



Agenda Item Report

Legislative Board:	City Council
Date:	March 3, 2026
Contact:	Shannon Cameron, Office Manager
Agenda Item ID / Number:	2026-199- / J.2

ITEM TITLE: Deliberation and possible action to approve the 60% schematic design including the site plan concept and interior layout for the Buda Train Depot project (BEDC CEO Jennifer Storm) [PUBLIC TESTIMONY]
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1. EXECUTIVE SUMMARY

The Depot on Main project involves the relocation and adaptive reuse of the historic Buda Train Depot into a community-focused space in downtown Buda. The project includes restoration of the structure, development of an outdoor gathering area, interior space intended for small business incubator use, and 24 off-street parking spaces.

The City is requesting approval of the 60% schematic design as prepared by the project architects, along with the associated site plan concept and targeted variances. Following approval, the project team will initiate detailed engineering and proceed with formal site plan submittal.

The project supports continued investment and activation in downtown Buda. Detailed information regarding the requested variances and Project Consent Authorization (PCA) is provided in the Development Services staff report as the next City Council item.

2. BACKGROUND/HISTORY

The Depot on Main project focuses on the preservation and adaptive reuse of the historic Buda Train Depot as part of the City's broader effort to enhance downtown as a vibrant, walkable destination.

The City has evaluated site options and potential uses to ensure the depot remains functional while preserving its historic character. The proposed concept reflects coordination between the City, design team, and Development Services.

The schematic design was created after input from a comprehensive planning charrette that included City Council, Buda EDC, Historic Preservation Commission, Main Street Board, and Parks Commission.

Approval of the 60% schematic design will allow the project to move into detailed engineering and formal site plan review.

3. ANALYSIS

The proposed 60% schematic design balances preservation of the historic depot with a functional

layout that supports small business incubation, outdoor gathering space, and on-site parking. This approach aligns with the City's economic development and downtown activation goals.

The project reflects coordination and feedback from a joint meeting with Planning & Zoning, the Historic Preservation Commission, City Council, and the Main Street Program, with comments incorporated into the current design.

Advancing the project at this stage confirms overall direction prior to detailed engineering. Approval will allow the project to proceed into engineering and formal site plan review.

4. FINANCIAL IMPACT

There is no direct financial impact to the City associated with approval of the 60% schematic design. The project is being funded through a partnership of the City and the Buda Economic Development Corporation (BEDC) and will be located on City-owned property.

5. STRATEGIC PLAN/GOALS

HISTORIC AND VIBRANT DOWNTOWN

6. STRATEGIC PLAN OBJECTIVES

Preserve Buda Downtown's historic character and buildings and features; expand commercial space in Downtown.

7. PROS AND CONS

Not applicable.

8. ALTERNATIVES

The City Council may provide direction and feedback on the design.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff recommends approval.

Attachments:

[Supplemental Docs - linked document.pdf](#)

[The Depot on Main BUILDING - City of Buda City Council Approval 022426 1.pptx](#)