

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
JUNE 2, 2026**

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes (May 5, 2026)

V. Tabled Items

A. R26-23 **Jose D. & Maria D. Rodriguez**
488 Purtle Avenue
From SF-2 to MF-12
Presented by Jesus & Ana Rodriguez

B. R26-24 **City of Springdale, Arkansas (Tyson Poultry, Inc.)**
730 E. Randall Wobbe Lane, 2 Parcels North of 730 E. Randall Wobbe Lane,
& 2826 N. Jefferson Street
From I-1 to I-2
Presented by Bates & Associates

C. C26-07 **Sabor del Campo, LLC**
2246 E. Robinson Avenue
Use Unit 44 (Mobile Vending) in a C-2

B26-41 **Variance for Increased Mobile Vending Unit Size from 160ft² to 176ft²
Variance from Utility Requirements for a Use Unit 44 (Mobile Vending)**
Presented by Maria Elena Ceja Centeno

VI. Public Hearing – Rezoning

A. R26-25 **Henson Brothers Investments, LLC**
North of 603 N. Monitor Road
From I-1 to I-2
Presented by Blew & Associates

B. R26-26 **Walter White, LLC**
2161 N. Thompson Street
From C-2 to C-6
Presented by Will Kellstrom, Cately Gibbs, & Watkins, Boyer, Gray & Curry, PLLC

C. R26-27 P & C Steele Properties, LLC

Southeast corner of Moody Avenue & Lincoln Drive; East of N. Thompson Street
 From A-1, C-2, and I-1 to W-1
 Presented by Crafton Tull

VII. Public Hearing – Conditional Use**A. C26-09 Zio Spency's Pizza**

2403 S. Thompson Street
 Use Unit 44 (Mobile Vending) in a C-2

B26-51 Variance for Increased Mobile Vending Unit Size from 160ft² to 193.36ft²
 Variance from Utility Requirements for a Use Unit 44 (Mobile Vending)
 Presented by Spencer K. Fiser

VIII. Preliminary Plats, Replats, & Final Plats**A. FP26-04 Creekfront 49**

East of I-49, South of Conestoga Street & N. 45th Street
 Presented by Engineering Services, Inc.

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

TABLED South of E. Don Tyson Parkway & East of George Anderson Road
PER Lots 89-94 & Lots 107-109
APPLICANT Presented by Engineering Services, Inc.

IX. Large Scale Developments**A. L26-06 Miller Flooring Expansion**

TABLED 388 & 396 N. 40th Street
PER B26-44 Variance from Commercial Design Standards
STAFF

- (A) Structure Back & Sides
- (B) Pedestrian Flow
- (C) Multiple Buildings in Commercial Centers
- (D) Outdoor Storage, Trash Collection & Loading Areas
- (E) Facades & Exterior Walls
- (F) Detail Features
- (G) Roofs
- (H) Materials & Colors
- (I) Landscaping

B26-56 Variance for Existing Nonconformities to Remain

W26-24 Waiver of Street Improvements on N. 40th Street & Dixie Industrial Avenue
 Presented by Crafton Tull & Associates

B. L26-10 ServPro

224 Victory Lane

B26-57 Variance for Increased Driveway Width from 40' to 56'
 Variance from Frontage & Perimeter Landscaping

W26-22 Waiver of Street Improvements on Proposed Collector Street
 Presented by SiteWise Civil Engineering, PLLC

X. Public Hearing – Form-Based Code**A. FB26-09 Railside, Parking Addition**

120 N. Commercial 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. B26-39 Eagle Carports**

473 E. Randall Wobbe Lane

Variance from Landscaping Requirements

Presented by Charles Hiatt

B. B26-40 Victor Hugo Caldera**TABLED**

1635 Lester Cove

PER

Variance from Fencing Materials and Maximum Fence Height

STAFF

Presented by Victor Caldera

C. B26-42 Clintina Floyd

4803 Bonita Place

Variance for Reduction of Front Setback from 25' to 0'

Presented by Clintina Floyd

D. B26-43 Franklin & Sarah Wascura

862 Dusty Lane

Variance from the Minimum Lot Size in an A-1 from 2 to 1.11 acres

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

Presented by Franklin & Sara Wascura

E. B26-44 Miller Flooring Expansion**TABLED**388 & 396 N. 40th Street**PER**

Variance from Commercial Design Standards

STAFF

(A) Structure Back & Sides

(B) Pedestrian Flow

(C) Multiple Buildings in Commercial Centers

(D) Outdoor Storage, Trash Collection & Loading Areas

(E) Facades & Exterior Walls

(F) Detail Features

(G) Roofs

(H) Materials & Colors

(I) Landscaping

Presented by Crafton Tull & Associates

- F. B26-45** **Dipper Heights, LLC**
2083 S. 48th Street
Variance for Reduction of Side Setback from 20' to 10' & 6.2'
Presented by Engineering Services, Inc.
- G. B26-46** **Masters of Disasters**
1749 N. 48th Street
Variance from Maximum Freestanding Sign Height from 30' to 70'
Variance from Maximum Freestanding Sign Size from 150ft² to 300ft²
Presented by William Baskin
- H. B26-47** **M-Mile**
TABLED 5469 Watkins Avenue
PER Variance from Commercial Design Standards
APPLICANT Presented by Bates and Associates
- I. B26-48** **Erik Saldana & Yosajindi Ponce**
3944 Silver Fox Street
Variance for Increased Fence Height from 6' to 8'
Presented by Erik Saldana
- J. B26-50** **Weber Family Revocable Living Trust**
1702 Willard Street
Variance for Reduction of Side Setback from 8' to 5'
Presented by Roland Weber
- K. B26-51** **Zio Spency's Pizza**
2403 S. Thompson Street
Variance for Increased Mobile Vending Unit Size from 160ft² to 193.36ft²
Variance from Utility Requirements for a Use Unit 44 (Mobile Vending)
Presented by Spencer K. Fiser
- L. B26-52** **Haile Lane**
4079 Haile Lane
Variance for Reduction of Front Setback from 30' to 20'
B26-53 **Variance from Commercial Design Standards**
 (A) Landscaping
 Presented by Taylor McBride
- M. B26-53** **Haile Lane**
4079 Haile Lane
Variance from Commercial Design Standards
(A) Landscaping
Presented by Taylor McBride

N. B26-54 Worth Lane Event Center

2143 Worth Lane

Variance from Maximum Off-Site Parking

Presented by James & Sarah Guertz

O. B26-56 Miller Flooring Expansion**TABLED**388 & 396 N. 40th Street**PER**

Variance for Existing Nonconformities to Remain

STAFF

Presented by Crafton Tull & Associates

P. B26-57 ServPro

224 Victory Lane

Variance for Increased Driveway Width from 40' to 56'

Variance from Frontage & Perimeter Landscaping

Presented by SiteWise Civil Engineering

XII. Waivers**A. W26-21 Jacob Tankersley**

4215 Robbins Road

Waiver of Street Improvements, Sidewalk, on Robbins Road & Kelly Road

Presented by Jacob Tankersley

B. W26-22 ServPro

224 Victory Lane

Waiver of Street Improvements on Proposed Collector Street

Presented by SiteWise Civil Engineering, PLLC

C. W26-23 Colby Dean Drake

8788 W. Gibbs Road

Waiver of Street Improvements, Sidewalk, on W. Gibbs Road

Presented by Colby Dean Drake

D. W26-24 Miller Flooring Expansion**TABLED**388 & 396 N. 40th Street**PER**Waiver of Street Improvements on N. 40th Street & Dixie Industrial Avenue**STAFF**

Presented by Crafton Tull & Associates

XIII. Other**A. PP25-10 Butterfield Meadows**

5559 S. Butterfield Coach Road

Approval Extension Request

Presented by Crafton Tull

- B. Merry Lee Phillips**
3000 N. Thompson Avenue
Expansion of a Nonconformity
Presented by Matt Wait
- C. L25-12 Ark-O-Mo Tree Service**
West of N. Graham Road
Approval Extension Request
Presented by Clint Karstetter, PE
- D. B25-111 Richard Cogger**
1404 W. Shady Grove Road
Bill of Assurance Extension
Presented by Thomas Cogger
- XIV. Planning Director's Report**
- XV. Adjourn**