



# Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

**Date:** June 10, 2024 - **Time:** 6:00 PM

## Call to Order

## Approval of Minutes

1. **Bryant Planning Commission Meeting Minutes 5/13/2024**

## Announcements

## DRC Report

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

*Joan Rey - Requesting Approval for TBL for Firework Stand - APPROVED*

3. **25631 I-30 - Fencing**

*McDonald Fencing - Requesting Approval for New Fencing on Site - APPROVED*

4. **2312 Bishop Road - Site Plan Addition**

*Giron Builders - Requesting Approval for New Building Addition - APPROVED with Granted Administrative Waiver on the one Facade of new addition. APPROVED fencing around site as proposed in meeting, contingent upon review of commercial fencing permit.*

5. **Marketplace II Subdivision Phase 3 - Lots 17R, 18R, 22R Site Plans**

*GarNat Engineering - Requesting Site Plan Approval, APPROVED, Contingent upon Replat Approval by Planning Commission and Facades Provided for Building Permits*

6. **Creekside Addition Ph. 2 - Replat**

*GarNat Engineering - Requesting Approval for a Replat to fix a wording error on Plat, APPROVED*

7. **Seven Brew Coffee - 2202 Reynolds Road - Sign Permit**

*Springfield Signs - Requesting Sign Permit Approval - APPROVED*

8. **Practical Wellness Clinic - 205 Progress Way Ste 100 - Sign Permit**

*L Graphics - Requesting Sign Permit Approval - STAFF APPROVED*

9. **Evie Brooks - 3507 Market Place Ste 100 - Sign Permit**

*L Graphics - Requesting Sign Permit Approval - STAFF APPROVED*

**10. Splash Carwash - 107 Bryant Ave - Sign Permit**

*Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED*

**11. Empire Vape and Tobacco - 319 Bryant Ave - Sign Permit**

*Doug Blanford - Requesting Sign Permit Approval - STAFF APPROVED*

**12. Gassy's Fuel Station - 6101 HWY 5 - Sign Permit**

*Drew Files - Requesting Sign Permit Approval - STAFF APPROVED*

**13. Edward Jones - 2305 Springhill Road - SIGN PERMIT**

*Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED*

**14. Hill Valley Estates**

*Hope Consulting - Requesting Approval for PUD Zoning Plan. Project previously named "Legacy Woods - PUD" - RECOMMENDED APPROVAL, Based on Completed Application Requirements*

**15. 1710 Shoal Road - Rezoning R-E to R-1**

*William Kalkbrenner - Requesting Approval for Rezoning from R-E to R-1 - RECOMMENDED APPROVAL, Based on Completed Application Requirements*

**16. 3927 Springhill Road - Rezoning R-2 to R-1.S**

*Tim Lemons - Requesting Approval for Rezoning from R-2 to R-1.S - RECOMMENDED APPROVAL, Based on Completed Application Requirements*

**17. 307 SW 4th Street - Conditional Use Permit**

*Bill Gray - Requesting Approval of CUP for Additional Square Footage of Accessory Structure - RECOMMENDED APPROVAL, Based on Completed Application Requirements*

**18. 2806 Hurricane Lake Road - Two Lot Subdivison**

*Hope Consulting - Requesting Approval for Two Lot Subdivison - RECOMMENDED APPROVAL*

**19. Springhill Retail - Commercial Center - Springhill and HWY 5**

*Phillip Lewis Engineering - Requesting Approval for Commercial Subdivison Plat, Waiver on Building Multi-Use Trail along the Springhill Road Frontage, and Site Plan. RECOMMENDED APPROVAL of Site Plan and Waiver. APPROVED Site Plan contingent upon updated plat and engineering review of drainage plan.*

**20. Marketplace II Subdivison Phase 3 - Lots 17, 18, & 22**

*GarNat Engineering - Requesting Approval for Replat - RECOMMENDED APPROVAL*

**Public Hearing**

**21. Hill Valley Estates - PUD**

*Hope Consulting - Requesting Approval for PUD Zoning Plan. Project previously named "Legacy Woods - PUD"*

**22. 1710 Shoal Road - Rezoning R-E to R-1**

*William Kalkbrenner - Requesting Approval for Rezoning from R-E to R-1*

**23. 3927 Springhill Road - Rezoning R-2 to R-1.S**

*Tim Lemons - Requesting Approval for Rezoning from R-2 to R-1.S*

**24. 307 SW 4th Street - Conditional Use Permit**

*Bill Gray - Requesting Approval of CUP for Additional Square Footage of Accessory Structure*

## **Old Business**

## **New Business**

### **25. 2806 Hurricane Lake Road - 2 Lot Subdivision**

*Hope Consulting - Requesting Approval for Two Lot Subdivision*

### **26. Springhill Retail - Commercial Center - Springhill and Highway 5**

*Phillip Lewis Engineering - Requesting Approval for Commercial Subdivision Plat and Waiver on Building Multi-Use Trail along the Springhill Road Frontage*

### **27. Marketplace II Subdivision Phase 3 - Replat Lots 17, 18, & 22**

*GarNat Engineering - Requesting Approval for Replat*

### **28. Planning Commission By-Law Revisions**

*Discussion on Revisions to Commission By-Laws*

## **Adjournments**