



**Minutes of Meeting
Lindale Planning and Zoning Board
Monday, August 14th, 2023, 6:00 p.m.**

A Public Hearing meeting of the Lindale Planning and Zoning Board will meet at a regular meeting August 14th, 2023, 2023, at 6:00 p.m.

- A. **Call to Order:** by Terry Edwards.
- B. **Board members present:** Terry Edwards, Paul Ray, Jerry Terry. Gregory Kilgore, and Darrel Vidrine.
- C. **Invocation:** led by Gregory Kilgore.
- D. **Pledge of Allegiance:** led by Paul Ray.
- E. **Approval of Minutes for June 12th, 2023, Planning and Zoning Board meeting.** Jerry Terry made a motion to approve minutes. Gregory Kilgore seconded; motion carried 5 - 0, approved.
- F. **Scheduled Business:**
 - 1. **Discussion and possible action for a recommendation to the Board of Adjustment to grant a Special Use for a duplex on an existing property located 14136 CR 474 Lindale, Smith County TX 75771. Submitted by Community Development.** Steven Lloyd, Director of Community Development, introduced the property location and referenced the agenda packet area maps. Blaine Thompson, the owner, was present and clarified that he owns the subject address and surrounding lots. He was interested in putting duplexes or fourplexes on each lot or possibly re-platting the lot. He mentioned some duplexes and fourplexes within the city that are comparable to his ideas. The commission discussed the options available for the property size, stating that similar projects have implemented a common driveway entrance for different buildings that help maintain traffic safety. Though the commission does not have the authority to grant a decision on this discussion, although it does not pertain to planning and zoning, the board supports his ideas of multifamily structures if compliant with ordinances and recommends that he present his request for 'Special Use' at the next Board of Adjustment meeting.
 - 2. **Discussion and planning for the vacant land and surrounding properties located 12880 Hwy-110 N. Tyler Smith County TX 75704. Submitted by Community Development.** Steven Lloyd introduced the subject property, located outside but adjacent to city limits. One owner, which was present, stated that he is working with another owner regarding options to annex the properties and connect to the City of Lindale sewer services. The Commission discussed the possibility of annexing and extending the city sewer services. The commission members think it would be beneficial to annex and even create a Mixed-Use Commercial Zoning District adjacent to Hwy-110. Annexation is administered through the City Council.
 - 3. **Discussion only for land located 511 Baker St. Lindale, Smith County TX 75771. Submitted by Community Development.** Steven Lloyd presented the land near EJ Moss Intermediate School. The area is assigned the R-1C Zoning District. The commission discussed the location and the size of the area. The three acres would support a multifamily development. The consensus was a recommendation for a 'Special Use' being granted by the Board of Adjustment.
 - 4. **Discussion only for land located 15533 FM-849 Lindale, Smith County TX 75771, being previously known as Derby Meadows. Submitted by Larry Melton.** Steven Lloyd identified the property and outlined the history in the PZ agenda packet. The area is outside of the city limits. Larry Melton stated that he has been working on various projects in and around the City of Lindale. He explained that there is a shift in the economy, and larger homes and lots may be too expensive for folks. Larry asked the commission about the ordinances and regulations and touched on other Planning and Zoning related issues. The Planning and Zoning Commission discussed the possibility of an R-PUD – Residential Planned Unit

Development. This district may have the desired lot sizes he is addressing. Larry stated he would rework his site plan with the new R-PUD ordinance guidelines.

5. Adjournment

There being no further business, Paul Ray made the motion to adjourn. Jerry Terry seconded; all in favor. Meeting Adjourned at 8:05 p.m.



Rachele L. Powers
Community Development



Terry Edwards
Chairman