



## AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting August 27, 2019  
Second Reading Ordinance for the City Council Meeting September 6, 2019

---

**DATE:** July 30, 2019

**TO:** Peter Zanoni, City Manager

**FROM:** Nina Nixon-Mendez, FAICP, Director  
Development Services Department  
[NinaM@cctexas.com](mailto:NinaM@cctexas.com)  
(361) 826-3276

Special Permit Time Extension for a crematorium at or near 4001 Leopard Street.

### **CAPTION:**

Zoning Case No. 0719-01 Corpus Christi Limousines Unlimited, Inc. Ordinance amending Zoning Ordinance 031465 on a property at or near 4001 Leopard Street by adding a 12-month time extension to the special permit time initially approved.

### **SUMMARY:**

The purpose of the time extension request is to extend the time limit of the Special Permit for an additional 12 months to have enough time for the construction and installation of a crematorium approved and adopted in FY 2018.

### **BACKGROUND AND FINDINGS:**

The purpose of the time extension request is to extend the time limit of the Special Permit for an additional 12 months to have enough time for the construction and installation of a crematorium approved and adopted in FY 2018. The ordinance authorizing the special permit became effective on July 2, 2018. The special permit expired on July 2, 2019. The applicant is requesting an additional 12 months to complete renovation to the existing building to add the crematorium. This will extend the special permit time limit from July 2, 2019 to July 2, 2020.

### **Conformity to City Policy**

The subject property is located within the boundaries of the Westside Area Development Plan and is planned for commercial uses. The proposed time extension of the CG-2/SP for a crematorium use is consistent with the Future Land Use.

### **Public Input Process**

Number of Notices Mailed  
14 within 200-foot notification area  
5 outside notification area

*As of August 27, 2019:*

In Favor  
0 inside notification area  
0 outside notification area

In Opposition  
0 inside notification area  
0 outside notification area

Totaling 0.00% of the land within the 200-foot notification area in opposition.

***Commission Recommendation***

Planning Commission recommended approval of the special permit time extension on July 10, 2019.

**ALTERNATIVES:**

Deny the time extension request for the special permit. Denial of the time extension would not allow the use of a crematorium.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Staff recommends approval of the special permit time extension.

Planning Commission recommended approval of the special permit time extension for a period of 12 months on July 10, 2019 with the following vote count:

*Vote Count:*

For: 5  
Opposed: 0  
Absent: 3  
Abstained: 0

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report