

Draft Minutes for the September 12, 2017 Planning Commission Regular Meeting

CS-17-020 Public Hearing and recommendation to City Council regarding the proposed amendment to the Zoning Ordinance amending the definition of “cemetery,” adding a definition for “crematorium,” and adding crematorium as a use in “M-1” Light Industrial District, “M-2” Heavy Industrial District, “M-1A” Light Industrial District, and “M-2A” Heavy Industrial District.
(Applicant: City of New Braunfels; Case Manager: B. Campbell)

Mr. Campbell presented the proposed amendments.

Commissioner Tubb requested clarification if existing scenarios were located on a property in the intended districts, and if the intended districts were appropriate.

Discussion followed regarding the existing locations of the "M-1", "M-2", "M-1A", and "M-2A" districts.

Commissioner Bearden inquired if there was a required distance the crematorium must meet.

Mr. Campbell responded that through correspondence with the state agency, it was clarified the facilities that perform cremations did not create smoke or odor. He stated crematoriums are tightly regulated by both the state and Fire Marshall.

Commissioner Bearden expressed concerns that neighbors would not be in favor of a crematorium.

Chair Elrod explained the intended districts are the highest intensity, and clarified the type of permitted uses in these districts closely align with crematorium.

Commissioner Tubb stated the use was appropriate for the intended districts, and that the issue was the properties that were inappropriately zoned one of the intended districts.

Discussion followed regarding crematoriums being permitted by right in the intended districts.

Vice Chair Edwards inquired if any crematoriums existed in the city at that time.

Mr. Campbell stated none existed in the city at that time, and explained that a funeral home in the city advertises for cremations, but it was done through contracting through a crematorium located in San Antonio.

Chair Elrod expressed a concern regarding the remaining inappropriate locations of those districts, and a desire for those issues to be addressed.

Discussion followed regarding the remaining inappropriate locations of those districts.

Chair Elrod asked if anyone wished to speak in favor.

No one spoke.

Chair Elrod asked if anyone wished to speak in opposition.

No one spoke.

Motion by Commissioner Laskowski, seconded by Commissioner Tubb, to close the public hearing. The motion carried (7-0-0).

Chair Elrod asked if they wanted to address the remaining inappropriate locations of those districts.

Commissioner Bearden stated the issue would be addressed at a later time.

Motion by Commissioner Bearden, seconded by Vice Chair Edwards, to recommend approval to City Council regarding the proposed amendment to the Zoning Ordinance amending the definition of "cemetery," adding a definition for "crematorium," and adding crematorium as a use in "M-1" Light Industrial District, "M-2" Heavy Industrial District, "M-1A" Light Industrial District, and "M-2A" Heavy Industrial District. Motion carried (7-0-0).