

**MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, AUGUST 25, 2025, 6:00 p.m.**

A Regular Meeting of the Planning and Zoning Commission of the City of Bullard, Texas, was held Monday, August 25, 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
	Jacob Walker (video conference)
City Manager:	Pam Frederick
City Engineer:	Brian Capps
City Secretary:	Doris Crockett

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

CITIZEN PARTICIPATION: NONE

**ITEM 1 – CHURCH OF THE PINES ADDITION – FINAL PLAT –
TEMPORARY VARIANCE REQUEST – PLAT APPROVED – VARIANCE DENIED**

The Commission removed from the table consideration of the request for approval of Final Plat for Church of the Pines Addition, Vinson Moore Survey, A-15, and for considering 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).

Background from P&Z Meeting July 28, 2025:

“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?"

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Mrs. Megan Schnider, engineer, stated that following the last P&Z Meeting the proposed plat was revised from one lot to two lots. The area containing the billboard has been removed in the proposed dedicated east/west street along the southern property line as mentioned in the previous P&Z meeting.

City Manager Frederick stated that advice of City Attorney Robert Davis was to not grant a variance from the requirement to build a street since there would not be any assurance that said street would be built by the church in the future.

On motion by Commissioner Twigg, seconded by Commissioner Walker and carried unanimously, the Final Plat for Church of the Pines Addition was approved as presented and the request for a variance from requirement to construct a street through the property from Doctor M Roper Parkway (US 69) west to Robert Walker Road (County Road 15) was not granted.

ITEM 2 – MINUTES – APRIL 28, 2025 AND JULY 28, 2025 - APPROVED

On motion by Commissioner Twigg, seconded by Commissioner Enriquez and carried unanimously, the Minutes of the Planning and Zoning Commission Meeting of April 28, 2025, were approved as presented.

On motion by Chairman Pulsifer, seconded by Commissioner Twigg and carried unanimously, the Minutes of the Planning and Zoning Commission Meeting of July 28, 2025, were approved as presented.

ITEM 3 – ADJOURNMENT

On motion by Commissioner Walker, seconded by Commissioner Lee, the meeting adjourned at 6:33 p.m.

Joe Pulsifer, Chairman

A T T E S T :

Doris Crockett, City Secretary