

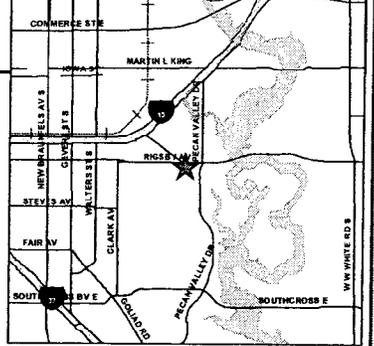
# ZONING CASE: Z2005-112

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

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**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

<b>FOR</b>	8
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	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 Dixson 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, Dixson, Sherrill, Avila, Stribling, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.