

**MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, SEPTEMBER 22, 2025, 6:00 p.m.**

A Regular Meeting of the Planning and Zoning Commission of the City of Bullard, Texas, was held Monday, September 22, 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

Human Resources Director: **Maria Moreia**
City Secretary: **Doris Crockett**

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

CITIZEN PARTICIPATION: NONE

ITEM 1 – PUBLIC HEARING – CARL AND ROBIN LEE – ZONE CHANGE APPROVED

The Public Hearing was declared open to consider a request to change the zoning from “R-1A” Single Family Residential District to “R-2” Two-Family Residential District (Duplex) Lots 5 and 6, Block 1, in City of Bullard Subdivision (201 Water Street), Smith County, Bullard Texas – applicants Carl and Robin Lee.

The applicant, Carl Lee, a member of the P&Z Commission, presented his request to build a duplex on Lot 5 and on Lot 6, Block 1, on Water Street. Duplexes are also across the street on the southeast corner of Water and Henderson Street.

The Public Hearing was closed.

On motion by Commissioner Seib, seconded by Commissioner Twigg and carried with the following vote, the request to change the zoning from “R-1A” Single Family Residential District to “R-2” Two-Family Residential District (Duplex) on Lots 5 and 6, Block 1, in City of Bullard Subdivision (201 Water Street), Smith County, Bullard Texas, was approved as requested:

AYES: Pulsifer, Seib, Twigg
NOES: None
ABSTAIN: Lee

ITEM 2 – MINUTES – AUGUST 25, 2025 - APPROVED

On motion by Commissioner Twigg, seconded by Commissioner Seib and carried unanimously, the Minutes of the Planning and Zoning Commission Meeting of August 25, 2025, were approved as presented.

ITEM 3 – ADJOURNMENT

On motion by Commissioner Seib, seconded by Commissioner Twigg, the meeting adjourned at 6:35 p.m.

Joe Pulsifer, Chairman

A T T E S T :

Doris Crockett, City Secretary