



**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, October 28, 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 September 23, 2025, minutes.
6. Old Business
7. New Business

**PUBLIC HEARING**

1. **Variance Request** - Applicant is requesting a setback variance at 807 Via Sangro on approximately .25 acres more or less. Parcel #: 830-38897-000.
2. **Rezone Request** – Applicant is requesting a rezone from R-3 “Residential” to A “Agriculture” at 256 Tessaro St on approximately 5.17 acres. Parcel #: 830-37649-000.
3. **Rezone Request** – Applicant is requesting a rezone from C-1 “Light Commercial” & A “Agriculture” to C1 “Light Industrial” at Fletcher Ave on approximately 5.00 acres. Parcel#: 830-37615-007.
4. **Public Hearing** - A formal hearing on the changes discussed in Tontitown’s Master Street Plan.

**Adjournment**

**BOARD OF ZONING ADJUSTMENTS**

1. **Variance Request** - Applicant is requesting a setback variance at 807 Via Sangro on approximately .25 acres more or less. Parcel #: 830-38897-000.

**Adjournment**

**PLANNING COMMISSION**

1. **Rezone Request** – Applicant is requesting a rezone from R-3 “Residential” to A “Agriculture” at 256 Tessaro St on approximately 5.17 acres. Parcel #: 830-37649-000.

2. **Rezone Request** – Applicant is requesting a rezone from C-1 “Light Commercial” & A “Agriculture” to C1 “Light Industrial” at Fletcher Ave on approximately 5.00 acres. Parcel#: 830-37615-007.
3. **Preliminary Plat** – Applicant is requesting a preliminary plat at 1004 Taldo Loop on approximately 13 acres. Parcel #: 830-37769-000.
4. **Final Plat** - Applicant is requesting a final plat acceptance, Bariloche Subdivison, Phase II at Klenc Rd located on approximately 40 acres. Parcel #: 830-37758-001
5. **Final Plat** – Applicant is requesting a final plat acceptance, Renley Rae Subdivision, Phase I at 809 Morsani Rd on approximately 30 acres. Parcel #: 830-37722-000.
6. **Discussion on Master Street Plan** – Move forward to City Council.
7. **Discussion on 412 Overlay District** – Discuss changes to the formal design of the proposed 412 overlay district.

### **Adjournment**

### **PLANNING COMMISSION ITEMS, IF APPROVED, TO COMMITTEE OF THE WHOLE (COW) MEETING November 4, 2025.**

1. **Rezone Request** – Applicant is requesting a rezone from R-3 “Residential” to A “Agriculture” at 256 Tessaro St on approximately 5.17 acres. Parcel #: 830-37649-000.
2. **Rezone Request** – Applicant is requesting a rezone from C-1 “Light Commercial” & A “Agriculture” to C1 “Light Industrial” at Fletcher Ave on approximately 5.00 acres. Parcel#: 830-37615-007.
3. **Master Street Plan adoption.**

### **Comments from Staff**

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



**Public Hearing and Planning Commission**  
**Meeting October 28, 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/UClbUv481CeNFF2JNwoOsrNQ>

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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).**