

ZONING CASE: Z2005-112

City Council District NO. 2

Requested Zoning Change

From: "I-1, R-4" To "C-2NA"

Date: June 9, 2005

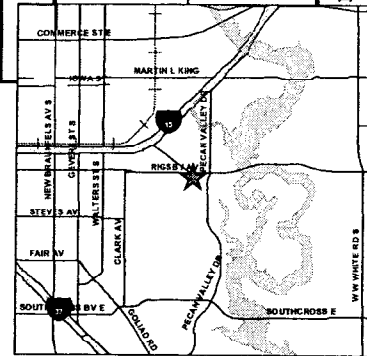
Scale: 1" = 200'

Subject Property

200' Notification



C:\May_3_2005



CASE NO: Z2005112

Staff and Zoning Commission Recommendation - City Council

Date: June 09, 2005

Zoning Commission Meeting Date: May 17, 2005

Council District: 2

Ferguson Map: 651 E1

Applicant:

TI Rigsby, Inc.

Owner

SCB Properties, Ltd.

Zoning Request: From I-1 General Industrial District and R-4 Residential Single-Family District to C-2NA Commercial, Nonalcoholic Sales District

Lot K, NCB 10319

Property Location: 1818 Rigsby

The intersection of Rigsby and Roland

Proposal: To develop a discount store

Neighborhood Association: Sunny Slope

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property is vacant. The request for C-2 NA is a down zoning from the current I-1 zoning. To the north, east and west exists I-1 zoning and uses. There exist 3 residential properties to the south. Commercial zoning and uses are encouraged at major intersections; Roland Avenue and Rigsby Avenue are major thoroughfares. The requested zoning is appropriate at this location.

Zoning Commission Recommendation

Approval

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005112

ZONING CASE NO. Z2005112 – May 17, 2005

Applicant: TI Rigsby, Inc.

Zoning Request: "I-1" General Industrial District and "R-4" Residential Single Family District to "C-2NA" Commercial, Nonalcoholic Sales District.

Andy Guerrero, 3134 Renker, representing the applicant, stated this request would be a down zoning. They are proposing to develop a Family Dollar Store on the subject property. He stated they contact Sunny Slope Neighborhood Association who is in support of this request.

Mr. Garcia, 3326 Roland Avenue, stated he is not in favor or in opposition however he was uncertain of what of what this request consisted of. He stated he is now in support of the proposed Dollar Store.

Staff stated there were 30 notices mailed out to the surrounding property owners, 4 returned in opposition and 2 returned in favor and no response from Sunny Slope Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Dixon and seconded by Commissioner Sherrill to recommend approval.

1. Property is located on Lot K, NCB 10319 at 1818 Rigsby.
2. There were 30 notices mailed, 4 returned in opposition and 2 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Dutmer, Dixon, Sherrill, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.