

**CITY OF BUDA
PLANNING AND ZONING COMMISSION REGULAR MEETING
(VIDEO CONFERENCE)
MEETING MINUTES
OCTOBER 27, 2020 - 6:00 PM.**

A. VIDEO CONFERENCE

B. CALL TO ORDER

Chair Strother called the virtual meeting to order at 6:00 PM.

C. ROLL CALL

Chair Colin Strother	Present
Vice-Chair Meghan McCarthy	Present
Commissioner Henry Altmiller	Present
Commissioner Sam Ardekani	Present
Commissioner Emily Jones	Present
Commissioner David Nuckels	Present
Commissioner E. Scott Ross	Present

D. PUBLIC COMMENTS/PUBLIC TESTIMONY

No public comments were made at this meeting.

E. CONSENT AGENDA

E.1. Approval of the minutes from the October 13, 2020 regular Planning and Zoning Commission meeting.

E.2. Consideration and Approval of the Final Plat of Harvest Meadows Phase Two Subdivision, being +/- 9.6698 acres out of the Jacob G. Lents Survey No. 32, Abstract No. 284, Hays County, Texas, generally located south and west of Robert S. Light Boulevard and west of Interstate 35 (FP 20-07)

Commissioner Altmiller moved to approve all items on the consent agenda. Commissioner Jones seconded the motion. The motion carried 7-0.

F. REGULAR AGENDA

F.1. Public Hearing, deliberation, and possible action in regard to a Specific Use Permit (SUP) for a Restaurant or Cafeteria, with Curb or Drive-Thru Service and Bank or Financial Institution with Drive-Thru Service in the Form District 4 (F4) Zoning District for the property known as Resubdivision of lot 2A CVS Buda Subdivision, lots 3B, 4B, 6B

and 7B, being +/- 3.068 acres located at the southwest corner of FM 967 and FM 1626 (SUP 19-06)

Melissa McCollum, Director of Planning, presented the Specific Use Permit (SUP) to the Commission. She did receive one (1) phone call regarding the overall Impervious Coverage and received one (1) and email. This project began before the most current 2017 Unified Development Code (UDC). This property is located in the F4H Zoning District and in the Community Node of the 2023 Comprehensive Plan. The Plat is recorded with Lots 3B 4B and 6B proposed for restaurant use, Lot 7B proposed for a Bank use, and Lot 2B is vacant. The Commission was briefed on the proposed articulation and layout of each building on each Lot.

The SUP Alternative Compliance is requesting a shared parking agreement, parking setback at 50 feet, and a build- to-zone of Build-to-Zone 0-10 feet for building frontage from Slip Street- with additional setbacks for projections as shown in Site Plan.

Staff recommended approval with the following conditions: Shared parking agreement before Certificate of Occupancy (CO) of the first building, drainage improvements constructed as part of the first phase of development, Transportation and pedestrian improvements constructed in the first phase, and tree preservation mitigation requirements required and fee-in-lieu not an option.

Melissa McCollum read an email from Shannon Mickelson at 143 Rosemary Hollow, Elm Grove Subdivision. "Please consider local Austin franchise options or more fresh & unique fast drive-thru quick/sit down type options... Taco deli, Torchy's, Kerbey Lane, Tarka, Thundercloud, Lucy's, Fresa's, Magnolia Cafe, El Chili to or even Cane's. Please consider helping some of the local Austin originals that are struggling....come to Buda!"

The Public Hearing was opened at 6:13 PM and closed at 6:14 PM

The Commissioners expressed their feelings Impervious Coverage limits for the District, discussion of Lot 7B regarding the proposed bank and it's number of drive-thru lanes, and the trees that are currently on Lot 7B, and the number of Low Impact Design (LIDs) elements required for the entire project.

Cliff Kendall, Engineer at WGI, is the representative of the owners, First Hartford Realty. Mr. Kendall answered the questions regarding the trees on Lot 7B and mentioned that an arborist identified many trees on that lot that they are dead/dying/diseased.

The Planning and Zoning Commission recommended by a vote of 7-0 to approve the SUP for all three restaurants with drive-thru on Lots 3B 4B and 6B, except the bank drive-thru on lot 7B with the following modifications or conditions: • Shared Parking agreement prior to Certificate of Occupancy (CO) of first Building, • Drainage improvements constructed as part of the first phase/building development, • Transportation and pedestrian improvements constructed in the first phase/building, • Tree preservation mitigation requirements required on-site and fee in-lieu not an option • Proper screening of the proposed detention/water quality pond.

G. COMBINED PLANNING AND ZONING COMMISSION (P&Z) AND ECONOMIC DEVELOPMENT CORPORATION (EDC) MEETING

H. ECONOMIC DEVELOPMENT CORPORATION (EDC)

EDC President Jennifer Storm called the combined P&Z/ EDC meeting to order 6:37 PM

I. EDC ROLL CALL

President Jennifer Storm	Present
Vice-President Monica Davidson	Present
Treasurer Lavonia Horne-Williams	Present
Secretary Betsy Urban	Present
Director Amy Martin	Present
Director Lee Urbanovsky	Present
Director Ray Brant	Present

J. PUBLIC COMMENTS/PUBLIC TESTIMONY

No public comments were made at this meeting.

K. COMBINED P&Z AND EDC PRESENTATION

K.1 Presentation, discussion, and possible action on use of and legal issues related to public improvement districts (PID).

Assistant City Attorney Caroline Kelley of Russell, Rodriguez, Hyde, Bullock, presented to the EDC and P&Z on the processes and uses of a Public Improvement District (PID). Including: What PIDs are, the improvement projects included in a PID, how PIDs are created and the process, methods for assessments of the PID benefits, Levy process, Liens, the process of supplemental assessments and reassessments, the role of bonds, distinctions of PID v Municipal Utility Districts (MUD), distinctions of PID v Tax Increment Reinvestment Zones (TIRZ) and considerations to of using a PID.

L. COMBINED P&Z AND EDC SHARED ITEMS

L.1. Discussion of and possible action on the vision, goals, values and objectives from Chapter 4, Vision & Goals and Chapter 5, Recommendations of the Buda 2030 Comprehensive Plan.

Melissa McCollum spoke on summarized portions of the Buda 2030 Comprehensive Plan (Chapter 4), the Vision statement of the Comprehensive Plan, and the guiding values of the Comprehensive Plan: Community Character, Environmental Protection, Responsible Planning, Economic Stability, Unique Identity, and Livability For All. Ms. McCollum also summarized Chapter 5, Recommendation of the Buda 2030 Comprehensive Plan: Goal & Objectives of the Comprehensive Plan, Summary of Element Goals & Objectives, Economic Growth & Sustainability, Transportation, Parks, Recreation and Open Space, Housing and Neighborhoods,

Community Identity, Civic Facilities & Programs, Public Safety, Downtown Buda, and Historic Preservation.

Commissioners and Board members spoke on ways to improve the Buda 2030 Comprehensive Plan for the upcoming update.

M. Discussion of and possible action on the Vision and Goals from the Economic Development Strategic Plan.

The Planning and Zoning Chair Strother and Economic Development Corporation President Jennifer Storm agreed to hold another joint meeting in November, and the Vision and Goals from the Economic Development Strategic Plan be sent to the Planning and Zoning Commissioners by email.

N. ADJOURNMENT OF EDC

Economic Development Corporation President Jennifer Storm adjourned the EDC meeting at 8:56 PM

O. PLANNING DIRECTOR'S 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

Chair Strother moved to have the Director's Report emailed to the Commissioners due to the meeting's current length.

P. PLANNING AND ZONING COMMISSION REQUEST FOR FUTURE AGENDA ITEMS

No items were requested by the Commissioners for future agenda items.

Q. ADJOURNMENT OF PLANNING AND ZONING COMMISSION

Commissioner Strother made a motion to adjourn the meeting, with Vice-Chair McCarthy seconding the motion. The motion carried 7-0, and the meeting was adjourned at 8:57 PM.

ATTEST:

Melissa McCollum, AICP Planning Director

Recording Secretary