



Minutes of Meeting
Lindale Planning and Zoning Board
Monday, March 8th, 2021 6:00 p.m.

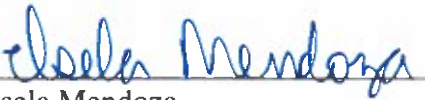
Due to the current Covid-19 Public Health Emergency a temporary suspension of the Open Meeting Acts to allow telephone or videoconferencing Public Meetings has been granted by Governor Greg Abbott. A Teleconference Meeting of the Lindale Planning and Zoning Board convened on March 8th, 2021 at 6:00 p.m. 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: Sean Flannelly/MHS Planning and Design
 - C. **Approval of Minutes for February 8, 2021 Planning and Zoning meeting.** Paul Ray made motion to approve minutes. Jerry Terry seconded; motion carried 5 - 0 & approved as presented.
 - D. **Scheduled Business.**
1. **Discussion and possible action to approve the final plat of High-Country Acres, A-0485 W. Harrison, Tract 11, creating 23 Lots, located at 15001 CR 472, Tyler, Smith County, Texas. Submitted by Scott Greene HCA Lindale.** Steven Lloyd, Director of Planning and Development, stated this is located on 472, it's in the ETJ it's not in the city limits, creating 23 lots. It is a final plat, and in the previous meeting there was a discussion of the 55 R.O.W being non-compliant. Steven asked if anyone had any questions about the agenda packet. Terry Edwards asked if anyone at the meeting would like to discuss any of these. Sean Flannelly stated he is with MHS Planning and Design here to represent the High-Country Acre Development. Paul Ray had a question for Steven about a private road and the 55-foot width. Steven Lloyd stated according to subdivision ordinance the minimum ROW is a 60-foot ROW. Committee went into business session. Terry Edwards stated Paul Ray brought up the 55-foot road ROW that's one of the biggest issues, it does not meet code for the subdivision ordinance of 60 feet for the ROW. Paul Ray questioning why it wasn't corrected if they had time to correct it. Terry Edwards stated we can't get past the 55-foot ROW getting corrected. Greg Kilgore asked what would be alternative to a horseshoe, a non-horseshoe development on this plot might give a lot of room to wiggle with the lot sizes staying at half an acre each. Terry Edwards stated that is what the board originally recommended to the developer. After the discussion among board members. Jerry Terry made the motion to disapprove the final plat High Country Acres. Darrel Vidrine seconded; motion carried 5 - 0 & disapproved as presented.
 2. **Discussion and possible action to approve the amended plat of AJ & RJ Properties Addition M.J. Falvel Survey, A-348. Located at 802 E. Hubbard St., Lindale, Smith County, Texas. Submitted by Charlie Dintleman.** Steven Lloyd, Director of Planning and Development the property owners and or developers decided to change some lot lines, basically the same thing just a little bit different dimension. After discussion among board members. Paul Ray made a motion to approve the corrected plat of AJ & RJ Properties addition. Greg Kilgore seconded; motion carried 5 - 0 & approved as presented.
 3. **Discussion and possible action to recommend amendments to the Lindale Subdivision Ordinance Article 1 Part 3 Procedure For Submitting A Subdivision Plat regarding file formats and submittal deadlines.** Steven Lloyd, this is some text that we would like to change, now let me preface by saying in our zoning ordinance and maybe in our subdivision ordinance there are probably some things we would look to update in the future. We really don't take MS DOS formatted diskettes or

compact disc. Steven wanted to see if we could scratch that wording and the wording could be in a digital format as approved by the Administrator Officer. Steven figured this would be easy for somebody to grasp and this is just a recommendation that would go to City Council. The ordinance actually gets changed by City Council. The other change is one trying to help out the members here. It is the procedure for submittal of plats. We are going to try to make sure the commission members have their agenda packets seven days before the meeting. Subdivisions are getting a little bit more complicated; it gives you more time to review. Jerry Terry thinks it would be great idea. Glenn Patrick recommends including in the ruling using calendar days as he suggested. After discussion among board members. Paul Ray recommended to approve text change to City Council. Jerry Terry seconded; motion carried 5 - 0.

4. Citizen Talk Time

- 5. Adjournment.** Paul Ray made motion to adjourn. Greg Kilgore seconded; motion carried 5 - 0. All voted in favor. Meeting adjourned at 6:30 p.m.



Isela Mendoza
Community Development



Terry Edwards
Chairman