



Agenda Item Report

Legislative Board:

Planning and Zoning
Commission

Date:

June 9, 2026

Contact:

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Agenda Item ID /

Number:

2026-510- / G.3

ITEM TITLE: Deliberation and consideration of a request by Kimley-Horn and Associates, Inc. for a Final Plat of Bright Light Boulevard Segment 2, being approximately 5.563 acres out of the W. Porter Survey No. 6, Abstract No. 599, the G. Herder Survey, Abstract No. 2168, and the G. Herder Survey No. 537, Abstract No. 347, Travis County, Texas. (FP 26-01) (Victor Escamilla, Senior Planner)

1. EXECUTIVE SUMMARY

The submitted Final Plat is intended to serve as dedication of approximately 1,940 linear feet of 125' street right-of-way. The proposed segment of Bright Light Boulevard is to bridge the gap between Main Street right-of-way extended to the northeastern City of Buda jurisdictional limit and the proposed Sunfield Phase 7 Subdivision as well as the upcoming Sunfield High School (currently projected for a 2027 opening).

As part of the Final Plat submittal for Bright Light Boulevard Segment 2, an "Election of Statutory Plat Review Process Letter" was received by the City of Buda Development Services Department. Under the City of Buda Unified Development Code (UDC) Subsection 3.02.01.B.5.a, the applicant has chosen Standard Development Review, subject to processing timelines described in the Texas Local Government Code (TxLGC) Chapter 212.

This plat was submitted under the Statutory Review process, which requires that action be taken within 30 days or the plat is automatically approved.

2. BACKGROUND/HISTORY

The associated Sunfield Phase 7 Preliminary Plat (C8J-2025-0011) was approved on June 5, 2025 by the City of Austin Commission. The subdivision will result in hundreds of residential lots and a fire station south of Turnersville Road and west of South Turnersville Road, within Travis County and the City of Buda ETJ. As part of the Sunfield Municipal Utility District #3, Bright Light Boulevard Segment 2 will service the proposed Phase 7 development and new Hays Consolidated ISD by connecting to the proposed segments of Bright Light Boulevard as the right-of-way proceeds east and north to the intersection of Turnersville Road and South Turnersville Road.

The Commission originally heard the proposed Final Plat as a regular agenda item during the April 28, 2026 meeting. The Commission voted to deny the request on the basis that the plat did not meet all checklist requirements.

The applicant has formally submitted a request to extend statutory review. Administrative staff has approved the request.

3. ANALYSIS

This Final Plat serves strictly as a means of right-of-way dedication for Bright Light Boulevard as well

as granting of 10' Public Utility Easements, running east and west along the northern and southern adjacent properties and continuing south along the eastern boundary of Sunfield Parkway. Pedernales Electric Cooperative, Inc. is the intended grantee of said easements.

Maintenance of the Bright Light Boulevard Segment 2 right-of-way will be the responsibility of the Sunfield MUD #3.

This plat was submitted under the Statutory Review process, which requires that action be taken within 30 days or the plat is automatically approved. If a plat does not meet the minimum requirements, Staff will recommend denial.

Staff has administratively approved a requested extension of statutory review.

Criteria for Approval:

The following criteria shall be used by the Commission to determine whether the Application for a Final Plat shall be approved, approved with conditions, or denied:

With Prior Approved Preliminary Plat:

- a. ***The Final Plat conforms to the approved Preliminary Plat except for minor amendments that are authorized under 3.03.05K. Amendments to Preliminary Plats Following Approval and that may be approved without the necessity of revising the approved Preliminary Plat;***
 - *The Final Plat appears to conform to the associated Preliminary Plat as approved (with conditions) by the City of Austin on June 5, 2025. However, some document recording information is currently displayed as blank, to be placed on the final plat after being recorded by separate instrument. Additionally, certain signatures and signature block information has been left blank. These occurrences are to be filled prior to being recorded with Travis County as a matter of sequencing.*
- b. ***All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied;***
 - *The Sunfield Phase 7 Preliminary Plat was approved with the condition that the associated Subdivision Construction Agreement with the Sunfield MUD #3 was approved. Review of the agreement between Travis County and the Sunfield MUD #3 is currently in progress. Travis County Development Services staff has indicated that the agreement should be approved shortly.*
- c. ***The Construction Plans conform to the requirements of 3.04.01 Construction Plans and have been approved by the City Engineer;***
 - *The associated Construction Plans are currently in review.*
- d. ***Where Public Improvements have been installed, the improvements conform to the approved Construction Plans and have been approved for acceptance by the City Engineer;***
 - *At present, no public improvements have been installed.*
- e. ***Where the City Engineer has authorized Public Improvements to be deferred, an Improvement Agreement has been executed and submitted by the property owner in conformity with Subsection 3.04. Construction Plans and Procedures;***
 - *The associated Subdivision Construction Agreement is currently under review. Sunfield MUD#3 to accept construction/maintenance responsibilities.*
- f. ***The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in the UDC;***
 - *It appears that the proposed plat meets Travis County and City of Austin standards, however, dimensions are missing to confirm.*
- g. ***The Plat conforms to design requirements and construction standards as set forth in the Engineering Criteria Manual; and***
 - *The Final Plat meets this requirement.*
- h. ***The Plat conforms to the Development Services Director's subdivision Application***

checklists and UDC regulations.

- *The Plat meets the checklist requirements and regulations of the UDC with the exceptions of the aforementioned documentation of easements by separate dedication (UDC Subsection 3.03.06.H.d.iii) and blank signature by-lines within provided signature blocks (UDC Subsection 3.03.06.D.2). Staff proposes conditional approval, addressing these requirements and regulations.*

4. FINANCIAL IMPACT

N/A

5. STRATEGIC PLAN/GOALS

IMPROVED MOBILITY

6. STRATEGIC PLAN OBJECTIVES

Expand the road network in Buda

7. PROS AND CONS

N/A

8. ALTERNATIVES

The Commission may vote to approve, approve with conditions, or deny the Final Plat application.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff has reviewed Final Plat FP 26-01 and recommends Approval of the final plat with the following conditions: 1. Provide recorded documentation information for adjoining easements by separate dedication prior to recording the Final Plat with the Travis County Clerk's Office. 2. Provide remaining signatures and signature block information prior to recording the Final Plat with the Travis County Clerk's Office.

Attachments:

[6.09.26 P&Z Slides - FP 26-01.pdf](#)
[FP_26-01-SEGMENT_2_FINAL_PLAT.pdf](#)
[FP_26-01-Extension_Request_Letter.pdf](#)
[FP 26-01-election of statutory review process - signed.pdf](#)
[SUNFIELD PHASE 7 PRELIMINARY PLANsmall.pdf](#)
[SUNFIELD PHASE 7 PRELIMINARY PLANsmall.pdf](#)