



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: March 11, 2024 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

- 1. Planning Commission Meeting Minutes 2-12-2024**
 - [2024-02-12 Planning Commission Minutes.pdf](#)
- 2. Special Planning Commission Meeting Minutes 2-22-2024**
 - [2024-02-22 Special Planning Commission Minutes.pdf](#)

Announcements

DRC Report

3. Reynolds Centre - Commercial Subdivision Plat

Ryan Rooney - Requesting Recommendation for Plat Approval - RECOMMENDED APPROVAL

4. Kensington Place Phase 3 - Final Plat

GarNat Engineering - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, With contingency of all items completed and inspected before meeting. With recommendation that developer does not build the traffic islands at entrance to phase 1.

5. Pinnacle Point at Bryant - 6845 Hwy 5 - Waiver

Robby Hubbard - Requesting Recommendation for Approval to not build multi-use trail along HWY 5 - RECOMMENDED APPROVAL

6. US Bank - 100 Commerce St - Site Plan Addition

David Azzano - Requesting Approval for Addition to Site Plan - APPROVED

- [0842-PLN-01.pdf](#)

7. Landmark Lifestyles - 6845 Hwy 5 - Sign Permit

Siez Sign Company - Requesting Sign Permit Approval - APPROVED, Contingent upon verification of location of sign.

- [0841-APP-01.jpg](#)

8. Alleviant Integrated Mental Health - 3395 HWY 5 - Sign Permit

Condray Signs - Requesting Sign Permit Approval - STAFF APPROVED

- [0838-APP-01.pdf](#)

9. Foot Soul - Foot and Ankle - 3395 HWY 5 - Sign Permit

Condray Signs - Requesting Sign Permit Approval - STAFF APPROVED

- [0840-APP-01.pdf](#)

Public Hearing

10. 2714 Lavern St - Short Term Rental - Conditional Use Permit

Vanessa Guerra - Requesting Approval of CUP for Short Term Rental

- [0820-HTC-01.pdf](#)
- [0820-LTR-01.pdf](#)
- [0820-APP-01.pdf](#)

Old Business

New Business

11. Reynolds Centre - Commercial Subdivision Plat

Ryan Rooney - Requesting Plat Approval

- [0843-BOA-01.pdf](#)
- [0843-LTR-01.pdf](#)
- [0843-PLT-01.pdf](#)

12. Kensington Place Phase 3 - Final Plat

GarNat Engineering - Requesting Final Plat Approval

- [0825-ASB-02.pdf](#)
- [0825-PLT-02.pdf](#)
- [0825-BOA-01.pdf](#)
- [0825-APP-01.pdf](#)
- [0825-LTR-02.pdf](#)
- [0825-LTR-01.pdf](#)

13. Pinnacle Point at Bryant - Waiver

Robby Hubbard - Requesting Recommendation for Approval to not build multi-use trail along HWY 5

- [0844-APP-01.pdf](#)

Adjournments