

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-2526-3

DATE:  
September 3, 2025

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### STAFF REPORT

**ITEM:** Consideration of a Final Plat for MINICK MATERIALS ADDITION.

**LOCATION:** Generally located ½ mile north of Indian Hills Road on the east side of Interstate Drive (6665 Interstate Drive).

### **INFORMATION:**

1. Owner. KNS, Limited Partnership.
2. Developer. Minick Materials.
3. Engineer. Johnson & Associates, Inc.

### **HISTORY:**

1. November 17, 1961. City Council adopted Ordinance No. 1323 annexing this property into the Corporate City Limits without zoning.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. April 16, 1963. Planning Commission recommended to City Council that this property be placed in I-2, Heavy Industrial District and removed from A-2, Rural Agricultural District.
5. May 14, 1963. City Council adopted Ordinance No. 1487 placing this property in I-2, Heavy Industrial District and removing it from A-2, Rural Agricultural District.
6. July 10, 2025. Planning Commission, on a vote of 5-0 recommended to City Council the approval of the preliminary plat for Minick Materials Addition.
7. August 12, 2025. City Council approved the preliminary plat for Minick Materials Addition.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. A private sanitary sewer system is existing.
3. Sidewalks. Sidewalks are not required.
4. Streets. Interstate Drive paving is existing.
5. Water Main. A 12-inch water main is existing

**PUBLIC DEDICATIONS:**

1. Easements and rights-of-way are existing and shown on the final plat.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, site plan and final plat are attached.

**ACTION NEEDED:** The owner/developer has requested the Development Committee approve the final plat and submit the final plat to City Council for consideration.

The developers are replacing existing building with new construction.

The property consists of one lot and 4.3278 acres.

The final plat is consistent with the preliminary plat.