

November 28, 2010
City of Buda
121 Main Street
Buda, Texas 78610

Subject: Application Submittal for Zoning Change on +/-20.09 acres located on Main Street East and CR 118.

Enclosed please find our application to add Multi-Family Residential (MFR) to the existing C3/R3 zoning classification. This site is located on Main Street East between IH 35 and US Foods in the Gateway Corridor Overlay District. It is our understanding Multi-Family Residential (MFR) is consistent with the Comprehensive Plan and considered an appropriate zoning within the Regional Node. Multi-Family Residential (MFR) does not conflict with any of the adjacent land uses.

We have owned this property as an investment since 2004. We have been marketing sites for commercial and retail uses and will subdivide the site to accommodate specific requirements (ie. Holiday Inn and Comfort Suites). A copy of the Preliminary Plan is enclosed for your reference. By adding Multi-Family Residential (MFR) to this site, we could achieve greater flexibility to meet potential demand. Multi-Family Residential on this site would add people that drive retail demand for adjacent sites and benefit surrounding retail amenities.

The addition of Multi-Family Residential (MFR) zoning to this site will allow us to continue marketing the entire property for commercial uses but would also open up the possibility to do apartments as a separate use or integrate them with commercial/office. The Gateway Corridor Overlay District would still apply, as far as design requirements which also governed the Silverado Crossing multi-family project under construction behind Cabela's.

We appreciate your consideration. Please contact me with any questions you have and to schedule a hearing with the Planning and Zoning Commission.

Sincerely,



David Putman

Hays Buda Investment LP

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