



MEMORANDUM

To: City Council
From: Planning & Zoning Commission
Date: June 8, 2022
Subject: Hillside Estates Preliminary Plat

Nick Zvacek Construction has applied for a Preliminary Plat at the Southeast corner of 163rd Street and Lexington Rd. This development is a proposed 34 lot single family subdivision with full public utilities. The developer has agreed to install a 5 foot limestone trail along 163rd Street and Lexington Rd. The City will waive the Park Fee for these 34 lots for the installation of the trail.

The Planning & Zoning Commission recommends approval of the rezoning application with the understanding the following items are to be completed at the time of final plat application:

- Proposed Deed Restrictions and Protective Covenants.
- Stormwater management plan.
- Dedications.

The Planning & Zoning Commission in attendance voted to recommend approval as follows:
Chris Livingston aye, Cathy Gilbert aye, Julie McBride aye, Mike Collier aye, Sara Carvalho aye,
CM Brian Bunch aye.