



CENTERTON PLANNING COMMISSION
DECEMBER 17, 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 –**
 - 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: Modlux, 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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.