



Agenda Item Report

Legislative Board: City Council
Date: March 3, 2026
Contact: Will Parrish
Agenda Item ID / Number: 2026-230- / J.3

ITEM TITLE: Public Hearing, deliberation, and possible action to consider an Ordinance on the first and final reading and to adopt said Ordinance establishing a Project Consent Authorization (PCA) for the Buda Train Depot located in the Buda Downtown Greenbelt, associated with the address of 121 N Main Street, waiving or modifying certain site development regulations applicable to city-led projects per Section 1.01.08(B) of the Unified Development Code (Development Services Assistant Director Will Parrish) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

Consider a request from the City of Buda and the Buda Economic Development Corporation (Buda EDC) regarding the site plan requirements for the relocation of the Buda Train Depot and what standards the Buda EDC is requesting to be modified or waived.

2. BACKGROUND/HISTORY

Section 1.01.08(B) of the Buda Unified Development Code provides for City Council to authorize a Project Consent Authorization (PCA) to allow for exemptions or modifications of the UDC for City-led projects. This is the first application since the City Council approved this amendment to the UDC in 2025.

Applications for PCAs must include the following:

1. Current restrictions on or applicable to the nature and intensity of the proposed development;
2. Additional restrictions on or applicable to the nature and intensity of the proposed development, subject to the following:
 - i. If the development process impacts a City Master Plan, Comprehensive Plan Element, or any other regulation outside of the Unified Development Code, the affected element shall be identified, presented, and considered under its applicable process;
3. Any modifications, exemptions, or waivers requested as a condition of the agreement, including changes to the proposed regulations.

While the City Manager is able to make determinations on a variety of UDC requirements, City Council is required to review requests of a larger scale. For the sake of transparency, the City and EDC are requesting that the PCA include all standards requested to be varied from, including those that would otherwise be determined by the City Manager.

3. ANALYSIS

Per Section 1.01.08 of the UDC, the City and Buda EDC requests the following:

UDC 2.09.01 - Nonresidential Design: Modification of the Facade material requirements to allow for the preservation of the historic wood siding of the Train Depot.

- *Staff finds that this is consistent with the Historic Design Guidelines and reflective of the historic nature of the building.*

UDC 2.09.01 - Landscaping: Requesting to waive the specific requirements for landscaping in Section 2.09.01 for non-residential development, such as tree placement and landscape quantity

calculations. The intent is to provide landscaping consistent with the concept plan, but provide flexibility.

- *Staff finds that the request is reasonable in consideration of this being a public space, to allow for modified planting standards to ensure that landscaping is in the appropriate space for the plaza and public gathering spaces.*

UDC 2.08.07.G – Building Types (General Building): The Depot on Main project is intended to be classified as a General Building pursuant to UDC Section 2.08.07.G. The City requests modification of the Building Type standards applicable to the General Building classification as they apply to this project. Specifically, the City requests modification of the following standards within the applicable Building Type table: Lot Dimensions, Building Setbacks, Parking Setbacks, Build-to-Zone Requirements, and Vehicular Access Standards

- *Staff finds the request reasonable due to the nature of the project, as a public plaza and gathering space, which by its very nature will activate the areas typically associated with a building.*

UDC Section 2.08.02(B)(4)(a)(i)(a): The EDC requests exemption from the requirement to provide public on-street parking within the right-of-way along the project frontage. Due to site design and project configuration, on-street parking is not feasible. The project will instead provide 24 off-street parking spaces as reflected in the approved schematic site plan.

- *Staff agrees with the request, as the City Engineer has determined that the curve of Main Street makes on street parking dangerous in this location due to the lack of visibility for angled parking.*

UDC Section 2.09.12.C – Lighting Plan: The EDC requests exemption from the lighting plan submittal requirements. Due to the scale and nature of the Depot on Main project, a formal lighting plan with full photometric analysis and associated documentation is not proposed for this project. Site lighting will be minimal and designed to be full cut-off and dark-sky compliant, with no upward illumination, consistent with City standards.

- *City Staff is generally supportive of this request, which is reasonable due to the nature of the project as a public gathering space that may be used outside of business hours.*

UDC Section 2.09.12(D)(8) – Public Lighting (Parking Areas): The EDC requests exemption from the parking lot lighting standards outlined in this section as they apply to the Depot on Main project. Due to the limited scale and context of the site, strict application of these standards is not warranted. Parking area lighting, where provided, will be minimal and designed to ensure pedestrian visibility and safe movement, while maintaining full cut-off, dark-sky compliant fixtures with no upward illumination.

- *Staff finds that the request is reasonable due to the nature of the project as a public gathering space that may be used outside of business hours.*

UDC 4.05.05 - Water Quality Treatment: Request to waive water quality treatment requirements, with the intent of generally meeting the standards, subject to final engineering review and coordination with Public Works.

- *Staff is supportive of this request as it is subject to the City Engineer and Public Works approval.*

UDC Section 2.10.10 Designation of and Development in Historic Overlay District or Historic Landmark: The EDC requests exemption from the additional Historic Overlay review and Certificate of Appropriateness process requirements in this section as they apply to the Depot on Main project. The Historic Preservation Commission has been involved in workshopping this project, including the joint committee meeting held January 15, 2026. The project will continue to coordinate with Development Services through the site plan and building permit process.

- *Staff is supportive of waiving the requirement for HPC to approve the site plan and building*

location, as the Historic Preservation Commission has been involved in the workshop process. However, it should be noted that as written, this request would remove this structure and property from all future review by the HPC for any purpose.

UDC 2.09.02 – Fencing and Screening: The EDC requests modification of fencing and screening standards as they apply to the Depot on Main project, consistent with the approved schematic site plan.

- Staff is generally supportive of this request, however, at this time no fencing or screening details have been provided on a site plan for review.*

UDC Article 3 – Subdivision Regulations (Platting Requirements): The EDC requests confirmation that subdivision platting is not required under Article 3 of the Unified Development Code. The Depot on Main project does not create new lots, dedicate public right-of-way, or alter existing tract boundaries. The property will remain in its historic configuration as a unified tract under City ownership

- City Staff are supportive of this request, as the Greenbelt is a historically defined area, owned wholly by the City, bounded by Main Street and the Railroad tracks on all sides, bisected by Houston Street, and located in the center of Downtown Buda.*

Additional Adjustments

Any additional minor adjustments identified during final development review may be administratively approved by the City Manager or Development Services Director, consistent with this Project Consent Authorization.

- As written, the request is quite broad. Staff is supportive of consistency with Section 1.01.08(A), which provides the City Manager the ability to modify requirements within the following sections of Code:*
 - 1. 2.09.01 Landscaping*
 - 2. 2.09.03 Off-Street Parking*
 - 3. 2.09.04 Accessory Structures*
 - 4. 2.09.06 Residential Adjacency*
 - 5. 2.09.11 Nonresidential Design*
 - 6. 2.09.12 Lighting*
 - 7. City of Buda Code of Ordinances Article A4.00 Building and Development Administrative Fees.*

4. FINANCIAL IMPACT

There is an unknown financial impact to the BUDA EDC budget depending on the level of adherence to the UDC development standards.

5. STRATEGIC PLAN/GOALS

HISTORIC AND VIBRANT DOWNTOWN

6. STRATEGIC PLAN OBJECTIVES

Preserve Buda Downtown's historic character and buildings and features; expand commercial space in downtown.

7. PROS AND CONS

Pros: The EDC will be able to develop the project without having to meet the requirements of the UDC sections identified in the request.

Cons: The project will not follow the same standards or processes as typical private development.

8. ALTERNATIVES

City Council may make the following motions:

- Approve as submitted
- Approve with modifications
- Approve with conditions
- Table
- Deny

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff presents this item for City Council consideration.

Attachments:

[DRAFT Buda ORD Approving Project Consent Authorization \(02.24.26\).pdf](#)

[Z26-01-20250128 - Depot - Landscape Concept](#)

[Supplemental Docs - linked document.pdf](#)

[Presentation - Train Depot PCA.pdf](#)

[Z 26-01 - Downtown Greenbelt Survey and Recorded Documents.pdf](#)