

Planning Commission Agenda Item Memo

From: Bailey Maca, Associate Planner

Meeting: November 4, 2025

Subject: Rezone 1115 West 20th Street South from a Residential R-3 Apartment District to a Residential R-1A Single Family District.

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

TH Companies LLC has submitted a petition to rezone. The request is to rezone the NE ¼ NW ¼ excluding Outlot A in Section 3-109-50, also known as 1115 W 20th Street South, from Residential R-3 Apartment District to a Residential R-1A Single Family District. Staff recommends approval.

Item Details:

1115 W 20th Street South is a 30.46-acre parcel that is currently zoned Residential R-3 Apartment District and located within a Medium Density Residential future land use class which supports the R-1A Single Family District request. Adjacent property is zoned Agriculture to the south and west, Residential R-1A Single Family District to the north and Residential R-3 Apartment District to the east.

The property was rezoned from Agriculture to Residential R-3 in January 2025. The rezone included a Large-Scale Residential Plan (LSRD) that included 58 lots all with two-family dwelling units for a total of 116 dwelling units. The rezone to R-1A would no longer support two-family dwellings. A revised preliminary plat will be required due to the minimum lot area of 15,000 square feet and minimum lot width of 100-feet in the R-1A district. The LSRD included a preliminary plat with lots varying from 9,750 to over 25,000 square feet and with lot widths as small as 75-feet.

The future land use map supports the rezone of the parcel. No portion of the rezone area is located within a floodplain.

Supporting Documentation:

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