

MINUTES  
MUNICIPAL PLANNING COMMISSION  
CITY OF BELLE MEADE  
MARCH 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	Alice Mathews
Gloria Sternberg	Bob Weigel	Nick Spiva	Jim Hastings
John Eason			

**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 February 21, 2017

Motion to approve: Atwood      Second: Eason      Vote: All aye

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

Chairman Horrell reminded the commission and the attendees that the application had been deferred for two concerns: 1) the nature of the existing ancillary building on the property and 2) whether everything has to be in the building envelope. The Board wanted more information regarding the condition of the structures on the property. He opened the floor and allowed the public to speak for or against the combination of the lots.

**Audience Questions/Comments:**

Gray Thornburg of 229 Deer Park Drive, spoke in support of the combination in that the accessory building on the property meets the requirements under the Zoning Code. She stated that the accessory structure has a continued use and that there will be nothing added to the structure in the process of constructing a new home.

**Presentation:**

Gavin Duke - Landscape Architect  
The homeowners would like to keep the structure as an asset to the property. The plans are to maintain the green space around the structure. They are also planning to bring the pool in the building envelope closer to the proposed home and eliminate the existing tennis court on the property, creating more green space with landscape screening on the perimeter for the neighbors.

**Board Discussion/Findings:**

Q: Is the accessory structure a pool house, a tennis house, or an apartment?

A: It is just an accessory structure that includes a workout area and a gaming area. We have mentioned putting a deed restriction on it so that it will not be rented out.

Q: How many acres is the property?

A: It is 3.6 acres.

C: I am bothered with setting a precedent. This is a nice building with a lot of attributes, but when these two lots are combined, a larger building envelope is being created. I don't feel comfortable combining the lots to make a larger lot but allowing a significant structure to remain outside the building envelope.

Discussion amongst the Board members continued concerning the condition of the accessory structure and the parameters of the Board regarding building envelope constraints. B. Patterson stated: the function of the Planning Commission is to make and adopt an official general plan for the physical development of the City. Defining a building envelope on a lot is within the authority of the Board. The issue before you is whether you want to grandfather in a structure that exists outside of the building envelope on a large lot.

Call to question to approve the application as proposed: Vote: All aye except Atwood who opposed.

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- 2. The application of Mark Price (17031), 403 West Tyne Dr., for the combining of lots 7 and part of lot 6.

**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: None

Audience Question/Comments: None

**Board Discussion/Findings:**

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

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- 3. The application of William Brown (17032), 211 Scotland Pl., for the combining of lots 42 and 43.

**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: None

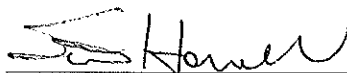
Audience Question/Comments: None

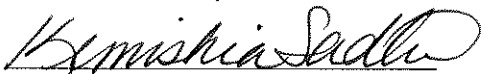
**Board Discussion/Findings:**

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

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Meeting adjourned at 4:41pm.

  
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Steve Horrell, Chairman

  
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Kemshia Sadler, City Recorder