



Minutes of Called Meeting
Lindale Planning and Zoning Board
Monday, April 5th, 2021 6:00 p.m.

A Public Hearing meeting of the Planning and Zoning Board convened at City Hall on Monday, April 5th, 2021 at 6:00 p.m.

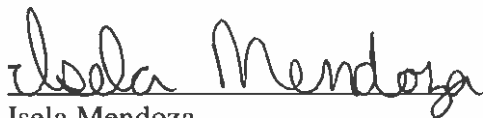
- A. Call to Order by Terry Edwards
 - B. **Board members present:** Darrel J. Vidrine, Gregory Kilgore, Jerry Terry, Paul Ray and Terry Edwards.
 - C. Jerry Terry gave the Invocation.
 - D. Pledge of Allegiance led by Paul Ray.
 - E. **Approval of Minutes** for March 8th, 2021 Planning and Zoning Board meeting. Paul Ray made the motion to approve minutes. Greg Kilgore seconded; motion carried 5 - 0 & approved as presented.
 - F. **Approval of Minutes** for March 15th, 2021 Called Planning and Zoning Board meeting. Greg Kilgore made the motion to approve minutes. Paul Ray seconded; motion carried 5 - 0 & approved as presented.
 - G. Scheduled Business: Items may be taken in any order.
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1. **Discussion and possible action to approve the preliminary and final subdivision plat of Coyote Ridge, Phase 2 part of the Maria de los Angeles Carmona League A-3, Creating 4 lots being 4.000 acres with 0.722 acres being dedicated as Right-of- Way. Located at 10870 CR 4103 Lindale, Smith County, TX. Submitted by Kayla Winebark.** Steven Lloyd, Director of Planning and Development, stated this is a preliminary and final plat creating 4 lots and are each one acre. On page 4 of the agenda packet, it gives you the history of Phase 1 creating 3 lots in December 2020. Phase 2 are lots 4, 5, 6, and 7. The property is in the ETJ. The submitted survey is compliant with the subdivision ordinance. After discussion of board members. Jerry Terry made a motion to approve the Final Plat of Coyote Ridge, Phase 2. Paul Ray seconded; motion carried 5 - 0 & approved as presented.
 2. **Discussion and action to approve the preliminary and final re-subdivision plat of Lindale Industrial Park lots 2 and 5-A, creating Lot 2-A of 24.464 acres and Lot 5-b being 28.352 acres. Located at 800 Lindale Industrial Pkwy, Lindale, Smith County, TX. Submitted by MREIC Tyler TX LLC and LEDC Corp.** Steven Lloyd, Director of Planning and Development, stated on February 2018 the commission recommended approval of the re-subdivision of Lot 5-A, February 20th City Council approved Lot 5-A, the property is inside the city limits. Fed-Ex is on lot 2. A portion of lot 5-A will be combined with lot 2 to create a new lot for Fed-Ex labeled lot 2-A and being of 24.464 acres. The vacant land will be Lot 5-B of 28.352 acres. The submitted survey is compliant with the subdivision ordinance. After discussion of board members. Paul Ray made a motion to approve the Final Re-subdivision plat of Lindale Industrial Park Lot 2-A and Lot 5 B. Darrell Vidrine seconded; motion carried 5 - 0 & approved as presented.
 3. **Discussion and possible action to approve the preliminary and final subdivision of Kleam Addition D. Savage Survey A-901, creating lot 1 being 1.07 acres and lot 2 being 3.95 acres and dedicating 0.38 acres as Right-of-Way. Located at 12658 CR 474 Lindale, Smith County, TX. Submitted by Sybil Kleam.** Steven Lloyd, Director of Planning and Development, stated the property is located in ETJ, outside the city limits. The owner would like to isolate the house on its own property located on CR 474 as Lot 1, and being just over an acre. Additional family land with frontage along Jim Hogg road would be combined creating Lot 2 being 3.95 acres and leave 30 feet of frontage along CR 474. A right-of-way dedication of 0.38 acres was provided at the lot line frontage along CR 431

and CR 474. The submitted survey is compliant with the subdivision ordinance. After discussion of board members. Jerry Terry made a motion to approve the Final Plat of Klean Addition. Paul Ray seconded; motion carried 5 - 0 & approved as presented.

4. **Discussion and possible action to approve the final subdivision plat of Kingdom Estates of Lindale, Phase 3, Lindsey Mann Survey A-630, creating 20 lots. Located on FM 849 Lindale, Smith County, TX. Submitted by Brad DeGennaro.** Steven Lloyd, Director of Planning and Development, stated the property is located inside the city limits. The master preliminary plat of Phase 1 was approved on July 13th 2015 with noted changes required to amend the length of Patience Drive cul-de-sac. City Council approved the final plat of Phase 2 on July 21st, 2020. With Phase 3 the developer is seeking to create 20 additional lots. The property is zoned MU-4. After discussion of board members. Jerry Terry made a motion to approve the Final Plat of Kingdom Estates of Lindale, Phase 3. Greg Kilgore seconded; motion carried 5 – 0 & approved as presented.
5. **Discussion and possible action to approve the preliminary subdivision plat of Eagle View Estates J. Dillard Survey A-311, creating 37 lots with 1.469 acres being dedicated as Right-of-Way. Located at 12648 CR 499 Lindale, Smith County, TX. Submitted by Craig Morgan.** Steven Lloyd, Director of Planning and Development, stated the property is located in ETJ, outside the city limits. The agenda packet shows the ariel view of a pasture being developed creating 37 lots on the corner of CR 4100 and 499. Steven mentioned to committee the applicants are in the audience if they have any questions, this is preliminary only and now is the time to make any changes or state anything they may require. Paul Ray is concerned of the one way in and out. Terry Edwards stated they need to figure a way to get two planned points of ingress and egress. Terry Edwards stated that's why he prefers a land plan first to discuss items and make changes. Chris Means and Richard Hillard the developers for the subdivision stated they will reshape the lots to meet requirements. Paul Ray recommended to developers they submit a similar plat with two entrances and exits needed. After discussion of board members. Paul Ray made a motion to recommend approval of the Preliminary Plat of Eagle View Estates with stipulation a similar plat be presented with two planned points of ingress and egress from CR 4100 and CR 499. Greg Kilgore seconded; motion carried 5 – 0 & approved as presented.

6. Citizen Talk Time

7. **Adjournment.** Greg Kilgore made motion to adjourn. Paul Ray seconded; motion carried 5 - 0. All voted in favor. Meeting adjourned at 7:00 p.m.



Isela Mendoza
Community Development



Terry Edwards
Chairman