



City of Muscatine

PLANNING AND ZONING COMMISSION

Tuesday, June 10, 2025

The Planning and Zoning Commission meets on the 2nd Tuesday of each month at 5:30 p.m. in City Hall Council Chambers.

June 10, 2025, 5:30 PM

AGENDA

1. CALL TO ORDER/ROLL CALL

2. MISSION STATEMENT

3. MINUTES

A. Approval of minutes from the May 13, 2025 meeting

4. REZONING

A. **9.25-acre parcel located between the south end of Clarabeck Lane and the north end of Green Acres Drive – R-3 Residential to R-4 Residential (Hackett Development)**

T&T Hackett Development Group LLC, seeks to rezone 9.25 acres to R-4 Residential to allow for a 28-lot subdivision. The proposed development requires this rezoning because 4 of the 28 lots fail to meet either the minimum lot size or frontage requirements of the current R-3 district, and an additional 9 lots do not meet the required street frontage standards.

5. SUBDIVISION

A. Preliminary Plat – Hackett Development

T&T Hackett Development Group LLC Development Group LLC, has submitted a preliminary plat, for the Hackett Development subdivison, a 28-lot residential subdivision on a 9.25-acre parcel located between the south end of Clarabeck Lane and the north end of Green Acres Drive. The subdivision will include 18 zero-lot-line duplexes, with each unit situated on its own parcel and the property line dividing the common wall. The remaining 10 lots will be for detached, single-family homes.

B. Final Plat – Hackett Development, First Addition

T&T Hackett Development Group LLC has submitted a final plat for the nine northernmost lots of the Hackett Development's preliminary plat. This concurrent submittal allows construction on these lots to begin while the subdivision's infrastructure is still being built.

6. RIGHT OF WAY VACATION

A. Clint Church • (Porfons of alley Right of Way adjoining Parcel 1303456016 and 1303456012)

Clint Church is requesting the vacation of the portion of the alley right-of-way that bisects Parcels 1303456016 and 1303456012, located on Roby Ave. The intent is to vacate the undeveloped alley for continue use of the entire property.

7. ADJOURNMENT