

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

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes (April 7, 2026)

V. Tabled Items

A. B26-22 Edyd Padilla
951 S. Gutensohn Road
Variance for Driveway Expansion Towards Primary Entrance
Presented by Edyd Padilla

B. B26-27 The Goring Ph. II
North of Shaver Street and South of McRay Avenue
Variance from Parking Requirements

B26-28 Variance from Commercial Design Standards
(A) Parking Lot Orientation
(B) Facades & Exterior Walls
(C) Detail Features
(D) Roofs
(E) Materials & Colors
(F) Entryways
Presented by Crafton Tull

C. B26-31 Qing Y. Fan
2417 S. 48th Street
Variance for a Reduction of Front Setback from 30' to 25'
Presented by Chuck Bell from Bell Construction Solutions, LLC

D. W26-15 Building Exteriors
4970 Wildwood Lane
Waiver of Street Improvements on Wildwood Lane
Presented by William Hood

VI. Public Hearing – Rezoning

- A. R26-10 David Ramirez-Zuniga**
1365 W. Sunset Avenue
From SF-2 to C-2
Presented by David Ramirez-Zuniga
- B. R26-19 Rayco Holdings, LLC**
Northwest Corner of Wagon Wheel Road & Robins Road
From C-2 to C-5
Presented by Bates & Associates
- C. R26-20 Guadalupe Masonry Homes, LLC**
1511 W. Huntsville Avenue
From SF-2 to MF-4
Presented by Phil Swope
- D. R26-21 Pagliani Properties 1, LLC**
South of 3501 W. Huntsville Avenue & 3501 W. Huntsville Avenue
From SF-2 & A-1 to MF-12
Presented by Pagliani Properties 1, LLC
- E. R26-22 Thomas E. & Hazel J. Smith, & Si & Jane Smith Trust**
Southeast of 3715 Julio Road & 3715 Julio Road
From A-1 to P-1
Presented by Jo Lynn Steenbergen
- F. R26-23 Jose D. & Maria D. Rodriguez**
TABLED 488 Purtle Avenue
PER From SF-2 to MF-12
STAFF Presented by Jesus & Ana Rodriguez
- G. R26-24 City of Springdale, Arkansas (Tyson Poultry, Inc.)**
TABLED 730 E. Randall Wobbe Lane, 2 Parcels North of 730 E. Randall
PER Wobbe Lane, & 2826 N. Jefferson Street
STAFF From I-1 to I-2
Presented by Bates and Associates

VII. Public Hearing – Conditional Use

- A. C26-07 Sabor del Campo, LLC**
TABLED 2246 E. Robinson Avenue
PER Use Unit 44 (Mobile Vending) in a C-2
STAFF Presented by Jose Andrade, Maria Ceja, Jose, Guadalupe, & Araseli Andrade.

VIII. Preliminary Plats, Replats, & Final Plats

A. RP26-05 Hammit-Eoff Business Center

4079 Haile Lane
Lots 1 & 2
Presented by Taylor McBride

IX. Large Scale Developments

A. L26-09 Quality Wholesale

5576 N. Oak Street

B26-38 Variance from Commercial Design Standards

(A) Parking Lot Orientation
(B) Pedestrian Flow
(C) Central Features & Community Spaces
(D) Landscaping
(E) Screening

Presented by SiteWise Civil Engineering

X. Public Hearing – Form-Based Code

A. FB26-08 Via Emma Parking Addition

Northwest corner of E. Meadow Avenue & S. Water Street
Deviation from Minimum Primary & Side Street Setbacks for Surface
Parking Lots
Deviation from Street Wall Requirements
Presented by Ferdinand Fourie

XI. Board of Adjustment

A. B26-35 Calderon Landscaping

2946 AR Highway 112
Variance from Paving Requirements
Presented by Phil Swope, Swope Consulting

B. B26-36 Marvin Valle

5482 N. Oak Street
Variance for Reduction of Side Setback from 20' to 10'
Presented by Catherine Valle

C. B26-37 Milestone Construction Company, LLC

West of 2002 S. 48th Street
Variance from Paving Requirements
Presented by Paul Davidson

D. B26-38 Quality Wholesale

5576 N. Oak Street

Variance from Commercial Design Standards

(A) Parking Lot Orientation

(B) Pedestrian Flow

(C) Central Features & Community Spaces

(D) Landscaping

(E) Screening

Presented by SiteWise Civil Engineering

XII. Waivers

A. W26-19 Campus Edge, LLC

323 Caudle Avenue

Waiver of Street Improvements on Caudle Avenue & Dodson Street

Presented by Campus Edge, LLC

B. W26-20 Samuel Mason & Anna Wilmoth

3440 AR 112 Highway

Waiver of Street Improvements; Sidewalk on AR 112 Highway

Presented by Gus Vitt

XIII. Planning Director's Report

XIV. Adjourn