

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

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

<b>Commissioners:</b>	<b>Joe Pulsifer, Chairman</b> <b>Carl Lee</b> <b>Brian Seib</b> <b>Jacob Walker (video conference)</b>
<b>City Manager:</b>	<b>Pam Frederick</b>
<b>City Engineer:</b>	<b>Brian Capps</b>
<b>City Secretary:</b>	<b>Doris Crockett</b>

**Board Members Absent: Ralph Britt,  
Javi Enriquez, and Timothy Twigg**

**ITEM 1 - PUBLIC HEARING – PORTION OF WEST MAIN AND PHILLIPS STREET –  
ZONE CHANGE FROM “C-2” GENERAL COMMERCIAL DISTRICT TO  
“C-3” CENTRAL BUSINESS DISTRICT - APPROVED**

The Public Hearing was declared open to consider a change in zoning from “C-2” General Commercial District to “C-3” Central Business District, property abutting West Main Street from Phillips Street to Rather Street and property abutting the west side of North Phillips from West Main Street to West Emma Street, (area includes Lots 1, 2, 3-5, Pt 6-9, and Lot 22, Block 16, Lots 6, 7, 8, 9A, 9B, 10, 11, 12, 13, 14A, 14B, 15A, 15B, 16, 17, 18, 19, 20, and 21, Block 15 [105, 107, 113, and 117 North Phillips, 202, 203, 204, 207, 211, 212, 213, and 214 West Main Street as shown on Smith County Appraisal District Map], City of Bullard Downtown, Smith County, Bullard, Texas, – applicant City of Bullard.

With the upcoming proposal from the Bullard Community Library to remodel and add onto their building at 211 West Main Street, the Library would need “C-3” Central Business District zoning to be able to build up to the property line. Zoning for Joe and Anne Moody, M6 Winery, for 201 West Main Street was changed from “C-2” to “C-3” on August 13, 2019, to accomplish expansion of their building. The City felt that rather than changing individual properties one by one that this area of downtown be rezoned at one time. Letters were sent to property owners affected and property owners within 200 ft. of proposed zone change. No written protest was received.

Matthew McKeethan, owner of several lots within the requested zone change, was present and in favor of the zone change.

The Public Hearing was declared closed.

On motion by Commissioner Seib, seconded by Chairman Pulsifer and carried unanimously, the zone change was approved as presented.

**ITEM 2 – CHURCH OF THE PINES ADDITION – FINAL PLAT –  
TEMPORARY VARIANCE REQUEST – ITEM TABLED**

The Commission considered the request for approval of Final Plat for Church of the Pines Addition, Vinson Moore Survey, A-15, and consider and act on granting a temporary variance from the requirement for Church of the Pines (Church) to construct a street through the property from Doctor M Roper Parkway (US 69) west to Robert Walker Road (County Road 145).

Discussion centered around the requirement to build a street from Doctor M Roper Parkway (US 69) to Robert Walker Road (County Road 145). The Church desires not to build a road at this time as required by the current City of Bullard Comprehensive Plan, and only if an updated/new Comprehensive Plan includes such a street. The Church plans to develop the southern portion of the entire property to begin with and would build a parking lot entrance from Doctor M Roper Parkway (US69), with an exit onto Robert Walker Road. They have received permission from TxDOT for that entrance drive. The drive/parking lot area has a sewer line within the property, which is the original proposed street location. The Church does not want a street through the center of the property and proposed the southernmost area of the property be dedicated for a future street if one is required by an updated Comprehensive Plan. This request would mean postponement of any construction.

The proposed “future street” as shown on the proposed Final Plat includes a current billboard on the southeast corner of the property. Even to be considered, the plat would need to address this billboard and not be included in a future street dedication to the City. A letter of assurance to the City would be required from TxDOT that a future street entrance through the property would be allowed from Doctor M Roper Parkway (US 69). Also, what future occurrence would trigger a required payment from the Church for the street, what would be the timetable to complete said street, and what would be the consequences if street was not completed by the Church?

On motion by Commissioner Seib, seconded by Commissioner Lee and carried unanimously, the Plat and variance request was tabled to further consider the questions presented.

**ITEM 3 – MINUTES – MAY 27, 2025 – ITEM DROPPED**

The wrong date of the Planning and Zoning Minutes to be approved was inadvertently listed on the Agenda. The date should have been April 28, 2025. The item was dropped, and the correct Minutes will be considered for approval at the next P&Z Meeting.

**ITEM 4 – ADJOURNMENT**

On motion by Commissioner Seib, seconded by Chairman Pulsifer, the meeting adjourned at 7:20 p.m.

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**Joe Pulsifer, Chairman**

**A T T E S T :**

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**Doris Crockett, City Secretary**