



**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

All in attendance

4. Approval of Agenda

Josh Craine motioned to approve the agenda.

Second by Candy Black

Motion Passes Unanimously

5. Approval of September 23, 2025, minutes.

Donnie Davis motioned to approve the September 23, 2025, minutes.

Second by James Dean

Motion Passes Unanimously

6. Old Business- NONE

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.

**No Citizen Comments.**

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.

**No Citizen Comments.**

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.

**No Citizen Comments.**

4. **Public Hearing - A** formal hearing on the changes discussed in Tontitown’s Master Street Plan.

No Citizen Comments.

### 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.

The owner of the property, Tommy and Mary Reddick is requesting a setback variance from the standard setback requirements in the R-3 zoning district for the city’s zoning ordinance to locate a storage building partially within a required yard. Under the current zoning and development standards, the building location does not meet the standard setback for the lot side setback of 7’ and rear of 25’. The applicant indicates that the variance is necessary to accommodate site constraints (e.g., lot shape, existing buildings, utility easements, topography) and to maintain usable area for the storage building while preserving yard space and drainage/infrastructure.

Josh Craine motioned to approve the variance request for 807 Via Sangro.  
Second by Donnie Davis

Motion Passes Unanimously

### 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.

This property is owned by Chad & McKenzie Tessaro and is currently zoned both R-3 and C-2. The owner is requesting a change in zoning to A to build a barn (or any accessory building) to be permissible under City’s zoning regulations. The requested zone change will allow them to design and locate the

barn appropriately, including aligning with required setbacks, height restrictions and use standards.

Josh Craine motioned [to TABLE until the next Planning Commission Meeting](#).

Second by James Dean

Motion Passes Unanimously

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.

This property is owned by Lipspace, LLC and is currently zoned both C-1 and A. The owner is requesting a change in zoning to C-1 to build new police station for Tontitown to be permissible under City’s zoning regulations. The requested zone change will allow the current owners to sell to the city and allow the city to construct a new police station.

Donnie Davis motioned to approve the rezone request.

Second by Candy Black

Motion Passes Unanimously

3. **Preliminary Plat** – Applicant is requesting a preliminary plat at 1004 Taldo Loop on approximately 13 acres. Parcel #: 830-37769-000.

Christina Estates Subdivision is requesting Preliminary Subdivision approval for an eleven (11) lot subdivision on approximately 13.48 acres of land. The subdivision is complete with requisite street, drainage/detention, and utility infrastructure.

Overall, the proposal includes a simplistic design utilizing a dead-end street with a cul-de-sac coupled minimal lot grading. The property is currently underserved by utility infrastructure and will require an approximate 1,000’ watermain extension from the north to meet both domestic and fire demands. There is no available sewer service within the area, and all future lots will be served by individual septic systems.

Road improvements along Taldo Loop are proposed to bring the half section in the vicinity of the project into compliance with the Master Street Plan Local Typical Section. Additionally, offsite drainage improvements along Taldo Loop are proposed to collect and discharge stormwater onto the neighboring property to the west.

Josh Craine motioned to approve the Preliminary Plat with conditions for 1004 Taldo Loop.

Second by Donnie Davis

Motion Passes Unanimously

4. **Final Plat** - Applicant is requesting a final plat acceptance, Bariloche Subdivision, Phase II at Klenc Rd located on approximately 40 acres. Parcel #: 830-37758-001

Phase II of the Bariloche Subdivision covers 73 buildable lots of the overall 136 lot PUD previously approved by the Tontitown Planning Commission on October 10th, 2022. Phase II includes one large detention facility, curbed streets, storm sewers, water, and sewer infrastructure as well as a 1.82 acre common area to the west that includes a walking trail and dog park.

Donnie Davis motioned to approve the Final Plat with conditions for Bariloche Subdivision, Phase II at Klenc Rd.

Second by Candy Black

Motion Passes Unanimously

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.

Renley Rae Subdivision is requesting Final Subdivision Plat approval for a forty-three (43) lot subdivision; forty-one (41) buildable and two non-buildable (2). The subdivision is complete with requisite street, drainage/detention, and utility infrastructure.

In addition, two variances were previously approved by Planning Commission on Oct 22nd , 2024: including variances to –

Tontitown Code, Chapter 153, Appendix B – Minimum Dimension Standards; Lot Depth/Width -  
Tontitown Code, Chapter 153, Appendix B – Minimum Dimension Standards; Lot Area.

James Dean motioned to approve the Final Plat with conditions for Renley Rae Subdivision, Phase I at 809 Morsani Rd.

Second by Donnie Davis

Motion Passes Unanimously

6. **Discussion on Master Street Plan** – Move forward to City Council.

Maps were present for all to view.

Candy Black motioned to move to the next Committee of the Whole Meeting.

Second by Josh Craine

Motion Passes Unanimously

7. **Discussion on 412 Overlay District** – Discuss changes to the formal design of the proposed 412 overlay district.

Donnie Davis motioned to **TABLE to the next Planning Commission Meeting.**

Second by James Dean

Motion Passes Unanimously

### **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 C-1 “Light Commercial” & A “Agriculture” to C1 “Light Industrial” at Fletcher Ave on approximately 5.00 acres. Parcel#: 830-37615-007.
2. **Master Street Plan adoption.**

### **Comments from Staff**

1. **September Building Activity Report-** Reference the city’s website for detailed report.
2. **Current Planning Projects Report-** Reference the city’s website for detailed report.

### **Brad Spurlock**

- **Thanksgiving and Christmas are coming up, and we need to look at the Planning Commission Meeting dates and if we need to change those meeting dates.**
- **The Planning Commission's November meeting may require rescheduling.**
- **The December Planning Commission Meeting will be held on December 23<sup>rd</sup> @ 6:00 PM.**

## **Comment From Planning Commission**

### **Josh Craine**

- Asked if there were any updates to the EUL code, landfill code.
- Commented on developers asking for approval before conditions are met.

#### **QUOTE:**

“An investment in knowledge pays the best interest.”

Benjamin Franklin



**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).**