



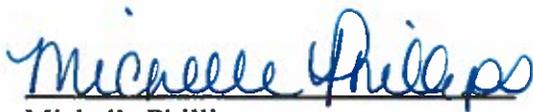
**Minutes of Meeting
Lindale Planning and Zoning Board
Monday, March 14th, 2016 7:00p.m.**

A meeting of the Lindale Planning and Zoning Board convened at Lindale City Hall on Monday, March 14th, 2016 at 7:00 p.m.

- A. Called to Order by Bobby Ashcraft.
- B. Board members present Bobby Ashcraft, Terry Edwards, Paul Ray, Bill Kirby, and Craig Shine.
- C. Bill Kirby gave the invocation.
- D. Terry Edwards led the Pledge of Allegiance.
- E. Approval of Minutes for the February 8th, 2016 Planning and Zoning Board Meeting. Bill Kirby made a motion to approve the minutes for the February 8th, 2016, Planning and Zoning Board Meeting. Terry Edwards seconded the motion. All voted in favor except for Bobby Ashcraft he abstained from vote he was not present for February 8th, 2016 meeting.
- F. Scheduled Business

1. **Discussion and possible action concerning the Preliminary and Final Re-plat of combining 3 Lots, a 1 acre tract, Lot 2 (.813 acres), and Lot 3 (.689 acres) and creating Lot 3A (2.321 acres) with a dedicated right of way (0.182 acres), The Woodlands, Unit 2, Cabinet B, Slide 323-D, J.H. Sanders Survey, A-948, located on CR 4191, Smith County, Lindale, TX.** Steven Lloyd spoke on Final Re-plat the property is outside City limits and located inside the City ETJ. The property has dedicated street right of way and easement on the property the owner acquired a small portion of land to allow access to CR 4197. Final Plat meets City requirements and is in compliance. After discussion, Craig Shine made the motion to approve the Preliminary and Final Re-plat of combining 3 Lots, a 1 acre tract, Lot 2 (.813 acres), and Lot 3 (.689 acres) and creating Lot 3A (2.321 acres) with a dedicated right of way (0.182 acres), The Woodlands, Unit 2, Cabinet B, Slide 323-D, J.H. Sanders Survey, A-948, Smith County, Lindale, TX. Paul Ray seconded the motion. All voted in favor.
2. **Discussion and possible action concerning the Preliminary and Final Re-plat of combining 2 Lots, a 1 acre Lot and Lot 5 (1.404 acres) and creating Lot 5A (2.178 acres), with a dedicated right of way (0.226 acres), The Woodlands, Unit 2, Cabinet B Slide 323-D, J.H. Sanders Survey, A-948, located on CR 4191, Smith County, Lindale, TX.** Steven Lloyd spoke on Final Re-plat the property is outside City Limits and located inside the City ETJ. The property has dedicated right of way and meets City requirements and is in compliance. After discussion, Terry Edwards made the motion to approve the Preliminary and Final Re-plat of combining 2 Lots, a 1 acre Lot and Lot 5 (1.404 acres) and creating Lot 5A (2.178 acres), with a dedicated right of way (0.226 acres), The Woodlands, Unit 2, Cabinet B Slide 323-D, J.H. Sanders Survey, A-948, located on CR 4191, Smith County, Lindale, TX. Bill Kirby seconded the motion. All voted in favor.

3. **Discussion and possible action concerning the Preliminary and Final Subdivision of 2 acres creating 4 Lots, Lot 1 (0.500 acres), Lot 2 (0.500 acres), Lot 3 (0.500 acres) and Lot 4 (0.500 acres), S & S Country Villas, Part of Willis Atway Survey, A-41, located on CR 463, Smith County, Lindale, TX.** Steven Lloyd spoke on Final Subdivision the property is located outside the City Limits and located inside the City ETJ. The property has a dedicated 10' Right-of-way Utility easement. Final Plat meets City requirements and is in compliance. After discussion, Terry Edwards made the motion to approve the Preliminary and Final Subdivision of 2 acres creating 4 Lots, Lot 1 (0.500 acres), Lot 2 (0.500 acres), Lot 3 (0.500 acres), and Lot 4 (0.500 acres), S & S Country Villas, Part of Willis Atway Survey, A-41, Smith County, Lindale, TX. Craig Shine seconded the motion. All voted in favor.
4. **Discussion only fact finding on the regulations surrounding private roads and/or easements.** Steven Lloyd spoke on Zoning Ordinance and Sub-Division Ordinance. After, discussion of the City Ordinances question is this easement legally platted for access, or grandfathered in. Is the easement Plat only good for the existing parcels; when new parcels are created does the City then enforce. Can any of the lots be sub-divided and be allowed to use a dedicated easement, driveway but not a designated road. Steven said the property of discussion is in the ETJ but the same situation will eventually occur within the City limits. Thomas Allen property owner of discussion said the property was a family farm bought in 1940's and over the years blocks of land have been sold. He owns the easement and said the easement has been there since 1980's. He said other property owners that have access to easement help maintain the dirt road. He would like to sell 2 acres to a family member for a future home to be built. After discussion among the Board members, no action taken.
5. **Adjournment.** Terry Edwards made the motion to adjourn. Craig Shine seconded the motion. All voted in favor. Meeting Adjourned 7:47 P.M.



Michelle Phillips
Administrative Assistant for
Community Development



Bobby Ashcraft
Chairman