



Minutes of Meeting
Lindale Planning and Zoning Board
Monday, May 10th, 2021 6:00 p.m.

A Public Hearing meeting of the Planning and Zoning Board convened at City Hall on Monday, May 10th, 2021 at 6:00 p.m.

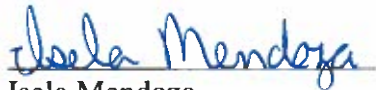
- A. **Call to Order** by Terry Edwards
 - B. **Board members present:** Gregory Kilgore, Jerry Terry, Paul Ray and Terry Edwards. Darrel J. Vidrine absent.
 - C. **Invocation** led by Jerry Terry.
 - D. **Pledge of Allegiance** led by Paul Ray.
 - E. **Approval of Minutes** for April 26th, 2021 Called Planning and Zoning Board meeting. Jerry Terry made the motion to approve minutes. Greg Kilgore seconded; motion carried 4 - 0 & approved as presented.
 - F. **Scheduled Business:** Items may be taken in any order.
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1. **Discussion and possible action to approve the final subdivision of Eagle View Estates, J. Dillard survey A-311. Creating 36 lots with 1.469 acres being dedicated as Right-of-Way. Located at 12648 CR 499 Lindale, Smith County, TX. Submitted by Brandon Winebark.** Steven Lloyd, Director of Planning and Development presented to the committee the final subdivision plat and stated that on April 4th, 2021 the commission pre-approved the preliminary survey with conditions that the design shall have an entrance to CR 499 and CR 4100. The new submitted survey looks good and is compliant with the subdivision ordinance. Applicant complied with recommendations as requested. After discussion of board members. Jerry Terry made a motion to approve the final Subdivision Plat of Eagle View Estates. Paul Ray seconded; motion carried 4 - 0 & approved as presented.
 2. **Discussion and possible action to approve the preliminary and final subdivision of 2712 South Main Addition, Jesse Bond survey A-120. Creating lot 1 being 3.998 acres. Located at 2712 South Main St. Lindale, Smith County, TX. Submitted by Steven Freeman.** Steven Lloyd, Director of Planning and Development presented to the committee the preliminary and final subdivision plat. The applicant would like to combine two (2) two-acre parcels into one property, create one address in order to expand his storage building. After discussion of board members. Greg Kilgore made a motion to approve the preliminary and final Plat of 2712 South Main St. Jerry Terry seconded; motion carried 4 - 0 & approved as presented.
 3. **Discussion and possible action to approve the preliminary and final subdivision of Sunset Place Subdivision, L. Mann Survey A-630 being 3.351 acres and creating 2 lots being 0.536 acres and 0.535 acres. Located at 13355 CR 434 Lindale, Smith County, TX. Submitted by Susan Little.** Steven Lloyd, Director of Planning and Development presented to committee the preliminary and final subdivision plat located in the ETJ, existing land creating 2 lots, survey submitted is compliant with the subdivision ordinance and the

private road as drawn up. The only consideration is the ROW dedication for the county road. Terry Edwards stated to Susan Little she can give up the ROW, and give it to the county if she decides to sell. After discussion of board members. Paul Ray made a motion to approve the Final Plat of Sunset Place. Jerry Terry seconded; motion carried 4 - 0 & approved as presented.

- 4. Discussion and possible action to approve the final plat of Mag and Market Addition, First Amendment, J.H. Sanders Survey, A-948, and John Dillard Survey, A-311. Located at 16391 CR 498 Lindale, Smith County, TX. Submitted by Jeff Belier.** Steven Lloyd, Director of Planning and Development presented to committee the amended final plat located in the ETJ. An error in calculations effected the lot lines of two different subdivisions, the Mag and Market and Th Grove. The change is compliant and recommend approval. After discussion of board members. Jerry Terry made a motion to approve the Final Plat of Mag and Market first amendment. Paul Ray seconded; motion carried 4 - 0 & approved as presented.
- 5. Discussion and possible action to approve the final plat of The Grove First Amendment, J.H. Sanders Survey, A-948, John Dillard Survey A-311. Located at 16391 CR 498 Lindale, Smith County, TX. Submitted by Jeff Belier.** Steven Lloyd, Director of Planning and Development presented to committee the amended final plat located in the ETJ. On December 14th, 2020, the Planning and Zoning Committee approved the preliminary subdivision of the Grove with a contingency to correct the non-compliant cul-de-sac on Maplewood Drive. On February 8th, 2021, the Planning and Zoning Committee approved a recommendation for the final plat of the Grove, Phase 1. Because of surveying errors, the developer adjusted the property lines changes to the final plat and the design is still compliant. After discussion of board members. Greg Kilgore made a motion to approve the Final Plat of The Grove first amendment. Paul Ray seconded; motion carried 4 - 0 & approved as presented.
- 6. Discussion of land plan located east of 13236 FM 16 W. Lindale, Smith County, TX 75771. Submitted by John Whitsell.** Steven Lloyd, Director of Planning and Development presented to the committee a concept for some vacant land. The applicant is seeking to annex property into the city limits by having adjoining property owners volunteer to annex and thus touch the boundaries of the city limits. John Whitsell has no contracts, just a verbal agreement from two property owners willing to annex. John wants and needs the city services. Terry Edwards stated to committee and John there are two issues: the ordinance states you need one way in and a way out. The second issue is the surrounding properties are R-1C with lots being 80 feet width minimum. If the property gets annexed it would need to be R-1C and have lots with an area of at least 9,000 sq. ft and you need to plan for two exists. Jerry Terry asked Steven if sidewalks and gutters are required. Steven stated yes, these requirements are in the subdivision ordinance. Steven stated this land plan is discussion only.

7. Citizen Talk Time

8. Adjournment. Paul Ray made motion to adjourn. Jerry Terry seconded; motion carried 5- 0. All voted in favor. Meeting adjourned at 6:51 p.m.


Isela Mendoza
Community Development


Terry Edwards
Chairman