

**MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, APRIL 28, 2025, 6:00 p.m.**

A Regular Meeting of the Planning and Zoning Commission of the City of Bullard, Texas, was held Monday, April 28, 2025, at 6:00 p.m. at Bullard City Hall, 114 South Phillips Street, Bullard, Texas, with the following present:

Commissioners: **Joe Pulsifer, Chairman**
 Carl Lee
 Brian Seib
 Timothy Twigg

City Manager: **Pam Frederick**
City Secretary: **Doris Crockett**

**Board Members Absent: Ralph Britt,
Javi Enriquez, and Jacob Walker**

AGENDA ITEM 2 WAS TAKEN OUT OF ORDER FOR CONSIDERATION

**ITEM 2 – MAIN STREET ADDITION, LOT 2 – TERRY GRAHAM INTERESTS, OWNER –
O'REILLY AUTO PARTS - FINAL PLAT FOR LOT APPROVED**

The Commission considered the Final Plat for Main Street Addition, Lot 2, requested for approval by property owner Terry Graham Interests, Ltd, for a proposed sale to O'Reilly Auto Parts.

On motion by Commissioner Seib, seconded by Commissioner Twigg and carried unanimously, the Commission approved the Final Plat for Main Street Addition, Lot 4, in the Vincent Moore Survey, Abstract 15, south of and adjacent to East Main Street, Bullard, Smith County, Texas, Terry Graham Interests, Ltd, owner/applicant (proposed O'Reilly Auto Parts).

**ITEM 1 – PUBLIC HEARING – SPECIAL USE PERMIT – DRIVE-THRU FOOD
SERVICE WINDOW - JAMES MULLICANE – MCDONALD'S RESTAURANT –
APPROVED FOR UNLIMITED TIME PERIOD**

A Public Hearing was declared open to consider the request of James Mullicane (property owner) on behalf of McDonald's Restaurant for a Special Use Permit for a drive-thru food service window on the following described property which is currently zoned "C-2" General Commercial District: Property located at the Northeast corner of the intersection of Doctor M Roper Pkwy (US Hwy. 69 North) and Rollingwood Drive, Lots 22, 23, 24, and 25, Block 3, Rollingwood Hills Subdivision, Smith County, Texas. McDonald's proposes to purchase the property from Mr. Mullicane for a restaurant.

James Struhill, Jimmy Johnson, David Westfall, Kayla Kettrick, and Joe Stuart spoke expressing their concerns: drainage since the area floods during heavy rains, increased traffic on a narrow residential street, safety of children playing in the neighborhood, property values, and noise.

Ms. Danielle Carter (McDonald's) stated that they would be analyzing how not to create any contribution to any water issues and provide detention if needed. She offered that the item be tabled if they needed to provide traffic study or drainage information. It was noted that these items are addressed during the platting, site development, and building permitting phase.

There was no zoning change involved in this request. The subject property (and some of the surrounding properties) was previously zoned and is currently zoned "C-2" General Commercial District.

The Public Hearing was closed.

On motion by Commissioner Twigg, seconded by Commissioner Seib and carried unanimously, the request of James Mullicane, for a Special Use Permit for a drive-thru food service window for an indefinite period on the following described property which is currently zoned "C-2" General Commercial District: Property located at the Northeast corner of the intersection of Doctor M Roper Pkwy (US Hwy. 69 North) and Rollingwood Drive, Lots 22, 23, 24, and 25, Block 3, Rollingwood Hills Subdivision, Smith County, Texas.

ITEM 3 – MINUTES – FEBRUARY 24, 2025 - APPROVED

On motion by Commissioner Twigg, seconded by Commissioner Seib and carried unanimously, the Minutes of the Planning and Zoning Commission Meeting of February 24, 2025, were approved as presented.

ITEM 4 – ADJOURNMENT

On motion by Commissioner Seib, seconded by Commissioner Twigg, the meeting adjourned at 7:06 p.m.

Joe Pulsifer, Chairman

A T T E S T :

Doris Crockett, City Secretary