



## **Special Bryant Planning Commission Meeting Minutes**

Monday, March 24, 2025

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

### **Agenda**

#### **CALL TO ORDER**

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

#### **ANNOUNCEMENTS**

*Ted Taylor announced that the RFQ for the Comprehensive Growth Plan will be posted online this week.*

*Vice-Chairman Hooten read the DRC Report.*

#### **DRC REPORT**

- 1. Hawkins Valley Phase 1** - Preliminary Plat  
*GarNat Engineering - Requesting Recommendation for Preliminary Plat Approval - RECOMMENDED APPROVAL*
- 2. 505, 509, and 513 Boswell Road** - Sidewalk Waiver  
*Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED*
- 3. The Hills Ph 3 - Lot 20** - 1120 Hillsboro Rd - Replat  
*Chad Taylor - Requesting Recommendation for Approval of Replat - RECOMMENDED APPROVAL, Contingent upon updated plat showing the existing sewer easement.*
- 4. Dunlap Commercial Plaza** - Dell Drive  
*Hope Consulting - Requesting Approval for Commercial Subdivision Plat and Waiver on Half-Street Improvements - RECOMMENDED APPROVAL, Contingent upon updated plat showing sewer easement that connects to the lot East of subdivision.*

## NEW BUSINESS

### 5. Hawkins Valley Phase 1

*GarNat Engineering - Requesting Preliminary Plat Approval*

*After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 7 Yays, 0 Nays, 1 Absent.*

### 6. 505, 509, and 513 Boswell Road

*Carla Baggett - Requesting Recommendation for Approval of Sidewalk Waiver*

*After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 7 Yays, 0 Nays, 1 Absent.*

### 7. The Hills Ph 3 - Lot 20

*Chad Taylor - Requesting Approval for Replat*

*After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 7 Yays, 0 Nays, 1 Absent.*

### 8. Dunlap Commercial Plaza

*Hope Consulting - Requesting Approval for Commercial Subdivision Plat and Waiver on Half-Street Improvements*

*After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve the final plat approval. 7 Yays, 0 Nays, 1 Absent.*

*Chairman Penfield called for a roll call vote to approve the half-street improvement waiver. 7 Yays, 0 Nays, 1 Absent.*

## ANNOUNCEMENTS

*Colton Leonard gave an update on the recently filed Arkansas House Bills.*

## ADJOURNMENT

*Motion to Adjourn made by Commissioner Statton, Seconded by Commissioner Speed. Voice Vote, 8 Yays, 0 Nays, 1 Absent. Meeting was adjourned.*

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*Chairman, Lance Penfield*

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*Date*

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*Secretary, Rebecca Kidder*

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*Date*

*(Acting Secretary for This Meeting)*