Agenda Item Report

Legislative Board:	Planning and Zoning Commission
Date:	April 14, 2026
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Agenda Item ID / Number:	2026-347- / G.2

ITEM TITLE: Deliberation and possible action regarding a Comprehensive Plan Amendment for approximately 9.849 acres out of Abstract 1 of the Phillip J. Allen Survey, addressed as 945 Old Black Colony Road, Hays County, TX 78610. (CPA 26-01) (Senior Planner Victor Escamilla)

1. EXECUTIVE SUMMARY

The City of Buda has received an application for a Comprehensive Plan Amendment for two properties under common ownership, currently within the Buda extra-territorial jurisdiction (ETJ). The properties consist of a +/- 5.038 acre tract as well as a +/- 4.25 acre tract, both within Abstract 1 of the Phillip J Allen Survey. The two properties are currently addressed as 945 Old Black Colony Road.

The submitted request is to amend the Future Land Use Map and the designated land use category for the properties from Residential Neighborhood and Residential Mixed-Density to Residential Mixed-Density. The applicant proposes annexation of the two properties; requesting development within the Transitional Residential (R-4) District upon annexation. The applicant envisions multifamily and associated uses (up to 12 dwelling units per acre). At present, an associated zone change application has not been submitted.

The Future Land Use Map depiction of the properties and adjacent area has been included as an attachment to this agenda item for reference.

2. BACKGROUND/HISTORY

The current Future Land Use Map is a guiding visual reference for development, providing a basis for staff to interpret and evaluate appropriate relations between existing and proposed projects. It was established as a component of "Our Buda, Our Future 2024 Comprehensive Plan", adopted January 3rd, 2024 with Ordinance No. 2024-01 (replacing the Buda 2030 Comprehensive Plan, adopted in October, 2011 with Ordinance 111018-1). Future Land Use Map designations indicate a general vision for growth, establishing associated zoning districts accordingly (directed by association in the Comprehensive Plan). In turn, the associated zoning districts are utilized to dictate limitations of land use.

The entirety of the northern 5.038 acre property at 945 Old Black Colony Road and is currently designated as Residential Neighborhood future land use. The southern 4.25 acre property is divided with a majority of area designated as Residential Neighborhood, while the remaining northeast corner of the southern property is designated with the desired Residential Mixed-Density. The applicant proposes to expand the Residential Mixed-Use designation, encompassing the entirety of the two properties.

This property is located in the area that TCEQ identifies as the Edwards Aquafer Recharge Zone, however a previous PD request by the property owner in 2023 included an environmental study showing that there were no recharge features on the property.

The 945 Old Black Colony Road properties are currently owned by FBOBC Property LLC. A single-family residence currently exists on the northern tract, abutting Old Black Colony Road. The southern tract remains vacant and both are currently unplatted.

Surrounding properties are designated as follows:

North	Residential Neighborhood and Parks (zoned Suburban Residential (R-2 District)
East	Residential Mixed-Density (zoned ETJ)
South	Residential Neighborhood (zoned ETJ and One & Two Family (R-3) District, established by the Reserve at Cole Springs Planned Development (PD))
West	Residential Neighborhood (zoned ETJ)

3. ANALYSIS

The proposed request is to change the current land use category of the Residential Neighborhood designated portions (all of the northern 5.038 acres and the southern and western portion of the southern 4.25 acres) to Residential Mixed-Density. The proposed change is generally in compliance with the 2024 Comprehensive Plan but does differ from the Future Land Use Map and land use category for the properties. The Comprehensive Plan states that "this category best accommodates residences built to meet the “missing middle” segment of the marketplace.” Appropriate zoning districts associated with the Residential Mixed-Density designation are R-4, Form District (F4), and Form District 4H (F4H).

According to the Future Land Use Map, a majority of the properties currently have a designation of Residential Neighborhood; this land use category is described as "intended to be primarily single-family neighborhoods but with a large variety of lot sizes and associated amenities such as parks, trails, and schools. Conventional detached residential products are typical while other types of residences such as attached residential products can be considered on a case-by-case basis." The targeted range for development density is 3 to 6 dwelling units per acre.

The requested land use category, Residential Mixed-Density, is described as providing " a greater level of residential density in a variety of forms." The targeted range for development density is 8 to 12 dwelling units per acre. Light commercial development may be considered for designated areas if supporting the residential intent of the category. The requested land use change would be supportive of the applicant’s intended development.

As a basis for recommendation, staff has isolated a few strategies outlined within the Implementation Action Plan of the Comprehensive Plan:

Community - Objective 3: Emphasize livability and strong neighborhoods:

- **Support housing that has well-defined design character, <u>compatibility with adjacent uses</u>, and <u>balanced density</u>.**
    - *Staff feels that the proposed density of the request (8 - 12 dwelling units per acre) opens the properties to accommodate the "missing middle" segment of the residential marketplace.*

Economy - Objective 4: Intentional land planning efforts consistent with community desires:

- **Consistently apply the Future Land Use Plan to evaluate development proposals for both the private sector and public entities to ensure consistent guidance.**
    - *Staff feels the proposed is appropriate and consistent application of the Future Land*

Use Plan as guidance.

- **Developing relationships with landowners in the ETJ to keep abreast of their long-term goals, infrastructure desires, and timing so the City can plan ahead for future service and annexation consideration.**
    - *Through preliminary development review processes, the proposed request in conjunction with future submissions (Preliminary Plat, Final Plat, Annexation, Zoning, etc.) demonstrates an appropriate relationship between staff and landowner/developer.*

4. FINANCIAL IMPACT

The proposed Comprehensive Plan Amendment would allow the properties to create greater economic potential than the current unsubdivided, undeveloped state.

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

Managing the growth pressures and development projects in Buda

7. PROS AND CONS

Pros: Will allow for increased economic productivity if the properties are redeveloped, while preserving the existing residential potential and extending the future land use vision of properties to the east.

Cons: Will introduce a potential for light commercial development (including retail and restaurants) in an area that is predominantly residential use.

8. ALTERNATIVES

The Commission may recommend approval or denial, or vote to table the request for further discussion.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff recommends approval of the Comprehensive Plan Amendment request.

Attachments:

CPA 26-01_Slides.pdf
CPA 26-01_Future Land Use Map.pdf