



**Minutes of Meeting
Lindale Planning and Zoning Board
Monday March 11th, 2019 7:00 p.m.**

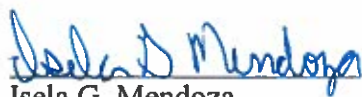
A Public Hearing meeting of the Lindale Planning and Zoning Board convened at Lindale City Hall on Monday March 11th, 2019 at 7:00 p.m.

- A. Called to Order by Bobby Ashcraft.
- B. Board members present; Bobby Ashcraft, Terry Edwards, Jerry Terry and Yvette Martin. Paul Ray absent.
- C. Jerry Terry gave the Invocation.
- D. Terry Edwards led the Pledge of Allegiance.
- E. Approval of Minutes for January 14th, 2019, Planning and Zoning Board Meeting. Terry Edwards made a motion to approve the minutes of the January 14th, 2019, Planning and Zoning Board Meeting. Seconded by Jerry Terry; Motion carried 4-0 approved as presented.
- F. Scheduled Business.

1. **First Public Hearing Petition for a Zoning District classification amendment for the property with legal description being: Abstract A0071 T Burbridge, Tract 9-12, S-2, being 1.370 acres. Located and abutting to the east lot line 505 North Main St. Petition amending zoning classification from "MU-3 Downtown Mixed-Use District to MU-1 Neighborhood- Mixed Use District". Submitted by Lindale CBC, LLC. Entered into Public Hearing at 7:04 p.m.** Steven Lloyd, Director of Planning and Development, stated this is the first public hearing for a Zoning District Classification amendment for the property listed. A purposed development intends to purchase the lot addressed as 505 N. Main St. and combine it with an additional property to the east. The lot know as 505 North Main is zoned MU-1 and the adjoining property is zoned MU-3. The city received a petition to rezone one piece of property from "MU-3 Downtown Mixed-Use District to MU-1 Neighborhood-Mixed Use District". 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. There being no further comments **Public Hearing closed at 7:05 p.m.**
2. **Discussion and possible action to approve Preliminary Subdivision Plat of Creek Crossing, 16.298 acres of J. White Survey, Tract 28, and Tract 28.1 & 13, being 43.814 acres, creating 7 lots, and 0.155 acres being dedicated as Right-of-Way. Located at 14396 CR 411, Lindale, Texas. Submitted by Tony Richey.** Steven Lloyd, Director of Planning and Development, stated that the subdivision is located at 14396 CR 411 and is in the ETJ. City of Lindale Subdivision Ordinance states if more than 4 Lots are being subdivided then two meetings are required with the Planning and Zoning Committee. The property is being subdivided into 7 Lots. The correct ROW is dedication to County Road. Committee went into business session. Terry Edwards stated it doesn't show on the map what land is showing dedication. Steven stated the survey pins show dedicated ROW. Terry Edwards asked if developer is just building houses and will the houses have septic systems. Yvette Martin asked about if this is a Tyler address. Jerry Terry asked if the property next to it is all Industrial and in the city limits. After discussion among board members, Terry Edwards made motion to approve Preliminary plat; Seconded by Jerry Terry, all voted in favor.

- 3. Discussion and possible action to approve Preliminary Subdivision Plat of Eagle Meadows, Unit 1, Willis Atway Survey, Tract 2, being 35.720 acres, creating 108 Lots. Located at CR 463 / Wood Springs Rd., Lindale, Texas. Submitted by Larry Melton.** Steven Lloyd, Director of Planning and Development, stated this is vacant land and planned for 108 Lots. The property is on the westside of Wood Springs Rd, across from the Lindale JR Highschool. The property of 37.0 acres was annexed and brought into the City Limits on June 19th 2018. Steven stated the need for a master plan showing sidewalks and crosswalks in the subdivision. Additionally; a sidewalk shall be constructed in the R.O.W. along Wood Springs Road which is a section of city street. Steven referred to the illustrations and aerial views of subdivisions and the required sidewalks to parks and schools. The director of utilities is required to provide approval of the sewer and water of the entire project. The city staff need a full set of the engineered construction plans before the project can be placed on the next agenda. Bobby Ashcraft requested the developer provide curb and gutter directly across from the Lindale Junior Highschool along the west side of Wood Springs Road where the road does not have it and what do they plan there? Jerry Terry asked if Wood Springs Road would include sidewalks. Steven Lloyd stated yes there will be sidewalks because of the safety concerns since the road is being redeveloped. Terry Edwards stated committee needs to know where the R.O.W. will be wants to see the property lines. Bob Breedlove, representing the Brannon Engineering firm for the subdivision developer and Smith County Road and Bridge stated: as far as the section on Wood Springs Road and CR 474 there will be 5 ft sidewalks all the way down one side of the road. The side that the school is on. Smith County will also put in on the west side, curb and gutters. Bob thinks 40 feet is the width of the pavement. Forty feet wide curb face to curb face of pavement all the way to Perryman Road. Contact person for R.O.W. and easements is Larry Dickson. Steven Lloyd stated as reflected on pages 6-7, the committee might want to consider sidewalks inside and outside of subdivision. Bobby Ashcraft asked whose park it is since the city can't take a park. Steven discussed the illustration on page 5, this example is of a lot left empty, but was requested to be a park and would like the committee to make a similar recommendation on this plan. Terry Edwards asked about the general layout and slope of the land to the west; will it drain east to west. Robbie Bristol stated he can't use the land that is shown as an empty lot. The committee went into business session. Jerry Terry had question on drainage, and are they doing the project in phases. Steven Lloyd stated the first phase of construction will be approved and with such a large drainage area the entire subdivision design is required. The full set of engineered plans will be provided to city utility department to review, then we can okay infrastructure and drainage of phase 1. Terry Edwards asked the engineer Bob Breedlove the reasoning for the park. Bob Breedlove stated both reasons. It can't be developed it is a drainage area and mentioned subdivision is to have Homeowners Association. Yvette Martin asked if the sidewalks are an option to choose from like the samples given. Jerry Terry this intersection by the junior high school will eventually go to HWY 69 and come out to CR 4200. Steven Lloyd stated it will one day become a road. Steven sees the need for sidewalks in the future. Easement needs to be put in place as things change and as the school district develops. After discussion among board members, Jerry Terry made a motion to approve Phase One of Eagle Meadows Unit 1 with staff recommendations listed remove 'PARK' designation on Master Plan and assign lot number (to be retained as privately owned), Require sidewalks and crosswalks to ROW section of city street, i.e. Wood Springs Rd and be drawn on construction plans, Require entire subdivision engineering construction plans be approved by all city departments before approving and giving recommendation to council for Final Subdivision of Phase One construction, and with addition adding sidewalks to the Westside of Wood Springs Rd to Phase One construction; Seconded by Terry Edwards, all voted in favor.

4. **Discussion Only of property along Wood Springs Rd.** Steven Lloyd, Director of Planning and Development, stated discussion only of the land use along Wood Springs Road located south of Lindale Junior High School. A developer would like to seek preliminary recommendation on land use. Steven Lloyd provided an illustration from the Adopted Master Plan Amendment showing street locations in response to the frontage roads along interstate Highway 20. Steven Lloyd stated the City is trying see if they can open up property for development and plan the access. Centennial Blvd extension will create a lot of changes. Jeff Belier stated he has a 2004 plat of a piece of land an existing plat that is the first phase, some lots approved but with only one entrance. Considerations were to design with a loop. He thought about vacating the plat with plans to bring sewer or to do something different. Jeff Belier asked committee on street design recommendations and what would they look at. Jeff Belier has rights to develop on CR 472 and where Centennial connects. Terry Edwards stated committee is open to any development that is brought for consideration and given some planning, he would like another way out, and is there way. Jeff Belier stated he has 22 acres. Plan A is a fifteen-year-old plat, in and out with big circle. Terry Edwards prefers for Jeff Belier to replat with multiple entrances for traffic flow and emergency exits two ways in and out. The current standards state multiple ways in and out. Jeff Belier stated he is focusing more on the frontage he can control. Terry Edwards stated the city is in need of Apartments.
5. **Discussion Only of Sign Ordinance.** Steven Lloyd, Director of Planning and Development, stated discussion only of Sign Ordinance with the newly Adopted Master Plan Amendment showing new street locations that are capitalizing on Interstate traffic the sign ordinance regulations are being reviewed. Steven asked committee members if they would like to provide input concerning sign ordinance. Committee board members are invited to city hall to discuss options with city staff. Steven Lloyd stated from the intersection of Main St and Hubbard St travel west on FM 16 (Hubbard St) the zoning district changes beginning and included on the southside of the street are 302 W. Hubbard St. the owner being the United Methodist Church, and on the north side of street beginning and including a single-family residence at 405 W. Hubbard. The zoning changed to MU-2 Community and Regional Mixed-Use District. Steven asked the committee if they had any concerns. Terry Edwards recommends nothing on sign ordinance, the committee fought for years with City Council on the subject. Bobby Ashcraft is for 150 ft. high signs on Centennial the signs could go there but restrict around residential properties to many houses it would be dangerous. Jerry Terry stated Sign Ordinance give it back to City Council they are capable drafting the regulations. Yvette Martin stated keep Free Standing Pole signs on the highway away from residential properties. After discussion among board members, two board members made a motion to recommend sign text change of Section 2.09 Freestanding Pole Sign of MU-2 Community and Regional Commercial District must have Road Frontage on Interstate 20.
6. **Adjournment.** Terry Edwards made the motion to adjourn; Yvette Martin seconded motion. All voted in favor. Meeting adjourned at 8:17 p.m.



Isela G. Mendoza
Administrative Assistant for
Community Development



Bobby Ashcraft- Chairman