



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

SINGLE FAMILY DWELLING

..... 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 / COMMENTS

Dwelling Unit - Any building or portion thereof which is designed for or used primarily for residential occupancy, but not including hotels, boarding houses or mobile homes.

Family - One or more persons related by blood, adoption, or marriage, living together as a single housekeeping unit, exclusive of household servants, or a number of persons not exceeding two adults, not related by marriage, and their dependent children and/or parents, living together as a single housekeeping unit.

A single family residence used for a night watchman or caretaker employed on the premise is a permitted use within C-4 to I-2 districts.

APPLICATION FILING FEE: \$150.00 One Year \$150.00 APPEAL \$225.00 Life of the Use
 cash/check # _____ Amount paid _____

ZONING DISTRICT REQUIREMENTS

REQUIRED ZONING DISTRICT: A-O, R-4, C-1 TO I-2
 REZONING REQUIRED: ____ NO
 SETBACKS: FRONT ____ SIDE ____ REAR ____
 MINIMUM LOT SIZE: _____
 CURRENT ZONING DISTRICT: _____
 ____ YES, attach rezoning application
 MAXIMUM HEIGHT: _____

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. In A-O districts, a permit for a single family dwelling shall be tracts of 5 acres or more.
2. In R-4 districts, a permit for a single family dwelling shall be located on a minimum lot size of 5,000 square feet.
3. In C-1 to I-2 districts, a permit for a single family dwelling shall be on a minimum lot size of 5,000 square feet in R-1 (single family residential) district requirements.

DEPARTMENTAL REQUIREMENTS

REQUIRED CONDITIONS	DEPARTMENT	MONTH/DAY
Complies with regulations	Health Inspection	/
Meet standard requirements	Fire Inspection	/
Subject to section (138-176)	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)