

A G E N D A

**PRE-COUNCIL MEETING**  
TUESDAY, OCTOBER 21, 1986  
**9:30 A.M.**

PRE-COUNCIL CHAMBER

FOR ACTION TODAY

- 1) Pawn Shop Issues - Ann Diveley, Assistant to the City Manager (20 Min.)

To add or make revisions, please call the City Manager's Office,  
870-6140, before 3:00 P.M., Monday, October 20, 1986

The purpose of the Pre-Council Conference held prior to a regular City Council Meeting is to allow the Mayor and Councilmembers to discuss informally items on the agenda and to secure information from the City Manager and the staff. Although the meeting is open to the public, citizens are requested to reserve comments and questions for the subsequent Council meeting so they will be a part of the public record.

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ABSENT: Councilman Gilley

ITEMS

1. Mrs. Ann Dively, Assistant to the City Manager, presented Council with a brief and thorough overview of issues surrounding the proposed location of a Pawn Shop on West Berry Street. It was on September 30 that councilmembers voted on the moratorium which restricts the issuance of permits and licenses to prospective pawnbrokers. According to Mrs. Dively, the major concern confronting staff is an appropriate zoning for pawnshops. Presently, "E" Commercial is considered the appropriate zoning for pawnshop. Mrs. Dively stated that approximately 60% of the pawnshops in the City are zoned "E" Commercial while the remaining percentage is found in "I" Light Industrial. It has been revealed, after a recent study by the Planning Commission, that there are no other cities in the surrounding area that allow pawnshops in the same vicinity as residential neighborhoods. The Planning Commission feels that "E" Commercial is inappropriate and recommends "F". Mrs. Dively mentioned that there is a scheduled public hearing by the Zoning Commission with respect to the moratorium on November 4. The Zoning Commission voted on October 15 to continue the item on November 12. Mrs. Dively told Council that there is no consensus in the community on what is the appropriate zoning for pawnshops.

Councilman Williams stated that he understands the community concerns but is confronted with a situation where an individual has purchased property in consistency with zoning regulations and is later told that he cannot use the property for his initial purpose.

Councilman Williams asked whether or not the moratorium could be lifted on the Berry Street property and the study be continued.

Councilman Zapata stated that all community zoning categories should be considered and reviewed instead of just the Berry street property.

Attorney William Wood commented that the moratorium should not be lifted just for one individual.

Councilman Bagsby asked whether or not "E" zoning was closely studied during the initial zoning of particular areas.

Mr. Joe Balardi, Director of Development, said that during the time when zoning was studied, residential and multi-family categories were redone completely while recommendations on zoning was placed on the backburner. Mr. Balardi mentioned that "F" zoning adds entertainment type usages and is more intense and

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permissive than "E-R".

Councilman Bagsby stated that he could not differentiate between the uses of a pawnshop and a used furniture store but has yet to hear anyone complain about a used furniture store being placed in their community.

Councilman Garrison asked what would happen under the proposed sign ordinance to pawnshops.

Mr. Balardi commented that nothing would happen to existing pawnshops because they are covered by the 'grandfather clause.' The new businesses are the ones that would be restricted by the ordinance.

Councilman Garrison commented that if the moratorium is lifted, it should be a warning to pawnbrokers that they will be looked at more closely.

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