



**Minutes of Meeting  
Lindale Planning and Zoning Board  
Monday, February 10<sup>th</sup>, 2020 6:00 p.m.**

A Public Hearing meeting of the Lindale Planning and Zoning Board convened at Lindale City Hall Monday, February 10<sup>th</sup>, 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. Yvette Martin gave the Invocation.
- D. Pledge of Allegiance led by Jerry Terry.
- E. Approval of Minutes for January 13<sup>th</sup>, 2020 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. **First Public Hearing Petition for a Zoning District classification amendment for the property with legal description being A0348 M Falvel, Tract 12A.2, being 1.531 acres. Located at 217 Blackberry Blvd, Lindale, Texas. Petition amending zoning classification from "R-1C Single Family Residential Standard District to MU-3 Downtown Mixed-Use District". Submitted by Lindale CBC, LLC. Entered into Public Hearing at 6:17 p.m.** Steven Lloyd, Director of Planning and Development, stated this is the first public hearing petition for a Zoning District Classification amendment for the property listed. The applicant owns both properties 217 and 219 Blackberry Blvd. Owner has considered the zoning change for several years. Property is located next to Darden Harvest Park. Bobby Ashcraft, chairman asked the public audience if someone would like to speak and state their desires. There being no further comments **Public Meeting Closed at 6:20 p.m.**
2. **First Public Hearing Petition for a Zoning District classification amendment for the property with legal description being A0348 M Falvel, Tract 12A, being 1.394 acres. Located at 219 Blackberry Blvd., Lindale, Texas. Petition amending zoning classification from "R-1C Single Family Residential Standard District to MU-3 Downtown Mixed-Use District". Submitted by Lindale CBC, LLC. Members Entered a Public Hearing at 6:20 p.m.** Steven Lloyd, Director of Planning and Development, stated this is the first public hearing petition for a Zoning District Classification amendment for the property listed. Property is located next to Mutt-Nation Station, pet adoption center and the city park. There is a small house behind the Cannery currently being occupied by Champagne Incorporated. Terry Edwards stated it will not increase or expand the Downtown District. Yvette Martin asked Steven Lloyd if it will affect the future disc golf park. Bill Andreason stated he would like to build apartments. Jerry Terry asked Bill Andreason if his intent is to keep or sell the property. Bill stated step one is to build apartments that blend with design of the Cannery apartments. Bobby Ashcraft stated there are apartments currently across the street. Terry Edwards asked Bill Andreason if it will be just one address, an apartment complex and what will it look like. Bill Andreason stated most likely 1 or 2 buildings. Bobby Ashcraft, chairman asked the public audience if someone would like to speak and state their desires. There being no further comments **Public Meeting Closed at 6:27 p.m.**
3. **Discussion and Possible Action to approve the Preliminary and Final plat of QT 7081 Addition, S.M. Grace Survey, Abstract No. 371, being 9.315 acres, creating Lot 1 (7.592 acres) and Lot 2 (1.134 acres) Block A, located at 3512 S. Main St, Lindale, Smith County, Texas. Submitted by Joseph S. Faust/QuikTrip Corporation.** Steven Lloyd, Director of Planning and Development, stated property is

the old Gulf gas station. The original building has been demolished. The city required the property to be split up into two lots because of required ROW. The city staff, Brannon Engineering and the LEDC having been working on this project for many months. All agreements and dedications have been affirmed between all the major stakeholder and state agencies i.e. TXDOT. Steven Lloyd stated to the committee that this agenda item is the result of good planning practices. By envisioning the future, studying uses and habits, and implementing effective urban planning using by using multi-modal transportation planning techniques this subdivision was required to create 'Avenue A / Freedom Drive', from Appendix 7. Bobby Ashcraft stated now you will be able to access the frontage road. Bobby Ashcraft, chairman asked the public audience if someone would like to speak and state their desires before the committee went into business session. After discussion among members, Jerry Terry made motion to approve Final Plat; Seconded by Terry Edwards, all voted in favor.

- 4. Discussion and Possible Action to approve the Final Subdivision Plat of Eagle Meadows, Phase 2, Willis Atway Survey, A-41, being 2.532 total acres, creating 8 Lots (1.856 acres), 0.676 of an acre proposed roads. Located at CR 463/Wood Springs Rd., Lindale, Smith County, Texas. Submitted by Larry Melton.** Steven Lloyd, Director of Planning and Development, stated the applicant is requesting approval of Phase II of the Eagle Meadows subdivision. On June 19<sup>th</sup>, 2018 City Council approved annexation of 37.0 acres, to become known as Eagle Meadows. The master preliminary subdivision plan of 35 acres and creating 108 lots was approved as a preliminary by the Planning and Zoning Board on March 11, 2019. On June 27<sup>th</sup>, 2019 the Planning and Zoning Board recommended approval of 7 lots creating Phase 1. The City Council on July 2<sup>nd</sup>, 2019 approved Phase 1 as 7 lot subdivision. Owner wishes to start construction of Phase II (8 lots). Steven Lloyd would recommend approval. The complete set of engineering street plans showing required sidewalks and Right-Of-Way dedications has been approved by the city staff in compliance with the ordinances. Bobby Ashcraft, chairman asked the public audience if someone would like to speak and state their desires before the committee went into business session. Bill Andreason asked if the drainage had been addressed with the additional sections developing north of Prairie Dr. and the flow being to the southwest side. Bill stated one lot has an issue with standing water at the end of the road. Bill stated Steven Lloyd did bring it up but doesn't know if it's on there. Bill just wants to make sure it's not impacting Prairie Drive. The developer will have some Lindale Rural & City water utilities. Bobby Ashcraft, chairman asked the public audience if someone would like to speak and state their desires before the committee went into business session. After discussion among members, Yvette Martin made motion to approve Final Subdivision Plat; Seconded by Jerry Terry, all voted in favor.
- 5. Discussion and Possible Action to approve the Preliminary Plat of High Country Acres, A0485 W. Harrison, Tract 11, being 17 acres, creating 30 Lots. Located at 15001 CR 472, Tyler, Smith County, Texas. Submitted by MHS Planning and Design LLC.** 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. The proposed subdivision layout indicates one-half acre lots with a 60-foot ROW. The property also has frontage and driveways located off of Harvey Road, and is adjacent to C-2 zoning. This new subdivision will have access only from CR 472-(West Centennial), which will be a planned arterial street. Steven asked the staff to consider CR 472 and the future growth. It should be noted that County Road 472 / West Centennial provides access to the LEDC business park and arterial flow to South Main Street and the major commerce areas adjacent to the interstate. A new City Comprehensive plan amendment is purposing that CR 472 be an arterial street with a center turn lane. Steven stated to Board members they have three options: approve the preliminary, reject the preliminary or table the issue.

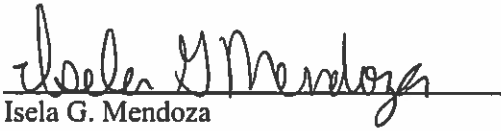
Bobby asked the public audience if anyone would like to speak on the matter before the committee went into business session. Arthur Fagundes stated he is an engineer with MHS Planning and Design, LLC

located at 212 W. 9<sup>th</sup> Street in Tyler. Arthur stated he could answer any questions committee may have. Arthur stated the site plan submitted is for 30 residential lots being ½ acre lots, cul-de-sac with septic systems. The new layout will have the lots facing 472 and two points of access. Bobby Ashcraft stated he had a couple of concerns, the county street being a main artery if the city puts in a 4-lane road it will be a problem. Steven stated it must be a 130 feet ROW. Arthur stated they are on a time limit and the owner took out loan and to please consider approving plat tonight. Steven stated approval must follow the Subdivision Ordinance. Terry Edwards our committee will not approve if it doesn't meet the subdivision design requirements and stated to Arthur it would be best to table the item till next month after Appendix 8 goes to City Council for approval. Bobby Ashcraft stated they need to make sure to have exits and a 60-foot ROW. Bobby Ashcraft asked if the U shape road will be dedicated to the county. Subdivision will meet requirements if stubbed out to empty property. Terry Edwards stated to Steven Lloyd he thinks a deceleration lane is a must. Board members requested connectivity and no U-shape road. After discussion among members, Terry Edwards made motion for Preliminary Plat to be tabled until next scheduled meeting; Seconded by Jerry Terry, all voted in favor to be tabled.

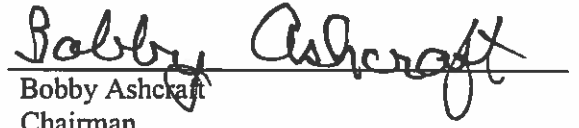
6. **Discussion and Possible Action to approve an amendment to the City of Lindale 2nd Century Comprehensive Plan, Adding Appendix 8 including Zoning recommendations.** Steven Lloyd, Director of Planning and Development stated on November 13th ,2017, PZ Board members were introduced to the Appendix 7. The city is to have ordinance in place before TXDOT begins planning. On December 11th, 2017, the Planning and Zoning Board members took action to recommend approval of Appendix 7. On December 19th, 2017 the city council amended the Comprehensive Plan by adopting Ordinance No. 19-2017 to included Appendix 7 East Centennial / I-20 North Parallel Corridor. The city knows to make good plans with TXDOT there needs to be a plan in place. This appendix 7 officially designated a plan for Avenue 'A' and Avenue 'B' which will be under construction within ninety days. On January 14<sup>th</sup> 2019 the Planning and Zoning Board was introduced for discussion only to the master street planning activities to the west and that the city held planning workshops. The area of discussion is now labeled as an Appendix 8-West Centennial / I20 North Parallel Corridor. In 2018 city staff in coordination with members of the Planning and Zoning Board met and determined where new streets and roads should be considered and what land use or zoning districts should be recommended. TXDOT has started planning feeder road extensions and ramp modification along the I-20 corridor. The purposed scope of the project is from Harvey Road (Co. Rd. 433) east approximately 1.89 miles to US-69. Steven Lloyd stated he would recommend approval. Board members are asked to create a motion to approve with the land use description. If the board members request adjusting the Zoning District recommendation it should be done at this time. The intent is to have a motion to include the zoning districts. The City Council should pass this ordinance within the next two scheduled meetings. There were a lot of studies regarding transportation, and patterns of growth. Steven stated to the committee this is a recommendation only. City Council has final say. Steven asked Rea Boudreaux with Brannon Corpotaion if he had anything else. Brandon stated Steven covered everything. Jerry Terry stated it all makes sense on proposed roadways and zoning and uses. After discussion among members, Jerry Terry made motion to Recommend Approval to City Council with motion to include the land uses as shown on sheet 4.1; Seconded by Yvette Martin, all voted in favor.

## 7. Citizen Talk Time

8. **Adjournment.** Yvette Martin made motion to Adjourn. Jerry Terry seconded the motion. All voted in favor. Meeting adjourned at 7:28 p.m.



Isela G. Mendoza  
Community Development  
Administrative Assistant



Bobby Ashcraft  
Chairman