



CENTERTON PLANNING COMMISSION
SPECIAL MEETING
March 26, 2024 @ 6:00 PM
AGENDA

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**
 - ORD A. SUB24-01 CRYSTAL COVE PH 2- Final Plat & Plans-** West of Keller & South of Kinyon. (Zoned RTH-MF/ 8.04 Ac/ 60 Dwelling Homes) *Owner: INFAS Corp, Inc; Engr: Lemons Engineering, Inc, Tim Lemons; Developer: Tristar Contractors, Inc.; Beth Oaks (Planner: DMorrisonLloyd)*
 - **FINAL PLAT**
 - **COVENANTS**
 - **WARRANTY BONDS**
7. **OTHER BUSINESS**
 - A.
8. **ANNOUNCEMENTS**
 - A. **Next Special Council Meeting: 03/26/2024 @ 6:30 PM**
 - B. **Next City Council Meeting: 04/09/2024 @ 6:00 PM**
 - C. **Next PC Meeting: 04/02/2024 @ 6:00 PM**
 - D. **Next Tech Review Meeting: 4/18/2024 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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
MARCH 26, 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 via Zoom were Jeff Seyfarth, John Sessoms, Devin Murphy, Jerry Harris, Brandon Swoboda, Tony Davis, and Joey Ingle. Ben Lewis and Craig Langford were absent. Others in attendance for the city were: Director of Planning Lorene Burns, Planner Dianne Morrison Lloyd, Mayor Bill Edwards, City Attorney Brian Rabal, and Planning Assistant/ Recorder Samantha Hartman.

3. NEW BUSINESS

A.SUB24-01 CRYSTAL COVE PH 2- Final Plat & Plans- West of Keller & South of Kinyon. (Zoned RTH-MF/ 8.04 Ac/ 60 Dwelling Homes) *Owner: INFAS Corp, Inc; Engr: Lemons Engineering, Inc, Tim Lemons; Developer: Tristar Contractors, Inc.; Beth Oaks (Planner: DMorrisonLloyd)*

- ◆ Tim Lemons with Lemons Engineering was present.
 - All outstanding issues have been answered.
- Dianne Morrison Lloyd gave a staff report.
 - This parcel is located W of Keller Rd and S of Kinyon Rd to the west of Crystal Cove Ph1.
 - This is Ph 2 of three phases of Crystal Cove Subdivision and consists of 60 (Lots 69-128) single-family attached homes.
 - The property is zoned RTH-MF12 with a density of 7.46 units per acre. The stormwater for Ph 2 is included in the detention pond for Ph 1.
 - ROW for Keller and Kinyon Rd were dedicated with the Ph 1 plat and no adjacent street improvements were required with this phase.
 - A final site inspection was held on 03/06/2024 and a short punch list of items to be completed was provided. A follow up inspection was held on 03/20/2024 and all punch list items were addressed.
 - There is not a detention pond in this phase of the subdivision and the overall drainage report has been approved. The developer has decided to create a Horizontal Property Regime (HPR) due to the building exteriors and landscaping being maintained by the POA/Regime. The HPR covers three phases of the Crystal Cove Subdivision and has been approved by

the City Attorney. The signed HPR agreement will be recorded with the Final Plat and Ordinance.

- The Streets, Drainage, Water, and Sewer bond amounts have been approved by staff. Draft copies of the bonds have been received and approved by staff. The issued bonds will be required before recording the Final Plat.
 - Streets (50% for 2 years): \$252,575.50
 - Drainage (50% for 2 years): \$73,627.00
 - Water & Sewer (50% for 1 year): \$215,372.50
- No adjacent street improvements were required with this phase. All ROW for Keller Rd and Kinyon Rd was dedicated with Ph 1 of the subdivision. Keller Rd improvements were complete with Ph 1 and Kinyon Rd improvements will be completed with Ph 3.

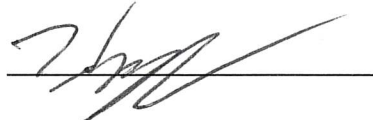
With no questions from the commissioners, Jeff Seyfarth entertained a motion. Jerry Harris motioned to approve *SUB24-01 CRYSTAL COVE PH 2- Final Plat & Plans* with a second from Tony Davis. No members were opposed, and the motion was carried.

4. ANNOUNCEMENTS

- **Next PC Meeting: 04/02/2024 @ 6:00 PM**
- **Next Council Meeting: 04/09/2024 @ 6:00 PM**
- **Next Tech Review Meeting: 4/18/2024 @ 2:00 PM (Zoom)**

5. ADJOURN

Devin Murphy made a motion to adjourn the meeting at 6:07 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: Samantha Hartman