



Agenda Item Report

Legislative Board:

Planning and Zoning
Commission

Date:

June 9, 2026

Contact:

Will Parrish

Agenda Item ID /

Number:

2026-430- / G.1

ITEM TITLE: Consideration and possible action on a request by RSS-Buda Retail, LLC for a Replat known as Replat of Lots 3B-2 and 3B-3 of the Replat of Lot 3B of the 221 North Subdivision, establishing Lot 3B-5, consisting of 1.73 acres out of the Josephus S Irvine Original Survey, Abstract 255, in the City of Buda, Hays County, Texas 78610. (RP 23-04) (Will Parrish Assistant Director of Development Services)

1. EXECUTIVE SUMMARY

This is a Replat of two existing lots that were previously replated out of a larger lot in the 221 North Subdivision, establishing a 1.73-acre lot known as Lot 3B-5.

2. BACKGROUND/HISTORY

The original 221 Subdivision was platted in 1999, and has been through several replats since that time, resulting in smaller lots. This plat brings two of the replated lots back together.

This subdivision has many lots that do not have frontage on public roads, instead, at the time of previous replats, public access easements were granted to provide access to the individual lots from East Main Street and the IH 35 Frontage road.

City Council approved a Planned Development zoning request for this property in 2023, Ord 2023-007, to allow a vertical mixed use building with a commercial ground floor and residential apartments above.

This replat consists of two lots that were previously subdivided out of a larger lot, as part of a previous replat, and those lots were not provided frontage on a public street, but rather access was granted through public access easements. As the property does not have access to a Public Street, the applicant has designated the access easements as their public frontage.

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 criteria for a final plat

- At this time Parkland Dedication and Development Fees have not been paid, however this is required prior to recordation not approval.
- Not all signatures have been provided on the plat, however this can be done prior to recordation.

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

Plating of this property will allow for the permitting of the site plan and building plans that include commercial and residential uses.

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

Redevelop the I-35 and South Loop 4 Corridors

7. PROS AND CONS

Pros: Allow for the redevelopment of the existing empty lots and it is consistent with the approved PD for the property.

Cons: None

8. ALTERNATIVES

The Planning and Zoning Commission may motion to:

- Approve
- Approve with Conditions
- Deny
- Table

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff has reviewed the proposed replat and recommends Conditional Approval with the following conditions: 1. Parkland Dedication and Development fees are paid in full prior to recordation; and 2. All signatures are provided prior to recordation.

Attachments:

[RP_23-04-Buda_Retail_Subdivision_Replat_-_04.15.2026.pdf](#)
[RP 23-04 P&Z Presentation.pdf](#)