

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
MARCH 7, 2023**

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (February 7, 2023)

V. Tabled Items

A. **RP23-01 Black Oak Plaza & Chester Heights**

North Side of Chester Avenue

Lots 4 & 5

L23-13 Chester Place Warehouse

B23-23 Variance for Commercial Design Standards

(A) Facades & Exterior Walls

(B) Roofs

(C) Materials & Colors

(D) Landscaping

Presented by Expedient Civil Engineering, PLLC

B. **L22-71 Springdale's Best Storage**

E. Emma Avenue & Casteel Lane

B23-20 Variance for Commercial Design Standards

(A) Facades & Exterior Walls

(B) Detail Features

(C) Roofs

(D) Materials & Colors

(E) Landscaping

Presented by Bates & Associates, Inc.

C. **B23-21 Connie & Barbara Ann Bowerman**

3219 N. 56th Street

Variance for Non-Conforming Structure to Remain

Presented by Bates & Associates, Inc.

- D. W23-07** **Hugo Rodriguez Castillo & Maria Torres Martinez**
3567 Julio Road
Waiver of Sidewalk Requirement
Presented by Hugo Rodriguez Castillo & Maria Torres Martinez

VI. Public Hearing – Rezoning

- A. R23-08** **Charlotte, Inc.**
3598 S. 48th Street
From A-1 to C-2
L23-15 **Club Carwash**
Presented by Cochran Engineering
- B. R23-09** **Maria Guadalupe Rios Yanez**
2204 S. Turner Street
From I-2 to C-2
Presented by Maria Guadalupe Rios Yanez
- C. R23-10** **Betty Lott**
5238 Old Wire Road
From A-1 to SF-1
Presented by Tim West, ATLAS PLS
- D. R23-11** **PV=nRT, Inc.**
TABLED 825 Oak Grove Road
PER STAFF From A-1 to C-2
Presented by Rachel Silvestri & Erin Oliver
- E. R23-12** **Helen Garrison**
4500 W. Seaton Drive
From A-1 to C-5
Presented by Haden Gilder
- F. R23-13** **Cornelia P. Williamson Revocable Trust**
SE Corner of Hwy 265 & June Self Drive
From A-1 to C-6 & I-2
Presented by Engineering Services, Inc.
- G. R23-14** **Arlis D. & Cornelia P. Williamson**
SW Corner of Old Wire Road & June Self Drive
From A-1 to C-6 & I-2
Presented by Engineering Services, Inc.

VII. Preliminary Plats, Replats, & Final Plats**A. PP23-02 Jennifer Plaza**

S. 48th Street & Jennifer Terrace
Presented by Swope Engineering

B. PP23-03 Brentwood Village, REVISED (Prev. PP22-14, PP22-12, PP20-07 Hylton Place, Ph. II)

TABLED Hylton Road, S. of George Park
PER STAFF Presented by Engineering Services, Inc.

C. RP23-03 North Heights Addition

400 Sanders Avenue
Block 1, Lots 11 & 12
Presented by Randon Robe

VIII. Large Scale Developments**A. L23-11 Dollar Tree**

TABLED 1891 Butterfield Coach Road
PER STAFF Presented by High Tide Consultants, LLC

B. L23-15 Club Carwash

3598 S. 48th Street
Presented by Cochran Engineering

C. L23-18 Lots 102 Holdings Storage, REVISED (Prev. L22-56)

Butterfield Coach Road, S. of Cass Drive
Presented by Engineering Services, Inc.

D. L23-19 Cypress Cold Storage, REVISED (Prev. L22-55)

1440 Angell Drive
Presented by Engineering Services, Inc.

E. L23-20 Elliott Electric Supply Expansion, REVISED (Prev. L22-19)

537 N. 40th Street

B23-24 Variance for Commercial Design Standards

(A) Structure Back & Sides

(B) Screening

Presented by Engineering Services, Inc.

F. L23-21 SWU Western Corridor Storage Tank

2338 S. 40th Street

B23-28 Variance for Landscaping

Presented by Caleb LeBow, P.E.

- G. L23-22 Dr. Roller Hangar, REVISED (Prev. L22-61)**
714 S. Old Missouri Road
Presented by Engineering Services, Inc.

IX. Board of Adjustment

- A. B23-24 Elliot Electric Supply Expansion, REVISED**
537 N. 40th Street
Variance for Commercial Design Standards
(A) Structure Back & Sides
(B) Screening
Presented by Engineering Services, Inc.

- B. B23-25 Karen Fruhlinger**
5254 Stockton Avenue
Variance for Increased Fence Height from 6' to 8'
Presented by Karen Fruhlinger

- C. B23-26 Christian Olvera**
2880 Old Wire Road
Variance for Increased Fence Height from 3' to 5'
Presented by Alondra Castaneda

- D. B23-27 Rick & Nina Chase**
1716 Westwood Avenue
Variance for Paving Requirement
Presented by Rick & Nina Chase

- E. B23-28 SWU Western Corridor Storage Tank**
2338 S. 40th Street
Variance for Landscaping
Presented by Caleb LeBow, P.E.

- F. B23-29 Cornelia P. Williamson Revocable Trust
& Arlis D. & Cornelia P. Williamson**
SE Corner of Hwy 265 & June Self Drive
& SW Corner of Old Wire Road & June Self Drive
Variance for Paving Requirement
Presented by Engineering Services, Inc.

X. Other

- A. L22-18 The After School Program Gymnasium Expansion Extension**
862 S. 48th Street
Presented by Engineering Services, Inc.

XI. Planning Director's Report

XII. Adjourn