



**Minutes of Meeting
Planning and Zoning Board
Monday, June 12th, 2023, 6:30 p.m.
Lindale City Hall**

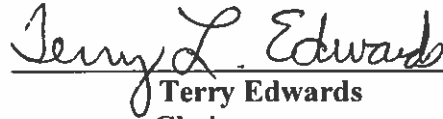
A Public Hearing meeting of the Lindale Planning and Zoning Board convened at Lindale City Hall Monday, June 12th, 2023, at 6:30 p.m.

- A. **Call to Order:** by Terry Edwards.
- B. **Board members present:** Terry Edwards, Jerry Terry , and Gregory Kilgore. Board members absent: Paul Ray and Darrel Vidrine.
- C. **Invocation:** led by Gregory Kilgore.
- D. **Pledge of Allegiance:** led by Jerry Terry
- E. **Approval of Minutes for May 8th, 2023, Planning and Zoning Board meeting.** Jerry Terry made a motion to approve minutes. Greg Kilgore seconded; motion carried 3-0, approved.
- F. **Scheduled Business:**
 - 1. **Discussion and possible action to approve the preliminary plat of The Reserve at Timber Creek Unit 1, creating 151 lots. Located on CR 474 Lindale, Smith County, Texas. Submitted by Mike Compton.** Steven Lloyd, Director of Community Development, explained that this is a preliminary Plat for 150 lots, in Phase I. This is the residential section of the MU-4 ‘Mixed Use Planned Development Zoning District ‘,The minimum lot width is 55 ft. On Elder Drive, there is a lot where the width is only 46 ft. On Hidden Valley Dr. there is lot 53 ft. wide lot. Ripple Wood Dr. has two properties widths are undetermined. The plat does not show dedicated R.O.W. on CR 474. The plat cannot be approved unless contingencies are stated to have all lot width compliant. Sam Ivy with Brannon Corp was present and said that all lots are 55’ wide x 110’ unless noted. The consensus was that we just need to know. There was a discussion of street names. The backroad currently states MCclenny Drive, but it was in October 2022, when during a workshop; it was noted that the street was to be named Bobby Ashcraft Drive. Terry Edwards added that there may have been a misunderstanding because there were two Bobby’s – Bobby McClenny who was the previous Mayor, but the street should be named Bobby Ashcraft Drive. Terry Edwards added that Bobby [Ashcraft] was a respected teacher that influenced a lot of people in Lindale. He helped with personal growth and development and was like the city historian. Terry said that hopefully there will be a street sign and dedication. There was discussion about the right-turn lanes and was agreed that there was enough R.O.W. on 474. The survey should show 3 lanes, a median, and right turn lane for the 100 ft. R.O.W. Jerry Terry made a motion contingency to approve the Preliminary plat provided, the lots will show minimum 55’ x 110’ measurements, in compliance with the customized ordinance and the CR 474 median left turn land, and ROW right turn lane. Gregory Kilgore seconded. Motion passed 3-0.
 - 2. **Citizen Talk Time.** (None)

3. **Adjournment:** There being no further business, Gregory Kilgore made a motion to adjourn, Jerry Terry Seconded. All in favor, the meeting adjourned at 7:00 p.m.



Rachele L. Powers
Community Development



Terry Edwards
Chairman