



CITY COUNCIL COMMUNICATION

May 27, 2014

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 14-07-SUP and Consider First and Final Reading of Ordinance No. 2032.

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 14-07-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit for Pet Crematory located in the Kitty House Survey, Abstract No 678, Tract 1B3, 2215 W. Pipeline Road and approve Ordinance No. 2032.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Mr. Nicholas Padlo, representing All Paws Go to Heaven.

Location / Zoning: 2215 W. Pipeline Road. The property is zoned Texas Highway 10 Multi Use District (TX-10).

Project Description: Mike Pizzelanti received SUP approval in August 2006 to begin operating a pet crematorium known as All Paws Go to Heaven. The applicant intends to purchase the business from Mr. Pizzelanti, continue to use the business name, and operate the crematorium under the same conditions that have existed since the original SUP was approved. The change in ownership triggers consideration of a new SUP. The site conditions of the use including all relevant permitting from the Texas Commission on Environmental Quality (TCEQ) will be required. Staff has researched the permit for All Paws Go to Heaven and that entity has reported continued compliance with the permit.

The Planning and Zoning Commission held a public hearing on May 6, 2014 and voted to recommend approval of the Specific Use Permit with the following conditions by a vote of 5-0-0:

- a. Tied to the business owner, Nicholas Padlo; and,
- b. Tied to the business name, All Paws Go to Heaven, LLC; and,
- c. All activities shall be confined to the interior of the structure; and,
- d. No specimens allowed to be on the premises longer than twenty-four (24) hours; and,
- e. All animals awaiting cremation to be held in freezers; and,
- f. An emergency secondary power source be provided; and,
- g. No direct drop off of specimens; and,
- h. The business owner shall report any violations or enforcement actions taken by any state or federal agencies regarding the operation of the business; and,
- i. The Specific use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

SUPPORTING DOCUMENTS:

- Ordinance No. 2032
- Draft Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

LG

City Manager's Office

KS

City Secretary's Office