

**CALL TO ORDER**

Mayor Ruge called the special meeting to order at 5:33 p.m.

**ROLL CALL**

City Secretary Alicia Ramirez certified a quorum with the following Council Members present:

Mayor Todd Ruge  
Mayor Pro Tem Bobby Lane  
Council Member Angela Kennedy  
Council Member Eileen Altmiller  
Council Member Wiley Hopkins  
Council Member Jose Montoya  
Council Member George Haehn  
Kenneth Williams, City Manager

City Staff in attendance: City Secretary Alicia Ramirez, City Engineer Stanley Fees, Planning Director Chance Sparks, and Executive Administrative Assistant Isabel Fernandez.

**WORKSHOP AGENDA**

**WORKSHOP REGARDING THE UNIFIED DEVELOPMENT CODE (UDC) RE-WRITE**

Planning Director Chance Sparks presented background information and introduced Erica Craycraft and Linda Huff with Freese & Nichols. *A copy of the presentation is part of the supplemental minute record.*

*Mr. Lane arrived to the meeting at 5:40 pm.*

Mr. Sparks informed staff is moving forward with Phase 2 of the rewrite however it is not too late to submit changes to the plan.

The following points were addressed:

- Austin Technical Manual / Texas Manual on Uniform Traffic Control Devices (Texas MUTCD) pertaining to feeder streets into major arterials, bike paths, and sidewalks.
- Developer's responsibility to install signage, including alleyways and other infrastructure that may affect the street width.
- Approving street widths prior to approval of development and in line with the code.
- #10 of the handout Page 2; flowchart; page 90 Permitted Uses – outdoor entertainment may begin at 6 am
- Approving sufficient commercial development parking spaces
- Regional ponds and water features #10 page 3
- Home Owners Association (HOA) and xeriscaping; sprinkler systems connected to potable water; add to UDC to install purple pipe

- Add UDC options to encourage the developers to use purple; possible scoring matrices. Mr. Sparks informed staff conduct pre-developer meetings to inform bidders of the City's specific requirements.
- Structure UDC to allow for growth but not necessarily increase the water demand: landscape, plumbing codes; water model/education water conservation measures, and indoor plumbing fixtures
- Recruit Texas Municipal League (TML) consultant to conduct water review; drip irrigation; subdivision conservation
- Providing connectivity between subdivisions utilizing Parks Master Plan and enforcing similar to a Transportation Plan
- Setting standards on type of grass planting, e.g. buffalo grass, xeriscaping
- Providing education on how to maintain the lawns
- Suggested authorizing UDC requirements and other related requirements on a lot by lot basis versus the overall development.
- Adding such specific details to prevent any development deviation for the developers
- Adding incentives via the Water conservation plan, specifically the use of purple pipe water main
- #39 – current UDC depends on the zoning district C3R3; gateway corridor near major arterial is 75 MPH but too close to residential
- Under options matrix , have a water conservation tool box so that developers may choose, thereby creating a compromise between the city and developer
- Rolling out a crowdsourcing community outreach tool called MindMixer-successful model to generate community conversations & feedback

Mayor Ruge suggested City Council forward any additional comments to Mr. Williams.

#### **WORKSHOP REGARDING AFFORDABLE HOUSING IN BUDA**

Planning Director Chance Sparks presented background information. *A copy of the presentation is part of the supplemental minute record.*

The following points were addressed:

- Benefit from an economic development point of view
- Define affordable housing = 30% of gross income
- Different types of affordable housing, e.g. tax credit and section 8/tenant based
- Smaller footprint home; possibly incentivize developers to build smaller; encourage entry level or condominium homes;
- Habitat for Humanity concept
- Available financing
- Available locations within the City

**ADJOURNMENT**

Motion, to adjourn the meeting, was made by Mayor Ruge and seconded by Council Member Montoya. Motion carried unanimously.

There being no further business, the meeting was adjourned at 7:58p.m.

**THE CITY OF BUDA, TEXAS**

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Todd Ruge, Mayor

ATTEST:

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Alicia Ramirez, TRMC  
City Secretary

**In accordance with Article III, Section 3.10, of the Official Code of the City of Buda, the minutes of this meeting consist of the preceding Minute Record and the Supplemental Minute Record. Details on Council meetings may be obtained from the City Secretary's Office, or video of the entire meeting may be downloaded from the website. (Portions of the Supplemental Minute Record video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)**

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