



## Special Bryant Planning Commission Meeting

Thursday, May 21th, 2020

6:00 p.m.

Boswell Municipal Complex - City Hall Courtroom

### Agenda

#### CALL TO ORDER

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

#### ANNOUNCEMENTS

#### APPROVAL OF MINUTES

#### Planning Commission Minutes 3-9-2020

Documents:

[Planning Commission Meeting Minutes 3-9-2020.docx](#)

#### DRC REPORT

#### 10 Fitness - 1905 N. Reynolds Road

Condray Signs - Requesting Approval for Location of Sign - **Approved**

Documents:

[0265-PLN-03.jpg](#)

[0265-PLN-02.jpg](#)

[0265-PLN-01.jpg](#)

#### 10 Fitness Outparcel - 1905 N. Reynolds Road

Whitlow Engineering - Requesting Site Plan Approval - **Approved**

Documents:

[0267-APP-01.pdf](#)

[0267-PLN-03.pdf](#)

[0267-PLN-02.pdf](#)

[0267-PLN-01.pdf](#)

#### ACA Elementary Gym - 21815 I-30

Michael Bolin And Associates - Requesting Approval of New Gym Building - **Approved, Contingent upon proper water service connection.**

Documents:

[0257-PLN-03.pdf](#)  
[0257-PLN-02.pdf](#)  
[0257-APP-01.pdf](#)

- . **Arvest Bank - New Addition - 3217 Reynolds Road**  
DCI - Requesting Approval for New Addition - **Approved**

Documents:

[0273-APP-01.pdf](#)  
[0273-PLN-01.pdf](#)  
[0273-PLN-02.pdf](#)

- . **Bryant Ortho - Offsite Improvements - Marketplace Ave.**  
GarNat Engineering – Requesting Approval of Offsite Improvements - **Approved**

Documents:

[0264-PLN-04.pdf](#)  
[0264-PLN-03.pdf](#)  
[0264-PLN-02.pdf](#)  
[0264-PLN-01.pdf](#)

- . **Centennial Bank - 2224 N. REYNOLDS RD**  
LR Conway Signs - requesting Sign Permit Approval - **Approved**

Documents:

[0268-APP-01.pdf](#)

- . **Chick-Fil-A - Site Plan Changes**  
Burger Engineering - Requesting Approval of Changes - **Approved**

Documents:

[0259-PLN-01.pdf](#)  
[0259-APP-01.pdf](#)

- . **Edward Jones - Sign - 3125 HWY 5**  
Requesting Sign Permit Approval - **Approved**

Documents:

[0278-APP-02.pdf](#)  
[0278-APP-01.pdf](#)

- . **Event Center Midtown - 201 B Street**  
Melnika Hale - Requesting Minor Exception to Midtown Code for T-5 Regulations - **Approved**

- . **EyeCare Center Of Saline County - 3395 HWY 5 N**  
Condray Signs - Requesting Sign Permit Approval - **Approved**

Documents:

0276-APP-01.pdf  
0276-APP-04.jpg  
0276-APP-03.jpg  
0276-APP-02.jpg

. **LaTaDa Learning - 201 B Street**

Melnika Hale - Requesting Approval of New Fencing on Site - **Approved**

Documents:

0270-PLN-03.pdf  
0270-PLN-02.pdf  
0270-PLN-01.pdf

. **Make My Roof Great Again - Sign**

Requesting Sign Permit Approval - **Approved**

Documents:

0274-APP-01.pdf

. **Pinecrest Funeral Home - New Gazebo**

Earl Mussori - Requesting Approval of New Gazebo - **Approved**

Documents:

0275-PLN-02.pdf  
0275-PLN-01.pdf

. **Speakeasy Cafe Outdoor Seating - 3411 Main Street**

Requesting Approval of Outdoor Seating Area - **Approved**

Documents:

0262-PLN-01.pdf

. **The Shack - Yellow Sno - 5401 HWY 5**

Ryan McCormick - Requesting Approval for Temporary Business License - **Approved**

Documents:

0260-APP-01.pdf

. **Marketplace Subdivision Replat**

GarNat Engineering – Requesting Approval for Replat - **Administratively Approved**

Documents:

0263-PLN-01.pdf  
0263-APP-01.pdf

. **3707 Springhill Road Property Split**

Hope Consulting - Recommendation for Approval of Half-Street Improvements - **No Recommendation**

. **Whiting Systems - Proposed New Building**

Michael Bolin and Assoc. - Requesting Recommendation for approval of the following:

Non-Standard Building Approval, Waiver on Sidewalk Requirement. - **No Recommendation**

**JD Bryder - 22677 I-30 S**

Daniel Bartlett Architecture - Requesting Non- Standard Building Approval - **No Recommendation**

**Cone Heads Snow Cone Stand - 6221 HWY 5**

Kierra Matthews - Requesting Approval of Temporary Business Permit - **Approved, Contingent upon location of stand being 50ft or further from existing food truck on lot.**

Documents:

[0288-PLN-01.pdf](#)

**Flash Market - 26213 I-30**

Skylite Sign and Neon - Requesting Sign Permit Approval - **Approved**

Documents:

[0286-APP-03.pdf](#)

[0286-APP-02.pdf](#)

[0286-APP-01.pdf](#)

**Sunshine Shaved Ice - 23140 I-30 W**

Michael Stroud - Requesting Approval of Temporary Business Permit - **Approved**

Documents:

[0283-APP-01.pdf](#)

**NEW BUSINESS**

**3707 Springhill Road Property Split**

Hope Consulting Requesting Approval for Waiver on Half-Street Improvements

Documents:

[0269-WVR-01.pdf](#)

[0269-PLN-03.pdf](#)

[0269-PLN-02.png](#)

[0269-PLN-01.pdf](#)

**Whiting Systems - Proposed New Building**

Michael Bolin and Assoc. - Requesting approval of the following: Non-Standard Building Approval, Waiver on Sidewalk Requirement.

Documents:

[0258-WVR-01.pdf](#)

[0258-APP-02.pdf](#)

**JD Bryder - 22677 I-30 S**

Daniel Bartlett Architecture - Requesting Non- Standard Building Approval

Documents:

[0266-PLN-04.pdf](#)

[0266-PLN-03.pdf](#)

## **DIRECTOR'S REPORT**

*Truett Smith - Director of Planning and Community Development*

### **Master Transportation Plan Changes**

Discussion

Documents:

[Master\\_Street\\_Plan\\_EditsV8\\_5\\_12\\_2020.pdf](#)

### **Proposed Commercial Zoning Changes**

Discussion

Documents:

[Current\\_Commercial\\_Zoning.pdf](#)

[Proposed\\_Commercial\\_Zoning.pdf](#)

[Commercial Zoning Changes.pdf](#)

[Parcels\\_Changed.pdf](#)

## **ADJOURNMENT**