

**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 November 2, 2021**

V. **Tabled Items**

A. **C21-30** **Zuzuki Baltazar**  
214 E. Robinson Ave  
Use Unit 44 (Mobile Vending) in a C-2  
Presented by Zuzuki Baltazar, Celine Bustamante, & Beatriz Carachure

B. **C21-31** **Karina Chavez Olvera**  
1108 S. West End St.  
Use Unit 44 (Mobile Vending) in a C-2  
**B21-95** **Variance of Utility Requirement**  
Presented by Karina Chavez Olvera & Jorge Duran

C. **C21-33** **Jacqueline Girdner**  
4492 Warwick Cove  
Use Unit 28 (Home Occupation/Daycare) in a SF-2  
Presented by Jacqueline Girdner

D. **L21-33** **Berryfield Apartments Phase II**  
2353 Lowell Road  
**R21-59** **Rezone from a C-2 to a MF-16**  
Presented by Michael Mitchelson & NSPJ Architects

E. **L21-37** **Taco Bell**  
4126 Elm Springs Road  
**B21-102** **Variance of Commercial Design Standards  
(A) Landscaping**  
Presented by Weihe Engineers, Inc., Matt Murdock

F. **B21-90** **Benny Holloway**  
12994 Knight Lane  
Variance of Rear Setback from 20' to 10'  
Presented by Benny Holloway

**VI. Public Hearing – Rezoning**

- A. R21-58 Vick Enterprises, LLC**  
3118 Old Wire Road  
From an SF-2 to a MF-2  
Presented by Victor Barrios
- B. R21-59 Glenn Ferguson, Ferguson Property Group (Berryfield Apartments)**  
2353 Lowell Road  
From a C-2 to an MF-16  
Presented by Tim Homburg & NSPJ Architects
- C. R21-60 Walker Properties II LP (Cadence Plaza)**  
S. Side of Sunset Avenue Across from Sterwin St.  
From a C-3 to a C-5  
**B21-101 Variance of Commercial Design Standards**  
**(A) Entrances**  
**(B) Detail Features**  
Presented by Engineering Services, Inc.
- D. R21-61 Hannah Howe**  
505 Spring Street  
From an I-1 to a SEED District- Neighborhood Residential Type 1  
Presented by Luke Parsons
- E. R21-62 Proctor Rental, LLC**  
2195 & 2241 E. Robinson Avenue  
From a C-2 to a C-6  
Presented by Roman Roark
- F. R21-63 Adan Soto-Rivera (Glide Xpress Car Wash)**  
**TABLED**  
**PER STAFF** 1210 S. Thompson Avenue  
From a C-5 to a C-2  
Presented by Morrison-Shipleigh Halff Engineers
- G. R21-64 Dianne Davis**  
**TABLED**  
**PER STAFF** 1308 W. Stultz Road  
From an A-1 to an SF-2  
Presented by Blew & Associates, Nikki Littrell
- H. R21-65 Velta Bernice Sarratt Harviston Revocable Trust**  
312 E. County Line Road  
From an A-1/SF-2 to a MF-12  
Presented by Scott Preston
- I. R21-66 L & J Brothers Realty, LLC**  
**TABLED**  
**PER STAFF** 1506 Powell Street  
From an MF-12 to a MF-24  
Presented by Blew & Associates, Luis Velez

**J. R21-68 Cottages at the Park Revised PUD**

W. Side of Downum, N. Side of W. County Line Road, E. Side of Shaw Park  
From a PUD to a Revised PUD  
Presented by Engineering Services, Inc.

**K. R21-69 Diamond Properties & Development, LLC (Martin's Plastering & Stucco)**

500 W. County Line Road  
From an A-1 to a C-2

**L21-40 Martin's Plastering & Stucco****B21-103 Variance of Commercial Design Standards**

(A) Entrances

(B) Pedestrian Flow

(C) Central Features & Community Spaces

(D) Building Foundation Landscaping

**W21-21 Waiver of Street Improvements**

Presented by Morrison-Shibley Halff Engineers

**VIII. Preliminary Plats, Replats, & Final Plats****A. FP21-04 Benedetto Subdivision Phase 2**

SW of Gibbs Road and N of Har-ber Avenue  
Presented by Engineering Services, Inc.

**B. FP21-06 Spyglass Estates**

S. Turner Street & Spyglass Drive, N. of Henson Ave  
Presented by Blew & Associates

**IX. Large Scale Developments****A. L21-38 BARMAC Property (Industrial Development)**

1923 Turnbow Avenue  
Presented by Engineering Services, Inc.

**B. L21-39 Riggs Expansion**

4117 Wagon Wheel Road

**B21-98 Variance of Commercial Design Standards**

(A) Building Foundation Landscaping

Presented by Morrison-Shibley Halff Engineers

**C. L21-40 Martin's Plastering & Stucco**

500 W. County Line Road  
Presented by Morrison-Shibley Halff Engineers

**X. Board of Adjustment****A. B21-69 Alejandro Torres**

713 & 715 Crutcher

Variance of Front Setback from 30' to 26'

Presented by Satterfield Land Surveyors, Alejandro Torres, Eric Hernandez

- B. B21-97**    **Jaime Lara**  
2404 N. Jill Circle  
Variance of Rear Setback from 20' to 9'  
Presented by Jaime Lara
- C. B21-98**    **Riggs Expansion**  
4117 Wagon Wheel Road  
Variance of Commercial Design Standards  
(A) Building Foundation Landscaping  
Presented by Morrison-Shiplely Halff Engineers
- D. B21-99**    **Greg Brown, QOF Investments**  
909 Backus Avenue  
Variance of Electrical Requirement  
Presented by Greg Brown
- E. B21-100**    **Commercial Computer Services**  
697 W. Highway 264  
Variance of Paved Parking Requirement  
Presented by Gene Housley
- F. B21-101**    **Cadence Plaza**  
S. Side of Sunset Avenue Across from Sterwin St.  
Variance of Commercial Design Standards  
(A) Entrances  
(B) Detail Features  
Presented by Engineering Services, Inc.
- G. B21-102**    **Taco Bell**  
4183 Elm Springs Road  
Variance of Commercial Design Standards  
(A) Landscaping  
Presented by Weihe Engineers, Inc., Matt Murdock
- H. B21-103**    **Martin's Plastering & Stucco**  
500 W. County Line Road  
Variance of Commercial Design Standards  
(A) Entrances  
(B) Pedestrian Flow  
(C) Central Features & Community Spaces  
(D) Building Foundation Landscaping  
Presented by Morrison-Shiplely Halff Engineers
- I. B21-104**    **Taqueria M. Guanajuato, LLC**  
**TABLED**    1019 W. Sunset Avenue  
**PER STAFF** Variance of Commercial Design Standards  
(A) Greenspaces  
Presented by Expedient Civil Engineers, PLLC

**J. B21-105 PSC Indoor Soccer**

E. of Hwy 265 & N. of Hwy 412  
Variance of Commercial Design Standards  
(A) Landscaping  
Presented by Harrison, French, & Associates (HFA)

**K. B21-106 PSC Indoor Soccer**

E. of Hwy 265 & N. of Hwy 412  
Variance of Paving Requirement for 25% of overall parking & of the  
minimum drive aisle width from 24' to 20'  
Presented by Harrison, French, & Associates (HFA)

**XI. Waivers**

**A. W21-20 Mustafa & Kimberly Obeidat**

1820 W. Graham Road  
Waiver of Sidewalk Requirements  
Presented by Mustafa & Kimberly Obeidat

**B. W21-21 Martin's Plastering and Stucco**

500 W. County Line Road  
Waiver of Street Improvements  
Presented by Morrison-Shibley Halff Engineers

**XII. Planning Director's Report**

**XIII. Adjourn**