

**SPRINGDALE PLANNING COMMISSION
WAYNE HYDEN TRAINING ROOM
ROOM A205, CRIMINAL JUSTICE BUILDING
201 SPRING STREET
5:00 P.M.
AUGUST 3, 2021**

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes July 6, 2021

V. Other

- A. Proposed amendment to the Springdale Code of Ordinance
Chapter 130 Zoning Ordinance to amend Article 2

VI. Tabled Items

- A. **C21-06** **Dandy Oil Company, Inc.**
702 North Thompson Street
Tandem Lot in C-2
Presented by Engineering Services, Inc.

- B. **C21-14** **Jose Martinez Sandoval**
TABLED 3805 Kelly Avenue
PER Use unit 44 (mobile vending) in a C-2
STAFF Presented by Stephanie Guevara

VII. Public Hearing – Rezoning

- A. **R21-45** **West Huntsville, LLC**
316 and 324 North West End Street
From C-1 to MF-4
Presented by Brittney Barker & Clay Morton

- B. **R21-46** **John Hendricks's Properties, LLC (Graystone Storage)**
From A-1 to C-2
L21-25 **1790 East Hwy 264**
Presented by Expedient Civil Engineering

- C. R21-47** **Adam's Family Properties, LLC**
TABLED 3357 Habberton Road
PER From A-1 to PUD
APPLICANT Presented by Expedient Civil Engineering
- D. R21-48** **Arnold and Lorene Hollingsworth**
TABLED Northwest corner of Hwy 112 and Marchant Road
PER From A-1 to C-4 and C-5
APPLICANT Presented by Crafton Tull
- E. R21-49** **John Hendricks's Properties, LLC**
1146 Cooper Drive
From C-2 to MF-24
Presented by Jorge Du Quesne / Luis Velez

VIII. Public Hearing – Conditional Use

- A. C21-18** **Nebillie, Inc. (The Peaks)**
1252 Cooper Drive
Tandem lot in a MF-24 zoning
Presented by Crafton Tull
- B. C21-19** **Cook's Berry Park, LLC**
TABLED Hewitt Springs Road, north of Hwy 412 East
PER Tandem Lot in Planning Area
APPLICANT Presented by Randy Cook

IX. Preliminary Plats, Replats, & Final Plats

- A. PP21-07** **Whispering Springs**
Hylton Road, west of the intersection of Butterfield Coach Road &
Howard Anderson Road
W21-12 **Waiver of Street Improvements to Howard Anderson Road
from Butterfield Coach Road to County Road 92**
Presented by Engineering Services, Inc.
- B. PP21-08** **Nature Walk**
Located off Cheyenne Trail, North of Backus, and west of Hwy 71B
Presented by Engineering Services, Inc.
- C. PP21-14** **Noah's Landing**
East side of 56th Street, south of County Line Road
Presented by Engineering Services, Inc.

X. Large Scale Developments

- A. L21-22** **Hillcrest Village (formerly Har-ber Townhomes)**
3 tracts west of 56th Street and south of Dearing Road
Presented by Engineering Services, Inc.

B. L21-25 **Graystone Storage**
TABLED 1790 East Hwy 264
PER STAFF Presented by Expedient Civil Engineering

C. L21-26 **Sagely Village**
East side of Gene George, west of Oak Grove Road,
north of Stockton Avenue
Presented by Engineering Services, Inc.

D. L21-27 **Cards Recycling**
1609 Old Missouri Road
Presented by McClelland Consulting Engineers, Inc.

XI. Board of Adjustment

A. B21-62 **Leigh and Samuel Swift**
4737 South 48th Street
Variance for deviation of fence height requirement in front from 3' to 6'
Presented by Leigh Swift

XII. Waivers

A. W21-12 **Whispering Springs**
Hylton Road, west of the intersection of Butterfield Coach Road &
Howard Anderson Road
Waiver of Street Improvements to Howard Anderson Road
from Butterfield Coach Road to County Road 92
Presented by Engineering Services, Inc.

XIII. Planning Director's Report

XIV. Adjourn