

**MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, MARCH 27, 2023, 6:00 p.m.**

A Regular Meeting of the Planning and Zoning Commission of the City of Bullard, Texas, was held Monday, January 23, 2023, at 6:00 p.m. at Bullard City Hall, 114 South Phillips Street, Bullard, Texas, with the following present:

Commissioners:	Ralph Britt Carl Lee Paul Pouliot Joe Pulsifer * Timothy Twigg Brian Seib
City Manager:	David Hortman
City Secretary:	Doris Crockett

Absent: Chairman Wesley Smith

***Commissioner Joe Pulsifer acted as Chairman for this meeting.**

CITIZEN PARTICIPATION: NONE

**ITEM 1 – BULLARD HEIGHTS STORAGE SUBDIVISION – ONETRI IPROPERTIES –
FINAL PLAT APPROVED**

A Plat for Bullard Heights Storage Subdivision was presented. A Plat for the subdivision was presented and denied on May 23, 2022. The Plat as revised along with site plan was presented.

Excerpts from Minutes of Planning and Zoning Committee on May 23, 2022 "... As outlined at the Planning and Zoning Meeting (P&Z) of January 24, 2022, this is part of a Preliminary Plat that was approved by City Council on June 11, 2013, for development of a tract of land platted as MTM Townhomes Addition. Final Plats for Phase 1 (June 11, 2013) and Phase 2 (January 14, 2014) of the addition were approved. The MTM Townhomes Addition property sold and the current owner, Onetri Properties, desires to not continue the townhome development on the remainder 3.928 acres but desires to construct storage buildings which would require a change in zoning. P&Z on January 24, 2022, and the City Council on February 8, 2022, approved a request for change in zoning from "R-TH" Townhouse Residential to "M-1" Light Industrial District on the remaining acres."

"During approval of the MTM Townhomes Preliminary Plat a small sliver of property noted as Lot 63 (would have been in Final Phase of development) was shown as a green area as required by the "R-TH" zoning designation..."

Commissioners inquired about the green space as mentioned in the May 23, 2022, Planning and Zoning Commission Minutes. Chris Wimmer (One-Tri Properties) stated that the required 25 ft. setback between MTM Townhomes Addition and Bullard Heights Storage Subdivision would be an open “green space” since there would not be a fence separating the MTM Townhomes Addition and Bullard Heights Storage. The fencing would only be between the storage buildings creating a barrier into the storage unit “subdivision.” He also stated that a dedicated street “stub out” shown on Final Plat of MTM Townhomes Addition, Phase Two, between Lot 8 of Phase One and Lot 44 of Phase Two, was being abandoned and would be green space in the MTM Townhomes Addition.

Commissioners inquired about the street “stub out” in MTM Townhomes Addition, Phase Two, adjacent to Lots 32, 33, 34, and 35. The developer stated that a hammerhead had been provided for emergency vehicles, garbage truck, etc. to accommodate MTM Townhomes Addition. City Engineer Capps stated that the hammerhead was sufficient for turnaround.

On motion by Commissioner Twigg, seconded by Commissioner Britt and carried unanimously, the Final Plat for Bullard Heights Storage Subdivision was approved with the stipulation, as acknowledged by Onetri Properties, LLC (Chris Wimmer and Shane Lackey), the owners of both the Bullard Heights Storage Subdivision and MTM Townhomes Addition, that the dedicated street “stub out” shown on Final Plat of MTM Townhomes Addition, Phase Two, between Lot 8 of Phase One and Lot 44 of Phase Two, was being abandoned and would be a green space for the MTM Townhomes Addition.

ITEM 2 – MINUTES – JANUARY 23, 2023 - APPROVED

On motion by Commissioner Pouliot, seconded by Commissioner Twigg and carried unanimously, the Minutes of the Planning and Zoning Meeting of January 23, 2023, were approved as presented.

ITEM 3 – ADJOURNMENT

On motion by Commissioner Pouliot, seconded by Commissioner Twigg and carried unanimously, the meeting adjourned at 6:25 p.m.

Joe Pulsifer, Acting Chairman

A T T E S T :

Doris Crockett, City Secretary