

CASE NO: Z2004038

Staff and Zoning Commission Recommendation - City Council

Date: March 25, 2004

Zoning Commission Meeting Date: March 02, 2004

Council District: 2

Ferguson Map: 653 A1

Appeal: No

Applicant:

Chez-Salin Quality Cleaners

Owner:

Chez-Salin Quality Cleaners

Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District
Lots 15 and 16, Block 5, NCB 16195

Property Location: 2419 Bermuda Drive

Bermuda Drive at Natho

Proposal: To construct a fast-food restaurant

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Level One Traffic Impact Analysis has been provided

Staff Recommendation:

Approval. This property and additional property to the north, also owned by Chez-Salin Quality Cleaners, will be combined, and a restaurant will be constructed. The proposal, compatible with adjacent development, has C-3 NA to the east, C-2 to the west, and the property will have access to Rigsby Avenue, a major arterial.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

Z2004038

ZONING CASE NO. Z2004038 – March 2, 2004

Applicant: Chez-Salin Quality Cleaners

Zoning Request: "R-6" Residential Single-Family District to "C-2" Commercial District.

Tony Saucedo, 1716 S. San Marcos, representing the applicant, stated they are requesting this change in zoning to construct a Long John Silver's and a A & W restaurant on the subject property. He stated their request is consistent with the surrounding commercial uses.

Staff stated there were 23 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 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 Dixon and seconded by Commissioner Kissling to recommend approval.

1. Property is located on Lots 15 and 16, Block 5, NCB 16195 at 2419 Bermuda Drive.
2. There were 23 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill,
Avila, Stribling, Peel**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.