



# City of Bullard

P.O. Box 107  
Bullard, TX 75757

903-894-7223 • www.bullardtexas.net

## AGENDA PLANNING AND ZONING COMMISSION Regular Meeting Monday, April 27, 2026, 6:00 p.m.

Commissioners: Joe Pulsifer, Chairman  
Ralph Britt  
Javy Enriquez  
Carl Lee  
Brian Seib  
Timothy Twigg  
Jacob Walker

Meeting Order: Call to Order; Roll Call; Invocation; Pledge; Consider Agenda Items

**Citizen Participation:** Any citizen wishing to address the Commission regarding an issue not listed on the agenda may do so at this time by approaching the speaker stand. After being acknowledged by the Chairman, please give your name and address. The Commission may not address the issue, only receive information.

**ITEM 1: Conduct a Public Hearing to consider a change in zoning from “R-1A” Single Family Residential District to “PMF” Planned Multi-Family Residential District Lots 1 – 6, Block 1 in Pecan Grove Estates (Henderson Street), and Lot 4, Block 02 in Pecan Grove Estates (Pecan Drive), Smith County, Bullard, Texas – applicant H & S KHAN LLC, owner.**

**ITEM 2: Discuss and act on Declaration Vacating a Plat – Flat Creek Estates.**

**ITEM 3: Conduct a Public Hearing to consider a change in zoning from “AG” Agriculture District to “R-1A” Single Family Residential District (minimum lot area of 10,500 square feet) for the proposed Vintage Estates development, a tract of land situated in the Vinson Moore League Survey, Abstract 15, Smith County, Texas, at the end of Artesian Meadow Drive, between Vintage Oaks and Kiepersol Estates, said tract being originally described as 110.9572 acres and being re-surveyed and found to contain 111.79 acres of land more or less, Smith County, Bullard, Texas – applicant Cherokee Ridge Development, LLC.**

**ITEM 4: Conduct a Public Hearing and act on granting a request by Cherokee Ridge Development, LLC for a variance from the curb and gutter requirements set forth in Section 10-40-(d)(2)(c) of Chapter 10 of the Code of Ordinances for the proposed Vintage Estates development, a tract of land situated in the Vinson Moore League Survey, Abstract 15, Smith County, Texas. The applicant is requesting to allow open ditch drainage in lieu of curb and gutter, with increased building setbacks and the inclusion of a meandering sidewalk within the development.**

**ITEM 5: Discuss and act on approval of the preliminary plat for the proposed Vintage Estates development, a tract of land situated in the Vinson Moore League Survey, Abstract 15, Smith County, Texas, subject to any action taken on the variance request – applicant Cherokee Ridge Development, LLC.**

**ITEM 6: Discuss and act on approval of Minutes of March 30, 2026.**

**ITEM 7: Discuss and act upon adjournment.**

Persons with disabilities who plan to attend this meeting who may need assistance should contact the City Secretary's Office at **903.894.7223**, two (2) days prior to the meeting so that appropriate arrangements can be made.

Para residentes necesitados de intérpretes, favor de comunicarse con la municipalidad antes de la audiencia publica.

This is to certify that this agenda was posted on the glass door of the Bullard City Hall facing the outside and inside at 4:15 p.m. this 21th day of April, 2026.

Maria Moreira

**City Official**

**Sworn and Subscribed** to before me this 21th day of April, 2026.

Diana Jh  
**Notary, in and for the State of Texas**

