Bryant Board of Zoning Adjustment Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: September 14, 2026 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. **Board of Zoning Adjustment Minutes 08/10/2026**
   - 2025-08-10 Board of Zoning Adjustment Minutes.pdf

Announcements

DRC Report

Public Hearing

Old Business

New Business

2. **Ouellette Dental** - 5921 Hwy 5 - Variance

   Charlie Best - Requesting Variance on Building Setback

   - 1059-PLN-01.pdf
   - 1059-PLN-02.pdf

Adjournments

Bryant Board of Zoning Adjustment Minutes

Monday, August 10, 2026
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

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

APPROVAL OF MINUTES

1. **Board of Zoning Adjustment Meeting Minutes 4/14/2025**

   Motion to Approve both sets of Minutes made by Commissioner Statton, Seconded by Commissioner Speed. Voice Vote, 7 Yays, 0 Nays, 1 Absent

DRC REPORT

2. **925 Woodland Park Rd – Variance**
   Jack Mosely – Requesting Recommendation for Setback Variance of Location of Accessory Building - RECOMMENDED APPROVAL

NEW BUSINESS

3. **925 Woodland Park Rd – Variance**
   Jack Mosely – Requesting Recommendation for Setback Variance of Location of Accessory Building - RECOMMENDED APPROVAL

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

ADJOURNMENT

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

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Secretary, Colton Leonard *Date*

(Acting Secretary for This Meeting)

Dearborn Circle (60' R/W)

BOC

BOC

Firehydrant

#5 Rebar (F)

#6 Rebar (F) w/ cap #1141

S 89°32'17" E 135.00'

S 89°10'24" E 115.22

20.00

N 0°27'43" E

S 89°32'17" E 135.00

Lot 17R

#5 Rebar Bent North (F)

S 0°10'14" W 30.00'

Andrew Humters Woods Subdivision

Lot 19

Andrew Humters Woods Subdivision

Lot 18R

0.55 Acres

Lot 17R

0.37 Acres

S 36°42'29" W 36.06'

Andrew Humters Woods Subdivision

Lot 16

N

75' Bldg. Line

Existing Gravel Parking

Existing Building

12.5

45' Bldg. Line

N 0°10'14" E 40.28

N 0°15'10" E 40.00

S 0°22'57" W 133.97

S 0°22'57" W 25.00

N 89°40'16" W 81.00

Proposed Building Addition

67' x 32'

2144 SF

45' Bldg. Line

Lot 18R

#6 Rebar (F)

N 89°26'21" W 39.99

#6 Rebar (F)

124.74

#6 Rebar (F) w/ cap #1141

124.99'

#6 Rebar (S) w/ cap #212

N 89°43'56" W 98.14

N 89°40'16" W 249.73'

Existing Gravel Driveway

Crape Myrtles

Lot 20

S 1°18'18" W 60.17

Well House

65.88

Ouellette Dental Clinic

#6 Rebar (F)

Ramps

MT

3.42 3 FORK

Lot 21

Asphalt Parking

MT R-20

HC

HC

S 1°21'50" W 124.94

Andrew Humters Woods Subdivision

80.1

20.0

18.0

24.0

24.1

Lot 22

S 1°13'59" W 124.98

#6 Rebar (F)

MT

MT 2.36

Arkansas State Hwy 5 (60 R/W)

#6 Rebar (F)

Lot 23

S 1°25'16" W 151.60

N 30°36'37" E 148.00

Andrew Humters Woods Subdivision

#6 Rebar (S) w/ cap #212

MAPLE DR

ASPEN DR

CEDAR DR

PINE DR

INDEPENDENCE DR

COLONIAL DR

PROVIDENCE DR

INDEPENDENCE CR

COMMONWEALTH DR

DEARBORN CR

Ouellette Dental Clinic

Arkansas State Hwy 5

FOREST DR

PINE MEADOW DR

W COMMERCE

COMMERCE

LORA DR

PINEWOOD DR

VALLEY VIEW

NORTH

Vicinity Map
1" = 1000'

GRAPHIC SCALE
1"=20'

0' 20' 40' 60'

CLIENT:	Dr. David Ouellette
JOB NO.	16144
DATE	7-14-2026
SCALE	1" = 20'

HURRICANE VALLEY INC.

PROFESSIONAL ENGINEERING CONSULTANTS

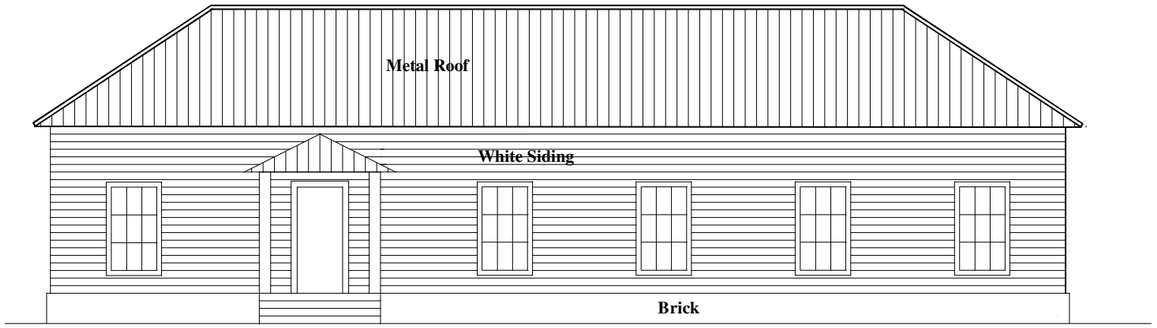
P.O. BOX 118
BRYANT, ARKANSAS 501-231-5136

Ouellette Dental Clinic

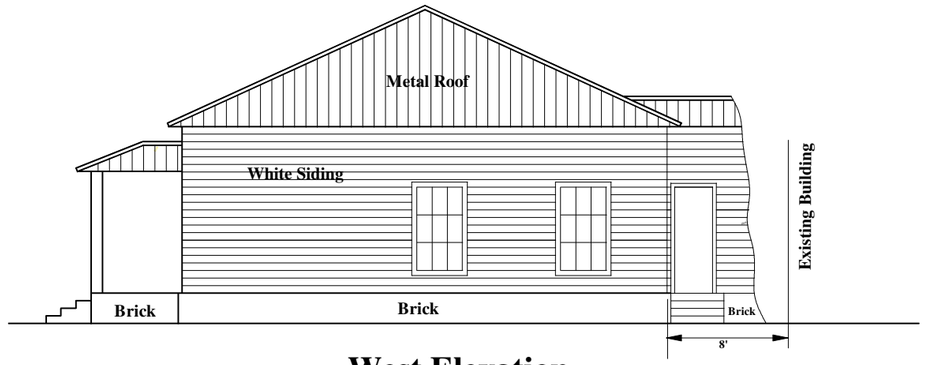
Site Plan

Bryant, Arkansas

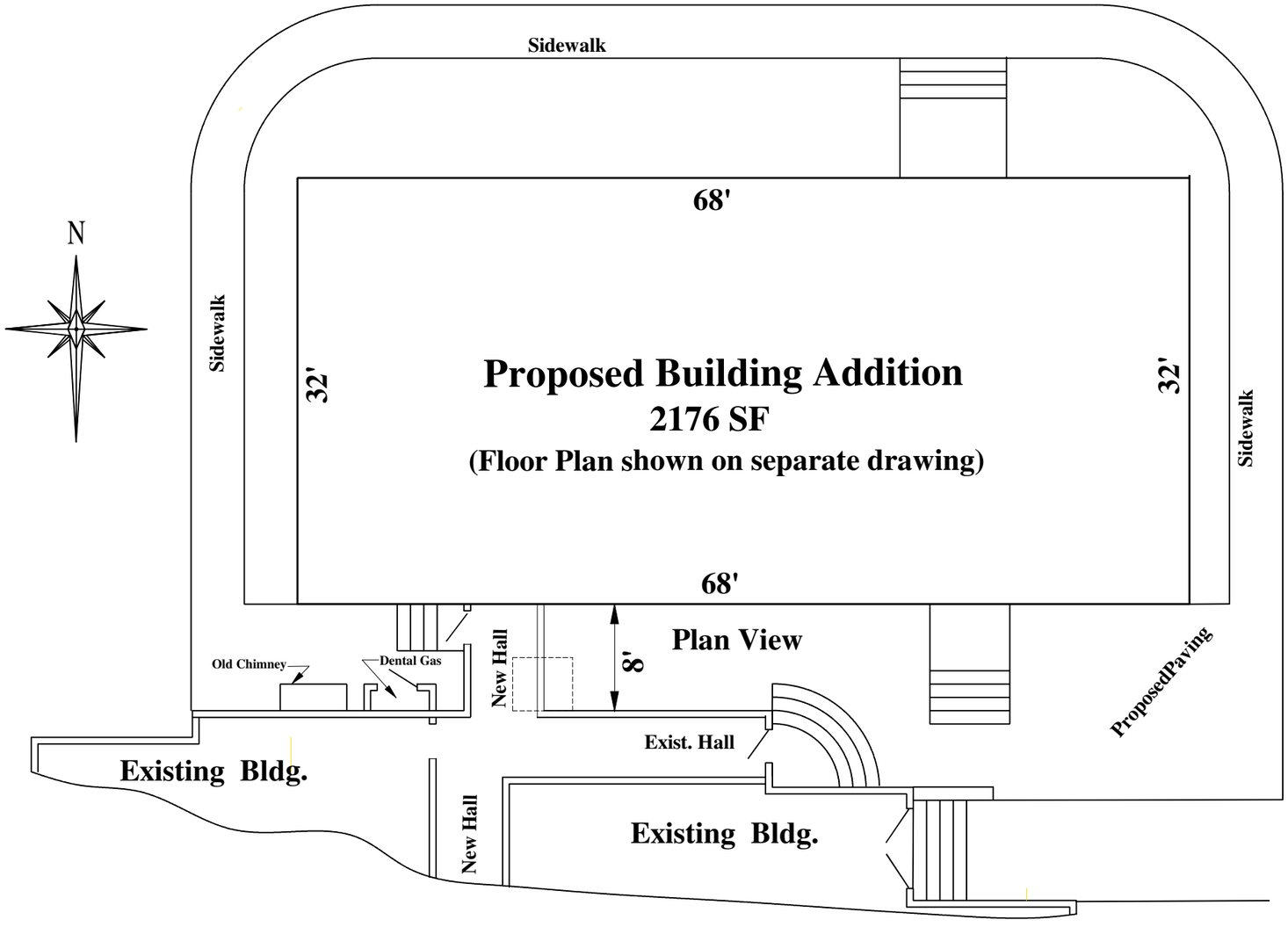
SHEET 1 OF 1

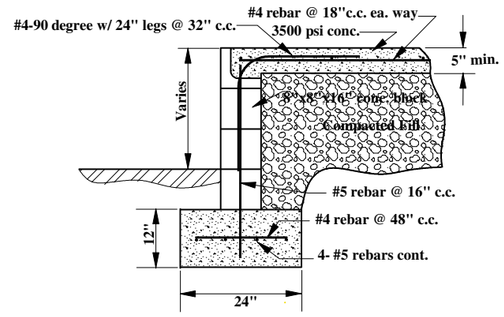


North Elevation



West Elevation





Typ. Foundation Section

N.T.S.

Notes

1) Reference Site Plan.
2) Reference Floor Plan.
3) Reference Survey.

Client	Dr. David Ouellette
Job No.	16144
Date	8-1-2026
Scale	1" = 10'

HURRICANE VALLEY INC.
PROFESSIONAL ENGINEERING CONSULTANTS
P.O. BOX 118
BRYANT, ARKANSAS 501-231-5136

Ouellette Dental Clinic

Elevations

Bryant, Arkansas

SHEET 1 OF 1