



Agenda Item Report

Legislative Board: City Council
Date: February 3, 2026
Contact: Austin Messerli
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ITEM TITLE: Deliberation and possible action to approve the Eastside Park Concept and authorize City staff to finalize the Eastside Park Master Plan (Capital Improvements Program Manager Austin Messerli, P.E.) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

As part of the 2021 Buda Bond Program and Hays County funding contribution, the City is performing \$550,000 of park programming on the newly purchased parkland designated for Eastside Park. City Staff worked with Halff Associates, Inc. to develop a conceptual Master Plan. This plan will guide the future design and development of approximately 29 acres of City-owned land located off Hillside Terrace in East Buda. The master plan includes community engagement, conceptual design alternatives, and phased cost estimation.

The project team performed two sets of public engagement. First, in October 2025, to receive input on what is desired in the park, and second, what is liked and disliked about the two park concepts.

Using feedback from the public, stakeholders, BBOC, and the Parks Commission, the team developed a park concept and a corresponding phased cost estimate. The proposed concept will be used to finalize the Eastside Park Master Plan and to allow planning as funding or opportunities become available.

Any specific elements and phase implementation, as well as subsequent improvements, would require future approval from City Council.

2. BACKGROUND/HISTORY

The City of Buda owns approximately 29 acres of land located 1,900 feet west of FM 2001 at 1645 Hillside Terrace. The property was identified as a high-potential site for future park development to serve the City of Buda's east side.

The City selected Halff Associates, which completed the 2021 Parks Master Plan, to provide park master planning, public engagement, and cost estimating.

The goal of the planning effort is to produce a conceptual master plan that reflects the community's vision, identifies appropriate amenities, and provides a Conceptual Plan and a phased cost estimate. The Team performed:

- Site inventory and analysis
- Stakeholder and community input
- Development of two conceptual alternatives
- Final conceptual master plan with renderings
- Phased cost estimate

The project team conducted the initial public engagement in October 2025 through an in-person Open House, a virtual Open House, and Stakeholder meetings to gather input on park amenities and priorities. We received nine (9) in-person and nineteen (19) virtual attendees. Booda Halloween

had ~110 participants. Using public feedback, the Team developed two conceptual alternatives and presented them at the November joint BBOC and Parks Commission meeting for input and a request for additional public engagement. The Team conducted another round of public engagement in December 2025 to gather feedback on two conceptual alternatives, including likes and dislikes. The second round of public engagement included a virtual open house and a booth at Budafest.

Using public feedback, stakeholder input, and the BBOC and Parks Commission, our Team developed a park concept and corresponding cost estimate to finalize the Eastside Park Master Plan.

3. ANALYSIS

Approving the Eastside Park concept and, subsequently, the Park Master Plan provides City Staff with clear direction and a vision for the future Park. A Park Master Plan allows for City staff to plan park elements, improvements, and funding for Eastside Park in a phased approach. Planning is essential to support multi-phased parks, given the anticipated costs for a “complete” park, and to allow the public to begin experiencing the Park sooner than waiting for full park implementation.

Approval does not require or commit to any future funding for improvements. Any element designs and construction would require future consideration by BBOC, Parks Commission, and, subsequently, from the City Council.

4. FINANCIAL IMPACT

The 2021 Bond set aside \$550,000 to perform preliminary design and possibly limited improvements to open the park as a passive-use space. \$88,885.00 was approved to Halff Associates for the concept plans. The remaining Eastside Park budget from the 2021 Bond is ~\$2,700,000.00. The remaining amount was for the purchase of additional property as the original concept was for Eastside Park to be 60 acres or more. With no other willing sellers within the remaining budget, the BBOC, on April 21, 2025, recommended that the remaining Eastside Park funding be re-allocated to cover cost overages on the Garison Park project.

5. STRATEGIC PLAN/GOALS

FUN EXPERIENCES FOR ALL

6. STRATEGIC PLAN OBJECTIVES

Not applicable.

7. PROS AND CONS

Pros: Approving a concept and finalizing a Master Plan allows for City staff to plan park elements, improvements, and funding for Eastside Park.

Cons: Without an Eastside Park Concept or Master Plan the City Staff does not have direct input or wishes for any park improvements.

8. ALTERNATIVES

The City Council may choose not to approve the concept and request an updated concept or Council could not approve an Eastside Park Master Plan.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Approve the Eastside Park Concept and allow staff to finalize the Eastside Park Master Plan.

Attachments:

[20260203_EastsidePark_FinalConcept_OPCC.pdf](#)
[Presentation - Eastside Park Concepts.pdf](#)