



**Planning Commission**

Kevin Boortz – Chairman  
Tom Joseph – Secretary  
Donny Davis – Vice Chairman  
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

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

Date: Tuesday, March 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)

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1. **Planning Commission Meeting Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Agenda**
5. **Approval of the February 28, 2023, minutes**
6. **Comments from Citizens**
7. **Old Business**
8. **New Business**

**PUBLIC HEARING**

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.
2. **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.
3. **Variance** – 2398 E. Brush Creek Rd-Applicant is requesting variance of R-1 lot size of 120' width to 100' width for construction of new house. Parcel #830-37891-531.

**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.

2. **Variance-2398 E. Brush Creek Rd** – Applicant is requesting variance of R-1 lot size of 120' width to 100' width for construction of new house. Parcel #830-37891-531.

### Adjournment

#### PLANNING COMMISSION

1. **Baker Subdivision** – Applicant is requesting approval of a subdivision, resulting in a total of four (4) lots, on 1935 Dowell Rd on 37.13 acres. Tontitown code 152.080 requires parcels that have been split more than three (3) times within a 5-year period to be reviewed by the Planning Commission. Parcel #: 830-37891-531
2. **Pam Trucking Large Scale Development** – Applicant is requesting approval of a Preliminary LSD on W Henri de Tonti Blvd to expand the current parking lot by 155 additional parking spaces on 6.45 acres. Parcel #s include: 830-37520-000, 830-37521-000, 830-3751-001, 830-37525-000, 830-37527-000, and 830-3752-000.
3. **New Maven Large Scale Development** – Applicant is requesting approval of a Preliminary LSD approval to construct a 7,833 SF commercial building on approximately 0.92 acres, on Lot 3 Admiral Addition. Parcel # 830-38880-000.
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 #: 830-3909-001, 830-37897-007, and 830-37897-006.
5. **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.
6. **Copart Large Scale Development** – The applicant is requesting approval of a Preliminary LSD development on W Henri De Tonti Blvd to construct an Auto Wrecking/Salvage Yard on 25.1 acres. Parcel #: 830-37909-001, 830-37897-007, 830-37897-006.

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

1. **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.

#### Comments from Staff

1. **February Building Activity Report**
2. **Current Planning Projects Report**

Adjournment



**Public Hearing and Planning Commission  
Meeting March 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](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>

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**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](mailto:cetmcnair@garverusa.com).**