



Agenda Item Report

Legislative Board: City Council
Date: December 2, 2025
Contact: Angela Kennedy, Director
Agenda Item ID / Number: 2025-1063- / H.2

ITEM TITLE: Presentation and update on the Persimmon Development (Milestone Community Builders)

1. EXECUTIVE SUMMARY

This item will provide the City Council with an update on the construction and next steps related to the Persimmon development.

2. BACKGROUND/HISTORY

The City Council approved a Development Agreement with Milestone Community Builders for the Persimmon development in June 2024 after many years of negotiations.

Below is a summary of the project:

- Persimmon Development = 775 +/- acres
 - 2,300 residential units, including townhomes – no apartments/multifamily
 - 40 acres of non-residential commercial including 15 acre reserved school and 3.5 acres ESD
 - 2,750 LUE (Living Unit Equivalent) - water/sewer service commitment request
 - PID/TIRZ financing
- Buda City Limits (referenced as "City Limits Parcel" in the DA)
 - 12 +/- acres
- Buda Previous ETJ (referenced as "City ETJ Parcel" in the DA)
 - 459 +/- acres in the City of Buda/ETJ
- City of Austin ETJ (referenced as "Austin ETJ Parcel" in the DA)
 - 303 +/- acres in the City of Austin ETJ
 - 700 +/- residential units of the 2300 units

3. ANALYSIS

Phase 1 of Persimmon began construction in February 2025. Persimmon Phase 1 Sections 1 & 2 have been platted which has created 118 and 131 residential lots, respectively. To date 33 building permits have been issued for construction within Phase 1 under the Prairie Build Program. Staff anticipates that public improvements for these sections will be accepted in late 2025.

Construction plans and final plat applications for Phase 2 Sections 1 and 2, which are within the Armbruster tract, are currently under review. These sections will create 268 additional residential lots.

Construction of the roundabout on RM 967 is nearing completion with final striping, signage and landscaping work being completed.

4. FINANCIAL IMPACT

Not applicable.

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

NA

7. PROS AND CONS

Not applicable.

8. ALTERNATIVES

Not applicable.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Not applicable.

Attachments:

[Presentation - Persimmon City Council Update](#)