



Bryant Planning Commission Meeting Minutes

Monday, January 12, 2026

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

Agenda

CALL TO ORDER

- Vice-Chairman Andrea Hooten calls the meeting to order.
- Commissioners Present: Hooten, Penfield, Johnson, Thompson, Edwards, Speed
- Commissioners Absent: Penfield

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 12/08/2025

Motion to Approve Minutes made by Commissioner Johnson, Seconded by Commission Speed. Voice Vote, 6 Yays, 0 Nays, 1 Absent

ANNOUNCEMENTS

Colton Leonard, Director of Planning and Development, reported that work on the Comprehensive Growth Plan is ongoing. A public survey and press release are expected to be released soon. The Comprehensive Growth Plan is anticipated to be completed by the end of 2026.

Commissioner Edwards read the DRC Report.

DRC REPORT

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

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

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

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 business 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.
5. **3492 Marketplace Ave - Site Plan**
GarNat Engineering - Requesting Site Plan Approval - APPROVED
6. **Win Within Therapy Group Counseling - 3531 Market Place Ave - Sign Permit**
L Graphics - Requesting Sign Permit Approval - STAFF APPROVED
7. **VN Nails Spa - 3310 Main St STE 200 - Sign Permit**
L Graphics - Requesting Sign Permit Approval - STAFF APPROVED
8. **Pho and More Express - 1812 N Reynolds Rd - Sign Permit**
L Graphics - Requesting Sign Permit Approval - STAFF APPROVED
9. **Marketplace Veterinary Clinic - 3116 Horizon Ave #1 - Sign Permit**
Ryan Berry - Requesting Sign Permit Approval - STAFF APPROVED
10. **Ascend Body Therapy and Wellness - 22461 I-30 STE 1000 - Sign Permit**
Jacob Knoedl - Requesting Sign Permit Approval - STAFF APPROVED
11. **Tahiti Tans - 3316 Horizon Ave #2 - Sign Permit**
Ryan Berry - Requesting Sign Permit Approval - STAFF APPROVED
12. **Jiffy Lube - 1900 N Reynolds Road - Sign Permit**
Rocky River LLC - Requesting Sign Permit Approval - STAFF APPROVED
13. **Elliot Electrical - 22095 I-30, BLDG 300 - Sign Permit**
Chris Coffman - Requesting Sign Permit Approval - STAFF APPROVED
14. **Honey Baked Hams - 3213 Main Ste - Sign Permit**
Cuerden Sign - Requesting Sign Permit Approval - STAFF APPROVED
15. **501 Tattoo and Piercing - 5311 Hwy 5, STE 310 - Sign Permit**
Rods Signs - Requesting Sign Permit Approval - STAFF APPROVED
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

Walter Burgess spoke in favor of the Condition Use Permit.

Vice-Chairman Hooten called for a roll call vote to approve. 6 Yays, 0 Nays, 1 Absent.

Motion to close public comment made by Commissioner Johnson, seconded by Commissioner Statton. Voice Vote, 6 Yays, 0 Nays, 1 Absent.

OLD BUSINESS

None

NEW BUSINESS

20. Vernia Park Phase 2 - Commercial Subdivision Plat

Zane Robbins - Requesting Approval for Commercial Subdivision Plat

After discussion on the item, Vice-Chairman Hooten called for a roll call vote to approve. 6 Yays, 0 Nays, 1 Absent.

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

Zane Robbins - Requesting Approval for Replat

After discussion on the item, Vice-Chairman Hooten called for a roll call vote to approve. 6 Yays, 0 Nays, 1 Absent.

ADJOURNMENT

Motion to Adjourn made by Commissioner Statton, seconded by Commissioner Edwards. Voice Vote, 6 Yays, 0 Nays, 1 Absent. The meeting was adjourned.

Vice-Chairman, Andrea Hooten

Date

Secretary, Rebecca Kidder

Date