



Planning Commission

Kevin Boortz – Chairman
James Dean – Vice Chairman
Tom Joseph - Secretary
Josh Craine – Member
Candy Black – Member
Donny Davis - 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

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

Date: Tuesday, June 27, 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)

1. **Planning Commission Meeting Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Agenda**
5. **Approval of the May 23, 2023, minutes**
6. **Comments from Citizens**
7. **Old Business**
8. **New Business**

PUBLIC HEARING

1. **Rezone Request-Javello Road-** The applicant is requesting a rezone of 16 acres from R-E (Residential Estates) to C-T (Commercial Trades & Services) located on Javello Rd. Parcel #'s 830-37883-100 & 830-37883-400.
2. **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 26-foot buffer. Parcel #: 830-3909-001, 830-37897-007, and 830-37897-006.
3. **Rezone Request-516 W. Henri de Tonti Blvd.** – The applicant is requesting a rezone of 12.36 acres from C-2 (General Commercial)/R-3 (Residential) to C-2 (General Commercial). The property is located at 516 W. Henri De Tonti Blvd. Parcel #: 830-37654-000
4. **Conditional Use Permit-Vapor Maven** – The applicant is requesting a conditional use permit for an ancillary warehouse located at 516 W. Henri De Tonti Blvd. Parcel #:830-37654-000
5. **Rezone Request-Dowell Road and Arbor Acres** – The applicant is requesting a rezone of 48.57 acres from R-2 (Residential) to R-3 (Residential). The property is located between Dowell Rd and Arbor Acres Rd. Parcel #'s: 830-39950-000, 830-38331-003, 830-38331-004, 830-38331-005, 830-38331-006.

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 26-foot buffer. Parcel #s: 830-3909-001, 830-37897-007, and 830-37897-006.

Adjournment

PLANNING COMMISSION

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PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council July 18, 2023.

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- 1. May Building Activity Report**
- 2. Current Planning Projects Report**



Public Hearing and Planning Commission
Meeting June 27, 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

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>

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.