



#### Planning Commission

Kevin Boortz – Chairman  
James Dean – Vice Chairman  
Josh Craine - Member  
Candy Black – Member  
Donnie Davis – Member

#### City Staff and Consultants

City Planner – Brad Spurlock  
Planning Tech- Madelyn Parker  
Public Works Director- James Clark  
Building Inspector- Roger Duncan  
Engineer-Zak Johnston, CK Civil Engineering  
City Attorney- Harrington-Miller

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

Date: Tuesday, July 22, 2025.

Time: 6:00 p.m. – In Person at **Tontitown City Hall**, 201 E. Henri de Tonti Blvd, Tontitown, AR 72770, and **Online Via Microsoft Teams 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 June 24, 2025, minutes.
6. Comments from Citizens
7. Old Business
8. New Business

#### **PUBLIC HEARING**

1. **Rezone Request** – – The applicant is requesting a rezone located on 886 N. Barrington Rd. The rezone request is from “R-3” (Residential) to “C-1” (Light Commercial) located on approximately 1 acre. Parcel #: 830-38030-002
2. **Rezone Request** - The applicant is requesting a rezone located on 1529 Ardemagni Rd. The rezone request is from “A” (Agriculture) to “R-E” (Residential Estates) located on approximately 5.02 acres. Parcel #: 830-37979-002

#### **Adjournment**

#### **BOARD OF ZONING ADJUSTMENTS**

#### **Adjournment**

## PLANNING COMMISSION

1. **Rezone Request** – – The applicant is requesting a rezone located on 886 N. Barrington Rd. The rezone request is from “R-3” (Residential) to “C-1” (Light Commercial) located on approximately 1 acre. Parcel #: 830-38030-002
2. **Rezone Request** - The applicant is requesting a rezone located on 1529 Ardemagni Rd. The rezone request is from “A” (Agriculture) to “R-E” (Residential Estates) located on approximately 5.02 acres. Parcel #: 830-37979-002
3. **Discussion and Review** – Proposed Master Street Plan.
4. **Discussion and Review** – Rezoning properties to R3-L (City Attorney)
5. **Discussion and Review** – Proposed 412 (Henri de Tonti Blvd) overlay district map criteria.
6. **Discussion and Review** – EU-L Code Updates (Josh and City Attorney)

## Adjournment

## PLANNING COMMISSION ITEMS, IF APPROVED, TO COMMITTEE OF THE WHOLE (COW) MEETING August 5, 2025.

7. **Rezone Request** – – The applicant is requesting a rezone located on 886 N. Barrington Rd. The rezone request is from “R-3” (Residential) to “C-1” (Light Commercial) located on approximately 1 acre. Parcel #: 830-38030-002
8. **Rezone Request** - The applicant is requesting a rezone located on 1529 Ardemagni Rd. The rezone request is from “A” (Agriculture) to “R-E” (Residential Estates) located on approximately 5.02 acres. Parcel #: 830-37979-002

## Comments from Staff

1. **June Building Activity Reports**
2. **Current Planning Projects Report**



**Public Hearing and Planning Commission**  
**Meeting July 22, 2025, 6:00 PM**  
**Virtual Meeting Participation Opportunities**

**Microsoft Teams**

**Meeting:**

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

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

Join Teams Meeting:

**LINK:** [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_M2I3OGY5ZDgtNjRmZi00M2EzLTkwYmUtZmU5OTlmZjAwYzQ4%40thread.v2/0?context=%7b%22Tid%22%3a%223c738e4b-334e-4562-9a58-b8c7d8548c8f%22%2c%22Oid%22%3a%222993e075-860f-4394-890f-7a419347cd2d%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_M2I3OGY5ZDgtNjRmZi00M2EzLTkwYmUtZmU5OTlmZjAwYzQ4%40thread.v2/0?context=%7b%22Tid%22%3a%223c738e4b-334e-4562-9a58-b8c7d8548c8f%22%2c%22Oid%22%3a%222993e075-860f-4394-890f-7a419347cd2d%22%7d)

**Or go to the Teams website to join:** Meeting ID: 274 311 762 664; Passcode: uKnPav

*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:**

- **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/UCIbUv481CeNFF2JNwoOsrNQ>

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**For assistance during the meeting, or for assistance logging into the meeting, please contact Brad Spurlock, Planning Tech, City of Tontitown. (479)361-2700 or at [permits@tontitownar.gov](mailto:permits@tontitownar.gov).**