

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
OCTOBER 6, 2026**

- I. Pre-Meeting Activities**
 - Pledge of Allegiance
 - Invocation
- II. Call to Order**
- III. Roll Call**
- IV. Approval of Minutes (September 1, 2026)**
- V. Tabled Items**
 - A. C26-07 Sabor del Campo**
 - 2246 E. Robinson Avenue
 - Use Unit 44 (Mobile Vending) in a C-2
 - B26-41** Variance from Utility Requirement for Use Unit 44 (Mobile Vending)
 - Variance for Increased Mobile Vending Unit Size from 160ft² to 176ft²
 - Presented by Maria Elena Ceja Centeno
 - B. L26-02 Success Avenue Flats**
 - North of Success Avenue, East of S. Cleveland Street
 - Presented by Engineering Services, Inc.
 - C. L26-17 RaceTrac**
 - 4720 W. Sunset Avenue
 - B26-95** Variance for Maximum Freestanding Sign Limit
 - Variance from Minimum Distance Between Drives on Single Tract & Adjacent Tract
 - B26-96** Variance from Commercial Design Standards
 - (A) Parking Lot Orientation
 - (B) Entryway and Foundation Landscaping
 - W26-49** Waiver of Street Improvements on W. Sunset Avenue
 - Presented by Crafton Tull
 - D. L26-22 Hank's Fine Furniture**
 - 5177 Watkins Avenue
 - W26-40** Waiver of Street Improvements on Mary Frances Lane
 - Presented by A4Civil

E. B26-90 Ury Portilla Juarez & Jairo Y. Portilla

200 E. Sunset Avenue
Variance from Paving Requirements
Presented by Jairo Y. Portilla

F. B26-98 DJ Custom Homes, Inc.

804 N. Virginia Street
Variance from Minimum Lot Size for a Duplex in an MF-16 from 9,000ft² to 8,700ft²
Presented by Daniel Jimenez

G. W26-39 Robinson Trailer Sales

3018 E. Robinson Avenue
Waiver of Street Improvements on E. Robinson Avenue
Presented by Cody Smith

VI. Public Hearing – Rezoning**A. R26-42 Goodwin Joint Revocable Trust**

1650 Albright Road
From A-1 to SF-2

RP26-12 Clear Creek Acres, Lot 38

B26-112 Variance from Minimum Street Frontage in an A-1 from 200' to 170'

W26-47 Waiver of Street Improvements on Albright Road

Presented by Alan Reid & Associates

B. R26-43 TLJ Properties, LLC

836 N. 48th Street
From C-2 to C-5
Presented by Crafton Tull

VII. Public Hearing – Conditional Use**A. C26-17 Queen Beans Espresso**

TABLED 983 W. Sunset Avenue
PER Use Unit 44 (Mobile Vending) in a C-2
STAFF Presented by NWA Real Estate Solutions, LLC

VIII. Preliminary Plats, Replats, & Final Plats**A. PP26-08 Stagecoach Subdivision**

TABLED PER 2544 Butterfield Coach Road
W26-45 Waiver of Street Improvements on Butterfield Coach Road
APPLICANT Presented by Bates & Associates

B. PP26-10 RASAE Investments, LLC2230 N. 48th Street**FP26-09** RASAE Investments, LLC**B26-111** Variance from Minimum Lot Size in an A-1 from 2 Acres to 0.93 Acres
Variance from Minimum Lot Frontage from 200' to 122.95'**W26-42** Waiver of Street Improvements on N. 48th Street

Presented by Alan Reid & Associates

C. PP26-11 Turner Street Subdivision

SW Corner of W. Don Tyson Parkway & Turner Street

B26-121 Variance from Minimum Centerline Offset Requirement for Streets Facing Each Other from 200' to 135'**W26-48** Waiver of Street Stub-Outs to the West

Waiver of Street Improvements on W. Don Tyson Parkway

Presented by Blew & Associates

D. RP26-12 Clear Creek Acres

1650 Albright Road

Lot 38

Presented by Alan Reid & Associates

E. FP26-09 RASAE Investments, LLC2230 N. 48th Street

Presented by Alan Reid & Associates

IX. Large Scale Developments**A. L26-21 518 Mill Street**

518 Mill Street

FB26-14 Deviation from Neighborhood Center Type 2 (NC2) Access Requirements

Presented by Odyssey Engineering

B. L26-23 Ministerio Restaurada Mana

2919 E. Emma Avenue

B26-120 Variance from Minimum Width of Two-Way Drive from 24' to 20'

Variance from Minimum Width of One-Way Drive from 15' to 12'

Variance from Minimum Distance between a Drive to an Arterial Street Intersection from 120' to 66.65'

B26-122 Variance from Commercial Design Standards

(A) Parking Lot Orientation

(B) Landscaping

W26-46 Waiver of Street Improvements, Sidewalk, on E. Huntsville Avenue

Presented by SiteWise Civil Engineering

C. L26-24 Iglesia de Cristo-Miel1820 N. 48th Street**B26-119** Variance from Commercial Design Standards
(A) Landscaping**W26-44** Waiver of Street Improvements on N. 48th Street

Presented by Blew & Associates

D. L26-25 Single Parent Scholarship Fund of NWA

Corner of Young Farms Avenue & Founders Park Drive

Presented by Engineering Services, Inc.

X. Public Hearing – Form Based Code**A. FB26-14 518 Mill Street**

518 Mill Street

Deviation from Neighborhood Center Type 2 (NC2) Access Requirements

Presented by Odyssey Engineering

B. FB26-15 Harvey & Bernice Jones Center for Families, Inc

Parcel Southeast of Huntsville Avenue & Laura Street

From NC1 to NC2

Presented by Crafton Tull

XI. Board of Adjustment**A. B26-111 RASAE Investments, LLC**2230 N. 48th Street

Variance from Minimum Lot Size in an A-1 from 2 Acres to 0.93 Acres

Variance from Minimum Lot Frontage from 200' to 122.95'

Presented by Alan Reid & Associates

B. B26-112 Goodwin Joint Revocable Trust

1650 Albright Road

Variance from Minimum Street Frontage in an A-1 From 200' to 170'

Presented by Alan Reid & Associates

C. B26-114 Cadillac Properties AR LLC

3427 S. Thompson Street

Variance from Maximum Freestanding Sign Height from 30' to 60'

Variance from Maximum Freestanding Sign Size from 150ft² to 257.28ft²

Presented by Terry Howard

D. B26-115 Shirley & Jeffery Murphy

1407 Buena Vista Circle

Variance from Maximum Front Fence Height Requirements from 3' to 6'

Presented by Shirley Murphy

E. B26-116 Alexander & Kristin Passantino

269 Via Taldo Street

Variance for Reduction of Rear Setback from 20' to 10'

Presented by Dana Roza

F. B26-117 JDA Home Investment, LLC

1001 W. Center Avenue

Variance from Minimum Parking Requirement from 5 Spaces to 2 Spaces

Presented by Oscar Rodriguez Medina

G. B26-118 ISC East Hwy 265, LLC

Parcels south of 1517 E. Robinson Avenue & East of Old Missouri Road

Variance from Paving Requirement

Presented by Will A. Kellstrom

H. B26-119 Iglesia de Cristo-Miel1820 N. 48th Street

Variance from Commercial Design Standards

(A) Landscaping

Presented by Blew & Associates

I. B26-120 Ministerio Restaurada Mana

2919 E. Emma Avenue

Variance from Minimum Width of Two-Way Drive from 24' to 20'

Variance from Minimum Width of One-Way Drive from 15' to 12'

Variance from Minimum Distance between a Drive to an Arterial Street Intersection from 120' to 66.65'

Presented by SiteWise Civil Engineering

J. B26-121 Turner Street Subdivision

SW Corner of W. Don Tyson Parkway & Turner Street

Variance from Minimum Centerline Offset Requirement for Streets Facing Each Other from 200' to 135'

Presented by Blew & Associates

K. B26-122 Ministerio Restaurada Mana

2919 E. Emma Avenue

Variance from Commercial Design Standards

(A) Parking Lot Orientation

(B) Landscaping

Presented by SiteWise Civil Engineering

L. B26-123 Michael & Audrey Copeland**TABLED**

8836 Carrie Smith Road

PER

Variance to Allow Existing Non-Conforming Structures to Remain

STAFF

Presented by Michael & Audrey Copeland

XII. Waivers**A. W26-42 RASAE Investments, LLC**2230 N. 48th StreetWaiver of Street Improvements on N. 48th Street

Presented by Alan Reid & Associates

B. W26-44 Iglesia de Cristo-Miel1820 N. 48th StreetWaiver of Street Improvements on N. 48th Street

Presented by Blew & Associates

C. W26-45 Stagecoach Subdivision**TABLED**

2544 Butterfield Coach Road

PER

Waiver of Street Improvements on Butterfield Coach Road

APPLICANT Presented by Bates & Associates**D. W26-46 Ministerio Restaurada Mana**

2919 E. Emma Avenue

Waiver of Street Improvements, Sidewalk, on E. Huntsville Avenue

Presented by SiteWise Civil Engineering

E. W26-47 Goodwin Joint Revoable Trust

1650 Albright Road

Waiver of Street Improvements on Albright Road

Presented by Alan Reid & Associates

F. W26-48 Turner Street Subdivision

SW Corner of W. Don Tyson Parkway & Turner Street

Waiver of Street Stub-Outs to the West

Waiver of Street Improvements on W. Don Tyson Parkway

Presented by Blew & Associates

G. W26-49 RaceTrac

4720 W. Sunset Avenue

Waiver of Street Improvements on W. Sunset Avenue

Presented by Crafton Tull

XIII. Other**A. Springdale Planning Commission 2027 Schedule of Meeting Dates & Submission Deadlines**

Presented by Sharon Tromburg

XIV. Planning Director's Report**XV. Adjourn**