

# 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