



**NOTICE OF MEETING
OF THE
ZONING BOARD OF ADJUSTMENTS AND APPEALS 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 meeting of the **Zoning Board of Adjustments and Appeals** of the City of Buda, Texas, will be held on Thursday the **15th day of July 2010 at 7:00 pm.** in the City Hall Council Chambers at 121 Main Street, Buda, Texas 78610, at which time the following subjects will be discussed:

A. CALL TO ORDER

B. ROLL CALL

C. 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 Zoning Board of Adjustments and Appeals, please submit a Citizen's Comment Form to the City Engineer or City Planner **prior** to the start of the meeting. *No action may be taken by the Zoning Board of Adjustments and Appeals during Public Comments*

D. PUBLIC HEARINGS

1. Hold a public hearing regarding a variance to Section 4.9, *Conditional Uses, Subsection (7), Eating Establishments*, of the City of Buda Unified Development Code related to the permitted hours of operation for a proposed restaurant to be located on Lot 5, Block A, North Loop 4 Commercial Subdivision more commonly known as 670 Old San Antonio Road. Specifically, the variance would permit the 24 hour operation of a restaurant in the Arterial Commercial/Office & Arterial Retail (C2/R2) zoning district. *No action may be taken by the Zoning Board of Adjustments and Appeals during Public Hearings*

2. Hold a public hearing regarding a variance to Section 7.6(3), *Landscape and Tree Requirements for Nonresidential Lots*, related to the minimum landscape buffer

requirements on approximately 15.16 acres of land out of the Trinidad Varcinas Survey, Abstract #465 to be Lot 1, Block A, America's Auto Auction Subdivision more commonly known as 16611 South IH 35. Specifically, the variance would permit a reduction in the minimum buffer width and minimum landscape buffer planting requirements adjacent to residential property. *No action may be taken by the Zoning Board of Adjustments and Appeals during Public Hearings*

E. CONSENT AGENDA All matters listed under this item are considered to be routine by the Zoning Board of Adjustments and Appeals and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

1. Approval of the minutes for June 3rd, 2010 regular meeting.

F. REGULAR AGENDA ITEMS

1. Deliberation and possible action on a request for a variance to Section 4.9, *Conditional Uses*, Subsection (7), *Eating Establishments*, of the City of Buda Unified Development Code related to the permitted hours of operation for a proposed restaurant to be located on Lot 5, Block A, North Loop 4 Commercial Subdivision more commonly known as 670 Old San Antonio Road. Specifically, the variance would permit the 24 hour operation of a restaurant in the Arterial Commercial/Office & Arterial Retail (C2/R2) zoning district. (*Applicant – CDS_Development*)
2. Deliberation and possible action on a request for a variance to Section 7.6(3), *Landscape and Tree Requirements for Nonresidential Lots*, related to the minimum landscape buffer requirements on approximately 15.16 acres of land out of the Trinidad Varcinas Survey, Abstract #465 to be Lot 1, Block A, America's Auto Auction Subdivision more commonly known as 16611 South IH 35. Specifically, the variance would permit a reduction in the minimum buffer width and minimum landscape buffer planting requirements adjacent to residential property. (*Applicant- Cuatro Consultants, Ltd*)
3. Discussion on possible revisions to variance application form. (*Brian LaBorde, City Planner*)

G. BOARD REQUESTS FOR FUTURE AGENDA ITEMS

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

H. 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 Zoning Board of Adjustments and Appeals 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 7:00 p.m. on Friday, July 9, 2010.



Toni Milam, City Secretary

I hereby certify that the above shown notice was removed from the posting location at the Buda City Hall, 121 Main Street, Buda, Texas 78610, at _____ on the _____ day of _____ 2010 and satisfies the 72-hour posting requirement.

Toni Milam, TRMC
City Secretary