

# **Zoning Case #0115-06**

## **South Staples, LLC**

### **Tract 1:**

**From:** “FR” Farm Rural District

**To:** “RS-15” Single-Family 15 District

### **Tract 2:**

**From:** “FR” Farm Rural District

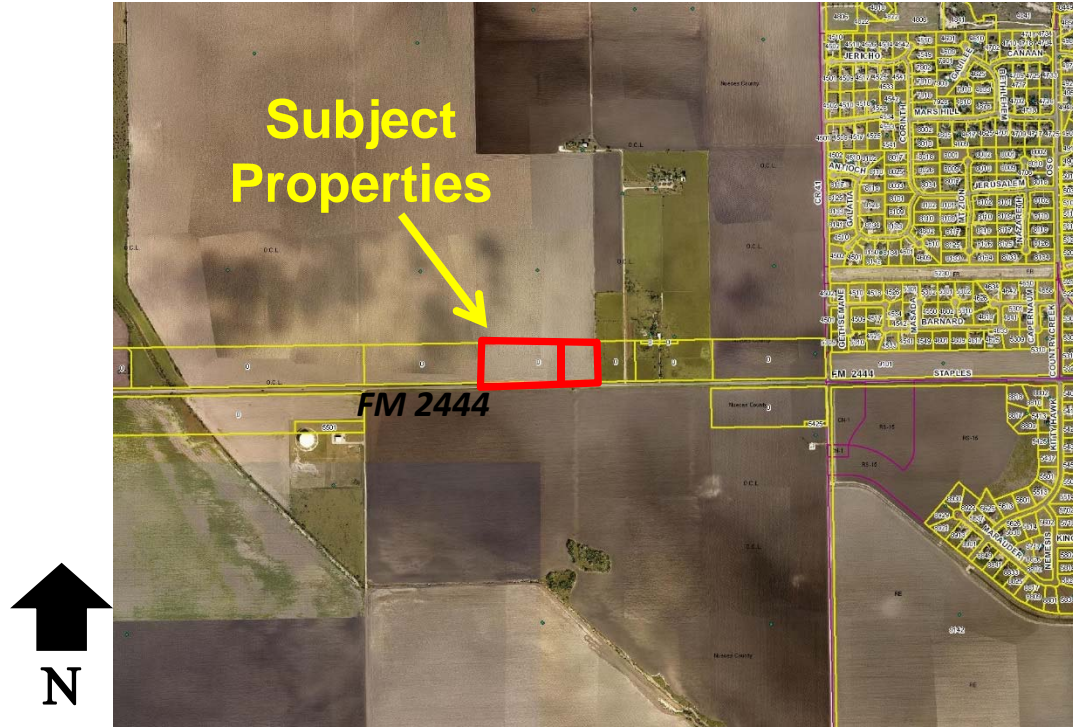
**To:** “CN-1” Neighborhood Commercial District



**Planning Commission**  
**February 11, 2014**



# Aerial Overview



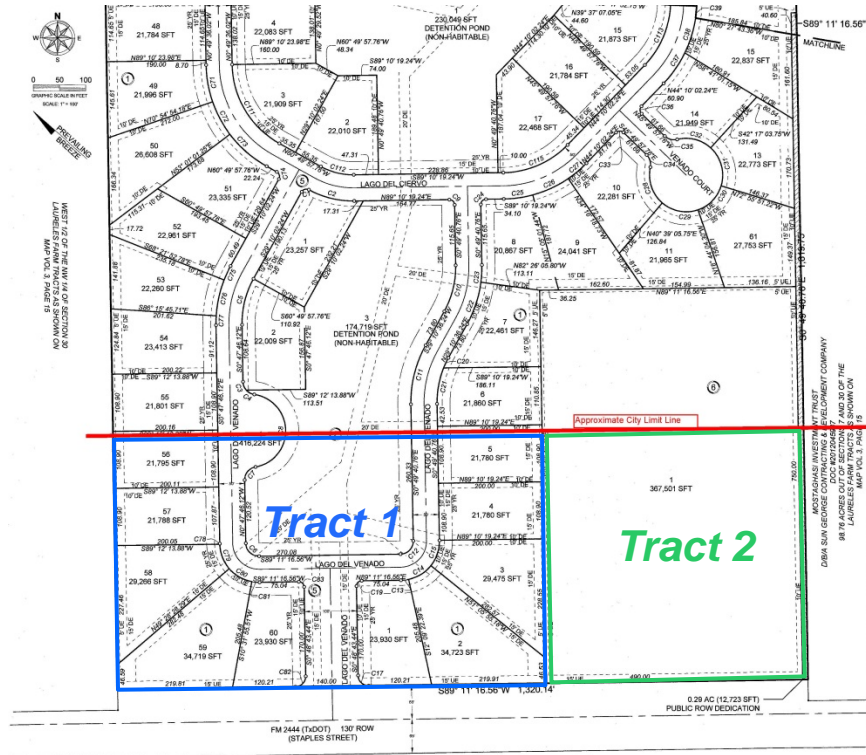


# Aerial





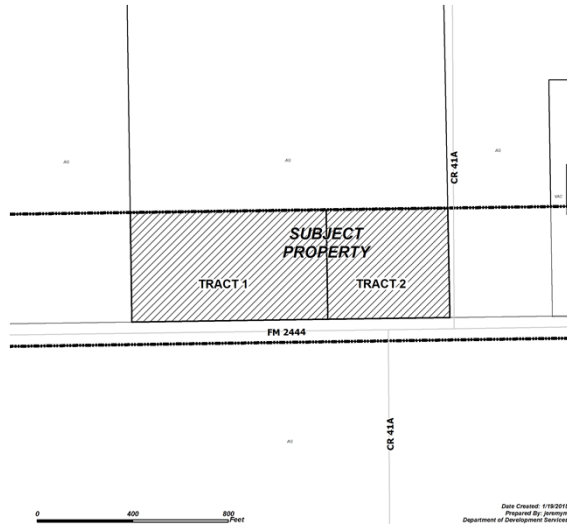
# Development Plan



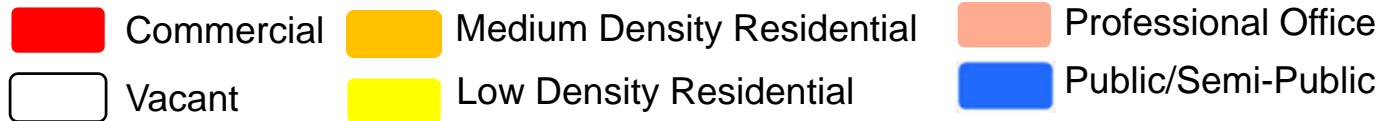
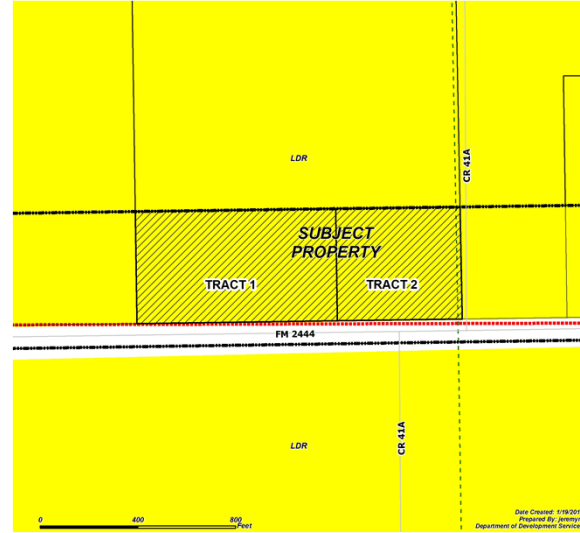


# Land Use

## Existing Land Use

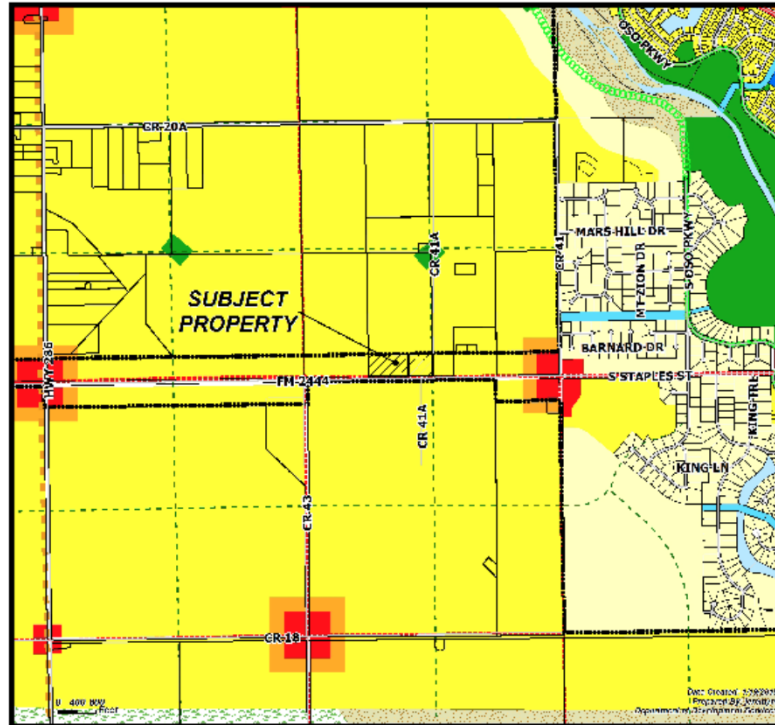


## Future Land Use





# Future Land Use Plan





# Site Photos

## Subject Property and North from FM 2444





# Site Photos

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South from FM 2444







# Site Photos

East from FM 2444





# Site Photos

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West from FM 2444





# Public Notification

4 Notices mailed inside 200' buffer  
3 Notices mailed outside 200' buffer

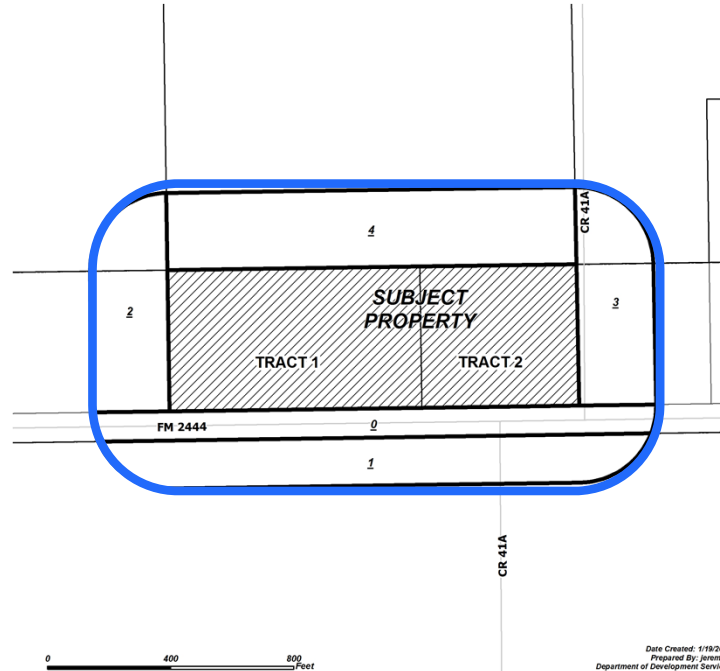
## Notification Area



Opposed: 0



In Favor: 0





# Staff Recommendation

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Tract 1: Denial of the “RS-15” Single-Family 15 District and, in lieu thereof, approval of the “RS-22/SP” Single-Family 22 District with a Special Permit

Tract 2: Approval of rezoning from “FR” Farm-Rural to “CN-1” Neighborhood Commercial District

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