



Planning Commission

Kevin Boortz – Chairman
Tom Joseph – Secretary
Donny Davis - Member
Josh Craine – Member
James Dean – Member
Candy Black - Member

City Staff and Consultants

City Planner – Mark Latham
Planning Tech- Brad Spurlock
Public Works Director- James Clark
Building Inspector- Roger Duncan
City Engineer/Planning Consultant- Garver
City Attorney- Harrington -Miller

Public Hearing/ Board of Zoning Adjustments (BOZA)/ Planning Commission Minutes

Date: Tuesday, February 28, 2023.

Time: 6:00 p.m. – In Person at **Tontitown City Hall**, 201 E. Henri de Tonti Blvd, Tontitown, AR 72770, and **Online Via Zoom and YouTube** (see last page of agenda for information on how to join)

1. **Planning Commission Meeting Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Agenda**
5. **Approval of the February 13th, 2023 (for the canceled January 24th. 2023) Meeting Minutes**
6. **Comments from Citizens**
7. **Old Business**
8. **New Business - Election of Vice Chairperson for the PC**

PUBLIC HEARING

1. **Rezone 2398 E. Brush Creek Rd:** The applicant is requesting to rezone 2.148 acres of property from R-E, Residential Single-Family with a minimum lot size of 2 acres to R-1, Residential Single-Family with a minimum lot size of 1 acre. Parcel #:830-37891-531.
2. **Rezone E Henri de Tonti Blvd:** The applicant is requesting to rezone 0.67 acres of property from C-2, General Commercial to C-T, Commercial Trades and Services. Parcel #x:830-37574-000 and 830-37577-000.
3. **Variance** – Copart of Arkansas, Inc. is requesting a variance from the required 100-foot buffer for Auto Wrecking/Salvage Yards. They are requesting this be reduced to a 25-foot buffer. Parcel #s: 830-3909-001, 830-37897-007, and 830-37897-006.
4. **Conditional Use Permit** – Copart of Arkansas, Inc is requesting CUP approval to allow an Auto Wrecking/Salvage Yard use within I-Industrial zoning. Parcel #s: 830-3909-001, 830-37897-007, and 830-37897-006.

Adjournment

BOARD OF ZONING ADJUSTMENTS

1. **Variance** – Copart of Arkansas, Inc. is requesting a variance from the required 100-foot buffer for Auto Wrecking/Salvage Yards. They are requesting this be reduced to a 25-foot buffer. Parcel #: 830-3909-001, 830-37897-007, and 830-37897-006.

Adjournment

PLANNING COMMISSION

1. **Rezone 2398 E. Brush Creek Rd:** The applicant is requesting to rezone 2.148 acres of property from R-E, Residential Single-Family with a minimum lot size of 2 acres to R-1, Residential Single-Family with a minimum lot size of 1 acre. Parcel # 830-37891-531.
2. **Rezone E Henri de Tonti Blvd:** The applicant is requesting to rezone .67 acres of property from C-2, General Commercial to C-T, Commercial Trades and Services. Parcel #s 830-37574-000 and 830-37577-000.
3. **Auto Zone Large Scale Development** – Applicant is requesting approval of a Preliminary LSD on E.Henri de Tonti Blvd and Albano Drive to construct a 6,816 SF commercial building with associated parking and drives on 0.92 acres. Parcel # 830-39933-000.
4. **Goddard Large Scale Development** – Applicant is requesting approval of a Preliminary LSD approval to construct an 8,904 SF commercial building with associated parking, drives, and outdoor play areas. Parcel # 830-37867-000
5. **Conditional Use Permit** – Copart of Arkansas, Inc. is requesting CUP approval to allow an Auto Wrecking/Salvage Yard use within I-Industrial zoning. Parcel #: 830-3909-001, 830-37897-007, and 830-37897-006.
6. **Waiver**– Copart of Arkansas, Inc. is requesting a waiver of curbing requirements for off-street parking, drives, and landscape areas. Parcel #: 830-3909-001, 830-37897-007, and 830-37897-006.
7. **Copart Large Scale Development** – The applicant is requesting approval of a Preliminary LSD development on W Henri De Tonti Blvd. Property is located on 25.1 acres at the following parcels: 830-37909-001, 830-37897-007, 830-37897-006.

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council March 21, 2023.

1. **Rezone E Henri de Tonti Blvd:** The applicant is requesting to rezone .67 acres of property from C-2, General Commercial to C-T, Commercial Trade for Warehouse-office building. Two parcels are 830-37574-000 and 830-37577-000.
2. **Rezone 2398 E. Brush Creek Rd:** The applicant is requesting to rezone 2.148 acres of property from R-E, Residential Single-Family with a minimum lot size of 2 acres to R-1, Residential Single-Family with a minimum lot size of 1 acre. Parcel #:830-37891-531
3. **Conditional Use Permit** – Copart of Arkansas, Inc. is requesting CUP approval to allow an Auto

Wrecking/Salvage Yard use within I-Industrial zoning. Parcel #s: 830-3909-001, 830-37897-007, and 830-37897-006.

Comments from Staff

- 1. January Building Activity Report**
- 2. Current Planning Projects Report**

Adjournment



**Public Hearing and Planning Commission
Meeting February 28, 2023, 6:00 PM
Virtual Meeting Participation Opportunities**

Zoom Meeting:

To participate *interactively* in the meeting, you may participate in the meeting via Zoom:

- **By PC, Mac, iOS (iPhone), or Android:**

Join Zoom Meeting:

LINK: https://us06web.zoom.us/webinar/register/WN_2Xxsv8yRRHKxpAXutxZ7Yg

Or go to the zoom website to join: <https://www.zoom.us/join> and enter the Meeting ID: 839 7049 6992

The link above requires you to “register” to participate in the meeting. This consists of signing in with your name, address, etc., as you would at a public meeting. Registering to attend the meeting does not require you to create a zoom account to participate.

Please register prior to the meeting if possible.

Please use your full name (first and last names) as screen name.

- **Join by phone only:**

+1 (312) 626-6799

When prompted for Meeting ID: 839 7049 6992#

If you do not have a Participant Number: press #

- **To comment:**

Use “Raise hand” function when comment for an item is requested

For phone, raise hand to be recognized with *9

Phone numbers used to dial in to meeting will be masked for privacy

All participants will be muted automatically when joining the meeting

YouTube Live:

If you wish to watch Online without interactively participating, you can stream the meeting online via YouTube, from our YouTube Channel:

- **By PC, Mac, iOS (iPhone), or Android:** Navigate to the “Tontitown City Hall” channel:
<https://www.youtube.com/channel/UC1bUv481CeNFF2JNwoOsrNQ>

NEW TO ZOOM? Watch tutorial videos at: <https://support.zoom.us/hc/en-us>

For assistance during the meeting, or for assistance logging into the meeting, please contact Courtney McNair, Garver Urban Planner, at (479) 287-4610, or email at cetmcnair@garverusa.com.