

MINUTES  
MUNICIPAL PLANNING COMMISSION  
CITY OF BELLE MEADE  
OCTOBER 17, 2016

**Call to Order**

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

**Board members present**

Steve Horrell	James Hastings	John Eason
Alice Mathews	Gloria Sternberg	Bob Weigel

**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 September 20, 2016

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

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2. The application of Mr. Brian Brown (PC16101), 515 Jackson Blvd. for the subdivision of lot 6 Davis Estate into two lots and determining the building setbacks for the building envelopes.

**Presentation:**

Ron Farris, Architect for the Browns at 515 Jackson Blvd, requested that a single lot on the corner of Gerald Place, Jackson Boulevard, and Truxton Place be subdivided into two lots. The lot is within the Residence B district. The current lot square footage is 142,130 square feet. The ordinance states that lot sizes within Residence B have to be a minimum of 40,000 square feet. The plans are to subdivide and build a structure on one of the lots and the remaining lot will remain with the owners or be considered for potential resale. One lot would be a 60,010 square foot property and the other, an 82,120 square foot lot. The appellants plan to build a home on the larger property. The building envelopes have been proposed using the average setbacks of the houses on the block. The average is 120' plus 1.5" from the street. The front setbacks are established from Jackson Boulevard and the side setbacks are from Gerald Place on one side and Truxton Place on the other. The rear setbacks are the standard 60' and 85'.

**Board Questions/Comments:**

Q: Did you average Jackson Blvd. between Gerald Place and further down between Howell Place on down?

A: I did not average any lots across the street. Those are still in Residence B but all of those lots fall in to the four to five acre range. They skew the numbers.

Q: Was there a thought of keeping the line from .....

A: There was. What happens is that the lots then become equal to one another. The building envelope is then skewed on both of them.

Q: The two dotted lines there. What do they represent?

A: This first line is the 60' rear setback that allows the building height of 25' or less. It is also known as the one story setback line. The second dotted line is the 85' line for two story buildings in excess of 25'.

Q: Which way will the house face? Jackson?

A: In this proposal they will both face Jackson.

Q: Do they have to? Could the one on the left face Gerald?

A: Technically yes.  
Q: The one on the right could go to Truxton?  
A: Yes but it would require two envelopes if they do not have plans. If they do have plans it would go to the Board of Zoning Appeals.  
Q: But the intention at this point is for both houses to face Jackson?  
A: Right.  
Q: What is the space between the two lots?  
A: About 96' and 3".

**Audience Question/Comments:**

Leslie Hooper of 4410 Gerald Place spoke against subdividing the lot. She expressed her concerns about the plans for the home that started out as one lot with a home on it and has since turned in to two lots. Mrs. Hooper was disturbed due to the natural landscaping that once existed and how subdividing will potentially affect the privacy in her back yard. She also questioned whether deed restrictions existed on the property. Another neighbor sent an email to the Building Official with concern that a precedent was being set for smaller homes to be built in the City. It was explained by the Building Official that the minimum lot requirement in this particular area is 40,000 square feet and that the proposed lot dimensions far exceed that.

**Board Discussion/Findings:**

The Board Chairman stated that the responsibility of the Planning Commission is to consider all aspects. It is the right of the property owner to come before the board to look into the possibility of subdividing lots as long as it meets the criteria outlined by the City. The City Attorney stated that the board has the discretion to control the planning of the City. The duty of the City is to notify the neighbors and if there were concerns about proper notice from the neighbors, the Board has option to postpone it for a month to give everyone the opportunity to be notified. The third issue that has been raised is whether there are deed restrictions of some parts on the property.

Q: Is the original Davis property around this?

A: Mrs. Aiken of 520 Jackson Blvd. answered that when they bought their lot it was a part of the original 50 acre estate. It included the Davis home, the Wilson's property, all of Truxton and the three houses behind her house on Westview.

C: I am just foggy about the deed restrictions.

C: What I know about deed restrictions is that this is a preliminary review by the Board. There has to be research done by a registered land surveyor to perform an investigation. If easements and deed restrictions show up, you cannot do a formal replot of the property.

C: My observation after listening to the neighbors is that it would be helpful if we had a chance to have everyone receive notice. Obviously people are vested in this area and are concerned about what happens.

A motion was made to defer for until the November meeting to give the neighbors an opportunity to be notified and determine whether there are any deed restrictions on the property.

Motion to approve: Mathews

Second: Hastings

Vote: All aye

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3. The application of Catherine Altenbern (PC16102), 914 Westview Avenue, for the combining of lots 38, & 12.

**Presentation:**

Bob Sigenthaler, land surveyor, presented a consolidation survey for the lot on Westview Avenue. The larger lot has the house and garage while the smaller lot is vacant. The homeowners have considered making an addition to the property and would like to consolidate lots for purposes of extending the lot lines.

**Board Questions/Comments:**

Q: So the property line would run straight through?

A: Yes.

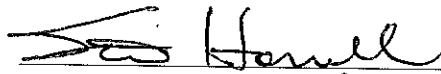
**Audience Question/Comments:** NONE

**Board Discussion/Findings:**

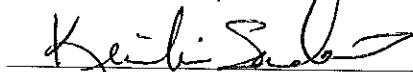
Motion to approve: Weigel Second: Sternberg Vote: All aye

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Meeting adjourned at 4:42pm.



Steve Horrell, Chairman



Kemishia Sadler, City Recorder