



## **Bryant Planning Commission Meeting Minutes**

Monday, February 14th 2022

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

### **Agenda**

#### **CALL TO ORDER**

- Chairman Rick Johnson calls the meeting to order.
- Commissioners Present:
- Commissioners Absent:

#### **ANNOUNCEMENTS**

*No Announcements.*

#### **APPROVAL OF MINUTES**

##### **1. Planning Commission Meeting Minutes 1/10/2022**

*Motion to Approve Minutes made by Commissioner Arey, Seconded by Commissioner Hooten.  
Voice Vote, 8 Yays, 0 nays. None Absent.*

##### **2. Special Planning Commission Meeting Minutes 1/31/2022**

*Motion to Approve Minutes made by Commissioner Arey, Seconded by Commissioner Hooten.  
Voice Vote, 8 Yays, 0 nays. None Absent.*

*Vice-Chairman Burgess read the DRC Report.*

#### **DRC REPORT**

##### **3. 46 Wagner Cove - Conditional Use Permit for Accessory Structure**

Naomi Ashburn - Requesting Recommendation for Approval of Conditional Use permit for an Accessory Structure that is over allotted sqft. - Ward 3 - Recommended Approval based on meeting Criteria for Public Hearing

**4. 1318 Crossing Loop - Conditional Use for Short Term Rental**

James Cox - Requesting Recommendation for Approval of Conditional Use Permit - Ward 3 - Recommended Approval based on meeting Criteria for Public Hearing

**5. She Hair & Beauty Supply - 5313 HWY 5 Ste 310**

L Graphics - Requesting Approval for Facade Sign - Ward 2 - STAFF APPROVED • 0520-APP-01.pdf

**6. 103 S. Walnut - Live/Work Unit**

Angie Stevens - Requesting Approval for New Addition for Live Work Unit - APPROVED

**7. Market Place Center - Marketplace II Subdivision - Updated Site Plan**

GarNat Engineering - Requesting Approval for Updates to Site Plan - APPROVED

**8. Jacob's Corner Subdivision - Preliminary Plat**

Hope Consulting - Requesting Recommendation for Approval of Preliminary Plat - Recommended Approval

**9. Bryant Street Specifications - Amendment for Boring Specifications**

Public Works - Requesting Recommendation for Approval of Proposed Amendments to Street Specifications - Recommended Approval

**10. Springhill Estates Subdivision - Modification from Code on Sidewalks and Changes to Plat**

Phillip Lewis Engineering - Requesting Approval for Modification from Code on Sidewalk Location and Changes to Plat - Recommended Approval

**PUBLIC HEARING**

**11. 46 Wagner Cove - Conditional Use Permit For Accessory Structure**

Naomi Ashburn - Requesting Recommendation for Approval of Conditional Use permit for an Accessory Structure that is over allotted Sqft. - Ward 3

*After Discussion on the purpose for the CUP, Chairman Johnson opened the public hearing and asked for people here to speak on the rezoning to come forward.*

*Butch Higginbotham came forward and spoke in favor of the CUP, stating that homes in this area are smaller than average homes in Bryant and need more space. Seeing no more people come forward, Chairman Johnson Called for a Roll Call Vote. 8 Yays, 0 Nays. None Absent.*

**12. 1318 Crossing Loop - Conditional Use for Short Term Rental**

James Cox - Requesting Approval for Conditional Use Permit - Ward 3

*After Discussion on the purpose for the CUP, Chairman Johnson asked about the notification process and stated his concern that the public was not properly notified due to the sign not still being displayed in the front yard. After a short discussion on the matter, Commissioner Penfield made a motion for a continuance of the hearing, Erwin Seconded. Voice vote, 8 yays, 0 nays. None absent.*

*Motion to Close Public Hearing made by Commissioner Burgess, Seconded by Commissioner Penfield. Voice Vote, 8 Yays, 0 nays. None Absent.*

## **NEW BUSINESS**

### **1. Jacobs Corner Subdivision - Preliminary Plat**

Hope Consulting - Requesting Approval for Preliminary Plat and Modification from Subdivision Code for Waiver on Half Street Improvements

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 8 yays, 0 nays, None Absent.*

### **2. Springhill Estates Subdivision - Modification from Code on Sidewalks and Changes to Plat**

Phillip Lewis Engineering - Requesting Approval for Modification from Code on Sidewalk Location and Changes to Plat

*After brief discussion on the item, Commissioner Penfield made motion to approve moving the sidewalks to the North side of the roadway with transitions and Crosswalks, and a signed MOU for when the sidewalk will be built. Seconded by Statton. Roll call vote to approve. 8 yays, 0 nays, None Absent.*

*Commissioner Erwin made a motion to move the following item to be next on the agenda, seconded by Penfield. Voice Vote, 8 yays, 0 Nays.*

*Commissioner Penfield made a motion to add it to the agenda, Seconded by Erwin. Voice vote, 8 yays, 0 nays.*

### **3. REQUEST TO ADD - Crosspointe Church Property - Modification from Heart of Bryant Code**

Ryan Ingold - Requesting Approval for Modification from HOB Code for Higher Percentage of Facade Material

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve the use of the board and batten style siding on the facade of the building. 8 yays, 0 nays, None Absent.*

### **4. Bryant Street Specifications - Amendments for Boring Specifications**

Public Works - Requesting Recommendation for Approval of Proposed Amendments

*After brief discussion on the item, Commissioner Statton made a motion to recommend to council that they approve the amendment by doing three readings and adding an emergency clause. Seconded by Arey. Roll Call Vote, 8 yays, 0 nays, None Absent.*

## **DIRECTOR'S REPORT**

*Truett asked the Commission to take a look at the new website and to provide feedback. He also let the Commission know that the Tyler Software implementation has started.*

**ADJOURNMENT**

*Motion to Adjourn made by Commissioner Penfield, Seconded by Commissioner Statton. Voice Vote, 8 Yays, 0 nays. None Absent. Meeting was adjourned.*

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*Chairman, Rick Johnson*

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*Date*

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*Secretary, Tracy Picanco*

\_\_\_\_\_  
*Date*