



CENTERTON PLANNING COMMISSION
SPECIAL MEETING
May 30, 2023 @ 5:30 PM Via Zoom
AGENDA

Zoom Link: <https://us02web.zoom.us/j/647184591>

Public comment period after the introduction of each agenda item

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES –**
- 4. RATIFICATION OF ADMINISTRATIVE APPROVALS**
- 5. OLD BUSINESS**
- 6. NEW BUSINESS**
 - A. SUB21-06 CRYSTAL COVE PH 1- Final Plat-** SW from the Corner of Kinyon & Keller (Zoned RTH-MF12/10.76 AC/ 68 Dwelling Units) *Owner: INFAS Corp, INC; Applicant: Tri-Star, Beth Oaks; Engr: Lemons Engineering, Tim Lemons (Planner: DMorrisonLloyd)*
 - **Final Plat**
 - **Warranty Bonds**
 - **Cash Completion Bond**
 - **Covenants**
- 7. OTHER BUSINESS**
- 8. ANNOUNCEMENTS**
 - A. Next Council Meeting: 06/13/2023 @ 6:00 PM**
 - B. Next PC Meeting: 06/06/23 @ 6:00 PM**
 - C. Next Tech Review Meeting: 06/22/23 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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
May 30, 2023**

1. CALL TO ORDER

The Special Meeting of the Centerton Planning Commission via Zoom was called to order by Planning Chairman Jeff Seyfarth at 6:02 p.m.

2. ROLL CALL

Those Present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Jerry Harris, Tony Davis, John Sessoms, Craig Langford, Ben Lewis, Devin Murphy, and Brandon Swoboda. Others in attendance for the city were: City Senior Planner Dianne Morrison Lloyd, City Engineer Alan Craighead, City Fire Marshal Paul Higginbotham, City Mayor Bill Edwards, City Attorney Brian Rabal, and City Planner 1 / Recorder Kayla Knight.

3. APPROVAL OF MINUTES- NONE

4. RATIFICATION OF ADMINISTRATIVE APPROVALS-NONE

5. OLD BUSINESS- NONE

6. NEW BUSINESS

A. SUB21-06 CRYSTAL COVE PH 1- Final Plat- SW from the Corner of Kinyon & Keller (Zoned RTH-MF12/10.76 AC/ 68 Dwelling Units) *Owner: INFAS Corp, INC; Applicant: Tri-Star, Beth Oaks; Engr: Lemons Engineering, Tim Lemons (Planner: DMorrisonLloyd)*

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- Tim Lemons with Lemons Engineering was present via Zoom and gave a brief overview of the project, highlighting that there are 68 buildable lots in this phase, as-built documents have been approved and there are no remaining comments.
- Senior City Planner Dianne Morrison Lloyd gave the staff overview. The final plat and as-builts have been approved. There were comments regarding the site; however, they have been addressed. The maintenance bonds have been approved at the following amounts:
 - Street (50%, 2 yrs): 245,238.62
 - Storm (50%, 2 yrs): 172,575.00

- Water & Sewer (50% 1 yr): 309,329.00
- There is an approved cash bond for concrete work onsite for the amount of \$16,075.00. The Keller Rd improvements have been completed, and the covenants have been approved.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to approve SUB21-06 Crystal Cove Ph 1- Final Plat with a 2nd from Joey Ingle. No Commissioners were opposed, and the motion passed.

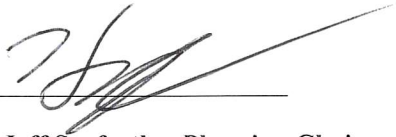
7. OTHER BUSINESS

8. ANNOUNCEMENTS

- A.) Next PC Meeting: 06/06/2023 @ 6:00 PM
- B.) Next Council Meeting: 06/13/2023 @ 6:00 PM
- C.) Next Tech Review Meeting: 06/22/2023 @ 2:00 PM (Zoom)

9. ADJOURN

Devin Murphy made a motion to adjourn the meeting at 5:40 pm, with a 2nd from Tony Davis. No commissioners were opposed, and the meeting was adjourned.



**Jeff Seyfarth – Planning Chair
Centerton Planning Commission**

Minutes Prepared By: Kayla Knight