



Bryant Planning Commission Meeting Minutes

Monday, December 9, 2024

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

Agenda

CALL TO ORDER

- Chairman Lance Penfield calls the meeting to order.
- Commissioners Present: Johnson, Burgess, Penfield, Hooten, Erwin, Speed
- Commissioners Absent: Statton, Edwards

ANNOUNCEMENTS

Colton Leonard announced that there will be a brief Directors Report at the end of the Agenda.

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 11/14/2024

Motion to Approve Minutes made by Commissioner Hooten, Seconded by Commissioner Burgess. Voice Vote, 6 Yays, 0 nays. Statton, Edwards Absent.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

2. Lot 11 &12 Block 13 - Original Town of Bryant - Replat

Freddy Beza - Requesting Approval for Replat - RECOMMENDED APPROVAL, Contingent Upon Updated copy of plat showing the Survey Details on Plat

3. Window World - 511 Boone Road - New Driveway

Hannah Newlin - Requesting Modification from Heart of Bryant code on Width of New Driveway - RECOMMENDED APPROVAL, based upon Bryant Street Department Recommendation and with adding MUTCD Compliant driveway signage on Boone Road.

4. Midland Farms Lot 102 - Replat

*Hope Consulting - Requesting Approval for Replat of Lot 102 into Lot 102A and 102B
- RECOMMENDED APPROVAL*

5. A-1 Fireworks - 25612 I-30 - Temporary Business Permit

*Joan Rey - Requesting Approval for Temporary Business Permit for Fireworks Stand -
APPROVED, Contingent upon Fire Marshall Inspection of Tent once set up.*

6. Gen Wealth - 4756 Bryant Parkway - Site Plan

*Phillip Lewis Engineering - Requesting Site Plan Approval - APPROVED, Contingent
upon remaining items being addressed.*

7. Jeffus Family Dentistry - 23233 I-30 - Sign Permit

Pinnacle Signs - Requesting Sign Permit Approval - STAFF APPROVED

NEW BUSINESS

8. Lot 11 & 12 Block 13 - Original Town of Bryant - Replat.

Freddy Beza - Requesting Approval for Replat.

*Due to no representation Commissioner Burgess made a motion to move this item to
the end of the agenda. Hooten seconded. Chairman Penfield called for a Voice Vote,
6 yays, 0 Nays; 2 Absent.*

9. Window World - 511 Boone Road - New Driveway

*Hannah Newlin - Requesting Modification from Heart of Bryant code on Width of New
Driveway.*

*Planning Director Ted Taylor stated that the 50 foot driveway width was requested
by the City's street department in order to make the entrance safer for turning on
and off Boone Road.*

*After brief discussion on the item, Chairman Penfield called for a roll call vote to
approve. 6 yays, 0 nays; Statton, Edwards Absent.*

10. Midland Farms Lot 102 - Replat

Hope Consulting - Requesting Approval for Replat of Lot 102 into Lot 102A and 102B.

*Assistant Planning Director Colton Leonard stated that it had been sent to the county
for review according to the interlocal agreement we have with the county, but we
had not received any comments. Jonathan Hope stated that the property owner
would be willing to sign a pre-annexation agreement with the City. Chairman
Penfield stated that the ask would be for approval, subject to an acceptable
preannexation agreement between the city and the property owner.*

*Chairman Penfield called for a roll call vote to approve. 6 yays, 0 nays; Statton,
Edwards Absent.*

11.2025 Development Calendar

Requesting Approval for 2025 Development Meeting Dates • Planning Commission Deadlines and Dates 2025.

Chairman Penfield will be out of town for the 1st meeting of the year. Commissioner Erwin made a motion to move the January 13th meeting to January 16th at 6:00PM, and to move the November 10th meeting to November 13th. Burgess seconded.

Chairman Penfield called for a roll call vote to approve, subject to those changes. 6 yays, 0 nays; Statton, Edwards Absent.

12. Formation of Nominating Committee to Recommend 2025 Chair and Vice-Chair of Planning Commission

Chairman Penfield nominated Commissioner Edwards and Commissioner Statton to the committee.

DIRECTOR'S REPORT

Mayor Treat presented a plaque of recognition to Walter Burgess for his 10 years of service to the Planning Commission.

Commissioner Erwin made a motion to table Item 8 due to a representative not being present at the meeting. Seconded by Commissioner Speed. Chairman Penfield called for a Voice Vote, 6 yays, 0 nays; Statton, Edwards Absent.

ADJOURNMENT

Motion to Adjourn made by Commissioner Erwin, Seconded by Commissioner Burgess. Voice Vote 6 Yays, 0 nays. Statton, Edwards Absent. Meeting was adjourned.

Chairman, Lance Penfield

Date

Secretary, Tracy Picanco

Date