



**Minutes of Meeting
Lindale Board of Adjustment
January 10th, 2023**

A Meeting of the Lindale Board of Adjustment convened at Lindale City Hall on January 10th, 2023, at 6:00 p.m.

- A. The meeting was called to order by Craig Shine.
- B. Board members present Craig Shine, Mike Combs, Mike Renfro, and Bob Tardiff. Board members absent Kelli Campbell.
- C. Mike Combs gave the invocation.
- D. Mike Renfro led the Pledge of Allegiance.
- E. **Approval of Minutes for the October 25th, 2022, Board of Adjustments meeting.** Mike Combs made motion to approve minutes. Mike Renfro seconded; motion carried 4 - 0, approved.
- F. Scheduled Business:

1. Hearing on CASE No. 22507

Deliberation and Determination on

A Request from Mahir Desai for a Special Use allowing single-family development in a MU-1 zoning district. Located at 1100 South Main St. Lindale, Texas.

Craig Shine the co-chairman opened the meeting and started the deliberation and determination on a request from Mahir Desai for a Special Use allowing single-family development in a MU-1 zoning district. Located at 1100 South Main St. Lindale, Texas. Steven Lloyd stated that the applicant has been to the Planning & Zoning meetings two times for guidance and for the final subdivision of land. Mike Renfro asked if it is six lots or four lots. Steven Lloyd confirmed that the concept first presented to the Planning and Zoning committee shown was six lots, but the final plat recorded has only four. Mike Renfro is concerned about the bridge capacity. He should be allowing such design weights up to 80,000 lbs., for fire trucks, and emergency vehicles. Further discussion included designing for flooding, the city permitting responsibility, fences, Brad Circle access, and the other driveways. Craig Shine asked about such safety factors for the structure, and the entry widths if the approval is done through the city department only or do we ask a 3rd party to review? Steven stated that we are not obliged to ask an outside form, but the city can put this development to a 3rd party for review and now the city staff are aware of the boards specific mention concerning the bridge standards. Mike Renfro wants to designate that the culverts meet weight provisions. Craig Shine mentioned to focus on the criteria. Mike Combs stated it is for a "special use." Do we give them "special use" approval? The board voiced questions about stipulations. Mahir Desai stated that they will put in retaining walls and box culverts as recommended by design professionals. Mike Comes made a motion to allow the special use. Bob Tardiff seconded. All in favor motion carried 4 - 0 & approved.

2. Hearing on CASE No. 22508

Deliberation and Determination on

A Request from Spencer Holcomb for Special Use allowing multi-family development in a MU-1 zoning district. Located at 105 Braziel St. Lindale Texas.

Deliberation and determination on a request from Spencer Holcomb for Special Use allowing multi-family development in a MU-1 zoning district located at 105 Braziel St. Lindale Texas. Mike Renfro stated that the city moved sewer lines that used to come across the middle of the purposed parking lot. It was stated there was an old house and an old trailer on the property, it was rental property. The board voiced questions and made statements about the property and its history. Spencer Holcomb confirmed there that the development is planned as one building with 4 entry doors. Mike Renfro stated he had a discussion with adjacent owner Mr. Acosta. Mike Renfro then asked about possibly an 8 ft privacy fence around property. Another question from Mike Renfro was inquiring if the structure is one story or two? The board voiced concerns about available parking spaces, the alley, foot traffic, and negative impacts to neighbors and then mentioned maybe there should be a berm, fence, or landscaping? Spencer Holcomb stated that he would like to help with parks and development of the city and he confirmed there will be landscaping. He also stated that his business is landscaping. There was more board discussion about minimizing the direct impact on the single family homes nearby. The Board discussed the privacy fence. Spencer stated that if he is required to put a fence, then all projects that are approved would need to have a fence. It was determined that Mr. Acosta, the neighbor adjacent to the lot, already has a fence. Mike Combs made a motion to approve Special Use. Bob Tardiff seconded; All in favor motion carried 4 - 0 & approved.

3. Citizen Talk Time – (None)

- 4. Adjournment:** There being no further business, Mike Renfro made the motion to adjourn.
Mike Combs seconded; all in favor. Meeting Adjourned at 6:45 p.m.



Rachele Powers
Administrative Assistant
Community Development



Craig Shine
Vice Chairman