



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

AUTOMATED WATER DISPENSER FACILITY

.....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

Automated Water Dispenser Facility – A structure that dispenses purified water and/or ice for a fee and is connected to a public water supply system and does not require any on-site employees to provide the service or collect the fee.

APPLICATION FILING FEE: (\$150.00)

cash/check # _____

Amount paid _____

ZONING DISTRICT REQUIREMENTS

REQUIRED ZONING DISTRICT: R-1 to R-4

CURRENT ZONING DISTRICT:

REZONING REQUIRED: _____ NO

_____ YES, attach rezoning application

SETBACKS: FRONT 25 ft. SIDE 10 ft. REAR 10 ft.

MAXIMUM HEIGHT: 20 ft.

MINIMUM LOT SIZE: 7,000 SQ. FT.

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. Corner lot that sides or fronts a major thoroughfare.
2. Minimum lot width of fifty (50) feet and minimum lot size of seven thousand (7,000) square feet.
3. Minimum of four (4) off-street parking spaces with access limited to a major thoroughfare or alley and not located closer than five (5) feet to a side property line adjacent to a residential use or zone.
4. Lighting for off-street parking shall be shielded from adjacent residential uses; poles supporting lights shall not exceed 25 ft. in height and shall be located adjacent to the major thoroughfare.
5. Buffers constructed of wood or masonry materials along the side property line adjacent to a residential use or zone and not closer than along the front building setback line where separated from a residential use or zone by a local or minor collector street.
6. Landscaping area shall be 100% of the front yard where the lots front along a local or minor collector street, and 50% where the lot fronts a major thoroughfare, with two (2) non-palm trees, a minimum of 2 1/2 inch diameter and 10 feet in height located within the front yard; a minimum landscape strip of five (5) feet along the interior and corner side yard.
7. Minimum setback for structure: 10 feet from side property line adjacent to a residential use or zone, 10 feet from the rear property line, 25 feet from the front property line or in line with existing structures whichever is greater, 25 feet from the corner side property line.
8. Minimum height of structure not to exceed 20 feet.
9. Only one automated water dispenser structure allowed per lot.
10. Signage limited to the structure and no freestanding signs on the property.
11. Minimum spacing between automated water dispenser structures within a residential zone of 1,320 feet measured in a direct line of another automated water dispenser structure.

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)