



Agenda Item Report

Legislative Board:

Planning and Zoning
Commission

Date:

February 10, 2026

Contact:

Will Parrish

Agenda Item ID /

Number:

2026-153- / F.3

ITEM TITLE: Consideration and possible action on a request by Gray Civil Engineering for the Persimmon Phase 2 Section 1 Final Plat, consisting of 169 lots on +/- 63 acres out of the S.V.R. Eggleston Survey, No. 3, Abstract No. 5, in the City of Buda, Hays County, Texas. (FP 25-05) (Assistant Director of Development Services Will Parrish)

1. EXECUTIVE SUMMARY

This plat is associated with the Persimmon Development and is the first final plat Phase 2 of the development. This plat is consistent with the Phase 2 Preliminary Plat that was approved by the Planning and Zoning Commission on September 23, 2025. This Final Plat consists of 160 residential lots, 1 commercial lot, 5 open space lots, 1 parkland lot, and 2 drainage/pond lots. The subdivision includes the dedication of ROW for access as well as provisions for water and wastewater service from the City of Buda.

2. BACKGROUND/HISTORY

This project is subject to the June 2024 Development Agreement between the City of Buda and the Developer. Additionally, there is a Planned Development zoning over the property. The application has been reviewed for compliance with the applicable regulations. The DA limits the number of homes that can be occupied within the Persimmon development to 325 before a roadway connecting RM 967 to FM 1626 must be substantially completed.

A Public Improvement Agreement (PIA) is included for the extension of roads, water, and wastewater. This subdivision will be served by City of Buda water and wastewater.

3. ANALYSIS

The proposed subdivision is consistent with the approved Development Agreement and the Planned Development regulations.

This Final Plat includes a portion of the major north/south connection from the curve on RM 967 to FM 1626 shown on the Transportation Master Mobility Plan (TMMP), previously referred to as the "Garlic Creek Parkway" and now known as Marathon Road. Additionally, this section includes 9 residential streets.

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:

1. 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 conforms to the Preliminary Plat as approved by P&Z on September 23, 2025.

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.

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 received a recommendation of approval, and construction is anticipated to begin soon.

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 and is included in this packet.

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 Director of Planning's subdivision Application checklists and UDC regulations.

The Plat meets all checklist requirements.

4. FINANCIAL IMPACT

Approval would provide for the construction of 160 single family homes, which would generate permit fees, water and wastewater service fees, and tax dollars for the City of Buda. This property is subject to a 50% TIRZ approved with the Development Agreement in January 2024.

5. STRATEGIC PLAN/GOALS

IMPROVED MOBILITY

6. STRATEGIC PLAN OBJECTIVES

Expand Road Network in Buda

7. PROS AND CONS

Pro: Provides for additional ROW for the connection between RM 967 and FM 1626, expands residential diversity in Buda, and provides a lot for commercial activity along RM 967.

Cons: Additional construction can generate additional traffic.

8. ALTERNATIVES

Final Plats are not discretionary items and must be approved if they meet all requirements.

The Commission may vote to approve on consent, however if the Commission would like to approve with conditions, or deny the request, the item must be pulled from consent, and a specific standard must be articulated by the commission for the reason that the Final Plat is not approved.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff recommends approval of the Persimmon Phase 2 Section 1 Final Plat

Attachments:

FP_25-05-25-1219_-_Persimmon_2-1_FP_25-05_1.30.pdf
FP_25-05-Persimmon_PIA_(Ph2_Sec1)_Complete.pdf
F3 Slide.pdf