



CITY OF McALLEN, TEXAS  
1300 HOUSTON AVENUE, McAllen, TX 78501

Permit No. \_\_\_\_\_

P. O. BOX 220, McALLEN, TEXAS 78505-0220 • (956) 681-1250 • FAX (956) 681-1279

# ASSOCIATED RECREATION

.....CONDITIONAL USE PERMIT APPLICATION.....

(Please print or type)

Application Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

PHONE NO.: \_\_\_\_\_

Applicant (first) (initial) (last)

Mailing Address (city) (state) (zip)

PHONE NO.: \_\_\_\_\_

Property Owner (first) (initial) (last)

Mailing Address (city) (state) (zip)

Property Location (street address)

Property Legal Description (if metes and bounds, attach survey of the property) (subdivision) (block) (lot)

Current use of property

Proposed use of property

TERM OF PERMIT: \_\_\_\_ 1 YEAR \_\_\_\_ MORE THAN 1 YEAR (requires City Commission approval)

### SITE PLAN (attach a drawing of the property showing the following)

\_\_\_\_ Scale, north arrow, legal description of property

\_\_\_\_ Landscaping and fencing of yard

\_\_\_\_ Location and height of all structures

\_\_\_\_ Off-street parking and loading

\_\_\_\_ Setback from property lines and between structures

\_\_\_\_ Driveway location & design

\_\_\_\_ Proposed changes and uses

\_\_\_\_ Location, type, height and lighting of all signs

\_\_\_\_ (Applicant signature)

\_\_\_\_ (date)

\_\_\_\_ (Property owner signature)

\_\_\_\_ (date)

### GENERAL INFORMATION

**NOTIFICATION AND PUBLIC HEARING:** Property owners within 200' of the subject property shall be notified within at least 10 working days of the Planning and Zoning Commission public hearing. Upon considering the recommendation of the Director of Planning, the Planning and Zoning Commission shall approve or disapprove the application.

**APPEALS PROCEDURE:** Any decision of the Planning and Zoning Commission may be appealed to the City Commission by presenting a petition to the City Commission within 10 days after the decision of the Planning and Zoning Commission and specifying the grounds for the appeal. A vote of 3/4 of the City Commission is required to overrule a vote of the Planning and Zoning Commission denying a conditional use permit.

**CANCELLATION:** A conditional use permit is automatically cancelled if not used within 6 months.

**REVOCAION:** A conditional use permit may be revoked by the Planning and Zoning Commission at a public hearing upon failure of the applicant to remedy a violation of the conditions of the permit within a specified time period (10 to 30 days) as specified in a written notice to the applicant by the Code Enforcement Officer or Building Inspector.

**RENEWAL PERIOD:** A conditional use permit shall expire within 1 year unless otherwise specified by the Planning and Zoning Commission. Application for renewal of a permit shall be made prior to 20 days before permit expiration. A permit for more than 1 year shall be approved by the City Commission.

### DEFINITIONS

Associated Recreation - Recreational uses which are an integral part of a common ownership or associated with high-density residential development. (Example: Homeowner's association with a racquet club, which is not open to the general public.) Associated recreation is permitted in the R-4 district.

APPLICATION FILING FEE: (\$150.00)

cash/check # \_\_\_\_\_

Amount paid \_\_\_\_\_

**ZONING DISTRICT REQUIREMENTS**

REQUIRED ZONING DISTRICT: R-1 TO R-3

CURRENT ZONING DISTRICT:

REZONING REQUIRED: \_\_\_\_\_ NO

\_\_\_\_\_ YES, attach rezoning application

SETBACKS: FRONT \_\_\_\_\_ SIDE \_\_\_\_\_ REAR \_\_\_\_\_

MAXIMUM HEIGHT: \_\_\_\_\_

MINIMUM LOT SIZE: \_\_\_\_\_

**CONDITIONAL USE REQUIREMENTS**

The proposed use meets all the minimum standards established in applicable city ordinances; and will not be detrimental to the health, welfare and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring properties.

**GENERAL REQUIREMENTS:**

1. No form of pollution shall emanate beyond the immediate property line of the permitted use.
2. Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

**SPECIFIC REQUIREMENTS:**

1. The associated recreation shall comply with the requirements established for accessory uses.
2. The associated recreation shall be customarily incident to and maintained and operated as a part of the primary residential use.
3. The associated recreation shall not be hazardous to and does not impair the use or enjoyment of nearby residential uses in a greater degree than the residential uses.
4. The associated recreation shall not add to levels of noise, odor, vibration and lighting or degrees of traffic congestion, dust or pollutants, in a greater amount than the adjacent residential uses.

**DEPARTMENTAL REQUIREMENTS**

REQUIRED CONDITIONS	DEPARTMENT	MONTH/DAY
Complies with regulations	Health Inspection	/ /
Meet standard requirements	Fire Inspection	/ /
Subject to:	Planning	/ /
Permit #	Building/Electrical/Plumbing	/ /
	Other	/ /

**CITY BOARD REQUIREMENTS**

PLANNING & ZONING COMMISSION DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_ APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ 1 YEAR \_\_\_\_\_ OTHER \_\_\_\_\_

REQUIRED CONDITIONS:

CITY COMMISSION DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_ APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ 1 YEAR \_\_\_\_\_ OTHER \_\_\_\_\_

REQUIRED CONDITIONS:

**ACKNOWLEDGEMENT AND AGREEMENT TO CONDITIONS**

Note: Approval of this permit does not constitute approval to construct, alter or repair. Appropriate building permits must be obtained. The foregoing is a true and correct description of the existing conditions and contemplated action and I will have full authority over the operation and/or construction of same, and hereby agree to comply with all ordinances of the City and applicable Deed Restrictions and assume all responsibility for such compliance. I further agree to discontinue any violations of the conditions of the permit upon notice given to me or anyone in charge of the above property by the Code Enforcement Officer. If the permit is revoked I agree to cease operation of the use upon notification of revocation. I understand that any violation of this ordinance is subject to a Five Hundred Dollar (\$500.00) fine for each day of violation. Please note that approval of this permit may result in a higher sanitation rate on your utility bill.

\_\_\_\_\_  
(Applicant signature)

\_\_\_\_\_  
(date)

In consideration of the above application, a permit is hereby granted for the above action conditioned upon the terms and specifications set forth above, and the faithful observance of all provisions of the City Building Code, Zoning Ordinance, and all other ordinances applicable to the same.

\_\_\_\_\_  
City Manager (or Agent)

\_\_\_\_\_  
(date)