



**Minutes of Meeting  
Lindale Board of Adjustments  
November 18<sup>th</sup>, 2019**

A Meeting of the Lindale Board of Adjustments convened at Lindale City Hall on November 18<sup>th</sup>, 2019 at 7:00 p.m.

- A. The meeting was called to order by Craig Shine.
- B. Board members present Kelli Campbell, Craig Shine, Mike Renfro, and Paul Ray. Stephen Bills absent.
- C. Mike Renfro gave the invocation.
- D. Paul Ray led the Pledge of Allegiance.
- E. **Approval of Minutes for the August 26, 2019 Called Board of Adjustments meeting.** Mike Renfro made motion to approve minutes and Kelli Campbell seconded the motion.
- F. Scheduled Business:

**1. Hearing on CASE No. 19310**

**Deliberation and Determination on**

**A Request From Benjer Sales, LLC For a Special Use Permit To Allow Sales of no more than five automobiles in the MU-1 Zoning District**

**located at 2106 S. Main St., Lindale, TX.** Steven Lloyd, Director of Planning and Development stated the City of Lindale Zoning Ordinance Addendum 2, pages 5 through 9 allows auto sales found in Part 14, Section 2. For the selling of automobiles requires a special use permit. Steven Lloyd, stated on October 14<sup>th</sup>, 2019 the Planning and Zoning Committee provided a recommendation to allow auto sales. BOA committee asked the applicant; why do you want to sell cars at a car wash and why is it that five cars is the requested amount. Jerreta stated originally the request was for two automobiles for sale but changed since in the State of Texas you are able to sell up to five vehicles a year. Jerreta stated with the state you have to submit a site plan to get approval. The site plan shows the designated spots and the location of the vehicles displayed for sale. Jerreta stated she got a violation notice from the city stating the ATV and truck on the property needed to be removed. Jerreta is just wanting to make it legal and would like to follow the rules in order to sell used cars. Mike Renfro asked will there be a sign displayed. Owner stated he wants to expand his opportunities and stay busy. Paul Ray stated everyone will be doing same thing if they are allowed. Owners stated they have their dealer license, approval from TXDOT. Board members went into business. Paul Ray worried about combining the two business and also he has nothing against selling used cars. Steven Lloyd stated, Jerry Terry mentioned at P & Z meeting it's not easy getting your dealer license there are state requirements. Craig Shine likes the fact owners are going through the process and attempting to do this the legal way. Kelli Campbell is for it; good and clean business sees no problem. Mike Renfro stated how would you like Lindale to look like having cars for sale all over. Kelli Campbell stated in the codes and ordinances it discusses we are to follow the letter

of the law and not assume or have opinions of what might happen. Craig Shine stated there is no proof that something negative will happen. After discussion among board members, Kelli Campbell made motion to approve special use permit to allow sales of no more than five automobiles in the MU-1 Zoning District. Craig Shine seconded the motion. Paul Ray and Mike Renfro made motion against. The motion failed, concurring vote of four of the five members of the five members of the Board is necessary to approve an application for a special use.

**2. Hearing on CASE No. 19344 & 19345**

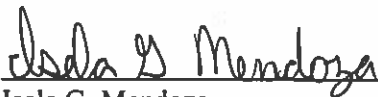
**Deliberation and Determination on**

**A Request From Toni Rai For A Special Use Permit To Allow**

**Building Multi-family Dwellings in the R-1C Single Family Residential Standard Zoning District located at 1505 & 1509 Pearl St., Lindale, TX.** Steven Lloyd, Director of Planning and Development stated the owner called him late Friday evening stating he couldn't attend the scheduled meeting. Steven stated he would represent the owner if agreed to by the board. Steven mentioned the property is zoned R-1C Single Family Residential Standard Zoning District, and duplexes are on two different lots. Steven mentioned Toni Rai brought surveys of the properties and stated the paved road goes to the back of the empty half acre property. Steven stated the city staff visited this site. City staff has provided property owner with recommendations and guidance. There are no apparent adverse financial impacts. The dimensions of the buildings is still to be determined. Obtaining permits will require the setback requirements be met.. BOA committee would like owner present to answer concerns. Mike Renfro is concerned with the property with a pool, pushing back on the fence. Board members went into business. After discussion among board members, Craig Shine made motion item be tabled on a special use permit to allow building multi-family dwellings. Seconded by Paul Ray. All voted in favor item be tabled.

Board members scheduled next meeting for Monday, December 16, 2019 at 7:00 p.m.

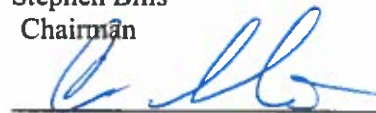
- 3. Adjournment:** There being no further business, Kelli Campbell made the motion to adjourn. Paul Ray second the motion. Meeting Adjourned at 7:27 p.m.



Isela G. Mendoza  
Administrative Assistant  
Community Development

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Stephen Bills  
Chairman



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Craig Shine  
Acting Chairman