



**Minutes of Meeting
Lindale Board of Adjustments
May 12th, 2016**

A meeting of the Lindale Board of Adjustments convened at Lindale City Hall on May 12th, 2016 at 6 p.m.

- A. The meeting was called to order by Perry McDonald.
- B. Board members present were: Perry McDonald, Steve Brown, Jerry Terry, and Charlie Dintelman. Not present Chairman- James Simmons. Mr. Simmons passed away May 11, 2016. The Board nominates Perry McDonald Chairman and Jerry Terry as Vice-Chairman.
- C. Jerry Terry gave the invocation.
- D. Steve Brown led the Pledge of Allegiance.
- E. **Approval of Minutes for the October 26th, 2015 Board of Adjustments Meeting:** Steve Brown made a motion to approve the Board of Adjustment minutes for the October 26, 2015. Jerry Terry seconded the motion. All voted in favor.
- F. Scheduled Business:

1. Discussion and possible action concerning a variance request from Linda G. Watkins Trust, Cypress Custom Homes pertaining to the width of a lot located on 000 Eagle Spirit Dr. Nathan Bass spoke on plans for new office and design, he will have office that will be shared with real estate office. The building will be less than 3,000 square feet. He is under contract on property he found out the width of lot for MU-1 Zoning needs to be 90' feet. They only have 74'.82 feet and 74.05' feet in the back but comply with everything else in MU-1 Zoning. Steven Lloyd spoke on request he feels okay with recommendation for a variance he suggest combining a shared driveway and have adjoining parking lot with business next door. Nathan Bass speaks regarding adjoining the parking lots he will be pouring concrete the business next door has asphalt parking lot. After discussion, Jerry Terry makes a motion to grant the variance. Steve Brown seconded the motion. All in favor (4-0) Vote.

2. Discussion and possible action concerning a variance request from Building Official Steven Lloyd pertaining to the side yard setback for 629 Abbey Rd. Steven Lloyd spoke on variance request 629 Abbey was permitted before he joined the City. The error is on the Builder and was not caught until survey was done. The setback requirements for a side yard for R-1C Zoning classification is 25' feet when located on a corner lot. The variance request is for a deduction by 47" inches on the side yard setback. After discussion, Charlie Dintelman made a motion to grant the variance. Jerry Terry seconded the motion. All in favor (4-0) Vote.

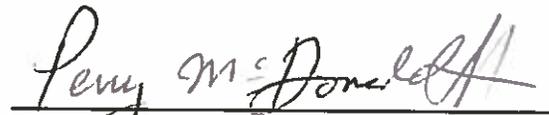
3. Discussion and possible action concerning a special use request from Tijmen Felix, AP Cedar Knoll Apartments, located 13491 CR 472, a non-conforming use to allow or to be enlarged or expanded. Mr. Tijmen Felix spoke on request for Special Use he bought the Apartments in December 2014, he has seen influx of tenants due to the schools. He finds a need for more apartments and would like to add an apartment building with 12 apartments, more parking and have safe play area for the children. Steven Lloyd spoke on request for special use of a non-conforming property. The property is Zoned C-2, multi family is not allowed under current zoning. The zoning came into effect after apartments were built. He is asking the board to review the status of non-conforming use and to hear and determine whether the non-conforming use, should be allowed to continue and to be enlarged or expanded or to be terminated. After discussion, Charlie Dintelman made a motion to allow a special use. Steve Brown seconded the motion. All in favor (4-0) Vote.

4. Discussion and possible action concerning a variance request from Building Official Steven Lloyd, Gourmet Popcorn Shop located 305 E Hubbard St, pertaining to a non-conforming building finish standards request is for a change allowance for Exterior Finish. Steven Lloyd spoke on variance request for metal/wood finish he recommends (option 2) building finish on sheet submitted to board. After discussion, Steve Brown made a motion to allow the variance with option 2 metal/wood finish. Charlie Dintelman seconded the motion. All in favor (4-0) Vote.

5. Adjournment. There being no further business, Steve Brown made the motion to adjourn. Seconded by Charlie Dintelman. All voted in favor. Chairman Perry McDonald adjourned the meeting at 6:30 p.m.



Michelle Phillips
Administrative Assistant for
Community Development



Perry McDonald
Chairman