



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of November 14, 2017
Second Reading for the City Council Meeting of December 12, 2017

DATE: October 19, 2017

TO: Margie C. Rose, City Manager

FROM: William J. Green, P.E., Interim Director,
Development Services Department
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Rezoning for a Property located at 3006 Niagara Street

CAPTION:

Case No. 1017-03 Trevino Mortuary Services, Inc. A change of zoning from the "CN-1" Neighborhood Commercial District to the "IL" Light Industrial District. The property is described as Broadmoor Park, Block 5, Lots 19 thru 24 less portion to right-of-way, located on the east side of Niagara Street, north of Tarlton Street, and east of South Port Avenue.

PURPOSE:

The purpose of this item is to rezone the property to allow for the installation and operation of a crematorium in addition to the existing funeral home.

RECOMMENDATION:

Planning Commission and Staff Recommendation (October 18, 2017):

Denial of the change of zoning from the "CN-1" Neighborhood Commercial District to the "IL" Light Industrial District, in lieu thereof approval of the "CN-1/SP" Neighborhood Commercial District with a Special Permit (SP) with conditions.

Vote Results:

For: 8
Against: 0
Absent: 1
Abstained: 0

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "CN-1" Neighborhood Commercial District to the "IL" Light Industrial District to allow for the installation and operation of a crematorium in addition to the existing funeral home.

The proposed rezoning to the "IL" Light Industrial District is inconsistent with the adopted Future Land Use Map. However, the primary use is consistent with the Westside Area Development Plan (ADP) and PlanCC.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries the Westside Area Development Plan and is planned for commercial uses. The proposed rezoning to the "IL" Light Industrial District is inconsistent with the adopted Future Land Use Map. However, the primary use is consistent with the Westside Area Development Plan (ADP) and PlanCC.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2017-2018	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report