



Bryant Planning Commission Meeting Minutes

Monday, December 8, 2025

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

Agenda

CALL TO ORDER

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

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 11/13/2025

Motion to Approve Minutes made by Vice-Chairman Hooten, Seconded by Commission Edwards. Voice Vote, 7 Yays, 0 Nays, 1 Absent

ANNOUNCEMENTS

Chairman Lance Penfield announced that Colton Leonard was appointed as Director of Planning and Development.

Colton Leonard, Director of Planning and Development, reported that a Nominating Committee has been formed and will present a report for the vote of the Chairman and Vice-Chairman positions for the 2026 Planning Commission.

Vice-Chairman Hooten read the DRC Report.

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 remaining 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 Modification from Midtown code on Sidewalk Location - APPROVED, Contingent upon Verification from City Engineer on Design of the Crossing
7. **Progressive Tractor & Implement Co. - 22576 I-30** - Sign Permit
Gibko Nursery & Signs - Requesting Approval for Freestanding Sign - APPROVED
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.
9. **The Local Tavern - 3429 Market Place Ave, STE A** - Sign Permit
Jeried Offutt - Requesting Sign Permit Approval - STAFF APPROVED
10. **Enjoy Shawarma - 5311 Hwy 5, STE 206** - Sign Permit
Greg Decker - Requesting Sign Permit Approval - STAFF APPROVED
11. **Gassy's Fuel Station - 6101 Hwy 5** - Sign Permit
James Griffin - Requesting Sign Permit Approval - STAFF APPROVED
12. **Shoppes at Dogwood Springs - Phase 1** - 4707 Bryant Parkway
Richardson Engineering - Requesting Site Plan Approval - APPROVED, Contingent upon remaining comments being addressed
13. **Honey Baked Ham - 3213 Main St. Ste 2** - Sign Permit
Cuerden Signs - Requesting Sign Permit Approval - STAFF APPROVED

PUBLIC HEARING

14. **2525 Birch St** - Conditional Use Permit
Maco Builders - Requesting Approval of CUP for Duplex in R-M Zoning

Steve Lucas answered questions on behalf of Maco Builders. Brenda Kent spoke about the narrow road on Birch Street, and Mike Kent asked a question about

another property.

Chairman Penfield called for a roll call vote to approve with the condition that each unit must have three parking spaces. 7 Yays, 0 Nays, 1 Absent.

15. 6717 Lombard Rd - Conditional Use Permit

Paul Kingsolver - Requesting Approval of CUP for Short Term Rental

Chairman Penfield called for a roll call vote to approve. 7 Yays, 0 Nays, 1 Absent.

Motion to close public comment made by Commissioner Erwin, seconded by Commissioner Edwards. Voice Vote, 7 Yays, 0 Nays, 1 Absent.

OLD BUSINESS

None

NEW BUSINESS

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

Zane Robbins - Requesting Approval for Replat

After discussion on the item, Chairman Penfield called for a roll call vote to approve with the condition that all labels on the replat be corrected. 7 Yays, 0 Nays, 1 Absent.

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

Hope Consulting - Requesting Site Plan Approval

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

18. 2026 Development Meeting Calendar

Requesting Approval for 2025 Development Meeting Dates

Motion to approve with the adjustment of the November and December 2026 meeting dates made by Commission Johnson, Seconded by Commissioner Speed. Voice Vote, 7 Yays, 0 Nays, 1 Absent

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

Motion to approve the Nominating Committee Report for the 2026 positions, keeping Penfield as Chairman and Hooten as Vice-Chairman, made by Commissioner Erwin, Seconded by Commissioner Speed. Voice Vote, 7 Yays, 0 Nays, 1 Absent

20. Recognition for Commissioner Jim Erwin

Commissioner Jim Erwin was recognized for serving 16 years on the City of Bryant Planning Commission and for his retirement from the Commission.

ADJOURNMENT

Motion to Adjourn made by Commissioner Erwin, seconded by Commissioner Edwards. Voice Vote, 7 Yays, 0 Nays, 1 Absent. The meeting was adjourned.

Chairman, Lance Penfield

Date

Secretary, Rebecca Kidder

Date