



CASE NO: Z2005219

Staff and Zoning Commission Recommendation - City Council

Date: November 10, 2005

Zoning Commission Meeting Date: October 04, 2005

Council District: 2

Ferguson Map: 652 A1

Applicant:

Owner:

Estate of Susie Lee

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Zoning Request: From "I-2" Heavy Industrial District to "C-3" General Commercial District
Lot 5, Block 1, NCB 10314

Property Location: 1863 Rigsby Road

West of the Intersection of Pecan Valley Drive and Rigsby Road

Proposal: To allow for a lawnmower repair shop

Neighborhood Association: Artesia Community Guild

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval

The subject property is located west of the intersection of Pecan Valley Drive and Rigsby Avenue. The property is currently used as a lawnmower repair shop and is part of a commercial strip development. The surrounding properties to the east, south, and west are used for commercial and auto related shops. The properties to the north are single-family residential units.

The proposed zoning district would be a down zoning from the existing industrial zone on the property. "C-3" commercial district would bring the current use as a lawnmower repair shop into compliance. The shop has been in operation for roughly one month and does not have a certificate of occupancy. This zoning change would be appropriate at this location.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Robin Stover 207-7945

Z2005219

ZONING CASE NO. Z2005219 – October 4, 2005

Applicant: Estate of Susie Lee

Zoning Request: "I-2" Heavy Industrial District to "C-3" Commercial District.

Herbert Lee, 6538 Thunderbird Drive, stated they currently have been operating a Thrift Shop on the subject property for approximately 16 years and was unaware they were improperly zoned. He stated the purpose of this request is to continue his operation.

Staff stated there were 34 notices mailed out to the surrounding property owners, 0 returned in opposition and 6 returned in favor and no response from Artesia Community Guild.

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 Marshall and seconded by Commissioner Stribling to recommend approval.

1. Property is located on Lot 5, Block 1, NCB 10314 at 1863 Rigsby Avenue.
2. There were 34 notices mailed, 0 returned in opposition and 6 in favor.
3. Staff recommends approval.

AYES: Robbins, Rodriguez, Farias, Marshall, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.