

Meeting Agenda - Final Zoning Commission

Tuesday, August 11, 2026**6:00 PM****City Hall, Lafayette Conference Room**

1.0 CALL TO ORDER

2.0 APPROVAL OF AGENDA

3.0 CONSENT

- 3.01** [26-0501](#) A26-27: Order to Approve: Findings of Fact for by Donald Kinlaw for a variance to the maximum fence height standards (Section 30-5.D.4) as well as the minimum yard setback (Section 30-3.d.3) to allow a taller fence and shed at 151 Wheat Way (0408425302000).

Recommendation: Option 1 above - Approve the drafted Findings of Fact

- 3.02** [26-0527](#) A26-28: Order to Approve: Findings of Fact A request from Mayer Mitchell for a variance to the fence height standards (Section 30-5.D.4) to allow for a taller fence at 2213 Bragg Blvd (0428404373000).

Recommendation: Professional Planning Staff recommends approving option 1.

- 3.03** [26-0521](#) Approval of Meeting Minutes: July 14, 2026

Recommendation: Option 1: Approve draft minutes.

4.0 EVIDENTIARY HEARINGS

- 4.01** [26-0491](#) NOA26-02. Notice of Appeal regarding the revocation of building, electrical, mechanical, and plumbing permits for property located at 4431 Bragg Boulevard (REID # 0418553607000), owned by 4311 Bragg, LLC

Recommendation: Affirm the Decision

- 4.02** [26-0507](#) A26-33: A variance at 5103 Hayden Lane (0405976938000) to reduce the rear setback to 24 feet in a Single-Family Residential 10 (SF-10) zoning district owned by Raffaella Massa of Castle Rising Properties LLC.

Recommendation: Because A26-33 is a quasi-judicial variance, staff does not recommend approval or denial. The Board must base its decision solely on competent, material, and substantial evidence presented at the evidentiary hearing. Due-process requirements prohibit staff from advocating either way. The burden of proof remains with the applicant. The Board - not staff - must make the findings and the final determination.

- 4.03** [26-0483](#) A26-34: A variance at 521 Suffolk Court (0530350151000) to reduce the corner side setback from 30 feet to 16.05 feet in a Single-Family Residential 10 (SF-10) zoning district owned by Pertrilla Poe...Title

Recommendation: N/A

- 4.04** [26-0484](#) A26-35: A variance request to reduce required setbacks at 514 Quality Rd (0426944091000), owned by Saribet M. Sandoval and Carmelo S. Noyola.

Recommendation: N/A

- 4.05** [26-0481](#) A26-36: A variance at 505 Broadgate Road (0531664085000) to reduce the rear yard setback from 35 feet to 25 feet a Single-Family Residential 10 (SF-10) zoning district owned by Rose Builders Inc.

Recommendation: N/A

5.0 LEGISLATIVE HEARINGS

- 5.01** [26-0493](#) P26-37: A request to rezone 4201, 4203, & 4207 Sweetwater Dr. (0439494376000, 0439495387000, 0439496388000) consisting of 1.61 acres ±, owned by Kendra Earwood from Single Family Residential 6 (SF-6) to Limited Commercial (LC).

Recommendation: The Planning Staff recommends that the Zoning Commission recommends to City Council a motion to APPROVE the request to rezone the 1.61 acres □ at 4201, 4203 & 4207 Sweetwater Dr. from SF-6 to LC.

- 5.02** [26-0513](#) P26-38: A request to conditionally rezone 5113 Meadowbrook Drive (0416004821000) consisting of 0.40 acres ±, owned by Anchorpoint Properties, LLC represented by Robyn Mirassou of Divine Wellness Therapeutic Center Therapeutic Center, PLLC from Single-Family 10 (SF-10) to Conditional Office and Institutional (OI/CZ).

Recommendation: The Professional Planning Staff recommends that the Zoning Commission recommends to City Council a motion to APPROVE the request as presented - to conditionally rezone the approximately 0.40 at 5113 Meadowbrook Dr from Single Family Residential 10 (SF-10) to Conditional Office and Institutional (OI/CZ) with the following conditions:

1. The principal structure shall maintain a general residential character unless modifications are required to comply with commercial building or specific Use Type standards.
2. Permitted Uses shall be limited to the following except where a specific Use Type within a Use Category is unpermitted within the base Office and Institutional zoning district.
 - o Single family, detached
 - o Use Category: Health Care Facilities
 - o Use Category: Offices
3. Free-standing and pole signs shall be prohibited.

- 5.03** [26-0512](#) P26-39: A request to rezone 5210 Arbor Road (0530630070000) consisting of 0.44 acres ±, represented by Kevin Cole of Kevin Cole Designs for owner Arland Nguefack Tsobgou from Single-Family 10 (SF-10) to Single-Family 6 (SF-6)...Title
- Recommendation:** The Planning Staff recommends that the Zoning Commission recommend that the City Council APPROVE the request of rezoning the approximately 0.44 acres at 5210 Arbor Road from SF-10 to SF-6.
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- 5.04** [26-0523](#) P26-40: A request to conditionally rezone 131 Pepsi Lane (0447025655000) consisting of 4.56 acres ±, by Patrick Byker of Morning Star Law Group representing Carvana owned by BG Properties LLC at from Heavy Industrial (HI) to Conditional Heavy Industrial (HI/CZ).
- Recommendation:** The Professional Planning Staff recommends that the Zoning Commission recommends to City Council a motion to APPROVE the request as presented - to conditionally rezone the approximately 4.56 at 131 Pepsi Lane from Heavily Industrial (HI) to Conditional Heavy Industrial (HI/CZ) with the following conditions:
1. Since the UDO limits Temporary Outdoor Vehicle Storage to 25% of the buildable area on the Carvana site, the Temporary Outdoor Vehicle Storage is increased to the extent shown on the site plan submitted by Carvana's engineers showing the areas of the site to be used for Temporary Outdoor Vehicle Storage. Accordingly, the site plan for the Carvana facility in the staff report shall be a condition to be applied to this site.
 2. All chain link fencing and barbed wire on site will be removed. Carvana shall install a minimum six foot high opaque fence to screen all outdoor storage on site. The opaque fence shall be either wood or vinyl.
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- 5.05** [26-0518](#) P26-41: A request to rezone 0 Strickland Bridge Road (9485969422000) consisting of 19.54 acres ±, by Joe Faulkner of LJA representing Phil Kleinman of RAK-Fayetteville 1, LLC from Single-Family 15 (SF-15) to Mixed Residential 5 (MR-5).
- Recommendation:** The Professional Planning Staff recommends that the Zoning Commission recommends to City Council a motion to APPROVE the request as presented - to rezone the approximately 19.54 at Unaddressed Strickland Bridge Road from Single Family 15 (SF-15) to Mixed Residential 5 (MR-5).

6.0 OTHER ITEMS OF BUSINESS

7.0 ADJOURNMENT

VIRTUAL MEETING INFORMATION

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This link is provided for remote observation of the proceedings. Remote attendees may not provide testimony, present evidence, or otherwise participate unless permitted by the Zoning Commission. Virtual testimony or evidence will not be accepted or presented through Microsoft Teams during evidentiary hearings, including variance and notice-of-appeal proceedings.

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Meeting ID: 216 676 300 442 7

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Five Council Strategic Priorities

