

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
FEBRUARY 3, 2026**

- I. Pre-Meeting Activities**
 - Pledge of Allegiance
 - Invocation
- II. Call to Order**
- III. Roll Call**
- IV. Approval of Minutes (January 6, 2026)**
- V. Election of Officers**
- VI. Tabled Items**
 - A. B26-02 Valor Volleyball**
 - 3744 Wagon Wheel Road
 - Variance from Minimum Parking Requirement from 95 to 10 Spaces
 - Presented by Loren Whedbee
 - B. B26-05 McDonald's Restaurant**
 - South of 3448 Butterfield Coach Road
 - Variance for Minimum Distance from Drive-Thru & Residential District
 - Presented by Danielle Carter
- VII. Public Hearing – Rezoning**
 - A. R25-65 Randy Lee, Dorothy J., Oscar Leon, & Opal Reba White**
 - East of 3105, 3105 & 3051 Mountain Road & 3410, 2898, 3334 Cougar Lane
 - From A-1 to SF-2
 - Presented by Dana Roza
 - B. R26-04 D.R. Horton - NW Arkansas, LLC**
 - South of E. Don Tyson Parkway, East of Hylton Road
 - From PUD to Revised PUD
 - PP26-02 Brentwood Village, Ph. III, REVISED**
 - RP26-03 Brentwood Village, Ph. I**
 - Presented by Ben Payne

C. R26-05 Zachary Estep

695 Oak Grove Road & North of 695 Oak Grove Road
From A-1 to C-2
Presented by Dana Roza & Addrionna Bentley

D. R26-06 Tippecanoe Junction, LLC

TABLED 2544 Butterfield Coach Road
PER STAFF From A-1 to MF-12 & C-1
Presented by Bates & Associates

VIII. Public Hearing – Conditional Use**A. C26-01 Madam Artansas**

1700 Ridgecrest Street
Use Unit 28 (Home Occupation) in SF-2
Presented by Shaun & Amanda Adams

IX. Preliminary Plats, Replats, & Final Plats**A. PP26-02 Brentwood Village, Ph. III, REVISED**

South of E. Don Tyson Parkway, East of Hylton Road
Presented by Ben Payne

B. RP26-02 Success Avenue Subdivision

TABLED North of Success Avenue, East of S. Cleveland Street
PER STAFF Lots 1-14, Block 1
Presented by Engineering Services, Inc.

C. RP26-03 Brentwood Village, Ph. I

South of E. Don Tyson Parkway, East of Hylton Road
Lot 83
Presented by Ben Payne

D. FP26-01 Nature Walk, Ph. II & III

East of Cheyenne Trail, End of N. Pleasant Street
Presented by Engineering Services, Inc.

X. Large Scale Developments**A. L26-02 Success Avenue Flats**

North of Success Avenue, East of S. Cleveland Street

FB26-02 Deviation of Access & Frontage Type in an NC2

Presented by Engineering Services, Inc.

B. L26-04 United Auto Group

NE Corner of W. County Line Road & N. Thompson Street

B26-06 Variance from Commercial Design Standards

(A) Parking Lot Orientation

(B) Pedestrian Flow

(C) Central Features & Community Spaces

(D) Facades & Exterior Walls

(E) Detail Features

(F) Landscaping

(G) Lighting

W26-03 Waiver of Street Improvements on N. Thompson Street

Presented by Bates & Associates

XI. Public Hearing – Form-Based Code**A. FB26-02 Success Avenue Flats**

North of Success Avenue, East of S. Cleveland Street

Deviation of Access & Frontage Type in an NC2

Presented by Engineering Services, Inc.

B. FB26-03 Ashley Vaughn

616 W. Center Avenue

Deviation for Increased Front Fence Height from 3' to 6'

Presented by Jonathan Kipp

XII. Board of Adjustment**A. B26-06 United Auto Group**

NE Corner of County Line Road & N. Thompson Street

Variance from Commercial Design Standards

(A) Parking Lot Orientation

(B) Pedestrian Flow

(C) Central Features & Community Spaces

(D) Facades & Exterior Walls

(E) Detail Features

(F) Landscaping

(G) Lighting

Presented by Bates & Associates

B. B26-07 William Conner Presley

4001 Dixon Street

Variance from Paving Requirements

Presented by William Conner Presley

- C. B26-08 Ricardo Martinez & Genesis Anaya**
810 N. Pleasant Street
Variance from Paving Requirements
Presented by Ricardo Martinez & Genesis Anaya

XIII. Waivers

- A. W26-03 United Auto Group**
NE Corner of W. County Line Road & N. Thompson Street
Waiver of Street Improvements on N. Thompson Street
Presented by Bates & Associates

- B. W26-06 Fellowship Bible Church**
2000 W. Emma Avenue
Waiver of Street Improvements on W. Emma Avenue & N. Campbell Drive
Presented by David Gilbert from Plymouth Engineering, PLLC

- C. W26-07 Larry's Stucco**
888 E. Robinson Avenue
Waiver of Street Improvements on E. Robinson Avenue
Presented by Engineering Services, Inc.

XIV. Planning Director's Report

XV. Adjourn