



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: January 12, 2026 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 12/08/2025

- [2025-12-08 Planning Commission Minutes.pdf](#)

Announcements

DRC Report

2. A-1 Fireworks - 25612 I-30 - Temporary Business

Joan Rey - Requesting Approval for Temporary Business License for Firework Tent - APPROVED

- [1008-APP-01.pdf](#)

3. Five Star Fireworks - Temporary Business

Mark Bradford - Requesting Approval for Temporary Business License for Firework tents at the following locations: 1) 23393 I-30, 2) 5407 HWY 5 -APPROVED

- [1010-app-01.pdf](#)
- [1009-APP-01.pdf](#)

4. Marketplace Shopping Center - Signage Plan

Bart Ferguson - Requesting Signage Plan Approval for certain buildings in the Marketplace Shopping Center - APPROVED the allowance of metal cut out awning signs up to 40SF in size for businesses with awning within the Marketplace Shopping Center. Instead of a new businesses submitting a sign permit application, if the sign follows that criteria, the business would only be required to come to the permitting office to pay for the sign permit fee.

- [1012-SITE-01.pdf](#)
- [1012-PLN-01.pdf](#)

5. 3492 Marketplace Ave - Site Plan

GarNat Engineering - Requesting Site Plan Approval - APPROVED

- [1002-RSP-01.pdf](#)
- [1002-PLN-02.pdf](#)

6. Win Within Therapy Group Counseling - 3531 Market Place Ave - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- [94457-SIGNAPP-01.pdf](#)

7. VN Nails Spa - 3310 Main St STE 200 - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- [94458-SIGNAPP-01.pdf](#)

8. Pho and More Express - 1812 N Reynolds Rd - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- [94459-SIGNAPP-01.pdf](#)

9. Marketplace Veterinary Clinic - 3116 Horizon Ave #1 - Sign Permit

Ryan Berry - Requesting Sign Permit Approval - STAFF APPROVED

- [94465-APP-01.png](#)
- [94465-APP-03.jpg](#)
- [94465-APP-02.jpg](#)

10. Ascend Body Therapy and Wellness - 22461 I-30 STE 1000 - Sign Permit

Jacob Knoedl - Requesting Sign Permit Approval - STAFF APPROVED

- [94466-SIGNAPP-01.pdf](#)

11. Tahiti Tans - 3316 Horizon Ave #2 - Sign Permit

Ryan Berry - Requesting Sign Permit Approval - STAFF APPROVED

- [94467-APP-02.pdf](#)
- [94467-APP-01.png](#)

12. Jiffy Lube - 1900 N Reynolds Road - Sign Permit

Rocky River LLC - Requesting Sign Permit Approval - STAFF APPROVED

- [94468-SIGNAPP-01.pdf](#)

13. Elliot Electrical - 22095 I-30, BLDG 300 - Sign Permit

Chris Coffman - Requesting Sign Permit Approval - STAFF APPROVED

- [94494-SGNAPP-01.pdf](#)

14. Honey Baked Hams - 3213 Main Ste - Sign Permit

Cuerden Sign - Requesting Sign Permit Approval - STAFF APPROVED

- [94548-SGNAPP-01.jpg](#)

15. 501 Tattoo and Piercing - 5311 Hwy 5, STE 310 - Sign Permit

Rods Signs - Requesting Sign Permit Approval - STAFF APPROVED

- [94556-SIGNAPP-01.pdf](#)

16. Diamond State Pyro - 23920 I-30 - Conditional Use Permit

Ryan Vaught - Requesting Recommendation for Approval of CUP for Hazardous Materials Storage in a C-3 District - RECOMMENDED APPROVAL

17. Vernia Park Phase 2 - Commercial Subdivision Plat

Zane Robbins - Requesting Recommendation for Approval of Commercial Subdivision Plat - RECOMMENDED APPROVAL, Contingent upon adjusting setback for portion of property line.

18. 203 NE 2nd St - Lots 7 and 8, Block 14 Original Town of Bryant - Replat

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

Public Hearing

19. Diamond State Pyro - 23920 I-30 - Conditional Use Permit

Ryan Vaught - Requesting Approval of CUP for Hazardous Materials Storage in a C-3 District

- [1011-app-01.pdf](#)

Old Business

New Business

20. Vernia Park Phase 2 - Commercial Subdivision Plat

Zane Robbins - Requesting Approval for Commercial Subdivision Plat

- [1013-DRN-02.pdf](#)
- [1013-DRN-01.pdf](#)
- [1013-PLT-02.pdf](#)
- [1013-PLT-01.pdf](#)

21. 203 NE 2nd St - Lots 7 and 8, Block 14 Original Town of Bryant - Replat

Zane Robbins - Requesting Approval for Replat

- [1014-PLT-02.pdf](#)
- [1014-PLT-01.pdf](#)
- [1014-SVY-01.pdf](#)

Adjournments