

STAFF REPORT

TO: Zoning Commission – Regular Meeting – October 21, 2025

From: Kim Golden, P.E., City Engineer 

CC: Doug Kneupper, P.E., Consulting Engineer

Date: October 15, 2025, 2025

RE: Zoning Change – 601 4th St N, 607 4th St N, 410 6th St N, 416 6th St N – Rezoning from District “D-1” (Limited Service) to District “A” (Single Family Residential)

Background: In April 2024 the TCEDC successfully sought the abandonment of a dedicated alley and the replatting of several non-compliant vacant lots on property it owned at the northwest corner of 6th Ave N and 4th Street N. The property was replatted into four compliant lots for the purpose of single family residential new construction. At the time of replatting, the zoning of the property was mis-identified as District “A” (Single Family Residential), when in fact it was zoned District “D-1” (Limited Services). The current owners of the properties request rezoning to District “A” (Single Family Residential).

Requested Action: Rezone 0.82 acres contained in four lots located at the northwest corner of 6th Ave N and 4th Street N and addressed as 601 4th St N (0.245 ac), 607 4th St N (0.158 ac), 410 6th St N (0.172 ac), 416 6th St N (0.245 ac) from District “D-1” (Limited Service) to District “A” (Single Family Residential) for the purpose of single family residential new construction.

Staff analysis and recommendation: The future land use plan shows this area as being “Established Neighborhoods” where the area is generally characterized by satisfactory housing conditions. This land use category also recognizes that undeveloped tracts should become residential.

The existing land uses around this site are all single family residential. The zoning designation north and west of and adjacent to the site is District “C” (Multifamily), but the existing structures are single family. The zoning designation south of the site across 6th Ave N is District “C” (Multifamily), but the existing structures are single family. The zoning designation east of the site across 4th Street N is District “A” (Single Family Residential).

The rezoning from District “D-1” (Limited Service) to District “A” (Single Family Residential) would be consistent with the Future Land Use Plan and would not be incompatible with the existing single family residential uses. Staff have no objection to the requested zoning change.