



Bryant Planning Commission Meeting Minutes

Monday, November 13, 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, Edwards, Erwin, Speed
- Commissioners Absent: None

APPROVAL OF MINUTES

1. **10/13/2025 Planning Commission Meeting Minutes**
2. **10/22/2025 Special Planning Commission Meeting Minutes**

Motion to Approve 10/13/2025 and 10/22/2025 Minutes made by Commissioner Statton, Seconded by Vice-Chairman Hooten. Voice Vote, 8 Yays, 0 Nays, 0 Absent

ANNOUNCEMENTS

Colton Leonard, Interim Director of Planning and Development, reported that work is continuing with Crafton Tull on the Comprehensive Growth Plan. Kick-off meetings are scheduled to take place between December 1–3, 2025.

COMMENTS

Commissioner Statton noted that Ms. Handy spoke with him to mention that her fence work has not yet been completed.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

3. 1607 Prickett Road - Conditional Use Permit

Joel Prickett - Requesting Recommendation for Approval of Conditional Use Permit to build accessory structure on lot prior to a primary structure - RECOMMENDED APPROVAL

4. 3213 Main St, STE 1 - Site Addition

Hernan Rangel - Requesting Approval for Site Addition for new patio

5. Midtown Bryant - 12 Paisley Park and Block 2 - Minor Modifications from Midtown Code

HD Homes - Requesting Minor Modifications from Midtown Code for sidewalk location at 12 Paisley Park and change to frontage type at Block 2 for A Street - APPROVED Sidewalk modification to Block 2. Approved modification to sidewalk at 12 Paisley, Contingent upon City Engineer approving the design prior to installation.

6. Gassy's - Phillips 66 - 6101 HWY 5 - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval - APPROVED

PUBLIC HEARING

7. 1607 Prickett Road - Conditional Use Permit

Joel Prickett - Requesting Approval for Conditional Use Permit to build accessory structure on lot prior to a primary structure

Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 Nays, 0 Absent.

8. Zoning Code Changes

Public Hearing regarding changes to Sections 4 and 10 of the City of Bryant Zoning Code.

Colton Leonard, Interim Director of Planning and Development, presented changes to the City of Bryant Zoning Code in accordance with new state laws and recommendations from the Bryant City Council. The ordinance will be submitted to the City Council for three readings.

Chairman Penfield called for a roll call vote to approve with changes from DRC. 8 Yays, 0 Nays, 0 Absent.

Motion to close public comment made by Commissioner Erwin, seconded by Commissioner Speed. Voice Vote, 8 Yays, 0 Nays, 0 Absent.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

Motion to Adjourn made by Commissioner Statton, seconded by Vice-Chairman Hooten. Voice Vote, 8 Yays, 0 Nays, 0 Absent. The meeting was adjourned.

Chairman, Lance Penfield

Date

Secretary, Rebecca Kidder

Date