



PLANNING AND ZONING COMMISSION COMMUNICATION
May 6, 2014

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 14-07-SUP, and Consider Recommendation for an Ordinance.

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 14-07-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit For Pet Crematory in Texas Highway 10 Multi-Use District (TX-10) zoning located in the Kitty House Survey, Abstract No 678, Tract 1B3, 2215 W. Pipeline Road and consider recommendation for an Ordinance.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*.
4. Recommend approval of the request with modifications – *simple majority*.
5. Recommend denial of the request – *simple majority*.

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 Pizzaelanti 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. Pizzalanti, 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 Development Services Group has determined that the application is compliance with technical requirements and recommends approval with the following conditions:

- 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.
- 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:

- Draft Ordinance No. 2032
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner