



Weatherford City Council

AGENDA REPORT

Meeting Date: February 22, 2022

Staff Contact: Kaleb Kentner, Director of
Development and Neighborhood
Services

Item Number: 2022-95-AR

Phone: (817) 598-4284 Ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider adoption of Ordinance O2022-03, a request for a Conditional Use Permit for a animal crematorium at 200 TD Studio Lane, City of Weatherford, Parker County, Texas. CUP2022-0001.

CASE NUMBER CUP2022-0001

GENERAL INFORMATION

| | |
|-------------------------------|--|
| Applicant: | Chris Hopper |
| Request Action: | Conditional Use Permit for an animal crematorium |
| Project Description: | Center Point Cremations |
| Site Address/Location: | 200 TD Studio Lane |
| Land Area: | +/- 10.088 acres |
| General Plan: | Community Commercial |
| Existing Zoning: | C1 General Commercial with a conditional use permit for a Tool and Machinery Rental with Outdoor Storage |
| Surrounding Zoning: | |
| North: | AG Agriculture |
| South: | AG Agriculture |
| East: | AG Agriculture/C1 Commercial |
| West: | AG Agriculture |

BACKGROUND/DISCUSSION

The applicant requests a conditional use permit for the operation of Center Point Cremations, a small animal pet cremation business. The business is proposed to occupy one, approximately 5,000 square feet, existing structure at 200 TD Studio Lane. The property is currently zoned C1 General Commercial with a conditional use permit for a Tool and Machinery Rental with Outdoor Storage. The conditional use permit was approved (4-0) by City Council

on May 25th, 2021 under Ordinance O2021-28. If approved, this request would maintain those original conditions in addition to conditions specific to this request.

The General Plan for the area is Community Commercial, typically characterized by small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may attract regional customers, Community Commercial developments primarily provide services for residents of surrounding neighborhoods.

Center Point Cremations will primarily provide service to veterinarians in Weatherford and Parker County. Traffic will consist of deliveries and pickup services; the business will not be open to the public. The pet cremation service will utilize a B&L retort to burn deceased animals down to ash. Ashes will then be placed in a plastic bag inside of a pine box and returned to the family. The retort is regulated to offer zero smell and zero smoke while in operation. Animal Carcass Incinerators (pet crematories) are required to comply with all applicable provisions of the Texas Health and Safety Code, Texas Water Code, and rules of the Texas Commission on Environmental Quality (TCEQ).

Staff finds the requested use would provide a service to local veterinarians and the community as a whole while maintaining a private setting based upon physical location. The private drive leading from U.S. 180 to enter the property maintains a large buffer and prevents visibility from the public right-of-way.

ALTERNATIVES

1. City Council may recommend approval of the request as proposed.
2. City Council may approve the request subject to conditions.
3. City Council may recommend disapproval of the request as proposed.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval subject to the following conditions which must be met prior to the issuance of the certificate of occupancy.

1. All outside parking and storage of materials is required to be on impervious surface (chip-n-seal, concrete, or asphalt).
 2. Submission of an updated site plan designating the parking and loading zone area for their proposed use.
 3. All surfaces with parking and/or storage of dumpsters shall be maintained free from weeds and loose gravel.
 4. Exterior signs shall be limited to one wall sign.
 5. Leasing of other buildings requires separate R.O.R. (and potentially separate conditional use permit) for each building.
 6. TD Studio Lane shall be maintained to be free of potholes.
 7. Outside storage shall be screened from public view.
 8. Full compliance must be maintained and if a third violation notice is issued within an 18-month period all operations must cease until compliance is met.
 9. This conditional use permit will be void if not completed within 1 year or abandoned for more than 180 days.
- At the February 9th, 2022, meeting the Planning and Zoning Commission recommended approval (6-0) of the conditional use permit with the above 9 conditions as listed in the staff report.

ATTACHMENTS

- [01 Location Map](#)
- [02 Site Plan](#)
- [03 Existing CUP Ordinance O2021-28](#)
- [04 O2022-03](#)