



Minutes of Meeting
Lindale Planning and Zoning Board
Monday, July 12th, 2021 6:00 p.m.

A Public Hearing meeting of the Planning and Zoning Board convened at City Hall on Monday, July 12th, 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. **Invocation** led by Greg Kilgore.
 - D. **Pledge of Allegiance** led by Paul Ray.
 - E. **Approval of Minutes** for June 14th, 2021 Planning and Zoning Board meeting. Jerry Terry made the motion to approve minutes. Darrel Vidrine seconded; motion carried 5 - 0 & approved as presented.
 - F. **Scheduled Business:** Items may be taken in any order.
1. **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 the applicant would like to subdivide the property for future development. Last month on June 14th, 2021, the commission members addressed the survey and the plat was denied a recommendation for approval. The members provided recommendations to include a shared common access and the show exiting easements for gas piping and utilities. Those considerations were incorporated in the new plat. After discussion among of board members. Paul Ray made a motion to approve the preliminary and final plat of Harms Lake Phase 1. Greg Kilgore seconded; motion carried 5 - 0 & approved as presented.
 2. **Discussion and possible action to approve the preliminary and final subdivision of Maldonado Addition, A. Walsh Survey A-1035 being 1.993 acres, and creating Lot 1 being 1.0 acre and Lot 2 being 0.993 acres. Located at 19043 CR 4116 Lindale, Smith County, TX. Submitted by Roberto Maldonado.** Steven Lloyd, Director of Planning and Development presented to committee the preliminary and final plat of Maldonado Addition and stated it is located in the ETJ. Owner is just splitting up the property and the survey is compliant with the subdivision ordinance. After discussion among board members. Jerry Terry made a motion to approve the preliminary and final plat of Maldonado Addition. Paul Ray seconded; motion carried 5 - 0 & approved as presented.

- 3. Discussion and possible action to approve the preliminary plat of High Country Acres, A-0485 W. Harrison, Tract 11, creating 16 lots. Located at 15001 CR 472, Lindale, Smith County, TX. Submitted by HCA Lindale LLC.** Steven Lloyd, Director of Planning and Development presented to committee the preliminary plat of High Country Acres and stated it is located in the ETJ. This property was on previous Planning and Zoning agendas. The subdivision process started with a land plan review and recommendations. The applicant's subsequent submissions did not meet the regulations with regards to the dedication of Right-of-Way. Some of the surveys showed property stakes in the middle of the county roads. Some of the surveys did not provide enough width of the purposed streets. The applicant never incorporated the recommendations from the Planning and Zoning Commission. In March of 2021 the Planning and Zoning Commission denied approval of the plat. The applicant is requesting a preliminary approval of 16 residential lots creating a new street and subdivision. This new design appears to comply with the recommendations and dedicated the ROW. Terry Edwards made a comment the ROW is correct, just the way commission suggested. After discussion among board members. Greg Kilgore made a motion to approve the preliminary plat of High Country Acres. Darrel Vidrine seconded; motion carried 5 - 0 & approved as presented.
- 4. Discussion and possible action to approve the re-subdivision of Lots 19B and 19C of Woodlands Unit 2, Revised, John W. Brewer Survey, A- 116, creating Lot 19-D being 0.50 acres, and Lot 19-E being 0.837 acres. Located at 13954 Beechwood Circle, Lindale, Smith County, TX. Submitted by David J. Watson.** Steven Lloyd, Director of Planning and Development presented to the committee the preliminary and final plat of Lots 19B and 19C of the Woodlands Unit 2 and stated it is located in the ETJ, at the end of a cul-de-sac. Surveyor was made aware that it appears the lot lines are in the middle of Beechwood Circle and dedication of right-of-way shall be considered. Terry Edwards stated the commission can't approve the plat as submitted because of the ordinance Article 2 Subdivision Design Requirements; Part I Right-Of-Way, Streets, And Sidewalks, Section 2-1 Right-Of-Way Requirements. After discussion among of board members. Darrell Vidrine made a motion to not recommend approval to City Council on the re-subdivision of Lots 19B and 19C of the Woodlands Unit 2, it does not meet Article 2; Subdivision Design Requirements Part I Right-Of-Way, Streets, And Sidewalks, Section 2-1; Right-Of-Way Requirements (a) The owner shall be required to dedicate street right-of-way in accordance with this Section for all streets within or at the perimeter of the subdivision as a prerequisite for plat approval. Paul Ray seconded; motion carried 5 - 0 & not approved as presented.
- 5. Discussion and possible action to approve the preliminary and final plat of Water Oaks, Unit 1, creating Lot 2 and Lot 3. Located at 1740 S. Main St., Lindale Smith County, TX. Submitted by Chad Michel.** Steven Lloyd, Director of Planning and Development presented to committee the preliminary and final plat of water Oaks, Unit 1 and stated the applicant would like to subdivide the property for future development. We have two surveys a preliminary master land development plan showing 4 lots with a street and a final survey creating lot 2 and lot 3, meets regulations in MU-1 Zoning. Chad Michel, the owner of the


property stated that Lot 2 will be purchased by an Oral Surgeon and Lot 3 an Orthodontist. After discussion among board members. Darrel Vidrine made a motion to approve the preliminary and final plat of Water Oaks, Unit 1. Jerry Terry seconded; motion carried 5 - 0 & approved as presented.


6. Discussion and possible action to approve the absence of committee member Darrel Vidrine from June 14th, 2021 regular meeting as an excused absence. After discussion among board members. Jerry Terry made a motion to approve the absence of Darrel Vidrine. Paul Ray seconded; motion carried 5 - 0 & approved as presented.

7. Discussion and possible action to approve the absence of committee member Greg Kilgore from June 14th, 2021 regular meeting as an excused absence. After discussion among board members. Paul Ray made a motion to approve the absence of Greg Kilgore. Jerry Terry seconded; motion carried 5 - 0 & approved as presented.

8. Citizen Talk Time

9. Adjournment. Paul Ray made motion to adjourn. Jerry Terry seconded; motion carried 5 - 0. All voted in favor. Meeting adjourned at 6:45 p.m.


Isela Mendoza
Community Development


Terry Edwards
Chairman