



**Minutes of Meeting
Lindale Planning and Zoning Board
Monday, April 11th, 2022 6:00 p.m.**

A Public Hearing meeting of the Lindale Planning and Zoning Board convened at Lindale City Hall Monday, April 11th, 2022 6:00 p.m.

- A. **Call to Order** by Terry Edwards.
- B. **Board members present;** Darrel J. Vidrine, Gregory Kilgore, Jerry Terry, Paul Ray, and Terry Edwards.
- C. **Invocation** led by Greg Kilgore.
- D. **Pledge of Allegiance** led Paul Ray.
- E. **Approval of Minutes for March 8th, 2022 Called Planning and Zoning Board Joint meeting with City Council.** Jerry Terry made motion to approve minutes. Paul Ray seconded; motion carried 5 - 0 and approved as presented.
- F. **Approval of minutes for Monday, March 14th, 2022 Planning and Zoning Board meeting.** Darrel Vidrine made motion to approve minutes. Greg Kilgore seconded; motion carried 5 - 0 and approved as presented.
- G. Scheduled business.

1. **Recommendation concerning a Special Use for Lot 9, 10, 11 and 12 Hyland Park. Located at 412 Crosby St., Lindale, Smith County, Texas. Submitted by Jose Ramirez.** Steven Lloyd, Director of Planning and Development stated the previous landowner passed away and the new owner is seeking direction on building multi-family or to see what options he has. The property is zoned R-1D, these are old platted lots. R-1D does not allow multi-family, this applicant would be required to re-zone property. Jose and Maria Ramirez addressed the board and discussed the option to build multifamily housing or duplexes. The board members reviewed the area and the difficulties associated with the lots and then explained and provided very limited options to the owner. After discussion among board members, Paul Ray recommended the lots on Crosby be combined and just build a house on the second lot, it is wide enough. Terry Edwards agreed lots need to be combined on Crosby. Terry asked Jose get with a surveyor make two lots. Terry Edwards stated the committee can't recommend a zoning change or special use permit to Board of Adjustments. Discussion Only.
2. **Discussion only concerning a land plan and zoning change for 50 acres of vacant on East Centennial. Described as vacant land adjacent to 120 E. Centennial, A0479 J. Hall Survey Tract 2C. Lindale, Smith County, Texas. Submitted by Tracy Elford.** Steven Lloyd, Director of Planning and Development presented the land plan stating the landowner is seeking to create a multi-family rental community. This would require a zoning change because multi-family is not allowed as a use in "C-2" Community and Regional Commercial District. David Jones representing the developer presented an outline of what they would like to do with the property and gave material to the board showing the Big House 6-unit concept plans. David Jones would like to rezone from to C-2 to MU-4, he wants to bring more roof tops to the city and this is one of the concepts. Terry Edwards asked what zone touches the C-2, if the property bumps up to a MU-4 and does not touch MU-4 zoning it's considered an illegal zoning change. David Jones stated this will be gated community. Tracy Elford stated they own 50 acres. They would love to combine residential with commercial to the west in the first phase there would be 27 units with 1,800 sq ft homes, a whole new concept. After discussion among board members, Terry Edwards stated the committee likes see and discuss land plans and this area has a master street plan. There was

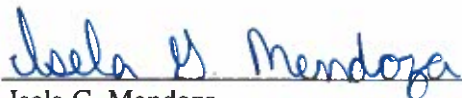
planning for this whole area with city manager, city staff, the engineers and the planning and zoning, we were looking at all property and what would best fit the city for growth going forward and then Appendix -7 was passed by the city council. All that work is considered the best design and use of this area down by the interstate. Any development will require the streets on the plat and required ROW's. Discussion Only and no recommendation for zoning change.

3. **Discussion only of land use plan for Timber Creek, A-0325, E. Dillard Survey; A-0120 J Bond Survey, A-0479 J Hall Survey. Located on CR 474 Lindale, Smith County, Texas. Submitted by Mike Compton.** Steven Lloyd, Director of Planning and Development presented the land plan stating the item was addressed last month, concept, and having a deceleration lane. The owner decided to consider an R-PUD. Steven Lloyd stated this is a chance for the commission to do a lot of advanced planning and make recommendations and design criteria for a large project. This is discussion only with the explanation for an R-PUD. The owner appears to want an exceptional development. R-PUD district has some ordinance requirements and this land might fit: "minimum 10 acres", "environmentally preserve or enhance natural features", "group into clusters", "common open space". The owner already acknowledges the requirement for an HOA. After discussion among board members Terry Edwards stated PZ committee must mandate a right turn lane off of CR 474. Zoning change to R-PUD it's not possible. Discussion Only.
4. **Discussion and possible action to approve the preliminary and final replat of Lot 4A, Lots 4, 5, 6, 7, 8, 9 and part of Lot 10, Block 16, J.A. Gibson Survey A-381. Located at 304 S. Main St. Lindale, Smith County, TX. Submitted by Brooke Blocker.** Steven Lloyd, Director of Planning and Development presented the replat and stated the applicant is combining the land to develop a new bank building, recommends approval. On August 3rd, 2021, the city council agreed to abandon the alley; Ordinance No 13-2021. Bank will give access easement to Dairy Queen. Steven stated the plat is compliant. After discussion among board members, Paul Ray made motion to approve the preliminary and final re-subdivision plat. Greg Kilgore seconded the motion; motion carried 5 - 0 and approved as presented.
5. **Discussion and possible action to approve the preliminary plat of Lindsey Ridge subdivision J.H. Sanders Survey A-968 1223, being 17.39 acres and creating 14 lots. Located on 16132 FM 16 W. Lindale, Smith County, Texas. Submitted by Brooke Blocker.** Steven Lloyd, Director of Planning and Development stated this a vacant piece of land with a cul-de-sac problem being too long. The applicant is seeking to create a 14-lot residential subdivision in the ETJ. Tony Rogers stated the plan is 13 homes and an 8-acre lot in the back that is his home where he resides. Michael Wilson, Engineer stated it will be a community of nicer homes 1,700 to 2,200 sq. ft. Steven stated that judging on the plat it doesn't show dimensions of driveway to the existing home in the back. Steven made a recommendation have a turnaround for the buses to get through. Darrel Vidrine would like a second entrance or this could put a lot of people at risk. Paul Ray is not so concerned about 13 homes having 2 exits. Jerry Terry doesn't like it and wants a turnaround or cul-de-sac. I know that some dead-end streets have people going down and then needing to pull into driveways to turn around. Tony Rogers owner stated he will have a gate on his lot at the end of the cul-de-sac. Terry Edwards stated this must have sidewalks, curb & gutters must meet subdivision rules in the ETJ. Steven suggested to provide Oncon easements on private property, the city water lines will go in the R.O.W. The discussion among board members then evaluated the surrounding properties and subdivisions. The area has a natural drainage area. There does not seem to be a good option to connect a street to any adjoining property which would get rid of the cul-de-sac length being too long, however the ordinance does provide the board members an option to evaluate the entire area and the other subdivisions and allow cul-de-sac lengths greater than 500 feet. The cul-de-sac will allow turn arounds at the end. After discussion among board members, Greg Kilgore made motion to approve the preliminary plat. Paul Ray seconded the motion; motion carried 5 - 0 and approved as presented.

6. **Discussion and possible action to approve the preliminary and final subdivision plat of Potts Addition J.H. Sanders Survey A-948, creating 2 lots. Located at 1501 S. Main St. Lindale, Smith County, TX. Submitted by Austin Jones.** Steven Lloyd, Director of Planning and Development stated the property changed ownership and the new owner is wanting to subdivide the land and create 2 lots. The plat has some challenges the date lines are wrong, by showing the year as 2021, the lot dimension are wrong, for MU-1 Section 2-133, (f) depth of the lot- a minimum of 100 feet is required [special note: there are no lots addressed with frontage to Mayor St., lot 2 would be a new lot and usually lots are designed back-to-back, meaning the rear lot line of one lot adjoins the rear lot line of the next lot. You may consider that the new lot 2 be addressed to Pearl Street and that being the street frontage for the front lot line.] The survey does not show the existing structure that's on lot 1 and then the distance of the new line from the building, another thing in the ordinance is that driveways are to be 5' minimum from a property line. Terry Edwards stated it doesn't meet or show the actual setbacks requirements either way you go, it doesn't meet the ordinance, and we can't make another lot non-complaint. After discussion among board members, Greg Kilgore made motion to not approve the preliminary and final subdivision plat due to being non-compliant with the City Zoning Ordinance. Jerry Terry seconded the motion; motion carried 5 - 0 and not approved as presented.

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

8. **Adjournment.** Paul Ray made motion to Adjourn. Jerry Terry seconded the motion. All in favor.
Meeting adjourned at 8:05 p.m.



Isela G. Mendoza
Community Development



Terry Edwards
Chairman