



The types of uses building proposed are office/warehouse. The following are the applications that have been submitted and approved for this project.

<b>Application</b>	<b>Approved</b>
Z 21-02 – Zoning change for 9 Acres	City Council 8/03/2021
PP 21-02 – Preliminary Plat	Planning and Zoning Commission 9/14/2021
FP 21-30 – Final Plat	Planning and Zoning Commission 6/14/22
2021-775 – Public Improvement Construction Plans	Staff Accepted/Issued 10/28/2022
2021-776 – Stream North Site Plan	Staff Accepted/Issued 10/28/2022
2021-777 – Stream South Site Plan	Staff Accepted/Issued 10/28/2022
2022-326 – Stream Building 1 – 118,386 square feet	Building Official Permit Issued 11/01/2022
2022-326 – Stream Building 2 – 109,987 square feet	Building Official Permit Issued 11/01/2022
2022-326 – Stream Building 3 – 395,567 square feet	Building Official Permit Issued 11/01/2022
2022-326 – Stream Building 4 – 227,129 square feet	Building Official Permit Issued 11/01/2022
2022-326 – Stream Building 5 – 117,406 square feet	Building Official Permit Issued 11/01/2022
2023-216 – Stream Retaining Wall – 86,400 square feet	Building Official Permit Issued 03/23/2023

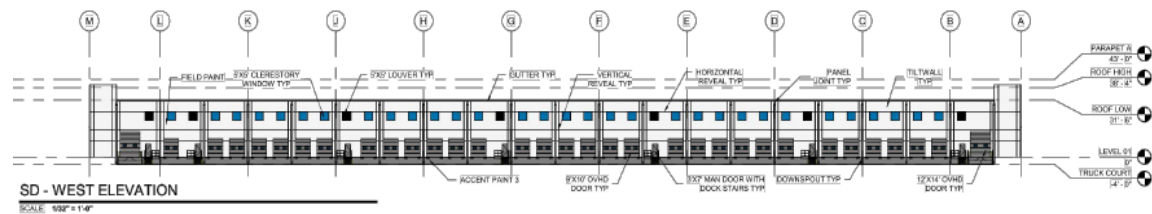
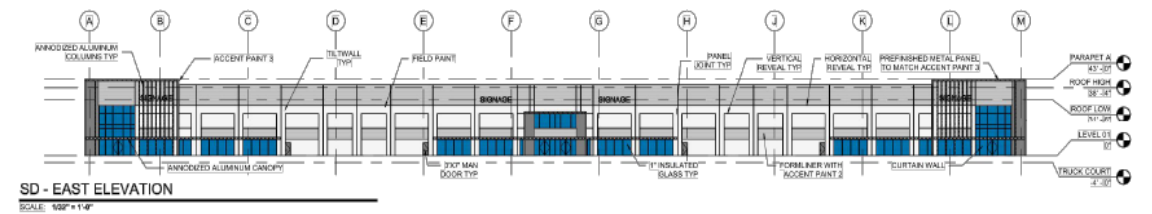
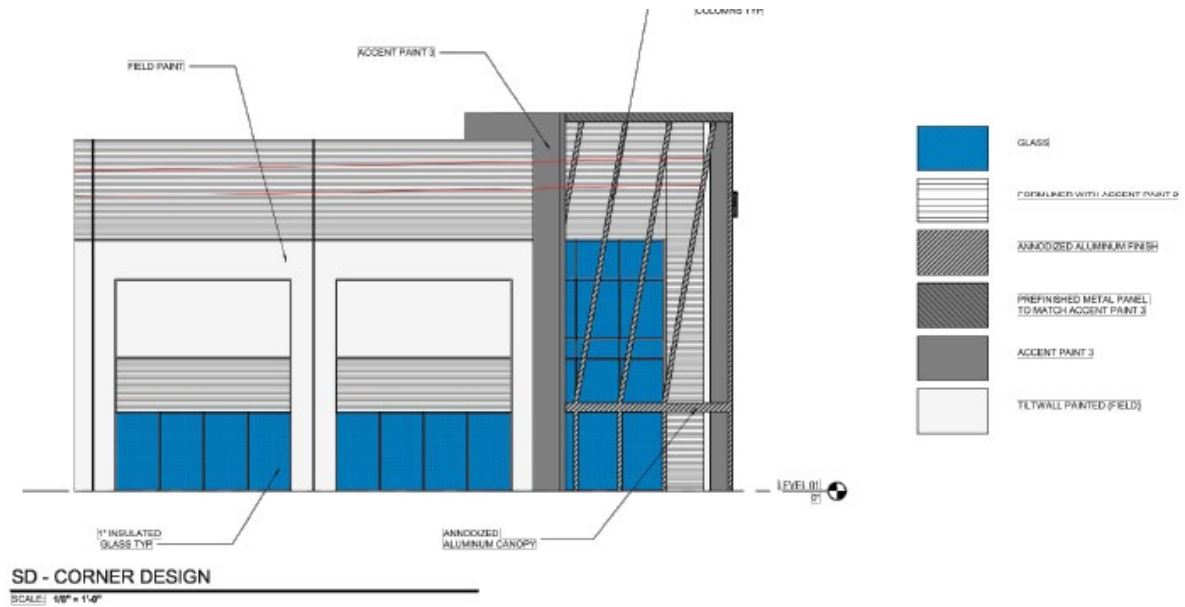
## **Where is the Buda Commerce Center?**

Buda Commerce Center is south of W. Goforth Road and west of IH-35. Buda Commerce Center is building two new streets, Stream Way that intersects with Goforth Drive and Commerce Center Drive that replaces Rodriguez Street and extends west from the IH-35 frontage road to future intersection with South Loop 4.

# How will the finished Buda Commerce Center look?

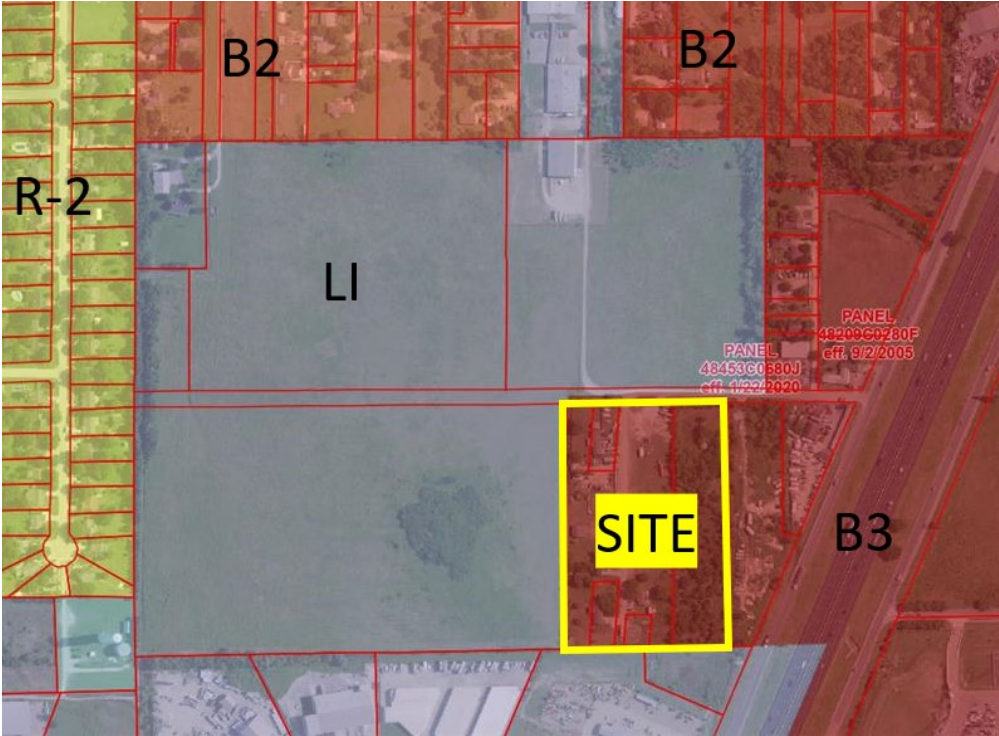
The following are snapshots of some of the proposed buildings to be located at Buda Commerce Center.

[Developer Renderings]



# Has the site of the new Buda Commerce Center always been zoned as Light Industrial (LI)?

The majority of this project was zoned LI from at least the year 2017. The developer subsequently purchased an additional approximately 9 acres (100, 108 and 110 Rodriguez Street) toward the IH-35 frontage road that was rezoned from B-3, Interstate 35 Business to LI, Light Industrial on Aug. 3, 2021, Ordinance # 2021-24, application Z 21-02.



## What are the hours of construction?

Construction in accordance with [Code of Ordinances](#) 14.04.004 is limited to 7:00 AM to 9:00 PM. A [Temporary Permit](#) to construct outside of the hours can be requested and obtained in accordance with Code 14.04.009. The applicant has applied and received approval in accordance with Code of Ordinance Section 14.05.009 for construction at night. This is allowed because of the amount and availability of concrete required for the project.

## **What is the typical duration or concrete pours?**

The typical placement time is between 8 and 11 hours, with an additional hour of set up prior and an hour or 2 of cleanup afterwards.

## **What time do pours take place and why?**

Concrete pours take place in the early morning hours for several reasons:

1. **Cure Timing:** Once concrete has been batched into the truck at the plant it must be poured out within 60 minutes, or it can no longer be used. Traffic greatly impacts this time window, and the distance and uncertainty of daytime traffic is prohibitive to pouring concrete during the day. There is also significantly less impact to the commuting public during the early morning hours.
2. **Cure Temperatures:** Concrete cannot be poured when temperatures are near or above 90 degrees, or the concrete curing process could become compromised. During the summer months, temperatures are only cool enough to pour concrete during the early morning hours. When the temperatures are very hot the water in the concrete evaporates much faster and the finishing process cannot be completed.
3. **Life Safety:** Concrete also puts off heat when curing due to the chemical reaction that occurs when concrete is mixed. This adds to the already sweltering heat conditions that workers are exposed to during the summer months while placing concrete. Early morning concrete pours are safer and can be completed quicker, thus ensuring the safety of workers, and reducing the impact to surrounding neighbors to the shortest window of time.

## **What utilities is the developer constructing/extending for the City of Buda?**

The developer is extending stormwater/drainage, water, wastewater, and new streets within the development. Water is being supplied by Goforth SUD, and wastewater is provided by the City of Buda. The new streets are being inspected by the City and will be maintained by the City of Buda.

## **What is being done to mitigate the potential increase in traffic on W. Goforth Road?**

The developer plans to build two new streets, Commerce Center Drive and Stream Way. The majority of truck traffic will be from IH-35 and Commerce Center Drive.

## **Why is the developer accessing the property through W. Goforth Road rather than using IH-35 only?**

The developer is extending a new street, Stream Way, to connect to Goforth Road. The construction of this street and the required drainage improvements are built along Goforth Road. This is one of two ways in and out of the subdivision. Primary entrance will be from Commerce Center Drive from IH-35.

## **What is the timeline for this project?**

The timeline for this project is being prepared by the developer, and the City will add this information to the FAQs as soon as it becomes available.

## **Is Buda Commerce Center the only project happening along Goforth Road?**

No. Work also is underway by gas and telecommunications utility providers along Goforth Road on both the east and west sides of IH-35. In addition to these utility improvements, a future Buda Bond project to reconstruct W. Goforth Road that includes adding bike and pedestrian enhancements and lighting is planned.

## **How can I report an issue with the construction?**

Construction company representatives may be contacted at the following email addresses:

Jason O'Quinn - [joquinn@rosenbergerconstruction.com](mailto:joquinn@rosenbergerconstruction.com) (346) 213-1148

Miguel Olmos - [molmos@rosenbergerconstruction.com](mailto:molmos@rosenbergerconstruction.com) (281) 299-2662

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**More questions and responses will be added to these FAQs in the coming days as more information becomes available. Thank you in advance for your patience as staff collects data.**