



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: October 13, 2025 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 9/8/2025

- [2025-09-08 Planning Commission Minutes.pdf](#)

Presentations and Announcements

2. Bryant Comprehensive Street Improvement Plan

GarNat Engineering and Volkert - Presentation on Street Improvement Plan and Survey

The City of Bryant is committed to providing safe, reliable, and efficient transportation for all residents, businesses, and visitors. As part of our ongoing efforts to improve streets, sidewalks, intersections, and other transportation infrastructure, we are seeking your input on areas within the city that need attention. This survey is designed to help us identify problem areas—such as traffic congestion, roadway conditions, pedestrian safety, bike accessibility, and other transportation challenges. Your feedback will guide city leaders and planners as we prioritize improvements and develop long-term solutions for Bryant's transportation network. We encourage all Bryant motorists to share their experiences and concerns. By participating, you are helping us build a safer, stronger, and more connected community.

- [Bryant Streets Survey Postcard.png](#)

Director's Report

DRC Report

3. Finley Business Park - 25300 I-30 - Commercial Plat

Hope Consulting - Requesting Recommendation for Approval of Two Lot Commercial Plat - RECOMMENDED APPROVAL

4. 25190 I-30 - 2 Lot Commercial Plat

Hope Consulting - Requesting Recommendation for Approval of Two Lot Commercial Plat - RECOMMENDED APPROVAL, Contingent upon adding easement to Plat

5. Reynolds Centre - Lot 2 - Replat into 2A and 2B

Crafton Tull - Requesting Recommendation for Approval of Replat - RECOMMENDED APPROVAL

6. Therapeds - 2208 N Reynolds Road - Sidewalk Waiver

Hope Consulting - Requesting Recommendation to City Council for Waiver on Sidewalk - NO RECOMMENDATION

7. Marketplace East Phase 2 - Preliminary Plat

GarNat Engineering - Requesting Recommendation for Preliminary Plat Approval - RECOMMENDED APPROVAL, Contingent upon satisfying Engineering Comments

8. Creekside Addition Phase 2B - Final Plat

GarNat Engineering - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon remaining comments being satisfied.

9. Pikewood Subdivision 3 - Lots 17 and 18 - Replat

Gerber and Freddy Beza - Requesting Recommendation for Approval of Replat of two lots into one - RECOMMENDED APPROVAL, Contingent upon satisfying Engineering Comments.

10. Midtown Bryant - Block 2 Lot 8 - Minor Exception

HD Homes - Requesting Minor Exception from Midtown Code to Allow for Additional Alley Access - APPROVED

- [0991-PLN-01.pdf](#)

11. Crosspointe Park - New Pavillion

Ryan Ingold - Requesting Approval for New Pavillion - APPROVED, Contingent upon satisfying engineering comments.

- [0996-PLN-01.jpeg](#)
- [0996-PLN-02.pdf](#)
- [0996-PLN-03.pdf](#)

12. Central Arkansas Inflatables - 6221 Hwy 5 STE 5 - Sign Permit

AR Sign Guys - Requesting Sign Permit Approval - STAFF APPROVED

- [94057-SGNAPP-01.pdf](#)

13. Omni Health & Wellness - 3345 Main St, STE 100 - Sign Permit

L Graphics- Requesting Sign Permit Approval - STAFF APPROVED

- [94132-APP-01.pdf](#)
- [94132-APP-02.pdf](#)

14. Bamboo Wing - 2202 N Reynolds - Sign Permit

Requesting Sign Permit Approval - STAFF APPROVED

- [94186-SGNAPP-01.pdf](#)

15. Radiant Boutique - 307 Progress Way Ste 100 - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- [94217-SGNAPP-01.pdf](#)

16. Practical Wellness Clinic - 6144 Hwy 5 STE 700 - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- [94229-SGNAPP-01.pdf](#)

Public Hearing

Old Business

New Business

17. Finley Business Park - 25300 I-30 - Commercial Plat

Hope Consulting - Requesting Approval for Two Lot Commercial Plat

- [0981-PLT-04.pdf](#)

18. 25190 I-30 - 2 Lot Commercial Plat

Hope Consulting - Requesting Approval for Two Lot Commercial Plat

- [0988-PLT-03.pdf](#)
- [0988-LTR-01.pdf](#)

19. Reynolds Centre - Lot 2 - Replat into 2A and 2B

Crafton Tull - Requesting Approval for Replat

- [0987-CAA-01.pdf](#)
- [0987-PLT-02.pdf](#)
- [0987-LTR-01.pdf](#)

20. Therapeds - 2208 N Reynolds Road - Sidewalk Waiver

Hope Consulting - Requesting Recommendation to City Council for Waiver on Sidewalk

- [0942-WVR-01.pdf](#)
- [0942-PLN-03.pdf](#)

21. Marketplace East Phase 2 - Preliminary Plat

GarNat Engineering - Requesting Preliminary Plat Approval

- [0992-PLN-02.pdf](#)
- [0992-RSP-01.pdf](#)

22. Creekside Addition Phase 2B - Final Plat

GarNat Engineering - Requesting Final Plat Approval

- [0989-ASB-02.pdf](#)
- [0989-PLT-02.pdf](#)
- [0989-CRTLTR-01.pdf](#)
- [0989-APP-01.pdf](#)
- [0989-LTR-01.pdf](#)

23. Pikewood Subdivision 3 - Lots 17 and 18 - Replat

Gerber and Freddy Beza - Requesting Approval for Replat of two lots into one

- [0993-PLT-02.pdf](#)

24. Midland Farms Replat - 3808 Midland Road - Tarver Property

Zane Robbins - Requesting Approval for Replat of lots 88-90 of Midland Farms Subdivision

- [0995-PLT-02.pdf](#)
- [0995-PLT-01.pdf](#)

Adjournments