

AGENDA



Thursday, August 30, 2007

Public Hearings and Possible Actions
RECOMMENDATION FOR COUNCIL ACTION**Item No. 91**

Subject: Conduct a public hearing and consider approving or denying an appeal by Karen McGraw of the Planning Commission's decision to approve a conditional use permit for off-site parking for a restaurant (general) use, located at 4119 Guadalupe Street (Site Plan Number: SP-2007-0243T).

Fiscal Note: There is no anticipated fiscal impact. A fiscal note is not required.

For More Information: George Zapalac, 974-2725; Chris Yanez, 974-1810

Boards and Commission Action: Conditional Use Permit approved by the Planning Commission.

The applicant requests a conditional use permit for off-site parking at 4001 Guadalupe Street to provide parking for a restaurant use located at 4119 Guadalupe Street. Off-site parking is a conditional use inside the Hyde Park Neighborhood Plan.

The applicant is seeking approval of off-site parking in order to convert the site located at 4119 Guadalupe to a restaurant (general) use.

No construction is proposed for either site.

The site will have ingress/egress off of Guadalupe Street, and West 40th Street. Twenty-four (24) parking spaces are required for a restaurant use and 34 are being provided. The site plan complies with all ordinance requirements and is recommended by Staff. The site plan is being appealed by Karen McGraw an adjacent property owner located at 4101 Guadalupe Street who is concerned about future patrons of the proposed restaurant parking on her lot.