



**Minutes of Meeting
Lindale Planning and Zoning Board
Monday, September 12, 2016 7:00p.m.**

A meeting of the Lindale Planning and Zoning Board convened at Lindale City Hall on Monday, September 12th, 2016 at 7:00 p.m.

- A. Called to Order by Bobby Ashcraft.
- B. Board members present Bobby Ashcraft, Paul Ray, Bill Kirby and Craig Shine.
- C. Bill Kirby gave the invocation.
- D. Paul Ray led the Pledge of Allegiance.
- E. Approval of Minutes for the July 11th, 2016 Planning and Zoning Board Meeting. Craig Shine made a motion to approve the minutes for the July 11th, 2016, Planning and Zoning Board Meeting. Paul Ray seconded the motion. All voted in favor with the exception of Bill Kirby abstained from vote he was not present for July 11th, 2016. Planning and Zoning Meeting.
- F. Scheduled Business
 - 1. **Discussion and possible action concerning the Preliminary and Final Re-subdivision of approximately 22 acre parcel, creating 1 Lot equaling 2.946 acres out of 2.995 acres, 0.049 acres is dedicated to the public right of way. Richard Wood Estates, T Spell Survey, A-889, located 16122 CR 472, City of Lindale, Smith County, TX. Submitted by Richard & Dottie Wood.** Steven Lloyd spoke on Final Re-subdivision. This property is located in the Lindale ETJ. The property owner would like subdivide 2.946 from approximately 22 acre parcel. The plat meets zoning requirements and has dedicated right of way off frontage of CR 472. After discussion, Paul Ray made a motion to approve Preliminary and Final Re-subdivision of approximately 22 acre parcel, creating 1 Lot equaling 2.946 acres out of 2.995 acres, 0.049 acres is dedicated to the public right of way. T Spell Survey, A-889, located 16122 CR 472, City of Lindale, Smith County, TX. Bill Kirby seconded the motion. All voted in favor.
 - 2. **Discussion and possible action concerning the Preliminary and Final Re-subdivision of Lot 3-C and 5-B, Part of Corrigan Trails Unit 5, Block 8, John C. White Survey, A-1034, located on Corrigan Trails Blvd & Courtland Lane, City of Lindale, Smith County, TX. Submitted by Jerry Alexander, Lindale A & A Investments, LLC.** Steven Lloyd spoke on Preliminary and Final Re-subdivision of Lot 3-C and 5-B, change in lot lines and Lot 3-C property owner wanted to extend rear lot line making the lot deeper. Lot 5-B moving lot line making the lot smaller. After discussion, Craig Shine made a motion to approve Preliminary and Final Re-subdivision of Lot 3-C and 5-B, Part of Corrigan Trails Unit 5, Block 8, John C. White Survey, A-1034, located on Corrigan Trails Blvd & Courtland Lane, City of Lindale, Smith County, TX. Paul Ray seconded the motion. All voted in favor.

3. **Discussion and possible action Preliminary and Final Subdivision of 10 acre tract creating 4 Lots, Lot 1 (3.00 acres), Lot 2 (3.00 acres), Lot 3 (2.008 acres), and Lot 4 (2.008 acres), Syring Subdivision located within the J.M.W. Hall Survey, A-479, located on CR 431 (Jim Hogg Road), City of Lindale, Smith County, TX.** Steven Lloyd spoke on Preliminary and Final Subdivision of 10 acre tract property owner would like to divide into 4 lots, dedicated right of way off Jim Hogg Rd. Meets zoning requirements. After discussion, Bill Kirby made the motion to approve the Preliminary and Final Subdivision of 10 acre tract creating 4 Lots, Lot 1 (3.00 acres), Lot 2 (3.00 acres), Lot 3 (2.008 acres), and Lot 4 (2.008 acres), Syring Subdivision located within the J.M.W Hall Survey, A-479, located on CR 431 (Jim Hogg Road), City of Lindale, Smith County, TX. Craig Shine seconded the motion. All voted in favor.

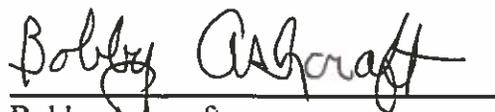
4. **Discussion only 57 Lot Subdivision being proposed in the Lindale ETJ on Wood Springs Rd. (Steven Lloyd – Director of Planning and Development).** Steven Lloyd spoke on proposed Subdivision plan it is outside City limits but in the Lindale ETJ. City Council has agreement with Developer to connect to City sewer. There will be a criteria before council approves City sewer; pending agreement that landowner will voluntarily be annexed in and provide an easement on property for Centennial Blvd. Discussion with board members about voluntarily annexation with property owners the agreement will need to go through City Council. Bobby stated a contract agreement would need to be setup with City Council before Planning and Zoning approves the subdivision plat. Concerns about the property’s flood zone. Discussion on Cities growth and the need for improved or created arteries also concerns of increased congestion on Wood Springs Rd. Developer, Jeff Belier, spoke to board members. He knows he will have to be annexed in order to be on City sewer. He has the approval from City Council to tie into the sewer. He is working with landowner for easement agreement. The subdivision development is developed away from the floodplain. Jeff would like his subdivision development be annexed in as R1-D (Single Family Residential District). If he was allowed to build under R1-D zoning. He would like to build 5 feet less off front and side yard (zoning regulations require 25 feet front yard and 10 feet for side yard). He would like to build 12 feet less off rear yard (zoning regulations require 25 feet on rear yard). He plans to build streets with curbs and gutters. Discussion among board members. No action taken.

5. **Reports: Planning and Zoning, Director of Planning and Development, City Staff (no discussion, information updates only).**

6. **Adjournment.** Paul Ray made a motion to adjourn. Craig Shine seconded the motion . All voted in favor. Meeting Adjourned 8:06 p.m.



Michelle Phillips
Administrative Assistant for
Community Development



Bobby Ashcraft
Chairman