



**CENTERTON PLANNING COMMISSION**  
**FEBRUARY 18, 2025 @ 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 – 2/04/2025
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
  - A. **TS24-12 STEELE- Replat-** Seba Rd. & N. Main St. (Zoned C-3 / Parent Tract: 7.31 Ac / Tract 1: 4.00 Ac / Tract 2: 1.37 Ac / Tract 3: 1.94 Ac) *Owner: Steele Development, INC; Surveyor: Caster & Associates, Robert Caster (Planner: KKnight)*
5. **OLD BUSINESS**
6. **NEW BUSINESS**
  - A. **DEV24-10 BRADSHAW – Preliminary Plans** – New building located behind 2025 W. Centerton BLVD. (Zoned I-1/ 3.44) *Applicant/ Engr: Swope Consulting, Phil Swope; Owner: Bradshaw Properties, LLC, Luke Bradshaw (Planner: TCulpepper-Miller)*
  - B. **DEV24-14 AW BRAVIS - Preliminary Plans & Adj. St. Agmt.** – Addition to 2025 W. Centerton BLVD. (Zoned I-1 / 3.44 Ac) *Applicant: Swope Consulting, Phil Swope; Owner: Brashaw Properties, LLC (Planner: TCulpepper-Miller)*
  - C. **SUB22-10 MAGNOLIA LANDING PH 1- Final Plat, Warranty Bonds, Covenants-** Vaughn Rd between Wagner Rd and S Vaughn Rd (Zoned R3-SF/ 29 Lots & Tract A /12.71 Ac) *Engr: HALFF, John Wary; Owner: Schuber Mitchell, Michael Barry (Planner: KKnight)*
  - D. **SUB22-06 HUBER PLACE PH 1-Final Plat, Warranty Bonds, Covenants-**N Tycoon and Huber Rd (Zoned R3-SF & C-2/ 3 commercial & 113 SF Lots, 2 retention ponds, 2 open space lots/ 46.99 Ac) *Engr: HALFF, John Wary; Owner: XNA Properties (Planner: TCulpepper-Miller)*
7. **OTHER BUSINESS**
  - A. **TITLE 15 UPDATE**
  - B. **SEWER CAPACITY UPDATE – Centerton Utilities preparing notification letter to Developers?**
  - C. **CDI TRAINING WORKSHOP-April 22, 2025**
8. **ANNOUNCEMENTS**
  - A. **Next Council Meeting: 3/11/2025 @ 6:00 PM**
  - B. **Next PC Meeting: 3/04/2025 @ 6:00 PM**
  - C. **Next Tech Review Meeting: 2/20/2025 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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.