

**MINUTES  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MONDAY, MARCH 25, 2019, 6:00 p.m.**

A Regular Meeting of the Planning and Zoning Commission of the City of Bullard, Texas, was held Monday, March 25, 2019, at 6:00 p.m. at Bullard City Hall, 114 South Phillips Street, Bullard, Texas, with the following present:

**Commissioners:**      **Glen Cowart, Chairman**  
                                 **Connor Brown**  
                                 **Terry Cowan**  
                                 **Ray Mathis**  
                                 **Lane McDaniel**  
                                 **Brian Seib**

**City Engineer:**      **Brian Capps**  
**Finance Director:**      **Sonja Richey**  
**City Secretary:**      **Doris Crockett**

**Absent: Commissioner Ed Snodgrass**

**CITIZEN PARTICIPATION: NONE**

**ITEM 1 – PUBLIC HEARING – JASON CAMPBELL CUSTOM HOMES 5 LP –  
REQUEST TO CHANGE ZONING FROM “AG” AGRICULTURAL  
DISTRICT TO “R-1A” SINGLE FAMILY RESIDENTIAL DISTRICT -  
40.655 ACRE TRACT IN VINSON MOORE LEAGUE, ABSTRACT 15,  
SMITH COUNTY, ADJACENT TO AND NORTH OF FM 344 E. –  
ZONE CHANGE APPROVED**

The Public Hearing was declared open to consider the request of Jason Campbell Custom Homes 5, LP to change zoning from “AG” Agricultural District to “R-1A” Single Family Residential District a 40.655 acre tract in the Vinson Moore League, Abstract 15, Smith County, Texas, adjacent to and north of FM 344 E., Bullard, Texas.

No one spoke in opposition and no written protest were received.

The Public Hearing was closed.

On motion by Commissioner Cowan, seconded by Commissioner McDaniel and carried unanimously, the Commission recommended to the City Council that the request of Jason Campbell Custom Homes 5, LP to change zoning from “AG” Agricultural District to “R-1A” Single Family Residential District a 40.655 acre tract in the Vinson Moore League, Abstract 15, Smith County, Texas, adjacent to and north of FM 344 E., Bullard, Texas, be approved as presented.

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**ITEM 2 – HERITAGE SPRINGS COMMERCIAL SUBDIVISION –  
TEMPORARY VARIANCE FROM REQUIREMENT  
TO CONSTRUCT HERITAGE SPRINGS DRIVE TO  
INTERSECT WITH FM344 E. - GRANTED**

On motion by Commissioner Mathis, seconded by Commissioner Brown and carried unanimously, the Commission approved and recommended to City Council that a request for a temporary variance be granted from the requirement to construct Heritage Springs Drive, Heritage Springs Commercial Subdivision, to intersect with FM 344 E. until details can be finalized with TxDOT since requirements by TxDOT had changed from initial approval in years past.

**ITEM 3 – FINAL PLAT – AMENDED REPLAT OF HERITAGE SPRINGS  
COMMERCIAL SUBDIVISION, PHASE 1 – APPROVED**

On motion by Chairman Cowart, seconded by Commissioner Seib and carried unanimously, a Final Plat for the Amended Replat of Heritage Springs Commercial Subdivision, Phase 1 was approved as presented. **(Note: This plat as presented did not proceed to City Council and was presented with revisions to P&Z on April 22, 2019.)**

**ITEM 4 – MINUTES - NOVEMBER 26, 2018 - APPROVED**

On motion by Commissioner Seib, seconded by Commissioner Cowan and carried unanimously, the Minutes of the Planning and Zoning Meeting of November 26, 2019, were approved as presented.

**ITEM 5 – ADJOURNMENT**

On motion by Chairman Cowan, seconded by Commissioner Brown and carried unanimously, the meeting adjourned at 6:43 p.m.

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**Glen Cowart, Chairman**

**A T T E S T :**

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**Doris Crockett, City Secretary**