

**MINUTES  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, MAY 30, 2023, 6:00 p.m.**

A Regular Meeting of the Planning and Zoning Commission of the City of Bullard, Texas, was held Tuesday, May 30, 2023, at 6:00 p.m. at Bullard City Hall, 114 South Phillips Street, Bullard, Texas, with the following present:

**Commissioners:**      **Wesley Smith, Chairman**  
                                 **Ralph Britt**  
                                 **Carl Lee**  
                                 **Paul Pouliot**  
                                 **Joe Pulsifer**  
                                 **Timothy Twigg**

**City Manager:**      **David Hortman**  
**City Secretary:**    **Doris Crockett**

**Absent: Commissioner Brian Seib**

**CITIZEN PARTICIPATION: NONE**

**ITEM 1 – PUBLIC HEARING - THREE LAND BROS, LLC. - FLAT CREEK ESTATES  
SUBDIVISION – ZONE CHANGE FROM “AG” AGRICULTURAL DISTRICT  
TO “R-1A” SINGLE FAMLY RESIDENTIAL DISTRICT**

Chairman Smith opened the Public Hearing to consider a change in zoning from “AG” **Agricultural District** to “R-1A” **Single Family Residential District (minimum lot area of 10,500 square feet)** a 32.463 acre tract in the William H. Steele Survey A-49, south of and adjacent to West Main Street known as Flat Creek Estates Subdivision, Cherokee County, Texas. This property is subject of petition filed for annexation into the City of Bullard as Flat Creek Estates Subdivision – applicant Three Land Bros, LLC

Mr. David French, an adjacent property owner at 821 FM 344 West, was present not in opposition to the zone change but seeking information since he has an easement with the previous owner on the northwest corner of the subject property which is his access to his business. It was noted that plat approval was not on the agenda but would be at a later date. I was suggested that he should check with the owner of the development regarding such easement access.

No protest were received regarding this zone change request.

The Public Hearing was closed.

On motion by Commissioner Pouliot, seconded by Commissioner Britt and carried unanimously, the zone change request of Three Land Bros, LLC. to change the from “**AG**” **Agricultural District** to “**R-1A**” **Single Family Residential District** a 32.463 acre tract in the William H. Steele Survey A-49, south of and adjacent to West Main Street known as Flat Creek Estates Subdivision, Cherokee County, Texas, was approved.

**ITEM 2 – MINUTES – MAY 8, 2023 - APPROVED**

On motion by Commissioner Britt, seconded by Commissioner Pulsifer and carried unanimously, the Minutes of the Planning and Zoning Meeting of May 30, 2023, were approved as presented.

**ITEM 3 – ADJOURNMENT**

On motion by Commissioner Pulsifer, seconded by Commissioner Britt and carried unanimously, the meeting adjourned at 6:20 p.m.

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**Wesley Smith, Chairman**

**A T T E S T :**

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**Doris Crockett, City Secretary**