



Zoning Case #1017-03 Trevino Mortuary Services, Inc.

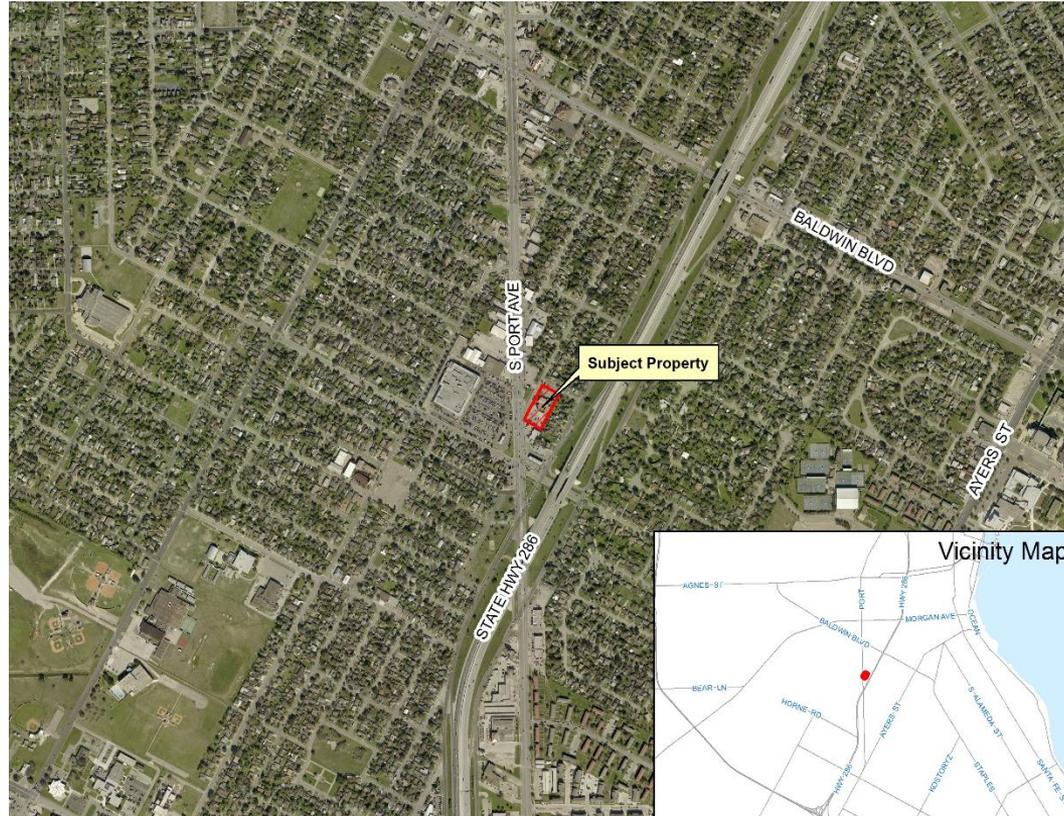
From: “CN-1” Neighborhood Commercial District

To: “IL” Light Industrial District

Planning Commission Presentation
October 18, 2017



Aerial Overview





Subject Property at 3006 Niagara Street

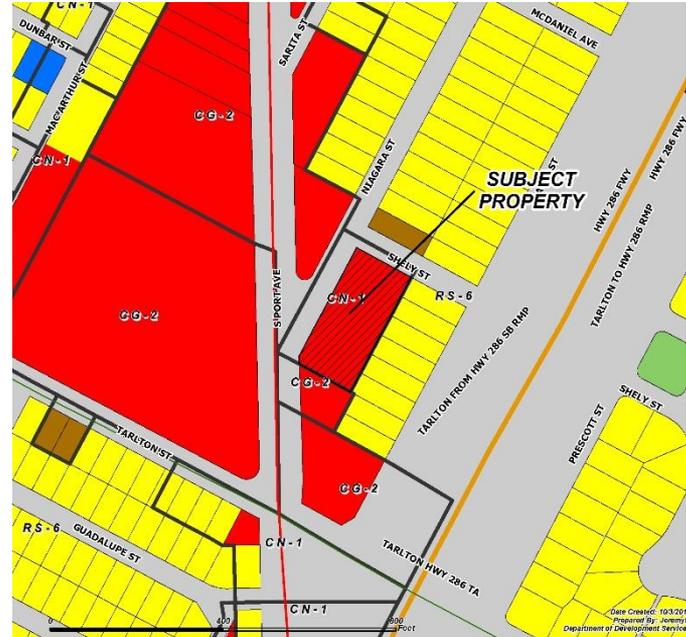




Existing Land Use



Future Land Use



- | | | | | | |
|--------------------|-------------------------|----------------------------|----------------------------|------------|------------|
| Vacant | Low Density Residential | Medium Density Residential | Medium Density Residential | Park | Government |
| Public/Semi-Public | Park | Commercial | High Density Residential | Commercial | |



Subject Property, North on South Port Avenue



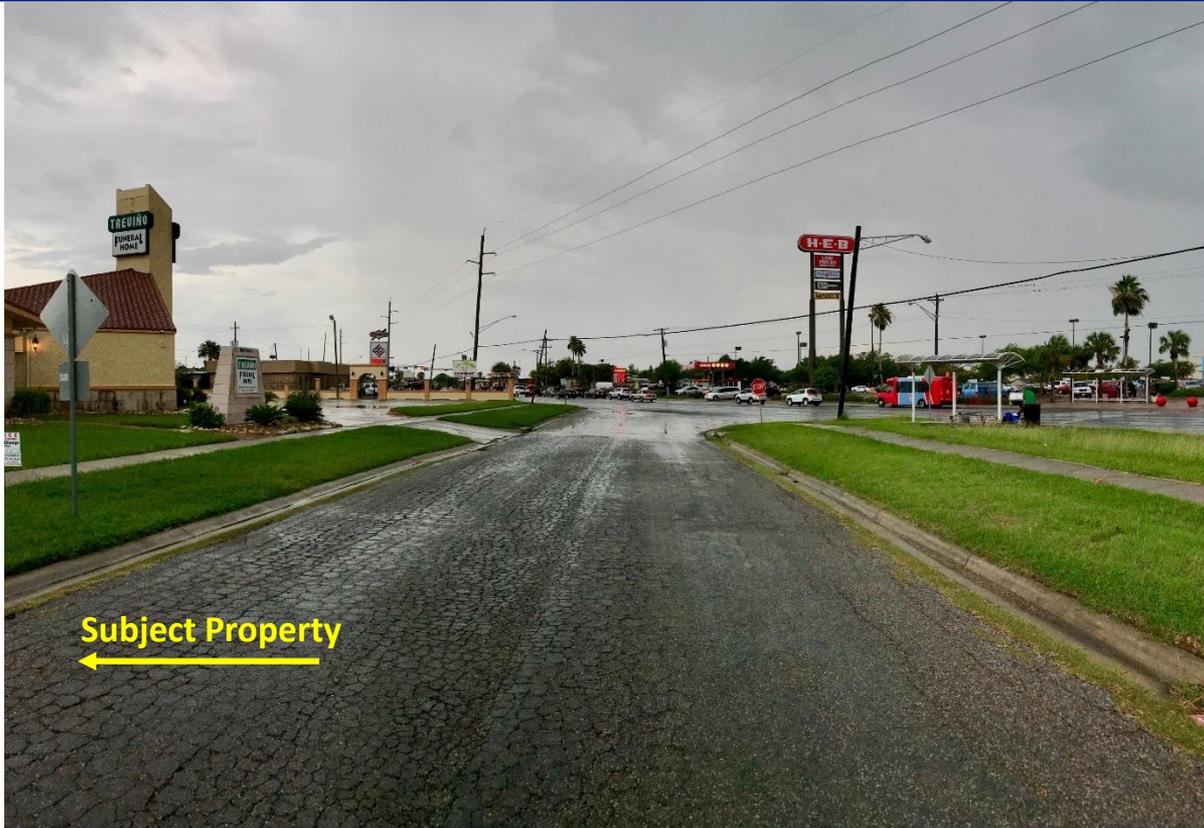


Subject Property, East on Niagara Street





Niagara Street, South of Subject Property





Niagara Street, West of Subject Property





Niagara Street, North of Subject Property





Subject Property, South on Shely Street





Shely Street, West of Subject Property





Shely Street, North of Subject Property





Shely Street, East of Subject Property





Public Notification

20 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

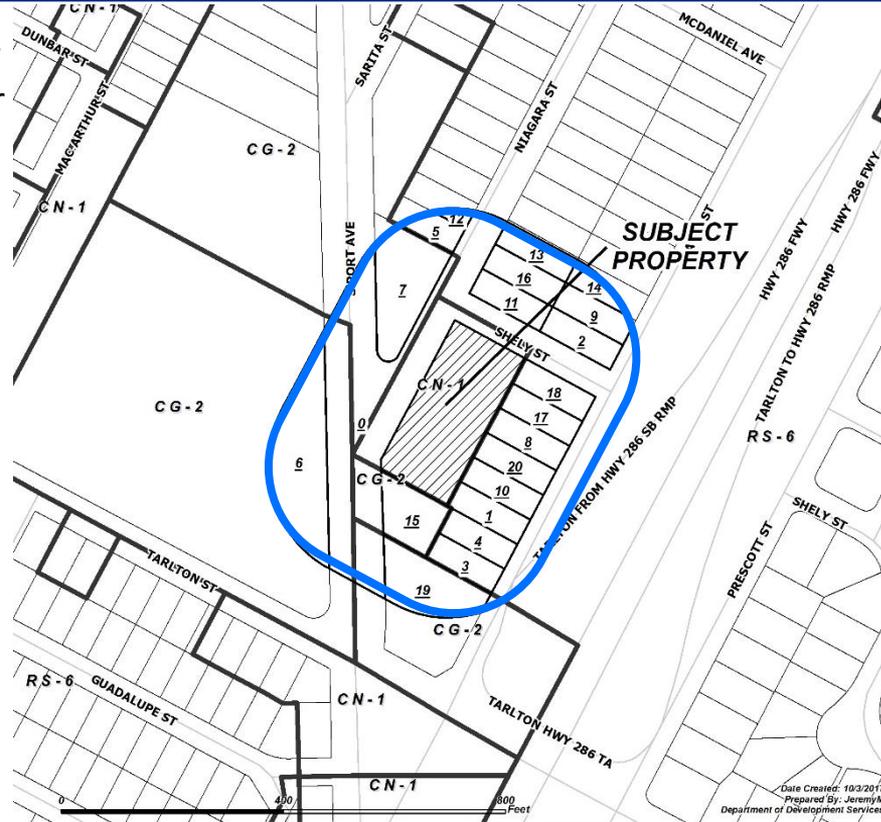
Notification Area



Opposed: 0 (0.00%)

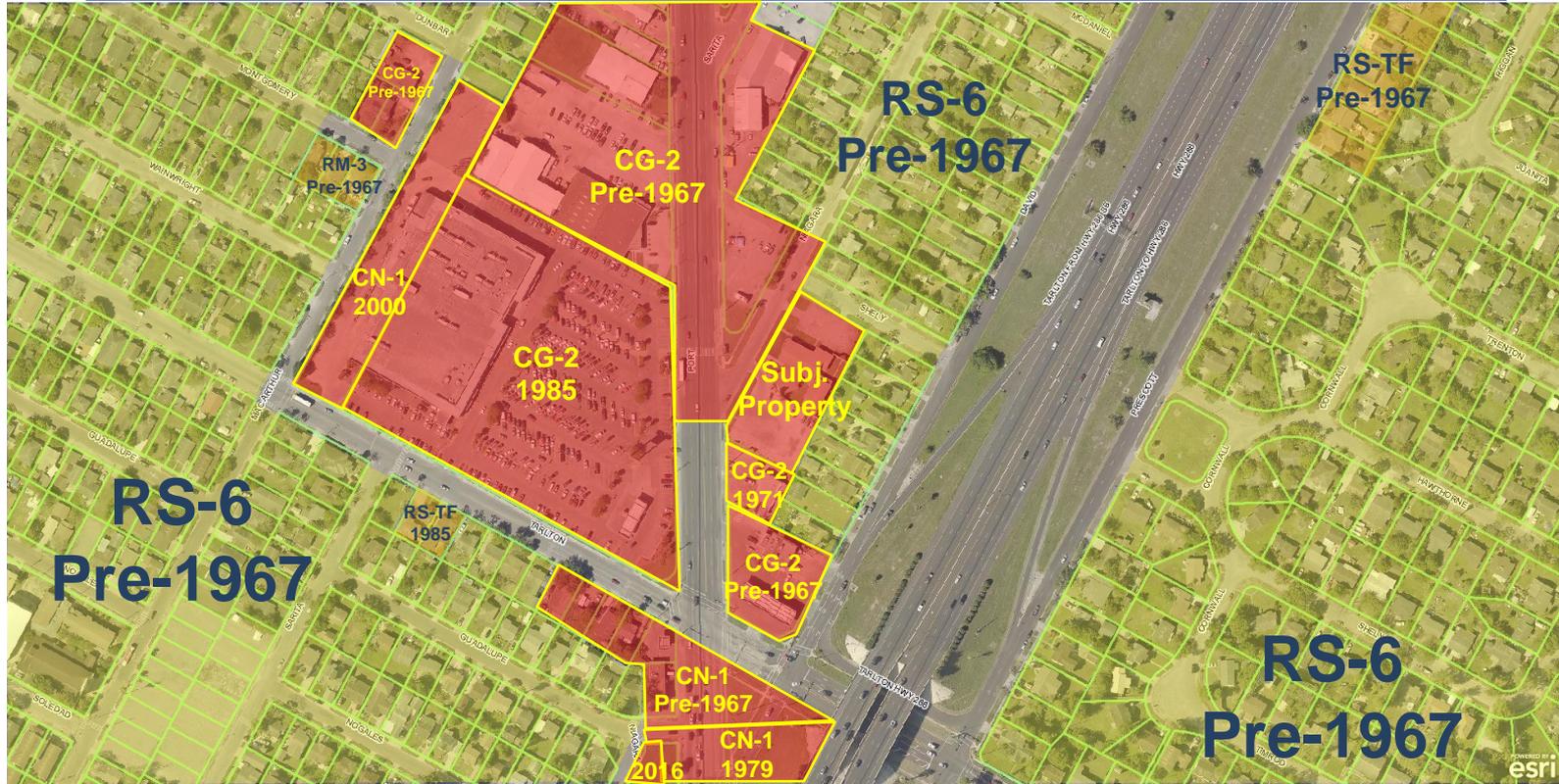


In Favor: 0





Zoning Pattern





UDC Requirements



Buffer Yards: Type A – 5 Points
Existing 6' Wall

Setbacks:

Street: 20 feet

Side: 10 feet (Adj. Residential)

Rear: 10 feet (Adj. Residential)

Parking:

1:5 seats (Funeral Home)

Uses Allowed: Light Industrial, Retail,
Offices, Vehicle Sales, Bars, and
Storage



Side Yard



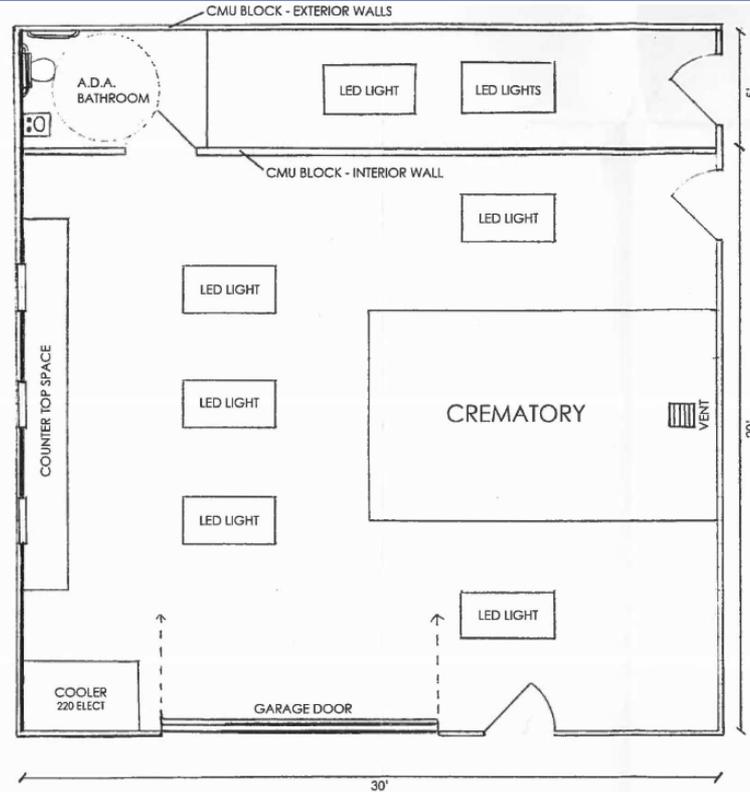


Site Plan



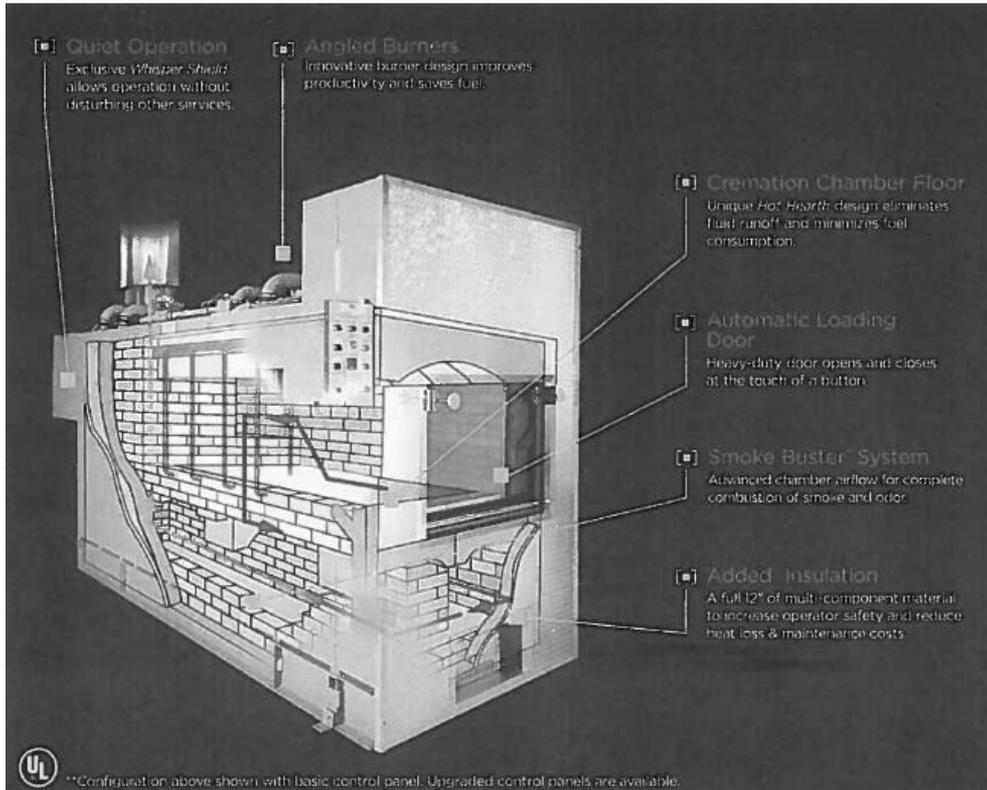


Building Plan





Crematorium



Emissions:
Low/Opacity Monitor
EPA & TCEQ Reviewed

Noise:
45 decibels
A/C Unit: 60 decibels

Fuel Source:
Natural Gas

Hours of Operation:



Staff Recommendation

**Denial of the
“IL” Light Industrial District**

in lieu thereof

**Approval of the
“CN-1” Neighborhood Commercial District
with a Special Permit (SP).**



Special Permit Conditions

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is “Crematorium” as defined by the Unified Development Code (UDC).
2. **Hours of Operation:** The hours of operation of the crematorium shall be daily from 7:00 AM to 10:00 PM.
3. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
4. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.