

**MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, MAY 8, 2023, 6:00 p.m.**

A Regular Meeting of the Planning and Zoning Commission of the City of Bullard, Texas, was held Monday, May 8, 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 ***

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

**Absent: Chairman Wesley Smith,
Commissioners Timothy Twigg and Brian Seib**

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

CITIZEN PARTICIPATION: NONE

**ITEM 1 – SPECIAL USE PERMIT – SUPER SWEET DONUTS – THEARA TY –
APPLICATION Tabled JANUARY 23, 2023– APPLICATION APPROVED
FOR A THREE (3) YEAR PERIOD**

The Commission removed from the table (January 23, 2023) and opened the Public Hearing for consideration of 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: 312 North Houston Street, Bullard, Smith County, Texas – applicant Theara Ty (Super Sweet Donuts).

A new site plan was prepared and it was approved by City Engineer Capps. He stated he felt it was the best scenario given the layout of the existing property. This would allow for entrance off of Houston Street to the drive-thru window on the south side of the building and then exiting with a hard right southwest turn through the parking lot onto South Houston Street.

The Public Hearing was closed.

On motion by Commissioner Pouliot, seconded by Commissioner Pulsifer and carried unanimously, a Special Use Permit for a Drive-thru food service window at 312 North Houston was approved for a period of three (3) years.

ITEM 2 – MINUTES – MARCH 27, 2023 - APPROVED

On motion by Commissioner Pouliot, seconded by Commissioner Britt and carried unanimously, the Minutes of the Planning and Zoning Meeting of March 27, 2023, were approved as presented.

ITEM 3 – ADJOURNMENT

On motion by Commissioner Britt, seconded by Commissioner Pulsifer and carried unanimously, the meeting adjourned at 6:24 p.m.

Joe Pulsifer, Acting Chairman

A T T E S T :

Doris Crockett, City Secretary