



# **ZONING CASE: Z2002-206**

City Council District NO. 3  
Requested Zoning Change  
From: "C-3NA" To: "C-3"  
Date: December 12, 2002  
Scale: 1" = 250'

Subject Property

200' Notification

T-18  
A-7  
p.651



C:\NOV\_5\_2002

# CASE NO: Z2002206

**Zoning Commission Meeting Date:** November 05, 2002

**Council District:** 3

**Ferguson Map:** 651 A7

**Appeal:** No

**Applicant:**

Andrew C. Guerrero

**Owner**

Curtis C. Gunn, Inc.

**Zoning Request:** From "C-3 NA" Commercial District, Nonalcoholic Sales to "C-3" Commercial District.

Lots E through K and Lot 105 save & except the east 62 feet of south 115 feet out of NCB 11178;

**Property Location:** 3550 Roosevelt Avenue and the 300 Block of East Harding Boulevard

**Applicants Proposal:** To develop the subject property with a Super Walmart Center.

**Staff Recommendation:**

Approval

The subject property consists of two areas of property. One subject area fronts Roosevelt Avenue and the other subject area fronts Harding Boulevard. The subject property is located on the same corner block located at the boundary of a residential neighborhood. The subject property is currently surrounded by "I-1" General Industrial, "C-3" Commercial, and "C-3 NA" Commercial, Nonalcoholic Sales zoning. The applicant's request to rezone is due to the fact that Super Walmart retail centers require C-3 zoning to allow the sale of alcohol. C-3 zoning is appropriate at this location.

**Zoning Commission Recommendation**

Approval

**VOTE**

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

**Z2002206**

**ZONING CASE NO. Z2002206** November 5, 2002

Applicant: Andrew C. Guerrero

Zoning Request: "C-3NA" Commercial District, Nonalcoholic Sales to "C-3" Commercial District.

Andy Guerrero, 8000 IH 10 W., representing the owner, stated they are proposing to redevelop the property in conjunction with the adjoining property which is currently zoned "C-3" and "C-3R". He stated that their intent is to develop a Super Wal-Mart on the subject property. He further stated that he has met with the surrounding property owners. He also stated, as part of the plan, that there will be no access on Harding Street, which will eliminate traffic congestion. They are also proposing to install a traffic light at the entrance to Military Drive.

Staff stated there were 34 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

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 Hophan and seconded by Commissioner Morell to recommend approval.

1. Property is located on Lots E through K and Lot 105 save and except the east 62 feet of south 115 feet out of NCB 11178 at 3550 Roosevelt Avenue and the 300 Block of East Harding Boulevard.
2. There were 34 notices mailed, 0 returned in opposition and 2 returned in favor.
3. Staff recommends approval.

**AYES: Mehringer, Grau, Cardenas-Gamez, McGowan, Hophan, Sherrill, McAden, Morell, Martinez**

**NAYS: None**

THE MOTION CARRIED.

#### **RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.