



Agenda Item Report

Legislative Board: City Council
Date: June 2, 2026
Contact: Will Parrish
Agenda Item ID / Number: 2026-434- / I.1

ITEM TITLE: Deliberation, public hearing, and possible action to consider an Ordinance on first and final reading and to adopt said Ordinance authorizing a request from Clayton Properties for a Zoning Map Amendment from F3H to F4H and a Comprehensive Plan Amendment 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 (Z 26-05 / CPA 26-02) (Development Services Assistant Director Will Parrish) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

This request is for a Zoning Map Amendment for 102 N Austin Street to change the zoning from F3H to F4H and Comprehensive Plan Amendment to amend the Future Land Use Map and the designated land use category of House Scale Mixed-Use to Residential Mixed-Use. The Applicant is intending to convert this residence into a suite of professional offices.

At their regularly scheduled meeting on May 12, 2026, The Planning and Zoning Commission recommended approval of the Comprehensive Plan Amendment by 5-1.

As this property is located within the Historic District, the UDC requires that the Historic Preservation Commission provide a recommendation to the Planning and Zoning Commission regarding the zoning change request.

The Historic Preservation Commission recommended 4-0 to recommend approval of the request to the Planning and Zoning Commission for the Zoning Change. The Planning and Zoning Commission voted to recommend approval of the request by a vote of 5-1.

2. BACKGROUND/HISTORY

This property is currently a residence. The Applicant is requesting a Zoning Map Amendment from F3H to F4H as the applicant would like to convert the structure from residence to professional office space.

In addition to the requested zoning change, 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.

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, completing 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.

At this time, the requested F4H district is not consistent with the Downtown Master Plan Future Land Use Map (FLUM). If the Zoning change request is approved, the Ordinance will also amend the Comprehensive Plan to the appropriate "Residential Mixed Use" for the new zoning district.

F3H is a primarily residential district that allows minimal commercial uses, consistent with the FLUM designation of "House Scale Mixed Use" which is intended to be primarily residential, with a mix of 90% residential and 10% commercial uses.

F4H allows for a step up in the intensity of uses, allowing for low to moderately intense commercial uses by right, and restricting some higher intensity uses by requiring a Special Use Permit, and prohibiting some of the most intense commercial uses. A comparison use table has been included in the attachments for your convenience. Some of the higher intensity uses that would be allowed by right in F4H include:

- Art Gallery or Museum
- Assisted Living/Nursing Home
- Barber or Beauty Shop
- Bed & Breakfast Inn
- Grocery, Convenience Store
- Medical Clinic

Currently, this property has residences zoned F3H to the north, south, and west (on the left, right, and rear), while on the other side of Austin Street (in front of) there is F5H zoned property, which is the highest intensity zoning allowed within Buda's Downtown.

4. FINANCIAL IMPACT

Approval of the zoning change could result in additional commercial tax revenue.

5. STRATEGIC PLAN/GOALS

HISTORIC AND VIBRANT DOWNTOWN

6. STRATEGIC PLAN OBJECTIVES

Expand commercial space Downtown

7. PROS AND CONS

Pro: Provides opportunities for more commercial property downtown

Cons: Not contiguous to similar zoning districts that could lead to conflicts between uses, and additional future uses not intended by the current property owner but would be allowed in the new F4H zoning district.

8. ALTERNATIVES

City Council may vote to:

- Approve
- Deny
- Table

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

The Planning and Zoning Commission voted to recommend Approval of both requests by a vote of 5-1.

Attachments:

[Ordinance - 102 N Austin St. Comp Plan & Zoning Amendment.pdf](#)
[Presentation - Z 26-05 102 N Austin Comp and Zoning Amendment
2026-05-12 Z 26-05 and CPA 26-02 - Planning and Zoning Commission.pdf](#)
[Z 26-05-loi Rezoning 102 N Austin St.docx](#)
[Z 26-05 - Neighborhood Meeting Report.pdf](#)
[Zoning Land Use Comparison Table .pdf](#)
[Bartlett Letter.pdf](#)
[Inderman Letter.pdf](#)