



**Minutes of Meeting  
Lindale Planning and Zoning Board  
Monday, May 9<sup>th</sup>, 2022 6:00 p.m.**

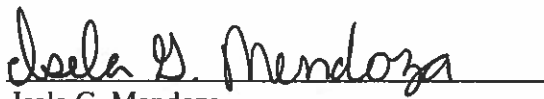
A Public Hearing meeting of the Lindale Planning and Zoning Board convened at Lindale City Hall Monday, May 9<sup>th</sup>, 2022 6:00 p.m.

- A. **Call to Order** by Terry Edwards.
  - B. **Board members present**; Gregory Kilgore, Jerry Terry, Paul Ray, and Terry Edwards. Darrel J. Vidrine was absent.
  - C. **Invocation** led by Jerry Terry.
  - D. **Pledge of Allegiance** led Paul Ray.
  - E. **Approval of Minutes for April 11th, 2022 Planning and Zoning Board meeting.** Jerry Terry made motion to approve minutes. Greg Kilgore seconded; motion carried 4 - 0 and approved as presented.
  - F. Scheduled business.
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1. **Discussion and possible action to approve the final 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 recommendation for the final plat to create a 14-lot residential subdivision in the ETJ. After some discussion the Board approved the preliminary plat last month. The cul-de-sac design was taken into consideration. After discussion among board members, Greg Kilgore made motion to approve the final plat. Paul Ray seconded the motion; motion carried 4 - 0 and approved as presented.
  
  2. **Discussion and possible action to approve the preliminary subdivision plat of Eagle Creek Addition, Tract 1, 12, and 12.2 and Tract 12C Section 3, A-0948 J. Sanders Survey. Located at Timber Park Drive, Lindale, Smith County, Texas. Submitted by Clay Smith.** Steven Lloyd, Director of Planning and Development stated the applicant is requesting approval of Preliminary Plat. The development started in 2012. Steven went over the history of the property; July 9th, 2012 Planning and Zoning Commission approved the preliminary plat of Unit 1 being Lots 1, 2, and 18. July 17th, 2012 City Council Approved Land Plan and R-PUD Zoning for 34 acres, A-0948 J Sanders Survey. September 9th, 2013 Planning and Zoning Commission approved Final Plat of the Timbers Addition part of 32.2-acre tract being Unit 1. September 17th, 2013 City Council approved Final Plat of Unit 1. The duplexes were the first portion of this project that went through preliminary and finals. Paul Ray asked what is the red line to the west of the property. Terry Edwards stated project had been on hold for 9 years. Property has connectivity the roads will tie into the subdivision, and will have three ways out. Greg Kilgore is concerned of the drainage area. Steven stated it will have a professional civil engineer designing the project. Paul Ray asked Rea Boudreaux if common areas will be developed and will it be owned privately. Terry Edwards stated if the common areas have designated lot numbers, the property owner will have to maintain it. After discussion among board members, Greg Kilgore made motion to approve the preliminary plat with stipulation to add lot numbers to the Common Areas on the final plat. Jerry Terry seconded the motion; motion carried 4-0.

3. **Discussion and possible action to approve the amended plat of Eagle View Estates J. Dillard survey A-311. Located at 12648 CR 499 Lindale, Smith County, TX. Submitted by Brandon Winebark.** Steven Lloyd, Director of Planning and Development stated this is an amended final plat. The owner is required to add and record easements for utilities and water lines across the newly created lots. Steven recommends approval, no change in lot size, only the addition of easements. After discussion among board members, Paul Ray made motion to approve the amended final plat. Greg Kilgore seconded the motion; motion carried 4-0 and approved as presented.

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

5. **Adjournment.** Jerry Terry made motion to Adjourn. Greg Kilgore seconded the motion. All in favor. Meeting adjourned at 6:37 p.m.



Isela G. Mendoza  
Community Development



Terry Edwards  
Chairman