



Minutes of Meeting  
Lindale Planning and Zoning Board  
Monday, February 8<sup>th</sup>, 2021 6:00 p.m.

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 Meeting of the Lindale Planning and Zoning Board convened on February 8th, 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. Call to Order by Terry Edwards
  - B. **Board members present:** Darrel J. Vidrine, Gregory Kilgore, Jerry Terry, Paul Ray and Terry Edwards. Others present: Jeff Belier
  - C. **Approval of Minutes for November 9, 2020 Planning and Zoning meeting.** Jerry Terry made motion to approve minutes. Greg Kilgore seconded; motion carried 3 - 2 abstained were not on the committee & approved as presented.
  - D. **Approval of Minutes for December 14, 2020 Planning and Zoning meeting.** Jerry Terry made motion to approve minutes. Greg Kilgore seconded; motion carried 3 - 2 abstained were not on the committee & approved as presented.
  - E. **Approval of Minutes for January 11, 2021 Planning and Zoning meeting.** Jerry Terry made motion to approve minutes. Greg Kilgore seconded; motion carried 3 - 2 abstained were not on the committee & approved as presented.
  - F. **Scheduled Business.**
1. **Discussion and possible action to approve the final subdivision plat of Colonial Manner Phase 5, Maria De Los Angeles Carmona League, A-3, creating 7 lots, being 3.602 acres and 1.031 acres being dedicated Right of Way. Located at 11841 CR 4102, Lindale, Smith County, Texas. Submitted by Robbie Bristol.** Steven Lloyd, Director of Planning and Development, stated this is the final subdivision of Phase 5, the committee has been dealing with this one since 2019, this is just a lot of planning that goes on and this is what the committee does, and on page 4 of your packet it shows the final plat of phase 4, where the lots got approved around at the corner of Tara Lane, and the final lots will be Tara Lane phase 5 will be just north of the 7 lots. It is all in the ETJ, the lots are at least one-half an acre in size. This finishes out the subdivision and we have been working with this for about two years now, everything is compliant with the regulations. After the discussion among board members. Jerry Terry made the motion to approve the final plat. Paul Ray seconded; motion carried 5 - 0 & approved as presented.
  2. **Discussion and possible action to approve the final plat of The Grove, J.H. Sanders Survey, A-948, John Dillard Survey A-311, Phase 1, creating 35 Lots, and 3.955 acres dedicated for Right-of-Way. Located at 16391 CR 498 Lindale, Smith County, Texas. Submitted by Jeff Belier.** Steven Lloyd, Director of Planning and Development, stated the history; the preliminary decision in December 2020 approved as a preliminary with a contingency for correction of the non-compliant cul-de-sac. Committee members talked with the developer. The new subdivision layout is compliant with the correction and meets regulations by the committee. All the other items of the subdivision meet the regulations and is compliant. Steven asked if there were any questions. Paul Ray, stated he assumes the stub out to the north was to give a future second way in and out. Terry Edwards stated that is correct. Paul Ray asked developer what kind of houses he is building there. Jeff Belier stated 1,800 sq. ft. to maybe 2,400 sq. ft., just similar style to his other subdivisions, pretty nice house, 3 to 4 bedrooms, and 2 or 3 baths. After discussion among board members. Paul Ray made the motion to approve final plat.

Greg Kilgore seconded; motion carried 5 - 0 & approved as presented.

- 3. Discussion and possible action to approve the preliminary and final subdivision plat of AJ & RJ Properties Addition M.J. Falvel Survey, A-348, and creating Lot 1 being 0.718 acres, Lot 2 being 0.500 acres and Lot 3 being 5.840 acres. Located at 802 E. Hubbard St., Lindale, Smith County, Texas. Submitted by Charlie Dintleman.** Steven Lloyd, Director of Planning and Development, stated this one is a little bit interesting. Item 3, the property owner, all of this land is outside the city limits but the neighboring properties were annexed as shown on page 3, of your agenda packet. You can see the white area and purple shaded areas are parcels of land that were annexed into the city limits. The three lots that are kind of rectangle lots, are outside they are not shaded, there are two houses located on this piece of property. The road is out towards the high school on 16 east, E. Hubbard St. at this time the action and request is to split up the lots and create lots where the existing houses will be one their own lots. This would be seen on page 6 of your agenda packet which is basically the survey. It creates lots for these houses of at least half acre which is required and then lot 3 is the largest vacant lot. It will go from FM 16 to the south all the way to North St. Now the future concept of this is for annexation of this property so it can be developed. The property owners were discussing this and in this way it separates their houses into their own lots, leaves them separate parcels for right now. What they have created is approved and compliant with all of our subdivision ordinances. We will see going forward whether or not this is annexed if they decide they do that, but everything they did in separating the houses is an option that the owner decided to take at this time. Steven Lloyd asked committee if they had any questions. Paul Ray asked what is the Southwestern Bell thing at the back of the property. Steven stated it is a communication substation back there and there is a drainage easement and the owner will have to deal with that at some time. It is a small building back there, its right along North St., it is kind of hidden in the woods if you drive by it. The owner does know it's there, it's just something they are going to have to deal with it if they want to develop that, not sure what's the point for that but that's its own easement. Darrel J. Vidrine stated lot 2 looks like its isolated, is there a reason for that. Steven stated lot 2 actually keeps some frontage out of FM 16 so it can still obtain an address. Steven stated everything is compliant. After discussion among board members. Paul Ray made a motion to approve the preliminary and final plat. Jerry Terry seconded; motion carried 5 - 0 & approved as presented.
- 4. Discussion and possible action to approve the corrected plat of Sunset Hills Addition, H. Harrison Survey, A-485, with a new street name. Located at 14674 CR 472, Lindale, Smith County, Texas. Submitted by Israel Quintanilla.** Steven Lloyd, Director of Planning and Development, stated in November the Planning and Zoning addressed these as a preliminary, in December approved the final plat. On that final plat there was a street name called Tito Way. On December 15<sup>th</sup>, 2020 the City Council approved this and the developer took this plat and recorded down in the county everything is compliant. The developer or new stake holders, unsure who it is, want to change the street name and to go through the process again and get new mylars signed off. On page 3 of the agenda packet it shows the original survey, it shows Tito Way crossed out and they are just changing the street name to Alena Drive. All of the lots remain the same size on this, its just the change of a street name and they are going to resubmit to county and record Alena Drive. Are there any questions about this one? Darrel J. Vidrine asked in general, how do you file for a street name, concerning anything that is offensive or vulgar or things like that, are there any guidelines. Steven stated yes, the committee has the authority to approve or disapprove street names. We try to stay away from redundancy or anything to prevent conflict or confusion. If there is something considered vulgar, this committee obviously doesn't have to approve it. This committee doesn't have to approve subdivision plats with a name that committee objects too. After discussion among members. Paul Ray made the motion to approve the corrected plat of street name change to Alena Drive. Greg Kilgore seconded; motion carried 5 - 0 & approved as presented.

- 5. Discussion and possible action to appoint a Chairman and Vice Chairman.** Terry Edwards stated because of Bobby Ashcraft was the chairman of this committee and I, Terry Edwards being vice-chairman and with now with his passing we need to appoint these positions. Terry Edwards has been handling the meetings as chairman during his absence. We have a full committee for the first time in 2 or 3 years and as a committee and we need to elect a new chairman and vice-chairman. Terry Edwards asked if there were any comments, questions or nominations. After discussion among Board Members. Jerry Terry made the motion to approve Terry Edwards as the chairman. Paul Ray seconded; motion carried 5 - 0 & approved.

Terry Edwards stated he needs a vice chairman at least for a year and recommended Paul Ray or Jerry Terry. We need someone with experience that can step in if chairman if I am gone for any reason. Someone for at least for a year until the new members get up to speed. Jerry Terry recommended Paul Ray as vice-chairman since he has more experience. Paul Ray accepted being vice-chairman for a year. Jerry Terry made the motion to approve Paul Ray as vice-chairman for a year. Greg Kilgore seconded; motion carried 5 - 0 & approved.

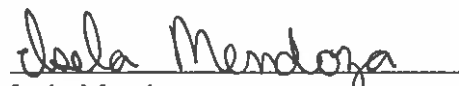
- 6. Discussion and possible action to schedule a called meeting.** Steven Lloyd, Director of Planning and Zoning stated he was asked to put this on as an agenda item. The preliminary plat has already gone through the committee, and there is an action happening in City Council February 16<sup>th</sup> and after the 16<sup>th</sup> the Crossings of Mission Ridge subdivision would be eligible for final plat. If we have all the documentation and approved the streets, sewer and water designs and was asked to see if the committee would be up to scheduling a called meeting sometime after February 16<sup>th</sup>, 2021. Right now, this final subdivision plat cannot be approved, because we don't have the streets, sewer and water plans approved. The utility department did not receive the plans to review. Terry Edwards asked a question how long it takes to approve plans. Steven stated it generally takes at least ten working days for approval and that's for a simplified subdivision. Some subdivisions it takes a little bit more. If the plans are complicated it might take more than ten working days. The Crossings at Mission Ridge is a little bit complicated. We need at least ten working days and you also have to factor in putting the agenda packets together, posting the public hearings within 72 hours. Terry Edwards stated let me simplify; that if committee is looking forward at three full weeks and a holiday, that will be a three-day weekend, that's three full weeks from today which puts us to March 1<sup>st</sup> which puts us a week out from regular meeting. Terry Edwards personally doesn't see the need or sense in trying to schedule a special meeting but will listen to what the board has to say. Paul Ray stated he agrees, if its going all the way out to March 1<sup>st</sup> then if our next meeting is March 8<sup>th</sup> he thinks it can wait until March 8<sup>th</sup> and asked if this is a preliminary or final. Terry stated it's a final. Paul Ray asked if the committee had already had a preliminary and didn't have all the information then. Steven stated committee doesn't have all the information to approve a preliminary. With this item there are all new streets, sewer and water designs and the ordinance wording states all those have to be approved by the city departments before a final plat can be recommended for approval and or presented to committee. Jerry Terry stated unless there some reason he is not aware of that committee doesn't know about it, has to be pushed out to next month's meeting or have it on next months meeting. Committee all agreed to wait until next month's meeting.


- 7. Discussion only concerning the use of telephone or video conferencing.** Terry Edwards stated this would only pertain to the five board members on being to be able to call in not the public. Steven Lloyd, asked to consider if there are certain meetings that maybe somebody could not be available or be a little late or some other conflict or time constraint and maybe the commission would consider a way to video conference option for a board member, not the public, Steven wanted to know how committee felt about it. When all the committee is at the meeting that is great but maybe there might be an occurrence where someone is out of town or something and they would like to call in and still be part of the meeting.

Steven would like to know if it were something the committee would consider in the future; that we allow members as needed to video conference. Just a suggestion if we want to set this up going forward, are there any questions about this. Paul Ray asked is good for maybe when we need a quorum, and for someone to call in. Terry Edwards stated the committee would have to get some legal advice on whether committee can do that. Zoning changes must have a super majority and this could be good way to have a super majority present, it would be beneficial. Jerry Terry stated as long as it's not illegal, he thinks it's a very smart move especially if we are going to be going through this coronavirus for a lot longer. Greg Kilgore is glad someone mentioned it and completely agrees.

**8. Citizen Talk Time**

**9. Adjournment.** Paul Ray made motion to adjourn. Darrel J. Vidrine seconded; motion carried 5 - 0. All voted in favor. Meeting adjourned at 6:47 p.m.

  
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Isela Mendoza  
Community Development

  
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Terry Edwards  
Chairman