

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
JULY 7, 2026**

**I. Pre-Meeting Activities
Pledge of Allegiance
Invocation**

II. Call to Order

III. Roll Call

IV. Approval of Minutes (June 2, 2026)

V. Tabled Items

A. L26-06 Miller Flooring Expansion

388 & 396 N. 40th Street

B26-44 Variance from Commercial Design Standards

(A) Structure Back & Sides

(B) Multiple Buildings in Commercial Centers

(C) Outdoor Storage, Trash Collection & Loading Areas

(D) Facades & Exterior Walls

(E) Detail Features

(F) Roofs

(G) Materials & Colors

(H) Landscaping

B26-56 Variance for Existing Nonconformities to Remain

W26-24 Waiver of Street Improvements on N. 40th Street & Dixie Industrial Ave

Presented by Crafton Tull

B. RP26-06 Jacob's Crossing, Ph. II & III

South of Don Tyson Parkway, between Repose Street & Meditation Loop

Lots 90, 91 & 107-109

Presented by Engineering Services, Inc

C. B26-39 Eagle Carports

473 E. Randall Wobbe Lane

Variance from Landscaping Requirement

Presented by Charles Hiatt & Chris Beasley

D. B26-40 Victor Hugo Caldera

1635 Lester Cove

Variance from Fencing Materials

Variance for Increased Back Fence Height from 6' to 6' 5"

Presented by Victor Caldera

VI. Public Hearing – Rezoning

- A. R26-28 DJ Custom Homes, Inc.**
804 Virginia Street
From MF-12 to MF-16
Presented by Daniel Jimenez
- B. R26-29 Berean Baptist Church**
515 Sanders Avenue
From C-1 to C-2
C26-13 Use Unit 42 (Church/Synagogue) in a C-2
Presented by Wayne Vanhook
- C. R26-30 Harold & Dorothy Schwartz Living Revocable Trust**
Southwest end of Purtle Avenue & North of W. Don Tyson Parkway
From C-6 to C-2
Presented by Harold Schwartz
- D. R26-31 Stacy & Ellen Turner**
6531 New Hope Road
From A-1 to SF-2
Presented by Justin Jorgensen
- E. R26-32 Excellerate Housing, LLC**
SE corner of Ford Avenue & Butterfield Coach Road
From PUD to Revised PUD
Presented by Claire Roth, ISG, Inc
- F. R26-33 Excellerate Housing, LLC**
North of Ford Avenue, South of Barker Lane
From PUD to Revised PUD
Presented by Claire Roth, ISG, Inc

VII. Public Hearing – Conditional Use

- A. C26-10 Honey Properties, LLC, Cameron & Kris Honey, & Mike Acuff**
TABLED
PER
STAFF
South of 4376 Twin Oaks Drive
Tandem Lot Split in an A-1
Presented by Blew & Associates
- B. C26-11 Taqueria Manzanillo Mexican Food, LLC**
1321 W. Sunset Avenue
Use Unit 44 (Mobile Vending) in a C-5
B26-59 Variance from Utility Requirement for a Use Unit 44 (Mobile Vending)
Presented by Everardo Huitron Moran
- C. C26-12 Alabaster by KC, LLC**
2105 Tall Tree Lane
Use Unit 28 (Home Occupation) in an SF-2
Presented by Karina Montero

D. C26-13 Berean Baptist Church

515 Sanders Ave

Use Unit 42 (Church/Synagogue) in a C-2

Presented by Wayne Vanhook

E. C26-14 Vilma E. Orellana

2007 W. Huntsville Avenue

Tandem Lot Split in a C-2

Presented by Dana Roza

VIII. Preliminary Plats, Replats, & Final Plats**A. RP26-07 Conestoga Park**East of Conestoga Street & West of N. 45th Street

Lots 6, 7, & 8

Presented by Stone Boshears

B. FP26-05 The Courtyards at Butterfield

TABLED South of Brushwood Avenue & West of Butterfield Coach Road
PER Presented by Justin Jorgensen
APPLICANT

IX. Large Scale Developments**A. L26-11 Creekfront 49, Lot 4**South of Conestoga Street & West of N. 45th Street

B26-71 Variance from Commercial Design Standards
(A) Screening

Presented by A4Civil

X. Public Hearing – Form-Based Code**A. FB26-10 Wrigley, LLC & Campus Edge, LLC****TABLED** 403 Wayland Drive & Parcel East to 403 Wayland Drive**PER** From MF-12 to NR-2**STAFF** Presented by Ross Kephart**B. FB26-11 Wrigley, LLC****TABLED** 504 E. Velma Avenue**PER** From MF-12 to NC-2**STAFF** Presented by Ross Kephart**XI. Board of Adjustment****A. B26-58 Reina Lopez-Bonilla****TABLED** 2006 Robyn Road**PER** Variance for Driveway Expansion Towards Primary Entrance**STAFF** Presented by Jesus Matamoros

- B. B26-59 Taqueria Manzanillo Mexican Food, LLC**
1321 W. Sunset Avenue
Variance from Utility Requirement for a Use Unit 44 (Mobile Vending)
Presented by Everardo Huitron Moran
- C. B26-62 Get Graphic, Expansion**
1186 Bulldog Avenue
Variance from Commercial Design Standards
(A) Outdoor Storage, Trash Collection & Loading Areas
(B) Detail Features
(C) Materials & Colors
(D) Screening
Presented by Bates & Associates, Inc
- D. B26-64 Cesar Polanco**
TABLED 1013 Ritter Street
PER Variance for Reduction of Side Setback from 8' to 5'
STAFF Presented by Cesar Polanco
- E. B26-65 Juan Manuel Rodriguez & Liset Lozano**
2306 Jean Street
Variance for Reduction of Front Setback from 30' to 20'
Presented by Juan Manuel Rodriguez
- F. B26-66 Maebrrie Cruce**
500 N. West End Street
Variance for Increased Front Fence Height from 3' to 6'
Presented by Maebrrie Cruce
- G. B26-67 Dean's Trail Commercial**
1515 & 1517 E. Robinson Avenue
Variance from Commercial Design Standards
(A) Pedestrian Flow
(B) Outdoor Storage, Trash Collection & Loading Areas
(C) Lighting
B26-68 Variance from Paving Requirement
Variance from Underground Utility Lines Requirement
Presented by Bates & Associates
- H. B26-68 Dean's Trail Commercial**
1515 & 1517 E. Robinson Avenue
Variance from Paving Requirement
Variance from Underground Utility Lines Requirement
Presented by Bates & Associates
- I. B26-69 Milestone Construction Company, LLC**
West of 2002 S. 48th Street
Variance from Commercial Design Standards
(A) Landscaping
(B) Lighting
Presented by Paul Davidson

- J. B26-70** **Roberto M. Osorio**
2507 Turner Street
Variance from Minimum Street Frontage in an SF-2 from 70' to 55.5'
Presented by Sarah & James Geurtz
- K. B26-71** **Creekfront 49, Lot 4**
South of Conestoga Street & West of N. 45th Street
Variance from Commercial Design Standards
(A) Screening
Presented by A4Civil

XII. Waivers

- A. W26-25** **Cayetano Garcia Rodriguez & Bertina Garcia**
4300 Croxdale Street
Waiver of Street Improvements, Sidewalks on Croxdale Street
Presented by Ricardo Garcia
- B. W26-28** **Ryann & Kristin Hartley**
8216 E. Brown Road
Waiver from Street Improvements, Sidewalk on Brown Road
Presented by Ryann & Kristin Hartley
- C. W26-29** **Gaskins Trattoria**
522 Holcomb Street
Waiver from Street Improvements on Holcomb Street
Presented by Bert Jones
- D. W26-30** **Campus Edge, LLC**
107 Raedels Avenue
Waiver of Street Improvements, Sidewalk on Raedels Avenue
Presented by Ross Kephart
- E. W26-31** **The Goring**
North of Shaver Street & South of McRay Avenue
Waiver from Underground Utility Lines Requirement in Right-of-Way
Presented by Crafton Tull
- F. W26-32** **Shawn & Kristin Harwell Revocable Trust**
1465 S. Maestri Road
Waiver from Street Improvements, Sidewalk on AR Highway 112
Presented by Shawn & Kristin Harwell

XIII. Other

- A. B25-111** **Richard Coger**
1404 W. Shady Grove Road
Bill of Assurance Extension
Presented by Thomas Coger

B. L24-44 Second Nature Landscaping, Ph II

211 E. AR Highway 264

Phasing Plan Approval

Presented by Swope Consulting, LLC

C. L25-15 Vale at Watkins Apartments

SE Corner of Watkins Avenue & S. 64th Street & 3317 S. 64th Street

Approval Extension

Presented by Crafton Tull

XIV. Planning Director's Report

XV. Adjourn