



**Minutes of Meeting  
Lindale Planning and Zoning Board  
Monday, March 13<sup>th</sup>, 2023, 6:00 p.m.**

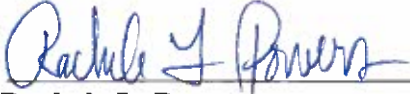
A Public Hearing meeting of the Lindale Planning and Zoning Board convened at Lindale City Hall Monday, March 13, 2023, at 6:00 p.m.

- 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 Terry Edwards.
- D. **Pledge of Allegiance** led by Paul Ray.
- E. **Approval of minutes for February 13<sup>th</sup>, 2023, Planning and Zoning Board meeting.** Paul Ray made a motion to approve minutes. Second by Jerry Terry. Motion carried 5-0 and approved as presented.
- F. **Scheduled business.**
  1. **Discussion and possible action to approve the resubdivision of Oden Heights Unit 1, Lot 7A and Lot 8A, for the property located at 225 Frances Lindale, Smith County, Texas. Submitted by Blake Eubanks.** Terry Edwards, Planning and Zoning Committee Chairman, introduced the first agenda item. Steven Lloyd, Director of Planning and Development, stated this is a property owner buying a little piece of property from the owner next door; in order to place a shed in his backyard. The neighbor at 221 Frances agreed to sell it. The lots are compliant with the city ordinances. After discussion about the proper setbacks, according to the ordinance, Gregory Kilgore made a motion to approve the re-subdivision of Oden Heights Unit 1 Lot 7A, for the property located at 225 Frances Lindale, Smith County Texas, as submitted by Blake Eubanks. Paul Ray Seconded the motion. Motion carried 5-0.
  2. **Discussion and possible action to approve the preliminary and final subdivision of Rosley Homes Addition J.A. Gibson survey, A-381, Tract 13E, & Tract 13F S02. Located at the 907 S. Main St., Lindale, Smith County, Texas. Submitted by Angela Wiggins.** Terry Edwards introduced the second agenda item. Steven Lloyd, Director of Planning and Development stated, this one is a little difficult. The owner of both lots also is the operator of the gas station. The gas station used to be a Conoco, and is now an Exxon station. On the same property, to the north is the old Assembly of God Church, that at one time was used as a Day Care Center. The properties were never platted. The gas station building is partially on the same lot as the church. This survey shows the vacated church property is non-compliant because of the wrong setbacks. About 90 days ago, the city executed an easement for a new sidewalk, but that doesn't show up on surveys. City staff visited this property at least 3 times. There was no way to divide the property, keep the existing church building as-is and maintain compliance. The option exists to remove a section of the church building for a parking lot, create the correct lots lines or demolish the entire site and layout a new site plan. The city encourages re-investment and wants businesses to be successful but without parking and then creating non-compliant lots, the survey just doesn't work out. Terry Edwards discussed noncompliance of the parking plan and where gas manifolds are located and where the sidewalk is planned to be installed. The board further discussed the church building. Steven stated the existing Federal Pacific electrical panel is illegal, no one can work on them. The owners tried to turn on the electric, this is not allowed unless the electric system is upgraded. Terry Edwards, with what they presented us, I don't see how we can approve parking that is not aligned with ordinance. They could work with the neighbors to get the right layout. According to the ordinance, all easements must be shown, but it is not shown on the survey. This also shows parking spaces on a different lot and not the lot assigned the address. You cannot have parking spaces somewhere else. The board discussed how to help, but Terry Edwards reminded the board that the City met with the potential buyer three different times. Gregory Kilgore made

a motion to decline the item, without any specifications. Darryl Vidrine seconded. The motion carried 5-0.

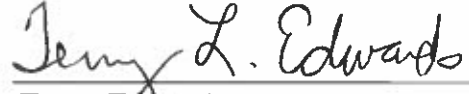
3. **Citizen Talk Time.** (None)

4. **Adjournment:** Paul Ray made motion to adjourn at 6:41 p.m. Second by Gregory Kilgore. All voted in favor.



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**Rachele L. Powers**  
**Community Development**



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**Terry Edwards**  
**Chairman**