

MINUTES
MUNICIPAL PLANNING COMMISSION
CITY OF BELLE MEADE
February 21, 2017

Call to Order

The meeting was called to order by Steve Horrell, Chairman, at 4:00pm.

Board members present

Steve Horrell Jim Hunt Charlie Atwood
Gloria Sternberg Bob Weigel Larry Wieck

Staff members present

Lyle Patterson, Building Official Bob Patterson, City Attorney
Kemishia Sadler, City Recorder Beth Reardon, City Manager

Agenda Items

- 1. Approval of Minutes from December 20, 2016
Motion to approve: Weick Second: Atwood Vote: All aye

- 2. The application of Bunny Blackburn (17011), 4409 Harding Place, for the combining of lots 30 and part of lot 23.

Presentation:

Bunny Blackburn- Homeowner
The homeowners went before the Board of Zoning Appeals in December to have a fence and a pool installed. There was a question about a 10' strip of property and whom it belonged to. The homeowners had a survey done to specify in the deed that they were the owners of the 10' strip of land. The two parcels of land have to be combined before modifications to the property can be made.

Board Discussion/Findings:

Q: The strip of land was never an easement. It just existed as a walk way?
A: Yes. It was never a publicly owned easement.

Motion to approve: Weigel Second: Atwood Vote: All aye.

- 3. The application of Walker Eastham (17021), 926 Chancery Lane, for the combining of lots 4 and 5.

Presentation:

L. Patterson stated this is to combine two parcels into one lot so the appellants can make modifications to their property in accordance to the city's zoning laws.

Board Questions/Comments:

Q: Will this end up going to the BZA?
A: Yes because a portion is outside the building envelope.
Q: It is outside of the building envelope but within the existing setbacks?
A: Yes. They will take off the carport and turn it into a garage. The garage will be brought in closer to the house, improving the footprint.

Audience Question/Comments: None

Board Discussion/Findings:

Motion to approve: Atwood Second: Sternberg Vote: All aye.

- 4. The application of Mark Nichol (17022), 705 Westview Ave., for the combining of lots 1 of the Bender Subdivision and 0 Westview Ave.

Presentation:

L. Patterson stated this is to combine two separate lots recognized by the City into one lot so the appellants can make modifications to their property in accordance to the city's zoning laws.

Board Questions/Comments:

Q: Are they going to remove the garage on the back of the property?

A: Yes.

It was not clear if other accessory structures were to stay or be removed.

Audience Question/Comments: None

Board Discussion/Findings:

Motion to defer: Atwood Second: Sternberg Vote: All aye.

- 5. Consideration of Ordinance 2017-1, Amend title 14 of the City Code to Change the Manner in which the City Regulates the Size of Residential Structures to Rely Upon the Standard of 'Floor Area Ratio' Rather than Volume, and to Amend the Code as Required by that Change in Regulation.

Presentation:

L. Patterson stated the ordinance eliminates volume restrictions and will use Floor Area Ratio to govern the size of residential structures.

Board Questions/Comments:

Some members suggested wording modifications to clarify the intent of the ordinance.

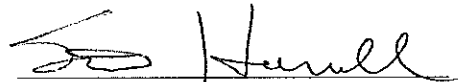
Audience Question/Comments: NONE

Board Discussion/Findings:

Motion to approve with modifications: Atwood Second: Weigel

Vote: All aye.

Meeting adjourned at 4:57pm.



Steve Horrell, Chairman



Kemishia Sadler, City Recorder