



**Minutes of Meeting  
Lindale Planning and Zoning Board  
Monday, February 13<sup>th</sup>, 2022, 6:00 p.m.**

A Public Hearing meeting of the Lindale Planning and Zoning Board convened at Lindale City Hall Monday, February 13, 2022, at 6:00 p.m.

- A. **Call to Order** by Terry Edwards.
- B. **Board members present;** Terry Edwards, Gregory Kilgore, Jerry Terry, Paul Ray , and Darrel Vidrine.
- C. **Invocation** led by Jerry Terry.
- D. **Pledge of Allegiance** led by Paul Ray.
- E. **Approval of minutes for November 14<sup>th</sup>, 2022, Planning and Zoning Board meeting.** Jerry Terry made a motion to approve minutes. Second by Paul Ray. Motion carried 5-0 and approved as presented.
- F. Scheduled business.

**Discussion and possible action to approve the preliminary and final subdivision of Bigfoot Pursuits LLC, J.A. Gibson Survey, A-381, Tract 13, 15, 17B, S02 being 3.64 acres and creating 2 lots. Located at the 700 block of S. Main St., Lindale, Smith County, Texas. Submitted by Chase Bonner. First public hearing opened at 6:05 p.m.** Steven Lloyd, Director of Planning and Development, stated Bigfoot is a business entity. This request is compliant with the ordinances. Originally on the right side over on the east property line, there are at least two sewer lines but there was only a 10 ft wide easement shown. There should be ten feet easement for each sewer line. An additional easement was never recorded. This survey now records a 20-foot-wide easement. It is in the setback area of the lot, not buildable, and more-or-less dead space. The property entryway is interesting because it has a shared access with AutoZone. The dotted line on the survey is going right through the middle of the driveway. Terry Edwards, Planning and Zoning Chairman, stated if I remember right, it's like Dominos and Schlotzsky's, entrance. Board members discussed other properties with similar situations and the drainage ditch, such as Altra Credit Union and Dairy Queen. Steven Lloyd stated that supposedly, the lot nearest AutoZone will be a carwash and I shared with the owners "to be prepared" for site improvements to deal with the storm water. Jerry Terry stated all run off must go somewhere. Steven Lloyd mentioned carwashes are required to have a sand separator or sand traps for the waste water discharge. There was a discussion about water rates. Jerry Terry asked if they are charged a different rate for water. Steven stated the water rate is the commercial rate fee for the water and sewer use. Steven mentioned that we do not have building plans yet. Jerry Terry asked if there is a chance that there are other unrecorded things? Steven stated probably not, and in coordination with the utility department we don't think so, but other issues may develop. Terry Edwards called point of order and stated he would entertain a motion. After discussion among board members, Paul Ray made a motion to approve as presented. Darrel Vidrine seconded the motion; motion carried 5-0.

- 1. **Citizen Talk Time.** (None)
- 2. **Adjournment:** Paul Ray made motion to adjourn at 6:25 p.m. Second by Gregory Kilgore. All voted in favor.

**Rachele L. Powers  
Community Development**

**Terry Edwards  
Chairman**