



**Minutes of Meeting
Lindale Planning and Zoning Board
Monday, March 9th, 2020 6:00 p.m.**

A Public Hearing meeting of the Lindale Planning and Zoning Board convened at Lindale City Hall Monday, March 9th, 2020 at 6:00 p.m.

- A. Call to Order by Bobby Ashcraft
- B. Board members present; Bobby Ashcraft, Terry Edwards, and Yvette Martin. Jerry Terry absent.
- C. Yvette Martin gave the Invocation.
- D. Pledge of Allegiance led by Terry Edwards.
- E. Approval of Minutes for February 10th, 2020 Planning and Zoning Board Meeting. Terry Edwards made motion to approve minutes. Yvette Martin seconded the motion. All approved as presented.
- F. Scheduled Business.

1. **Second Public Hearing Petition for a Zoning District classification amendment for the property with legal description being A0348 M Falvel, Tract 12A.2, being 1.531 acres. Located at 217 Blackberry Blvd, Lindale, Texas. Petition amending zoning classification from “R-1C Single Family Residential Standard District to MU-3 Downtown Mixed-Use District”. Submitted by Lindale CBC, LLC. Members Entered into Public Hearing at 6:05 p.m. Bobby Ashcraft, chairman asked the public audience if someone would like to speak and state their desires. There being no further comments Public Meeting Closed at 6:06 p.m.**
2. **Discussion and Possible Action for a Zoning District classification amendment for the property with legal description being A0348 M Falvel, Tract 12A.2, being 1.531 acres. Located at 217 Blackberry Blvd, Lindale, Smith County, Texas. Petition amending zoning classification from “R-1C Single Family Residential Standard District to MU-3 Downtown Mixed-Use District”. Submitted by Lindale CBC, LLC. Steven Lloyd, Director of Planning and Development, stated this is the second public hearing petition for a Zoning District Classification amendment for the property located at 217 Blackberry Blvd. Property is located next to the City Park. Currently the zoning classification is R-1C Single Family Residential Standard District and the owner is requesting to change to MU-3 Downtown Mixed-Use District. Bobby Ashcraft, chairman stated the property is adjacent to MU-3 Zoning. Bobby Ashcraft, chairman asked the public audience if someone would like to speak and state their desires before the committee went into business session. After discussion among members. Terry Edwards made motion to recommend approval to City Council to amend the zoning classification from R-1C to MU-3; Seconded by Yvette Martin, all voted in favor.**
3. **Second Public Hearing Petition for a Zoning District classification amendment for the property with legal description being A0348 M Falvel, Tract 12A, being 1.394 acres. Located at 219 Blackberry Blvd., Lindale, Texas. Petition amending zoning classification from “R-1C Single Family Residential Standard District to MU-3 Downtown Mixed-Use District”. Submitted by Lindale CBC, LLC. Members Entered into Public Hearing at 6:08 p.m. Steven Lloyd, Director of Planning and Development, stated this is the second public hearing petition for a Zoning District Classification amendment for the property listed. MU-3 Downtown Mixed-Use District allows Apartments. Property is**

located north of city park property, and south of Mutt-Nation Station being the pet adoption center. Bobby Ashcraft, chairman asked the public audience if someone would like to speak and state their desires. Bill Andreason stated he contacted a local architect and he would like to build apartments that blend with the Cannery apartments. Bill will work with Park committee on concerns and thoughts. Bobby Ashcraft stated there are two story apartments currently across the street. Bill Andreason stated it will be a nice buffer with park and far away from single family residences. There being no further comments **Public Meeting Closed at 6:12 p.m.**

4. **Discussion and Possible Action for a Zoning District classification amendment for the property with legal description being A0348 M Falvel, Tract 12A, being 1.394 acres. Located at 219 Blackberry Blvd., Lindale, Texas. Petition amending zoning classification from "R-1C Single Family Residential Standard District to MU-3 Downtown Mixed-Use District".** Bobby Ashcraft, chairman declared the committee in business and asked if they had any questions. Terry Edwards asked how it will be addressed. Bill stated this will be multiple addresses and he will be building in two phases. Bobby Ashcraft asked the public audience if someone would like to speak and state their desires before the committee went into business session. After discussion among board members, Yvette Martin made a motion to recommend approval to City Council to amend the zoning classification from R-1C to MU-3; Seconded by Terry Edwards, all voted in favor.

5. **Discussion and Possible Action to approve the Preliminary Plat of High Country Acres, A0485 W. Harrison, Tract 11, being 17 acres, creating 30 Lots. Located at 15001 CR 472, Tyler, Smith County, Texas. Submitted by MHS Planning and Design LLC.** Steven Lloyd, Director of Planning and Development stated the property is in the ETJ, located at 15001 CR 472. The applicant is requesting a preliminary approval of thirty residential lots creating a new subdivision. This same application was on the agenda on the Planning and Zoning on February 10th, 2020, item tabled. The representative agent was provided with design recommendations and concerns. City Council 8 days later passed an ordinance adopting Appendix 8 West Centennial/I-20 North Parallel Corridor on February 18th, 2020. Bobby Ashcraft stated he has concerns with connectivity and R.O.W.'s. Bobby asked the public audience if anyone would like to speak on the matter before the committee went into business session. Arthur Fagundes stated he is an engineer with MHS Planning and Design, LLC located at 212 W. 9th Street in Tyler. Arthur stated he could answer any questions committee may have. Arthur stated on February 18th, 2020 was given direction and different layouts, after reviewing the revisions, dedications, could they consider a waiver on the stub out road. Arthur stated per the developer it's not affordable development and won't make sense and explained to the committee why they plan to stay with the same layout. Board members went into business session. Bobby Ashcraft asked if they fail meet regulations. Steven Lloyd stated he is not sure if they dedicated correct R.O.W to the county. Steven stated R.O.W. must be dedicated and it doesn't look like it was done. Steven stated the County Road 472/West Centennial is planned to be a 5-lane arterial boulevard with a 130' R.O.W. County Road 433/Harvey Road is planned as a 2-lane and 72' R.O.W. Steven stated approval must follow the Subdivision Ordinance. Terry Edwards stated our committee will not approve if it doesn't meet the subdivision design requirements. Bobby Ashcraft stated the county requires half acre lots and provide R.O.W. to the county. Bobby stated lots will be less than half acre with the current plan. Terry Edwards stated all R.O.W.'s are wrong. Terry Edwards stated two R.O.W.'s a big deal for him. Terry Edwards stated its state law to be ½ acre lot after city approves and gets the correct ROW's; this doesn't meet standard. Terry stated the item was tabled for them to get more information and correct plat to meet standards. Yvette Martin asked if it does fit Appendix 8. Steven Lloyd stated it did not. Terry Edwards stated the plat doesn't fit or meet requirements to grandfather and hasn't been approved. Plat was tabled waiting on additional information. Bobby Ashcraft nothing was done same plan brought back the same after questions about fitting the regulations developer and applicant was provided a concept by city staff that would comply

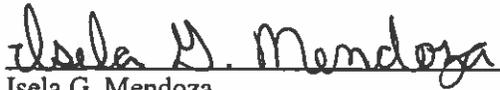
with board members ideas. Bobby Ashcraft asked to give proper R.O.W; asked if committee had any other questions. Terry Edwards stated County Road 472 five years from now and the Centennial extension is what we are planning for. The dedication of R.O.W's is not present and not correct. After discussion among members, Terry Edwards made motion not to approve Preliminary Plat; Seconded by Yvette Martin, all voted in favor not to approve, plat denied. Arthur stated he is not familiar with the legal side, understands committees' comments, and thanked committee for their time. Arthur stated he was just present for the developer and to take notes.

6. **Discussion and Possible Action to approve the Final Subdivision Plat of The Reserve at Lindale, Unit 3, Abstract 0862 J. Sanders, being 2.835 acres, creating 14 Lots. Located at 13610 FM 16 W. Lindale, Texas. Submitted by Kevin Kilgore.** Steven Lloyd, Director of Planning and Development stated this is a continuation of the phased development, extension of the Reserves Master Plan Unit 3 with 14 Lots and other phases to follow. Bobby Ashcraft asked if it meets all requirements. Steven Lloyd stated this meets all the regulations and requirements. After discussion among members, Yvette Martin made motion to recommend approval to City Council for final subdivision plat of The Reserve at Lindale, Unit 3; Seconded by Yvette Martin, all voted in favor.
7. **Discussion and Possible Action to approve the Final Subdivision Plat of S and S Country Villas, Unit 2, WM. H. Harrison Survey, Unit 2 Block 4 Lot 4. Located at 217 Smith Circle, Lindale, Smith County, Texas. Submitted by Jeff Belier.** Steven Lloyd, Director of Planning and Development stated property is south of the Junior Highschool. Daisey Lane in construction. The applicant is requesting to adjust the side yard lot lines. Lot 4 and Lot 5 moving lot line creating Lot 4A and Lot 5A. Bobby Ashcraft asked if lots meet regulations. Steven Lloyd stated meets all regulations and there no negative impacts to the properties or surrounding lots. After discussion among members, Terry Edwards made motion to recommend approval to City Council for Final Subdivision Plat; Seconded by Yvette Martin, all voted in favor.
8. **Discussion and Possible Action to approve the Preliminary Subdivision Plat of NKA Properties Addition, A1034 John C. White Survey, being 14.549 acres, creating 22 Lots. Located at 15862 FM 849.** Steven Lloyd, Director of Planning and Development stated Preliminary master creating 22 Lots on half acre minimum lots. The property is located on the east side of FM 849 address of existing home will be Lot 22, will keep it. Meets regulations, no zoning, recommends area size, doesn't show area of acreage of each lot. Steven will ask for these on the final plat. Steven stated the entrance to the subdivision will be determined by TXDOT. After discussion among members, Terry Edwards made motion to recommend approval of Preliminary Subdivision Plat; Seconded by Yvette Martin, all voted in favor.
9. **Discussion Only of Land Plan creating 185 Lots. Located at 15497 CR 431, Lindale, Smith County, Texas. Submitted by Chad Franke.** Steven Lloyd stated this is discussion only and the developer is in the audience. Chad went over concepts and wants high density and low density. The major north and south street will have a 72-foot wide boulevard and the collector streets. The zoning uses would be single family, retail commercial, and multifamily zoning near the major intersection. Chad stated this should be doable with the design. Terry Edwards stated for to Chad to keep the green belt areas to handle water and drainage. Steven Lloyd asked Chad if it will be an R-PUD. Chad stated no he is not considering an R-PUD. Chad asked committee if they had any suggestions. Terry Edwards asked if when the property gets annexed is that when the zoning districts get designated. Chad stated what's shown is being submitted

will be the zoning districts and Carolyn Caldwell, City Manager doesn't see an issue with the zoning. Terry Edwards asked Chad if there is any benefit to him if he brought everything in as R-1D.

10. Citizen Talk Time

11. Adjournment. Terry Edwards made motion to Adjourn. Yvette Martin seconded the motion. All voted in favor. Meeting adjourned at 7:30 p.m.



Isela G. Mendoza
Community Development
Administrative Assistant



Bobby Ashcraft
Chairman