



**Minutes of Meeting
Lindale Planning and Zoning Board
Monday January 14th, 2019 7:00 p.m.**

A Public Hearing meeting of the Lindale Planning and Zoning Board convened at Lindale City Hall on Monday January 14th, 2019 at 7:00 p.m.

- A. Called to Order by Bobby Ashcraft.
- B. Board members present; Bobby Ashcraft, Terry Edwards, Paul Ray and Jerry Terry.
- C. Jerry Terry gave the Invocation.
- D. Paul Ray led the Pledge of Allegiance.
- E. Approval of Minutes for December 10th, 2018, Planning and Zoning Board Meeting. Terry Edwards made a motion to approve the minutes of the December 10th, 2018, Planning and Zoning Board Meeting. Seconded by Jerry Terry; Motion carried 4-0 approved as presented.
- F. Scheduled Business.

1. Second Public Hearing Petition for a Zoning District classification amendment for the properties listed below. Petition amending zoning classification from “R-1C Single Family Residential Standard District” to “MU-2 Community and Regional Mixed-Use District”.

| <u>Address Location</u> | <u>Legal Information</u> | <u>Acres</u> |
|-------------------------|--|--------------|
| 405 W. Hubbard St. | Marchman University Subdivision, Block 2, Lot 1 & 2 | 0.351 |
| 106 Bell St. | Marchman University Subdivision, Block 2, Lot 3A | 0.000 |
| 110 Bell St. | Marchman University Subdivision, Block 2, Lot 4A | 0.231 |
| 200 Bell St. | Marchman University Subdivision, Block 2, Lot 5A | 0.000 |
| Stadium Dr. | Marchman University Subdivision, Block 2, Lot 6, 7, 8 | 0.000 |
| 201 Stadium Dr. | Abstract A0071 T Burbridge, Tract 32 | 2.950 |
| FM 16 W. | Abstract A0071 T Burbridge, Tract 31A (PT15.752AC/See TR31) | 4.096 |
| 400 W. North St | Abstract A0071 T Burbridge, Tract 30 | 3.500 |
| 609 W. Hubbard St. | Abstract A0071 T Burbridge, Tract 31A (PT15.752AC/See TR31) | 11.656 |
| 415 W. Hubbard St. | Abstract A0071 T Burbridge, Tract 32B | 0.538 |
| 501 W. Hubbard St. | Abstract A0071 T Burbridge, Tract 32A, 33A | 0.500 |
| 507 W. Hubbard St. | Abstract A0071 T Burbridge, Tract 33B | 0.500 |
| 509 W. Hubbard St | Abstract A0071 T Burbridge, Tract 33D | 0.237 |
| 15207 FM 16 W. | Abstract A0071 T Burbridge, Tract 34A | 1.002 |
| 15133 FM 16 W. | Abstract A0071 T Burbridge, Tract 00069, 51, 71 | 3.000 |
| 614 W. Hubbard St | Abstract A0071 T Burbridge, Tract 00035 | 2.000 |
| 606 W. Hubbard St | Abstract A0381 J Gibson, Tract 2B | 0.387 |
| Betts Dr. | Abstract A0381 J Gibson, Tract 1A and Tract 2C, | 0.498 |
| 602 W. Hubbard St. | Abstract A0381 J Gibson, Tract 1 | 0.460 |
| 502 W. Hubbard St. | Abstract A0381 J Gibson, Tract 2A | 0.982 |
| 109 Mt. Sylvan St. | Abstract A0381 J Gibson, Tract 63 | 0.500 |
| 412 W. Hubbard St. | Abstract A0381 J Gibson, Tract 11 | 1.000 |
| 410 W. Hubbard St | Abstract A0381 J Gibson, Tract 0013 | 0.317 |
| 402 W. Hubbard St | Abstract A0381 J Gibson, Tract 14, 12, 13A, 15, 15A, and 82A | 4.792 |

Second Public Hearing Petition for a Zoning District classification amendment for the properties with the legal description being Abstract A0071 T Burbridge, Tract 34B S01 being 3.296 acres. Located on FM 16 W. Petition amending zoning classification from “R-3 Multiple Family Residential District” to “MU-2 Community and Regional Mixed-Use District”.

| <u>Address Location</u> | <u>Legal Information</u> | <u>Acres</u> |
|-------------------------|---|--------------|
| 15307 FM 16 W. | Abstract A0071 T Burbridge, Tract 34, 38, S01 | 3.876 |
| FM 16 W. | Abstract A0071 T Burbridge, Tract 34B S01 | 3.296 |

Entered into Public Hearing at 7:02 p.m. Steven Lloyd, Director of Planning and Development, stated this is the second public hearing for a Zoning District Classification amendment for the properties listed. The city received a petition to rezone one piece of property from residential to commercial. The city has received positive response from property owners on Zone change. Properties will be grandfathered as the use of land currently. how it is now, can keep use. Steven Lloyd asked the committee if they had any questions. Bobby Ashcraft, chairman asked the public audience if someone would like to speak and state their desires before the committee went into business session.

Citizen Talk time began 7:04 p.m. Lynda Cannon Meadows, stated her property is located on the corner of FM 849 and W. South St. Lynda would like to know if her property will be affected and why she received a letter from the city. Steven Lloyd stated per City Ordinance and State Law a notice of the hearings must be given to owners of property located within two hundred (200) feet of the lot on which the change in classification is proposed. Steven stated to Lynda her property won't be affected. Octavio DelaCruz, asked what was the letter sent out for. Terry Edwards stated none of the properties will be affected. Properties will remain residential until it changes to commercial. Letters were mailed out per city ordinance and state law. All property owners are to be notified within two hundred feet of the lot on which the change in classification is proposed. John M. Faue, stated he is renting the property located at 509 W. Hubbard St. from Diana Gaines. John's asked, if the property will stay residential until. Terry Edwards, stated it will stay residential, until it changes to commercial, it shall not change back to residential. Terry stated, the zoning change gives property owners more types of uses for the property. Steven Lloyd, stated near the back of the Zoning Ordinance it shows all the different uses of property. There being no further comments **Public Hearing closed at 7:13 p.m.**


2. **Discussion and Possible Action for a Zoning District classification amendment for the properties listed.** Planning and Zoning members went into business session at 7:14 p.m. After discussion among board members, Terry Edwards made motion to approve the Zoning classification amendment for properties listed; Seconded by Paul Ray, all voted in favor.

3. **Discussion and possible action to approve preliminary and final subdivision plat of Stephen Coleman Survey A-217, Tract 11 J, being 1.958 acres, creating 2 lots of 0.96 acres and 0.84 acres. Located at 16920 Village Lake Drive, Lindale, Texas. Submitted by Kevin Kilgore.** Steven Lloyd, Director of Planning and Development, stated property owner put in recommendation. Property is zoned C-2, currently Citizen's State Bank would like option to sell extra lot once they split up the property. City doesn't see a problem and recommends approval. Planning and Zoning went into business session. Paul Ray asked if the new lot is between the bank and Collins Street Bakery. Jerry Terry asked if there is enough parking. Bobby Ashcraft asked if it's compliant and meets with all specifications for the lot. Steven Lloyd, stated meets all requirements. After discussion among board members, Paul Ray made motion to approve final plat; Seconded by Jerry Terry, all voted in favor.

4. **Discussion and information only regarding TXDOT and IH-20 Feeder Road update.**

Steven Lloyd, Director of Planning and Development, stated discussion only, TxDot has started planning feeder road extensions and ramp modification along the I-20 corridor. The proposed scope of the project is from Harvey Road (Co. Rd. 433) east approximately 1.89 miles to US-69. Terry Edwards stated it will be much safer and how Highway 69 ramp is awful. Jerry Terry asked how much influence does the city have. Steven Lloyd stated minimum influence and TxDot will not be putting a bridge over Wood Springs Road North. Steven Lloyd wants committee to be aware might be happening in year 2020. Jerry Terry stated it will bring future restaurant's, and property owners will be happy. Steven Lloyd stated there is a willing property owner, things will change in his opinion.

5. **Adjournment.** Paul Ray made the motion to adjourn; Terry Edwards seconded motion. All voted in favor. Meeting adjourned at 7:32 p.m.


Isela G. Mendoza
Administrative Assistant for
Community Development


Bobby Ashcraft- Chairman