

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
SEPTEMBER 1, 2026**

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes (August 4, 2026)

V. Tabled Items

A. R26-34 Honey Properties, LLC, Mike Acuff, Cameron & Kris Honey

4376 Twin Oaks Drive, 3525 Wagon Wheel Road, & South of
3525 Wagon Wheel Road
From A-1 to C-2

B26-77 Variance for Reduction of Rear Setback from 20' to 8', 20' to 0' & 20' to 18'
Variance for Reduction of Side Setbacks from 20' to 6'
Presented by Blew & Associates

B. C26-16 Taqueria Rosy Toluca

4409 S. Thompson Street
Use Unit 44 (Mobile Vending) in a C-2
Presented by Wendy E. Moke

C. PP26-07 Whispering Springs Phase I-IV, REVISED (Prev. PP23-19)

South of Hylton Road, Aryana Avenue, & Orchid Avenue
Presented by Crafton Tull & Associates

D. RP26-08 Ranchwood Place Subdivision

106 & 200 Ranchwood Drive
Lots 3, 4, & 5

B26-82 Variance for Reduction of Front Setback from 30' to 24'
Presented by Michael Townsend

E. FB26-12 Ronald Katjang & Rosalie Luluj

305 Mountain View Avenue
Deviation from Paving Requirements
Presented by Ronald Katjang & Rosalie Luluj

- F. B26-79 Nets Global Holdings, LLC**
4876 N. Thompson Street
Variance from Paving Requirements
Presented by Bates & Associates

VI. Public Hearing – Rezoning

- A. R26-38 Alfredo Reyes & Leticia Hernandez-Garcia**
Parcel South of 1124 Hatcher Road
From A-1 to SF-2
Presented by Odyssey Engineering, LLC
- B. R26-39 Walkerhogue Industries, LLC**
5725 N. Thompson Street
From C-2 to C-5
- B26-89 Variance from Commercial Design Standards**
(A) Outdoor Storage, Trash Collection, and Loading Areas
(B) Screening
Presented by Bobby Gold
- C. R26-40 264 Leasing, LLC**
355 E. AR Highway 264
From C-2 to I-1
Presented by Jason Appel, A4Civil
- D. R26-41 Mathias Shopping Centers, Inc.**
2638 W. Sunset Avenue
From C-2 to C-5
Presented by Ryan Griffin & Thomas Hennelly, Crafton Tull & Associates

VII. Public Hearing – Conditional Use

- A. C26-07 Sabor del Campo**
TABLED 2246 E. Robinson Avenue
PER STAFF Use Unit 44 (Mobile Vending) in an C-2
- B26-41 Variance from Utility Requirement for a Use Unit 44 (Mobile Vending)**
Variance for Increased Mobile Vending Unit Size from 160ft² to 176ft²
Presented by Maria Elena Ceja Centeno

VIII. Large Scale Developments

- A. L26-02 Success Avenue Flats**
TABLED North of Success Avenue, East of S. Cleveland Street
PER STAFF Presented by Engineering Services, Inc.

- B. L26-08** **McDonald's Restaurant**
NW Corner of Butterfield Coach Road & E. Don Tyson Parkway
- B26-92** Variance from Commercial Design Standards
 (A) Landscaping
- W26-34** Waiver of Street Improvements, Sidewalk, on E. Don Tyson Parkway
 Presented by Danielle Carter
- C. L26-16** **Marchant Road Storage**
11039 Marchant Road
- B26-105** Variance from Commercial Design Standards
 (A) Pedestrian Flows
 (B) Facades & Exterior Wall
 (C) Roof
 (D) Entryways
 (E) Landscaping
 (F) Screening
- W26-38** Waiver of Street Improvements on Marchant Road
 Presented by Expedient Civil Engineering, PLLC
- D. L26-18** **Robinson Trailer Sales**
3018 E. Robinson Avenue
- B26-109** Variance for Reduction of Front Setback from 50' to 40'
 Variance from Landscaping Requirements
- B26-110** Variance from Commercial Design Standards
 (A) Parking Lot Orientation
 (B) Pedestrian Flow
 (C) Screening
- W26-39** Waiver of Street Improvements on E. Robinson Avenue
 Presented by Cody Smith
- E. L26-19** **J&D Asian Market**
696 E. Robinson Avenue
- B26-108** Variance from Commercial Design Standards
 (A) Detail Features
 (B) Roofs
 Presented by Odyssey Engineering, LLC
- F. L26-22** **Hank's Fine Furniture**
TABLED 5177 Watkins Avenue
- W26-40** Waiver of Street Improvements on Mary Frances Lane
PER STAFF Presented by A4Civil

IX. Public Hearing – Form-Based Code

- A. FB26-13** **Margaret Jo Oliver Revocable Trust**
314 E. Velma Avenue
From MF-12 to NR3
- B26-102** Variance for Existing Non-Conforming Structures to Remain
 Presented by Margaret Jo Oliver

X. Board of Adjustment

- A. B26-41** **Sabor del Campo**
TABLED 2246 E. Robinson Avenue
PER Variance from Utility Requirement for a Use Unit 44 (Mobile Vending)
STAFF Variance for Increased Mobile Vending Unit Size from 160ft² to 176ft²
Presented by Maria Elena Ceja Centeno
- B. B26-88** **Mark & Deeona Brissey**
7986 Longspur Avenue
Variance for Increased Rear Fence Height from 6' to 8' & 9'
Presented by Mark & Deeona Brissey
- C. B26-89** **Fence Brokers**
5725 N. Thompson Street
Variance from Commercial Design Standards
(A) Outdoor Storage, Trash Collection, and Loading Areas
(B) Screening
Presented by Bobby Gold
- D. B26-90** **Ury Portilla Juarez & Jairo Y. Portilla**
200 E. Sunset Avenue
Variance from Paving Requirements
Presented by Jairo Y. Portilla
- E. B26-92** **McDonald's Restaurant**
NW corner of Butterfield Coach Road & E. Don Tyson Parkway
Variance from Commercial Design Standards
(A) Landscaping
Presented by Danielle Carter
- F. B26-93** **Schmieding Foundation, Inc.**
5190 Razorback Street
Variance for Reduction of Rear Setback from 20' to 4'
Presented by Engineering Services, Inc.
- G. B26-94** **Guadalupe Masonry Homes, LLC**
1511 W. Huntsville Avenue
Variance from Minimum Street Frontage in an MF-2 from 90' to 84'
Presented by Manuel Nava
- H. B26-97** **D.R. Horton - NW Arkansas, LLC**
1937 Ladawn Avenue
Variance for Reduction of Front Setback from 30' to 25'
Presented by Gisela Talbert and Nye Carnahan

- I. 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 8,800ft²
Presented by Daniel Jimenez
- J. B26-99 DHL**
327 E. Robinson Avenue
Variance from Landscaping Requirements
Presented by Bates & Associates
- K. B26-100 Martin Leon Segura**
4003 Dixon Street
Variance for Increased Front Fence Height from 3' to 6'
Presented by Yenni E. Vega Hernandez
- L. B26-101 Lucky's Indoor Bark Park**
636 N. 40th Street
Variance from Commercial Design Standards
(A) Screening
L25-29 Phasing Plan Approval
Presented by Expedient Civil Engineering, PLLC
- M. B26-102 Margaret Jo Oliver Revocable Trust**
314 E. Velma Avenue
Variance for Existing Non-Conforming Structures to Remain
Presented by Margaret Jo Oliver
- N. B26-103 Jose & Maria Montes & Isabel Valazquez**
990 & 1008 W. Sunset Avenue
Variance for a Reduction of Minimum Distance from a Residential District from 200' to 36'
Presented by Jose & Maria Montes and Mario Garcia
- O. B26-104 1804 S. Powell Street Retail**
1804 Powell Street
Variance from Commercial Design Standards
(A) Landscaping
(B) Screening
B26-107 Variance for Reduction of Minimum Distance Between Drives on an Adjacent Tract from 50' to 12'
Presented by Expedient Civil Engineering, PLLC

P. B26-105 Marchant Road Storage

11039 Marchant Road

Variance from Commercial Design Standards

(A) Pedestrian Flows

(B) Facades & Exterior Wall

(C) Roof

(D) Entryways

(E) Landscaping

(F) Screening

Presented by Expedient Civil Engineering, PLLC

Q. B26-106 Mitchell & Julie Erickson Revocable Trust

TABLED

302 Oaklawn Drive

PER

Variance for a Reduction of Rear Setback from 30' to 15'

STAFF

Variance for a Reduction of Side Setback from 8' to 5'

Presented by Mitchell Erickson

R. B26-107 1804 S. Powell Street Retail

1804 Powell Street

Variance for Reduction of Minimum Distance Between Drives on an Adjacent Tract from 50' to 12'

Presented by Expedient Civil Engineering, PLLC

S. B26-108 J&D Asian Market

696 E. Robinson Avenue

Variance from Commercial Design Standards

(A) Detail Features

(B) Roofs

Presented by Odyssey Engineering, LLC

T. B26-109 Robinson Trailer Sales

3018 E. Robinson Avenue

Variance for Reduction of Front Setback from 50' to 40'

Variance from Landscaping Requirements

Presented by Cody Smith

U. B26-110 Robinson Trailer Sales

3018 E. Robinson Avenue

Variance from Commercial Design Standards

(A) Parking Lot Orientation

(B) Pedestrian Flow

(C) Screening

Presented by Cody Smith

XI. Waivers**A. W26-34 McDonald's Restaurant**

NW corner of Butterfield Coach Road & E. Don Tyson Parkway
Waiver of Street Improvements, Sidewalk, on E. Don Tyson Parkway
Presented by Danielle Carter

B. W26-38 Marchant Road Storage

11039 Marchant Road
Waiver of Street Improvements on Marchant Road
Presented by Expedient Civil Engineering, PLLC

C. W26-39 Robinson Trailer Sales

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

D. W26-40 Hank's Fine Furniture

TABLED 5177 Watkins Avenue
PER Waiver of Street Improvements on Mary Frances Lane
STAFF Presented by A4Civil

E. W26-41 HKH Residence Trust

8857 & 8781 W. Miller Road
Waiver of Street Improvements on W. Miller Road
Presented by Hunter Hart

F. W26-43 Stair Steppers, LLC

206 W. Maple Avenue
Waiver of Street Improvements on W. Maple Avenue
Presented by Ross Kephart

XII. Other**A. L25-29 Lucky's Indoor Bark Park**

636 N. 40th Street
Phasing Plan Approval
Presented by Expedient Civil Engineering, PLLC

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