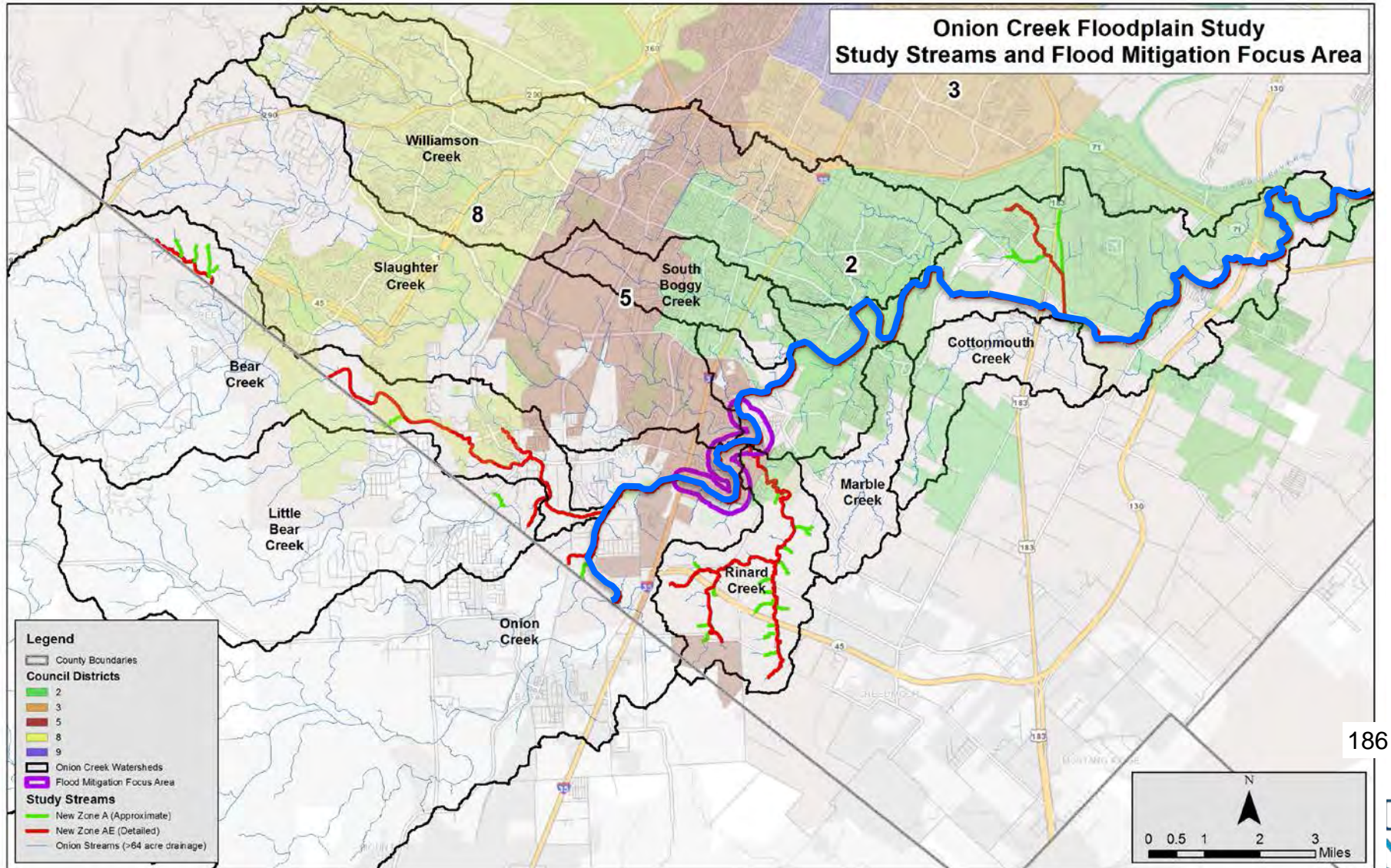


Update of Floodplain Study

- 4 parts to a study
 - Survey
(ground elevations)
 - Hydrology
(how much water)
 - Hydraulics
(how high is the water)
 - Mapping
(where does the water go)
- Fully-developed vs. FEMA floodplains



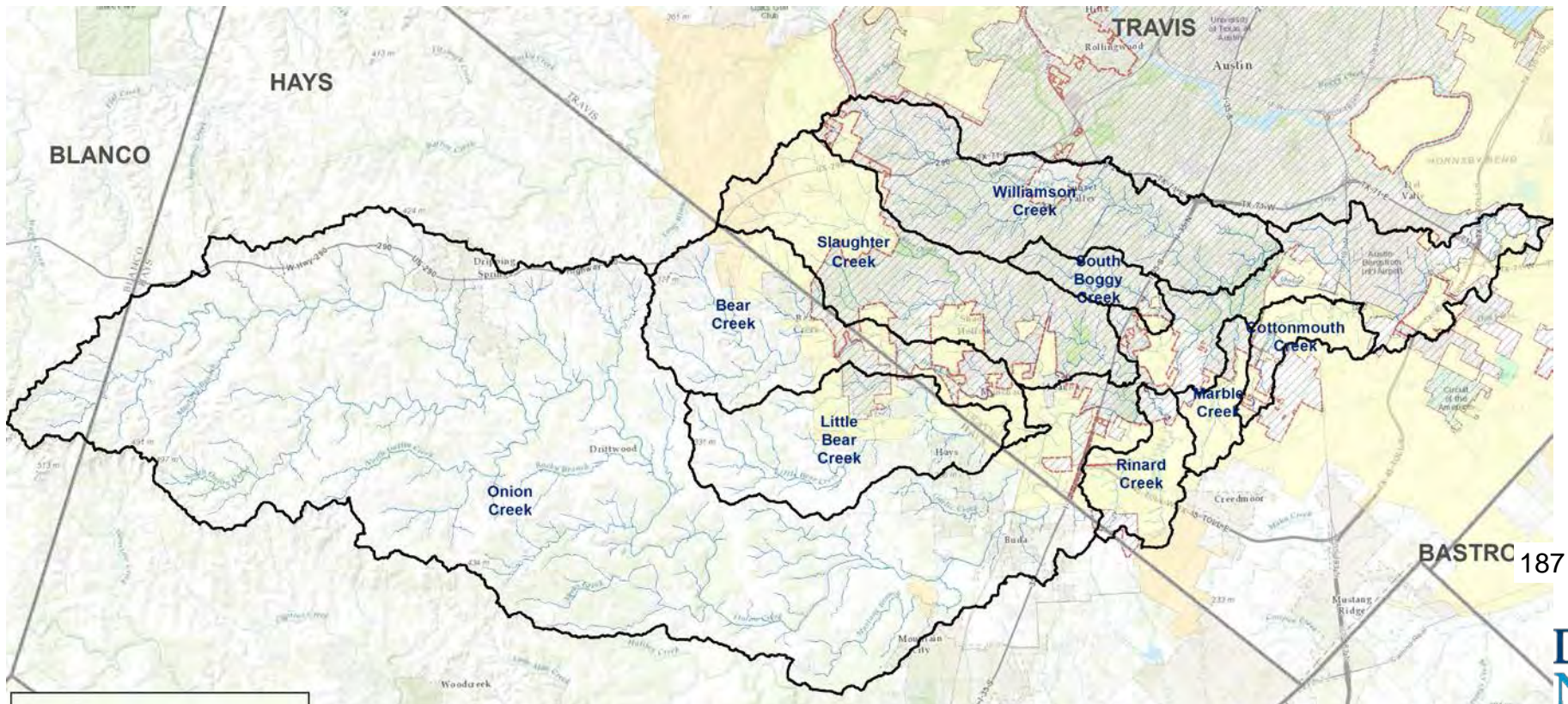
Scope of Work – Floodplain Study



Onion Creek Hydrology

How much flow is in Onion Creek?

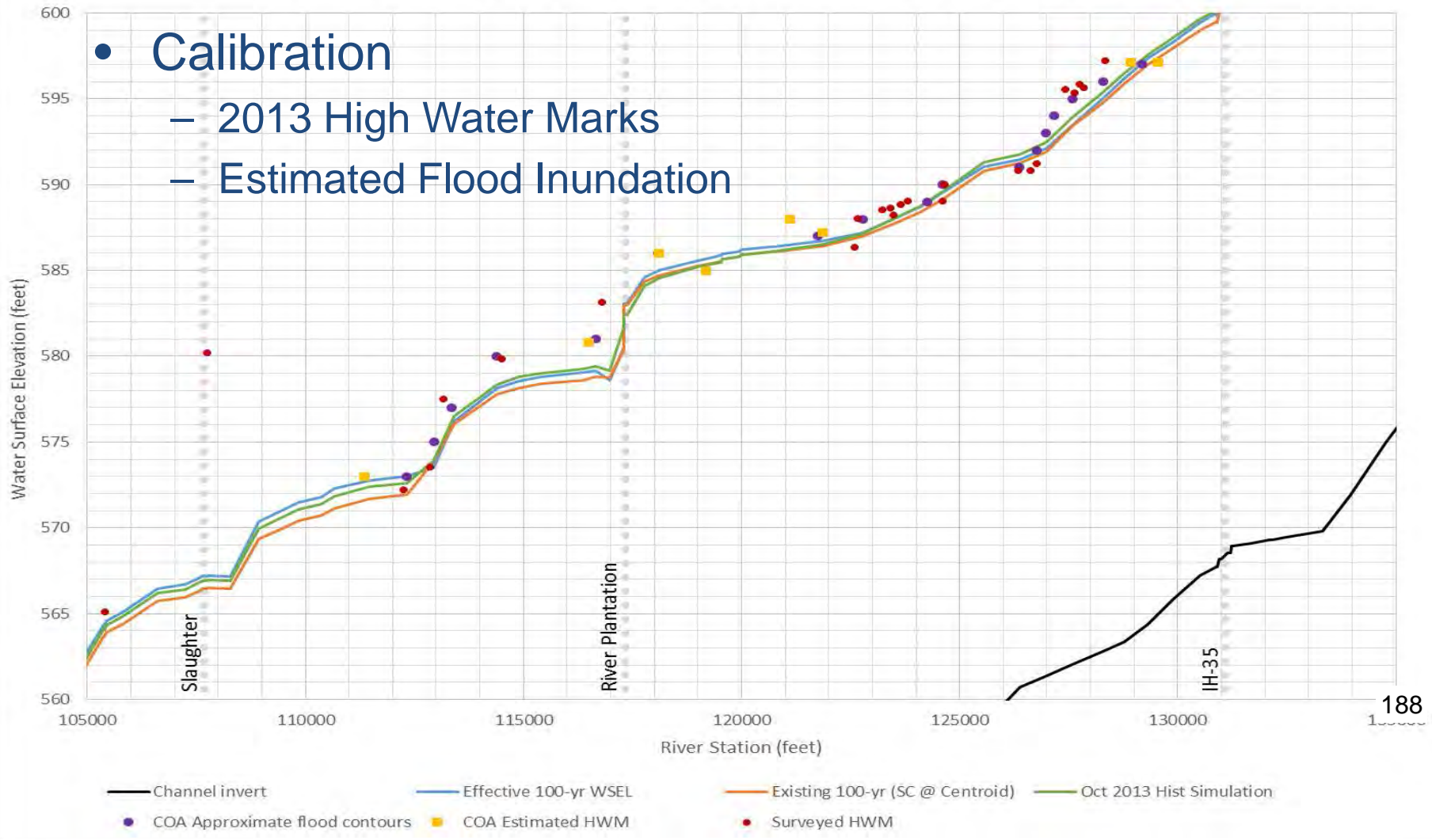
- Flood events October 2013 and 2015
- 345 square miles
- Considerable variation in previous studies
- Multiple, large tributaries



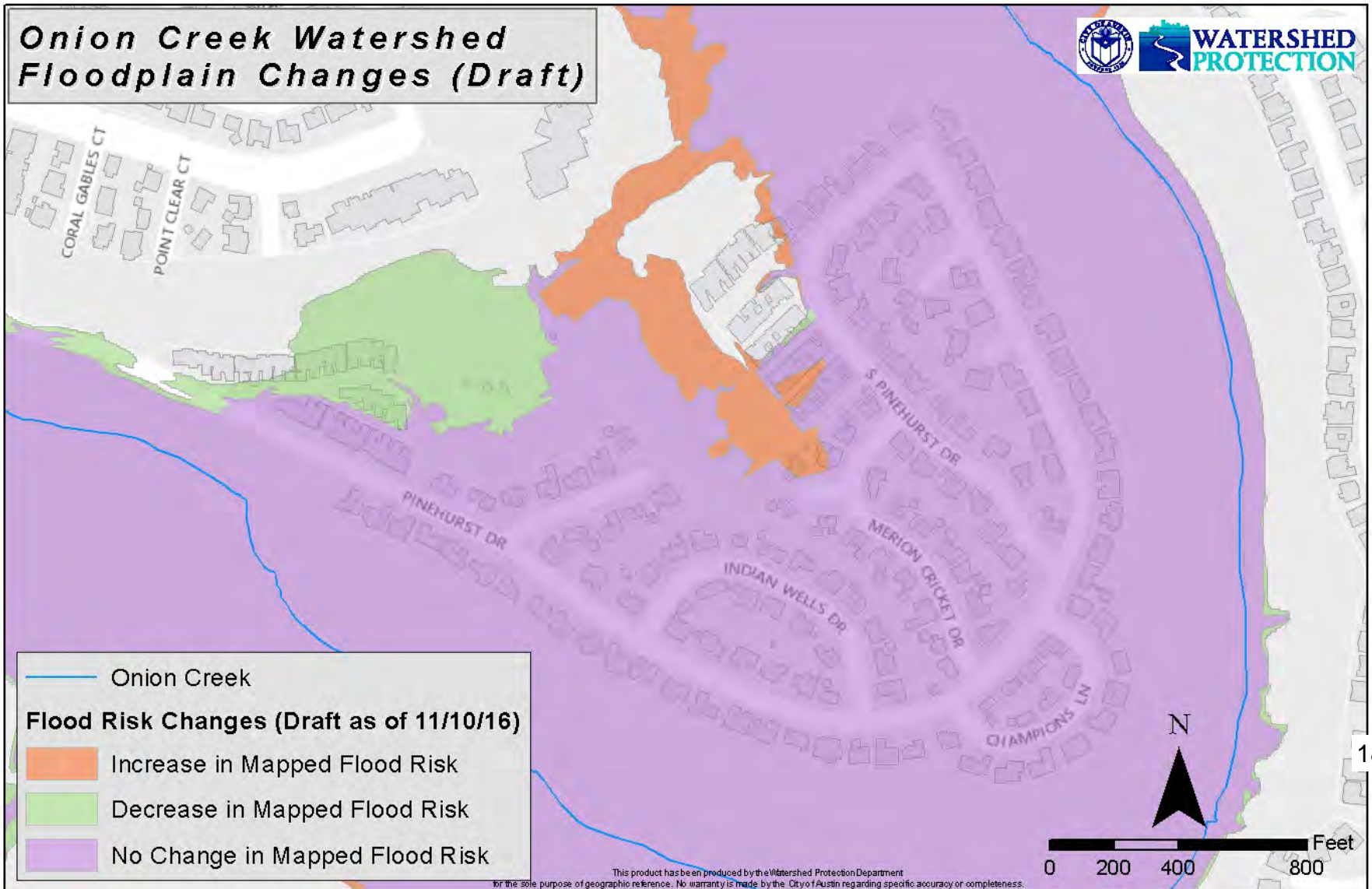
Onion Creek Hydraulics

How high does the water get?

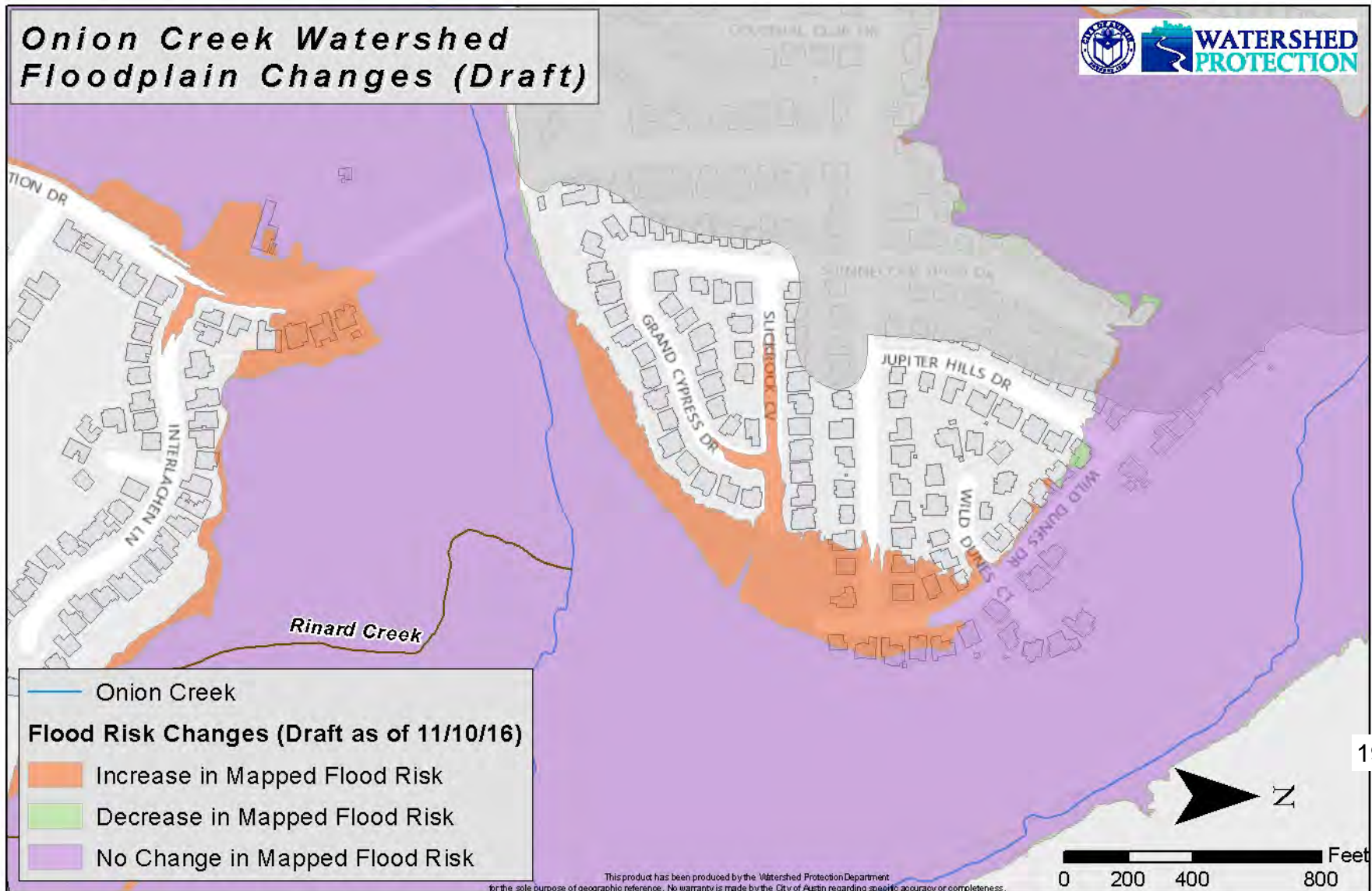
Onion Creek 100-year profile vs. October 2013 HWM survey comparison



Floodplain Changes – Pinehurst Area



Floodplain Changes – Wild Dunes Area



Timeline for New FEMA Maps

Floodplains Effective for Development Purposes

- January 2017

FEMA Appeal and Comment Period

- Spring 2017

Production of Final FEMA Maps

- Fall 2017

FEMA Maps Become Effective

- Spring 2018

Flood Safety & Preparedness

Learn...

... *Flooding can be deadly. Learn where flooding may occur.*

www.ATXFloodPro.com

www.ATXFloods.com

Plan...

... *Make an emergency plan and kit.*

www.austintexas.gov/department/preparedness

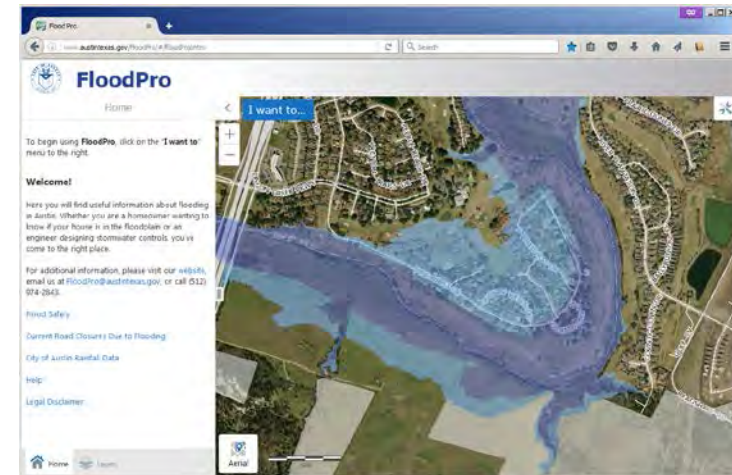
preparedness

... *Consider purchasing flood insurance.*

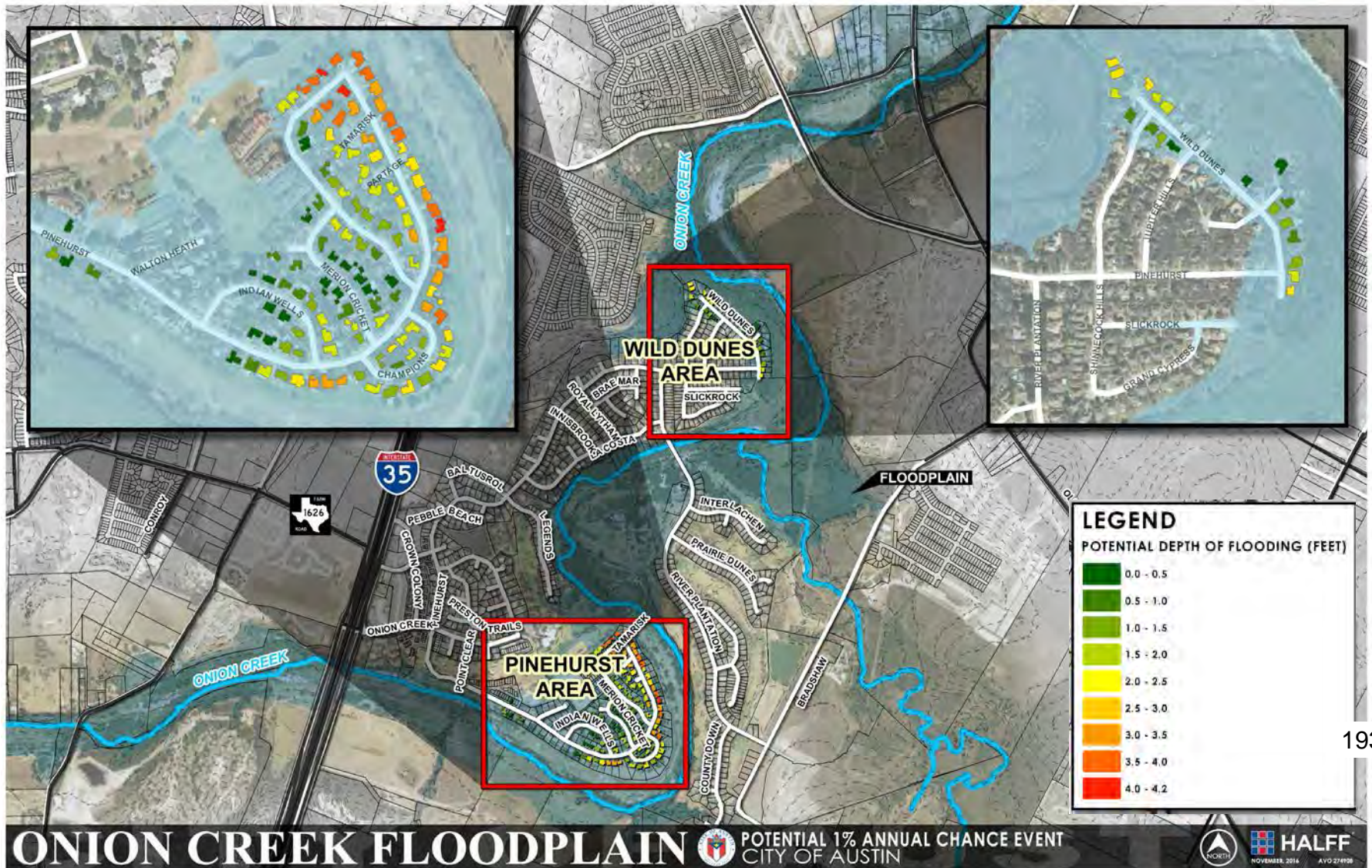
Live...

... *Flooding can have devastating effects on families and the community.*

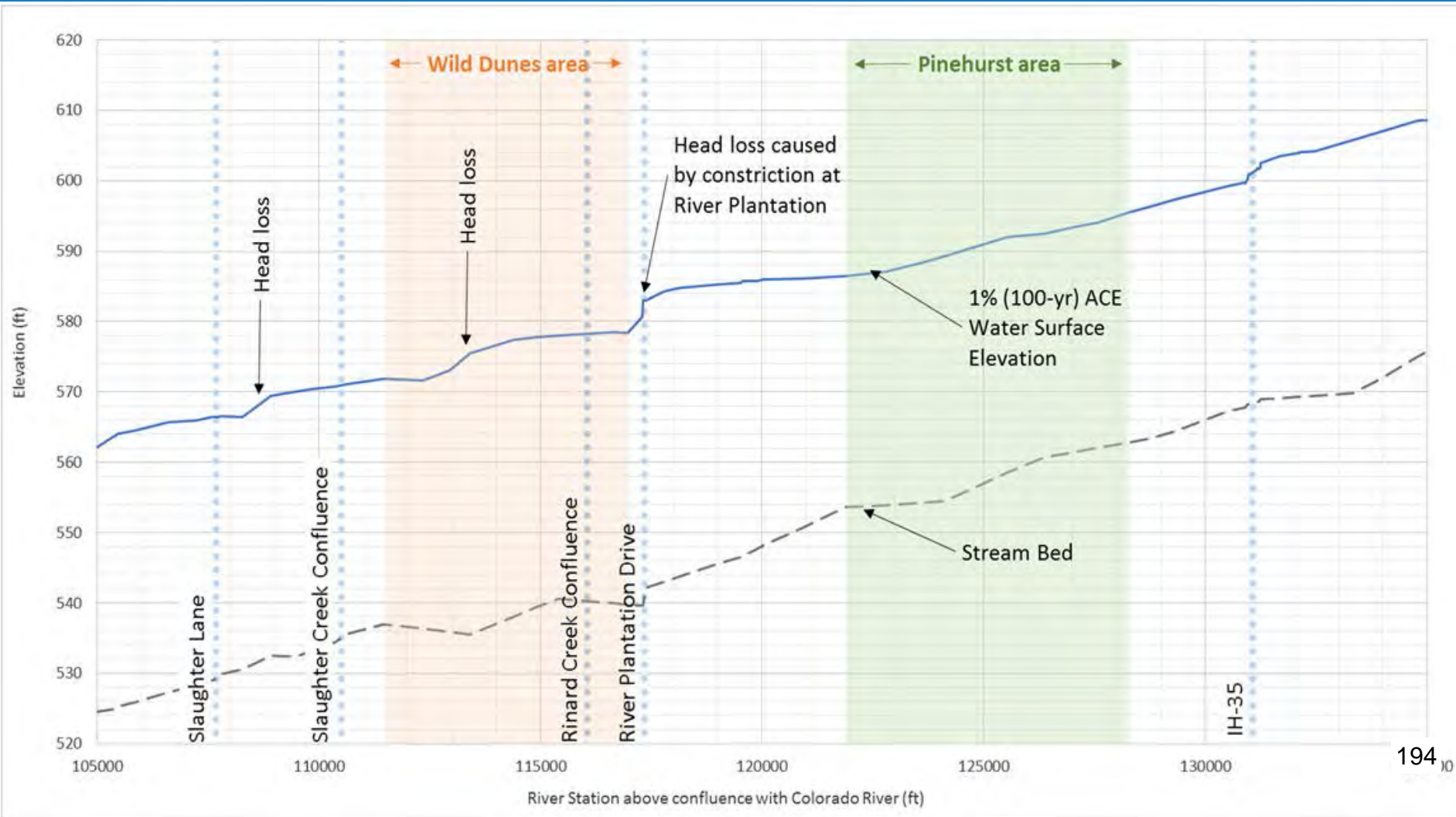
Learn, plan, and live to protect your family, your property and yourself.



Existing Condition Flood Risk

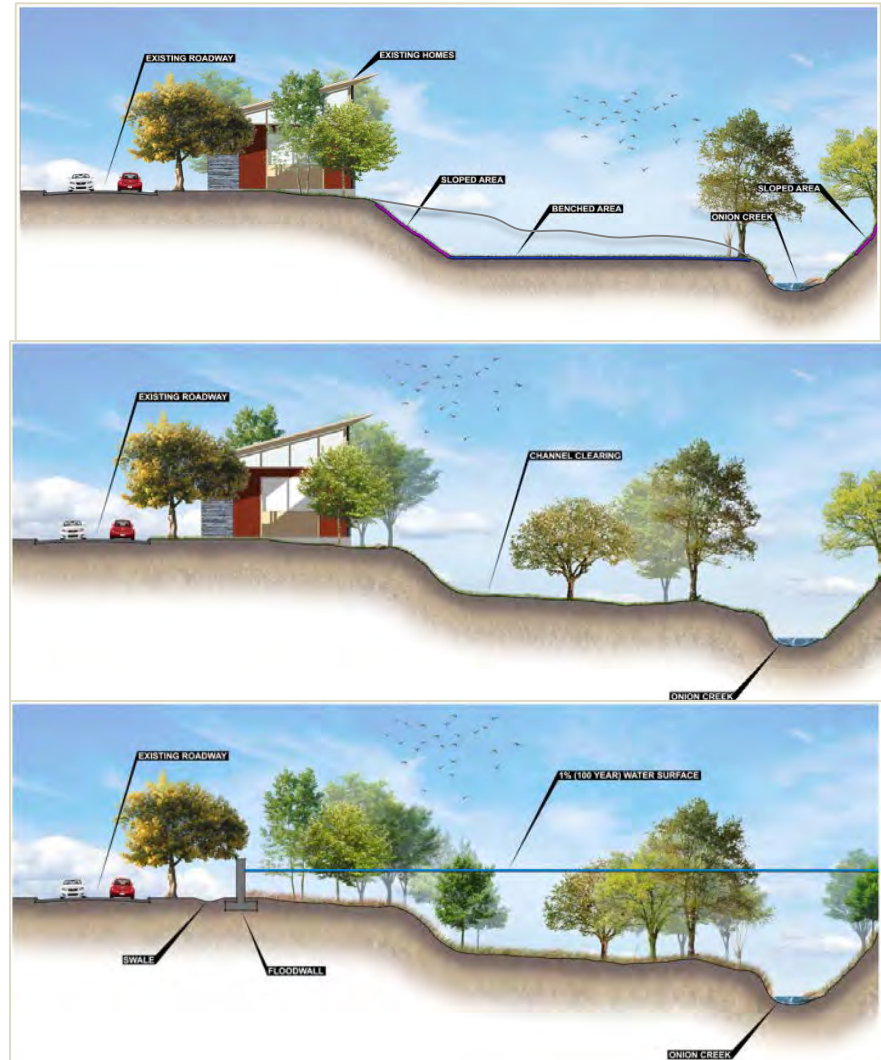


Hydraulic Mitigation

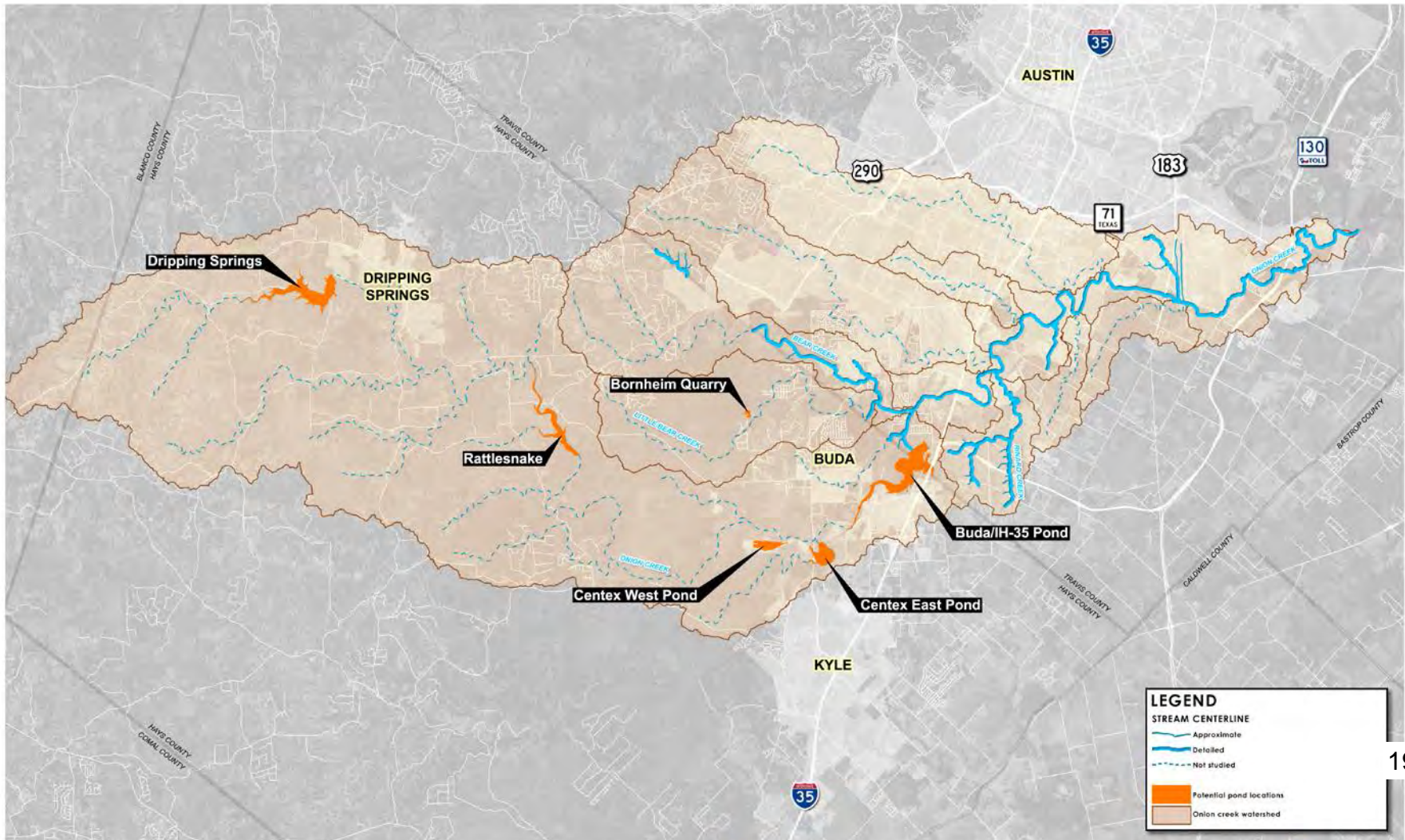


Onion Creek Mitigation Alternatives

- Preliminary Analysis
 - Regional Detention
 - Channel Clearing
 - Channel Modification
 - Floodwall
 - Property Acquisition



Regional Detention



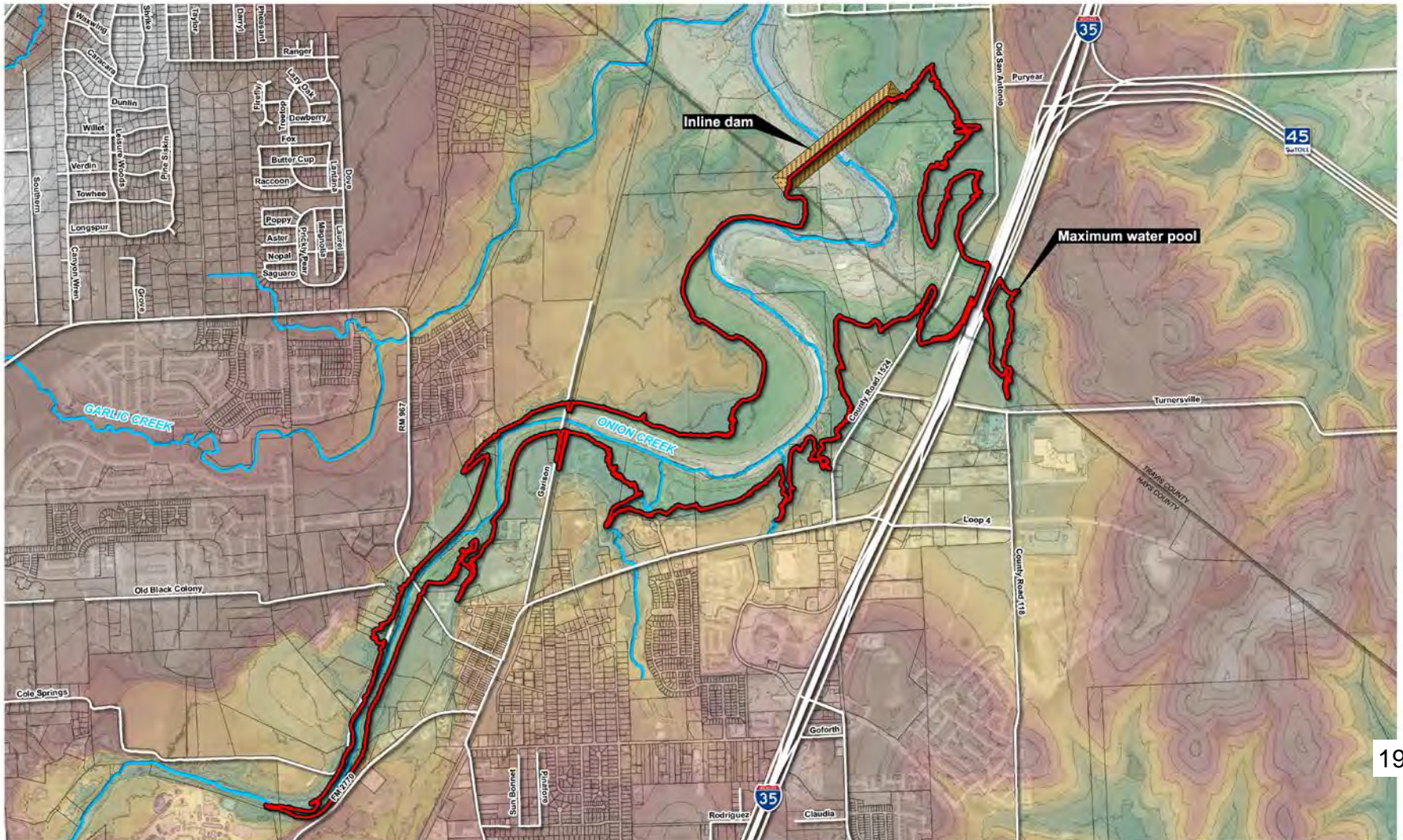
Regional Detention

- Evaluated Regional Ponds
 - Dripping Springs Pond
 - Rattlesnake Pond
 - Centex West Regional Pond
 - Centex East Regional Pond
 - Buda / IH-35 Regional Pond
 - Bornheim Quarry

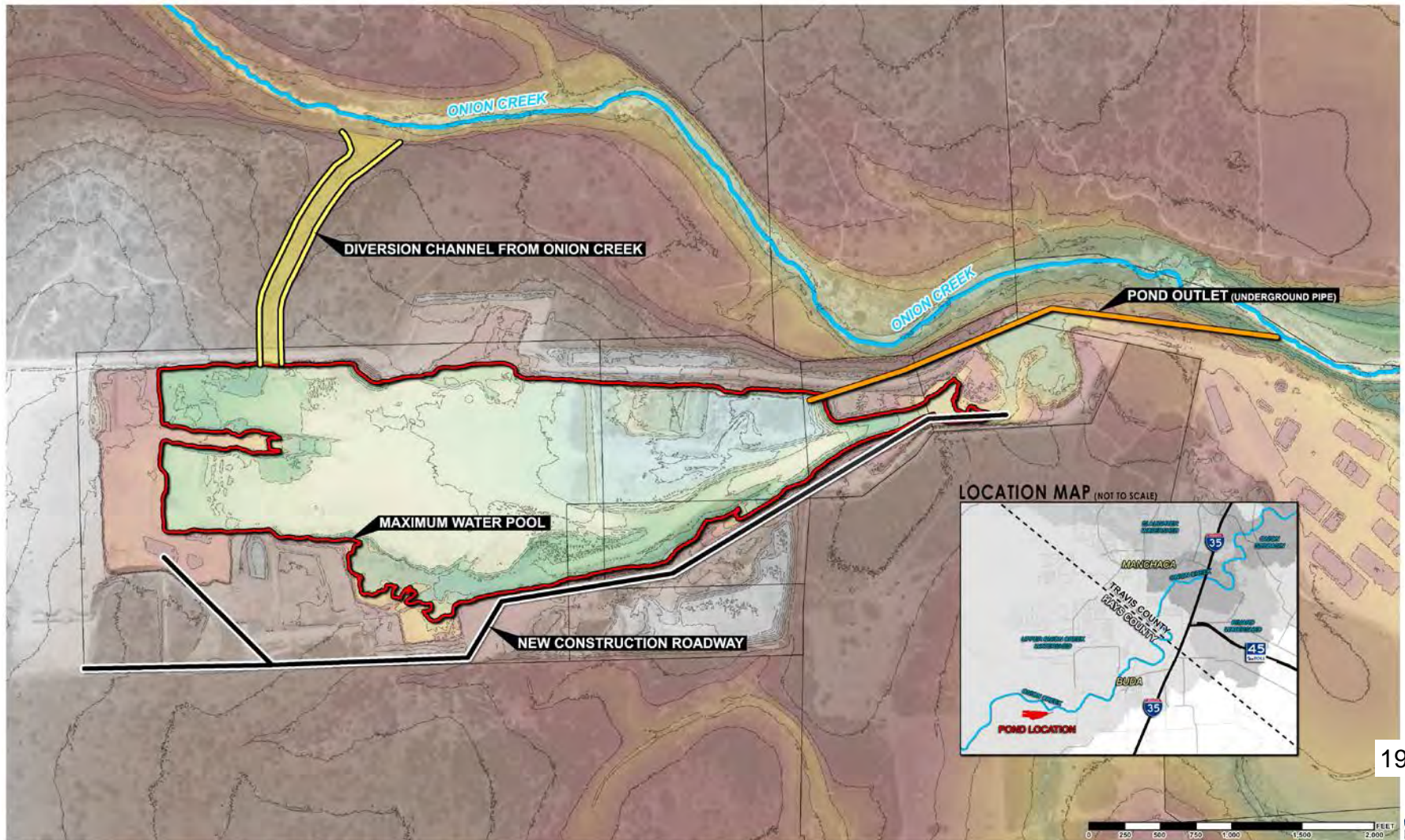


Dry Comal Creek Dam, Comal County / ~\$20M / ~2,900 ac-ft

Buda / IH-35 Regional Pond



Centex West Regional Pond



Regional Detention

Benefits

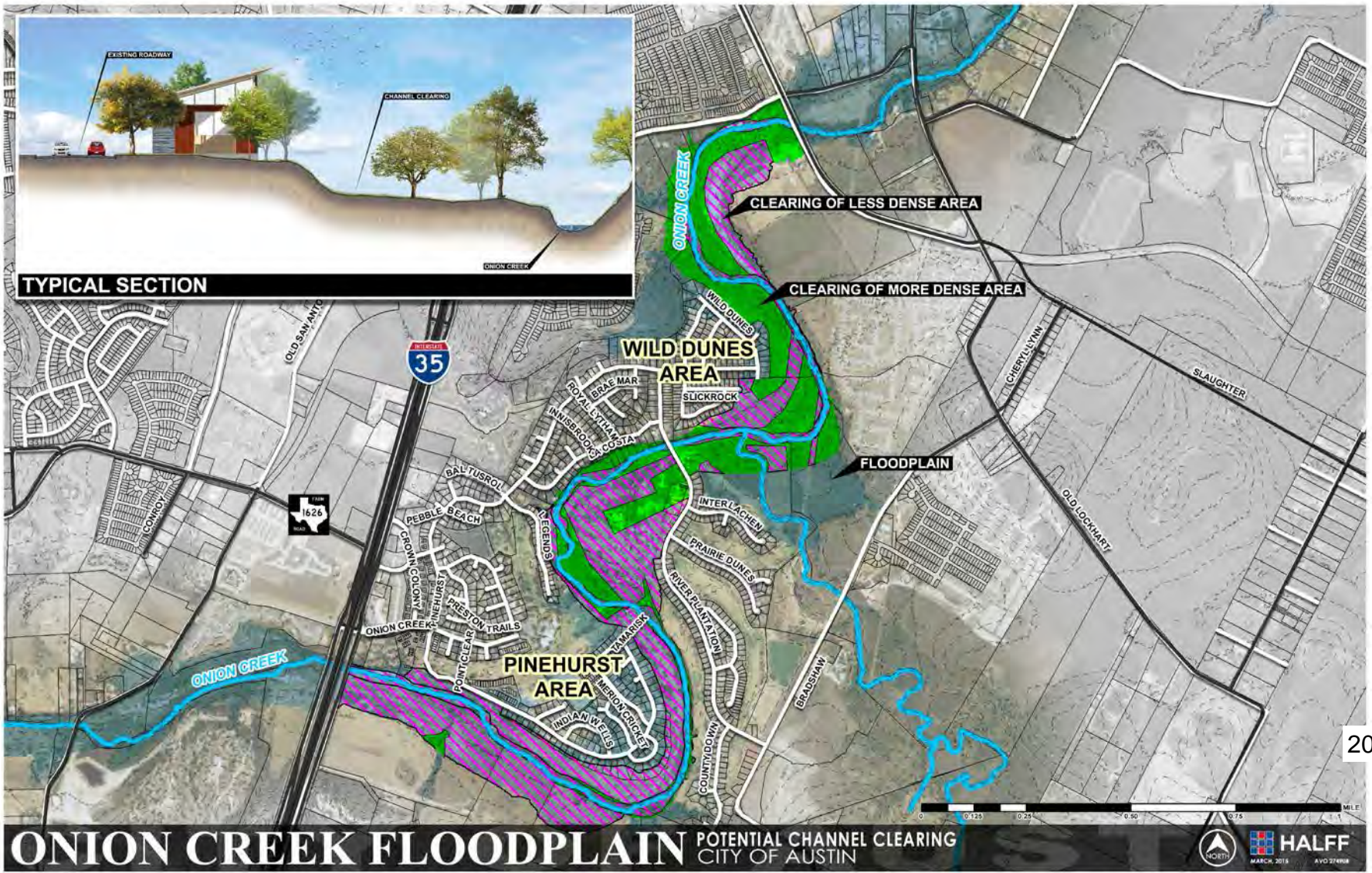
- 10-13% reduction of flow
- 1 to 3 ft Water Surface Reduction
- Mitigated Structures
 - 90 Pinehurst
 - 4 Wild Dunes

Constraints

- Stakeholder Coordination
- Property Purchase
- Dam Safety / Permitting
- Environmental Impacts
- Combined Alternative



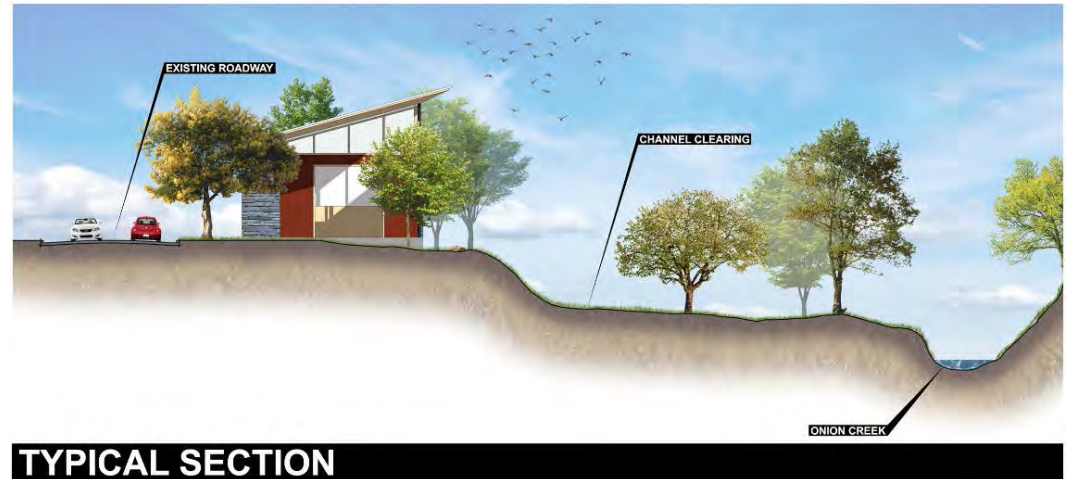
Channel Clearing



Channel Clearing

Benefits

- 0.5 to 2.5 ft Water Surface Reduction
- Mitigated Structures
 - 78 Pinehurst
 - 7 Wild Dunes

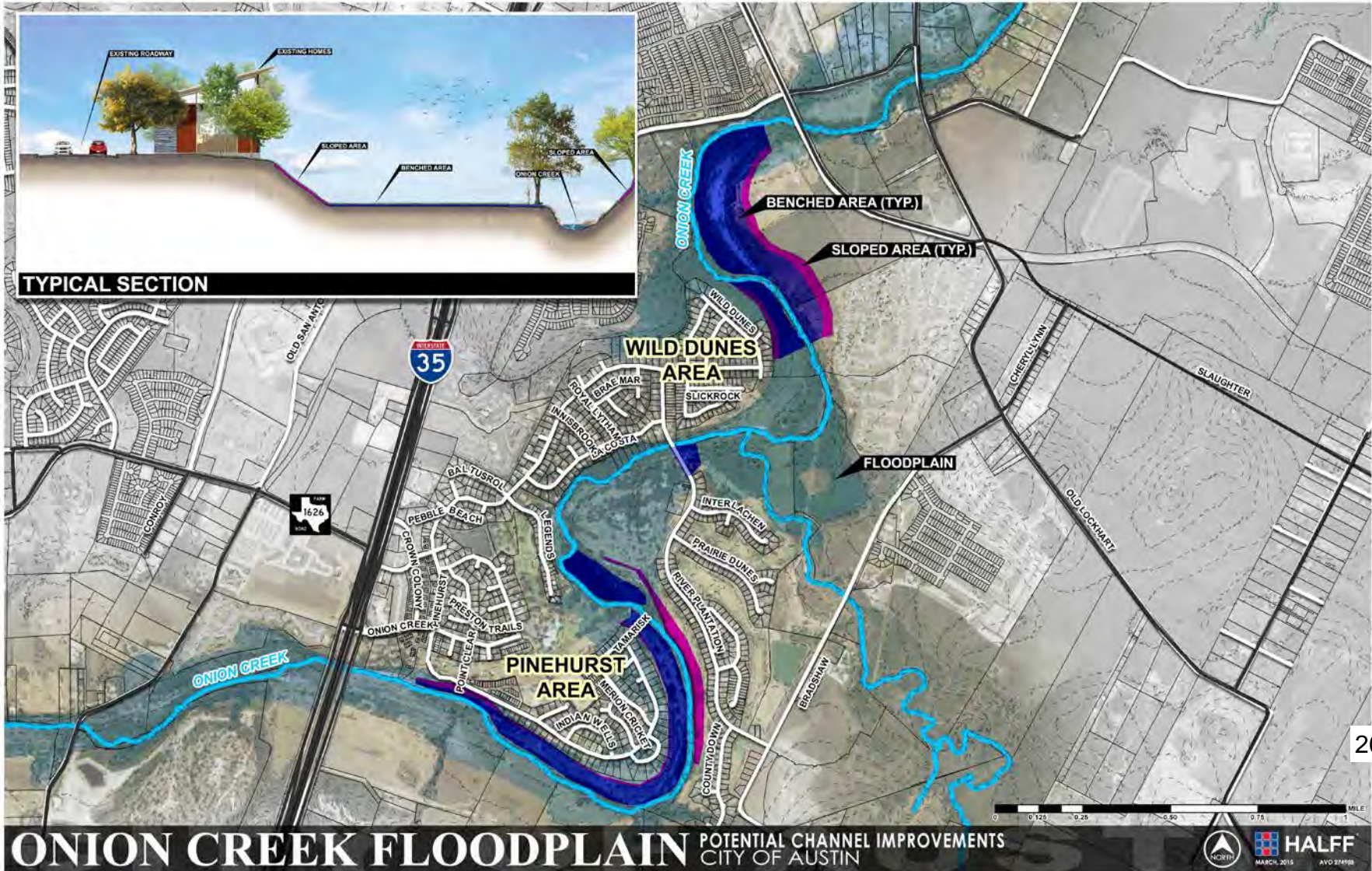


Constraints

- Perpetual Maintenance
- Stakeholder Coordination
- Property Purchase
- Environmental Impacts
- Golf Course Impacts
- Combined Alternative



Channel Modification



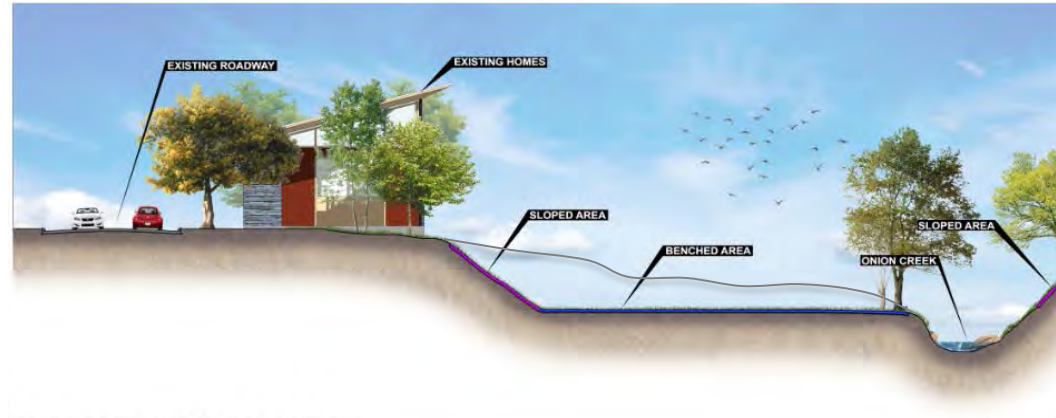
Channel Modification

Benefits

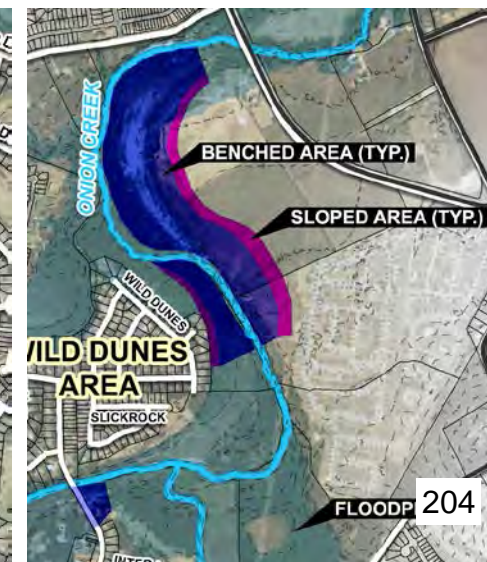
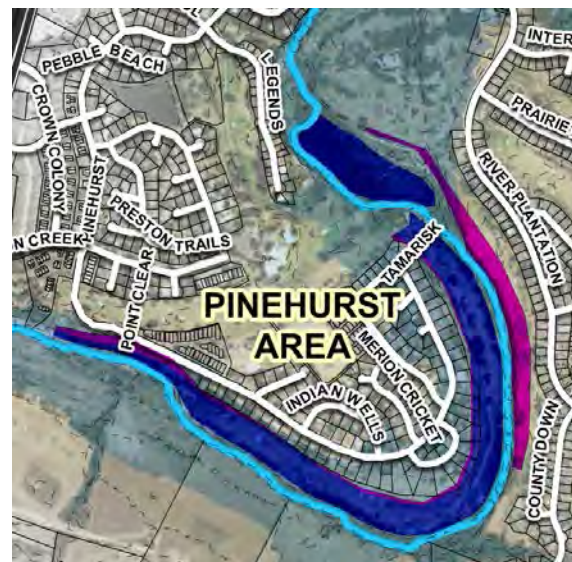
- 1.5 to 6 ft Water Surface Reduction
- Mitigated Structures
 - 105 Pinehurst
 - 18 Wild Dunes

Constraints

- Perpetual Maintenance
- Stakeholder Coordination
- Property Purchase
- Environmental Impacts
- Golf Course Impacts
- Combined Alternative



TYPICAL SECTION



Flood Protection Wall



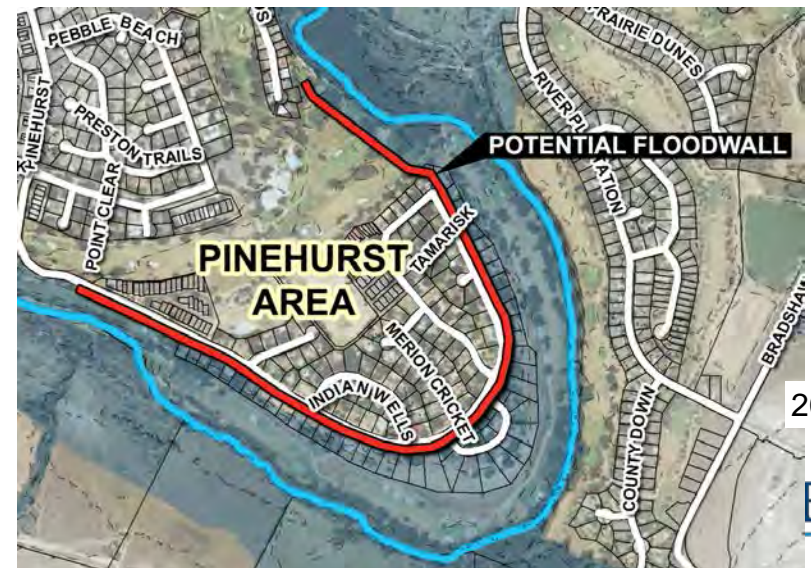
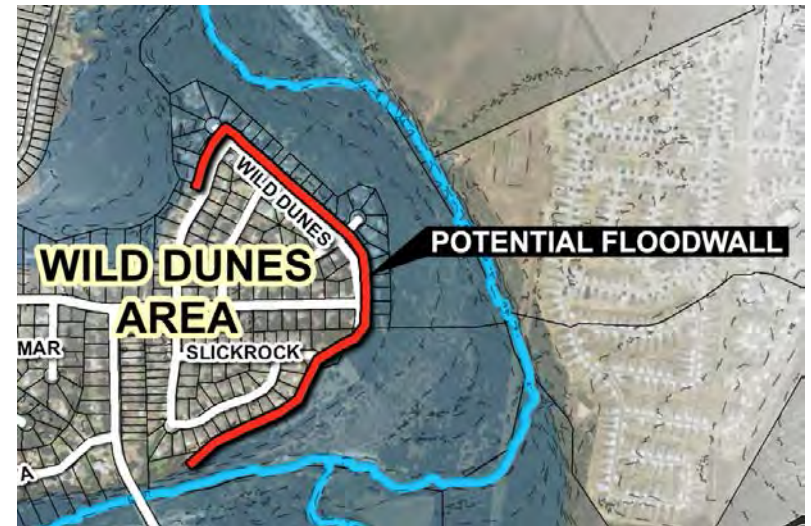
Flood Protection Wall

Benefits

- Mitigated Structures
 - 69 Pinehurst
 - 3 Wild Dunes
- Higher level of protection

Constraints

- Stakeholder Coordination
- Property Purchase
 - 55 Pinehurst
 - 31 Wild Dunes
- Levee Compliance / Permitting
- Maintenance
- Environmental Impacts
- Golf Course Impacts



Property Acquisition



Property Acquisition

Benefits

- Mitigated Structures
 - 114 Pinehurst
 - 18 Wild Dunes
- Scalable Protection

Constraints

- Community Impacts
- Maintenance



Onion Creek Mitigation Alternatives

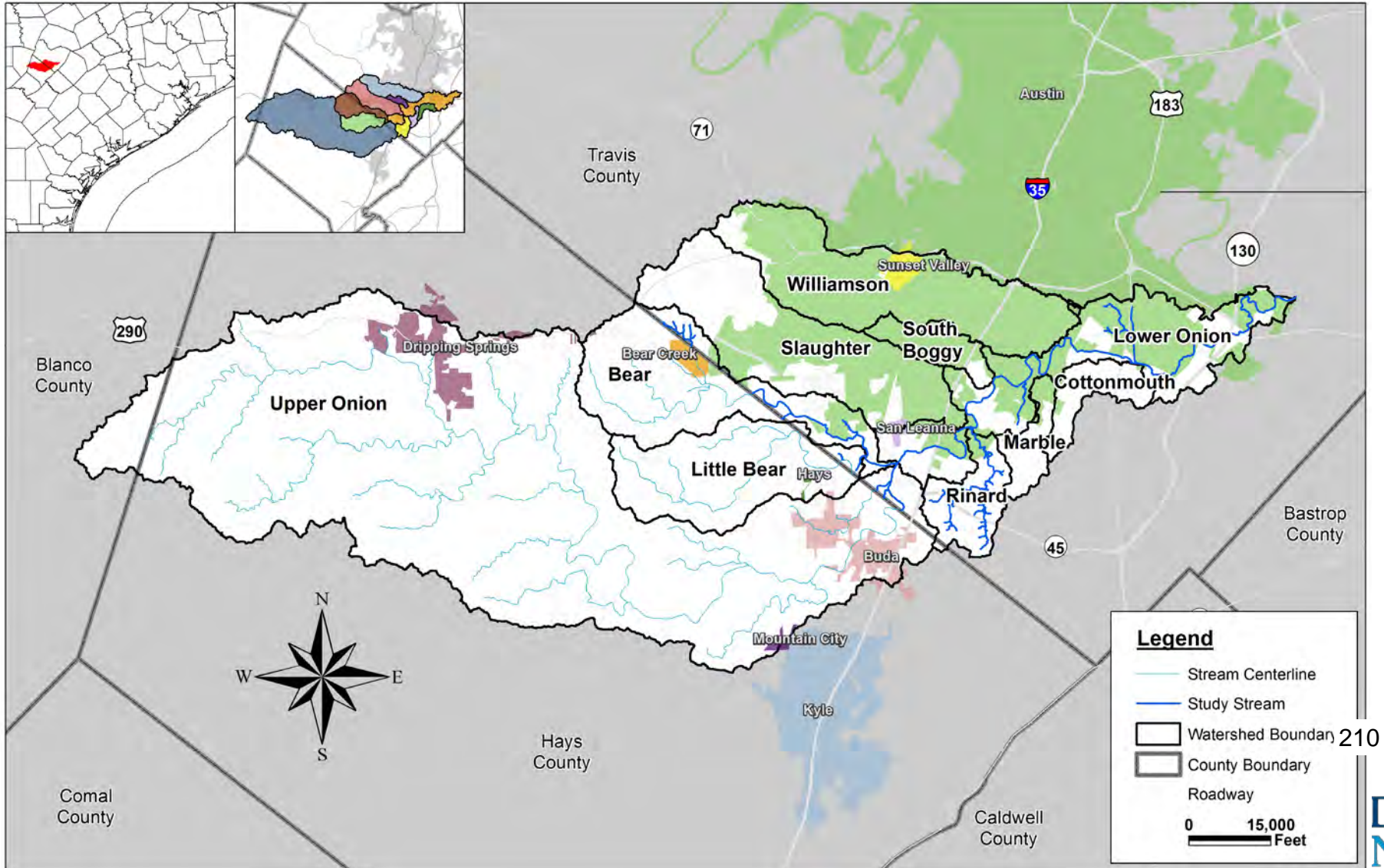
Mitigation Option	Preliminary Estimate of Cost*	No. of Mitigated Structures	Water Surface Elevation Reduction
	Pinehurst / Wild Dunes	Pinehurst / Wild Dunes	
Centex West Pond	\$34M	85 / 0	0.1 to 3.0 feet
IH-35 / Buda Pond	\$84M	95 / 8	1.0 to 3.0 feet
Channel Clearing	\$12M	78 / 7	0.5 to 2.5 feet
Channel Modification	\$74M	105 / 18	1.5 to 6.0 feet
Pinehurst Floodwall	\$49M	69 / NA	NA
Property Acquisition	\$69M / \$11M	114 / 18	NA

- Subsequent Analysis

- Alternative Refinement, Combined Alternatives, Updated Estimations of Probable Cost, etc.

*Preliminary Estimates of Probable Construction Costs are subject to change upon further project refinement.

Onion Creek Regional Coordination



Recovery Buyouts

- \$1.25M approved in this year's budget
- Prioritization based on depth of flooding in 2013 and ownership
- Contact initiated with property owners

Next Steps

- Finalize feasibility study
 - Refine analyses, update costs
 - Level of protection
 - Combination of options
- Final alternative selection
- Preliminary Engineering & Design (if needed)
- Construction/Implementation
- Funding Options
 - Capital Improvement Program Budget
 - Bonds
 - Partnerships/Grants

Questions?

City of Austin Watershed Protection Department

Karl McArthur
(512) 974-9126

karl.mcarthur@austintexas.gov

Pam Kearfott
(512) 974-3361

pam.kearfott@austintexas.gov

<http://austintexas.gov/departments/onion-creek-floodplain-and-flood-mitigation-study>

Onion Creek Watershed – Regional Discussion
Notes from 12/12/2016 Introduction & Planning Meeting

Highlights of issues, projects, and interests from each agency

Barton Springs Edwards Aquifer Conservation District (BSEACD):

- Would be interested in a pond such as the Centex pond being designed to over-detain floodwaters in order to maximize aquifer recharge, but need to further explore the technical viability of that idea.
- BSEACD has a history with Centex Materials related to potential recharge enhancement projects. John suggested that we get back in contact with Centex management as soon as practical to discuss the potential use of the quarry for detention.

City of Austin:

- Currently implementing buyouts of 855 properties in the lower part of the watershed (near William Cannon Dr and S Pleasant Valley Rd), approximately half are part of a partnership project with the Army Corps of Engineers
- Completing a floodplain restudy of the Onion Creek watershed within Travis County. The study will tie-in with the previous Hays County study. New maps will be produced as part of the ongoing FEMA Austin-Travis Lakes HUC study. Preliminary maps are anticipated in March 2017.
- Completing a feasibility study to identify best flood mitigation options for the Pinehurst/Wild Dunes area (reach between IH-35 and East Slaughter Lane). In addition to options that directly impact the focus reach (channel modifications, flood walls, buyouts, etc.) regional detention is being evaluated. The potential regional detention sites are located in Hays County and many would be partly or entirely outside of the City of Austin jurisdictional area.
- Interested in gauging potential partnerships in watershed that meet multiple goals. Austin's primary interest is in flood mitigation.

City of Buda:

- Recently approved bond for stormdrain improvement projects in the central part of the City. Priorities are based on their Drainage Master Plan. HDR is managing the bond program for the City.
- Per Council direction, bond projects will be designed for 500-year protection. Buda uses the COA DCM and enforces no-rise requirements.
- Projects include evaluation of and mitigation of adverse impacts. Most of the potential project will deal with local drainage issues rather than flooding related to Onion Creek.
- Currently exploring idea of creating a drainage utility
- One of the bond projects includes passive recreation facilities along Onion Creek; would need to evaluate Austin's IH-35/Buda pond option to see if the two projects would be compatible

City of Dripping Springs:

- Flooding issues exist in city, mostly localized

Hays County:

- Have completed a new floodplain study, expecting FEMA map release next year
- Have had a lot of development in unincorporated areas of the county, but not a lot of development in the 100-year floodplain of Onion Creek due to enforcement of floodplain regulations beginning in 1984 (most of the growth has been since 1984).

LCRA:

- LCRA's primary interest is in quantifying the amount of water flowing into the Colorado.
- 5 new gauges installed after 2013 floods

Travis County:

- Currently implementing Timber Creek buyout project in partnership with the Army Corps of Engineers
- Have begun implementing other buyouts in watershed following recent flood events
- Are working with Halff Associates to evaluate several flooding issues in the Onion and Dry Creek East watersheds.

Thoughts about a Regional Flood Control District:

- General consensus was that an ad valorem tax funded structure that is typical for a flood control district would have little chance of success
- BSCEAD has been discussed as a potential lead for a flood control district. John did not think such a role fit their mission and was curious about the possibility of the LCRA taking on such a role. David stated that LCRA is not a flood control district and that if they were to construct flood control improvements, the funds would have to come from their raw water users.

Suggestions for future meetings and next steps

- Future discussions of possible pond at Centex location should include Centex owner/operator
- Another meeting with the 12/12 meeting invitees proposed for summer 2017 after the City of Austin completes the mitigation study for the Pinehurst/Wild Dunes area

Resources:

- City of Austin's floodplain restudy and mitigation study for Onion Creek: <http://austintexas.gov/department/onion-creek-floodplain-and-flood-mitigation-study>

Attendees:

Name	Organization
Kendall Bell-Enders	BSEACD
John Dupnik	BSEACD
Pam Kearfott	City of Austin
Karl McArthur	City of Austin
Mike Personett	City of Austin
Kevin Shunk	City of Austin
Ken Craig	City of Austin, CM Kitchen's Office
Jason Lopez	City of Austin, CM Kitchen's Office
Mike Beggs	City of Buda
Brian Lillibridge	City of Buda
John Nett	City of Buda
Ginger Faught	City of Dripping Springs
Cindy Englehardt	Halff Associates
Mike Moya	Halff Associates
Ian Harris	Hays County
Tom Pope	Hays County
Cris Parker	HDR
David Walker	LCRA
Stacey Scheffel	Travis County
Tom Weber	Travis County

By: Workman

H.B. No. 2851

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Onion Creek Watershed Hays and Travis Counties Flood Control District No. 1; granting a limited power of eminent domain; providing authority to impose assessments and fees.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subtitle E, Title 6, Special District Local Laws Code, is amended by adding Chapter 7812 to read as follows:

CHAPTER 7812. ONION CREEK WATERSHED HAYS AND TRAVIS COUNTIES FLOOD CONTROL DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 7812.001. DEFINITIONS. In this chapter:

(1) "Board" means the district's board of directors.

(2) "Director" means a member of the board.

(3) "District" means the Onion Creek Watershed Hays and Travis Counties Flood Control District No. 1.

Sec. 7812.002. NATURE OF DISTRICT. (a) The district is a conservation and reclamation district as provided by this chapter.

(b) The creation of the district is essential to accomplish the purposes of Section 59, Article XVI, Texas Constitution.

Sec. 7812.003. DISTRICT TERRITORY. The district initially is composed of the territory described as the Onion Creek Watershed using the National Hydrography Dataset and the Watershed Boundary Dataset and the remainder of any property any part of which falls

1 inside the district on the date this chapter takes effect.

2 Sec. 7812.004. ANNEXATION OR EXCLUSION OF LAND. (a) The
3 district may annex land to or may exclude land from the district in
4 accordance with Subchapter J, Chapter 49, or Subchapter H, Chapter
5 54, Water Code.

6 (b) The district is not required to hold an exclusion
7 hearing.

8 Sec. 7812.005. PROVISIONS NOT APPLICABLE. The following
9 provisions of Chapter 49, Water Code, do not apply to the district:

- 10 (1) Section 49.104;
- 11 (2) Section 49.1045;
- 12 (3) Section 49.152;
- 13 (4) Section 49.154;
- 14 (5) Section 49.155;
- 15 (6) Section 49.219;
- 16 (7) Section 49.222;
- 17 (8) Section 49.236;
- 18 (9) Section 49.2361;
- 19 (10) Subchapter F;
- 20 (11) Subchapter L; and
- 21 (12) Subchapter N.

22 SUBCHAPTER B. BOARD OF DIRECTORS

23 Sec. 7812.051. COMPOSITION OF BOARD. The district is
24 governed by a board of seven elected directors who serve staggered
25 terms.

26 Sec. 7812.052. OFFICERS. (a) The board shall elect from
27 among its members a president, a vice president, and a

1 secretary-treasurer at the first board meeting after each
2 directors' election.

3 (b) The secretary-treasurer:

4 (1) is the custodian of district records; and

5 (2) shall attest to all legal documents executed by
6 the district.

7 Sec. 7812.053. DIRECTOR'S BOND; SECRETARY-TREASURER'S
8 BOND. (a) Each director shall give bond in the amount of \$1,000 for
9 the faithful performance of the director's duties.

10 (b) The secretary-treasurer of the district shall give bond
11 in the amount of \$2,500 for the faithful performance of the
12 secretary-treasurer's duties.

13 Sec. 7812.054. OFFICIAL ACTIONS; QUORUM. (a) The board
14 shall perform official actions by resolution.

15 (b) A majority of the board constitutes a quorum for the
16 transaction of any business of the district.

17 (c) A majority vote of a quorum is sufficient in any
18 official action, including final passage and enactment of a
19 resolution.

20 Sec. 7812.055. BOARD MEETINGS. (a) The board shall hold
21 regular meetings at least once every three months. The dates of
22 regular meetings must be established in the district's bylaws or by
23 resolution.

24 (b) The president or any three directors may call a special
25 meeting as necessary to administer district business. At least
26 five days before the date of a special meeting, the
27 secretary-treasurer shall mail notice of the meeting to the address

1 each director filed with the secretary-treasurer. A director in
2 writing may waive notices of special meetings.

3 Sec. 7812.056. BOARD COMPENSATION FOR ATTENDING MEETINGS.

4 (a) A director is entitled to receive a fee of \$20 for attending
5 each board meeting and may not be paid more than \$40 for meetings
6 held in one calendar month.

7 (b) In all areas of conflict with Subsection (a) of this
8 section, Section 49.060, Water Code, takes precedence.

9 (c) A director's compensation may be increased as
10 authorized by Section 49.060, Water Code, by resolution adopted by
11 the board in accordance with Subsection (e) of that section.

12 SUBCHAPTER C. POWERS AND DUTIES

13 Sec. 7812.101. FLOOD CONTROL POWERS AND DUTIES. The
14 district may:

15 (1) exercise a power, right, privilege, or function
16 conferred by general law on a flood control district created under
17 Section 59, Article XVI, Texas Constitution, as applicable to Hays
18 and Travis Counties and essential to the flood control project;

19 (2) devise plans and construct works to lessen and
20 control floods;

21 (3) reclaim land in the district;

22 (4) prevent the deposit of silt in navigable streams;

23 (5) remove natural or artificial obstructions from
24 streams and other watercourses;

25 (6) regulate the flow of surface and floodwaters;

26 (7) provide drainage essential to the flood control
27 project;

- 1 (8) acquire, by gift, devise, purchase, or
2 condemnation:
3 (A) land;
4 (B) a right or interest in land; or
5 (C) any other character of property needed to
6 carry on the work of flood control;
7 (9) sell, trade, or otherwise dispose of land or other
8 property, or a right in the property, no longer needed for the flood
9 control project or flood control purposes;
10 (10) use the bed and banks of a bayou, river, or stream
11 in the district, subject to the requirements of the Texas
12 Commission on Environmental Quality;
13 (11) authorize its officers, employees, or agents to
14 enter any land in the district to make or examine a survey in
15 connection with a flood control plan or project or for any other
16 authorized purpose;
17 (12) overflow or inundate any public land or public
18 property, and require the relocation of a road or highway, in the
19 manner and to the extent permitted to a district organized under
20 general law under Section 59, Article XVI, Texas Constitution,
21 subject to the requirements of the state agency with jurisdiction
22 over the land or property or the Texas Transportation Commission,
23 as applicable;
24 (13) appoint a flood control manager and any agents or
25 employees of the counties as necessary for flood control purposes,
26 including an engineer and counsel, prescribe their duties, and set
27 the amounts of their bonds and compensation;

1 (14) cooperate or contract with the United States to
2 receive and use money from a grant, loan, or advancement to exercise
3 a power or further a purpose under this chapter;

4 (15) contribute to the United States in connection
5 with any project undertaken by the United States that affects or
6 relates to flood control in Hays or Travis County;

7 (16) cooperate or contract with an agency or political
8 subdivision of this state, including a municipality in Hays or
9 Travis County, in relation to:

10 (A) a survey;

11 (B) the acquisition of land or a right-of-way; or

12 (C) the construction, maintenance, or financing
13 of all or part of a project in connection with any matter within the
14 scope of this chapter;

15 (17) contract with an agency or political subdivision
16 of this state, including a municipality in Hays or Travis County,
17 for the imposition of taxes on behalf of and for the benefit of the
18 district;

19 (18) sue and be sued under the laws of this state; and

20 (19) perform any act necessary or proper to carry out
21 the powers described by this section or Section 7812.102.

22 Sec. 7812.102. CONTRACTS AND WARRANTS. The district may
23 enter into contracts and issue warrants payable from current funds
24 under the applicable provisions of Chapter 252, Local Government
25 Code, that relate to a municipality with a population of less than
26 5,000, to the extent those provisions are not in conflict with this
27 chapter.

1 Sec. 7812.103. EASEMENT OVER AND RELOCATION OF ROADS. The
2 district has a right-of-way and easement over and across a road or
3 highway of this state or a subdivision of this state for the
4 construction or maintenance of a district flood control project,
5 subject to the requirements of the Texas Transportation Commission
6 if the project requires the relocation or bridging of a state
7 highway.

8 Sec. 7812.104. MAINTENANCE OF FEDERAL FLOOD CONTROL
9 PROJECTS. The district is entitled to maintain a flood control
10 project constructed in Hays or Travis County by the United States if
11 the project:

12 (1) extends wholly or partly into the district or is
13 within five miles of the boundaries of the district; and

14 (2) is considered by the board to protect property in
15 the district.

16 Sec. 7812.105. EMINENT DOMAIN. The district may exercise
17 the power of eminent domain inside district boundaries to acquire
18 property or an interest in property of any kind that is necessary or
19 convenient for the district to exercise a right, power, privilege,
20 or function conferred on the district by this chapter.

21 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

22 Sec. 7812.151. GRANTS AND GIFTS. A district may make or
23 accept from any source grants, gratuities, advances, and loans in
24 any form approved by the board, including any governmental entity,
25 any private or public corporation, and any other person and may make
26 and enter into contracts, agreements, and covenants the board
27 considers appropriate in connection with acceptance of grants,

1 gratuities, advances, and loans.

2 Sec. 7812.152. DEPOSITORY. The board may select one or more
3 depositories.

4 Sec. 7812.153. INVESTMENT OF DISTRICT MONEY. District
5 money may be invested by the board or the board's designee under
6 Subchapter E, Chapter 49, Water Code.

7 Sec. 7812.154. EXPENDITURES. An expenditure of the
8 district must be made by check signed by two directors.

9 SECTION 2. (a) As soon as practicable after the effective
10 date of this Act, the temporary directors of the Onion Creek
11 Watershed Hays and Travis Counties Flood Control District No. 1
12 shall be appointed as follows:

13 (1) one director appointed by the county judge of
14 Travis County;

15 (2) one director appointed by the Travis County
16 commissioner for the Travis County commissioners precinct in which
17 the largest portion of the district's population is located;

18 (3) one director appointed by the county judge of Hays
19 County;

20 (4) one director appointed by the Hays County
21 commissioner for the Hays County commissioners precinct in which
22 the largest portion of the district's population is located;

23 (5) one director appointed by the state representative
24 who represents the house district in which the largest portion of
25 the district's population is located; and

26 (6) two directors appointed by the state senator who
27 represents the senate district in which the largest portion of the

1 district's population is located.

2 (b) The temporary directors appointed under Subsection (a)
3 of this section shall:

4 (1) serve until directors have been elected at an
5 election called under this section and those directors have
6 qualified for office; and

7 (2) order an election to be held on the uniform
8 election date in November 2019 in the Onion Creek Watershed Hays and
9 Travis Counties Flood Control District No. 1 for the election of
10 directors for the district.

11 (c) The directors elected at the election ordered under
12 Subsection (b) of this section shall draw lots to determine which
13 three directors shall serve two-year terms and which four directors
14 shall serve four-year terms.

15 (d) This section expires January 1, 2020.

16 SECTION 3. (a) The legal notice of the intention to
17 introduce this Act, setting forth the general substance of this
18 Act, has been published as provided by law, and the notice and a
19 copy of this Act have been furnished to all persons, agencies,
20 officials, or entities to which they are required to be furnished
21 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
22 Government Code.

23 (b) The governor, one of the required recipients, has
24 submitted the notice and Act to the Texas Commission on
25 Environmental Quality.

26 (c) The Texas Commission on Environmental Quality has filed
27 its recommendations relating to this Act with the governor, the

1 lieutenant governor, and the speaker of the house of
2 representatives within the required time.

3 (d) All requirements of the constitution and laws of this
4 state and the rules and procedures of the legislature with respect
5 to the notice, introduction, and passage of this Act are fulfilled
6 and accomplished.

7 SECTION 4. If this Act does not receive a two-thirds vote of
8 all the members elected to each house, Subchapter C, Chapter 7812,
9 Special District Local Laws Code, as added by Section 1 of this Act,
10 is amended by striking Section 7812.104 and substituting Section
11 7812.104 to read as follows:

12 Sec. 7812.104. NO EMINENT DOMAIN POWER. The district may
13 not exercise the power of eminent domain.

14 SECTION 5. This Act takes effect immediately if it receives
15 a vote of two-thirds of all the members elected to each house, as
16 provided by Section 39, Article III, Texas Constitution. If this
17 Act does not receive the vote necessary for immediate effect, this
18 Act takes effect September 1, 2017.



City Council Agenda Item Report

Date: Tuesday, March 21, 2017

Agenda Item No. 2017-204-

Contact: Micah Grau

Subject: Deliberation and possible action regarding the 2014 Buda Bond Proposition projects and other major capital improvement projects (Assistant City Manager Micah Grau)

1. Executive Summary

Follow-up to the March 7, 2017 City Council meeting discussion. The City Council requested the item be brought back for full consideration of the Council.

2. Background/History

The item was originally presented to the City Council at the March 7, 2017, meeting. The City Council requested the item be brought back for consideration of the full Council. Rather than review the entire presentation again, staff is instead seeking direction from Council specific to the design elements related to the current crosswalk at Bradfield Park and Main Street and the intersection of Main St. and RM 967. Several options have been presented that include various sidewalk and intersection treatments.

3. Staff's review and analysis

The project managed HDR, Inc. and project engineering RPS Klotz have expressed concern about the current mid-block Main St. pedestrian crosswalk located at Bradfield Park. The pedestrian crossing does not meet design standards for the Americans with Disabilities Act (ADA), nor does it meet design criteria to create a safe crossing. The team is proposing eliminating the crosswalk due to safety concerns and creating signalized crosswalks at the intersections of Main/Sequoyah and Main/Loop.

Staff is also seeking direction from the Council related to intersection improvements at Main St. and RM 967. There are multiple options for treatments to the intersection.

- a) Stamped decorative concrete with color - additional \$66,000
- b) Stained concrete only - additional \$27,500 to \$55,000 depending on complexity

c) Treatments only to delineate crosswalk - additional \$

Because of the additional cost and concerns over ongoing maintenance, staff recommends only treating the crosswalks with a decorative treatment.

Sidewalk treatments include different options of benches, walls, planters, and trees in addition to the integration of colored or stained concrete. The options for this are included in the presentation. Staff recommends Concept 3 which would integrate street trees, planters, and a bench. Additional costs for coloring the concrete range from \$30,000 up to \$70,000.

4. Financial Impact

See staff review and analysis. Actual costs are not yet determined because the project has not been bid.

5. Summary/Conclusion

Feedback is requested on certain design elements.

6. Pros and Cons

Not applicable.

7. Alternatives

Not applicable.

8. Recommendation

Staff's recommendations are reflected in the Staff Review and Analysis.

March 7, 2017



CITY OF BUDA

2014 BOND PROGRAM UPDATE

Proposition 3 – Streets

Proposition 3 – Streets

Main Street Improvement Update



During the previous update to Council regarding the Main Street Improvement project HDR and RPS Klotz presented 5 separate segments of work to be considered for advancement into final design activities. These segments were:

- 1) Just west of Cabela's Drive to the Bradfield Park cross culverts,
- 2) Bradfield Park cross culverts to Railroad Street,
- 3) Railroad Street to Ash Street,
- 4) Select improvements to Goforth Road, and
- 5) the Cabela's Drive / Goforth Road connector.

After discussion and consideration of the advantages and disadvantages of each segment, the Council voted unanimously to move segments 1 and 2 into final design and begin preliminary design activities on segment 5.

The RPS Klotz supplement for final design for segments 1 and 2 was approved by Council on November 7, 2016. Preparation of design documents are in progress.

The RPS Klotz supplement for preliminary design of segment 5 has been submitted to HDR and City staff for review. This Task Order is also being presented for consideration by the Council during this session.

Proposition 3 – Streets

Main Street Improvement Update



Section 1: West of Cabela's Drive to Bradfield Park Cross Culverts



Section 2: Bradfield Park Cross Culverts to Railroad Street



Proposition 3 – Streets

Main Street Improvement Update



The general scope of work for this project include:

- Widening of the Bradfield Drive / Main Street Intersection and extension of the 5 lane section to the west of Santa Cruz Catholic church
- Signal Modification at Bradfield Drive and Main Street to accommodate additional lanes
- Bradfield Park cross culvert extension / modification
- Extension of sidewalk along Main Street and improved accessibility to Bradfield Park
- Select areas for pavement base repair
- Pavement overlay and restriping

Proposition 3 – Streets

Main Street Improvement Update

Mid-Block Pedestrian Crossing at Bradfield Park



Existing mid-block pedestrian crossing:

- Generally not preferred over controlled crossing at intersections.
- Ramps at current crossing do not meet ADA requirements.

Recommendation: Abandon existing crossing and utilize proposed signalized crossings at Bradfield and Sequoia / Loop Street.

Proposition 3 – Streets

San Antonio St. Improvement Update



The general scope of work for these two sections include:

- Widening of existing pavement to enhance parking at Buda City Park
- Intersection safety improvements by separating San Antonio St. and Garison Road turning movements
- Aesthetic enhancements

Project design is complete. Coordination with Design Workshop regarding the interface between projects is on-going.

Utility relocation / coordination activities are on-going.

Discussion with City staff regarding construction packaging of park and road project is on-going.

Proposition 3 – Streets

San Antonio St. Improvement Update



Proposition 3 – Streets

Main St. @ RM 967 Update



The general scope of work for this project includes:

- Widening of existing pavement for dedicated left turn lanes.
- Extend limits of current right turn lane.
- Maintain existing diagonal parking.
- Relocation of traffic signal poles.
- Reconfiguration of sidewalks.

Project design is 90% complete.

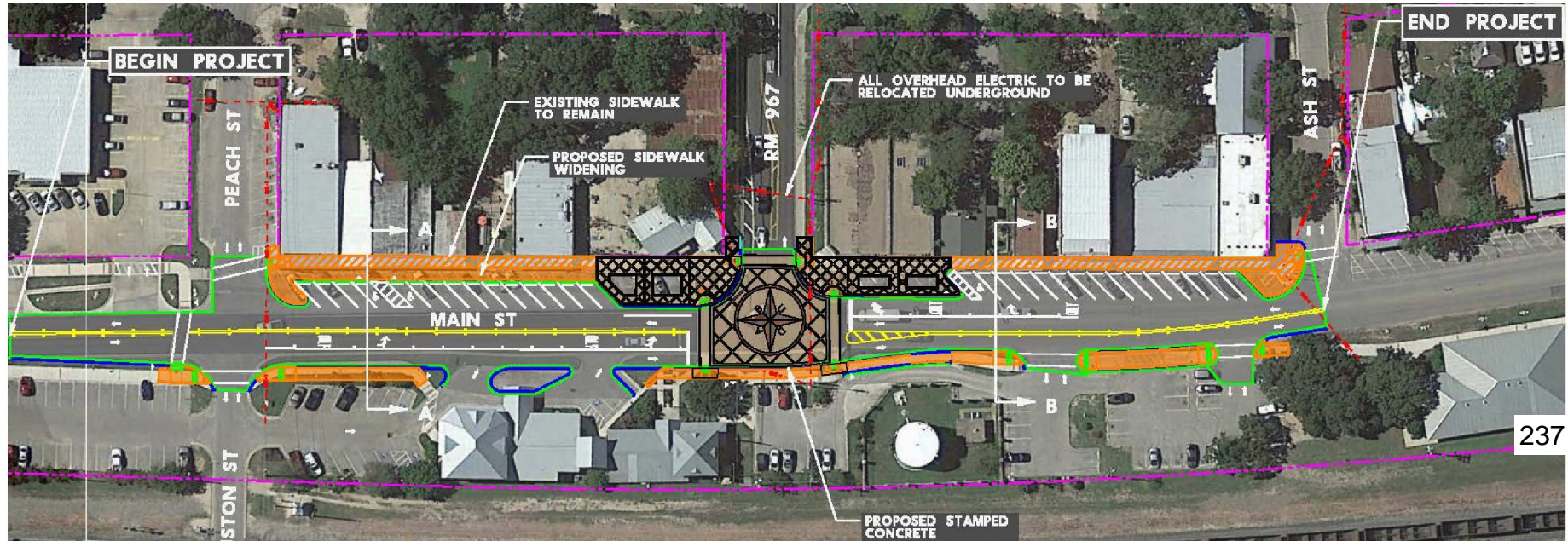
Coordination regarding intersection aesthetic treatment is on-going.

Utility relocation / coordination activities are on-going.

Discussion with City staff regarding construction packaging of Main Street projects is on-going.

Proposition 3 – Streets

Main St. @ RM 967 Update

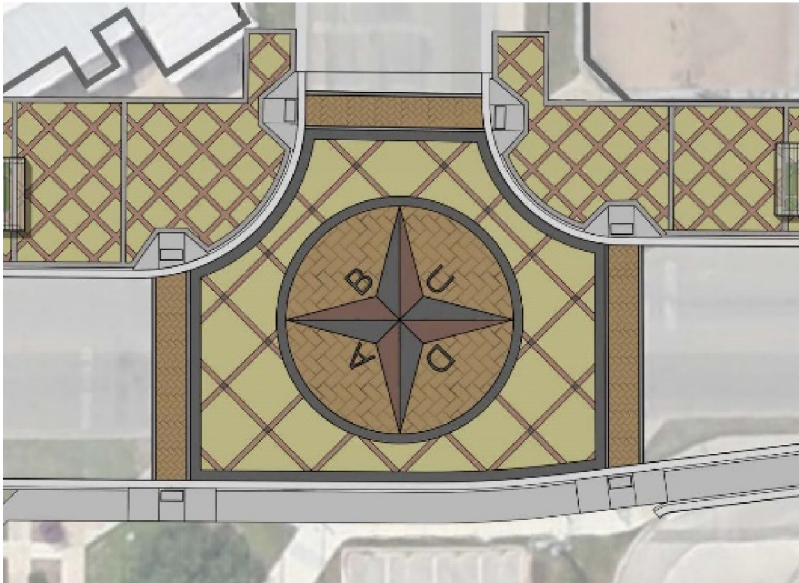


Proposition 3 – Streets

Main St. @ RM 967 Update



Conceptual Intersection Medallion



Stamped concrete with color as depicted would cost an additional \$12/sf or \$66,000 in addition to the base concrete cost.

Simpler designs utilizing integral coloring or just stained concrete would cost approximately \$5/sf (\$27,500) to \$10/sf (\$55,000).

Concern over frequent color retreatment due to tire streaking within the intersection from turning movements.

Cost provided by 

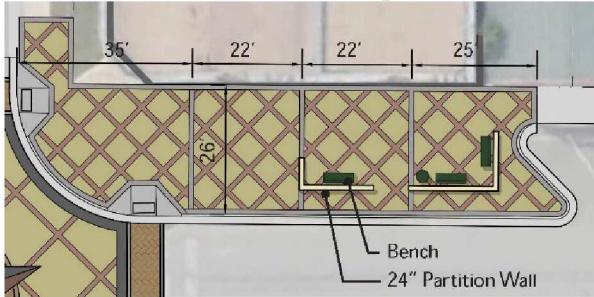
Proposition 3 – Streets

Main St. @ RM 967 Update

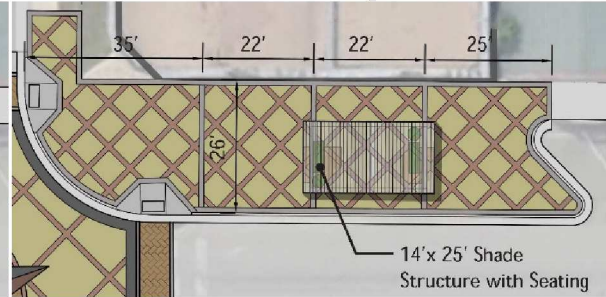


Sidewalk Aesthetic Concepts

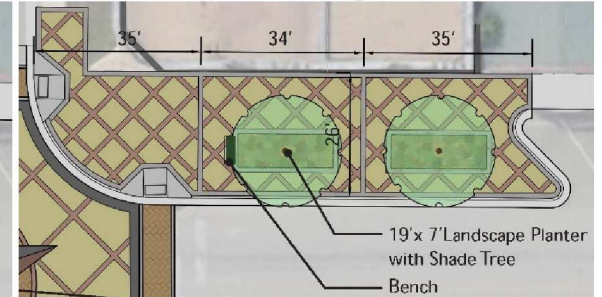
Concept 1



Concept 2



Concept 3



Benches.....\$3,000

Walls.....\$9,000

Additional cost for sidewalk concrete treatments include:

Colored concrete (integral color).....\$30,000

Surface stained concrete.....\$60,000

Surface stain and texture stamped concrete.....\$70,000

Benches.....\$2,000

Shade Structure.....\$40,000

Trees.....\$5,000

Planters.....\$2,000

Bench.....\$1,000⁽²³⁹⁾

Costs provided by

Proposition 3 – Streets

Old Goforth Road Improvement Update



The general scope of work for this project includes:

- Dedicated left and right turn lanes at Tom Green Elementary.
- Intersection safety improvements at FM 2001
- Increase pedestrian connectivity between subdivisions and school
- Aesthetic enhancements.

Project design is 90% complete.

Design coordination for recent construction within the Stonefield development is on-going.

HCISD has donated the necessary ROW for right turn lane improvement.

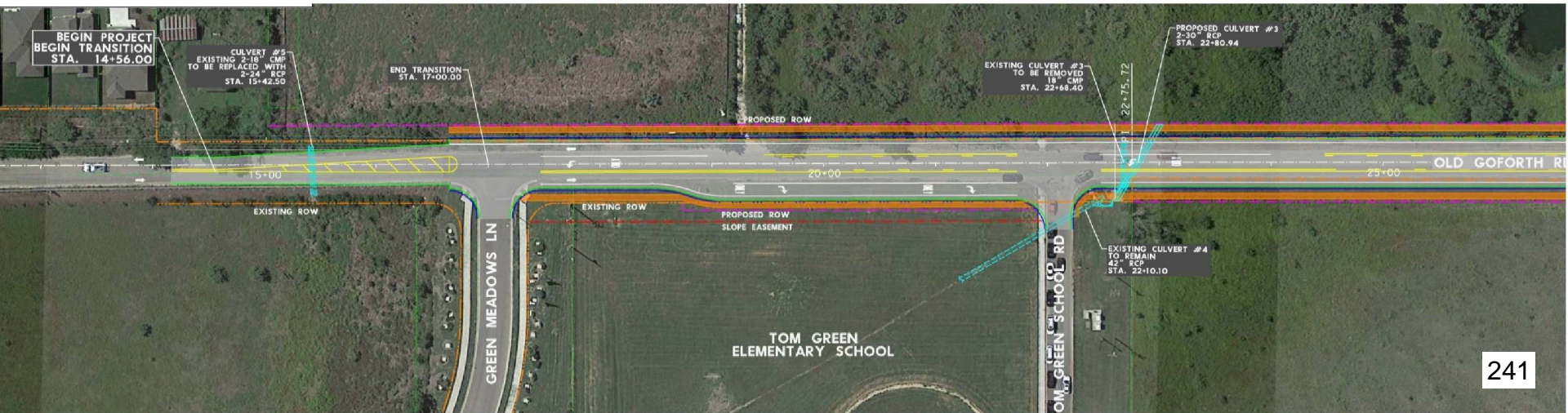
Negotiation for the donation of ROW at FM 2001 is on-going.

Utility relocation / coordination activities are on-going.

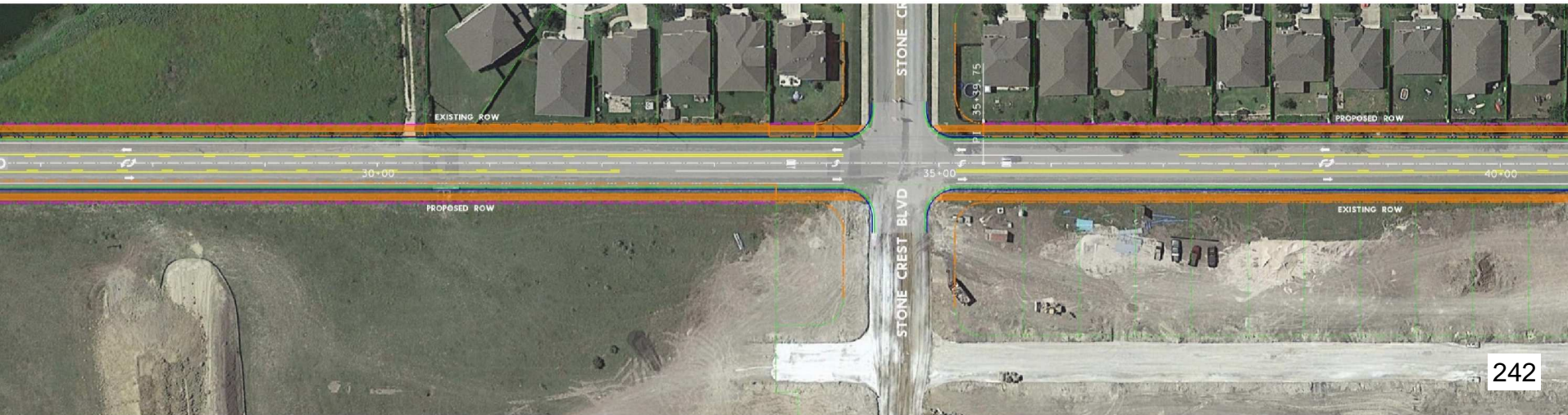
Negotiation of Advanced Funding Agreement with Goforth SUD for joint bid of utility relocation and roadway construction is on-going.

Proposition 3 – Streets

Old Goforth Road Improvement Update

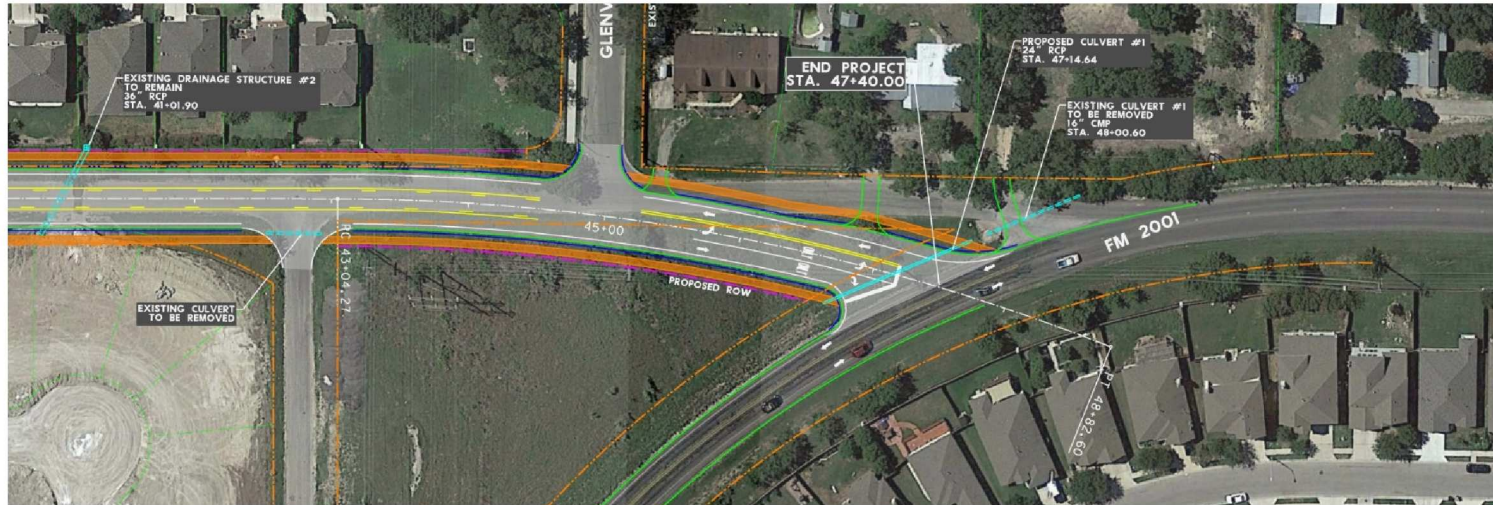


Proposition 3 – Streets Old Goforth Road Improvement Update



Proposition 3 – Streets

Old Goforth Road Improvement Update



Proposition 3 – Streets Program Costs Update



ITEM \ PROJECT	Main St. @ RM 967 Intersection Improvements				San Antonio Street Improvements				Old Goforth Road Improvements				Main Street Improvements (Segments 1 & 2)			
	COST				COST				COST				COST			
	INITIAL BUDGET	REVISED BUDGET	APPROVED AMT	TO-DATE	INITIAL BUDGET	REVISED BUDGET	APPROVED AMT	TO-DATE	INITIAL BUDGET	REVISED BUDGET	APPROVED AMT	TO-DATE	INITIAL BUDGET	REVISED BUDGET	APPROVED AMT	TO-DATE
Bond Issuance Cost	\$ 3,830	\$ 3,207	\$ 3,830	\$ 3,207	\$ 2,580	\$ 2,153	\$ 2,580	\$ 2,153	\$ 25,380	\$ 21,254	\$ 25,380	\$ 21,254	\$ 41,730	\$ 34,940	\$ 41,730	\$ 34,940
Internal City Costs (Attorney, etc.)	\$ -	\$ 452	\$ 452	\$ 452	\$ -	\$ 304	\$ 304	\$ 304	\$ -	\$ 2,996	\$ 2,996	\$ 2,996	\$ -	\$ 4,925	\$ 4,925	\$ 4,925
Program Management	\$ 20,500	\$ 20,500	\$ 20,500	\$ 14,016	\$ 13,800	\$ 13,800	\$ 13,800	\$ 9,412	\$ 135,800	\$ 135,800	\$ 135,800	\$ 92,897	\$ 223,200	\$ 223,200	\$ 223,200	\$ 152,717
Right of Way	\$ 100,000	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ -	\$ -
Utility Relocations	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ -	\$ -
Design	\$ 315,000	\$ 300,000	\$ 267,309	\$ 203,692	\$ 185,000	\$ 200,000	\$ 166,933	\$ 138,796	\$ 464,000	\$ 375,000	\$ 348,333	\$ 332,539	\$ 800,000	\$ 800,000	\$ 738,997	\$ 321,565
Construction	\$ 900,000	\$ 710,000	\$ -	\$ -	\$ 370,000	\$ 270,000	\$ -	\$ -	\$ 2,320,000	\$ 2,100,000	\$ -	\$ -	\$ 4,000,000	\$ 3,500,000	\$ -	\$ -
Construction Management (Materials Testing Only)	\$ 33,000	\$ 28,000	\$ -	\$ -	\$ 24,000	\$ 19,000	\$ -	\$ -	\$ 73,000	\$ 66,000	\$ -	\$ -	\$ 125,000	\$ 110,000	\$ -	\$ -
Contingencies (15% - 20%)	\$ 140,000	\$ 110,700	\$ -	\$ -	\$ 69,180	\$ 43,350	\$ -	\$ -	\$ 360,000	\$ 324,900	\$ -	\$ -	\$ 630,000	\$ 541,500	\$ -	\$ -
TOTAL	\$ 1,712,330	\$ 1,372,859	\$ 292,091	\$ 221,367	\$ 814,560	\$ 648,607	\$ 183,616	\$ 150,666	\$ 3,603,180	\$ 3,250,950	\$ 512,509	\$ 449,686	\$ 6,119,930	\$ 5,514,565	\$ 1,008,852	\$ 514,148

	BASE BUDGET	REVISED BUDGET	APPROVED AMT	TO-DATE
Approved Proposition 3 Budget	\$ 12,250,000			
Current Program Costs	\$ 12,250,000	\$ 10,786,981	\$ 1,997,068	\$ 1,335,866
Program Budget vs. Current Program Costs	\$ -	\$ 1,463,019	\$ 10,252,932	\$ 10,914,134

DIRECTION REQUESTED FROM COUNCIL:

- 1) Direction regarding the preferred treatment of RM 967 at Main Street intersection pavement.**
- 2) Direction regarding the preferred treatment of sidewalk region in the vicinity of the RM 967 at Main Street intersection.**
- 3) Direction regarding mid-block pedestrian crossing on Main Street at Bradfield Park.**

QUESTIONS?

February 28, 2017



CITY OF BUDA

2014 BOND PROGRAM

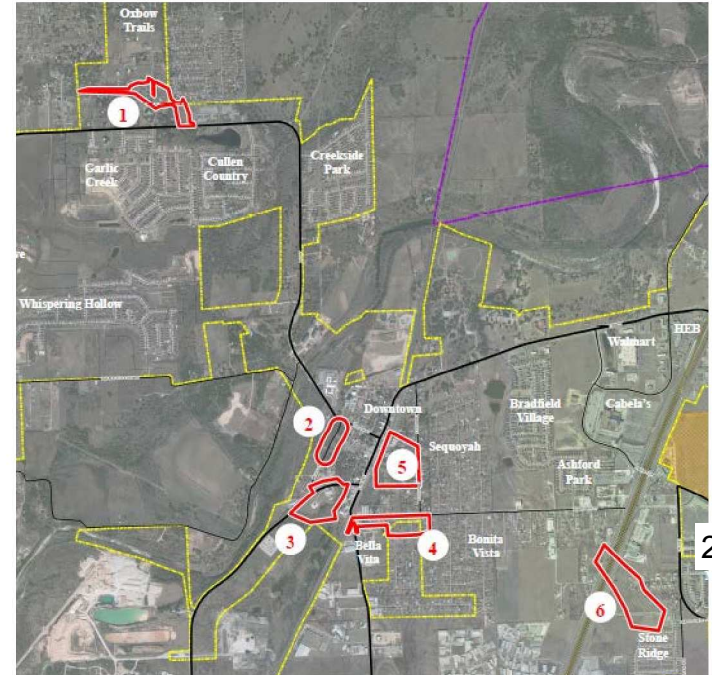
Proposition 4 – Drainage
Drainage Improvement Projects



Proposition 4 – Drainage Status Overview



1. Oxbow Neighborhood Area (Project Area 3)
2. Bluff Street Area
3. Buda Fire Station Area
4. West Goforth Road Area
5. Houston Street Area (Project Area 2)
6. Lifschutz Headwaters Area (Project Area 4)



Proposition 4 – Drainage Status Overview



- **Status Summary:**

- **June 2015** – Design Consultant Selected – Freese and Nichols, Inc.
- **Aug 2015** – Began Preliminary Engineering Phase
- **Oct 2016** – Preliminary Engineering Report (PER) Complete
- **Nov 2016** – Began Final Design
- *Fall 2017 – Begin Construction*

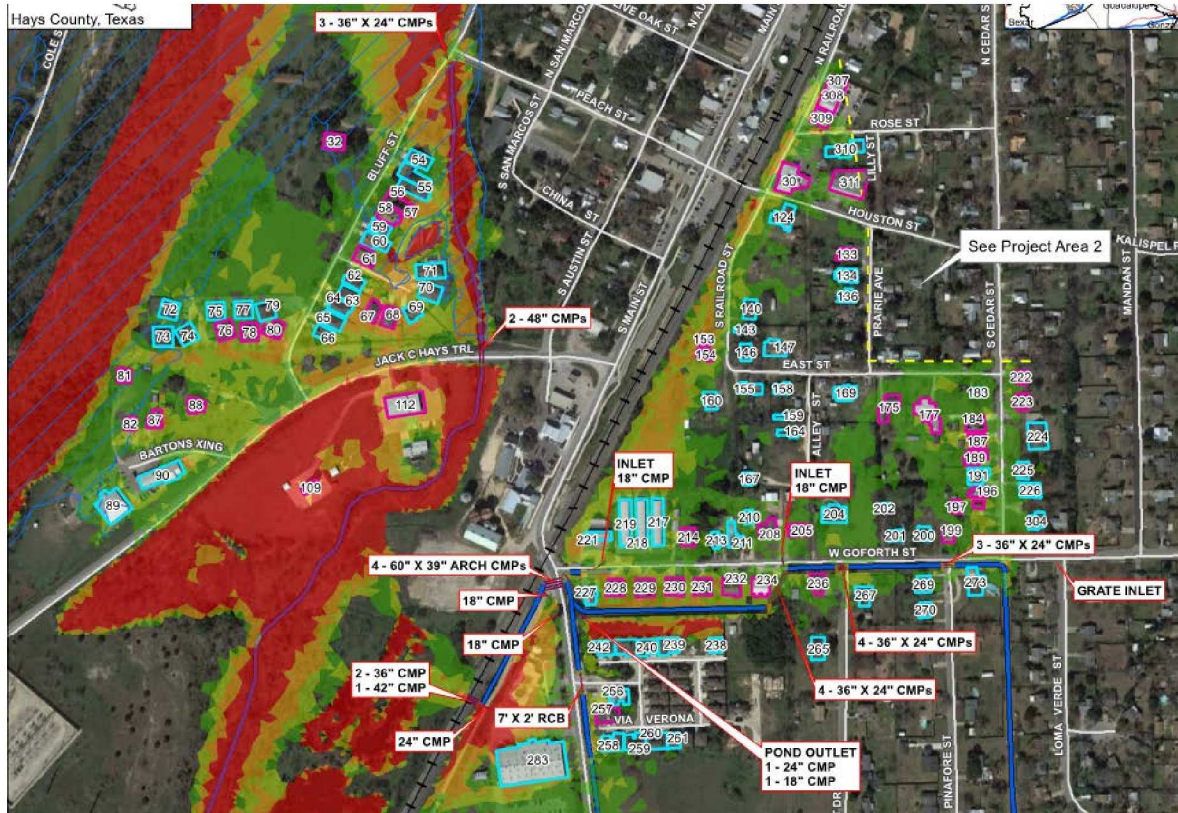
Proposition 4 – Drainage



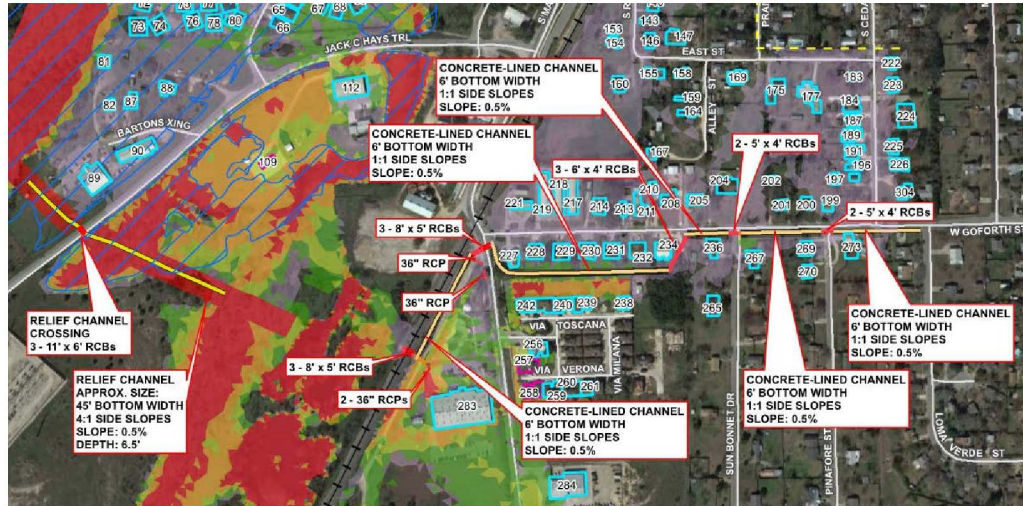
- **Prelim. Engineering Phase:**
 - Further investigate and quantify flood problems
 - 100- and 500-Year Design Storm Events
 - Evaluate Flood Mitigation Alternatives
 - Structural vs. Non-structural
 - Land Acquisition
 - Environmental Constraints/Permitting
 - Utility Conflicts
 - Provide Recommended Alternatives and Estimated Costs
- **Final Design Phase:**
 - Construction Drawings & Specifications
 - Cost Estimates
 - Contract Documents Issued for Bidding



Project Area 1 – Existing Flood Problems



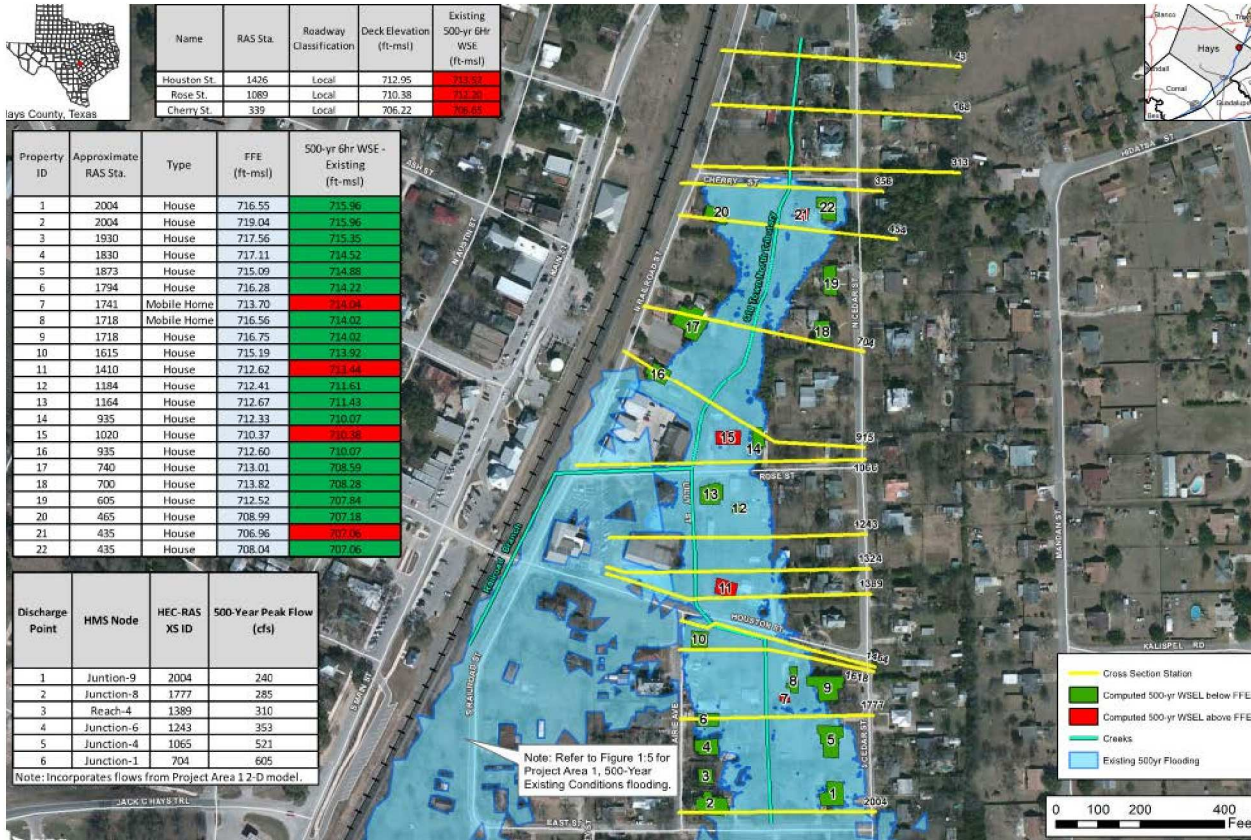
Project Area 1 – Drainage Improvements Status



- **Scope of Work:**
 - Channel improvements and culvert upgrades along W. Goforth and UPRR track
 - Flood diversion (relief) channel from unnamed tributary to Onion Creek
 - Box culverts at Jack C. Hays Trl. (FM 967)

- **Status:**
 - 60% design underway
 - Topo survey, utility coordination, and easement coordination underway
 - UPRR and TxDOT coordination started
 - UPRR Utility Crossing Permit
 - AFA required for box culverts under FM 967

Project Area 2 – Existing Flood Problems



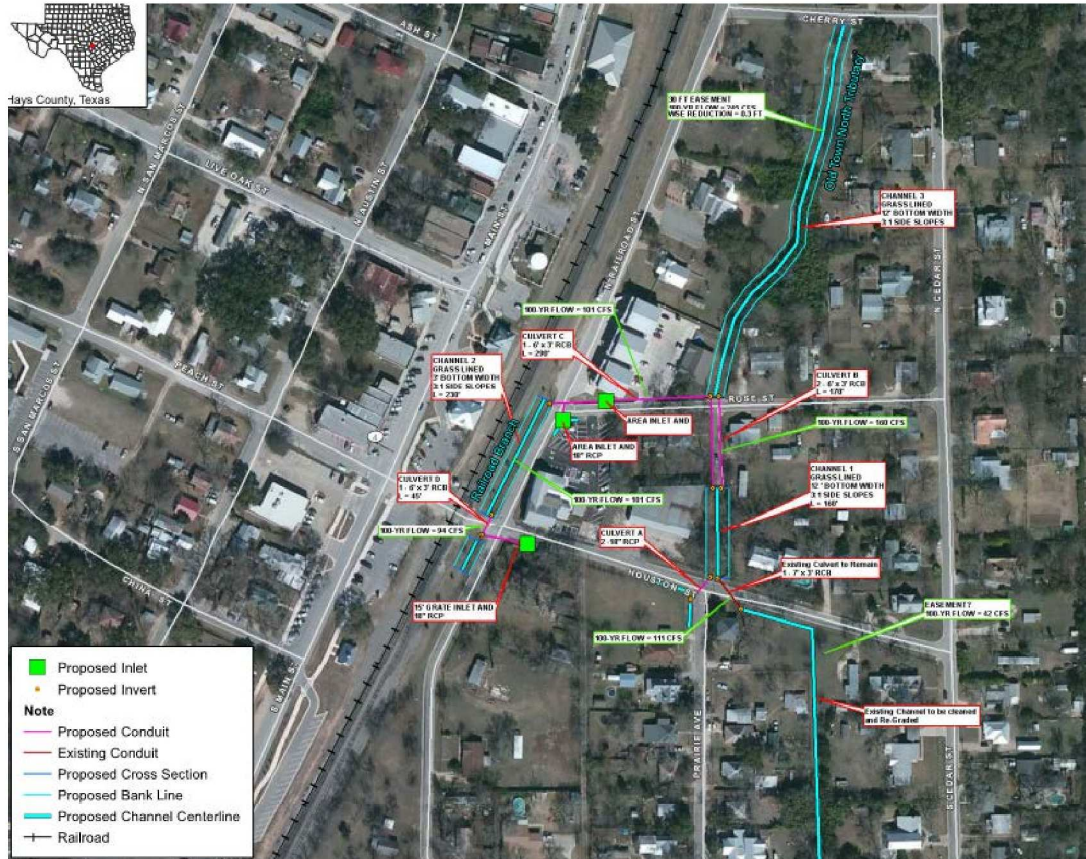
Name	RAS Sta.	Roadway Classification	Deck Elevation (ft-msl)	Existing 500-yr 6hr WSE (ft-msl)
Houston St.	1426	Local	712.95	715.57
Reese St.	1089	Local	710.38	712.26
Cherry St.	339	Local	706.22	706.65

Property ID	Approximate RAS Sta.	Type	FFE (ft-msl)	500-yr 6hr WSE - Existing (ft-msl)
1	2004	House	716.55	715.96
2	2004	House	719.04	715.96
3	1930	House	717.56	715.35
4	1830	House	717.11	714.52
5	1873	House	715.09	714.88
6	1794	House	716.28	714.22
7	1741	Mobile Home	713.70	714.28
8	1718	Mobile Home	716.56	714.02
9	1718	House	716.75	714.02
10	1615	House	715.19	713.92
11	1410	House	712.62	711.44
12	1184	House	712.41	711.63
13	1164	House	712.67	711.43
14	935	House	712.33	710.07
15	1020	House	710.37	709.38
16	935	House	712.60	710.07
17	740	House	713.01	708.59
18	700	House	713.82	708.28
19	605	House	712.52	707.84
20	465	House	708.99	707.18
21	435	House	706.96	707.06
22	435	House	708.04	707.06

Discharge Point	HMS Node	HEC-RAS XS ID	500-Year Peak Flow (cfs)
1	Junction-9	2004	240
2	Junction-8	1777	285
3	Reach-4	1389	310
4	Junction-6	1243	353
5	Junction-4	1065	521
6	Junction-1	704	605

Note: Incorporates flows from Project Area 1 2-D model.

Project Area 2 – Drainage Improvements Status



Project Area 2 – Drainage Improvements Status

Scope of Work:

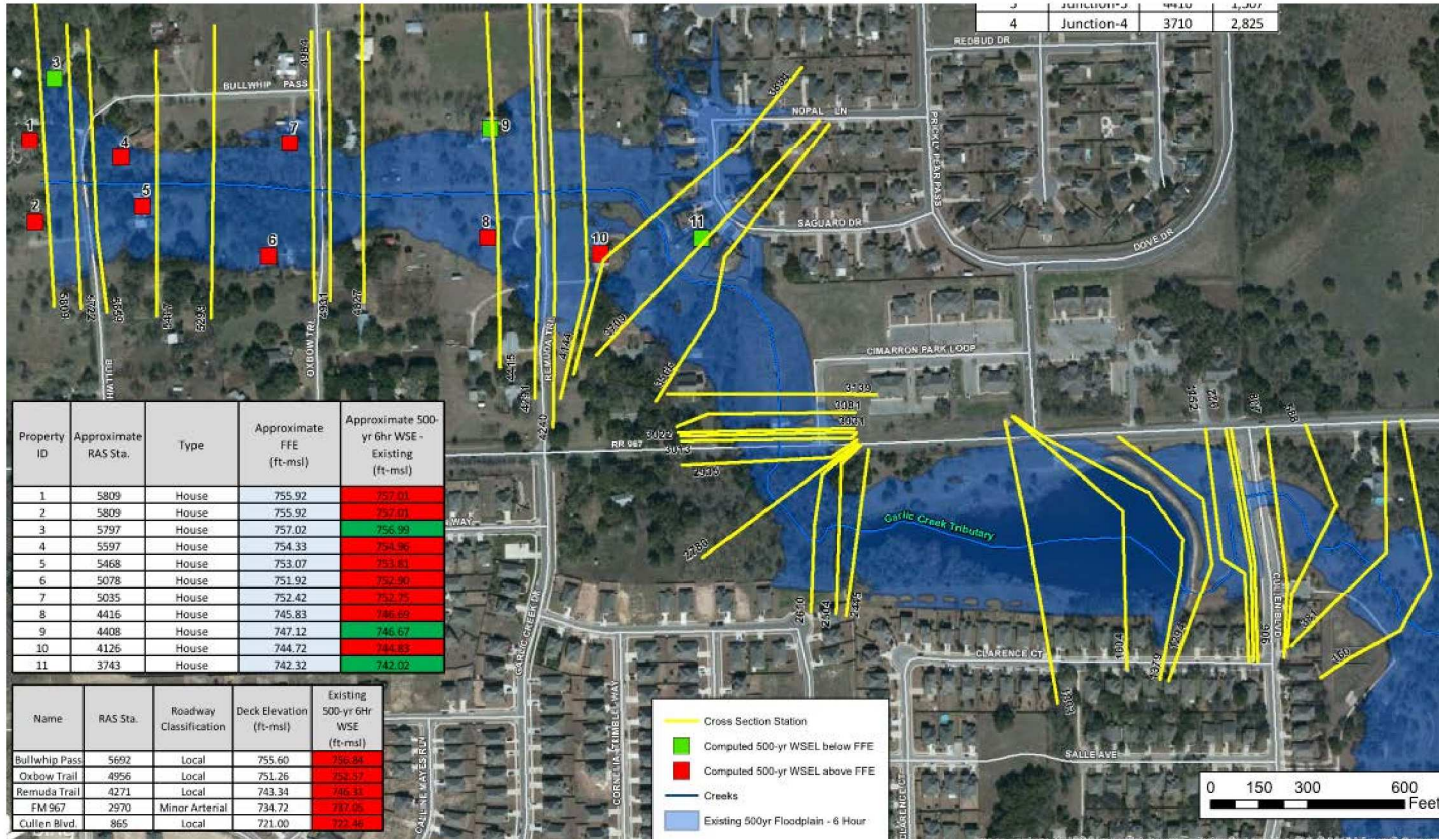
- Channel improvements and culvert upgrades along Houston St., Railroad St., and main channel
- New storm drain inlets at Houston St. and Rose St.

Status:

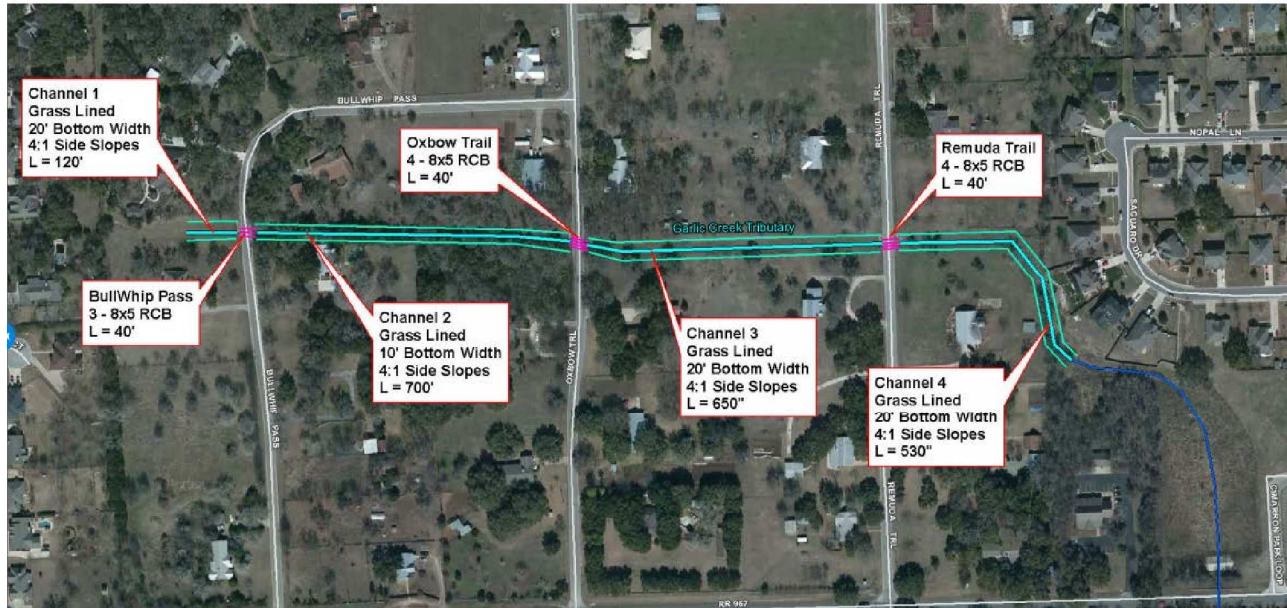
- 60% design underway
- Topo survey complete
- Utility coordination underway
- No new easements anticipated
- UPRR coordination ongoing



Project Area 3 – Existing Flood Problems



Project Area 3 – Drainage Improvements Status



Scope of Work:

- Channel improvements and culvert upgrades along main channel

Status:

- 60% design underway
- Topo survey complete
- utility coordination, and easement coordination underway

Project Area 3 – Drainage Improvements Status



Project Area 4 – Drainage Improvement Status

Scope of Work:

- Voluntary Buyouts Proposed
 - 3 Manufactured homes on ½ acre lots

Status:

- Discussions with property owners ongoing
- Administrative measures underway



Proposition 4 – Drainage Program Summary



Total Program Costs for Proposition 4 - Drainage				
	INITIAL BUDGET	UPDATED BUDGET	APPROVED AMT	TO-DATE
Bond Issuance Cost	\$ 42,030	\$ 42,030	\$ 42,030	\$ 35,174
Internal City Costs (Attorney, etc.)	\$ -	\$ 4,320	\$ 4,320	\$ 4,320
Program Management	\$ 179,500	\$ 179,500	\$ 179,500	\$ 99,389
Right of Way	\$ 1,417,000	\$ 1,017,500	\$ -	\$ -
Utility Relocations	\$ -	\$ 110,000	\$ -	\$ -
Design	\$ 5,041,000	\$ 749,743	\$ 757,243	\$ 175,990
Construction		\$ 3,751,945	\$ -	\$ -
Construction Management (Materials Testing Only)	\$ -	\$ 59,000	\$ -	\$ -
Contingencies	\$ 320,470	\$ 937,986	\$ -	\$ -
TOTAL	\$ 7,000,000	\$ 6,852,025	\$ 983,093	\$ 314,873

QUESTIONS?

February 7, 2017



CITY OF BUDA

2014 BOND PROGRAM

Global City Construction Project Schedules



Construction Schedule Conflicts

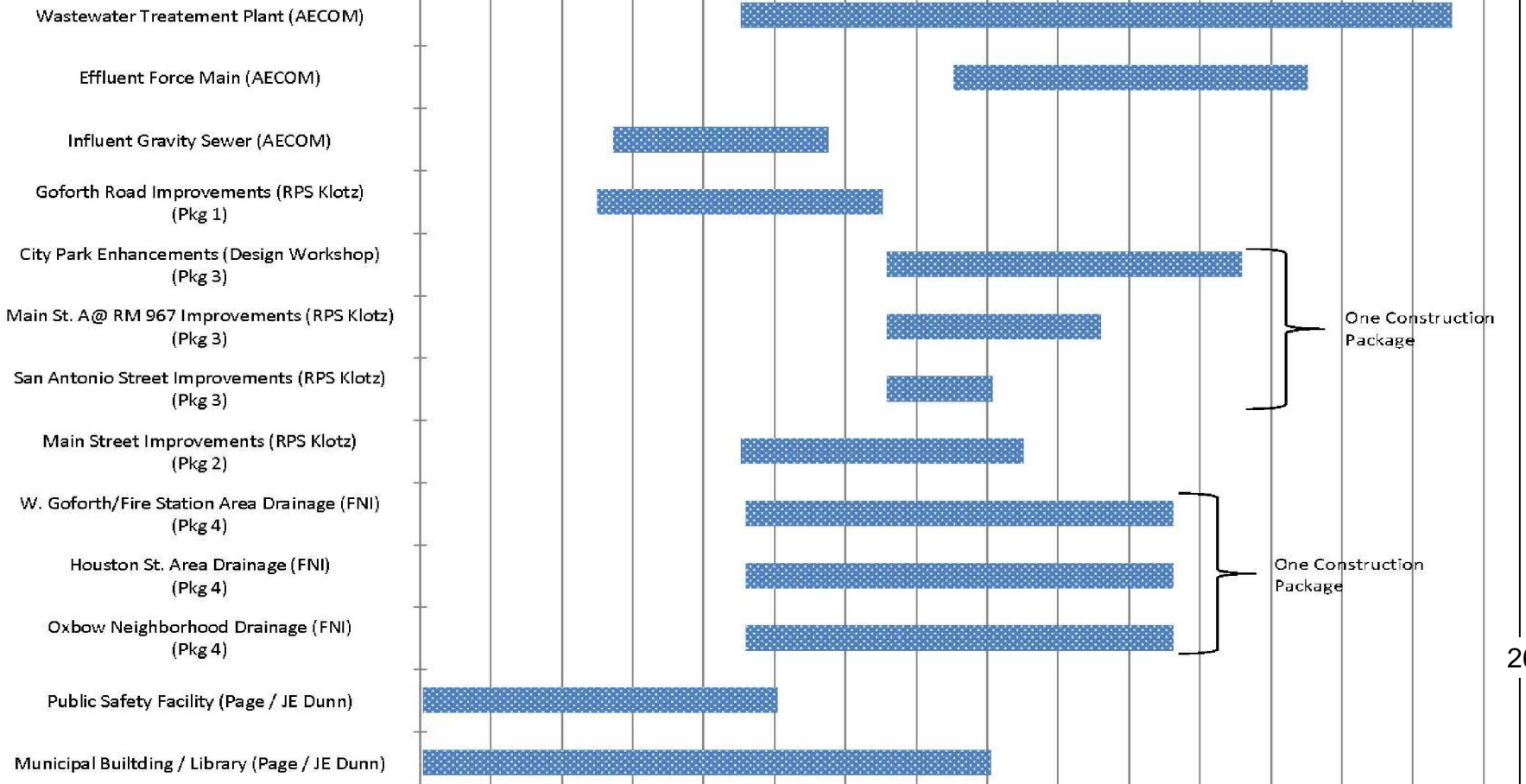


During the November 7th Council Session the construction schedule of multiple projects including the municipal site, bond program roads, bond program park projects and several utility improvements were noted to significantly overlap.

Council requested that HDR coordinate with the various entities to obtain the most current construction schedules and provide this information to Council in a future session.

As you will see, there are numerous projects in close proximity to each other which have overlapping construction schedules. This information provides City Council and staff with a tool to evaluate which are the highest priority projects and allow the appropriate staging of construction.

Jan-17 Mar-17 May-17 Jul-17 Aug-17 Oct-17 Dec-17 Feb-18 Apr-18 Jun-18 Aug-18 Oct-18 Dec-18 Feb-19 Apr-19 Jun-19



Construction Schedule Conflicts



Recommended Street Project Packaging:

- 1. Old Goforth Road – Stand alone project.**
 1. Letting not contingent upon other City construction projects.
- 2. Main Street Segments 1 & 2.**
 1. Letting contingent upon municipal site project.
 2. Could possibly be combined with the San Antonio and RM 967 at Main St. projects for economy of scale savings.
- 3. RM 967 at Main, San Antonio Street projects and Buda City Park project.**

Projects can be bid together allowing contractors to bid the combination of the street and park project or either one separately.

 1. Permit the City to recognize some savings due to economy of scale.
 2. Letting could be contingent upon WWTP & Municipal Site projects.

DIRECTION REQUESTED FROM COUNCIL:

**DIRECTION REGARDING GROUPING OF STREET PROJECTS FOR
CONSTRUCTION PACKAGES AND SCHEDULING OF CONSTRUCTION
START DATES.**



February 7, 2017

CITY OF BUDA

2014 BOND PROGRAM

Proposition 3 – Streets

Proposed Task Order No. 5

Goforth to Cabela's Drive Connector

Proposition 3 – Streets

Goforth to Cabela's Drive Connector



During the previous update to Council regarding the Main Street Improvement project HDR and RPS Klotz presented 5 separate segments of work to be considered for advancement into final design activities. These segments were:

- 1) Just west of Cabela's Drive to the Bradfield Park cross culverts,
- 2) Bradfield Park cross culverts to Railroad Street,
- 3) Railroad Street to Ash Street,
- 4) Select improvements to Goforth Road, and
- 5) the Cabela's Drive / Goforth Road connector.

After discussion and consideration of the advantages and disadvantages of each segment, the Council voted unanimously to move segments 1 and 2 into final design and begin preliminary design activities on segment 5.

The RPS Klotz task order for preliminary design of segment 5 has been subsequently submitted to HDR and City staff for review. The document presented in your backup material for consideration is the final version incorporating all HDR and City review comments.

ACTION REQUESTED FROM COUNCIL:

Approval of RPS Klotz's Task Order No. 5 for the preliminary design of the West Goforth / Cabela's Drive Connector.

QUESTIONS?



City Council Agenda Item Report

Date: Tuesday, March 21, 2017

Agenda Item No. 2017-203-

Contact: Alicia Ramirez

Subject: Staff Report - Update on the Municipal Facility construction finish materials (Project Manager Ray Creswell)

- 1. Executive Summary**
- 2. Background/History**
- 3. Staff's review and analysis**
- 4. Financial Impact**
- 5. Summary/Conclusion**
- 6. Pros and Cons**
- 7. Alternatives**
- 8. Recommendation**



City Council Agenda Item Report

Date: Tuesday, March 21, 2017

Agenda Item No. 2017-205-

Contact: June Ellis

Subject: Staff Report on the draft Fiscal Year 2017-2018 Budget Calendar

1. Executive Summary

In accordance with the annual budget process, a budget calendar is created to provide various dates for planning, discussion, and adoption of the annual budget for Fiscal Year 2017-2018 and the capital improvement program.

2. Background/History

The City of Buda adopts an annual budget that begins on October 1 of each year and ends on September 30. The budget process begins internally in March of each year in order to allow for the preparation of budget documents, forms, and other information that is submitted to the various departments. Budget meetings are held with department directors and various workshops with are held with City Council. In order to plan for these dates, as well as other important statutory requirements such as when information need to be published in the local newspaper and public hearing dates, staff creates a budget calendar to help plan and guide staff and Council through the budget process.

3. Staff's review and analysis

Staff has met to review the dates listed in the calendar to ensure compliance with the City's Charter requirement, the Tax Code, and the Local Government Code. The statutorily required dates have been set and are included in the calendar. Other dates on the budget calendar that are not subject to any legal requirements, such as budget workshops, may be subject to change, if needed.

4. Financial Impact

N/A

5. Summary/Conclusion

The Fiscal Year 2017-2018 budget calendar for the City of Buda has been created and is presented in accordance with statutory requirements.

6. Pros and Cons

N/A

7. **Alternatives**

N/A

8. **Recommendation**

There are no staff recommendations on this item at this time. This agenda item is for informational purposes only.

FY 2017-18 Budget Calendar

NOTE: The calendar dates as presented are in accordance with the statutory deadlines. Meeting dates and time subject to change.

Date	Action/Event	Note
February 28	Five-Year CIP Kick-off	
March 1	Human Services Grant Applications Available	
March 8 - March 13	Finance prepares salary and benefit projections for FY17 and FY18 Personnel budget	
March 20 - March 30	Development of instructions and form for budget preparation	
March 25 (Saturday)	Council Retreat	
March 30	Departments received budget instructions and forms	
March 31	Five-Year CIP Project Templates Due from Departments	
April 3	Staff Retreat	Staff Development & Team Building
April 4	Five-Year CIP Review - Street & Drainage Projects	
April 6	Budget Kick-off	Finance provides training on instructions, forms, supplemental requests
April 6 - April 18	Departments contact HR, PW-Fleet, and internal IT Staff Committee	For new personnel requests, vehicle/fleet requests, and IT requests
April 11	Five-Year CIP Review - Water/Wastewater Projects	
April 18	Five-Year CIP Review - Park & Facilities Projects	
April 20	Fiscal Year 2017 Projections due to Finance from departments	
May 4	Budget submissions due to Finance from Departments	Includes FY18 Base budget and FY18 new initiative requests
May 5	I.T. Staff Committee prioritizes submitted I.T. requests from departments	
May 5	Finance provides revenue projections/estimates for current and next fiscal year	
May 4 - May 12	Finance compiles and reviews budget requests from departments	Ensures requests are consistent with budget instructions

FY 2017-18 Budget Calendar

NOTE: The calendar dates as presented are in accordance with the statutory deadlines. Meeting dates and time subject to change.

Date	Action/Event	Note
May 9	Present Five-Year CIP to P&Z Commission	
May 10	Pre-Agenda Staff Meeting	Review and discuss items. Supporting documentation due, including presentations.
May 11	Budget Workshop Dry Run	Staff review, provide feedback, & make changes.
May 13 (Saturday)	First Budget Workshop (Special Meeting)	City Council identify Priorities and review Mission and Vision for upcoming budget year; Council provides direction to staff
May 15	Post-Agenda Staff Meeting	Follow Up/staff directives
May 16	IT/Council Committee meeting	
May 30 - June 5	Department meetings with City Manager to discuss budget requests	Includes department directors and other key staff
May 23	P&Z Commission Adopts Five-Year CIP	
June 2	Human Services Grant Applications Due	
June 15	Human Services Grant Committee Meeting	1st of 2 meetings to review applications
June 19	Departments submit final amended budget requests to Finance	Submitted as modified by Council workshop and post-agenda staff meeting
July 12	Pre-Agenda Staff Meeting	Review & discuss items in the preliminary budget, based on City Manager's recommendation.
July 13	Human Services Grant Committee Meeting	2nd of 2 meetings to review applications
July 13	Budget Workshop Dry Run	Staff review, provide feedback, & make changes.
July 15 (Saturday)	Second Budget Workshop (Special Meeting)	Council review draft budget
July 17	Post-Agenda Staff Meeting	Follow Up/staff directives
July 18	Third Budget Workshop (Regular Meeting)	Recommendation of Human Services Grants to City Council & Hotel/Motel Grant Recipients
July 19	Post-Agenda Staff Meeting	Follow Up/staff directives
July 31	Proposed budget and Five-Year CIP filed with City Secretary	

FY 2017-18 Budget Calendar

NOTE: The calendar dates as presented are in accordance with the statutory deadlines. Meeting dates and time subject to change.

Date	Action/Event	Note
July 31	Proposed budget posted on city website	
August 9	Department's goals, accomplishments, objectives, and performance measures due to Finance	
August 15	Presentation of budget to City Council	
August 15	Record vote on proposed tax rate; schedule public hearings on tax rate; schedule public hearings on budget	
August 16	Notice of Tax Rate Increase published in newspaper, on website	Two public hearings required; if no tax increase, no public hearing is needed
August 16	Notice of Budget Public Hearing published in newspaper and website	
August 16	Publish Effective Tax Rate	
August 29	Fourth Budget Workshop (Regular Meeting) - <i>(if needed)</i>	
August 29	First Public Hearing on Budget; First Public Hearing on Tax Rate (Special Meeting)	
September 5	Second Public Hearing on Budget; First Public Hearing on Tax Rate	
September 5	First reading of ordinance to adopt Budget	Includes Budget, Pay Plan, Fee Schedule, and Five-Year CIP
September 5	First reading of ordinance to adopt Tax Rate	
September 19	Second and final reading of ordinance to adopt Budget (record vote)	Includes Budget, Pay Plan, Fee Schedule, and Five-Year CIP
September 19	Second and final reading of ordinance to adopt Tax Rate (record vote)	
October 1	New fiscal year begins	
October 2 - October 20	Finance finalized budget document for printing, website, and GFOA award; Finalize Five-Year CIP document	

PENDING/FUTURE ITEM REQUEST

MEETING DATE	COUNCIL MEMBER	REQ#	REQUESTED ITEM
3/7/2017	Haehn	1)	report on Onion Creek Regional Planning discussion held on 12/12/16
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
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)
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