



NEWS

For more information:
LaMarriol Smith
lamarriol.smith@budatx.gov
(512) 523-1052 Office

For Immediate Release:

Feb. 20, 2023

Milestone's Preliminary Plat Fell Short at City of Buda's Planning and Zoning Commission Meeting

BUDA, TEXAS — Milestone Developers appeared before the City of Buda's Planning and Zoning Commission (P&Z) meeting Tuesday, Feb. 14, 2023, for consideration of its preliminary plat of "Persimmon Phase 1."

Milestone's preliminary plat, described as 176.613 acres of land out of the S.V.R. Eggleston Survey number 3, Abstract No. 5, City of Buda ETJ, Hays County, Texas (P 23-01) and was Item G1 on the P&Z agenda.

A "preliminary plat" is a graphic expression of a proposed overall plan for subdividing, improving and developing a tract. typically shown by superimposing a scale drawing of the proposed land division on a topographic map and showing existing and proposed drainage features and facilities, street layout and direction of curb flow, and other pertinent features with notations sufficient to substantially identify the general scope and detail of the proposed development.

Milestone's preliminary plat application proposed 464 development lots, 15 open-space lots, 2 park/amenity lots, and a lift-station lot. The application was processed starting Jan. 17, 2023, and the applicant chose to do the statutory State review process, which requires that action be taken within 30 days of acceptance of the application. The City's Development Services staff reviewed the application and brought it before P&Z for review and action.

Commissioner Jeffrey Cottrill made a motion to deny Item G1. The motion was seconded, and the P&Z Commission voted unanimously to deny.

Prior to the vote, Buda Senior Planner Will Parrish explained to P&Z that the application was unclear how water and wastewater were proposed to be provided at this time and that no request for annexation was submitted. Parrish said Development Services found the application deficient per the comment letter they provided to Milestone and that staff recommended denial of the plat.

With the majority of the project not located within a designated utility service area, known as a Certificate of Convenience and Necessity (CCN), the project will need to identify a plan for water and wastewater service. Only a small portion of the current proposed preliminary plat is located within the City of Buda's water CCN where the City would serve.

“Our Development Services staff has worked with Milestone, to try and find terms acceptable to the City related to the proposed project that fully address concerns on traffic, lot size, density and environmental protections,” Buda City Manager Micah Grau said.

During the P&Z meeting, Andrew Cortez appeared on behalf of Milestone. He said the plat was an alternative to the Persimmon project, which had been previously discussed as part of a development agreement. Cortez said that in October 2022, the City Council had postponed the agreement indefinitely, forcing them to move the project forward as a county ETJ project with less City oversight. The City Council took action at that October meeting to “table” the consideration of the proposed development agreement. The City Council took further action to adopt a “Term Sheet” based on what the City Council wanted for the project.

According to the statutory calendar, with Milestone being denied, they may resubmit, and the Commission must take action within 15 days of the resubmitted application.

The City of Buda invites citizens to review the [Frequently Asked Questions \(FAQs\)](#) document available on the front of its website (top left side): www.budatx.gov.

The City of Buda is home to about 18,000 residents and has earned designations as a “Texas Main Street City,” “Tree City USA,” “Bee City Affiliate” and “Platinum Level Scenic City.” Buda is situated along the Interstate 35 corridor in Hays County, has 14 parks and a historic downtown district where residents and visitors alike can shop, dine, relax, and *breathe easy here*.

— # # # —