



**Minutes of Meeting
Lindale Planning and Zoning Board
Monday, February 14th, 2022 6:00 p.m.**

A Public Hearing meeting of the Lindale Planning and Zoning Board convened at Lindale City Hall Monday, February 14th, 2022 6:00 p.m.

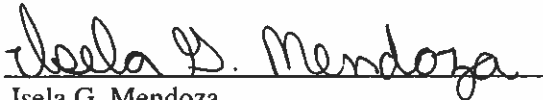
- A. **Call to Order** by Terry Edwards.
 - B. **Board members present;** Gregory Kilgore, Jerry Terry, Paul Ray, and Terry Edwards. Darrel J. Vidrine was absent.
 - C. **Invocation** led by Greg Kilgore.
 - D. **Pledge of Allegiance** led Paul Ray.
 - E. **Approval of minutes for Monday, January 10th, 2021 Planning and Zoning Board meeting.** Paul Ray made motion to approve minutes. Greg Kilgore seconded; motion carried 4 - 0 and approved as presented.
 - F. Scheduled business.
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1. **Discussion and possible action to approve the preliminary plat Princeton Hills Estates K. Latham Survey Tract 1 A-06061, and Tract 2 A-1223 being 37 acres and creating 34 lots. Located on CR 437 Tyler, Smith County, Texas. Submitted by Tracy Elford.** Steven Lloyd, Director of Planning and Development presented the preliminary plat and stated on December 13th, 2021 the applicant presented the Land Plan to the Planning and Zoning Commission for review and discussion. The recommendation to add a second planned entrance was stated. Developer added a stub out street in order to have two entries for adequate emergency access in the future. After discussion among board members, Jerry Terry made motion to approve the preliminary plat. Paul Ray seconded the motion; motion carried 4 - 0 and approved as presented.
 2. **Discussion and possible action to approve the replat of lots 145 through 149, The Crossings at Mission Ridge Phase 1, D. Savage Survey A-901. Located at 15497 Co. Rd. 431 Lindale, Smith County, Texas. Submitted by Chad Franke.** Steven Lloyd, Director of Planning and Development presented the replat of lots 145 through 149 stating the developer is requesting the lot lines be revised for the 5 lots to get right setbacks. After discussion among board members, Greg Kilgore made motion to approve the replat. Jerry Terry seconded the motion; motion carried 4 - 0 and approved as presented.
 3. **Discussion and possible action to approve the final subdivision of Fountain Plaza J.W. Brewer Survey A-116, creating 2 lots. Located at 1816 S. Main ST. Lindale, Smith County, TX. Submitted by Peter Woolford.** Steven Lloyd, Director of Planning and Development presented the plat stating the property is next to city hall. Applicant is subdividing the land and creating a vacant lot to sell. Lot is complaint with MU-1 Ordinance, will have a Ballard Dr. address. After discussion among board members, Jerry Terry made motion to approve the final subdivision plat. Paul Ray seconded the motion; motion carried 4 - 0 and approved as presented.

4. **Discussion and possible action to approve the preliminary and final subdivision plat of Lindale Shopping Strip J.A. Gibson Survey A-381. Dedication right-of-way. Located at 801 S. Main St. Lindale, Smith County, TX. Submitted by Jay Khan.** Steven Lloyd, Director of Planning and Development presented the preliminary and final subdivision plat stating the property owner is wanting to build a commercial structure. The existing lot lines and corner stakes are in the middle of the street. The city has a TXDOT grant to place sidewalks along Wood Springs Rd. and crossing Main St. toward EJ Moss school. The proper dedication of right-of-way is required before a site plan can be created. After discussion among board members, Paul Ray made motion to approve the preliminary and final subdivision plat. Paul Ray seconded the motion; motion carried 4 - 0 and approved as presented.

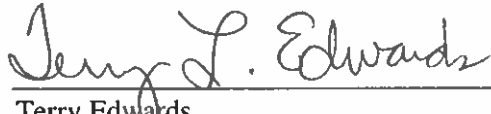
5. **Discussion and possible action to approve the preliminary and final subdivision plat of Giles Addition William Srader Survey A-910, creating 4 lots. Located at 13372 FM 2710 Lindale, Smith County, TX. Submitted by James and Judith Giles.** Steven Lloyd, Director of Planning and Development presented the preliminary and final subdivision plat stating the property owner is looking to split up the land into 4 lots, creating an opportunity to sell. The property is accessed via an access easement from FM 2710. There is no requirement for the dedication of Public ROW. After discussion among board members, Jerry Terry made motion to approve the preliminary and final subdivision plat. Paul Ray seconded the motion; motion carried 4 - 0 and approved as presented.

6. **Citizen Talk Time.** No citizen talk time.

7. **Adjournment.** Paul Ray made motion to Adjourn. Greg Kilgore seconded the motion. All in favor. Meeting adjourned at 6:40 p.m.



Isela G. Mendoza
Community Development



Terry Edwards
Chairman