

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

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

II. **Call to Order**

III. **Roll Call**

IV. **Approval of Minutes August 3, 2021**

V. **Tabled Items**

A. R21-47 **Adam's Family Properties, LLC**  
3357 Habberton Road  
From A-1 to SF-3  
Presented by Expedient Civil Engineering

B. R21-48 **Arnold and Lorene Hollingsworth**  
Northwest corner of Hwy 112 and Marchant Road  
From A-1 to C-4 and C-5  
Presented by Crafton Tull

C. R21-49 **John Hendricks's Properties, LLC**  
1146 Cooper Drive  
From C-2 to MF-24  
Presented by Jorge Du Quesne / Luis Velez

D. C21-14 **Jose Martinez Sandoval**  
3805 Kelly Avenue  
Use unit 44 (mobile vending) in a C-2  
**B21-75** **Variance for deviation from utility requirement**  
Presented by Stephanie Guevara

E. 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

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

**VI. Public Hearing – Rezoning**

- A. R21-50 Taqueria M. Guanajuato, LLC & Benigno Morales**  
1019 West Sunset  
From C-2 to C-5  
Presented by Expedient Civil Engineering
- B. R21-51 Mae Etta Mathews Revocable Trust**  
515 E Hwy 264  
From SF-1 to C-2  
Presented by Mike Overton
- C. R21-52 Springdale Public Facilities Board**  
Portion of parcel 815-22505-172, 2284 E Emma Ave  
From A-1 to I-3  
Presented by Engineering Services, Inc.
- D. R21-53 Mustafa Obeidat, Kimberly Donnell, Gina and Lynn Roberts**  
1.0 acre of the SE corner of 21-00126-000 at 4973 N Graham Rd  
From A-1 to SF-2  
Presented by Mustafa Obeidat, Kimberly Donnell

**VII. Public Hearing – Conditional Use**

- A. C21-20 Brothers Rentals, LLC**  
1815 Bitter Lane  
Use Unit 4 (cultural, recreation and health facilities) in a SF-2  
Presented by Zachary Brothers
- B. C21-21 Mao Lee**  
107 North Old Missouri Road  
Use Unit 44 (mobile vending) in a C-2  
Presented by Mao Lee and Teng Her
- C. C21-22 Luis Alvarenga and Isabel Delgado**  
2975 East Robinson Avenue  
Use Unit 44 (mobile vending) in C-6  
Presented by Luis Alvarenga and Isabel Delgado
- D. C21-23 QOF Investments, LLC**  
909 Backus Ave  
Use Unit 44 (mobile vending) in a C-2  
Presented by Gregory Brown
- E. C21-24 Nanci and Mark Mabry**  
1580 North Monitor Road  
Use unit 50 (agricultural occupation) in an A-1  
Presented by Nanci Mabry

**F. C21-25**     **Springdale Public Facilities Board**  
815-28719-010, Angell Drive  
Tandem lot in an I-1  
Presented by Engineering Services, Inc.

**G. C21-26**     **Wayne & Brenda Lockard Living Trust**  
APN 815-29349-000 Annie Laurie Ave  
Tandem lot in a SF-2  
Presented by Engineering Services, Inc.

**VIII.   Large Scale Developments**

**A. L21-29**     **Mixed Use – Hwy 112 & Marchant Road**  
Northwest corner of Hwy 112 and Marchant Road  
Presented by Crafton Tull

**B. L21-30**     **Wagon Wheel Storage**  
3652 Wagon Wheel Road  
Presented by Crafton Tull

**IX.     Board of Adjustment**

**A. B21-65**     **Mark and Melody Sebastian**  
2210 Wagon Wheel Road  
Variance for deviation of driveway requirements - expanding to  
the west, toward the front door  
Presented by Mark and Melody Sebastian

**B. B21-66**     **Melissa and Stephen Hotchkiss**  
3409 Falcon Road  
Variance for deviation of paving requirements - gravel on the west side  
Presented by Melissa and Stephen Hotchkiss.

**C. B21-67**     **Dennis and Leslie Holland**  
919 East Apple Blossom Avenue  
Variance for deviation of side setback from 15' to 10'  
Presented by Dennis Holland

**D. B21-68**     **Efrain and Maria Anaya**  
757 Golden Meadow Avenue  
Variance for deviation of front setback from 30' to 20'  
Presented by Efrain Anaya

**E. B21-69**     **Alejandro Torres**  
715 Crutcher Street  
Variance for deviation of front setback from 40' to 30'  
Presented by Alejandro Torres and Eric Hernandez

- F. B21-70**     **Marco and Angela Valdez**  
3027 Shiraz Lane  
Variance for deviation of rear setback from 20' to 10'  
Presented by Marco Valdez and Jasmin Acosta
- G. B21-71**     **Gus Roofing**  
4211 Dixie Industrial Avenue  
Variance for deviation of driveway separation from 150' to 116'  
Presented by Expedient Civil Engineering
- H. B21-73**     **Springdale School District #50**  
1498 E Emma Ave  
Variance for deviation of minimum distance between drives on a single tract from 150' to 75'  
Presented by Engineering Services, Inc.
- I. B21-74**     **Anthony & Marco Vazquez**  
2617 Fruit Tree Ave  
Variance for deviation of driveway requirements - expanding towards front door  
Presented by Anthony & Marco Vazquez
- J. B21-75**     **Jose Jesus Martinez**  
3805 Kelly Avenue  
Variance for deviation from utility requirement.  
Presented by Stephanie Guevara
- K. B21-76**     **Michael Voudrie**  
**TABLED**       1801 Colby Circle  
**PER**           Variance for deviation of fence height requirement in the front yard from 3' to 5'  
**APPLICANT**   Presented by Michael Voudrie
- L. B21-77**     **Andy Chen (PSC Indoor Soccer)**  
Hwy 412 and Crossover Rd  
Variance for deviation of Commercial Design Standards – (A) Facades and Exterior Walls, (B)Detail Features, (C) Materials and Colors  
Presented by Harrison, French, & Associates (HFA)

**X.     Waivers**

- A. W21-13**     **Wagon Wheel Storage**  
3652 Wagon Wheel Road  
Waiver of street improvements for Wildwood Lane  
Presented by Crafton Tull
- B. W21-14**     **Andi and Randy Brown**  
2350 North 48th Street  
Waiver of sidewalk requirement  
Presented by Andi and Randy Brown

**XI.    Planning Director's Report**

**XII.   Adjourn**