



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

TRANSIT TERMINAL

CONDITIONAL USE PERMIT APPLICATION

(Please print or type)

Application Date ____ / ____ / ____

Applicant (first) (initial) (last) _____ PHONE NO.: _____

Mailing Address (city) (state) (zip) _____

Property Owner (first) (initial) (last) _____ PHONE NO.: _____

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

Transit vehicle is any transport vehicle used as a common carrier with a rated passenger capacity minimum of eight, excluding the driver position, with provisions for safe seating of adult passengers.

Transport vehicle means a motor vehicle traversing the public streets of the city used in the operation of a common carrier.

Transit Terminal means a facility for the provision of passenger services for transit vehicles such as ticketing, baggage check-in and claim areas, restrooms, lockers and waiting areas, and transit vehicle services such as bus bays for passenger loading and layover parking, interior bus cleaning and non-mechanical repair.

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: C-3, C-4, I-1, I-2 CURRENT ZONING DISTRICT: _____
 REZONING REQUIRED: NO YES, attach rezoning application MAXIMUM HEIGHT: _____
 SETBACKS: FRONT _____ SIDE _____ REAR _____ 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, including fumes, noise and vibration, 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. Transit terminal facility shall be provided access by a street classified as an arterial or a major collector with a minimum pavement width of 50 feet.
2. Driveways used for transit vehicle ingress and egress shall have a minimum radius of 20 feet or as determined by the City Engineer.
3. Traffic control devices may be required as determined by the City Engineer.
4. A Traffic Impact Analysis may be required by the City Engineer to evaluate needed traffic control or highway capacity improvements.
5. Transit vehicles routes to the terminal facility shall not traverse residential streets with a pavement width less than 44 feet unless designated as a public transit route.
6. Transit vehicles shall not use public right-of-way for loading and unloading or layover parking unless a bus turnout lane is provided. Transit vehicle layover parking shall not utilize or obstruct required off-street parking spaces. Transit vehicle loading and unloading shall be restricted to bus bays or bus turnout lanes.
7. Twelve (12) off-street parking spaces shall be provided for each bus bay.
8. Transit terminal facility shall be accessed by a minimum of two (2) public transit routes with appropriate onsite loading and unloading facilities.
9. Canopies shall be provided for each bus bay to shelter passengers accessing buses.
10. A minimum of 400 square feet of air conditioned passenger waiting and ticketing area shall be required for each bus bay.
11. A minimum of two (2) male and female bathroom fixtures shall be provided for each bus bay.
12. Separate parking and loading areas shall be provided for automobiles and transit vehicles.
13. Transit vehicle loading areas shall not require passengers to walk across driveways or parking areas.
14. A taxi queuing area shall be provided to accommodate a minimum of three (3) taxi spaces. Additional taxi queuing area may be required as determined by the City Engineer.
15. Onsite maintenance of transit vehicles shall be limited to interior cleaning and non-mechanical repair.
16. A buffer shall be required along a property line adjacent to a residential use or zone.

DEPARTMENTAL REQUIREMENTS

Complies with regulations	Health Inspection	/
Meet standard requirements	Fire Inspection	/
Subject to section: 138-118 ()	Planning	/
Permit #	Building/Electrical/Plumbing	/
	Other	/

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.

 (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)