



City of Muscatine

PLANNING AND ZONING COMMISSION

Monday, December 15, 2025

The Planning and Zoning Commission meets on the 3rd Monday of each month at 5:30 p.m. in City Hall Council Chambers.

December 15, 2025, 5:30 PM

AGENDA

1. **CALL TO ORDER/ROLL CALL**

2. **MISSION STATEMENT**

3. **MINUTES**

A. Approval of minutes from the November 17, 2025 meeting

4. **SUBDIVISION**

A. Final Plat - Hackett Development, Second Addition

The final plat for Hackett Development 2nd Addition has been submitted by T&T Hackett Development Group LLC. This addition covers the southernmost 19 lots of the overall Hackett Development subdivision. The preliminary plat for the entire subdivision, along with the final plat for the 9 northernmost lots (Hackett Development 1st Addition), was approved on July 17, 2025. The subdivision is situated between the south end of Clarabeck Lane and the north end of Green Acres Drive. The entire development features 18 zero-lot-line attached single-family homes (each on its own parcel with a shared property line for common walls) and 10 detached single-family homes, totaling 28 residences. New streets

connect Clarabeck Lane and Green Acres Drive, including a hammerhead turnaround at the new terminus of Clarabeck Lane. The Planning and Zoning Commission's recommendation to the City Council on a final plat is based on the finding that the subdivision and associated public improvements shown on the final plat conform to what was approved on the preliminary plat.

5. ADJOURNMENT