

**MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, APRIL 22, 2019, 6:00 p.m.**

A Regular Meeting of the Planning and Zoning Commission of the City of Bullard, Texas, was held Monday, April 22, 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
 Brian Seib

City Councilmember: **Bryan Willis**
Finance Director: **Sonja Richey**
City Secretary: **Doris Crockett**

**Absent: Commissioners Ray Mathis,
Lane McDaniel and Ed Snodgrass**

CITIZEN PARTICIPATION: NONE

ITEM 1 – THE MEADOWS EAST – PRELIMINARY PLAT - 40.655 ACRE TRACT

**IN VINSON MOORE LEAGUE, ABSTRACT 15, SMITH COUNTY,
ADJACENT TO AND NORTH OF FM 344 E. –
JASON CAMPBELL CUSTOM HOMES 5 LP –**

The Commission considered a Preliminary Plat for The Meadows East presented by Jason Campbell for 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. The plat is for a residential subdivision zoned “R-1A” Single Family Residential District.

It was noted that some of the lots as drawn do not have a required minimum 9,000 sq. ft., contours are not shown on the map as required, and an unnumbered lot on the southeastern corner of the tract should not be included in the plat since it is not a lot in the subdivision and a driveway from FM 344 to that lot is not allowed by TxDOT. Mr. Campbell stated that he would remove that area since he believes it will be bought by the church on the adjacent property. In answer to a question regarding the overhead power lines, Mr. Campbell stated that it is like the power lines that cross Pecan Valley and that homes cannot be built on the easement but that each lot allows for a home to be built to meet the lot setback requirements and to not encroach upon the easement. He also noted that in Block 3 there is a greenbelt to access the pond.

On motion by Chairman Cowart, seconded by Commissioner Brown and carried unanimously, the Commission recommended to the City Council approval of the Preliminary Plat of The Meadows East with the correction of all lots meeting the required

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minimum of 9,000, that contours be shown, and that the unnumbered lot on the southeastern corner of the tract not be included in the plat since it is not a lot in the subdivision and to verify that all lots with easements for overhead power lines will meet required setbacks for houses.

ITEM 2 – REPLAT OF HERITAGE SPRINGS COMMERCIAL SUBDIVISION, PHASE 1 – APPROVED

A Replat for Heritage Springs Commercial Subdivision, Phase 1, approved by the P&Z on March 25, 2019, but did not go forward to City Council because of some additional changes was presented again for consideration. Changes included in this Replat are additional lots (from 3 to 11), addition of utility easements on New Lots 5 and 8 adjacent to Doctor M Roper Pkwy (U.S. Hwy. 69), and the addition of a completed lot line on west side of Lot 1 adjacent to Heritage Springs Drive.

On motion by Chairman Cowart, seconded by Commissioner Seib and carried with the following vote, the Replat as described for Heritage Springs Commercial Subdivision, Phase 1, was recommended to the City Council:

AYES: Cowart, Brown, Seib

NOES: None

ABSTAIN: Cowan

Note: This plat as presented did not proceed to City Council because of a need for a correction on ownership block of Heritage Springs Commercial Subdivision (a portion is owned by Bullard Investments Ltd. and a portion is owned by A. W. Hines 2007 Trust.)

ITEM 3 – MINUTES - MARCH 25, 2019 - APPROVED

On motion by Commissioner Seib, seconded by Commissioner Cowan and carried unanimously, the Minutes of the Planning and Zoning Meeting of March 25, 2019, were approved as presented, noting that in one motion “Commissioner Connor” be changed to “Commissioner Brown.”

ITEM 4 – ADJOURNMENT

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

Glen Cowart, Chairman

A T T E S T :

Doris Crockett, City Secretary