

ITEM# 1.2

CONDITIONAL USE PERMIT: Institutional Use (New Mausoleum) in an AO-I Zone
3611 N. Taylor Road
All of Valley Memorial Gardens West Garden
of Glory Phase 3 Subdivision
AO-I
Valley Memorial Gardens

REVIEW DATA

The subject site is located ½ mile north of Mile 2 Road along the west side of Taylor Road. Valley Memorial Gardens West was recorded in 1987 and was annexed into the City of Mission in June 2008. The property included several structures, including a funeral home, cemetery offices, underground mausoleums and two existing above ground mausoleums. Now, the proposal is to build a new 1,423 sq.ft. concrete cast-in-place mausoleum with a 269 sq.ft. interior space for the internment and visitation of urns. Access to the site is through a paved driveway off of Taylor Road. The last CUP approved for the construction of the 3rd above ground mausoleum was on August 27, 2012.

- **Days & Hours of Operation:** Monday – Friday from 8 a.m. to 5 p.m., and Saturday from 9 a.m. to 3 p.m. (Funeral Home hours vary)
- **Employees:** 32 employees (included all Funeral Home & Cemetery Staff)
- **Parking & Landscaping:** In regards to the parking, there are 96 parking spaces, including 4 ADA spots, plus a long driveway that wrapped around the entire cemetery/mausoleum site that also allowed for parking during visitation. An ADA drop-off and loading zone is proposed to be added next to the proposed new mausoleum. The landscaping requirements are being met.

REVIEW COMMENTS: Staff mailed out 1 notice to property owners within 200' radius and staff has not received any comments in favor or against the request. With such a low-key operation and the fact that staff has not received any complaints from any adjoining properties, staff does not object to the CUP or the construction of the new mausoleum.

RECOMMENDATION: Staff recommends approval for life of use subject to:

- 1) Must comply with all City Codes (Building, Fire, etc.), and
- 2) CUP to be transferable to others

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TJ5 RV PARK

ROSS SUBDIVISION
(NOT RECORDED)

50' ROAD

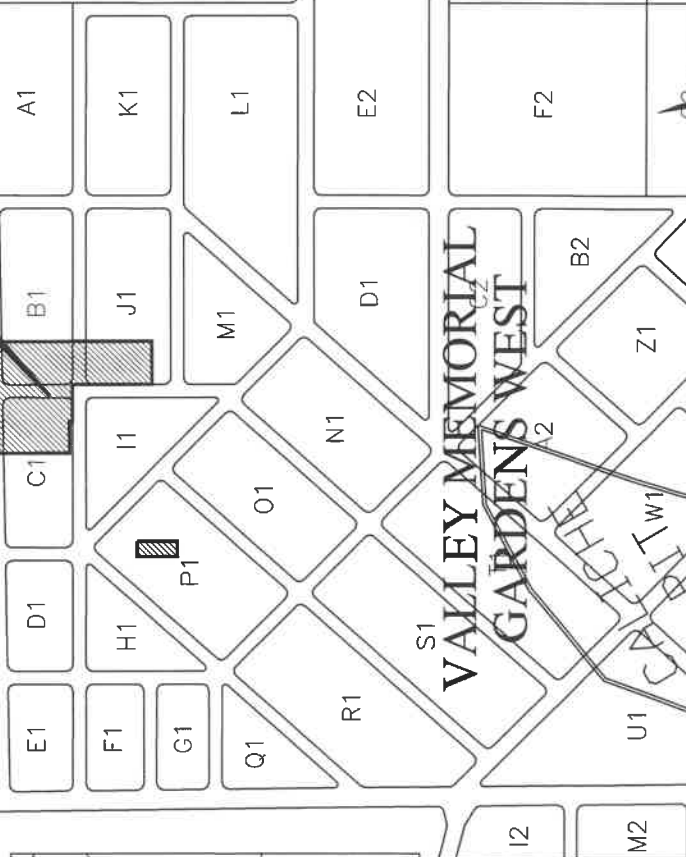
EVIE SUBD. NO. 2

SITE
LOCATION

N. TAYLOR RD.

ORADO SUBD.

RANGO SUBD.



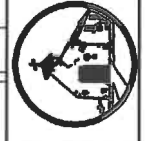
VALLEY MEMORIAL C

SI

SI

SI

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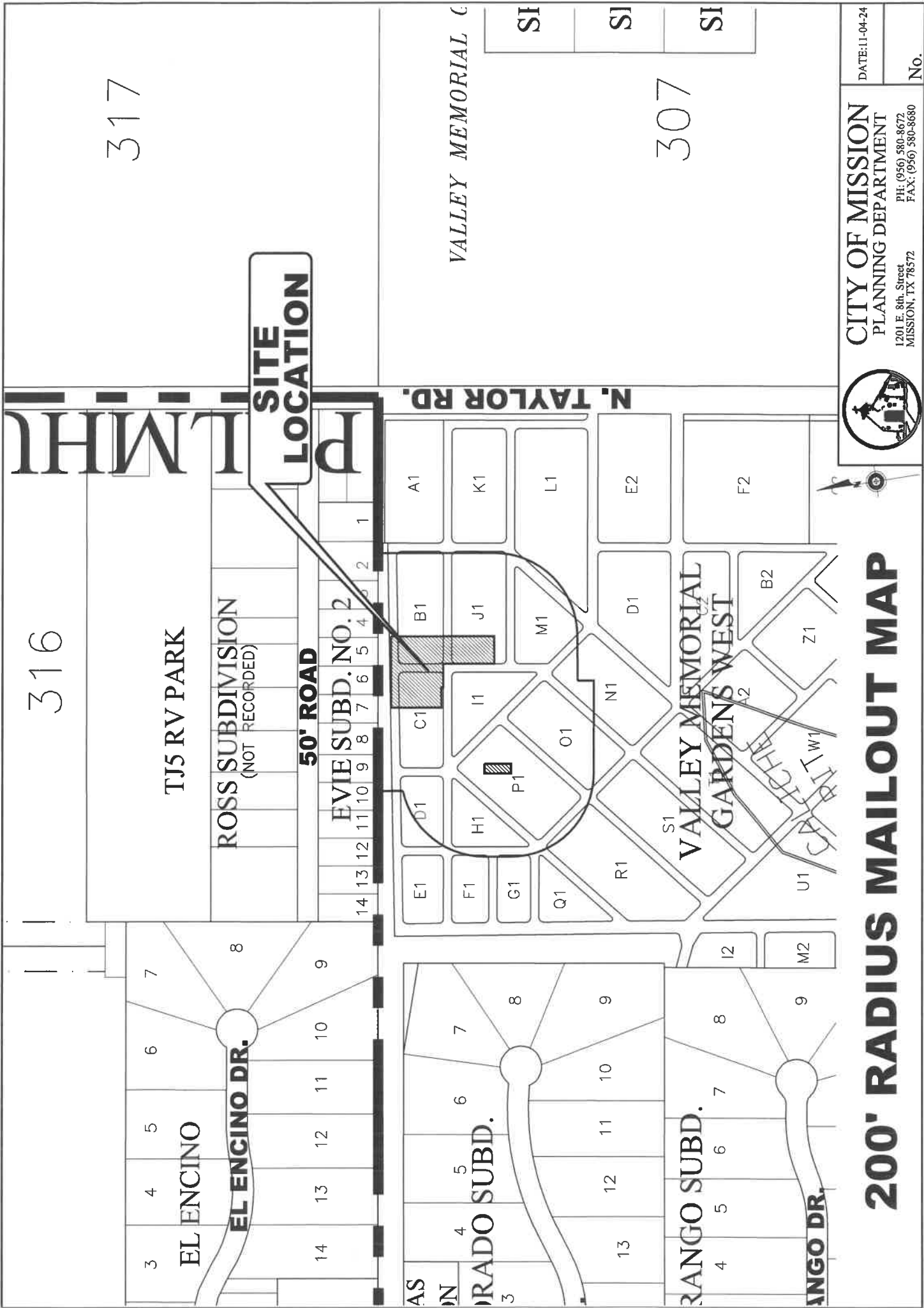


CITY OF MISSION
 PLANNING DEPARTMENT

1201 E. 8th. Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 380-8680

DATE: 11-04-24

No.



316

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VALLEY MEMORIAL C

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CITY OF MISSION
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 1201 E. 8th Street
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DATE: 11-04-24

No.

200' RADIUS MAILOUT MAP

N. TAYLOR RD.

**SITE
LOCATION**



PRELIMINARY SET:
NOT FOR
CONSTRUCTION

JURISDICTION
APPROVAL STAMP

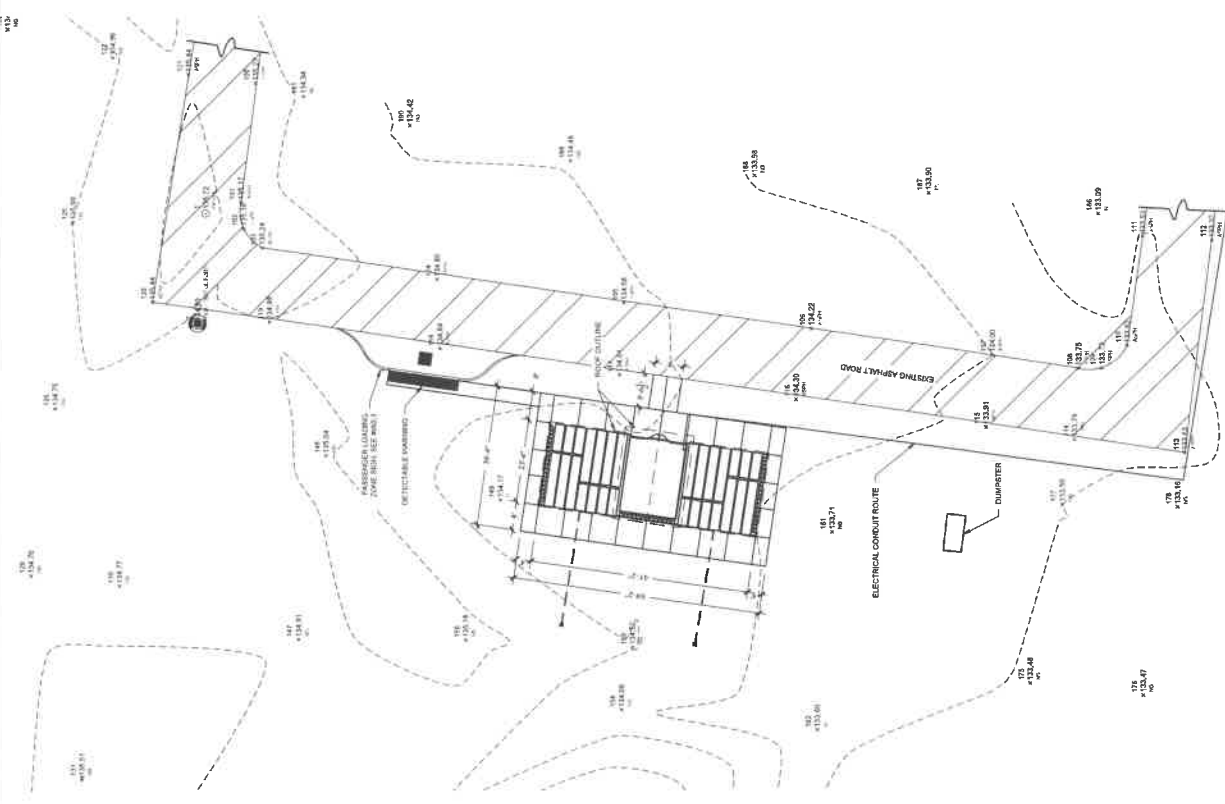
PROJECT TITLE
FUNERARIA DEL
ANGEL & VALLEY
MEMORIAL GARDENS

OWNER INFORMATION
SCI TEXAS FUNERAL
SERVICES DBA FUNERARIA
DEL ANGEL & MEMORIAL
GARDENS

DRAWING TITLE
ENLARGED
SITE PLAN

NO.	REVISION	DATE

PROJECT INFORMATION
PROJECT NO. 2024-001
DATE: 08/15/2024
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: NTS
SHEET NO. A0.2



ENLARGED
SITE PLAN
SCALE: NTS

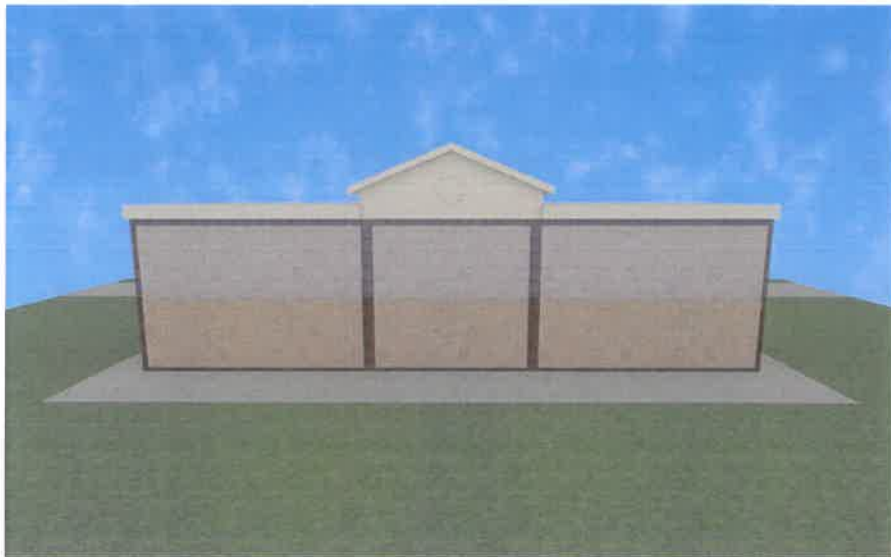


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New Mausoleum Proposal at
Funeraria Del Angel and Valley Memorial Gardens
3611 North Taylor Road, Mission, TX 78573



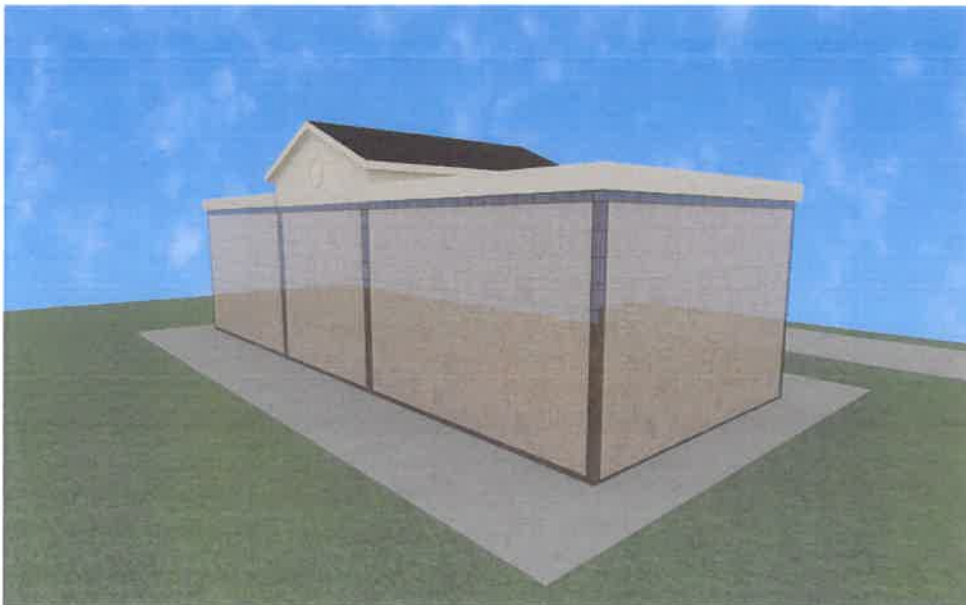
FRONT VIEW



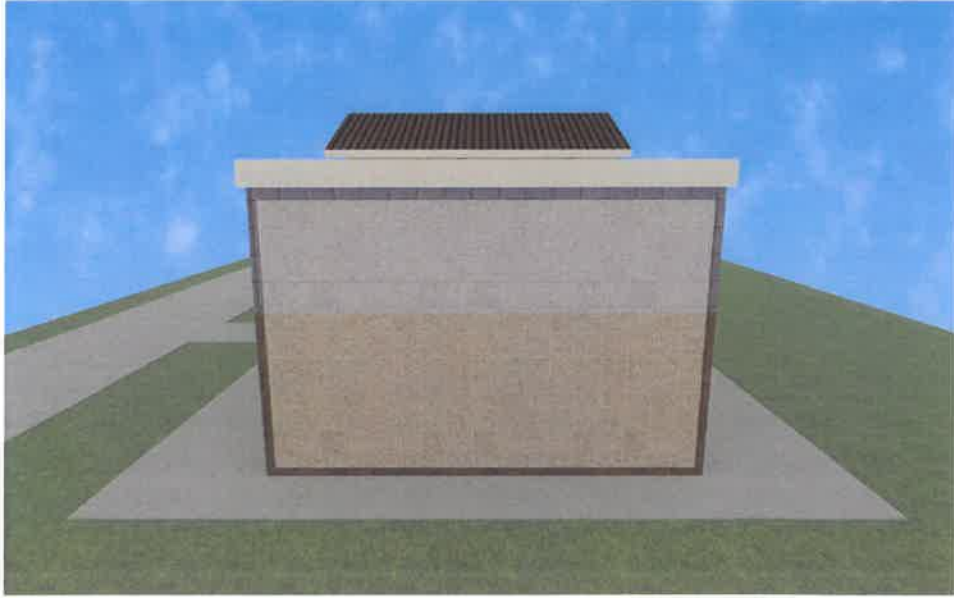
REAR VIEW



FRONT VIEW ANGLED



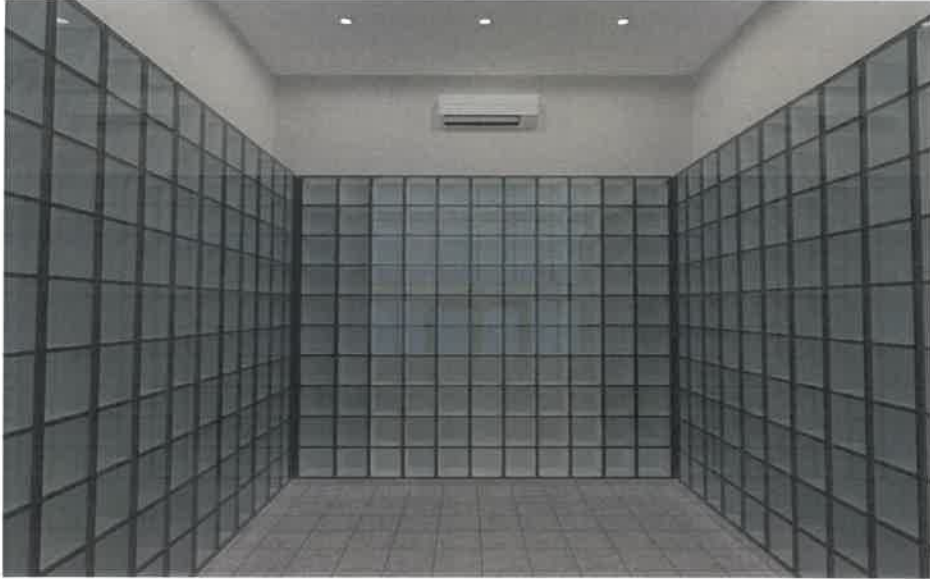
REAR VIEW ANGLED



SIDE VIEW



ENTRANCE



INTERIOR SPACE

*Please note this design is not exact. The glass front niche design is handled directly by the owner and done (and installed) after construction is completed.

V1295-00-000-0000-00 (313201)
VALLEY MEMORIAL GARDENS INC
PO BOX 130548
HOUSTON TX 77219