

**MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JANUARY 24, 2022, 6:00 p.m.**

A Regular Meeting of the Planning and Zoning Commission of the City of Bullard, Texas, was held Monday, January 24, 2022, at 6:00 p.m. at Bullard City Hall, 114 South Phillips Street, Bullard, Texas, with the following present:

Commissioners: **Paul Pouliot**
 Joe Pulsifer
 Wesley Smith
 Timothy Twigg

City Manager: **David Hortman**
City Engineer: **Brian Capps**
City Secretary: **Doris Crockett**

**Absent: Commissioner Ralph Britt and
Commissioner Brian Seib**

**NOTE: On December 14, 2021, Chairman Glen Cowart was appointed to
the City Council to fill the unexpired term of Bryan Willis.**

CITIZEN PARTICIPATION: NONE

**ITEM 1 – ONETRI PROPERTIES - MTM TOWNHOMES ADDITION –
PART OF TRACT ONE - 3.928 ACRES - PUBLIC HEARING –
ZONE CHANGE REQUEST APPROVED**

The Public Hearing was declared open to consider request of **OneTri Properties, LLC.** to change the zoning from “R-TH” Townhouse Residential District to “M-1” Light Industrial District **part of Tract One containing 3.928 undeveloped acres (within the MTM Townhomes Addition Preliminary Plat approved by the City Council on June 11, 2013)** in the Vinson Moore League, A-1069, Cherokee County, Bullard, Texas, east side of South Houston Street (FM 2493).

This is part of a Preliminary Plat that was approved by City Council on June 11, 2013, for development of a tract for MTM Townhomes Addition. Final Plats for Phase 1 and Phase 2 of the addition have been approved. The property has sold and the current owners desire to not continue the townhome development on the remainder 3.928 acres but desire to change the zoning in anticipation of constructing storage buildings. During approval of the Preliminary Plat a small sliver of property noted as Lot 63 was shown as a green area as required by the “R-TH” zoning designation.

No protest was received.

The developers understand that if the zone change is granted that the requirements for plat approval will still need to be met.

The Public Hearing was declared closed.

On motion by Commissioner Pulsifer, seconded by Commissioner Pouliot and carried unanimously, the request of OneTri Properties, LLC. to change the zoning from “R-TH” Townhouse Residential District to “M-1” Light Industrial District part of Tract One containing 3.928 undeveloped acres (within the MTM Townhomes Addition Preliminary Plat approved by the City Council on June 11, 2013) in the Vinson Moore League, A-1069, Cherokee County, Bullard, Texas, east side of South Houston Street (FM 2493) was approved as requested.

ITEM 2 – MINUTES – AUGUST 23, AND DECEMBER 13, 2021 - APPROVED

On motion by Commissioner Pouliot, seconded by Commissioner Pulsifer and carried unanimously, the Minutes of the Planning and Zoning Meetings of August 23, 2021 and December 13, 2021, were approved as presented.

ITEM 3 – ADJOURNMENT

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

Wesley Smith, Acting Chairman

A T T E S T :

Doris Crockett, City Secretary