



Agenda Item Report

Legislative Board:

Planning and Zoning
Commission

Date:

January 13, 2026

Contact:

Will Parrish

**Agenda Item ID /
Number:**

2025-499- / F.2

ITEM TITLE: Consideration and approval of a request by Kimley-Horn for a Replat of Lot 1 Block B of the Overlook Park Plat, as well as Lot 2-A, Block B of the Seconded Amended Plat of Lots 2-A, 3-A, 4-A and 5-A, Block B Overlook Park, located at the intersection of Cole Springs Road and RM 967, City of Buda, Hays County Texas (RP 21-15). (Assistant Development Services Director Will Parrish)

1. EXECUTIVE SUMMARY

The primary purpose of this replat is to allow for the realignment of Old Black Colony Road, allowing Old Black Colony to tie into RM 967. This replat is associated with the Colony Development Agreement. There are a total of 3 lots within the bounds of this replat, and one roadway, which is the extension of Old Black Colony. The replat also removes a public utility easement that bisected Lot 2A.

2. BACKGROUND/HISTORY

The Colony Development Agreement stipulated that the developers would realign Old Black Colony so that it would tie into RM 967, creating a safer intersection and replacing the Cole Springs intersection. This replat supports that action. The Developer previously deeded the ROW for the new portion of Old Black Colony to the City, and the road has been constructed. However, the replat is needed to formalize the division of land into the new configuration.

The public improvements associated with this Plat were approved by City Council through a separate agreement and have been under construction with the Colony at Cole Springs MUD development.

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

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

Not Applicable

5. STRATEGIC PLAN/GOALS

IMPROVED MOBILITY

6. STRATEGIC PLAN OBJECTIVES

Reduce traffic congestion and improve traffic flow

7. PROS AND CONS

Approval will result in the formalizing of the new Old Black Colony connection to RM 967 and remove a utility easement that bisected lot 2B which improves the ability to develop the property.

8. ALTERNATIVES**9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION**

Staff has reviewed the request and recommends approval as submitted.

Attachments:

[RP_21-15-overlook_replat.pdf](#)
[Overlook Park Replat Slide.pdf](#)