

City of Norman Predevelopment

July 28, 2016

Applicant: El Chapo, LLC, dba Puebla Tacos y Tequileria

Project Location: 305 E. Main Street

Case Number: PD 16-11

Time: 5:30 p.m.

Applicant/Representative

Andrew Harroz arharroz@lawokc.com 405-232-3800

City Staff

Jane Hudson Staff/Planning 405-366-5344

Drew Norlin Staff/Engineering 405-366-5459

Leah Messner Staff/Legal 405-366-7748

Terry Floyd Staff/City Manager's Office 405-366-5446

Interested Parties

Andy & Marian Nunez mlovenunez@gmail.com 405-595-9738

John Lungren john@lungrenrealestate.com 405-590-0226

Application Summary:

The applicants run an existing restaurant, Puebla Tacos y Tequileria, located at 305 E. Main Street. The applicants recently purchased this business, previously known as Tres' Cantina, and have continued the use as the previous owners had done in the last few years. The previous owner started the business in fall of 2011 and then in spring of 2012 they added approximately 790 square feet of back patio area to accommodate outdoor seating and live music. However, Special Use for the live entertainment use located on the back patio had never been granted for the site so the current owner/applicant is requesting Special Use for Live Entertainment to allow the use to continue and properly zone the site.

Neighbor/Applicant Discussion:

The owners of Opolis, Andy and Marian Nunez, are opposed to this request. They support the right for someone to rezone their property and respect the City's process to do so but feel the approval of this request will negatively impact their business.

Andy Nunez stated the City has a generous allowance for issuing permits to have outdoor entertainment, 7 permits annually, and feels that is adequate. Andy stated on the nights they have an event and open their garage door, whether it be an art show or live music, his clients sitting on the patio are being "force fed" the music from Puebla, on the nights they do have an event. Andy prefers background music on a patio.