

**MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JANUARY 27, 2020, 6:00 p.m.**

A Regular Meeting of the Planning and Zoning Commission of the City of Bullard, Texas, was held Monday, January 27, 2020, at 6:00 p.m. at Bullard City Hall, 114 South Phillips Street, Bullard, Texas, with the following present:

Commissioners: **Glen Cowart, Chairman**
 Paul Feltes
 Ray Mathis
 Lane McDaniel
 Joe Pulsifer

City Manager: **David Hortman**
City Secretary: **Doris Crockett**

**Absent: Commissioner Brian Seib
and Commissioner Lane McDaniel.**

CITIZEN PARTICIPATION: NONE

**ITEM 1 – JASON CAMPBELL CUSTOM HOMES 5 LP – ZONE CHANGE
FROM “AG” AGRICULTURAL DISTRICT TO “R-1A” SINGLE
FAMILY RESIDENTIAL DISTRICT – 1 ACRE TRACT IN VINSON
MOORE LEAGUE, ABSTRACT 15, SMITH COUNTY, TEXAS
(THE MEADOWS EAST SUBDIVISION) – APPROVED**

The Public Hearing was declared open to consider the request of Jason Campbell Custom Homes 5, LP, owner, to change the zoning from “AG” Agricultural District to “R-1A” Single Family Residential District (minimum lot area of 9,000 square feet) Tract 52A, a 1 acre tract in the Vinson Moore League, Abstract 15, Smith County, Texas, adjacent to and north of FM 344 E., Bullard, Texas (2493/2593 FM 344 E).

Mrs. Shannon Scarborough Jones, 2822 FM 344, spoke during the Public Hearing. Mrs. Jones’ property is in the vicinity but not within the 200 ft. notification area. She requested the zone change not be approved and expressed her concerns regarding the water runoff now and that it would only get worse. She suggested the property be a greenbelt or a watershed lot.

Pastor Kenny Prince, The Greater Life Church, 2777 FM 344, was present on behalf of his church speaking in favor of the requested zone change. The Church is located next to the subject 1 acre tract. He stated that the Church property is flat and currently retains water near the tract. The Church had purchased an approximate .365 acre tract from Jason Campbell Custom Homes when originally Mr. Campbell was not able to purchase the 1 acre tract being considered for zoning today. The .365 acre tract was not property that was suitable in size or configuration for a residential lot prior to

the purchase of the 1 acre tract. Pastor Prince stated that the Church recognizes that at certain times water stands on their property and they are considering using the .365 acre to help with that condition. He also recognizes that The Meadows East Subdivision has been designed to drain more to the north and will reduce the amount of acreage that drains toward FM 344 than previously.

Developer Jason Campbell stated that everything has been engineered and designed by Capco Engineering. The Meadows East Subdivision has been designed to drain more to the north and will reduce the amount of acreage that previously drained toward FM 344.

The Public Hearing was declared closed.

On motion by Chairman Cowart, seconded by Commissioner Pulsifer and carried unanimously, the request of Jason Campbell Custom Homes 5, LP, owner, to change the zoning from "AG" Agricultural District to "R-1A" Single Family Residential District (minimum lot area of 9,000 square feet) Tract 52A, a 1 acre tract in the Vinson Moore League, Abstract 15, Smith County, Texas, adjacent to and north of FM 344 E., Bullard, Texas (2493/2593 FM 344 E) was approved and recommended to the City Council for approval.

ITEM 2 – MINUTES – JANUARY 6, 2020 - APPROVED

On motion by Chairman Cowart, seconded by Commissioner Feltus and carried unanimously, the Minutes of the Planning and Zoning Meeting of January 6, 2020, were approved as presented.

ITEM 3 – ADJOURNMENT

On motion by Commissioner Mathis, seconded by Chairman Cowart and carried unanimously, the meeting adjourned at 6:55 p.m.

Glen Cowart, Chairman

A T T E S T :

Doris Crockett, City Secretary