

**MINUTES  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MONDAY, JUNE 3, 2019, 6:00 p.m.**

A Regular Meeting of the Planning and Zoning Commission of the City of Bullard, Texas, was held Monday, June 3, 2019, at 6:00 p.m. at Bullard City Hall, 114 South Phillips Street, Bullard, Texas, with the following present:

**Commissioners:**     **Ray Mathis**  
                              **Lane McDaniel**  
                              **Brian Seib**  
                              **Ed Snodgrass**

**Mayor:**               **Pam Frederick**  
**City Secretary:**   **Doris Crockett**

**Absent: Chairman Cowart, and  
Commissioner Connor Brown**

**CITIZEN PARTICIPATION: NONE**

**ITEM 1 – HERITAGE SPRINGS COMMERCIAL SUBDIVISION –  
TEMPORARY VARIANCE FROM REQUIREMENT  
TO CONSTRUCT HERITAGE SPRINGS DRIVE TO  
INTERSECT WITH FM344 E. – PREVIOUS ACTION RATIFIED**

The Planning and Zoning Commission on March 25, 2019, granted and recommended to the Council a request for a temporary variance from the requirement to construct the entire length of Heritage Springs Drive, in 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. Along with this request a replat of Heritage Springs Commercial Subdivision, Phase 1 was presented and approved.

The variance and plat did not go forward to City Council in April because of some additional changes to the plat and was presented again to the Planning and Zoning Commission on April 22, 2019. Changes included in this Replat were 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. The Replat with changes was recommended to the City Council.

Again the variance and plat did not go forward to the City Council in May because it was discovered that the ownership of Tract 2A, SO2 containing 12± acres on the Southwest corner of the Heritage Springs Commercial Development was shown as A. W. Hines 2007 Trust and actually the tract is owned by Bullard Investments, Ltd. The portion of Heritage Springs Drive that the variance was granted for is the portion of the street that crosses the Bullard Investments, Ltd. tract. Additionally, Gladney Street was renamed

## City of Bullard Planning & Zoning Commission Minutes

Page 2

June 3, 2019

Bluebonnet Drive and the street location was moved southward; the number of lots in Phase 1 increased to 11, and the portion of Heritage Springs Drive that crosses the tract of land owned by Bullard Investments, Ltd. (variance portion) to connect to FM 344 was moved to align with the east property line of said tract. The Commission is asked to ratify the variance granted by the Commission on March 25, 2019, recognizing the change in ownership of the tract where the variance is located.

On motion by Commissioner McDaniel, seconded by Commissioner Mathis and carried unanimously, the variance granted by the Planning and Zoning Commission on March 25, 2019, to the developer of Heritage Springs Commercial Subdivision was ratified and recommended to the City Council for a temporary variance from the requirement to construct the portion of Heritage Springs Drive that crosses the 12± acre tract owned by Bullard Investments, Ltd. in Heritage Springs Commercial Subdivision, that is to intersect with FM 344 E. (variance area is highlighted in **yellow** on attached plat copy) until details can be finalized with TxDOT since requirements by TxDOT for ingress/egress had changed from initial approval in years past. (**Attach Plat Copy**)

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

On motion by Commissioner Mathis, seconded by Commissioner Seib and carried unanimously the Amended Replat of Heritage Springs Commercial Subdivision, Phase 1 was approved as presented and recommended to the City Council. (See **chronological details of Amended Replat under Item 1.**)

### **ITEM 3 – MINUTES - APRIL 22, 2019 - APPROVED**

On motion by Commissioner Seib, seconded by Commissioner Mathis and carried unanimously, the Minutes of the Planning and Zoning Meeting of April 22, 2019, were approved as presented.

### **ITEM 4 – ADJOURNMENT**

On motion by Commissioner Seib, seconded by Commissioner Mathis and carried unanimously, the meeting adjourned at 6:45 p.m.

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**Glen Cowart, Chairman**

**A T T E S T :**

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**Doris Crockett, City Secretary**