



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: June 11, 2019

Reference: Consider approval of an ordinance for a zoning change to S-1244R-LI (Special Use Permit-1244 Revised -Light Industrial), to approve a revised site and landscape plans and building elevations for the expansion of the Rolling Oaks Memorial Center, including buildings, plots and Mausoleum.

2030: **Community Wellness and Enrichment: Excellent and Well-Maintained City Infrastructure and Facilities**

Executive Summary:

This request will allow the Phase 2 expansion of the Rolling Oaks Memorial Center.

Introduction:

The City of Coppel acquired this property in the year 2000 and in 2004 conducted a Feasibility Study for this site. The site was rezoned to S-1244-LI in 2008 to allow the development of a Municipal Cemetery and ancillary uses and in 2016, it was recommended that the entire site be reevaluated. From that reevaluation a new conceptual master plan was created that addresses future phases and takes into consideration appropriate amenities and ultimate buildout of the entire property. The conceptual Master Plan was considered and endorsed by the City Council at the May 9, 2017 meeting. S-1244R-LI represents Phase 2, which formalizes the previously presented and adopted Concept Master Plan, which includes the construction of: crypts, mausoleum, family estates, children's garden expansion, three shelter/pavilion areas, office and maintenance shop area, lake area and the extension of the fire lane.

Analysis:

On May 14, 2019 the City Council unanimously approved this rezoning request from S-1244-LI to S-1244R-LI.

On April 18, 2019 the Planning and Zoning Commission recommended approval of S-1244R-LI, with the following conditions which have been incorporated into the ordinance.

1. There may additional comments generated during detail engineering review.

Legal Review:

This was reviewed by the city attorney.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B - Fully Developed Site Plan
4. Exhibit C - Site Plan
5. Exhibit D - Overall Planting Plan
6. Exhibit E - Building Elevations and Perspective View (12 pages)