



Agenda Item Report

Legislative Board:

Planning and Zoning
Commission

Date:

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Contact:

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Number:

2026-431- / I.1

ITEM TITLE: Deliberation and consideration of a request for a Comprehensive Plan Amendment by Clayton Properties for the property known as Original Town of Buda, Block 9, Lot 5 and part of Lot 4, addressed as 102 N Austin Street, Buda, Hays County, Texas, 78610. (CPA 26-02)

Assistant Director of Development Services Will Parrish

1. EXECUTIVE SUMMARY

The City of Buda has received an application for a Comprehensive Plan Amendment for a property located in downtown Buda at 102 N Austin Street. The request is to amend the Future Land Use Map and the designated land use category of House Scale Mixed-Use to Residential Mixed-Use. In addition to the Comprehensive Plan Amendment, the applicant is requesting a zoning change for the property from its current zoning of Form District 3H (F3H) to Form District 4H (F4H); that request is a separate, but related, agenda item. The Future Land Use Map of the Downtown Master Plan has been included as an attachment to this agenda item for reference

2. BACKGROUND/HISTORY

The applicant has submitted a Comprehensive Plan Amendment, to go from "House Scale Mixed Use" which is a category intended primarily for residential purposes to "Residential Mixed Use" which is intended to have a greater mix of commercial and residential allowances.

In addition to the Comprehensive Plan Amendment the applicant has submitted a requested zoning change, which is a separate item on this agenda.

The City sent notice of the proposed change to all property owners within 400 feet of the request by mail.

3. ANALYSIS

The Applicant held a neighborhood meeting at Brooklyn's restaurant on April 7, 2026. To advertise the meeting, the Applicant knocked on doors and gave out flyers/door hangers to properties within 400 feet of 102 N Austin Street, competing the notice on March 29, 2026. At least 8 individuals attended the meeting, and the Applicant has provided a photograph of the attendees in the attached Neighborhood Meeting Report. The report states that there were no concerns brought up by the attendees at the time of the meeting.

The property is abutted on three sides (right, left, and rear) by House Scale Mixed Use, and is across the street from Commercial Mixed Use (across Austin Street). If approved, the alternating nature of FLUM designations could result in future zoning and uses that could create friction between neighboring properties.

4. FINANCIAL IMPACT

Approval of the request would allow for the potential for a zoning districts that could allow commercial uses that could generate commercial taxes.

5. STRATEGIC PLAN/GOALS

HISTORIC AND VIBRANT DOWNTOWN

6. STRATEGIC PLAN OBJECTIVES

Expand commercial space Downtown

7. PROS AND CONS

Pro: Provides opportunities for zoning districts that allow more intense uses in the Downtown Area

Cons: Not contiguous to similar Land Use Categories, and could lead to conflicts between land uses.

8. ALTERNATIVES

The Planning and Zoning Commission may recommend:

- Approval
- Denial
- Table

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff has reviewed Comprehensive Plan Amendment and submits this request to the Planning and Zoning Commission for a recommendation.

Attachments:

[2026-05-12 Z 26-05 and CPA 26-02 - Planning and Zoning Commission.pdf](#)
[2023 Downtown Master Plan Future Land Use Map.pdf](#)
[Z_26-05-Neighborhood_Meeting_Report \(1\).pdf](#)
[Z 26-05-loi_rezoning_102_n_austin_st_v2 \(1\).docx](#)