

**MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, FEBRUARY 24, 2025, 6:00 p.m.**

A Regular Meeting of the Planning and Zoning Commission of the City of Bullard, Texas, was held Monday, February 24, 2025, at 6:00 p.m. at Bullard City Hall, 114 South Phillips Street, Bullard, Texas, with the following present:

Commissioners:	Joe Pulsifer, Chairman
	Javi Enriquez
	Carl Lee
	Brian Seib
	Timothy Twigg
	Jacob Walker
City Manager:	Pam Frederick
City Engineer:	Brian Capps
City Secretary:	Doris Crockett

Board Members Absent: Ralph Britt

**ITEM 1 – MAIN STREET ADDITION – TERRY GRAHAM INTERESTS –
PRELIMINARY PLAT APPROVED**

Representatives of the applicant, Walker Harrison and Trey Graham, were present stating that they were under contract for Lot 4 shown on the proposed preliminary for Main Street Addition. There are no immediate plans for the remainder of the property, but they felt in the future that Lot 1 would be a good fit for a “big box” store because of its prime location.

There was discussion regarding the proposed street location within the property on the west side of the tract and whether or not that was the best location. Mr. Harrison stated that in his experience that was the best to accommodate a “big box” store with their normal layout orientation and with the anticipation that access would also be available from Doctor M Roper Parkway (US 69) to Lot 1.

On motion by Commissioner Seib, seconded by Commissioner Twigg and carried unanimously, the Commission approved a Preliminary Plat for Main Street Addition, 19.15 acres in the Vincent Moore Survey, Abstract 15, south of and adjacent to East Main Street, Bullard, Smith County, Texas – Terry Graham Interests.

ITEM 2 – MINUTES – JANUARY 27, 2025 - APPROVED

On motion by Commissioner Seib, seconded by Commissioner Twigg and carried unanimously, the Minutes of the Planning and Zoning Commission Meeting of January 27, 2025, were approved as presented.

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ITEM 3 – ADJOURNMENT

The meeting adjourned at 6:48 p.m.

Joe Pulsifer, Chairman

A T T E S T :

Doris Crockett, City Secretary