



**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 **Special-Called Planning and Zoning Commission Meeting** of the City of Buda, Texas, will be held on **Tuesday, May 31, 2011 at 7:00 p.m.** 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 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*

D. PUBLIC HEARINGS

1. Hold a public hearing to receive written and oral comments regarding a subdivision variance to Section 5.4(13) to increase the number of lots per block face above the previously approved variance of 18, resulting from the deletion of a pedestrian path, for the Stonefield Subdivision located on the northeast corner of Hillside Terrace and IH 35 between Old Goforth Road and IH 35.
2. Hold a public hearing to receive written and oral comments regarding a subdivision variance to Section 9.5(8)c(iv) of the UDC regarding interior angle of eyebrows being restricted to between 80 and 100 degrees for the Stonefield Subdivision located on the northeast corner of Hillside Terrace and IH 35 between Old Goforth Road and IH 35.
3. Hold a public hearing to receive written and oral comments regarding amendments to Chapter 4, Chapter 5 and Appendix B of the Unified Development Code regarding the gateway corridor overlay district, nonresidential building

façade and material usage, definition of masonry and the Gateway Corridor Overlay District Development Standards.

4. Hold a public hearing to receive written and oral comments regarding amendments to Chapter 6 and Chapter 9 of the Unified Development Code regarding residential general standards and guidelines, residential site development and design standards and streets as they pertain to widths and setbacks of garages and driveways in proportion to the house and screening of mechanical and plumbing equipment and systems.

E. CONSENT AGENDA All matters listed under this item are considered to be routine by the Planning and Zoning Commission 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 Planning and Zoning Commission Minutes, dated May 10, 2011.

F. REGULAR AGENDA ITEMS

1. Election of Chair and Vice-Chair of the Planning and Zoning Commission.
2. Deliberation and possible action on a subdivision variance to Section 5.4(13) to increase the number of lots per block face above the previously approved variance of 18, resulting from the deletion of a pedestrian path, for the Stonefield Subdivision located on the northeast corner of Hillside Terrace and IH 35 between Old Goforth Road and IH 35.
3. Deliberation and possible action on a subdivision variance to Section 9.5(8)c(iv) of the UDC regarding interior angle of eyebrows being restricted to between 80 and 100 degrees for the Stonefield Subdivision located on the northeast corner of Hillside Terrace and IH 35 between Old Goforth Road and IH 35.
4. Deliberation and possible action on a revised Preliminary Plan for the Stonefield Subdivision located on the northeast corner of Hillside Terrace and IH 35 between Old Goforth Road and IH 35.
5. Deliberation and possible action regarding amendments to Chapter 6 and Chapter 9 of the Unified Development Code regarding residential general standards and guidelines, residential site development and design standards and streets as they pertain to widths and setbacks of garages and driveways in proportion to the house and screening of mechanical and plumbing equipment and systems.
6. Deliberation and possible action regarding amendments to Chapter 4, Chapter 5 and Appendix B of the Unified Development Code regarding the gateway corridor overlay district, nonresidential building façade and material usage, definition of masonry and the Gateway Corridor Overlay District Development Standards.

G. STAFF REPORTS

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

- City Council
- Economic Development Corporation Board
- Historic Preservation Commission
- Library Commission
- Parks Commission
- Zoning Board of Adjustment
- UDC amendments
- Current Preliminary Plans and Plats
- Current developments within the city limits and/or ETJ

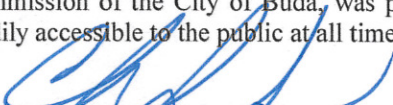
H. COMMISSION REQUESTS FOR FUTURE AGENDA ITEMS

No deliberation or discussion may take place by the Commission 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 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 7:00 p.m. on Friday, May 27, 2011.


CHANGE SPARKS
DIRECTOR OF PLANNING

for _____
Toni Milam, TRMC
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 _____ 2011 and satisfies the 72-hour posting requirement.

Toni Milam, TRMC,
City Secretary