



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

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

Date: Tuesday, January 27, 2026.

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)

1. Planning Commission Meeting Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of December 23, 2025, minutes.
6. Old Business
7. New Business

PUBLIC HEARING

1. **Variance Request** - Applicant is requesting a variance on sign dimensions located at 110 Industrial Dr. on approximately 1.15 acres more or less. Parcel #: 830-37814-000.
2. **Rezone Request** - Applicant is requesting a rezone of 5.02 acres from A (Agriculture) to R-E (Residential Estate) located at 1580 Theresa Ln. Parcel #: 830-37981-000.
3. **Rezone request** - Applicant is requesting a rezone of 2.77 acres from R-3 (Single Family Residential) to C-T (Commercial Trades & Services) located at 630 S Klenc Rd. Parcel #: 830-37773-010.
4. **Adoption of 412 Overlay District**
5. **Adoption of changes to the EU-L Code**

Adjournment

BOARD OF ZONING ADJUSTMENTS

1. **Variance Request** - Applicant is requesting a variance on sign dimensions located at 110 Industrial Dr. on approximately 1.15 acres more or less. Parcel #: 830-37814-000.

Adjournment

PLANNING COMMISSION

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Adjournment

PLANNING COMMISSION ITEMS, IF APPROVED, TO COMMITTEE OF THE WHOLE (COW) MEETING January 6, 2025.

1. **Rezone Request** - Applicant is requesting a rezone of 5.02 acres from A (Agriculture) to R-E (Residential Estate) located at 1580 Theresa Ln. Parcel #: 830-37981-000.
2. **Rezone request** - Applicant is requesting a rezone of 2.77 acres from R-3 (Single Family Residential) to C-T (Commercial Trades & Services) located at 630 S Klenc Rd. Parcel #: 830-37773-010.
3. **Adoption of 412 Overlay District**
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Comments from Staff

1. **December/EOY Building Activity Report**
2. **Current Planning Projects Report**
3. **Planning Board Seats/Applications**



**Public Hearing and Planning Commission
Meeting January 27, 2026, 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

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>

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.