

# Zoning Case 1022-04



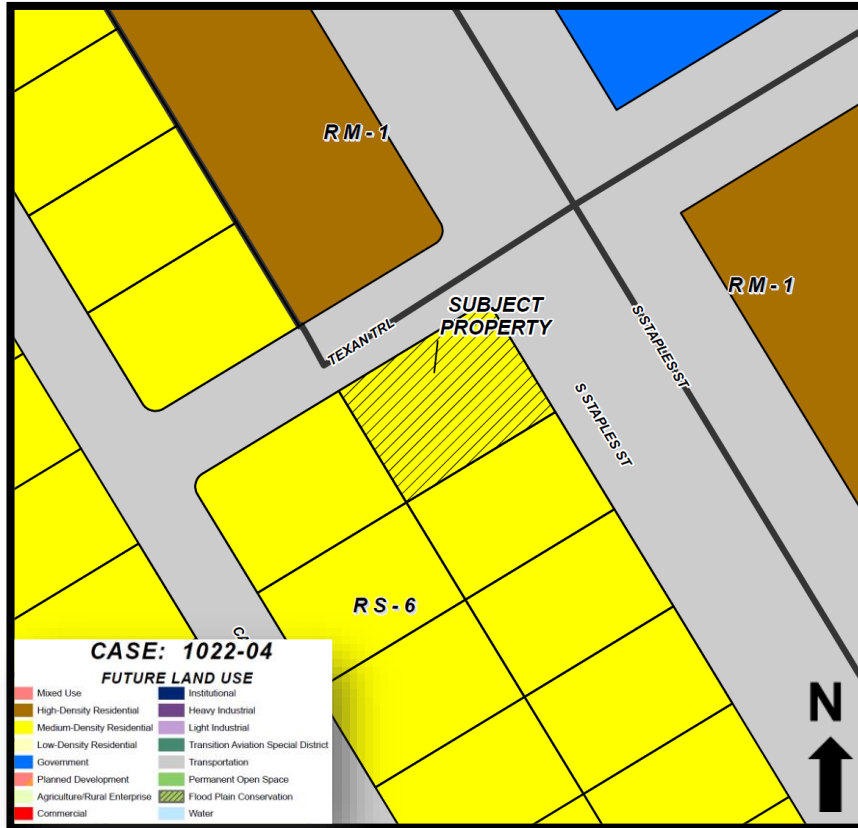
**James Jones**  
**DISTRICT 2**

**Rezoning for a property at  
3301 South Staples  
From "RS-6" to "RS-TF"**



City Council  
December 06, 2022

# Zoning and Land Use



## Proposed Use:

Duplex

## Area Development Plan:

Southeast (July 11, 1995)

## Future Land Use Map:

Medium-Density Residential  
(4-13 dwelling units per acre)

## Existing Zoning:

“RS-6” Single-Family 6 District

## Adjacent Land Uses:

- North: High Density Residential (Zone: “RM-1”)
- South: Low Density Residential (Zone: “RS-6”)
- East: High Density Residential (Zone: “RM-1”)
- West: Low Density Residential (Zone: “RS-6”)

# Subject Property Background



- The structure was built in 1960 and has 3,100 square feet of living space.
- The garage was converted for a home occupation and served as a dentist's office until the 1990s. Note: The Unified Development Code allows a dental office as a home occupation. The structure has 2 separate living spaces.
- One side of the existing home has 3 bedrooms and 2.5 bathrooms.
- The remainder of the home served as the dentist's office and will be renovated into the second dwelling unit.
- The property has marginal access parallel to South Staples Street which allows for 2 parking spaces as well as a driveway on Texan Trail which allows for 3 parking spaces.

# Public Notification

64 Notices mailed inside 200' buffer  
6 Notice(s) mailed outside 200' buffer

## Notification Area

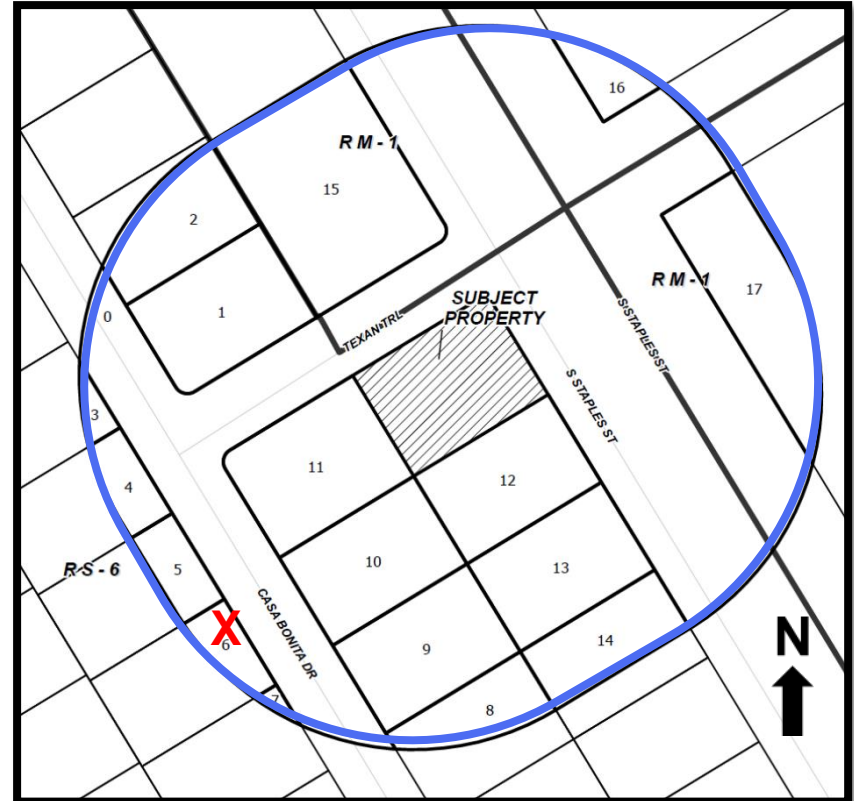
Opposed: 1 (1.05%)  
*Separate Opposed Owners: 1*



In Favor: 0 (0.00%)



\*Notified property owner's land in SQFT/ Total square footage of all property in the notification area = Percentage of public opposition.





# Analysis And Recommendation

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- Compatible with the Future Land Use Map, which recommends medium-density residential.
- The subject property is adjacent to single-family residential uses as well as high-density residential uses and provides a solid transition from land uses.
- The subject property is located on a marginal access street, which is a local street parallel and adjacent to Staples Street – a minor arterial street.
- There is sufficient road infrastructure for the proposed development.
- Two-family housing addresses affordable housing issues.
- The proposed rezoning is compatible with the general character of the neighborhood.

## **PLANNING COMMISSION AND STAFF RECOMMENDATION:**

**Approval of the rezoning request from the  
“RS-6” Single-Family 6 District to the “RS-TF” Two-Family District**