



# Agenda Item Report

**Legislative Board:** Planning and Zoning Commission  
**Date:** October 28, 2025  
**Contact:** Will Parrish  
**Agenda Item ID / Number:** 2025-947- / G.1

**ITEM TITLE:** Hold a Public Hearing, deliberation, and possible action in regard to a Specific Use Permit (SUP) for the uses of Outside Storage and Equipment Sales in the Interstate 35 Business (B-3) zoning district for Lot 2 of the proposed Firecracker ROW Subdivision, City of Buda, Hays County, TX. Addressed as 14701 N IH 35, Buda, TX 78610 (SUP 25-03). (Assistant Director of Development Services Will Parrish)

## 1. EXECUTIVE SUMMARY

The City of Buda has received an application for a Specific Use Permit (SUP) for the development known as HL Rentals - Longhorn Blvd, located half way between IH-35 and Firecracker Drive along the future Longhorn Blvd, on lot 2 of the proposed Firecracker ROW Subdivision. A final plat has not yet been approved for this lot, the applicant has begun the platting process.

The applicant has a similar SUP approved for a neighboring property along Firecracker Drive that was approved in 2024. The applicant is requesting an SUP for Equipment Sales and Outside Storage. The primary use is Equipment Rental, and the Outside Storage is being requested to support the primary use. Additionally, the applicant is planning for a Automotive Garage (Minor), which is allowed by right in the B-3 district.

Outside Storage and Equipment Sales are defined as follows:

- Equipment Sales - Retail establishment selling or renting construction, farm, or other heavy equipment. Examples include cranes, earth moving equipment, tractors, combines, heavy trucks, etc. This use is not considered Outside Display.
- Outside Storage - The continuous keeping or storage of any finished or unfinished goods, materials, merchandise, or equipment outside of a building for more than twenty-four (24) hours.

## 2. BACKGROUND/HISTORY

This request is for the proposed lot 2, which is 1.8846 acres, and is located adjacent to several other similar uses. A Preliminary Plat has been approved for the subdivision in which this development is proposed, as well as a construction plans for the public improvements required to serve this property.

This property, along with much of the surrounding property, was formally a materials yard and has been compacted by vehicular use for many years. As the ground was previously compacted, the property exceeds the impervious cover limit of 75% in the B-3 zoning district. The proposed development will reduce the impervious cover on this site to approximately 68%.

This property has two Equipment Sales Facilities directly adjacent to it, and a third is approve for construction, having received its SUP in 2024. Additionally, a lift station is proposed directly adjacent to this property.

Outside Storage is regulated under the Conditional Standards in 2.06.6(A)22 and is required to be screened, is not allowed in the front of a building, and may not exceed 10% of the total site area.

### 3. ANALYSIS

In recommending an SUP, the Planning and Zoning Commission shall determine that such uses are harmonious and adaptable to building structures and uses of abutting properties and other properties in the vicinity of the premises under consideration, and shall consider the following factors:

A) Safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;

*The project is located on the proposed Longhorn Blvd, which will connect IH-35 to Firecracker Drive. A six-foot sidewalk is proposed on along the entirety of the site's frontage along Longhorn Blvd. Longhorn Blvd must be constructed prior to the development of this site, and it is the applicants responsibility to construct this infrastructure.*

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

*A new driveway will be constructed to enter the site and there is a six-foot pedestrian access from the public sidewalk to the front door.*

C) Provisions for drainage;

*Currently, the existing site exceeds the maximum allowable impervious coverage of 75% of the lot, which is determined by its zoning district. With this development, the applicant is proposing to decrease the impervious cover to 68.03% by revegetating areas of the site. By reducing the impervious cover and thus the net runoff of the site, the proposed development does not require detention or water quality facilities, per section 1.9.1 of the City of Austin Environmental Criteria Manual.*

D) Adequate off-street parking and loading;

*The UDC has parking standards for commercial uses. As stated in the Use Chart in subsection 2.06.05, the standard for Equipment Sales is 1 space per 500 square feet of building; additionally, this project is proposing an Automobile Service Garage (Minor) use (allowed by right in the B-3 zoning district) which has a parking requirement of 3 spaces per service bay. Applying these standards to this project, there is a minimum of 32 parking spaces required, which the applicant is meeting by providing 32 spaces.*

E) Safety from fire hazard and measures for fire control;

*All site plans and building permits are reviewed for fire code compliance. The proposed buildings will meet all construction standards for an occupancy of its type. A fire lane wraps around the entirety of the building, and the Buda Fire Department has given their approval of the Site Plan.*

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

*As mentioned above, the site is directly adjacent to a several other Equipment Rental facilities, and another Equipment Rental site is not likely to have a negative effect of the character of the area.*

G) Heights of structures;

*The maximum building height in the B-3 zoning district is 45 feet. The proposed building is approximately 22' 9", falling well below the allowable building height.*

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

*The 2017 UDC specifying the proposed uses and requiring an SUP for the Equipment Sales use was to ensure that the proposed uses would be appropriate in the B-3 zoning district and surrounding areas. The proposed development is of similar nature to many of the surrounding businesses, and will likely not have a negative impact on health, safety, or welfare.*

#### **4. FINANCIAL IMPACT**

This project will produce Site Plan review and building permit fees, property taxes, and some sales tax due to the vehicle repair component.

#### **5. STRATEGIC PLAN/GOALS**

BALANCED AND INTENTIONAL GROWTH

#### **6. STRATEGIC PLAN OBJECTIVES**

Retain and grow local businesses in Buda.

#### **7. PROS AND CONS**

Pros: Development of a longstanding vacant property, and much of the surrounding property consists of similar uses, so there will likely be little negative impacts.

Cons: much of the surrounding property consists of similar uses, which does not provide much commercial variety.

#### **8. ALTERNATIVES**

The Commission may recommend approval of the SUP as presented, approval with conditions, denial of the request, or may table it for future consideration.

#### **9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION**

Staff has reviewed the request and recommends the Planning and Zoning Commission recommend approval of the SUP with the following conditions: 1) Approval of the Final Plat and acceptance of required public infrastructure to serve the site, and 2) Approval of the Site Plan

#### **Attachments:**

[SUP\\_25-03-SUP\\_25-03\\_PLANS \(1\).pdf](#)

[SUP 25-03 P&Z 10.28.25 Presentation.pdf](#)