



**NOTICE OF MEETING OF THE  
PLANNING AND ZONING COMMISSION  
OF  
BUDA, TX  
6:30 PM - Tuesday, January 11, 2022  
Council Chambers, Room 1098  
405 E. Loop Street, Building 100  
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. CALL TO ORDER**

**B. INVOCATION**

**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**

*Chair Colin Strother*

*Vice-Chair Emily Jones*

*Commissioner Henry Altmiller*

*Commissioner Jeffrey Cottrill*

*Commissioner Virginia Jurika*

*Commissioner Megan McCarthy*

*Commissioner David Nuckels*

**E. PUBLIC COMMENTS/PUBLIC TESTIMONY**

*Members of the public who wish to participate in Public Comment must complete a form and turn it into the City Clerk before the period provided for Public Comment is called for consideration by the presiding officer. Members of the public who wish to participate during the Public Testimony period provided for any item on the agenda must complete a form and turn it into the City Clerk before the item they wish to participate in is called for consideration by the presiding officer.*

**F. CONSENT AGENDA**

- F.1. [Approval of the minutes of the regular meeting of the Planning and Zoning Commission held December 14, 2021.](#)**

[Minutes from PZ 12.14.2021 ND.pdf](#)

- F.2. [Consideration and approval of the final plat of Sunfield Subaru Subdivision, being 16.654 +/- acres out of the Josephus and Irvine Survey and the H.M. Dowman Survey No. 546, Hays County, Texas, generally](#)**

located at the northeast corner of the intersection of Turnersville Road and IH-35, north of Firecracker Drive and addressed as 1401 Turnersville Road (FP 21-10) (Senior Planner David Fowler).

[Sunfield Subaru Final Plat FP 21-10 SR.pdf](#)  
[2022-01-06 FNI Recommendation Letter FP 21-10.pdf](#)  
[Sunfield - Subaru Final - 1445 Approval Letter.pdf](#)  
[Sunfield Subaru Final Plat--received 1-5-2022.pdf](#)

**G. REGULAR AGENDA**

- G.1. Hold a public hearing, deliberation, and possible action regarding a Specific Use Permit application to allow Warehouse and Outside Storage in the Light Industrial (LI) zoning district within the Gateway Corridor Overlay District (O-G). for the property known as Frank Y. Smith Subdivision, Block A, Lot 3, being +/- 4 acres located on the south side of Robert S. Light Boulevard approximately 420 feet east of South Loop 4 and addressed as 1781 Robert S. Light Boulevard, Buda, TX 78610 (SUP 21-03) (Senior Planner David Fowler).**

[Liquid Waste SUP \(SUP 21-03\) SR.pdf](#)  
[LOI 21-10-loi liquid waste site plan.pdf](#)  
[SUP 21-03-SUP-21-03 Liquid Waste \(1\).pdf](#)  
[SUP 21-03 email concern.pdf](#)  
[2022-01-06 LIQUID WASTE site plan.pdf](#)

**H. WORKSHOP**

- H.1. Workshop, consideration and discussion regarding a proposed future Municipal Utility District (MUD), Development Agreement (DA), and Planned Development (PD) zoning change to allow a primarily residential development on the Bailey and Armbruster Tracts located within the cities of Buda and Austin Extra Territorial Jurisdiction (ETJ) previously known as Bailey/Persimmon development for approximately 775 acres off RM 967. (Planning Director Melissa McCollum)**

[SR 01112022 Persimmon Workshop.pdf](#)  
[Bailey Armbruster Presentation 2022 Draft For Buda.pdf](#)

**I. PLANNING DIRECTOR'S REPORTS**

*COVID-19, Developments, Engineering Department, FY 2022 Budget, Transportation Mobility and Master Plan, 2014 & 2021 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, Strategic Plan (Planning Director Melissa McCollum)*

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

**K. 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 January 7, 2022.*

/s/ \_\_\_\_\_  
Melissa McCollum, AICP  
Planning Director / 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.