



Minutes of Meeting
Lindale Planning and Zoning Board
Monday, June 14th, 2021 6:00 p.m.

A Public Hearing meeting of the Planning and Zoning Board convened at City Hall on Monday, June 14th, 2021 at 6:00 p.m.

- A. **Call to Order** by Terry Edwards
 - B. **Board members present:** Jerry Terry, Paul Ray, and Terry Edwards. Darrel J. Vidrine and Gregory Kilgore absent.
 - C. **Invocation** led by Jerry Terry.
 - D. **Pledge of Allegiance** led by Paul Ray.
 - E. **Approval of Minutes** for May 10th, 2021 Planning and Zoning Board meeting. Jerry Terry made the motion to approve minutes. Paul Ray seconded; motion carried 3 - 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 preliminary and final re-subdivision plat of Lindale Industrial Park lots 2 and 5-A. Creating Lot 2-A of 27.353 acres and Lot 5-B being 25.463 acres. Located at 800 Lindale Industrial Parkway, Lindale, Smith County, TX. Submitted by MREIC Tyler TX LLC and LEDC Corp.** Steven Lloyd, Director of Planning and Development presented to the committee the final re-subdivision plat and stated that back in April 2021 the Planning and Zoning Commission recommended approval of subdividing Lot 2 (FED-EX location) originally being 17.705 acres and adding 6.94 acres to create lot 2-A being 24.464 Acres. The six plus acres was taken from Lot 5(vacant land), originally being 35.110 Acres and creating 5-B of 28.352 Acres. The LEDC has agreed to allow Fed-Ex to purchase more property in order to expand. 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 27.353 acres. The vacant land will be Lot 5-B of 25.463 acres. The submitted survey is compliant with the subdivision ordinance. After discussion among of board members. Paul Ray made a motion to approve the final re-subdivision Plat of Lindale Industrial Park. Jerry Terry seconded; motion carried 3 - 0 & approved as presented.
 2. **Discussion and possible action to approve the preliminary and final plat of Harms Lake, Phase 1, J.H. Sanders Survey A-948, J.W. Brewer Survey A-116. Creating 3 lots, lot 1 being 0.606 acres, lot 2 being 0.459 acres, and lot 3 being 0.846 acres. Located at 1690 S. Main St. Lindale, Smith County, TX. Submitted by Fred Harms.** Steven Lloyd, Director of Planning and Development presented to the committee the preliminary and final plat of Harms Lake Phase 1 and stated it meets the regulations but has a concern about the survey on page 6, it does not show a record for a common access through each lot and the gas easement could be better identified. Terry Edwards stated the common access agreement for the 3 lots should be a minimum of 24' wide and they should label the utility easement. After discussion among of board members. Terry Edwards made a motion to not recommend

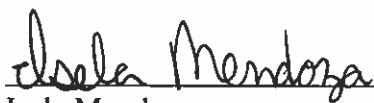
approval to City Council on the preliminary and final plat of Harms Lake Phase 1, it does not meet Article 2: Subdivision Design Requirements, Part 2: Easements Section 2-21 Location and Labeling, Section 2-28 Common Access Easements. Paul Ray seconded; motion carried 3 - 0 & not approved as presented.

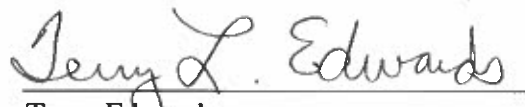
3. Discussion and possible action to approve the re-subdivision of Lot 10 Oak Ridge Subdivision, J.H. Sanders Survey A-859, being 2.0 acres and creating 2 lots each being 0.811 acres and dedicating 0.377 acres as Right-of Way. Located at 16742 CR 4183 Lindale, Smith County, TX. Submitted by Roy and Margie Williamson. Steven Lloyd, Director of Planning and Development presented to committee the re-subdivision plat of Lot 10 Oak Ridge Subdivision and stated it is located in the ETJ. The survey is compliant with the subdivision ordinance and right-of-way dedication along CR 4183 and CR 4199 acres is provided, and has no concerns. After discussion among board members. Jerry Terry made a motion to approve the re-subdivision of Lot 10. Paul Ray seconded; motion carried 3 - 0 & approved as presented.

4. Discussion and possible action to approve the absence of committee member Darrel Vidrine from May 10, 2021 regular meeting as an excused absence. After discussion among board members. Paul Ray made a motion to approve the absence of Darrel Vidrine. Jerry Terry seconded; motion carried 3 - 0 & approved as presented.

5. Citizen Talk Time

6. Adjournment. Paul Ray made motion to adjourn. Jerry Terry seconded; motion carried 3 - 0. All voted in favor. Meeting adjourned at 6:30 p.m.


Isela Mendoza
Community Development


Terry Edwards
Chairman