



Agenda Item Report

Legislative Board:

Planning and Zoning
Commission

Date:

December 9, 2025

Contact:

Victor Escamilla

**Agenda Item ID /
Number:**

2025-1089- / F.2

ITEM TITLE:

Consideration and approval of a request by Bowman Consulting for a Replat of Green Corners Commercial Subdivision Section 2, Lot 1A, establishing Lots 1C, 1D and 1E, a commercial subdivision consisting of +/- 3.00 acres out of the George Herder Survey No. 537, Abstract No. 239, located at the southeast corner of Green Meadows Lane and Old Goforth Road, City of Buda, Hays County Texas. (RP 25-01) (Victor Escamilla, Senior Planner)

1. EXECUTIVE SUMMARY

The primary purpose of this replat is to further subdivide the existing Green Corners Commercial, Lot 1A in preparation of commercial development near the intersection of Green Meadows Lane and Old Goforth Road. There is a total of three lots within the bounds of the submitted replat. No additional street right-of-way dedications are proposed or required. Easement dedication per this plat shall include two 20' Wastewater Easements and a Joint Ingress/Egress Easement from proposed Lot 1C to the abutting Lots 1D and 1E.

2. BACKGROUND/HISTORY

The proposed is replat of Green Corners Commercial Subdivision, Block A, Lot 1A (recorded in February of 2016) which, in turn was a replat of Green Corners Commercial Subdivision Section 2, Lot 1 (recorded in November of 2015).

The associated developer intends to develop the proposed Lot 1C for an O'Reilly Auto Parts installment. The applicant has identified the proposed Lots 1D and 1E as development lots but has not indicated proposed uses for each of the +/- 1 acre lots.

3. ANALYSIS

Criteria for Approval.

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

4. FINANCIAL IMPACT

Not Applicable.

5. STRATEGIC PLAN/GOALS

EXCEPTIONAL CITY SERVICES

6. STRATEGIC PLAN OBJECTIVES

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

7. PROS AND CONS

Pros: The proposed replat ushers in development of land that has remained undeveloped since annexation in 2012.

Cons: None foreseen

8. ALTERNATIVES

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff has reviewed the request and recommends approval as submitted.

Attachments:

[RP_25-01-Letter.pdf](#)