



Agenda Item Report

Legislative Board:

Planning and Zoning
Commission

Date:

February 10, 2026

Contact:

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Agenda Item ID /

Number:

2026-148- / F.2

ITEM TITLE: Consideration and possible action on a request by Flake Engineering, LLC for a Replat of Rock-N-Dirt Yard Subdivision, Lot 1, establishing Lots 1 and 3, a subdivision of +/- 6.158 acres out of abstract A-255 of the J.S. Irvine Survey into two development lots located at the southeast corner of South Interstate 35 and Turnersville Road, City of Buda, Hays County Texas. (RP 25-03) (Victor Escamilla, Senior Planner)

1. EXECUTIVE SUMMARY

The primary purpose of the proposed Replat is to further subdivide the existing +/- 6.158-acre Lot 1 into two new development lots. The proposed +/- 5.516-acre Lot 1 will continue the current nursery land use and maintain current points of access from the adjacent South Interstate Highway 35 frontage road, Turnersville Road, and proposed Longhorn Boulevard rights-of-way. The proposed +/- 0.642-acre Lot 3 is intended to contain the existing billboard structure and will include an existing commercial structure in order to adhere to minimum dimensional requirements within the Interstate-35 Business (B-3) District as stated in Unified Development Code (UDC) Subsection 2.07.02 Nonresidential Dimensional Regulations. Proposed Lot 3 will attain direct access to proposed Lot 1 via a private blanket access easement, to be granted by plat dedication.

The City of Buda shall provide Water and Wastewater services to the proposed lots. Pedernales Electric Cooperative (PEC) shall provide electric utility service. Frontier Communications shall provide telephone utility service. Gas utility service is to be provided Centerpoint Energy.

2. BACKGROUND/HISTORY

Prior to annexation in September of 2011, the subject property had been a commercial site used for sale of mobile homes, heavy commercial equipment, and Federal Emergency Management Agency (FEMA) trailers. The existing Rock-N-Dirt Yard Subdivision, Lot 1 and Lot 2 (MP 17-23) was recorded on April 18, 2018. The current nursery use was established with site plan permit 2017-782, also issued in 2018.

3. ANALYSIS

Under UDC Subsection 3.03.08.E, a proposed Replat is subject to the following criteria for approval:

- 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.

- The proposed Replat document shall be prepared by a Registered Professional Land Surveyor in Texas.

The Replat was prepared by a Professional Land Surveyor, registered in the State of Texas.

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

The proposed subdivision will have little to no effect on existing conditions in the area.

8. ALTERNATIVES

The Commission may approve the proposed Replat as submitted, approve with conditions, or deny the proposed Replat. Should the Commission choose to approve the proposed Replat with conditions or deny the proposed Replat, the item shall be heard as a Regular Agenda item in order to discuss reasons for conditional approval or denial.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff has reviewed the request and recommends approval as submitted.

Attachments:

[RP_25-03-Rock-N-Dirt Yard Lots 1 and 3.pdf](#)
[2.10.26 P&Z Slides - F.2_Rock-N-Dirt.pdf](#)