



**Minutes of Meeting
Lindale Planning and Zoning Board
Monday, January 13th, 2020 6:00 p.m.**

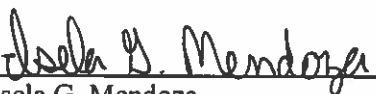
A Public Hearing meeting of the Lindale Planning and Zoning Board convened at Lindale City Hall Monday, January 13th, 2020 at 6:00 p.m.

- A. Call to Order by Bobby Ashcraft
- B. Board members present; Bobby Ashcraft, Terry Edwards, Jerry Terry, and Yvette Martin.
- C. Jerry Terry gave the Invocation.
- D. Pledge of Allegiance led by Terry Edwards.
- E. Approval of Minutes for November 11th, 2019 Planning and Zoning Board Meeting. Jerry Terry made motion to approve minutes. Terry Edwards seconded the motion. All approved as presented.
- F. Scheduled Business.

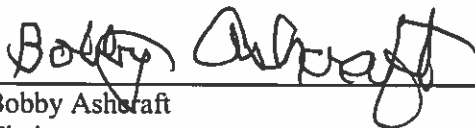
1. **Discussion and possible action to approve the Preliminary and Final Plat of Andreason Addition, Lot 1 being 2.563 acres. Located at 505 N. Main St. Lindale, Texas.** Steven Lloyd, Director of Planning and Development stated this area is Zoned MU-1. Steven stated property is being subdivided to create one lot with dedicated ROW. Steven stated it meets all the Lindale Zoning and Subdivision Ordinances regulations. Bobby asked public audience if anyone would like to speak on the matter before the committee went into business session. Bobby asked if they had any concerns. After discussion among board members, Terry Edwards made motion to approve the final plat. Yvette Martin seconded the motion. All voted in favor for the item to be approved.
2. **Discussion only of Land Plan located at 15001 CR 472, Tyler, Texas 75706.** Steven Lloyd, Director of Planning and Development stated the property is in the ETJ, located at 15001 CR 472. Steven stated CR 472 might be renamed in the future to West Centennial. Steven gave committee members street planning information on future streets. The proposed subdivision layout indicates one-half acre lots with a long cul-de-sac. The property also has frontage off Harvey Road and is adjacent to C-2 zoning. This new subdivision will have access from CR 472-(West Centennial), which will be a planned arterial street. Steven asked the staff to consider CR 472 and the future plans. County Road 472 / West Centennial provides access to the LEDC business park and arterial flow to South Main Street and major commerce areas adjacent to the interstate. A new City Comprehensive plan amendment is purposing CR 472 be an arterial street with a center turn lane. Steven stated this submittal is a Land Plan only. Bobby asked the public audience if anyone would like to speak on the matter before the committee went into business session. Arthur Fagundes stated he is an engineer with MHS Planning and Design, LLC located at 212 W. 9th Street in Tyler. Arthur stated he could answer any questions committee may have. Arthur stated the site plan submitted is for 31 residential lots, being ½ acre lots with septic systems. The subdivision will have 11 driveways off CR 472 and the dedication of ROW. Bobby Ashcraft stated he had a couple of concerns, the county street being a main artery the committee wants limited number of driveways and entrances onto a major road. Steven stated the ordinance doesn't allow driveways entering a major arterial street and this option is non-complaint. The private street width of 55' is not provided in the ordinance additionally the cul-de-sac length is not indicated. The ordinance states the length of a cul-de-sac should not exceed 500 feet. Bobby stated he is looking into the future of the city and not just the present. Development is based off the Master Plan. Arthur stated the length to the cul-de-sac is 860 feet, it's the best layout. Arthur stated they don't want to connect the road back out to the county road and the cul-de-sac is ideal for low density development. On the driveways; he doesn't know when the arterial street will

develop, and there isn't a doable way to make more entrances. Bobby Ashcraft stated if he puts u-shape road he has ability to do that. Arthur stated he has to stick with minimum half acre lots. Bobby stated there are rules and regulations that have to be met for future planning, like two exits in case of an emergency, a u-shape design can help fit some of the rules. Arthur stated the property to east there are single family homes and that is the reason for the cul-de-sac. Terry Edwards stated the committee won't approve an 800-foot cul-de-sac, the max is 500 feet. Arthur asked about the 60-foot ROW, is it for drainage and utility easement. This will not be a public ROW and the Homeowners Association will maintain the road and asked if it would be allowed if maintained by HOA. Steven Lloyd stated page 16 of the Lindale Subdivision Ordinance concerning street design requirements; paragraph 8, all streets must be designed to the required ROW. Terry Edwards stated 11 driveways entering onto CR 472 ends up being a big deal in 10 years. Terry stated the subdivision must have at least two planned points of entrance and exit. The 55-foot ROW must be a 60-foot ROW. Approval must follow the Subdivision Ordinance. Our committee will not approve if it doesn't meet the subdivision design requirements. Arthur stated he thought he could get a variance, he is trying to be efficient, and get creative, and if he gives up more ROW he will lose more lots and density. Arthur will try to make it work with the developer to see if it's doable. Terry Edwards stated 31 Lots is very low density, in a few years the high traffic and the feeder roads will encourage growth. Bobby stated to Arthur that Planning and Zoning is not the right board to ask for a variance. Steven stated as on page 6 concerning the proposed new roads and designs; that the city spent money on a concept road and sewer designs. With the sewer system for the whole area going to south towards I-20 and also be able to provide sewer to the business park. Bobby Ashcraft stated to Arthur to provide a plat with a u-shaped road or similar and to meet all the subdivision requirements even if it is in the ETJ.

3. **Adjournment.** Terry Edwards made motion to Adjourn. Jerry Terry seconded the motion. All approved. Meeting adjourned at 6:37 p.m.



Isela G. Mendoza
Community Development
Administrative Assistant



Bobby Ashcraft
Chairman