



**Minutes of Meeting
Planning and Zoning Board
Monday, October 9th, 2023, 6:00 p.m.
Lindale City Hall**

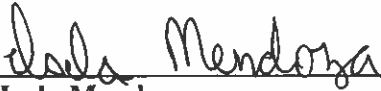
A Public Hearing meeting of the Lindale Planning and Zoning Board convened at Lindale City Hall Monday, October 9th, 2023, at 6:00 p.m.

- 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 Jerry Terry.
 - D. **Pledge of Allegiance:** Led by Paul Ray
 - E. **Approval of Minutes for September 11th, 2023, Planning and Zoning Board Meeting.**
Paul Ray made a motion to approve minutes. Jerry Terry seconded; motion carried 5-0 and approved as presented.
 - F. **Scheduled Business:**
1. **Discussion and possible action to approve the final plat of The Reserve at Timber Creek Unit 1, creating 149 lots. Located on CR 474 Lindale, Smith County, Texas. Submitted by Mike Compton.** Steven Lloyd, Director of Planning and Development stated the applicant is seeking to approve Phase 1, creating 149 lots for single family homes, with 0.8 acres as common area. On June 12th, 2023, the Planning and Zoning commission approved the Preliminary Plat with conditions outlined in the June 12th, 2023, minutes. Steven recommends approval; the plat is now compliant with confirmed MU-4 lot sizes, and 1.334 acres were dedicated for Right Turn Lane. Terry Edwards asked if anyone had any questions. There were none. Gregory Kilgore made a motion to approve the final plat of The Reserve at Timber Creek Unit 1. Paul Ray seconded the motion. Motion passed 5-0.
 2. **Discussion only on possible zoning district change for the subdivision known as Eagle Heights. Located on CR 463 Lindale, Smith County, Texas.** Steven Lloyd, Director of Planning and Development stated the property is in the process of being annexed. The annexation will be allowed with the R-1C Zoning District. The property owner is seeking an option to change the zoning to R-1D, and smaller lots. Steven explained that the Vacant land being approximately 22 acres was subdivided and never developed. In January 2005, the final plat of Unit 1 Eagle Heights being only 10 lots was recorded. February 2020, the Planning and Zoning recommended adopting Appendix-8 for The Lindale Second Century Comprehensive Plan. September 19th, 2023, the City Council adopts a resolution to provide city services and annex this property. Staff recommendation, it was with much, planning, discussion, Public Hearings, and action items, that the 'Purposed Land Uses' were included in the Appendix-8. (see Land Use Page from Appendix-8 on page 5), Jeff Belier explained that he wants an R-1D zoning. The lots are a little narrow, that would work better and makes sense cost way will get 10 to 12 more lots. Jeff would like feedback or ideas on the land. On phase 2 the creek will be piped for storm water drainage. Planning and Zoning, after discussion mentioned they would recommend rezoning to R-1D. Discussion only.

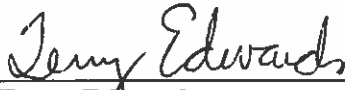
3. **Discussion only on Procedure for Zoning Ordinance Text Amendment changes.** Steven Lloyd, Director of Planning and Development explained amendments to the zoning ordinance can be initiated by the Planning and Zoning Commission. In May 2016 the City Council Adopted Ordinance No. 5a-2016 'an ordinance of the city of Lindale, Texas amending sections 1-43, 1-44, 1-101 and 1-102 of the zoning ordinances, regarding non-conforming uses, buildings, and structures, procedures for amending the zoning ordinance and establishing an effective date of this ordinance'. Occasionally the department gets asked about the regulations for an RV Park. It is not an easy answer. In the zoning ordinance under Addendums 1 'Use in Residential Districts' and Addendum 2 'Use in Non-Residential and Mixed-Use Districts' The term RV PARK is not listed and difficult to classify. Steven would like to establish which zoning district(s) would an RV Park be allowed, and what regulations or 'SPECIAL USES' would apply changes to Addendum-1 and/or Addendum-2. Determine if this is something that is needed. Steven requested that the next meeting committee have a discussion and possible action to start the changes if desired. Next step- create the editing or text / addendum table change, start the Public Notices and Public Hearings. The term RV PARK may need a definition placed in the beginning of the Ordinance. Steven mentioned that their input on this, or any other text amendment is appreciated.

4. **Citizen Talk Time.** (None)

5. **Adjournment:** There being no further business, Jerry Terry made a motion to adjourn. Paul Ray seconded. All in favor, the meeting adjourned at 7:14 p.m.



Isela Mendoza
Community Development



Terry Edwards
Chairman