



Bryant Planning Commission Meeting
Monday, November 13th, 2017
6:00 p.m.
Boswell Municipal Complex - City Hall Courtroom

Agenda

CALL TO ORDER

- Chairman to call the meeting to order.
- Secretary calls roll

APPROVAL OF MINUTES

Minutes

Documents:

[Bryant Planning Commission Meeting Minutes 10917.pdf](#)

ANNOUNCEMENTS

DRC REPORT

- **Zips Car Wash - Formerly Ultimate Car Wash - 1900 North Reynolds Road**
Requesting Sign Permit Application Approval - **Approved**

Documents:

[zips bryant \(1\).pdf](#)
[Bryant permit app \(1\).pdf](#)

- **The Heights At Waverly**

Eric Richardson - Requesting Rezoning of Property - **Recommend Approval**

- **Salvation Army - 22000 I-30**

Requesting Sign Permit Approval - **Approved**

Documents:

[Salvation Army Sign Permit App.pdf](#)

- **Pikewood Subdivision Lot 73R And 74R**

Jeff Porter - Conditional Use Permit for Duplexes - **Approved**

- **Kensington Place Subdivision**

Vernon Williams

1. Requesting Final Plat Approval for Phase 1 - **Recommend Approval**

2. Requesting Preliminary Plat Approval for Phase 2 - **Recommend Approval**

. **Hill Farm Barn**

Chris Treat - Requesting Site Plan Revision to include fence - **Approved**

. **Bryant Junior High School**

Josh Minton - Requesting Preliminary Facility Approval to Allow for Grading - **Approved**

Documents:

[BJHS Site Plan.pdf](#)

. **Big Red - 1524 South Reynolds Road**

Jimmy Parker - Requesting Sign Permit Applications Approval - **Approved**

Documents:

[Big Red Sign App 1524 Reynolds.pdf](#)
[Valero 25.pdf](#)

. **Absolute Essence**

Tim Hendrix - Requesting Conditional Use Permit for Property Located at 9416 Highway 5 North - **No Action Taken**

. **Oriental Cuisine**

Eric Warford - Requesting Site Plan Approval - **Approved**

Documents:

[O C Building Plan.pdf](#)
[China to Go_Site Plan_102017.pdf](#)

. **Planning & Community Development Department**

1. Master Transportation Plan Update - **Recommend Approval**
2. Bryant Parkway Access Management - **Recommend Approval**
3. Zoning Code Changes - **Recommend Approval**

OLD BUSINESS

. **Spin-Off**

Requesting Approval of Preliminary Concept Plan

Documents:

[Spin Off South Concept Plan.pdf](#)
[2017_11_09_Spin-Off Concept Plan Cover Letter.pdf](#)
[2017_11_09_Spin-Off AHTD Approved Access Plan.pdf](#)

NEW BUSINESS

. **Kensington Place Subdivision**

Vernon Williams

1. Requesting Final Plat Approval of Phase 1
2. Requesting Preliminary Plat Approval of Phase 2

Documents:

[Kensington Place Phase 2 Preliminary Plat.pdf](#)
[Kensington Place Phase 1 Final Plat.pdf](#)

. **Hurricane Storage**

Bud and Stuart Finley - Requesting Site Plan Approval

Documents:

[Hurricane Storage Application.pdf](#)
[PC SUBMITTAL PLANS.pdf](#)
[ADEQ DOCS.pdf](#)
[DETENTION CALCS.pdf](#)

. **First Shot**

Requesting Site Plan Approval

Documents:

[Range, floor plan.pdf](#)
[Range, Master Plan.PC9.pdf](#)
[SITE PLAN 11-01-17.pdf](#)
[First Shot Application.pdf](#)

PUBLIC HEARING

. **Pikewood Subdivision Lot 73R And 74R**

Jeff Porter - Conditional Use Permit for Duplex's

Documents:

[Jeff Porter - Pikewood Examples.pdf](#)
[Jeff Porter - CU Pikewood Lots 73R and 74R App.pdf](#)
[Pikewood Subdivision Lot 73R.pdf](#)
[Pikewood Subdivision Lot 74R.pdf](#)

. **The Heights At Waverly**

Eric Richardson - Requesting Rezoning of property from R-E to R-2

Documents:

[Heights Sht 2.pdf](#)
[Hieghts Waverly Rezoning App.pdf](#)

. **Absolute Essence**

Tim Hendrix - Requesting Conditional Use Permit for Property located at 9416 Highway 5 North.

Documents:

[Absolute Essence Conditional Use Application.pdf](#)

. **Planning & Community Development Department**

1. Master Transportation Plan Update
2. Bryant Parkway Access Management Plan

3. Zoning Code Changes

Documents:

[WalkBIKEDrive - MSP10.26.2017.pdf](#)
[WalkBIKEDrive - BPP10.26.2017.pdf](#)
[Bryant Parkway AM Plan 10.26.2017.pdf](#)

. **REQUESTED TO BE ADD TO THE AGENDA**

. . **Hurricane Gardens**

Requesting Final Plat Approval

Documents:

[Hurricane Gardens Final Plat App.pdf](#)
[Phase 1 Hurricane Gardens Final Plat.pdf](#)

ADJOURNMENT