



Agenda Item Report

Legislative Board: City Council
Date: December 16, 2025
Contact: Will Parrish
Agenda Item ID / Number: 2025-1100- / H.2

ITEM TITLE: Deliberation and possible action to consider an Ordinance on first and final reading and to adopt said Ordinance amending the City of Buda Unified Development Code (UDC) Subsections 1.02.05.B, 1.02.10, and 2.10.03.C.1, pertaining to responsibilities of the Historic Preservation Commission in regard to Zoning Text and Map Amendments (Assistant Director of Development Services Will Parrish) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

The Planning and Zoning Commission proposed amendments to the Unified Development Code (UDC) involve the responsibilities of the Historic Preservation Commission (HPC) in regard to Zoning Text and Map Amendments. Under UDC Subsection 2.10.03.C.1 Rezoning within the Historic Overlay (O-H) District, the HPC is assigned the responsibility of performing review and providing recommendations to the Commission and the City Council for all Zoning Map Amendments. Additionally, the UDC was recently amended to acknowledge the assigned HPC responsibility within UDC Subsection 1.02.05.B Table 5. Historic Preservation Commission's Responsibilities and Subsection 1.02.10 Table 9. Summary of Approval Authorities. Detaching this responsibility from the HPC would require amendment to all three UDC Subsections.

2. BACKGROUND/HISTORY

Recent amendments to the UDC to include the HPC responsibilities of review and recommendation for Zoning Text and Map Amendments were approved by City Council with Ordinance 2025-47 during the October 8, 2025 meeting. The amendment affected UDC Subsections 1.02.05.B and 1.02.10.

During the October 28, 2025 meeting, the Planning and Zoning Commission directed staff to present an actionable item regarding the role of the HPC in consideration of Zoning Map Amendments.

During the October 30, 2025 Historic Preservation Commission meeting, Development Services staff discussed the proposed amendments with the HPC via a Workshop agenda item. The HPC expressed opposition to the potential change.

At the regularly scheduled December 9, 2025 Planning and Zoning Commission meeting, the Commission voted to recommend approval of the proposed amendments

3. ANALYSIS

The proposed amendments would result in the following: Removal of UDC Subsection 2.10.03.C.1; removal of reference to UDC Subsection 2.10.03.C.1 within Subsection 1.02.05 Table 5. Historic Preservation Commission's Responsibilities; removal of the "Recommended" indication from the "Zoning Text and Map Amendments" row within "Zoning-Related Responsibilities" section of Application Types of Table 9. Summary of Approval Authorities (UDC Subsection 1.02.10); and removal of the "Refer to § 1.02.05B Table 5 Historic Preservation Commission's Responsibilities" note associated with Table 9. Summary of Approval Authorities (UDC Subsection 1.02.10).

In removing this language, the process for a zoning change within the Historic District would be

modified to remove the requirement for a recommendation from the Historic Preservation Commission. This would reduce the number of required recommendations from boards and commissions from two to one and be consistent with zoning requests outside of the Historic District. Zoning requests would only be required to get a recommendation from the Planning and Zoning Commission prior to a decision by City Council.

4. FINANCIAL IMPACT

The cost of Consideration by the Historic Preservation Commission is \$100, so removal of this requirement would reduce the cost to the applicant and the revenue to the City by \$100 per applicable request.

5. STRATEGIC PLAN/GOALS

EXCEPTIONAL CITY SERVICES

6. STRATEGIC PLAN OBJECTIVES

Become a more business-friendly City government - regulations, codes and processes

7. PROS AND CONS

PROS: Delivers a more expedient process for consideration of zone change requests within the Historic Overlay District by reducing the number of Boards or Commissions required to review the request.

CONS: Removes input from a Commission that is specifically tasked with considering the preservation of properties within the Historic Overlay District.

8. ALTERNATIVES

The Commission may recommend approval of the proposed Unified Development Code amendments as presented, approval with conditions, denial, or may table the item for future consideration.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

At the regularly scheduled December 9, 2025 Planning and Zoning Commission meeting, the Commission voted to recommend approval of the proposed amendments.Â

Attachments:

[Ordinance - DRAFT Buda UDC HPC Amendment.pdf](#)
[12.16.25 Draft HPC UDC Amendment Presentation.pdf](#)