

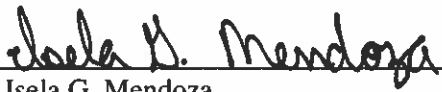


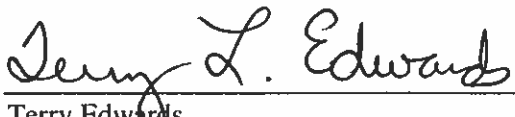
**Minutes of Meeting  
Lindale Planning and Zoning Board  
Monday, March 14<sup>th</sup>, 2022 6:00 p.m.**

A Public Hearing meeting of the Lindale Planning and Zoning Board convened at Lindale City Hall Monday, March 14<sup>th</sup>, 2022 6:00 p.m.

- A. **Call to Order** by Terry Edwards.
  - B. **Board members present;** Darrel J. Vidrine, Gregory Kilgore, Paul Ray, and Terry Edwards. Jerry Terry was absent.
  - C. **Invocation** led by Terry Edwards.
  - D. **Pledge of Allegiance** led Paul Ray.
  - E. **Approval of minutes for Monday, February 14<sup>th</sup>, 2022 Planning and Zoning Board meeting.** Paul Ray made motion to approve minutes. Darrel Vidrine seconded; motion carried 4 - 0 and approved as presented.
  - F. Scheduled business.
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1. **Discussion and possible action to approve the final plat of The Grove Second Amendment, Lot 3 J.H. Sanders Survey, A-948, John Dillard Survey A-311. Located at 16391 CR 498 Lindale, Smith County, Texas. Submitted by Jeff Belier.** Steven Lloyd, Director of Planning and Development presented the final plat and stated the changes to the final plat is adding utility easement on all the properties for water lines and electrical service lines in ROW. No changes to subdivision dimension or ROW. Property owner just wants to rerecord plat showing all necessary easements. After discussion among board members, Paul Ray made motion to approve the final plat. Gregory Kilgore seconded the motion; motion carried 4 - 0 and approved as presented.
  2. **Discussion and possible action to approve the preliminary and final re-subdivision plat of Lot 2-B Lindale Prime Land Source Subdivision, David White Survey, A-1091 being 14.57 acres, creating 2 lots and dedicating 0.560 acres ROW. Located at West Centennial Blvd., Lindale, Smith County, Texas. Submitted by Sam Scarborough.** Steven Lloyd, Director of Planning and Development presented the preliminary and final re-subdivision plat and stated the applicant is dedicating the existing street and requesting to subdivide the 14.57 acres to build apartments. This will be entirely on private property. There is a 25' wide shared access and utility easement connecting property to the west. After discussion among board members, Greg Kilgore made motion to approve the preliminary and final re-subdivision plat. Paul Ray seconded the motion; motion carried 4 - 0 and approved as presented.
  3. **Discussion only of a land plan for Timber Creek, A-0325, E. Dillard Survey; A-0120 J Bond Survey, and A-0479 J Hall Survey. Located on CR 474 Lindale, Smith County, Texas. Submitted by Mike Compton.** Steven Lloyd, Director of Planning and Development presented the land plan stating the owner is looking to develop to the fullest potential and this is discussion only with possible recommendations. Terry Edwards asked will there be a greenbelt agreement and who will pay for the taxes. Paul Ray asked if special use permits will be required for duplexes. Terry Edwards stated PZ committee must mandate a right turn lane off of CR 474. Steven Lloyd stated in the near future the road will probably be three lanes. Concept plan is about 210 lots and the greenbelt shows to be commercial use and doesn't show a driveway. Steven also agrees with committee subdivision needs turn lanes for each entrance.

4. **Discussion only concerning a land plan for Legacy Trails Lot 1. Located at 15121 CR 467 Lindale, Smith County, Texas. Submitted by Kelly Garrett.** Steven Lloyd, Director of Planning and Development presented the land plan stating is vacant land. Landowner is seeking to create an R-PUD, containing 61 lots. Owner is seeking direction as to what will be allowed. Steven would like the committee to provide zoning and design recommendations. This concept R-PUD as laid out doesn't meet the requirements. A connection to Cannon Street should be considered in any development or design for this area. Cannon street has an existing pathway that is city ROW for access. Terry Edwards and Paul Ray agreed to incorporate Cannon Street and possible rezoning to R-1D lots of options.
5. **Citizen Talk Time.** No citizen talk time.
6. **Adjournment.** Paul Ray made motion to Adjourn. Darrel Vidrine seconded the motion. All in favor. Meeting adjourned at 7:05 p.m.

  
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Isela G. Mendoza  
Communty Development

  
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Terry Edwards  
Chairman