



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 8, 2026
SUBJECT: ZC26-0165, Ordinance No. 3958, Public hearing and consideration of a request from Found It Electronics & Video Games for a special use permit for a secondhand goods dealer at 6238 Rufe Snow Drive, being 3.23 acres described as Lot 5R, Block 1, Northland Shopping Center Addition.

PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

On behalf of WC South Properties LP (property owner), Found It Electronics & Video Games is requesting a special use permit for a secondhand goods dealer on a 3.23-acre property located at 6238 Rufe Snow Drive.

GENERAL DESCRIPTION:

The property is located on the east side of Rufe Snow Drive just south of the intersection with Mid-Cities Boulevard. The building is part of the Rufe Snow Village shopping center, and the lease area is in the southernmost building on the site. The applicant proposes to renovate and remodel the lease area for a thrift store use called [Found It Electronics & Video Games](#).

The applicant proposes to open a 6,100-square foot retail store that buys, sells, and trades used gaming consoles, video games, accessories, collectibles, and other merchandise. The store is currently located in Watauga and intends to move to the Rufe Snow Village shopping center.

The property is zoned C-1 (Commercial). The zoning ordinance was amended in March 2012 to add a definition for secondhand dealers and require special use permit consideration for the use in all commercial zoning districts. This use applies to any person or entity engaged in buying, selling, trading, or handling any kind of used or secondhand goods, wares, or merchandise.

The proposed conditions of approval for this special use permit are attached. Applications for special use permits provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant's proposed development of the property. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council.



LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. The Retail Commercial land use category provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections.

CURRENT ZONING: The property is currently zoned C-1 (Commercial). This district is intended to permit a variety of retail trade, personal and business services establishments, and offices principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and at intersections of major arterial streets. It is also appropriate for major retail corridors.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 (Commercial)	Retail Commercial	Shopping center
WEST	City of Watauga <i>(General Business)</i>	Regional Retail/Commercial <i>(per Watauga land use map)</i>	Shopping center
SOUTH	C-1 (Commercial)	Retail Commercial	Bank
EAST	PD (Planned Development)	High Density Residential	Apartment complex

PLAT STATUS: The property is currently platted as Lot 5R, Block 1, Northland Shopping Center Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the May 7, 2026, meeting and voted 6-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3958.