



**NOTICE OF MEETING OF THE
PLANNING AND ZONING COMMISSION
OF
BUDA, TX
6:30 PM - Tuesday, June 23, 2020
Via Video Conference**

Buda, TX 78610

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a **Regular Planning & Zoning Meeting** of the City of Buda, TX, will be held at which time the following subjects will be discussed and may be acted upon.

A. VIDEO CONFERENCE

Please register to attend the online Meeting - June 23, 2020 at 630 PM CDT at:

<https://attendee.gotowebinar.com/register/2278152216568232206>

- After registering, you will receive a confirmation email containing information about joining the meeting.*
- Attendees may call in to listen only.*
- CALL-IN NUMBER (LONG DISTANCE) +1 (914) 614-3221*
- ATTENDEE ID-muted 403-795-385*

B. CALL TO ORDER

C. ROLL CALL

*Chair Colin Strother
Vice-Chair Meghan McCarthy
Commissioner Henry Altmiller
Commissioner Sam Ardekani
Commissioner E. Scott Ross
Commissioner Clark Beach
Commissioner Jake Snyder*

D. PUBLIC COMMENTS/PUBLIC TESTIMONY

OPPORTUNITY FOR PUBLIC COMMENT OR PUBLIC TESTIMONY:

Public Comment and Public Testimony will be recognized upon the Chair's announcement.

An attendee has three options:

- 1) Access the webinar and use the "raise the hand" feature during the meeting.*
- 2) Complete the online form for Virtual Public Comment / Public Testimony.*
- 3) Use the email option at comments@ci.buda.tx.us. Please include the Council, or which Board/Commission name, and meeting date in subject line.*

E. CONSENT AGENDA

E.1. [Approval of the minutes of the May 23, 2020 Joint meeting with Buda City Council](#)

[Minutes from PZ 6.9.2020.pdf](#)

F. REGULAR AGENDA

F.1. Proclamation and recognition of outgoing Planning and Zoning Commissioners Beach and Snyder.

G. WORKSHOP

G.1. Discussion and continuation of June 23 workshop item regarding Special and Form Based Zoning Districts of the Unified Development Code Subsection 2.05 and 2.08 regarding the Rural Heritage Overlay, Gateway Corridor Overlay and Form Districts Nodes of 967/1626 Community Node along major corridors (Planning Director Melissa McCollum)

H. PLANNING DIRECTOR REPORTS

COVID-19, Developments, Engineering Department, Transportation Mobility and Master Plan, 2014 Bond Program, Capital Improvement Projects, Drainage Projects, Wastewater Projects, and Water Project, General/Special Election, Grant Related Projects, Legislative Update, Library Projects, Main Street Program, Tourism Projects, Parks & Recreation Department, Historic Preservation Commission, Sustainability Commission, Road Projects, Status-Future Agenda Request (Planning Director Melissa McCollum)

I. COMMISSION REQUEST FOR FUTURE AGENDA ITEMS

J. ADJOURNMENT

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Buda, was posted on the bulletin board in front of Buda City Hall, which is readily accessible to the public at all times, by 5:00 pm on June 19, 2020.

/s/ _____
Melissa McCollum, AICP
Director of Planning / Board Liaison



Meetings scheduled in the Council Chambers are set up to publicly broadcast meetings. You may be audio and video recorded while in this facility. Meetings scheduled in other City Facilities are set up to publicly audio record meetings. You may be audio recorded in the other City Facilities.

In accordance with Article III, Section 3.10, of the Official Code of the City of Buda, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details on meetings may be obtained from the Board Liaison, or video of the entire meeting may be downloaded from the website. (Portions of the Supplemental Minute Record video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)

A Public Comment period will be provided to allow for members of the public to participate and speak to the Board/Commission on any topic that is not on the meeting agenda. At this time, comments will be taken from the audience on non-agenda related topics. A Public Testimony period will be provided at each meeting of the Board/Commission to allow members of the public to participate and speak to the Board/Commission on

any topic that is on the meeting agenda, prior to any vote on the matter up for consideration. During these periods, the presiding officer shall routinely provide three (3) minutes to each person who desires to speak but may provide no less than one (1) minute and no more than five (5) minutes to each person addressing the Board/Commission. The amount of time provided to each person, if altered by the presiding officer, shall be announced by the presiding officer prior to recognizing persons to speak and shall be objectively applied to all persons speaking during Public Comment or each Public Testimony period.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

**CITY OF BUDA
PLANNING AND ZONING COMMISSION JOINT MEETING WITH CITY
COUNCIL
(VIDEO CONFERENCE)
MEETING MINUTES
JUNE 9, 2020 - 6:00 P.M.**

A. VIDEO CONFERENCE

B. CALL TO ORDER

Cahir Strother and Mayor Haehn called the virtual meeting to order at 6:02 PM.

C. PLEDGE OF ALLEGIANCE TO THE FLAGS OF THE UNITED STATES AND TEXAS

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG: *Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

D. ROLL CALL

Commissioner Henry Altmiller	Present
Commissioner Sam Ardekani	Present
Commissioner Clark Beach	Present
Vice-Chair Meghan McCarthy	Present
Commissioner E. Scott Ross	Present
Commissioner Jake Snyder	Absent
Chair Colin Strother	Present

The Following City Council Members were also present:

Mayor George Haehn
Mayor Pro Tem Lee Urbanovsky
Councilmember, Paul Daugereau
Councilmember, Evan Ture
Councilmember, Terry Cummings
Councilmember Remy Fallon
Councilmember Ray Bryant

E. PUBLIC COMMENTS/PUBLIC TESTIMONY

No public comments were made at this meeting.

F. REGULAR AGENDA

Workshop, presentation, discussion, and possible action regarding Special and Form Based Zoning Districts of the Unified Development Code Subsection 2.05 and 2.08 regarding the Rural Heritage Overlay, Gateway Corridor Overlay and Form Districts Nodes of 967/1626 Community Node along major corridors (Planning Director Melissa McCollum)

Planning Director Melissa McCollum presented an overview of the overlays and form-based code districts in the city, with an emphasis on those located on the city's west side. After the presentation, a discussion involving both Commissioners and Council Members followed. There were several comments and questions regarding the purpose of the overlays and the need for development regulations that will guide future development along the fast-growing FM 1626 and 967 corridors while having use regulations that are consistent with the type of businesses the city would like to see develop in the area. There were several suggestions for economic development considerations to be applied when drafting zoning for the corridors, including possible retail studies of the local market. There were also several topics raised regarding the overlays in other parts of the city, especially where the overlay regulations had resulted in prospective businesses not being permitted in certain areas. Both the Council Members and Commissioners suggested staff study the corridor and overlay regulations, and continue discussions leading to potential UDC revisions of those regulations. This will be a future agenda item for the Planning and Zoning Commission to consider.

Item was completed and the City Council members left the meeting at 7:41

Commissioners continued the meeting with the following items.

G. CONSENT AGENDA.

E.1. Approval of the Regular Planning and Zoning Commission meeting minutes dated May 12, 2020

Chair Strother moved to approve the minutes and Vice-chair McCarthy seconded the motion. The motion passed 6-0.

H. PLANNING DIRECTOR REPORTS

Planning director Melissa McCollum detailed the phased opening of city facilities which had begun May 12th. The opening had implication for Commissioners, as the Commission would have the option of beginning in-person meetings with the reopening of City Hall, while virtual meetings would also be still available for the time being. Ms. McCollum also described the progress of the Bailey and Colony developments, noting that the Colony MUD was approved at the June 2nd City Council meeting. A brief overview of a future zoning item, the redevelopment of the Gray property, known as the Cantina senior housing development, was also provided.

I. COMMISSION REQUESTS FOR FUTURE ITEMS

A request was made for a study of large undeveloped tracts in the unincorporated areas, and how those tracts may be developed.

J. ADJOURNMENT

Commissioner Altmiller made a motion to adjourn the meeting, with Vice-Chair McCarthy seconding the motion. The motion carried 6-0, and the meeting was adjourned at 7:58 PM.

ATTEST:

Melissa McCollum, AICP Planning Director

Recording Secretary