



**CENTERTON PLANNING COMMISSION**  
**DECEMBER 17, 2024 @ 6:00 PM**  
**AGENDA**

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*Public comment period after the introduction of each agenda item*

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES –**
  - A. Planning Minutes – 12/03/2024
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
  - A. **HOP24-36 RAPID PRO RESTORATION – Office/ Administrative Use – 1709 E. CENTERTON BLVD.;** South Fork PH 1 (Zoned R4-MF) *Applicant: Arash Iotralizadeh (Planner: SHartman)*
  - B. **TS24-14 2188 LCC LOT COMBO – 1121 Kimmel Rd** (Zoned R4-MF/ Parent Tract 22.84) *Applicant: Crafton Tull, Libby Toppings; Owner: 2188 LLC, Hugh Jarratt (Planner: KKnight)*
5. **OLD BUSINESS**
6. **NEW BUSINESS**
  - A. **{PUBLIC HEARING} TITLE 15**
  - B. **DEV23-09 MODLUXE TOWNHOMES- Phasing Plan-578 Womack Rd** (Zoned R3-MF / 4.85 Ac/ 48 Dwelling Units) *Owner: Modluxe, LLC; Engr/Rep: Civil Engineering, Inc, Ron Homeyer (Planner: KKnight)*
  - C. **SUB23-08 TANZANITE ESTATES- 1- Year Extension of Approval-** Vaughn Rd. South of Holloway Rd. (Zoned R3-D/ C-3, 54.42 Ac/ 66 Dwelling Units) *Owner: Kalai Muniyan; Engr: Halff Assoc, Inc, Joanne Johnson (Planner: KKnight)*
    - **1- year extension of preliminary plan approval**
7. **OTHER BUSINESS**
  - A. **ADOPT 2025 PLANNING SUBMITTAL CALENDAR**
8. **ANNOUNCEMENTS**
  - A. **Next Council Meeting: 1/14/2025 @ 6:00 PM**
  - B. **Next PC Meeting: 1/07/2025 @ 6:00 PM**
  - C. **Next Tech Review Meeting: 12/19/2025 @ 2:00 PM (Zoom)**
9. **ADJOURN**

**NOTE:** Although every effort on the part of the Planning Dept. is made to assure every Agenda is accurate and precise, periodically, for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice. Citizens are encouraged to call City Hall/Planning Dept. (479-795-2750-option 4) to verify if an item of interest remains scheduled to be heard on this date.



**PLANNING COMMISSION  
MINUTES OF MEETING  
DECEMBER 17, 2024**

**1. CALL TO ORDER**

The Meeting of the Centerton Planning Commission was called to order by Planning Chairman Jeff Seyfarth at 6:00 P.M.

**2. ROLL CALL**

Those present and answering Roll Call were Jeff Seyfarth, Tony Davis, Ben Lewis, Devin Murphy, Craig Langford, Joey Ingle, Brandon Swoboda, and John Sessoms. Others in attendance for the city were: Planner Dianne Morrison Lloyd, Planner Kayla Knight, Planner Tara Culpepper-Miller, Planning Director Lorene Burns, City Engineer Alan Craighead, City Attorney Brian Rabal, Mayor Bill Edwards, and Planning Assistant/ Recorder Samantha Hartman.

**3. APPROVAL OF MINUTES**

**Commission Chair Jeff Seyfarth** introduced the minutes of the Planning Commission meeting from December 3, 2024, and asked Commissions if anyone had questions or concerns.

*John Sessoms made a motion to approve the minutes from December 3, 2024, Planning Commission Meeting, with a second from Devin Murphy. No members were opposed, and the motion was carried.*

**4. RATIFICATION OF ADMINISTRATIVE APPROVALS**

**A. HOP24-36 RAPID PRO RESTORATION – Office/ Administrative Use – 1709 E. CENTERTON BLVD.; South Fork PH 1 (Zoned R4-MF) Applicant: Arash lotralizadeh (Planner: SHartman)**

**B. TS24-14 2188 LCC LOT COMBO – 1121 Kimmel Rd (Zoned R4-MF/ Parent Tract 22.84) Applicant: Crafton Tull, Libby Toppings; Owner: 2188 LLC, Hugh Jarratt (Planner: KKnight)**

*Joey Ingle made a motion to approve the Ratification of Administrative Approvals, with a second from John Sessoms. No members were opposed, and the motion was carried.*

**5. OLD BUSINESS**

## 6. NEW BUSINESS

### C. {PUBLIC HEARING} TITLE 15

**The commissioners had no questions, and Jeff Seyfarth entertained a motion. John Sessoms made a motion to open the public hearing with a second from Devin Murphy. No members were opposed, and the public hearing was opened.**

- Planning Commissioner Tony Davis asked about traffic and speed tables.
  - He asked about having a future conversation about speed tables.
- Jeff Seyfarth mentioned the comments about Title 15 received by city departments.
- Derek Linn from Garver, was present.
  - Derek said the supporting comments will be addressed to make the final Title 15 stronger.
- No comments were received by the public.

**The commissioners had no questions, and Jeff Seyfarth entertained a motion. Joey Ingle made a motion to close the public hearing with a second from Craig Langford. No members were opposed, and the public hearing was closed.**

- Planning Chair, Jeff Seyfarth recommends putting Title 15 on the 2<sup>nd</sup> Planning Commission meeting in January and the 1<sup>st</sup> City Council meeting in February for final approval.
  - Planning Commissioner, Joey Ingle asked for it to be up for a discussion at the January 7<sup>th</sup> meeting.
- City Engineer, Alan Craighead had questions regarding the tree counts under the Landscape Requirements and asked for clarification.
  - It seems like a lot of trees for the ratio of square feet.
  - Planner Kayla Knight believes it needs to be re-worded to be understood correctly.
- Planning Commissioner, Joey Ingle asked about preservation.
  - Tree preservation could be a bit overbearing and wanted an update on Title 15.
  - Tree protection is optional and will be credited for leaving trees on the parcel.
  - Joey Ingle asked about tree sustainment.
    - The City Engineer, Alan Craighead suggested that the Planner comes out for tree maintenance when the City Engineer and Public Works does the 2- year Maintenance bond review.
- Planning Commissioner, Joey Ingle asked about drive spacing.
  - The City Engineer, Alan, said it was conflicting between Title 9 and Title 15.
  - City Planner, Kayla Knight said Title 9 excluded residential from having highway requirements.
    - She said Title 15 is geared toward tract splits and enforcing shared access to limit the driveways off main roads.
- Planning Commission, Brandon Swoboda addresses dumpster screening.
  - Do we require developments to have dumpster enclosures?

- Planning Director, Lorene Burns said in previous projects even if rollup dumpsters are being used dumpster enclosures have been required.

**D. DEV23-09 MODLUXE TOWNHOMES- Phasing Plan-578 Womack Rd (Zoned R3-MF / 4.85 Ac/ 48 Dwelling Units) Owner: Modlux, LLC; Engr/Rep: Civil Engineering, Inc, Ron Homeyer (Planner: KKnight)**

- Zachary Morgan with Civil Engineering was present.
  - The developer would like to start building and receiving CFO's instead of waiting for all the development to be completed.
- The City Planner, Kayla Knight gave the staff update.
  - The property is directly adjacent to a single-family home, and Blossom Hills subdivision to the west. To the east is Southwinds subdivision. To the south is Featherston Village West. The northeast corner of Featherston Village West is zoned C-3. To the southeast is Featherston Village Original and The Dunes at Prairie Valley zoned R4-MF with PUD; 24 units/acre. To the north is undeveloped and zoned A-1.
  - The developer has requested to be allowed to phase this development into two phases:
    - Phase 1: 25 Dwelling Units and all site improvements
    - Phase 2: 23 Dwelling Units

*With no questions from the commissioners, Jeff Seyfarth entertained a motion. Tony Davis made a motion to Approve DEV23-09 MODLUXE TOWNHOMES- Phasing Plan with a 2nd from Ben Lewis. No members were opposed, and the motion was carried.*

**E. SUB23-08 TANZANITE ESTATES- 1- Year Extension of Approval- Vaughn Rd. South of Holloway Rd. (Zoned R3-D/ C-3, 54.42 Ac/ 66 Dwelling Units) Owner: Kalai Muniyan; Engr: Halff Assoc, Inc, Joanne Johnson (Planner: KKnight)**

- **1- year extension of preliminary plan approval**
  - Patrick Foy with Halff Engineering was present.
    - Working with ADH for one year and waiting for approval.
  - The City Planner, Kayla Knight gave the staff update.
    - The plans were preliminary approved on December 9, 2023
    - Minor comments on plans and Right of Way and Street Agreement.

*With no questions from the commissioners, Jeff Seyfarth entertained a motion. Craig Langford made a motion to Approve SUB23-08 TANZANITE ESTATES- 1- Year Extension of Approval- with a 2nd from Joey Ingle. No members were opposed, and the motion was carried.*

**7. OTHER BUSINESS**

**A. ADOPT 2025 PLANNING SUBMITTAL CALENDAR**

*With no questions from the commissioners, Jeff Seyfarth entertained a motion. Joey Ingle made a motion to Approve ADOPT 2025 PLANNING SUBMITTAL CALENDAR with the change to March 4<sup>th</sup> Planning Commission Meeting with a 2nd from Devin Murphy. No members were opposed, and the motion was carried.*

**B. ELECT OFFICERS FOR 2025**

*With no questions from the commissioners, Jeff Seyfarth entertained a motion. Joey Ingle made a motion to RE-ELECT JEFF SEYFARTH AS CHAIR with a 2nd from Devin Murphy. No members were opposed, and the motion was carried.*

*With no questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms made a motion to RE-ELECT CO-CHAIR AND SECRETARY FROM PREVIOUS YEAR with a 2nd from Tony Davis. No members were opposed, and the motion was carried.*

**8. ANNOUNCEMENTS**

- A. Next Council Meeting: 1/14/2025 @ 6:00 PM
- B. Next PC Meeting: 1/07/2025 @ 6:00 PM
- C. Next Tech Review Meeting: 12/19/2024 @ 2:00 PM (Zoom)

**8. ADJOURN**

**Devin Murphy made a motion to adjourn the meeting at 6:34 PM, with a 2<sup>nd</sup> from Tony Davis. No commissioners were opposed, and the meeting was adjourned.**



Jeff Seyfarth- Planning Chair  
Centerton Planning Commission

Minutes Prepared By: Samantha Hartman