

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

Due to the current Coronavirus COVID - 19 public health emergency, the City of Bullard is taking extraordinary steps to protect the public health, safety and welfare. A video conference meeting was conducted for other than Commissioners and Staff who were in attendance in the City Hall Council Chamber.

A Regular Meeting of the Planning and Zoning Commission of the City of Bullard, Texas, was held Monday, July 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**
 Ralph Britt
 Paul Pouliot
 Joe Pulsifer
 Wesley Smith

Utility Director: **David Wells**
City Secretary: **Doris Crockett**

Commissioner Brian Seib was absent.

CITIZEN PARTICIPATION: NONE

**ITEM 1 – PUBLIC HEARING – BULLARD CHURCH OF CHRIST –
EAST MAIN STREET AT LOVELESS STREET – ZONE CHANGE -
RECOMMENDATION TO COUNCIL**

The **Public Hearing** was declared open to consider a request of **Bullard Church of Christ** to change zoning from “R-1A” Single Family Residential District to “C-2” General Commercial District, Lots 1 and 2, Block 4, City of Bullard Subdivision and Lots 1 and 2, Block 8, Green Valley Subdivision, on East Main Street (Southwest corner of East Main Street and Loveless Street), Smith County, Texas.

During discussion of this item, it was stated that the western most lot did not meet the minimum 14,000 sq. ft. required for “C-2” zoning. Pastor Randy Marion on behalf of the Church stated that their proposed buyer planned to buy both lots and construct one building on the entire property. With discussion it was decided that the applicant could have a plat approved administratively that would remove the lot line between the two lots and make one lot.

No protest was filed against the zone change request.

The Public Hearing was declared closed.

On motion by Commissioner Pulsifer, seconded by Commissioner Britt and carried unanimously, based on the understanding that one of the lots did not meet the minimum required sq. ft. for the “C-2” zoning the Commission recommended to the City Council that the zoning be changed to “C-1” Light Commercial District unless a plat could be approved administratively making the property into one lot which would have a total more than 14,000 sq. ft. which would then fit the “C-2” General Commercial District minimum sq. ft. requirement.

*See City Council Minutes of August 11, 2020, regarding discovery by surveyor that the property was shown incorrectly on the Smith County Appraisal District Map and actually is 4 lots instead of 2. Application was tabled. Applicant is bringing forward a Plat to be considered by the P&Z on August 24, 2020, which will then go forward to the City Council to be considered along with the tabled Zone Change on September 8, 2020.

ITEM 2 – TRAINING

City Secretary Crockett presented information to the Commissioners on required training regarding Open Meetings and optional training regarding the Public Information Act. Both of these are available online from the Texas Attorney General. An optional webinar, Land Use Fundamentals presented by City Hall Essentials, LLC on Friday, August 21, 2020, is available upon registration through the City Secretary’s Office.

ITEM 3 – MINUTES – JUNE 22, 2020 - APPROVED

On motion by Chairman Cowart, seconded by Commissioner Pouliot and carried unanimously, the Minutes of the Planning and Zoning Meeting of June 22, 2020, were approved as presented.

ITEM 4 – ADJOURNMENT

On motion by Commissioner Pulsifer, seconded by Commissioner Britt and carried unanimously, the meeting adjourned at 6:35 p.m.

Glen Cowart, Chairman

A T T E S T :

Doris Crockett, City Secretary