



**NOTICE OF MEETING OF THE  
PLANNING AND ZONING COMMISSION  
OF  
BUDA, TX  
6:30 PM - Tuesday, March 9, 2021  
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 - March 9, 2021 at 6:30 PM CST at:*

*<https://attendee.gotowebinar.com/register/497650878777487887> Webinar ID 918-921-083*

*- 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 (415) 655-0060 - ATTENDEE ID-muted 811-073-398*

**B. CALL TO ORDER**

**C. ROLL CALL**

*Chair Colin Strother*

*Vice-Chair Meghan McCarthy*

*Commissioner Henry Altmiller*

*Commissioner Emily Jones*

*Commissioner David Nuckels*

*Commissioner E. Scott Ross*

**D. PUBLIC COMMENTS/PUBLIC TESTIMONY**

*OPPORTUNITY FOR PUBLIC COMMENT OR PUBLIC TESTIMONY:*

*Public Comment and Public Testimony will be recognized upon the Chairperson's announcement. When recognized, please state your name and address for the record.*

*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](mailto: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 from the February 9, 2021 regular meeting of the Planning and Zoning Commission](#)**

[Minutes from PZ 2.9.2021.pdf](#)

**F. WORKSHOP**

- F.1. Workshop: Consideration and discussion regarding a proposed commercial development of two drive through restaurants within the Gateway Corridor Overlay District (O-G) at the northeast intersection of Cabela's Drive and Old San Antonio Road.**

[SR 03092021 Cabela's-Old San Antonio Retail Workshop.pdf](#)  
[BC A100 SITE PLAN 03-03-2021.pdf](#)

**G. REGULAR AGENDA**

- G.1. Hold a public hearing, deliberation and possible action in regard to a Specific Use Permit (SUP) request for a Car Wash, Full Service in the Interstate 35 Business (B-3) Zoning District within the Gateway Corridor Overlay District for the property known as Cabela's Section Three, Block B, Lot 7A, Hays County, Texas, covering +/- 1.983 acres. The property is located at 310 Old San Antonio Road, Buda TX, 78610 (SUP 20-05) (Senior Planner David Fowler) [PUBLIC TESTIMONY].**

[Big Red Car Wash SUP \(SUP 20-05\) SR.pdf](#)  
[SUP 20 05 Notification map 02 08 2021.pdf](#)  
[2020-785-big red express - Buda Site Plan.pdf](#)  
[SUP 20-04-TIA Threshold Worksheet.pdf](#)

- G.2. Hold a public hearing, deliberation and possible action on proposed text amendments to subsections 2.05.05, 2.06.05, 2.06.06, 2.08.03, 2.08.07, 2.09.04, 2.09.10, 4.02.08, 4.02.09, and 5.02 of the Buda Unified Development Code (Director of Planning Melissa McCollum) [PUBLILC TESTIMONY]**

[Recommended FBC text amendments SR 030921 update.pdf](#)  
[Redline Ordinance Changes -revised 030921.pdf](#)

**H. 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, Buda Economic Development Corporation (EDC), Tourism Projects, Parks & Recreation Department, Historic Preservation Commission, Sustainability Commission, MFV Ad Hoc Committee, Road Projects, Status-Future Agenda Request (Planning Director Melissa McCollum)*

**I. COMMISSION REQUEST FOR FUTURE AGENDA ITEMS**

**J. ADJOURNMENT**

*City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to the meeting. Please contact City Hall at (512) 312-0084, or FAX (512) 312-1889 for information or assistance.*

*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 March 5, 2021.*

/s/\_\_\_\_\_  
Melissa M. 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.