



## **Bryant Planning Commission Meeting Minutes**

Monday, May 8th, 2023

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

### **Agenda**

#### **CALL TO ORDER**

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

#### **ANNOUNCEMENTS**

*None*

#### **DIRECTOR'S REPORT**

*Director Truett Smith announced that sadly our Grants Coordinator, Amanda Fleming, would be leaving the city. He stated that if anyone knew of a person who would be interested in the position, to encourage them to apply on the city website.*

#### **APPROVAL OF MINUTES**

##### **1. Planning Commission Meeting Minutes 04/10/2023**

*Motion to Approve Minutes made by Commissioner Penfield, Seconded by Commissioner Erwin. Voice Vote, 6 Yays, 0 nays. Burgess and Arey Absent.*

*Chairman Rick Johnson read the DRC Report.*

#### **DRC REPORT**

##### **2. 2415 Raymar Road - Rezoning from R-2 to C-1**

*Rita Elder - Requesting Approval for Rezoning from R-2 to C-1 - NO RECOMMENDATION*

##### **3. Bryant Schools Admin - 1 Lot Subdivision**

*Minton Engineering - Requesting Approval for Commercial Subdivision Plat - RECOMMENDED APPROVAL*

**4. Cypress Valley Phase 2 - Modification from Code**

*Hope Consulting - Requesting Approval for Modification from Code on Sidewalk Placement within ROW - NO RECOMMENDATION*

**5. Farr Subdivision - Johnswood Road**

*Hope Consulting - Requesting Plat Approval for Two Lot Subdivision - RECOMMENDED APPROVAL*

**6. 23478 I-30 - Custom Advertising - Alternative Signage Plan**

*Custom Advertising - Requesting Approval for Alternative Signage Plan - RECOMMENDED APPROVAL*

**PUBLIC HEARING**

**7. 2415 Raymar Road - Rezoning from R-2 to C-1**

*Rita Elder - Requesting Approval for Rezoning from R-2 to C-1*

*After discussion on Rezoning, Chairman Johnson asked if there were any members of the public in attendance to speak for or against the rezoning.*

- John Shelton - Lacross Drive - Against
- James Sibert - 3612 Lacross Drive - Against
- Freddy Gardner - 3600 Meadowlake - If quiet use he stated he was for. If noisy, he is against it.
- Karen Leopard - 3514 Lacross She is concerned about the additional traffic and trash issues. - Against

*The applicant came up and spoke to address some of the issues that were stated. After discussion on the property and discussion on the special use request and approval process, the son of the applicant, Mark Elder, decided to withdraw their request to rezone the property.*

*Commissioner Penfield made a motion to accept the request to withdraw the application, and close the public hearing. Commissioner Erwin Seconded. Voice Vote 6 yays, 0 nays, Statton Absent.*

**NEW BUSINESS**

**8. Bryant Schools Admin - 1 Lot Subdivision**

*Minton Engineering - Requesting Approval for Commercial Subdivision Plat*

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 6 yays, 0 nays, Burgess, Arey Absent.*

**9. Cypress Valley Phase 2 - Modification from Code**

*Hope Consulting - Requesting Approval for Modification from Code on Sidewalk Placement within ROW*

*The applicant stated that the request was being made due to the topography of the subdivision. With the slope of the land, meeting ADA requirements on the sidewalks would be very difficult if the sidewalks were located 6 ft from the back of the curb. After a brief discussion, Chairman Johnson Called for a roll call vote to approve. 6 yays, 0 nays, Burgess, Arey Absent.*

**10. Farr Subdivision - Johnswood Road**

*Hope Consulting - Requesting Plat Approval for Two Lot Subdivision*

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 6 yays, 0 nays, Burgess, Arey Absent.*

**11. 23478 I-30 - Custom Advertising - Alternative Signage Plan**

*Custom Advertising - Requesting Approval for Alternative Signage Plan*

*Ryan Berry of Custom Advertising spoke on behalf of the applicant, he stated that the plans were for the signage to be static. After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 6 yays, 0 nays, Burgess, Arey Absent.*

**12. Coral Ridge Subdivision Lot 19 - Replat**

*Hope Consulting - Requesting Replat for lot 19*

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 6 yays, 0 nays, Burgess, Arey Absent.*

**ADJOURNMENT**

*Motion to Adjourn made by Commissioner Hooten, Seconded by Commissioner Edwards. Voice Vote, 6 Yays, 0 nays. Burgess, Arey Absent. Meeting Adjourned.*

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*Chairman, Rick Johnson*                      \_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Secretary, Tracy Picanco*                      \_\_\_\_\_  
*Date*