



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: December 08, 2025 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 11/13/2025

- [2025-11-13 Planning Commission Minutes.pdf](#)

Announcements

DRC Report

2. Meadowlake Phase 3 - Replat - Storm Sewer Detention Basin Tract

Zane Robbins - Requesting Recommendation for Approval of Replat - RECOMMENDED APPROVAL

3. 6128 HWY 5 - Site Plan - Lot 22R of Marketplace II Subdivision Ph. 3

Hope Consulting - Requesting Recommendation for Site Plan Approval - RECOMMENDED APPROVAL, Contingent upon reminaing comments being addressed

4. 2525 Birch St - Conditional Use Permit

Maco Builders - Requesting Recommendation for Approval of CUP for Duplex in R-M Zoning - NO RECOMMENDATION

5. 6717 Lombard Rd - Conditional Use Permit

Paul Kingsolver - Requesting Recommendation for Approval of CUP for Short Term Rental - RECOMMENDED APPROVAL

6. 12 Paisley Park - Minor Modification from Midtown Code

HD Homes - Requesting Minor Modifcation from Midtown code on Sidewalk Location - APPROVED, Contingent upon Verification from City Engineer on Design of the Crossing

- [0999-PLN-02.pdf](#)

7. Progressive Tractor & Implement Co. - 22576 I-30 - Sign Permit

Gibko Nursery & Signs - Requesting Approval for Freestanding Sign - APPROVED

- [94415-SGNAPP-01.pdf](#)

8. Senor Tequila - 2919 Reynolds Road - Site Plan Addition

- Requesting Site Plan Approval for new Accessory Structure - APPROVED, Contingent upon working out details on Commercial Design Standards for Facade of structure.

- [1006-PLN-01.pdf](#)

9. The Local Tavern - 3429 Market Place Ave, STE A - Sign Permit

Jeried Offutt - Requesting Sign Permit Approval - STAFF APPROVED

- [The Local Tavern Sign Rendering.pdf](#)

10. Enjoy Shawarma - 5311 Hwy 5, STE 206 - Sign Permit

Greg Decker - Requesting Sign Permit Approval - STAFF APPROVED

- [94412-SGNAPP-01.pdf](#)

11. Gassy's Fuel Station - 6101 Hwy 5 - Sign Permit

James Griffin - Requesting Sign Permit Approval - STAFF APPROVED

- [Gassys Sign Permit Rendering 1.pdf](#)

12. Shoppes at Dogwood Springs - Phase 1 - 4707 Bryant Parkway

Richardson Engineering - Requesting Site Plan Approval - APPROVED, Contingent upon remaining comments being addressed

- [0998-LIGHT-01.pdf](#)
- [0998-DRN-03.pdf](#)
- [0998-BLD-01.pdf](#)
- [0998-SLC-01.pdf](#)
- [0998-SWP-01.pdf](#)
- [0998-NOC-01.pdf](#)

13. Honey Baked Ham - 3213 Main St. Ste 2 - Sign Permit

Cuerden Signs - Requesting Sign Permit Approval - STAFF APPROVED

- [HBH Sign Permit App2.pdf](#)
- [HBH Sign Permit App1.pdf](#)

Public Hearing

14. 2525 Birch St - Conditional Use Permit

Maco Builders - Requesting Approval of CUP for Duplex in R-M Zoning

- [1003-APP-01.pdf](#)

15. 6717 Lombard Rd - Conditional Use Permit

Paul Kingsolver - Requesting Approval of CUP for Short Term Rental

- [1004-APP-01.pdf](#)

Old Business

New Business

16. Meadowlake Phase 3 - Replat - Storm Sewer Detention Basin Tract

Zane Robbins - Requesting Approval for Replat

- [1005-PLN-02.pdf](#)

17. 6128 HWY 5 - Site Plan - Lot 22R of Marketplace II Subdivision Ph. 3

Hope Consulting - Requesting Site Plan Approval

- [0986-ELV-01.pdf](#)
- [0986-PLN-03.pdf](#)

18. 2026 Development Meeting Calendar

Requesting Approval for 2025 Development Meeting Dates

- [Proposed Planning Commission Deadlines and Dates 2026.pdf](#)

19. Nominating Committee Report - Nominations for 2026 Chair and Vice Chair of Planning Commission

20. Recognition for Commissioner Jim Erwin

Adjournments