



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: <https://www.youtube.com/c/bryantarkansas>

Date: February 10, 2025 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 1/16/2025

- [2025-01-16 Planning Commission Meeting Minutes.pdf](#)

Announcements

DRC Report

2. 2714 Lavern Dr - Conditional Use Permit

Vanessa Guerra - Requesting Recommendation for Approval of Conditional Use Permit for Duplex - RECOMMENDED APPROVAL based on completing Public Hearing Requirements.

3. 2711 Springhill Road - Rezoning C-1 to C-2

Mohammad Tariq - Requesting Recommendation for Rezoning from C-1 to C-2 - RECOMMENDED APPROVAL, based on completing Public Hearing Requirements

4. 2711 Springhill Road - Conditional Use Permit

Mohammad Tariq - Requesting Recommendation for Approval of CUP for the use of Automobile Sales & Leasing - Small Lot - RECOMMENDED APPROVAL based on completing Public Hearing Requirements.

5. Panera Bread - 23146 I-30 - Site Plan

Crafton Tull - Requesting Site Plan Approval - APPROVED, Contingent upon remaining comments being addressed

- [0935-pln-02.pdf](#)
- [0935-drn-02.pdf](#)
- [0935-caa-01.pdf](#)
- [0935-rsp-01.pdf](#)
- [0935-pln-02b.pdf](#)
- [0935-ADEQ-01.pdf](#)
- [0935-SWP-01.pdf](#)
- [0935-APP-01.pdf](#)

6. D1 Training - 1800 N Reynolds Road - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED

- [93319-SGNAPP-02.pdf](#)

- [93319-SGNAPP-01.pdf](#)

7. Empire Vape & Smoke Shop - 319 Bryant Ave - Sign Permit

Aero Signs - Requesting Sign Permit Approval - STAFF APPROVED

- [93320-SGNAPP-01.pdf](#)

8. Sherwin Williams - 4000 Hwy 5 N Ste 1 - Sign Permit

Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED

- [93335-SGNAPP-01.pdf](#)
- [93335-SGNAPP-02.pdf](#)

Public Hearing

9. 2714 Lavern Dr - Conditional Use Permit

Vanessa Guerra - Requesting Approval for Conditional Use Permit for Duplex

- [0908-APP-01.pdf](#)

10. 2711 Springhill Road - Rezoning C-1 to C-2

Mohammad Tariq - Requesting Approval for Rezoning from C-1 to C-2

- [0930-APP-01.pdf](#)

11. 2711 Springhill Road - Conditional Use Permit

Mohammad Tariq - Requesting Approval for CUP for the use of Automobile Sales & Leasing - Small Lot

- [0931-APP-01.pdf](#)

Old Business

New Business

Adjournments