



**NOTICE OF MEETING
OF THE
PLANNING AND ZONING COMMISSION
OF
BUDA, TEXAS**

An agenda information packet is available for public inspection in the Buda Public Library.

This notice is posted pursuant to the Texas Open Meeting Act. Notice is hereby given that a **Regular Planning and Zoning Commission Meeting** of the City of Buda, Texas, will be held on **Tuesday, May 26, 2015 at 7:00 p.m.** in the Council Chambers of Buda City Hall at 121 Main Street, Buda, Texas 78610, at which time the following subjects will be discussed:

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE FLAGS OF THE UNITED STATES AND TEXAS

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG: *Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

D. ROLL CALL

E. PUBLIC COMMENTS At this time, comments will be taken from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission, please submit a Citizen's Comment Form to the City Liaison prior to the start of the meeting. *No action may be taken by the Planning and Zoning Commission during Public Comments.*

F. CONSENT AGENDA

1. Approval of the regular Planning and Zoning Commission meeting minutes dated March 24, 2015.
2. Approval of the regular Planning and Zoning Commission meeting minutes dated May 12, 2015.

G. REGULAR AGENDA ITEMS

1. Update and discussion regarding the 2014 General Obligation Bond Program.
2. Presentation and discussion regarding the Fiscal Year 2015-2016 Capital Improvements Plan.
3. Presentation and discussion in regard to the Unified Development Code Re-Write, specifically pertaining to form-based code elements (Freese & Nichols and Design Workshop).

H. STAFF REPORTS

The Planning & Zoning Commission may discuss any of the items under Staff Reports, but no formal action will be taken.

- Update regarding the activities of other city Boards and Commissions, including the Economic Development Corporation Board.
- Update regarding the hiring of staff.
- Update regarding bond projects
- Update on current developments within the city limits and ETJ

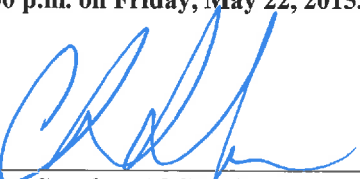
I. COMMISSION REQUESTS FOR FUTURE AGENDA ITEMS

No deliberation or discussion may take place by the Commission during this agenda item.

J. ADJOURNMENT

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to the meeting. Please contact City Hall at (512) 312-0084, or FAX (512) 312-1889 for information or assistance.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Buda, was posted on the bulletin board in front of Buda City Hall, which is readily accessible to the public at all times, by **4:00 p.m. on Friday, May 22, 2015.**



Chance Sparks, AICP, CNU-A
Director of Planning

AGENDA NOTICES:

Council Chambers are set up to publicly broadcast meetings. You may be audio and video recorded while in this facility.

Attendance by Other Elected or Appointed Officials:

It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

CITY OF BUDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MARCH 24, 2015 - 7:00 P.M.

A. CALL TO ORDER

Chairman Strother called the meeting to order at 7:00 p.m.

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE FLAGS OF THE UNITED STATES AND TEXAS

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG: *Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

D. ROLL CALL

Commissioner Henry Altmiller	Present
Commissioner Marc Goebler	Absent
Vice-Chairman Shawn Graham	Absent- Excused
Commissioner Meghan McCarthy	Present
Commissioner Ann Pennington	Present
Commissioner John Ellis	Present
Chairman Colin Strother	Present

E. PUBLIC COMMENTS At this time, comments will be taken from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission, please submit a Citizen Comment Form to the City Liaison **prior** to the start of the meeting. *No action may be taken by the Planning and Zoning Commission during Public Comments*

No comments were made.

F. CONSENT AGENDA

1. Approval of the regular Planning and Zoning Commission meeting minutes dated March 10, 2015.

Commissioner Altmiller made a motion to approve this item. Commissioner Strother made a second to the motion. The motion was approved 4-0 with Commissioner Ellis abstaining.

G. REGULAR AGENDA ITEMS

1. Deliberation and possible action in regard to approval of a final plat for Sunfield Phase 2, Section 5, being 26.292 acres located at the southeast corner of Sun Bright Boulevard and Tangerine Boulevard.

Commissioner Strother made a motion to approve. Commissioner Pennington made a second the motion. The motion was approved 5-0.

2. Discussion and possible direction in regard to the Unified Development Code Re-Write, specifically pertaining to Provisions and Procedures, Definitions and Mixed Use Nodes.

Dan Sefko and Erica Craycraft-Bartlett of Freese & Nichols, and Claire Hempel of Design Workshop provided a presentation and facilitated discussion. The Commission provided feedback on draft language, with some also providing written comments.

3. Discussion of the MindMixer online community outreach tool.

Staff provided a brief presentation on the community outreach tool. The Commission discussed various means in which it could be used as well as how to ensure the feedback received through such a tool would be productive.

H. STAFF REPORTS

The Planning & Zoning Commission may discuss any of the items under Staff Reports, but no formal action will be taken.

- Update regarding the activities of other city Boards and Commissions, including the Economic Development Corporation Board.
- Update regarding the hiring of staff.
- Update regarding bond project management
- Update on current developments within the city limits and ETJ

Meredith Johnson was introduced as the new Planner on staff.

I. COMMISSION REQUESTS FOR FUTURE AGENDA ITEMS

No deliberation or discussion may take place by the Commission during this agenda item.

No requests were made.

J. ADJOURNMENT

Commissioner Strother made a motion to adjourn the meeting, and a second was made by Commissioner Altmiller. Upon a unanimous vote and having no further business to consider, Chairman Strother adjourned the meeting at 8:50 p.m.

ATTEST:

Recording Secretary

CITY OF BUDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MAY 12, 2015 - 7:00 P.M.

A. CALL TO ORDER

Chairman Strother called the meeting to order at 7:00 p.m. The meeting was relocated to the Buda Public Library located at 303 Main Street due to a scheduling conflict with the City Council Chambers. Notice was posted on the doors of City Hall notifying the public of the change.

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE FLAGS OF THE UNITED STATES AND TEXAS

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG: *Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

D. ROLL CALL

Commissioner	Henry Altmiller	Present
Commissioner	Angela Britain	Present
Vice-Chairman	Shawn Graham	Present
Commissioner	Meghan McCarthy	Present
Commissioner	Ann Pennington	<i>Absent</i>
Commissioner	John Ellis	Present
Chairman	Colin Strother	Present

E. PUBLIC COMMENTS At this time, comments will be taken from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission, please submit a Citizen Comment Form to the City Liaison **prior** to the start of the meeting. *No action may be taken by the Planning and Zoning Commission during Public Comments*

No comments were made.

F. CONSENT AGENDA

1. Approval of the regular Planning and Zoning Commission meeting minutes dated March 10, 2015.

The Commission did not vote on this item, as the agenda stated March 10, 2015 rather than March 24, 2015. The March 24, 2015 minutes will be considered at the next regular Commission meeting.

G. REGULAR AGENDA ITEMS

1. Presentation, discussion and possible direction in regard to the Unified Development Code Re-Write, specifically pertaining to Zoning Regulations and changes from prior drafts (Freese & Nichols).

Dan Sefko and Erica Craycraft-Bartlett of Freese & Nichols provided a presentation and facilitated discussion. The Commission provided feedback on draft language, with some also providing written comments. Commissioners were encouraged to provide written feedback as needed.

2. Presentation, Discussion and possible direction in regard to planned revisions to the Austin Criteria Manuals adopted by the City of Buda (Lockwood, Andrews and Newnam).

Eric Nelson of Lockwood, Andres and Newnam provided a presentation and facilitated discussion. The Commission provided feedback on several items and emphasized the need to coordinate with the UDC re-write also underway.

H. STAFF REPORTS

The Planning & Zoning Commission may discuss any of the items under Staff Reports, but no formal action will be taken.

- Update regarding the activities of other city Boards and Commissions, including the Economic Development Corporation Board.
- Update regarding the hiring of staff.
- Update regarding bond project management
- Update on current developments within the city limits and ETJ

Staff stated that the next Commission meeting would include discussion of the capital improvements budget for the next fiscal year as well as discussion of form-based elements of the Unified Development Code Re-Write.

I. COMMISSION REQUESTS FOR FUTURE AGENDA ITEMS

No deliberation or discussion may take place by the Commission during this agenda item.

Commissioner Altmiller suggested inclusion of a regular standing item to provide updates on the 2014 General Obligation Bond program activity.

J. ADJOURNMENT

Commissioner Altmiller made a motion to adjourn the meeting, and a second was made by Commissioner Graham. Upon a unanimous vote and having no further business to consider, Chairman Strother adjourned the meeting at 9:12 p.m.

ATTEST:

Recording Secretary



Planning & Zoning Commission Agenda Item Report May 24, 2015

Contact – Chance Sparks, AICP, CNU-A, Director of Planning
512-312-0084 / csparks@ci.buda.tx.us

SUBJECT: PRESENTATION AND DISCUSSION REGARDING THE 2014 GENERAL OBLIGATION BOND PROGRAM.

1. BACKGROUND/HISTORY

On November 4, 2014, the City of Buda held its first Bond Election. All five propositions passed. The City of Buda intends to start working on these projects as quickly as is possible and responsible. The bond propositions were as follows:

PROPOSITION 1: Municipal Facility \$21 million

A multi-purpose building to house a library, municipal court, city hall, community multi-purpose space and emergency-preparedness space.

PROPOSITION 2: Public Safety Facility \$6.75 million

A facility to house the police department and related emergency and training facilities.

PROPOSITION 3: Streets \$12.25 million

Street projects identified in the City's Transportation Master Plan and Downtown Plan, including improvements to the intersection of FM 967 and Main St., other improvements along Main St., and work on Old Goforth Rd. and San Antonio St.

PROPOSITION 4: Drainage \$7 million

Flood Control, runoff and other drainage projects as identified in the City's Master Drainage Plan, including West Goforth Area Flooding, FM 2770 Fire Station Area Flooding, Bluff Street Area Flooding, Houston Street Area Flooding, Oxbow Neighborhood Flooding and Lifschutz Headwaters Area Flooding.

PROPOSITION 5: Parks and Trails \$8 million

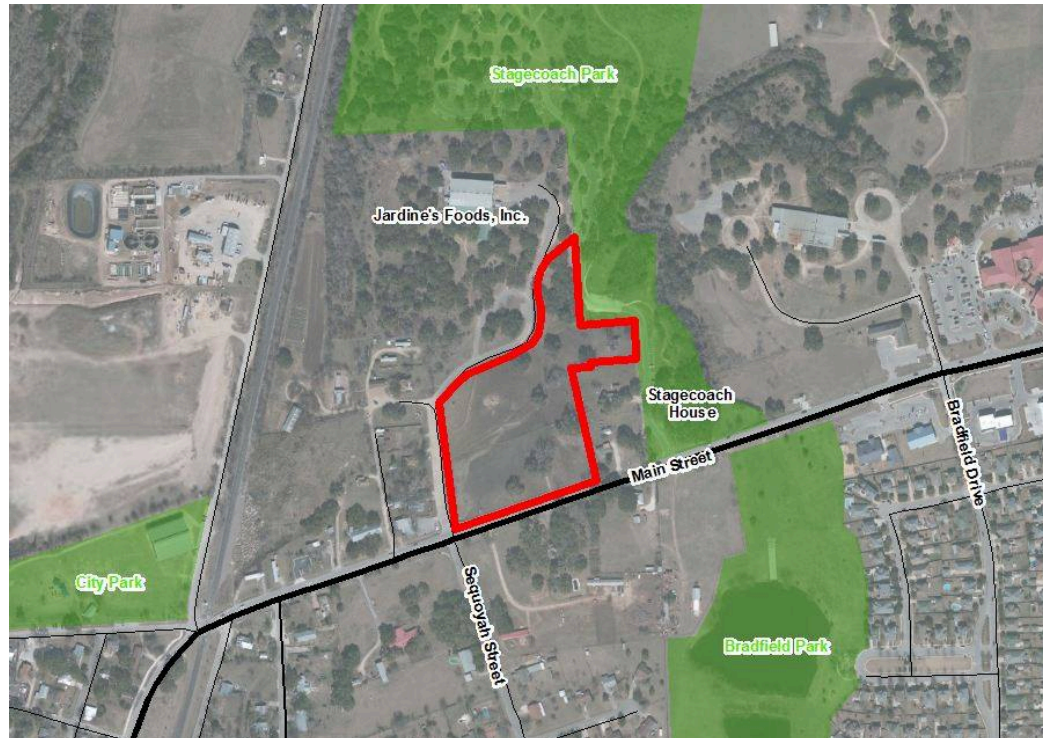
Improvements to City Park and various trails as identified in the City Parks, Recreation, Trails and Open Space Master Plan, including public parks and recreational facilities on both the east and west side of the city.

2. FINDINGS/CURRENT ACTIVITY

Since passage of the bond propositions, the City of Buda has been working diligently toward implementation.

LAND PURCHASE

One of the first accomplishments was procuring land to host the facilities for Proposition 1 and Proposition 2: the City Hall/Library and Police Station. The 8.6 acre property was purchased from Jardine's, with frontage on Main Street and East Loop Street as well as access to Stagecoach Park.



PROJECT MANAGEMENT COMPANY

In March 2015, the City of Buda selected ECM International, Inc., working with HDR Engineering and Gap Strategies, to implement the 2014 Bond Program. This team comes with a wealth of experience in working with public entities and in managing facility, streets and drainage projects and are very familiar with the City of Buda, having worked on a number of significant projects throughout Hays County. The project management team will work directly with staff, providing support through all phases of the Bond program from procurement of the design teams, contractors, through completion of construction.

ACCOUNTABILITY

The Bond Advisory Committee used to create the bond packages has been repurposed as a means to maintain transparency, accountability and citizen feedback as projects move toward implementation. The Committee has already provided important feedback regarding the Main Street project and tree preservation.

In addition, a Parks Bond Advisory Committee was formed for Proposition 5 to further refine projects for inclusion. The Committee has met twice, having now selected the following package to proceed:

1. City Park Projects encompassing all phases from master plan
 - a. Main Entry Area
 - b. Playground Area Improvements

- c. Spray Park
 - d. Event Area Landscape/Irrigation
 - e. Existing Pavilion Improvements
 - f. Event Plaza Area
 - g. Amphitheater Area (inc. restrooms)
 - h. Natural Area
 - i. Event Asphalt Parking
 - j. Overflow Grass Parking
 - k. Playground Parking
 - l. Trailhead Parking
 - m. Park Road
 - n. Special Events Building
 - o. Special Events Building Plaza Paving
2. Trails:
 - a. FM 2001/Main Street
 - b. West Goforth
 3. Parks Maintenance Building
 4. \$500,000 set aside for unspecified projects (will be determined at later date)

PROCUREMENT STATUS

The City is currently seeking responses to Requests for Qualifications for the following aspects of the bond program:

- Professional Engineering Services – Drainage
- Professional Engineering Services – Streets
- Surveying, Geotechnical Study, Material Testing and Technical Inspections, Commissioning and Environmental Site Assessment Service
- Architectural/Engineering Services for the Municipal Building, Public Safety Building and Parks Maintenance Building

Related to procurement, the City is using a project delivery method known as Construction Manager-At-Risk for the Municipal Building, Public Safety Building and Parks Maintenance Building. This was selected because:

- It is a well-know methodology among both Architectural & Engineering firms and building contractors
- Allows greater flexibility in A/E and Contractor selection
- Provides cost effective delivery of construction services
- Assures City of involvement throughout budget and design process
- Assures use of high quality subcontractors

The other projects are using a traditional Design→Bid→Build methodology.

FINANCING

The City's financial team is following up on work done before the bond package was submitted to voters, planning several years in advance to figure out when we will need to actually sell City bonds to pay for the improvements, and how to structure the timing and debt payments to the City's best long-term advantage. As part of this process, the City was re-rated by Standards & Poors. This resulted in the City maintaining its AA rating, but S&P also upgraded the outlook from neutral to positive. This indicates that the City could be considered for another bond rating upgrade in the next few years. An obligor rated 'AA' has very strong capacity to meet its financial commitments. It differs from the highest-rated obligors only to a small degree.

The City Council recently approved issuance of the first group of bonds. Right now, the City Manager and City Council are looking at selling the bonds in two or three installments, to save on interest payments.

3. ACTION OPTIONS/RECOMMENDATION

This is an open discussion item to seek feedback from the Commission; no action is necessary.

4. ENCLOSURES

Presentation will be provided at the meeting



Planning & Zoning Commission Agenda Item Report May 24, 2015

Contact – Chance Sparks, AICP, CNU-A, Director of Planning
512-312-0084 / csparks@ci.buda.tx.us

SUBJECT: PRESENTATION AND DISCUSSION REGARDING THE FISCAL YEAR 2015-2016 CAPITAL IMPROVEMENTS PLAN.

1. BACKGROUND/HISTORY

Each year, the City of Buda adopts a Capital Improvements Plan (CIP) as part of the annual budget. This funds capital projects for that fiscal year while also looking forward for the next five years. Capital projects are identified from each adopted plan, such as the Comprehensive Plan, Transportation Master Plan, Parks Plan and Downtown Plan. Cost estimates are derived from information in the plans themselves, and subsequently updated by Binkley & Barfield to reflect total project costs and current market.

2. FINDINGS/CURRENT ACTIVITY

The City employed a new approach this year to evaluating projects, seeking to introduce a means by which qualitative benefits of projects could be weighed alongside quantitative benefits. In addition, this approach would better reflect the intended outcomes of each project. A Project Scoring Matrix was developed as follows:

Criteria	Weighting
Quality of Life	15%
Infrastructure Service	20%
Manage Growth	15%
Public Health & Safety	10%
External Funding	10%
Operation Budget Impact	10%
Regulatory Compliance	10%
Timing	10%
Total	100%
Economic Development Opportunity	5 Point "Bonus"

Projects are then organized by type: transportation, water, sewer, planning/beautification, drainage, facilities, parks and sidewalks/trails.

Staff will provide a presentation regarding capital projects accomplished in the current fiscal year (2014-2015) as well as a draft Capital Improvements Plan for Fiscal Year 2015-2016.

3. ACTION OPTIONS/RECOMMENDATION

This is an open discussion item to seek feedback from the Commission; no action is necessary.

4. ENCLOSURES

Draft Capital Improvements Plan

Presentation will be provided at the meeting

City of Buda
5-Year Capital Improvement Plan
FY 15-16 through FY 19-20
DRAFT 1 (May 21, 2015)

Project Number	Transportation Projects	Cost	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	5+ Years	Primary Funding Source	Fund Account #	Related Project(s)
101	Bonita Vista Reconstruction	\$2,900,000	\$2,638,000							General Fund/Debt	100.4413.530.5301	
102	Main St. & FM 967 Intersection Right Turn Lane	\$28,298	\$28,298							General Fund	100.4413.560.5601	
103	Traffic Calming Ordinance and Projects	\$15,000		\$15,000						General Fund	100.4314.540.5404	
104	Roadway Impact Fee Study	\$60,000		\$60,000						General Fund	100.4314.540.5404	
105	Revise Criteria Manual	\$20,000		\$20,000						General Fund	100.4314.540.5404	
106	Main St. (Sequoyah St.) Traffic Signal warrant and signal (1)	\$200,000			\$50,000	\$150,000				Possible improvement done with Bond		
107	Pavement Management Study and Annual Assessment / Prioritization	\$50,000			\$50,000					General Fund		
108	FM 967 at Chitwood Tract Warrant and Traffic Signal	\$200,000			\$50,000	\$150,000				Developer driven/TxDOT		
109	Main St. (at Garison Rd.) Intersection Study and Reconstruction	\$296,000			\$42,000	\$254,000				Time with Bond Projects		San Antonio St. Improvements
110	Old Black Colony Road Reconstruction (3)	\$8,406,279			\$8,406,279					Work with Mark Jones on timeline for County to repair		Old Goforth Road Sidewalk/Trail
111	Railroad St. Improvements	\$760,000				\$760,000				Bonds (CO/GO)		S. Loop 4 Lift Station Decommissioning & Gravity Extension
112	W. Goforth (IH-35 to Main Street) Reconstruct, add median, bike lanes, sidewalks	\$5,424,133					\$5,424,133			Bonds (CO/GO)		West Lifschutz Area Flooding
113	Old Goforth Rd. (Glennview Ln.) Intersection study and reconstruction	\$500,000					\$500,000			Hays County		West Goforth Street Area Flooding
114	San Marcos St. Improvements	\$210,000					\$210,000			General Fund		W. Goforth Sidewalk/Trail
115	Traffic Signal - Old San Antonio Road @ Cabela's Drive	\$216,884					\$216,884			General Fund		
116	Main St. Sidewalk & Streetscape Improvements (Live Oak to Ash and Live Oak to Peach)	\$1,080,000						\$1,080,000		Bonds (CO/GO)		
117	Truck Bypass (FM967 to FM1626)	\$60,000							\$60,000	Hays County/TxDOT		
118	Cabela's - Goforth Connection	\$1,446,110							\$1,446,110	Bonds (CO/GO)		
119	Main St. Sidewalk & Streetscape Improvements (Jack C Hays Trail to Peach and Ash to Elm St.)	\$1,230,560							\$1,230,560	Bonds (CO/GO)		
120	Old FM 2001 (FM 2001 to Old Goforth Rd.) Reconstruct with sidewalks	\$1,670,000							\$1,670,000	Wait on FM 2001 realignment		
121	Bluff St. / Main St. / W. Goforth Intersection Study and Reconstruction (2)	\$500,000							\$500,000	Wait on Buda Mill development		
122	Robert Light Blvd. (FM 1626) Traffic signal warrant and signal	\$170,000							\$170,000	Hays County/TxDOT		
123	Bluff St. Extension (FM 2770 to RM 967 (South)) Construct new 2-lane undivided w/ sidewalks (2)	\$1,100,000							\$1,100,000	Bonds (CO/GO)		
124	Bluff Street (FM 2770 to Main St.) Reconstruct with sidewalks (2)	\$1,620,000							\$1,620,000	Bonds (CO/GO)		Bluff Street Area Flooding
125	Cabela's Dr. (IH 35) Intersection improvements	\$160,000							\$160,000	Get with TxDOT - wait on development		
126	Cole Springs Rd. (FM 1626 to Old Black Colony Rd.) Reconstruct to 2-lane undivided, with straightening	\$7,960,000							\$7,960,000	Hays County		
127	Garison Road (Main St. to Treatment Plant) Reconstruct/extend 2-lane undivided w/ sidewalks	\$1,219,680							\$1,219,680	Wait on WWTP expansion		
128	Garison Road (Treatment Plant to Manchaca Springs Rd.) Reconstruct/extend 2-lane undivided w/ sidewalks	\$3,190,320							\$3,190,320	Wait on WWTP expansion		
129	Hillside Terrace (IH 35 to Old Goforth Rd.) Widen to 4-lane divided, add sidewalks	\$2,990,000							\$2,990,000	Hays County		
130	Hillside Terrace (Old Goforth Rd. to FM 2001) Widen to 4-lane divided, add sidewalks	\$5,330,000							\$5,330,000	Hays County		
131	Main St. (Cabela's Dr. to IH 35) Widen to 6-lane divided	\$1,387,338							\$1,387,338	Bonds (CO/GO)		
132	Main St. (Firecracker Rd.) Traffic signal warrant and signal	\$150,000							\$150,000	Sunfield		
133	Main St. (IH 35 to Sunbright Blvd.) Widen to 6-lane divided	\$1,667,000							\$1,667,000	Hays County/TxDOT/Sunfield		
134	New FM 2001 (Sunbright Blvd.) Traffic signal warrant and signal	\$150,000							\$150,000	Hays County/TxDOT		
135	IH 35 connection (Old San Antonio Road Connection to Southbound frontage)	\$145,097							\$145,097	General Fund		
136	Austin St. Improvements (2)	\$1,500,000							\$1,500,000	Bonds (CO/GO)		
	Sub-Total	\$54,012,699	\$2,666,298	\$95,000	\$8,598,279	\$1,314,000	\$6,351,017	\$1,080,000	\$33,646,105			
	2014 Bond Projects											
137	FM967 Center Turn Lane (FM1626 to Onion Creek Bridge)	\$0								Hays County/TxDOT		Garlic Creek Tributary Culvert Under FM 967
138	Main St. & FM 967 Intersection Improvements	\$628,929			\$79,547	\$549,382				Bonds (CO/GO)		Garlic Creek Culvert 2 and 3
139	Old Goforth Road Reconstruction (FM2001 to Hillside Terrace)	\$3,600,000			\$432,000	\$3,168,000				Bonds (CO/GO)		Old Goforth Road Sidewalk/Trail
140	San Antonio St. Improvements	\$256,812			\$30,817	\$225,995				Bonds (CO/GO)		
141	Main Street Widening (Cedar St. to Cabela's Drive)	\$7,322,114			\$878,653	\$6,443,461				Bonds (CO/GO)		Bradfield Village Culverts under Main Street
	Bond Projects Sub-Total	\$11,807,855	\$0	\$0	\$1,421,017	\$10,386,838	\$0	\$0	\$0			
	Transportation Total	\$65,820,554	\$2,666,298	\$95,000	\$10,019,296	\$11,700,838	\$6,351,017	\$1,080,000	\$33,646,105			

- (1) Possible improvement done with Bond
- (2) Wait until Bond projects are complete
- (3) Important project but in the County and will need County assistance

FM 1626 Widening project - need to get with Hays County and TxDOT about Traffic Signal at Elm Grove Elementary School as well as context sensitive design

Project Number	Water Projects	Cost	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	5+ Years	Primary Funding Source	Fund Account #	Related Project(s)
201	Westside BSEACD Well	\$975,000	\$105,000	\$545,000						Debt	500.4650.560.5601	
202	FM 967 Widening Water Main Relocation	\$71,463	\$71,463								525.4652.560.5610	
203	FM 1626 Widening Water Main Relocation	\$200,000	\$200,000								525.4652.560.5611	
204	GBRA IH-35 Treated Water Delivery	\$1,274,260		\$1,274,260						COs/Impact Fees		
205	Water System Map and Water Model Update (1)	\$30,000		\$30,000						COs/Impact Fees	500.4650.540.5404.	
206	Water Impact Fee	\$22,000		\$22,000						COs/Impact Fees	500.4650.540.5404.	
207	Revise Criteria Manual	\$20,000		\$20,000						COs/Impact Fees	500.4650.540.5404.	
208	Park 35 South - Fire Water	\$735,000				\$735,000				E.D.C. discussion		
209	IH-35 East Water Line	\$1,675,963					\$1,675,963			COs/Impact Fees		
210	NW 18" Loop at Manchaca Springs Road	\$1,449,963						\$1,449,963		COs/Impact Fees		
211	Oxbow Water Service	\$1,320,000							\$1,320,000	COs/Impact Fees		
212	NE Buda Loop	\$2,790,000							\$2,790,000	COs/Impact Fees		
	Sub-Total	\$10,563,648	\$376,463	\$1,891,260	\$0	\$735,000	\$1,675,963	\$1,449,963	\$4,110,000			

- (1) Water model completed in 2008 - outdated and needs to be revised to include interim water supply

City of Buda
5-Year Capital Improvement Plan
FY 15-16 through FY 19-20
DRAFT 1 (May 21, 2015)

Project Number	Wastewater Projects	Cost	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	5+ Years	Primary Funding Source	Fund Account #	Related Project(s)
301	Garlic Creek Force Main	\$1,421,905	\$963,321							2011 CO's	625.4662.560.5604	
302	FM 967 Widening Wastewater Main Relocation	\$93,223	\$93,223								625.4662.560.5610	
303	Garlic Creek Lift Station	\$1,650,000	\$1,402,000	\$248,000						2014A CO	625.4662.560.5611	
304	Replace Downtown Clay Pipe - Pipe Bursting (Project cost Minus \$488,867 issuance in 2011 CO)	\$1,610,000	\$1,610,000							2011 CO (\$488,867) & 2014A CO	625.4662.560.5607	
305	Lifschutz Bottleneck Replacement (Project to be done with Replace Downtown Clay Pipe pipe bursting project)	\$250,000	\$250,000							Impact Fees/Fund Balance	625.4662.560.5607	
306	20-Inch Effluent Force Main (Part of WWTP)	\$4,670,000	\$192,000	\$4,478,000						2016 CO for construction -Design from fund balance	620.4602.560.5612	WWTP Expansion
307	Downtown Buda WWTP Expand from 1.5 MGD to 3.0 MGD (1)	\$14,590,000	\$200,000	\$14,390,000						2016 CO for construction -Design from fund balance	625.4662.560.5609	20-Inch Effluent Force Main
308	Hillside Terrace Wastewater Improvements (2)	\$4,789,137	\$125,000	\$276,500	\$4,789,137					TVWDB Funding ranking results are due in June 2015. Will bring this back to Council at that time.	WW Operating Fund 600.4660.540.5601	
309	Wastewater Impact Fee	\$22,000		\$22,000						Impact Fees/Fund Balance	600.4660.540.5404	
310	Bradfield-Lifschutz-Stoneridge Interceptor (BLS1) Flow Monitoring Study	\$20,000		\$20,000						Impact Fees/Fund Balance	600.4660.540.5404	
311	Revise Criteria Manual	\$20,000		\$20,000						Impact Fees/Fund Balance	600.4660.540.5404	
312	Upsize Sportsplex Sewer Line (3)	\$450,000				\$450,000				Impact Fees/Fund Balance		
313	S. Loop 4 Lift Station Decommissioning & Gravity Extension	\$800,000				\$800,000				COs/Impact Fees		
314	Old Night Hawk Plant Lift Station Decommissioning	\$135,000				\$135,000				Impact Fees/Fund Balance		
315	Northeast I-35 Interceptor	\$466,200				\$466,200				Developer driven		
316	West FM 967 Upsize	\$180,000					\$180,000			Impact Fees/Fund Balance		
317	15-Inch Northwest IH-35 Interceptor	\$1,280,000						\$1,280,000		COs/Impact Fees		
318	Overlook Lift Station and Force Main Improvements	\$1,650,000							\$1,650,000	COs/Impact Fees		
319	Oxbow Wastewater Service	\$1,478,800							\$1,478,800	COs/Impact Fees		
320	Meadows at Buda Interceptor	\$330,000							\$330,000	COs/Impact Fees		
321	Night Hawk Lift Station Upgrade	\$1,620,000							\$1,620,000	COs/Impact Fees		
322	WCID #1 Lift Station Relocation & Hillside Terrace Interceptor (4)	TBD							TBD			
	Sub-Total	\$37,526,265	\$4,835,544	\$19,454,500	\$4,789,137	\$1,851,200	\$180,000	\$1,280,000	\$5,078,800			

- (1) Expansion of Buda or Sunfield WWTP by an additional 1 MGD could be needed by 2030.
- (2) \$276,500 Loan Forgiveness by TWDB - New construction funding ranking available in June 2015 - LAN to submit all invoices by end of fiscal year
- (3) Can be constructed by Public Works crews at a reduced cost.
- (4) Contingent on Sunfield Regional WWTP

Project Number	Purple Pipe Projects	Cost	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	5+ Years	Primary Funding Source	Fund Account #	Related Project(s)
401	Sportsplex Effluent Irrigation (1)	\$625,000				\$625,000				Revenue Bonds		
402	Stagecoach Park - Irrigation Pump Station	\$425,000					\$425,000			Purple Pipe/Water Funds		
403	Texas Lehigh Effluent (2)	\$15,000						\$15,000		Purple Pipe/Water Funds		
	Sub-Total	\$1,065,000	\$0	\$0	\$0	\$625,000	\$425,000	\$15,000	\$0			

- (1) Need to know DPR and Effluent volume balance - contingent on more demand in the area - are WWTP pumps adequate for this?
- (2) Texas Lehigh is not interested at this time

Project Number	Planning & Beautification Projects	Cost	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	5+ Years	Primary Funding Source	Fund Account #	Related Project(s)
501	Wayfinding Signage Phase 1	\$21,000	\$21,000							HOT Tax	HOT Fund (\$21,000) 475.4747.560.5621	
502	Monument signs IH-35 Northbound	\$40,000	\$40,000							HOT Tax	HOT Fund (\$40,000) 475.4747.560.5624	
503	Re-Write of UDC (\$50,000 - Water, \$50,000 - Wastewater)	\$150,000	\$100,000							W/WW funds	500.4660.540.5404 (\$50,000) 600.4660.540.5404 (\$50,000)	
504	Wayfinding Signage Phase 2	\$42,000		\$42,000						HOT Tax	HOT Fund (\$42,000) 475.4747.560.5621	
505	Monument signs (FM 967/FM 1626)	\$40,000		\$40,000						HOT Tax	HOT Fund (\$40,000) 475.4747.560.5624	
506	Affordable Housing Study	\$30,000		\$30,000						General Fund	100.4314.540.5404	
507	Library Long Range Plan	\$30,000		\$30,000						General Fund	100.4314.540.5404	
508	Neighborhood Identification Signage (1)	\$75,000				\$75,000				General Fund / HOT Tax		
509	City Dumpster Enclosures - Library, etc. (2)	\$12,000					\$12,000			General Fund / HOT Tax		
510	Library Parking Lot Revision (2)	\$31,400					\$31,400			General Fund / HOT Tax		
511	Entry Feature Monument Sign (Downtown Plan) (3)	\$220,000					\$220,000			HOT Tax		
512	Public Art Program	\$0		TBD	TBD	TBD	TBD	TBD		General Fund / HOT Tax		
	Sub-Total	\$691,400	\$161,000	\$142,000	\$0	\$75,000	\$263,400	\$0	\$0			

- (1) Initiate neighborhood meetings - obtain public feedback
- (2) Need to know repurposing of existing city facilities prior to making improvements
- (3) Monument Sign to be installed after Bond projects are complete

City of Buda
5-Year Capital Improvement Plan
FY 15-16 through FY 19-20
DRAFT 1 (May 21, 2015)

Project Number	Drainage Projects	Cost	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	5+ Years	Primary Funding Source	Fund Account #	Related Project(s)
601	City Drainage Master Plan Phase 2	\$53,000	\$48,000							General Fund	100.4314.530.5303	
602	Drainage Utility Fee - Study & Set-up	\$74,000	\$74,894							General Fund	100.4314.530.5303	
603	Revise Criteria Manual (1)	\$20,000		\$20,000						General Fund	100.4314.540.5404	
604	Cole Springs Road Flood Warning Signs (1)	\$80,000		\$80,000						General Fund	100.4413.560.5601	
605	Park 35 South Drainage Ditch (1)	\$380,000					\$380,000			General Fund/Developer or Property Owner Cost Share		
606	West Lifschutz Area Flooding (1)	\$690,000					\$690,000			General Fund		Goforth (IH-35 to Main Street)
607	Hillside Terrace Neighborhood (1)	\$900,000						\$900,000		General Fund		
608	Antioch Tributary Culvert (Drainage Master Plan Phase 2)	TBD								Hays Cty/TxDOT		
609	Apple Blossom St. Home Flooding (Drainage Master Plan Phase 2)	TBD								Hays Cty		
610	Bradfield Village Culverts Under Main St. (2) (Drainage Master Plan Phase 2)	TBD								Bonds		Main Street Widening Bond project
611	Brushy Creek Culvert 1 (Drainage Master Plan Phase 2)	TBD								Hays Cty/TxDOT		
612	Brushy Creek Culvert 2 (Drainage Master Plan Phase 2)	TBD								Hays Cty		
613	Brushy Creek Culvert 3 (Drainage Master Plan Phase 2)	TBD								Hays Cty		
614	Cullen Blvd. Water Utility Station (Drainage Master Plan Phase 2)	TBD								General Fund		
615	Dacy Lane Low Water Crossing (Drainage Master Plan Phase 2)	TBD								Hays Cty		
616	FM 967 Onion Creek Bridge (Drainage Master Plan Phase 2)	TBD								Hays Cty/TxDOT		
617	Garison Rd. Area Flooding (Drainage Master Plan Phase 2)	TBD								Hays Cty		
618	Garlic Creek Culvert 1 (Drainage Master Plan Phase 2)	TBD								Hays Cty/TxDOT		
619	Garlic Creek Culvert 2 (Drainage Master Plan Phase 2)	TBD								Hays Cty/TxDOT		
620	Garlic Creek Culvert 3 (Drainage Master Plan Phase 2)	TBD								Hays Cty/TxDOT		
621	Garlic Creek Tributary Culvert Under FM 967 (Drainage Master Plan Phase 2)	TBD								Hays Cty/TxDOT		
622	Lifschutz Phase III (Drainage Master Plan Phase 2)	TBD								General Fund		
623	Old San Antonio Ditch (Drainage Master Plan Phase 2)	TBD								Hays Cty		
624	Old Town South Culvert 1 (Drainage Master Plan Phase 2)	TBD								Hays Cty/TxDOT		
625	Onion Creek Low Water Crossing (Drainage Master Plan Phase 2)	TBD								Hays Cty		
Sub-Total		\$2,197,000	\$122,894	\$100,000	\$0	\$0	\$1,070,000	\$900,000	\$0			
2014 Bond Projects												
626	Bluff Street Area Flooding (Review after Fire Station Project)	\$339,339			\$339,339					Bonds (CO/GO)		Bluff Street Extension (FM 2770 to Main St.)
627	Fire Station Area Flooding	\$2,237,552			\$2,237,552					Bonds (CO/GO)		
628	Houston Street Area Flooding (W. Goforth s/b completed before Houston St.)	\$1,015,159				\$1,015,159				Bonds (CO/GO)		
629	Lifschutz Headwaters	\$491,345				\$491,345				Bonds (CO/GO)		
630	Oxbow Drainage Improvements	\$731,278				\$731,278				Bonds (CO/GO)		
631	West Goforth Street Area Flooding	\$2,058,652			\$2,058,652					Bonds (CO/GO)		Goforth (IH-35 to Main Street)
Bond Projects Sub-Total		\$6,873,325	\$0	\$0	\$4,635,543	\$2,237,782	\$0	\$0	\$0			
Drainage Total		\$9,070,325	\$122,894	\$100,000	\$4,635,543	\$2,237,782	\$1,070,000	\$900,000	\$0			

(1) Need to check funding after Drainage Proposition and/or Stormwater Utility fee
(2) This is related to the Main Street Widening Bond Project

Project Number	Facility Projects	Cost	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	5+ Years	Primary Funding Source	Fund Account #	Related Project(s)
701	Restore Clint's Cabin	\$105,000	\$75,000									
702	Renovation of City Annex Building (Public Works Estimated cost - \$60,000)	\$132,000	\$132,000									
703	Public Works Modular Building - Break Room	TBD		TBD								
Sub-Total		\$237,000	\$207,000	\$0	\$0	\$0	\$0	\$0	\$0			
2014 Bond Projects												
704	Buda Library & City Hall	\$20,458,121		\$8,000,000	\$6,000,000	\$6,458,121				Bonds (GO/CO)		
705	Parks Maintenance Facility	\$761,535		\$200,000	\$361,535	\$200,000				Bonds (GO/CO)		
706	Police Building	\$6,490,907		\$3,245,454	\$2,000,000	\$1,245,454				Bonds (GO/CO)		
Bond Projects Sub-Total		\$27,710,563	\$0	\$11,445,454	\$8,361,535	\$7,903,575	\$0	\$0	\$0			
Facility Total		\$27,947,563	\$207,000	\$11,445,454	\$8,361,535	\$7,903,575	\$0	\$0	\$0			

City of Buda
5-Year Capital Improvement Plan
FY 15-16 through FY 19-20
DRAFT 1 (May 21, 2015)

Project Number	Park Projects	Cost	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	5+ Years	Primary Funding Source	Fund Account #	Related Project(s)
801	Jackson Tyler Norris Skate Park - Outdoor Lighting	\$100,000	\$100,000							Parks Cap Fund	490.4815.560.5630	
802	Shade Structures Phase 1	\$100,000	\$100,000							Parks Cap Fund	490.4815.560.5609	
803	Shade Structures Phase 2	\$49,500		\$49,500						Parks Cap Fund	490.4815.560.5609	Bradfield, Stagecoach, Garlic Creek, Whispering Hollow
804	Dog Park at Sportsplex	\$75,000		\$75,000						Parks Cap Fund	490.4815.560.5638	
805	Bradfield Park culvert for drainage	\$25,000		\$25,000						Parks Cap Fund	490.4815.560.5631	
806	Bradfield Park (1)	\$27,000			\$27,000					Parks Cap Fund		
807	Green Meadows	\$37,988			\$37,988					Parks Cap Fund		
808	Stagecoach Park	\$13,000			\$13,000					Parks Cap Fund		
809	East Side Community Park Land Acquisition (1)	\$3,750,000				\$3,750,000				Parks Cap Fund		
810	Greenbelt Improvements (Downtown Plan) (1)	\$700,050				\$700,050				Parks Cap Fund		
811	Cullen Country Park (1)	\$46,000				\$46,000				Parks Cap Fund		
812	Stone Ridge Park (1)	\$22,438				\$22,438				Parks Cap Fund		
813	Bonita Vista Park (1)	\$8,500					\$8,500			Parks Cap Fund		
814	Whispering Hollow Park Improvements	\$78,635					\$78,635			Parks Cap Fund		
815	Garlic Creek Park	\$9,258					\$9,258			Parks Cap Fund		
816	Aquatic Center Feasibility Study	\$50,000							\$50,000	Parks Cap Fund		
817	Final Phase of Sportsplex	\$3,100,000							\$3,100,000	Parks Cap Fund		
818	Second Splash Pad on West Side	\$600,000							\$600,000	Parks Cap Fund		
819	Sportsplex (w/o Dog Park)	\$27,900							\$27,900	Parks Cap Fund		
820	Summer Pointe	\$28,700							\$28,700	Parks Cap Fund		
821	Skate Park	\$11,500							\$11,500	Parks Cap Fund		
822	Third Splash Pad on east side	\$600,000							\$600,000	Parks Cap Fund		
823		Sub-Total	\$9,460,469	\$200,000	\$149,500	\$77,988	\$4,518,488	\$96,393	\$0			
2014 Bond Projects												
824	City Park Splash Pad / Spray Park	\$200,000		\$100,000	\$100,000					Bonds (GO/CO)		
825	City Park (Phase 1 -amphitheater, asphalt parking, overflow grass parking, park road)	\$1,595,250		\$797,625	\$797,625					Bonds (GO/CO)		
826	City Park (Phase 2- playground, spray park, playground parking (about 30 spaces))	\$1,595,250		\$797,625	\$797,625					Bonds (GO/CO)		
827	City Park (Phase 3-natural area, trailhead parking (about 20 spaces))	\$1,595,250		\$797,625	\$797,625					Bonds (GO/CO)		
828	City Park (Phase 4-Main entry area, event area landscape & irrigation, pavilion imp., event plaza, special events building (4,000 sf), special event building plaza paving)	\$1,595,250		\$797,625	\$797,625					Bonds (GO/CO)		
		Bond Projects Sub-Total	\$6,581,000	\$0	\$3,290,500	\$3,290,500	\$0	\$0	\$0			
		Parks Total	\$16,041,469	\$200,000	\$3,440,000	\$3,368,488	\$4,518,488	\$96,393	\$0		\$4,418,100	

(1) Need Parks Commission recommendation / May be done by Parks Proposition

Project Number	Sidewalk & Trail Projects	Cost	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	5+ Years	Primary Funding Source	Fund Account #	Related Project(s)
901	Greenbelt Trail to Jackson Tyler Norris Memorial Skate Park Phase 1	\$85,977	\$85,977							Parks Cap Fund	490.4815.560.5633	
902	Pedestrian Crossing & Signal at Main and Ash Street (Downtown Plan)	\$45,000		\$45,000						Streets	100.4413.560.5601	
903	Garlic Creek Trail (West) (Garlic Creek Park to RM 967 at FM 1626) New Trail (2)	\$675,000			\$675,000					Parks Cap Fund		
904	Old Black Colony Road Heritage Trail	\$560,000			\$560,000					Developer/Parks Cap Fund		
905	City Park to Garlic Creek Trail Development	\$780,000				\$780,000				Parks Cap Fund/Developer		
906	FM 2770 Bluff Street to Main Street sidewalk	\$30,000						\$30,000		Parks Cap Fund		
907	Old San Antonio Road (Cabela's Drive to Main Street)	\$90,000							\$90,000	Parks Cap Fund		
908	Sidewalk Gaps Main St (Firecracker Dr. to IH 35)	\$250,000							\$250,000	Developer/Parks Cap Fund		
909	Sidewalk Gaps Overpass Rd (Firecracker Dr. to IH 35)	\$120,000							\$120,000	Developer/Parks Cap Fund		
910	Sidewalk at Main & Railroad	\$0										
		Bond Projects Sub-Total	\$2,635,977	\$85,977	\$45,000	\$1,235,000	\$780,000	\$0	\$30,000		\$460,000	
2014 Bond Projects												
911	Old Goforth Road (FM 2001 to Tom Green Elementary) (1)	\$470,000			\$470,000					Bond		Old Goforth Road Reconstruction (FM2001 to Hillside Terrace)
912	Greenbelt Trail to Jackson Tyler Norris Memorial Skate Park Phase 2 (3)	\$120,000			\$120,000					Parks Cap Fund		
913	W. Goforth Road (FM 967 to Cedar Street) (2)	\$40,000			\$40,000					Parks Cap Fund		Goforth Road Project (IH-35 to Main Street)
914	FM 2001 / Main Street Trail Development (CR 118 to IH-35) (4)	\$823,000							\$823,000	Developer/Parks Cap Fund		
		Bond Projects Sub-Total	\$1,453,000	\$0	\$0	\$630,000	\$0	\$0	\$0		\$823,000	
		Sidewalk and Trail Total	\$4,088,977	\$85,977	\$45,000	\$1,865,000	\$780,000	\$0	\$30,000		\$1,283,000	

- (1) Schedule dependent on Bond Election or Operating Budget
- (2) Review what has been done and get with Parks Commission for recommendation.
- (3) May be done by bond project - Recommend wait until W. Goforth Drainage project is done.
- (4) Recommend wait until Road project is done

Summary	Cost	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	5+ Years
Transportation Projects	\$65,820,554	\$2,666,298	\$95,000	\$10,019,296	\$11,700,838	\$6,351,017	\$1,080,000	\$33,646,105
Water Projects	\$10,563,648	\$376,463	\$1,891,260	\$0	\$735,000	\$1,675,963	\$1,449,963	\$4,110,000
Wastewater Projects	\$37,526,265	\$4,835,544	\$19,454,500	\$4,789,137	\$1,851,200	\$180,000	\$1,280,000	\$5,078,800
Purple Pipe Projects	\$1,065,000	\$0	\$0	\$0	\$625,000	\$425,000	\$15,000	\$0
Planning & Beautification Projects	\$691,400	\$161,000	\$142,000	\$0	\$75,000	\$263,400	\$0	\$0
Drainage Projects	\$9,070,325	\$122,894	\$100,000	\$4,635,543	\$2,237,782	\$1,070,000	\$900,000	\$0
Facility Projects	\$16,041,469	\$200,000	\$3,440,000	\$3,368,488	\$4,518,488	\$96,393	\$0	\$4,418,100
Park Projects	\$3,750,000	\$0	\$0	\$0	\$3,750,000	\$0	\$0	\$0
Sidewalk & Trail Projects	\$4,088,977	\$85,977	\$45,000	\$1,865,000	\$780,000	\$0	\$30,000	\$1,283,000
Totals	\$148,617,638	\$8,448,176	\$25,167,760	\$24,677,464	\$26,273,308	\$10,061,773	\$4,754,963	\$48,536,005

Summary by FUND	Cost	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	5+ Years
General Fund	\$91,623,748	\$3,150,192	\$3,777,000	\$18,023,327	\$18,532,108	\$7,780,810	\$1,980,000	\$38,064,205
Water Fund	\$10,563,648	\$376,463	\$1,891,260	\$0	\$735,000	\$1,675,963	\$1,449,963	\$4,110,000
Wastewater Fund	\$38,591,265	\$4,835,544	\$19,454,500	\$4,789,137	\$2,476,200	\$605,000	\$1,295,000	\$5,078,800
Parks Capital Fund	\$7,838,977	\$85,977	\$45,000	\$1,865,000	\$4,530,000	\$0	\$30,000	\$1,283,000
HOT Fund	\$631,400	\$161,000	\$82,000	\$0	\$75,000	\$263,400	\$0	\$0



Planning & Zoning Commission Agenda Item Report May 24, 2015

Contact – Chance Sparks, AICP, CNU-A, Director of Planning
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SUBJECT: PRESENTATION AND DISCUSSION IN REGARD TO THE UNIFIED DEVELOPMENT CODE RE-WRITE, SPECIFICALLY PERTAINING TO FORM-BASED CODE ELEMENTS (FREESE & NICHOLS AND DESIGN WORKSHOP).

1. BACKGROUND/HISTORY

In August, the City of Buda executed a contract with Freese & Nichols to provide consulting services in support of a complete revision to the Unified Development Code. They were selected through a RFQ process in which the Planning & Zoning Commission identified the firm as a lone finalist for consideration by City Council. The Commission also serves as the advisory committee for the UDC re-write.

Freese and Nichols includes a subconsultant, Design Workshop, to assist with design and form-based aspects of the UDC.

The contract scope with Freese and Nichols includes a three-phase process:

- **Phase 1 – Diagnostic Evaluation.** Includes review of the City's existing UDC and approval processes, resulting in the definition of problems and issues arising out of current code & practices as they relate to adopted long-range plans.
- **Phase 2 – UDC Preparation.** Includes preparation of the actual customized UDC in a document that is consistent with adopted plans, legally-defensible and streamlined. Steps in this process include developing procedures & definitions, zoning districts & zoning standards, regulating plan & form-based regulations, zoning procedures & supplemental regulations, and subdivision standards and subdivision procedures.
- **Phase 3 – Review Code & Adoption.** Includes completion of the UDC and adoption process.

A total of 10 meetings are proposed with this UDC process. Public meetings and stakeholder focus groups will be a key component of the process, particularly as new aspects of Code are drafted. Some of these outreach methods will be further discussed under a subsequent agenda item. A complete final draft of the new UDC is expected around July.

Freese & Nichols, along with Design Workshop, have completed a UDC Diagnostic Report. This report was generated based on their review of our adopted plans, a meeting with Planning & Engineering staff along with LAN, and a series of stakeholder meetings that took place on October 8th. It also incorporates feedback received from the Planning & Zoning

Commission on December 9th in its role as the advisory committee for the re-write, along with City Council from its December 16th meeting and follow-up February 12th meeting.

The goal of the diagnostic report is to capture some of the bigger picture issues present in the current Code—there will still be ongoing opportunities for input as we proceed into drafting new elements of the UDC. It is not an all-inclusive document. You can view it, as well as other information pertaining to the Unified Development Code process, via the following link:

<http://www.ci.buda.tx.us/index.aspx?NID=404>

On March 24, 2015, Freese & Nichols presented draft language pertaining to universal procedures & definitions, while Design Workshop provided an introductory discussion of form-based elements. The Commission gave extensive feedback, with several also following-up after the meeting with more detailed technical comments. Freese & Nichols has addressed most of the comments, but is continuing to refine as the project progresses.

On May 12, 2015, Freese & Nichols presented an updated draft responding to prior comments. In addition, this draft included zoning regulations.

2. FINDINGS/CURRENT ACTIVITY

This item will be presentation-based to seek feedback as Design Workshop begins to craft the form-based elements of the Unified Development Code. The presentation will include:

- Overview of Form-Based Code
- Mixed Use Nodes
- Overview of the Transect (Form-Based Code term)
- Revised Regulating Plans from the last meeting
- Street Standards Overview for Form-Based Code areas
- Form-Based Code Development Standards Overview
- Discussion of Added Value Metrics
 - Walkability and Connectivity
 - Increased Return on Investment
 - Stormwater Management

Staff suggests Commissioners browse the Form-Based Codes Institute website to gain some additional background. It includes short slide shows, videos, FAQs and other useful information:

<http://formbasedcodes.org/>

3. ACTION OPTIONS/RECOMMENDATION

This is an open discussion item to seek feedback from the Commission; no action is necessary.

4. ENCLOSURES

Presentation will be provided at the meeting