



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: June 09, 2025 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 5/12/25

- [2025-05-12 Planning Commission Minutes.pdf](#)

Presentations and Announcements

2. Comprehensive Growth Plan RFQ - Consulting Firm Presentations

Presentations by the top two consulting firms selected by the RFQ Grading Committee

DRC Report

3. State Farm - 515 N Reynolds Road - Site Addition

Richardson Engineering - Requesting Site Plan Approval - APPROVED, Contingent upon Setback Variance Approval and Remaining Comments met.

- [0956-DRN-02.pdf](#)
- [0956-PLN-03.pdf](#)
- [0956-DRN-01.pdf](#)

4. Lifetime Construction Builders - 3519 Market Place Ave - Sign Permit

Requesting Sign Permit Approval - STAFF APPROVED

- [93724-SGNAPP-01.pdf](#)

5. Parkway Elementary - 5200 Bryant Pkwy - Sign Permit

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

- [93765-SGNAPP-01.pdf](#)
- [93765-SGNAPP-02.jpg](#)

6. 6221 Hwy 5 - Ste. 1 - Site Addition for Deck

Paul Clark - Requesting Site Plan Approval for Deck Addition - APPROVED, Contingent upon agreement being put in place regarding the force main and pump station.

- [0960-PLN-01.pdf](#)

7. Springhill Storage - Arey Dr - Site Plan

GarNat Engineering - Requesting Site Plan Approval - APPROVED, Contingent upon engineering comments being met

- [0962-PLN-02.pdf](#)
- [0962-RSP-02.pdf](#)
- [0962-RSP-01.pdf](#)

8. Outdoor Storage Yard - I-30 Frontage Road - Site Plan

Hope Consulting - Requesting Site Plan Approval - APPROVED, Contingent upon remaining comments being completed

- [0966-PLN-01.pdf](#)
- [0966-DRN-01.pdf](#)

9. Subdivision Signage - Midland Road Estates - Sign Permit

Lektron LED Technologies - Requesting Sign Permit Approval - APPROVED

- [93762-SGNAPP-01.pdf](#)

10. La Ta Da Learning and Creative Arts - 5920 Hwy 5 Ste. 5 & 6-7

Rod's Signs - Requesting Sign Permit Approval - STAFF APPROVED

- [093790-SGNAPP-01.pdf](#)

11. Central Arkansas Truck Outfitters - 25633 I-30 - Alternative Signage Plan

Ace Sign Company - Requesting Recommendation for Approval of Alternative Signage Plan - RECOMMENDED APPROVAL

12. Elm Estates Subdivision - 203 SW 4th St. - Preliminary Plat and Waiver

GarNat Engineering - Requesting Approval for Preliminary Plat and Waiver for Modification on Half-street Improvements and Sidewalk Requirement - RECOMMENDED APPROVAL

13. Bethel Middle School - Solar Field Project - Site Plan

Scenic Hill Solar - Requesting Site Plan Approval - RECOMMENDED APPROVAL, Contingent upon addressing remaining comments

14. Haviland Addition - 2223 N Reynolds - Commercial Plat

CMN & Associates - Requesting Approval of Final Plat - RECOMMENDED APPROVAL

15. Big Oak Addition Lot 24 - 414 Prickett Rd - Replat

Richardson Engineering - Requesting Approval for Replat - RECOMMENDED APPROVAL

16. Good Day Farm - 3205 Hwy 5 - Commercial Plat

Regan Etheridge - Requesting Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon staff being satisfied with the plat before it is approved by PC.

Public Hearing

17. Springhill Storage - Arey Dr - Rezoning from R-M to C-2

GarNat Engineering - Requesting Approval for Rezoning from R-M to C-2

- [0961-SGN-01.JPG](#)
- [0961-APP-01.pdf](#)

Old Business

18. Central Arkansas Truck Outfitters - 25633 I-30 - Alternative Signage Plan

Ace Sign Company - Requesting Approval for Alternative Signage Plan

- [0955-PLN-01.pdf](#)

New Business

19. Elm Estates Subdivision - 203 SW 4th St - Preliminary Plat and Waiver

GarNat Engineering - Requesting Approval for Preliminary Plat and Waiver for Modification on Half-street Improvements and Sidewalk Requirement

- [0947-ADHLTR-01.pdf](#)
- [0947-WVR-01.pdf](#)
- [0947-DRN-01.pdf](#)
- [0947-PLN-02.pdf](#)
- [0947-BOA-01.pdf](#)
- [0947-AFF-01.pdf](#)
- [0947-APP-01.pdf](#)
- [0947-LTR-01.pdf](#)

20. Bethel Middle School - Solar Field Project - Site Plan

Scenic Hill Solar - Requesting Site Plan Approval

- [0957-SPEC-01.pdf](#)
- [0957-PLN-02.pdf](#)
- [0957-SMP-01.pdf](#)
- [0957-404-01.pdf](#)
- [0957-SWPPP-01.pdf](#)

21. Haviland Addition - 2223 N Reynolds Road - Commercial Plat

CMN & Associates - Requesting Final Plat Approval

- [0958-PLT-01.pdf](#)
- [0958-LTR-01.pdf](#)
- [0958-APP-01.pdf](#)

22. Big Oak Addition - Lot 24 - 414 Prickett Road - Replat

Richardson Engineering - Requesting Approval for Replat

- [0959-PLT-02.pdf](#)
- [0959-SVY-01.pdf](#)
- [0959-APP-01.pdf](#)

23. Good Day Farm - 3205 Hwy 5 - Commercial Plat

Regan Etheridge - Requesting Final Plat Approval (Pending Plat Attachment)

24. Comprehensive Growth Plan RFQ

Recommendation of Chosen Consulting Firm for the City's Comprehensive Growth Plan Update

Adjournments