



**Minutes of Called Meeting
Lindale Board of Adjustment
February 1st, 2021**

Due to the current Covid-19 Public Health Emergency a temporary suspension of the Open Meeting Acts to allow telephone or videoconferencing Public Meetings has been granted by Governor Greg Abbott. A Teleconference Called Meeting of the Board of Adjustment convened on February 1st, 2021 at 6:00 p.m. instead of a meeting providing a physical access to the public. Members of the public were allowed to participate by joining a meeting live or by calling to listen live.

- A. The meeting was called to order by Kelli Campbell.
- B. **Board members present:** Craig Shine, Kelli Campbell, Mike Renfro, Paul Ray and Mike Combs. Others present Sam Scarborough
- C. **Approval of Minutes for the July 20, 2020 Board of Adjustment Called meeting.** Paul Ray made motion to approve minutes. Kelli Campbell seconded; motion carried 5 - 0, approved with condition to correct spelling from Mike Renfrow to Mike Renfro.

D. Scheduled Business:

1. Hearing on CASE No. 2100

Deliberation and Determination on

A Request from Sam Scarborough for a Special Use Permit to allow a development of a multi-family apartment complex on the property with zoning classification being MU-1 Neighborhood Mixed Use District,

Legal Description being Lindale Prime Land Source Subdivision Lot 2-B, 14.5 acres

Location: vacant land abutting the west lot line of 200 West Centennial, Lindale, TX. Sam


Scarborough stated he is proposing a new project on West Centennial, they have done two other projects. One is located at 420 S. Fleishel Ave. in Tyler, where they did 36 units and the other is a project and they are about to start. That is a 120-unit project on the westside of downtown Tyler. Sam is here to answer any questions and mentioned he has gone through PZ and City Council with unanimous vote. Paul Ray stated it looks like there is an easement between the two hotels, is that right. Sam stated yes sir. Paul Ray asked if they are going to be multiple stories, 2 or 3 story. Sam stated yes sir, they are 3 stories. Sam stated they can go to their website districtatmidtown.com. Paul Ray has looked over it and has no problem, it looks good for him. Mike Renfro asked Sam if he will be fencing the whole thing in. Sam stated typically they do; on both of their projects they are doing now and most likely they will be fencing. Mike Renfro is asking because it is so close to Interstate 20 sometimes there are people being somewhat transient. Kelli Campbell had a question by looking at the drawings, there is not going to be two entrances correct, just one on Centennial. Sam stated that is correct. Kelli asked if he plans to leave it wooded against CR 472. Sam stated yes that is a wetland area back there, so he cannot really build anything on that back 7 acres, so he will utilize the northern 7 acres. Sam stated he thinks about assigning a name to the street honoring the last planning and Zoning chairman recently deceased. Steven stated Mr. Ashcraft. Steven Lloyd stated yes; the Planning and Zoning board members obviously have a deep connection with Mr. Ashcraft, with his passing they would like to have some type of memorial in city limits, does not have to be this one but you

gentlemen also have known Mr. Ashcraft for a long time and that was just a recommendation or suggestion from the Planning and Zoning board. Obviously, they had deep feelings for Mr. Ashcraft and it is something that can be addressed when the time comes. Mike Renfro had one small question on the backside over by CR 472. He was looking at the lot and the way it is set up there is about a 15-to-20-foot space in between 472 and Sam's property. Mike Renfro asked Sam if he is going to buy that or is it going to be given to him. Sam stated it has been tossed around but to his knowledge, county road 472 road is probably going to be expanded and widened one day and so that little strip will probably be taken as a dedication for public improvements. After discussion among board members, Kelli Campbell made motion to approve special use request to allow multi-family apartment complex. Paul Ray seconded; motion carried 5 - 0 & approved as presented.

2. **Election of Presiding Officer to serve for a period of one year or until a successor is elected by the Board.** Kelli Campbell asked committee if there are any volunteers. Paul Ray voted for Kelli and Craig Shine. After the discussion among board members. Craig Shine made motion to approve Kelli Campbell, as the Presiding Officer. Mike Renfro seconded; motion carried 5 - 0 & all voted in favor.
3. **Election of a member to act as presiding officer in the absence of the Presiding Officer.** After discussion among board members, Kelli Campbell made motion to approve Craig Shine, as the Vice Presiding Officer. Paul Ray seconded motion; motion carried 5 - 0 & all voted in favor.
4. **Citizen Talk Time**
5. **Adjournment:** There being no further business, Kelli Campbell made the motion to adjourn. Paul Ray seconded; all voted in favor. Meeting adjourned at 7:25 p.m.



Isela G. Mendoza
Administrative Assistant Community Development



Chairman