



Agenda Item Report

Legislative Board: City Council
Date: November 5, 2025
Contact: Will Parrish
Agenda Item ID / Number: 2025-784- / J.2

ITEM TITLE: Public hearing, deliberation, and possible action to consider an Ordinance on first and final reading and to adopt said Ordinance regarding a request by Kimley-Horn Engineering on behalf of SRPF C/Buda Industrial, LP for a Specific Use Permit to allow the use of “Outside Storage” within the Light Industrial (LI) District, for a property known as Buda Industrial Subdivision, Block A, Lot 3, located at 259 Stream Way, City of Buda, Texas, 78610 (SUP 25-05) (Assistant Director of Development Services Will Parrish) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

The agenda item at hand is a public hearing and action item concerning a Specific Use Permit (SUP) request to allow the “Outside Storage” use within the Light Industrial (LI) zoning district on a property addressed as 259 Stream Way.

The applicant intends to establish a 2,780 sf (approximately 50’ x 55’) area within the existing loading zone of Building 1 of the Stream Way complex. The area is to serve as outside storage for wire baskets, plastic containers, plastic pipe, hydromulch, woven fabric, and steel stakes. The “Outside Storage” use requires approval of an SUP for properties within the LI District. Under UDC Subsection 2.06.05 Use Chart, conditional standards outlined within Subsection 2.06.06.A.22 shall apply to approval of the “Outside Storage” use. These conditional standards serve to regulate maximum allowable area, screening, and height of storage materials as well as height of screening structures.

2. BACKGROUND/HISTORY

The subject property is approximately 7.23 acres in area and is currently utilized as a portion of an industrial park, located near the southeast corner of West Goforth Road and Stream Way. The parcel was platted as Buda Industrial Subdivision, Block A, Lot 3, recorded in October of 2022. A site plan (2021-776) for the development was approved in October of 2022. A building permit for the +/- 117,406 sf shell warehouse structure was issued in November of 2022 with a Certificate of Occupancy issued in November of 2024.

At their September 23, 2025 meeting, the Planning and Zoning Commission recommended approval of the requested SUP by a vote of 5-0.

3. ANALYSIS

In recommending an SUP request for approval by the City Council, the 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. The following factors must be considered when evaluating a proposed SUP:

a) Safety of the motoring public and pedestrians using the facility and the area immediately surrounding the site:

The proposed outside storage is intended to occupy space previously devoted to truck loading. The 2,780 sf pad will not obstruct existing drive-aisles, sidewalks, easements, or rights-of-way. The storage area will lie more than 450 feet away from the nearest street right-of-way (Commerce Center Drive).

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:

Means of ingress and egress to public streets or any approved access easements were previously established and approved with final plat recording, site plan development permit issuance, building permit issuance, and Certificate of Occupancy issuance. The proposed outside storage use is not intended for occupation and does not increase the square footage of the primary structure, generating no additional need for means of ingress or egress to the site or the primary structure.

c) Provisions for drainage:

Provisions for drainage were established with Site Plan permit 2021-776. No additional drainage or water quality facilities are required for the proposed use.

d) Adequate off-street parking and loading:

The proposed outside storage use is not intended for occupation. Under UDC Subsection 2.06.05 Use Chart, additional parking would be required at a ratio of 1 space per 2,000 sf of storage, generating the need for 2 additional spaces. This addition would bring the total required parking to 508 spaces. At current, the site is served by 644 spaces.

e) Safety from fire hazard and measures of fire control:

The City requires fire marshal approval for all site plan permits within the Buda Fire Departments jurisdiction. The Buda Fire Department has reviewed the proposed site modifications and approved comments for the proposed SUP application. Public and private hydrants were installed per the Public Improvement Construction Plans (2021-775) and Site Plan permit 2021-776.

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

The proposed outside storage would lie approximately 930 feet from the nearest residential property to the west, across Stream Way. The storage area lies towards the interior of the industrial park. Views of the storage area are obscured from the north, east, and south by existing warehouse structures. The applicant proposes 6' wrought iron fencing at the eastern and southern boundaries. With the SUP application, the applicant proposes a 6' masonry screening wall at the southwest corner of the existing warehouse structure in addition to a 6' masonry screening wall along the western boundary of the proposed storage area. Staff feels the provided screening will be adequate to accommodate the requirements of UDC Subsections 2.06.06.A.22.c and d.i.

g) Heights of structures:

The applicant proposes 6' wrought iron fencing and masonry screening for the proposed outside storage area and an additional 6' masonry screening wall at the southwest corner of the existing warehouse structure, meeting minimum height requirements per UDC Subsection 2.06.06.A.22. The applicant indicates that the outside storage shall not exceed the 6' screening height.

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

The "Outside Storage" use does not present detrimental impacts to the surrounding land uses and structures and occupies less lot area than the maximum allowable 10% (at approximately 1% of the total 314,936 sf). The subject property was developed as part of the same industrial park as the remaining properties within the Buda Industrial Subdivision. The proposed use does not conflict with the Light Industrial nature of the area, the surrounding structures, or the approved "Contractors Yard" to the east.

4. FINANCIAL IMPACT

Staff recognizes no immediate financial impact as a result of the proposed outside storage.

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

Retain and grow local businesses in Buda

7. PROS AND CONS

Pros: The current tenant would be able to proceed with desired use of their commercial property.

Cons: None.

8. ALTERNATIVES

City Council may motion to:

- Approve the proposed Specific Use Permit as presented;
- Approve with conditions;
- Deny; or
- Table the item for future consideration.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

At their September 23, 2025 meeting, the Planning and Zoning Commission recommended approval of the request by a vote of 5-0.

Attachments:

[Ordinance - SUP 25-05 Outside Storage-Buda Industrial.docx](#)

[SUP 25-05 - LOI.pdf](#)

[Council Presentation SUP 25-05.pdf](#)

[j2 SUP_25-05-stream_buda_sup v2.pdf](#)