



**Minutes of Meeting
Lindale Planning and Zoning Board
Monday, April 13th, 2020 6:00 p.m.**

A Public Hearing meeting of the Lindale Planning and Zoning Board convened Monday, April 13, 2020 at 6:00 p.m. Due to a temporary suspension of the Open Meeting Act to mitigate the spread of Covid-19, this meeting was closed to in person attendance and Telephonic Meeting was utilized. The public was asked to join in by calling.


- A. Call to Order by Bobby Ashcraft.
- B. Board members present; Bobby Ashcraft, Terry Edwards, Jerry Terry, Yvette Martin.
- C. Yvette Martin gave Invocation.
- D. Pledge of Allegiance – unable to address due to Telephonic meeting,
- E. Approval of minutes for March 9, 2020 Planning and Zoning Board meeting. Terry Edwards made motion to approve minutes. Jerry Terry seconded the motion. All approved as presented.
- F. Scheduled business.

1. **Discussion and Possible Action to approve the Final Plat of High Country Acres, Phase 1, A-485 W. Harrison, creating 8 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 a legal letter was sent deeming the Preliminary Plat was approved, now we move to approve Final plat. They changed the survey and now there is only eight lots on Harvey Rd and the ROW does not appear to be what Planning and Zoning had recommended from the last meeting. Bobby Ashcraft addresses the Texas Local Government Code Section 212.009 (a); (d) and (c) regarding disapprove application within 30 days. Planning and Zoning met with owner and discussed that the property did not follow all of Planning and Zoning guidelines. We did not approve it to send to the city, it was rejected by Planning and Zoning and we gave reasons to why and what they needed to do to meet planning and zoning rules. We handled the case within 30 days; we stated why it was not an appropriate situation. Jerry Terry, states, we made those statements, what needed to be done, what was not in compliance; it was stated at that meeting. The plat we have now does not show what we suggested. Terry Edwards stated, we have been looking at this for 3 or 4 months and at every meeting we have requested substantial changes for this plat and they have not made any of those changes. Jerry Terry made motion to reject the plat as presented right now. Yvette Martin seconded the motion. All approved motion to reject the plat as submitted.
2. **Discussion and Possible action to approve the Final Subdivision Plat of Sweet Bay Addition, A1034 John C White survey, being 14.549 acres, creating 22 Lots. Located at 15862 FM 849, Lindale, Smith County, Texas. Submitted by Nick Allegretto.** Steven Lloyd, Director of Planning Development, states this Final Subdivision Plat added acreage to each lot; street names and Subdivision name Sweet Bay Addition. This plat complies with everything that was asked. Bobby Ashcraft asked if they have engineering drawings showing the curb and gutter. Steven Lloyd, we have everything the city needs to comply with regulations for this subdivision. Terry Edwards made motion to approve plat as presented. Yvette Martin seconded the motion. All approved motion to approve the plat as submitted.
3. **Discussion and Possible Action to approve the Preliminary and Final Subdivision Plat of Colonial Manner, Phase 3, subdividing to create 2 Lots equaling 1.034 acres, and 0.248 acres dedicated to the public for right of way. Located at 11841 CR 4102, Lindale, Smith County, Texas. Submitted by Robbie Bristol.** Steven Lloyd, Director of Planning Development, states this in ETJ and Planning and Zoning already approved some lots back in August and September 2019. This is just 2 more lots the developer would like to develop and has dedicated all the ROW and it is complying to our regulations. Bobby Ashcraft asked, both of the lots and the driveways come off the county road and that's ok, but if we are going to develop any further lots after this, are we going to require them having curb and gutter and driveways off the street? Steven Lloyd, yes, the developer is aware that if a street is developed, he will have to go submit plans and go through process for street approval. Bobby Ashcraft, but this

not required for the two lots presented now. Steven Lloyd states this is correct. Jerry Terry, assuming a road cuts through, has builder considered of another exit/entrance. Steven Lloyd, developer has concept plans for another exit on this subdivision, he has not submitted them at this time. Terry Edwards, we have made it clear to builder that a cul-de-sac would not meet what we require. Builder does have a plan to put an exit on the backside. Jerry Terry made motion to approve Final Subdivision Plat. Terry Edwards seconded the motion. All approved motion to approve the Final Plat as submitted.

4. Citizen Talk Time.

5. Yvette Martin made motion for adjournment. Terry Edwards seconded the motion. All in favor. Meeting adjourned at 6:32 p.m.



Isela G. Mendoza
Community Development
Administrative Assistant



Bobby Ashcraft
Chairman