



Agenda Item Report

Legislative Board:

Planning and Zoning
Commission

Date:

April 14, 2026

Contact:

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Agenda Item ID /

Number:

2026-277- / G.1

ITEM TITLE: Consideration and possible action on a request by Parnell Engineering, Inc. for Firecracker Row Subdivision, Lots 2 - 5, a Final Plat, consisting of 4 lots on +/- 14.0509 acres out of the Josephus S. Irvine Survey No. 4, ¼ League, Abstract No. 255, in the City of Buda, Hays County, Texas. (FP 22-14) (Senior Planner Victor Escamilla)

1. EXECUTIVE SUMMARY

The submitted Final Plat is a component of the proposed Firecracker Row Subdivision. This plat represents the remainder of the associated Preliminary Plat (PP 20-11), proposing subdivision of approximately 17.4649 acres of unplatted land at the southwest corner of Turnersville Road and Fire Cracker Drive into 8 development lots. This Final Plat consists of 4 development lots and includes the dedication of public street right-of-way.

2. BACKGROUND/HISTORY

The associated Preliminary Plat was approved by the Commission on November 30, 2021. The first portion of the original proposed Preliminary Plat was recorded as Firecracker Row Subdivision, Lot 1 on April 19, 2022 (Document No. 22019238 O.P.R.H.C.T). The recorded Lot 1 represents the southwestern 3.4135 acres of what was originally proposed.

Subdivision of this 14.0509-acre portion was originally intended to include 8 development lots with public dedication of Longhorn Boulevard providing street access east-to-west from South Interstate 35 to Fire Cracker Drive and Mackey Loop providing access north to Turnersville Road. Development of the properties was intended to house 17 mixed-use structures.

In December of 2025, the applicant submitted a revised Final Plat for consideration. Revisions include reducing the number of development lots from 7 to 4 and removing dedication of the previously proposed Mackey Loop street right-of-way, granting a public access easement in its stead.

The Development Services Director has approved the changes administratively as minor amendments to the Preliminary Plat under Unified Development Code (UDC) Subsection 3.03.05.K.1.

3. ANALYSIS

The proposed Final Plat abuts Rock-N-Dirt Yard Subdivision, Lots 1 and 3 which was approved by the Commission during the February 10, 2026 meeting. Per UDC Subsection 3.05.09.C, "a common access easement is required between adjacent lots used, zoned, or planned for nonresidential and

multi-family uses fronting on any street section". The applicant has formally submitted a request to waive this requirement. The Development Services Director has administratively authorized an exemption under UDC Subsection 3.05.09.C.1.

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 does not conform to the Preliminary Plat as approved by the Commission on November 30, 2021. However, The Development Services Director has approved the changes administratively as minor amendments to the Preliminary Plat under Unified Development Code (UDC) Subsection 3.03.05.K.1 as there is a reduction in lots, there is no increased need in service.*
- b. **All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied;**
 - *The Preliminary Plat was approved without conditions as a Consent Agenda item during the November 30, 2021 Planning & Zoning Commission meeting.*
- c. **The Construction Plans conform to the requirements of 3.04.01 Construction Plans and have been approved by the City Engineer;**
 - *The Construction Plans have been approved.*
- 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;**
 - *Public Improvements have been reviewed and approved and construction is underway.*
- 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;**
 - *A Public Improvement Agreement has been received.*
- f. **The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in the UDC;**
 - *This property is within City Limits and meets all standards and platting requirements.*
- g. **The Plat conforms to design requirements and construction standards as set forth in the Engineering Criteria Manual; and**
 - *The Plat meets this requirement.*
- h. **The Plat conforms to the Development Services Director's subdivision Application checklists and UDC regulations.**
 - *The Plat meets all checklist requirements with the exceptions that the County has not yet provided confirmation for the proposed street names and there is a missing document number for an associated Maintenance Agreement (General Note No. 26). Staff has taken this into consideration for the recommendation.*

4. FINANCIAL IMPACT

Not Applicable.

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

Redevelop the I-35 and South Loop 4 corridors

7. PROS AND CONS

Not Applicable.

8. ALTERNATIVES

The Commission may vote to recommend the Final Plat as presented, deny the Final Plat, or table the item for further discussion.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff has reviewed Final Plat 22-14 and recommends Conditional Approval with the following condition: 1. Provide approval of the submitted Street Road Layout and Naming Suitability Review application by Hays County 9-1-1 Addressing. 2. Provide the document number for the Maintenance Agreement in General Note 26.

Attachments:

[FP_22-14_Firecracker Row Lots 2-5.pdf](#)

[PP 20-11_P&Z Approved.pdf](#)

[FP_22-14-20260303_Petition_for_Subdivision_Waiver.pdf](#)

[FP 22-14_Slides.pdf](#)