



Agenda Item Report

Legislative Board:

Planning and Zoning
Commission

Date:

May 12, 2026

Contact:

Will Parrish

**Agenda Item ID /
Number:**

2026-434- / I.2

ITEM TITLE: Hold a public hearing and consider a request from Clayton Properties for a Zoning Map Amendment from F3H to F4H to 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) Assistant Director of Development Services Will Parrish

1. EXECUTIVE SUMMARY

This request is for a Zoning Map Amendment for 102 N Austin Street to change the zoning from F3H to F4H, with the Applicant intending to convert this residence into a suite of professional offices. In addition to the Zoning Change request, the applicant is requesting a change to the Future Land Use Map (FLUM) associate with the Downtown Master Plan adopted in 2023.

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.

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, 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.

At this time, the requested F4H district is not consistent with the Downtown Master Plan FLUM, however there is a simultaneous request for a Comprehensive Plan Amendment that will be decided on by Council prior to, or at the same meeting as, the Zoning Change request. Please note, that if the Comprehensive Plan Amendment is not approved by City Council, the Zoning Map Amendment may not be approved.

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 an 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.

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, and could lead to conflicts between uses.

8. ALTERNATIVES

The Planning and Zoning Commission may recommend:

- Approval
- Denial
- Table

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

The Historic Preservation Commission (HPC) will consider this request during their Special Meeting on May 7th, and the recommendation will be provided to the Commission. 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](#)
[Z 26-05-loi_rezoning_102_n_austin_st_v2 \(1\).docx](#)
[Z_26-05-Neighborhood_Meeting_Report \(1\).pdf](#)
[Zoning Land Use Comparison Table .pdf](#)