

Planning Commission Agenda Item Memo

From: Bailey Maca, Associate Planner

Meeting: January 6, 2026

Subject: Rezone Block 1 of Mills Third Addition in NW ¼ Excluding H1 & H2 there of Section 6-109-49 from the Residential R-3A apartments/mobile homes/manufactured housing district to a Business B-2 District.

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Access Holdings LLC has submitted a petition to rezone. The request is to rezone Block 1 of Mills Third Addition in NW ¼ Excluding H1 & H2 there of Section 6-109-49 from Residential R-3A apartments/mobile homes/manufactured housing district to a Business B-2 District. Staff recommends approval.

Item Details:

Block 1 of Mills Third Addition is a 3.10-acre parcel that is currently zoned Residential R-3A apartments/mobile homes/manufactured housing district and located within an Urban High Intensity future land use class which supports the Business B-2 District request. Adjacent property is zoned Civic to the north, Agriculture to the east, Residential R-3A apartments/mobile homes/manufactured housing to the south, and Business B-3 Heavy to the west.

The proposed B-2 zoning would allow for commercial development that aligns with the Urban High Intensity future land use designation.

Supporting Documentation:

Hearing Notice
Petition to Rezone
Location Map
Zoning Map
Future Land Use Map