



P . O . Box 160 Avoca, Arkansas 72711

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MINUTES  
TOWN OF AVOCA  
REGULAR PLANNING MEETING  
APRIL 21, 2026

**Pledge of Allegiance**

**Moment of Silence**

**Public Forum:**

None

**Call to Order – 6:30 pm**

Meeting was called to order by Chairman Alvarenga

**Roll Call – by Rec/Tres. Barnes**

**Planning:**

Present: Chairman Oscar Alvarenga

Members: Shelly DePue, Bob Brush and Jordan Dinoffria

Absent: Co-Chairman Kim Whitehorn

**Staff:**

Present: Secretary: Recorder/Treasurer Nanette Barnes

Mayor: Robert Whitehorn

Zoning Official: Tim DePue

Absent: None

**Guests**

Jeannie Rollins    Javier Salinas    Juan Salinas    Roy Forrester    Jose Slinas

**Declaration of Quorum**

Chairman Alvarenga declared a quorum was present

**Consent of Agenda**

Shelly DePue made a motion for consent of agenda. Seconded by Bob Brush. Discussion; Chairman Alvarenga asked to have Hidden Forrest: Phase I added to Old Business. Jordan Dinoffria made a motion for consent of amended agenda. Seconded by Shelly DePue. Discussion; none. All approved. Motion carried.

**Approval of Minutes**

Shelly DePue made a motion to accept March 2026, minutes as written. Seconded by Jordan Dinoffria. Discussion; none. All approved. Motion carried.

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**Old Business**

1. Hidden Forrest: Phase I – Trash and debris was discussed. Recorder/Treasurer Barnes will send property owner a letter. If it doesn't get cleaned up after town letter is sent, then it will be turned over to Town attorney.

**New Business**

1. Victor Batres: 998 Red Cedar Place – Potential Setback Encroachment – No one was present to represent this issue. Discussion was held concerning setbacks, easements, neighboring properties. Fines and fees were also discussed concerning building in the town's setbacks. A motion was made by Bob Brush to table this issue until Mays planning meeting. Seconded by Shelly Depue. All approved. Motion carried.
2. Franklin Miller: Phase III – Final Plat; Tall Trees - No one was present to represent this issue. Discussion was held; Mr. Millers representatives (Mr. Miller passed away) will need to meet with Mayor Whitehorn and Chairman Oscar Alvarenga for a final walk through before being placed on the planning agenda again.
3. Juan Salinas: 480 Rader Road – Business Variance – A motion was made by Shelly Depue to accept and pass the variance to allow Mr. Salina to have his Ozark Dirt Contractors business at 480 Rader Road. Discussion: held concerning his neighbors, a paper was shown to planning members of his neighbors' signatures stating they were okay with this variance. Seconded by Jordan Dinoffria. All approved. Motion carried.
4. Chairman Oscar Alvarenga made a motion to table the issue of mobile homes until the May 2026 planning meeting. Seconded by Bob Brush. Discussion was held concerning legal issues, age limits, and the new zoning book. It was agreed that more information would be needed before a final decision could be made. Recorder/Treasurer Barnes will contact neighboring towns to see how they handle this issue. All approved. Motion carried.
5. Building Development Timelines – Fees and fines were discussed concerning builders who start homes, and do not finish within a set time frame. It was decided to go by Benton County's timeline.

**Announcements**

1. Council Meeting scheduled for Tuesday, May 12, 2026, at 6:30 pm
2. Planning Meeting scheduled for Tuesday, May 19, 2026, at 6:30 pm
3. Board of Zoning meeting is scheduled for Tuesday, June 16, 2026, after Planning Meeting

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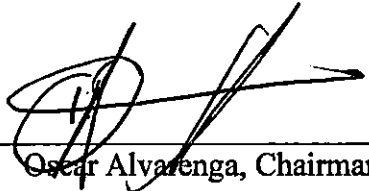
**Adjournment**

A motion was made by Jordan Dinoffria and seconded by Shelly DePue to adjourn meeting at 6:58 pm. Discussion: none. All approved. Motion carried.

Respectfully submitted,

Nanette Barnes  
Recorder/Treasurer

Approved



Oscar Alvarenga, Chairman

Attested



Nanette Barnes, Recorder/Treasurer