



## **Bryant Planning Commission Meeting Minutes**

Monday, October 10th, 2022

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

### **Agenda**

#### **CALL TO ORDER**

- Chairman Rick Johnson calls the meeting to order.
- Commissioners Present: Statton, Hooten, Johnson, Edwards, Arey
- Commissioners Absent: Penfield, Burgess

#### **ANNOUNCEMENTS**

*None*

#### **APPROVAL OF MINUTES**

##### **1. Planning Commission Meeting Minutes 9/12/2022**

*Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Hooten. Voice Vote, 5 Yays, 0 nays. 2 Absent.*

*Chairman Johnson read the DRC Report.*

#### **DRC REPORT**

##### **2. Lombard Heights - Phase 1 - Final Plat**

Hope Consulting - Requesting Final Plat Approval - RECOMMEDED APPROVAL

##### **3. Coral Ridge - Final Plat**

Hope Consulting - Requesting Final Plat Approval - RECOMMEDED APPROVAL,  
Contingent upon Completion of Staff Comment list

##### **4. Hospice Homecare - 701 Bryant Ave STE 1B - Sign Permit**

Condray Signs - Requesting Sign Permit Approval - STAFF APPROVED

**5. J&S Manufacturing Co. - 21856 I-30 - Sign Permit**

LA Designs - Requesting Sign Permit Approval - STAFF APPROVED

**6. Farmer's Bank and Trust - 3345 HWY 5 - Sign Permit**

White Sign Co. - Requesting Sign Permit Approval - STAFF APPROVED

**7. All Paws Petwash - 1400 N Reynolds Road**

Hope Consulting - Requesting: 1) Site Plan Approval - APPROVED, Contingent upon non-standard building approval by PC and \$500 minimum SW in-lieu-of fee.

2) Non-Standard Building Approval - RECOMMENDED APPROVAL

**8. Abby Road Shopping Center - N. Reynolds Road**

Phillip Lewis Engineering - Requesting Plat Approval - RECOMMENDED APPROVAL

**9. The Station - GSFBC Raymar Fields - Special Sign Permit**

Pinnacle Signs and Graphics - Requesting Approval for Special Sign Permit - RECOMMENDED APPROVAL

**10. Grace Baptist Church - 21671 I-30 - Sign Variance**

Pinnacle Signs and Graphics - Requesting Approval for Sign Variance  
-RECOMMENDED APPROVAL

**11. Church's Chicken - 1901 N Reynolds - Sign Variance**

K&P Signs - Requesting Approval for Sign Variance

**12. Southern Trace Rehabilitation & Care - 22515 I-30 - Sign Permit**

Edwards Sign - Requesting Sign Permit Approval - APPROVED

**13. Hounds Lounge - 519 West Commerce - Sign Permit**

Redgie Adams Sign Co - Requesting Sign Permit Approval - APPROVED

**14. J. Kencade Publishing - 5920 HWY 5 - Sign Permit**

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

**NEW BUSINESS**

**15. Lombard Heights - Phase 1 - Final Plat**

Hope Consulting - Requesting Final Plat Approval

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 5 yays, 0 nays, Penfield, Burgess Absent.*

**~~16. Coral Ridge - Final Plat~~**

~~Hope Consulting - Requesting Final Plat Approval~~

*Item Pulled from Agenda*

**17. All Paws Petwash - 1400 N Reynolds Road**

Hope Consulting - Requesting Non-Standard Building Approval

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 5 yays, 0 nays, Penfield, Burgess Absent. Item was Approved*

**18. Abby Road Shopping Center - N. Reynolds Road**

Phillip Lewis Engineering - Requesting Plat Approval

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 5 yays, 0 nays, Penfield, Burgess Absent. Item was Approved*

**19. The Station - GSFBC Raymar Fields - Special Sign Permit**

Pinnacle Signs and Graphics - Requesting Approval for Special Sign Permit

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 5 yays, 0 nays, Penfield, Burgess Absent. Item was Approved*

**20. Grace Baptist Church - 21671 I-30 - Sign Variance**

Pinnacle Signs and Graphics - Requesting Approval for Sign Variance

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 5 yays, 0 nays, Penfield, Burgess Absent. Item was Approved*

**21. Church's Chicken - 1901 N Reynolds - Sign Variance**

K&P Signs - Requesting Approval for Sign Variance

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve contingent upon verification of location of sign by the City Engineer. 5 yays, 0 nays, Penfield, Burgess Absent. Item was Approved*

**DIRECTOR'S REPORT**

*Director Truett Smith spoke briefly on the upcoming Tyler Software Go Live date.*

**ADJOURNMENT**

*Motion to Adjourn made by Commissioner Arey, Seconded by Commissioner Edwards. Voice Vote, 5 Yays, 0 nays. Penfield, Burgess Absent. Meeting was adjourned.*

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*Chairman, Rick Johnson*

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*Date*

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*Secretary, Tracy Picanco*

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