

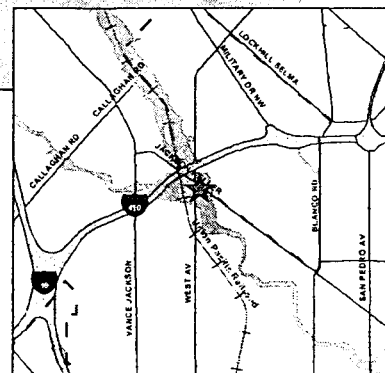
# **ZONING CASE: Z2005-120**

City Council District NO. 1  
 Requested Zoning Change  
 From: I-1 To C-3  
 Date: August 11, 2005  
 Scale: 1" = 200'

Subject Property  
 200' Notification



C:\June 7, 2005



# CASE NO: Z2005120

## Staff and Zoning Commission Recommendation - City Council

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**Date:** August 11, 2005

**Zoning Commission Meeting Date:** June 07, 2005

**Council District:** 1

**Ferguson Map:** 550 A8

**Applicant:**

Scott Farrimond

**Owner:**

Sneckner Partners, Ltd.

**Zoning Request:** From I-1 General Industrial District to C-3 General Commercial District

0.259 acres NCB 11688

**Property Location:** 5132 West Avenue

Intersection of Jackson Keller Road and West Avenue

**Proposal:** To allow for a check cashing facility

**Neighborhood Association:** North Central Neighborhood Association and Dellview Area Neighborhood Association

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval.

The subject property is located at the intersection of two major thoroughfares, Jackson-Keller Road and West Avenue. There is a vacant structure located on the property. The surrounding properties are zoned for industrial, however they are primarily utilized for commercial. This change would be a down zoning and would conform to the surrounding uses.

**Zoning Commission Recommendation:**

Approval

**VOTE**

|                |   |
|----------------|---|
| <b>FOR</b>     | 8 |
| <b>AGAINST</b> | 0 |
| <b>ABSTAIN</b> | 0 |
| <b>RECUSAL</b> | 0 |

**CASE MANAGER :** Robin Stover 207-7945

**Z2005120**

**ZONING CASE NO. Z2005120** -- June 7, 2005

Applicant: Scott Farrimond

Zoning Request: "I-1" General Industrial District to "C-3" General Commercial District.

Scott Farrimond, 112 E. Pecan, applicant, stated this property has been in operation as an auto repair facility. Their intent is to operate a check cashing business however they are still in discussions with the business and no agreement has been made yet.

**FAVOR**

Gabriel Lopez, 500 Cherry Ridge, representing Dellveiw Area Neighborhood Association, stated they would prefer a "C-3NA" designation but would settle for the "C-3" designation.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from North Central and Dellview Area Neighborhood Associations

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 Peel and seconded by Commissioner McAden to recommend approval.

1. Property is located on 0.259 acres out of NCB 11688 at 5132 West Avenue.
2. There were 14 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

**AYES: Martinez, Robbins, Dutmer, Dixon, Sherrill, McAden, Stribling, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.