

**MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, AUGUST 24, 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, August 24, 2020, at 6:00 p.m. at Bullard City Hall, 114 South Phillips Street, Bullard, Texas, with the following present:

Commissioners: **Brian Seib***
 Ralph Britt
 Joe Pulsifer
 Wesley Smith

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

Commissioners Glen Cowart and Paul Pouliot were absent.

***Commissioner Seib served as Chairman in the absence of Chairman Cowart.**

CITIZEN PARTICIPATION: NONE

**ITEM 1 – BULLARD CHURCH OF CHRIST ADDITION –
FINAL REPLAT APPROVED – LOTS 1 & 2, BLOCK 4,
TOWN OF BULLARD AND LOTS 1 & 2, BLOCK 8
GREEN VALLEY ADDITION**

The Commission considered approval of Final Replat of Lots 1 & 2, Block 4, Town of Bullard and Lots 1 & 2, Block 8, Green Valley Addition into Bullard Church of Christ Addition, Vinson Moore League, A-15, at southwest corner of East Main Street and South Loveless Street – Bullard Church of Christ.

Following the Planning and Zoning Commission Meeting of July 27, 2020, the Church had contacted a surveyor to prepare a plat to make the “2” lots into one. The surveyor called the City to say that the area was actually still 4 lots. The Smith County Appraisal District (SCAD) was contacted because on their map the property showed as 2 lots. SCAD checked and concluded that in fact the property was 4 lots and that they had no explanation why it had been shown as 2 on their map. SCAD changed their map. The zone

change application for this property was tabled by the City Council on August 11, 2020, until the Replat could be presented.

On motion by Commissioner Pulsifer, seconded by Commissioner Britt and carried unanimously, the Replat was approved as presented.

**ITEM 2 – PUBLIC HEARING – 479 INVESTMENTS, LLC –
ZONE CHANGE REQUEST – SOUTHEAST CORNER OF
HENDERSON (FM 344) AND GUINN STREETS – POSTPONED**

The request to change the zoning from “M-1” Light Industrial District to “R-1A” Single Family residential District a 2.456 acre tract in the Vinson Moore Survey, Abstract 15, 230 East Henderson (southeast corner of Henderson (FM 344) and Guinn Streets -479 Investments, LLC was postponed on written request of the applicant.

On motion by Commissioner Smith, seconded by Commissioner Britt and carried unanimously, the zone change application of 479 Investments, LLC was postponed.

(Note: Applicant later requested to go forward with the application for the September 28, 2020, P&Z Meeting and Notices were mailed. Following the mailing, the applicant requested in writing that the application be withdrawn. Letters were mailed again to property owners within the 200 ft. notification area that the application was withdrawn.)

ITEM 3 – MINUTES – JULY 27, 2020 - APPROVED

On motion by Commissioner Pulsifer, seconded by Commissioner Britt and carried unanimously, the Minutes of the Planning and Zoning Meeting of July 27, 2020, were approved as presented.

ITEM 4 – ADJOURNMENT

On motion by Commissioner Britt, seconded by Commissioner Pulsifer and carried unanimously, the meeting adjourned at 6:17 p.m.

Glen Cowart, Chairman

A T T E S T :

Doris Crockett, City Secretary