



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: June 12, 2023 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

- 1. Planning Commission Meeting Minutes 5/8/2023**
 - [2023-05-08 Planning Commission Meeting Minutes.pdf](#)
- 2. Special Planning Commission Meeting Minutes 5/31/2023**
 - [2023-05-31 Special Planning Commission Meeting Minutes.pdf](#)

Announcements

Director's Report

DRC Report

3. Reynolds Centre Development - 23146 I-30

Bond Consulting - Requesting Site Plan Approval - RECOMMENDED APPROVAL

- [0729-PLN-01.pdf](#)

4. Arkansas Service One HVAC - 3015 Corporate Center Drive

Mark Emmerling - Requesting Non-Standard Building Approval - NO RECOMMENDATION. Site Plan Approved by DRC contingent upon non-standard building approval and stormwater plan submitted.

- [0713-LTR-01.pdf](#)

5. Benjamin Grove Subdivision Ph. 4 - Final Plat

GarNat Engineering - Requesting Final Plat Approval - RECOMMENDED APPROVAL

- [0725-LTR-01.pdf](#)

6. Market Place II Subdivision Ph. 3 - Final Plat

GarNat Engineering - Requesting Final Plat Approval - RECOMMENDED APPROVAL

- [0726-LTR-01.pdf](#)

7. 407 Boone Road - Modification Request from HOB Code

Harris Family - Requesting Modification from Heart of Bryant Code for a driveway on a pedestrian friendly designated frontage

and modification on build-to-zone setbacks. - NO RECOMMENDATION

- [23-0663_pp_lot_4-6_block_23_town_of_bryant-replat_4r-8-5x14_p_pp-.pdf](#)

8. Hurricane Gardens Subdivision - Lot 2 and 3 Replat

Hope Consulting - Requesting Approval for Replat of Lots 2 & 3 - RECOMMENDED APPROVAL

- [0738-PLN-01.pdf](#)

9. Cypress Valley Phase 2 - Final Plat

Hope Consulting - Requesting Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon remaining comments being addressed

- [0658-PLT-03.pdf](#)

10. Midland Road Estates - Preliminary Plat

Hope Consulting - Requesting Preliminary Plat Approval and Approval of Modification from Code to not build a collector designated road as shown on Master Transportation Plan. - RECOMMENDED APPROVAL OF PLAT, NO RECOMMENDATION ON MASTER STREET PLAN MODIFICATION

- [0691-LTR-01.pdf](#)

11. Murphy Usa - 403 Bryant Ave

CEI Engineering - Requesting Site Plan Approval - APPROVED, Contingent upon paying stormwater detention in-lieu-of fee, and obtaining a grease trap permit.

- [0728-PLN-01.pdf](#)
- [0728-ELV-01.pdf](#)
- [0728-LTR-01.pdf](#)

12. A-1 Fireworks - 25612 I-30 - Temporary Business License

Joan Rey - Requesting Approval for Temporary Business License for Fireworks Stand - APPROVED

- [0723-APP-03.pdf](#)
- [0723-APP-02.pdf](#)
- [0723-APP-01.pdf](#)

13. Meramec Specialty Co. - 6905 HWY 5 - Temporary Business License

Kevin Bailey - Requesting Approval for Temporary Business License for Fireworks Stand - APPROVED

- [0724-PLN-03.pdf](#)
- [0724-PLN-02.pdf](#)
- [0724-PLN-01.pdf](#)

14. La Monarca - 612 Office Park Drive - Sign Permit

Aero Signs - Requesting Sign Permit Approval - STAFF APPROVED

- [0718-APP-01.pdf](#)

15. Inspire Childcare Development Center - 303 N Reynolds Road - Sign Permit

Shanekia Smith - Requesting Sign Permit Approval - STAFF APPROVED

- [0720-APP-01.pdf](#)

16. Summerwood Partners Development - Vernia Park Subdivision - Site Plan Changes

Zane Robbins - Requesting Approval for Site Plan Changes - APPROVED

- [0739-PLN-01.pdf](#)

17. Walmart - 400 Bryant Ave - New Building Addition

Harrison French and Associates - Requesting Approval for New Building Addition - APPROVED

- [0740-PLN-01.pdf](#)

18. Bryant Family Chiropractic - 3405 Market Place - Tenant Mounment Sign

Southpaw Designs - Requesting Sign Permit Approval - APPROVED

- [0735-APP-01.pdf](#)

19. Street Name Change - Shady Pine Street

Request for Approval of Shady Pine Street to be changed to Avery Lane - APPROVED

20. KO Auto Sales - 23337 I-30 - Sign Permit

KT&T Signs - Requesting Sign Permit Approval - STAFF APPROVED

- [0722-APP-02.pdf](#)

21. Sage Heath - 1800 N Reynolds Road - Sign Permit

Lumatech Inc - Requesting Sign Permit Approval - STAFF APPROVED

- [0733-APP-02.pdf](#)
- [0733-APP-01.pdf](#)

22. Road Runner - 23190 I-30 - Sign Permit

Custom Advertising - Requesting Sign Permit Approval - STAFF APPROVED

- [0737-APP-01.pdf](#)

Public Hearing

Old Business

New Business

23. Reynolds Centre Development - 23146 I-30

Bond Consulting - Requesting Site Plan Approval

- [0729-PLN-01.pdf](#)
- [0729-ELV-01.pdf](#)
- [0729-SWP-01.pdf](#)
- [0729-APP-01.pdf](#)

24. Arkansas Service One HVAC - 3015 Corporate Center Drive

Mark Emmerling - Requesting Non-Standard Building Approval

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- [0713-LTR-01.pdf](#)

25. Benjamin Grove Subdivision Ph. 4 - Final Plat

GarNat Engineering - Requesting Final Plat Approval

- [0725-BOA-01.pdf](#)
- [0725-PLT-02.pdf](#)
- [0725-ASB-01.pdf](#)
- [0725-APP-01.pdf](#)
- [0725-LTR-02.pdf](#)
- [0725-LTR-01.pdf](#)

26. Market Place II Subdivision Ph. 3 - Final Plat

GarNat Engineering - Requesting Final Plat Approval

- [0726-PLN-02.pdf](#)
- [0726-LTR-01.pdf](#)
- [0726-PLN-01.pdf](#)
- [0726-APP-01.pdf](#)
- [0726-PLT-01.pdf](#)

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- [0658-STSE-01.pdf](#)
- [0658-WSBND-01.pdf](#)
- [0658-ASB-03.pdf](#)
- [0658-ASB-02.pdf](#)
- [0658-PLN-04.pdf](#)
- [0658-BND-02.pdf](#)
- [0658-AHD-01.pdf](#)
- [0658-BOA-01.pdf](#)
- [0658-LTR-01.pdf](#)
- [0658-MTN-01.pdf](#)
- [0658-BND-01.pdf](#)

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- [0691-PLN-05.pdf](#)
- [0691-SWP-02.pdf](#)
- [0691-DRN-02.pdf](#)
- [0691-GTR-01.pdf](#)
- [0691-SWP-01.pdf](#)
- [0691-SWB-01.pdf](#)
- [0691-MTN-01.pdf](#)
- [0691-DRN-01.pdf](#)
- [0691-LTR-01.pdf](#)

Adjournments