CITY OF MCALLEN, TEXAS 311 NORTH 15TH STREET, MCALLEN, TX 78501 P. O. BOX 220, MCALLEN, TEXAS 78505-0220 • (956) 681-1250 • FAX (956) 681-1279 PORTABLE FOOD CONCESSION STAND

		CC	NDITION	IAL USE PERMIT APPLICATION	I		
Case Number:			_	P&Z Meeting:		_ Routed	
Receipt No:			_	CC Meeting:		_ Scanned	
Accepted by: P: S:			Customer Acknowledgment (Int.):				
Application Date/	_/	_					
Applicant (first) (init	ial)	(last)			PHONE NO.:		
	,	· · ·					
Mailing Address	(city)	(state)	(zip)		EMAIL:		
Mailing Address	(ory)	(Sidie)	(zip)				
					PHONE NO.:		
Property Owner (first)	(initial)) (last)					
					EMAIL:		
Mailing Address	(city)	(state)	(zip)				
Property Location (street addre	ess)						
Property Legal Description (if me	tes and bou	unds, attach surv	ey of the	property) (subdivision)	(block)	(lot)	
Current use of property					Proposed use	of property	
TERM OF PERMIT:	1 YEAR			MORE THAN 1 YEAR (requires C	ity Commission approval)		
					6 H · · · ·		
Scale north arrow le	aal descript		ttach a di	awing of the property showing the	2 ,	and fencing of yard	
Scale, north arrow, legal description of property Location and height of all structures					ing and loading		
Setback from property lines and between structure			res		Driveway location & design		
Proposed changes ar	nd uses				Location, type	, height and lighting of all signs	
(Applicant signature)		(date)	65	(Property owner signat NERAL INFORMATION	ure)	(date)	
		-					

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.

REVOCATION: 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

Itinerant Vendor - A person engaged in the temporary or transient business of selling merchandise. Temporary and transient are defined as a period of 120 days

COMMENT

Itinerant vendors do not require a conditional use permit, but are regulated by Chapter 78: Peddlers and Itinerant Vendors. Applications and licenses for itinerant vendors are issued by the City Secretary.

	FOR OFFIC	CIAL USE ONLY						
PPLICATION FILING FEE: S300.00 One Year cash/check #		\$150.00 APPEAL	\$500.00 Life of the Use id					
ZONING DISTRICT REQUIREMENTS								
REQUIRED ZONING DISTRICT: C-1 TO I-2 REZONING REQUIRED: NO SETBACKS: FRONT SIDE R MINIMUM LOT SIZE:		YES, at	DNING DISTRICT: tach rezoning application CIGHT:					
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 proposed use shall not be located in a residentially zoned area.
- 2. The proposed use shall be inspected by the Building Inspector and comply with applicable building codes.
- 3. The proposed use and adjacent business shall comply with the Off-street Parking and Loading Ordinance.
- 4. A portable building or trailer used for the proposed use shall be properly anchored to the ground.
- 5. The proposed use shall comply with the zoning district setback requirements.
- 6. Water and sewer facilities shall be required to the tract and may be required to the proposed use.

DEPARTMENTAL REQUIREMENTS

Complies with regula	ations			Health Inspection	1		1		
Meet standard requirements				Fire Inspection	Fire Inspection				
Subject to section: 138-118 ()				Planning	Planning				
Permit #				Building/Electrica	Building/Electrical/Plumbing				
				Other			1		
CITY BOARD REQUIREMENTS									
PLANNING & ZONING COMM REQUIRED CONDITIONS:	IISSION DATE	/	/	APPROVED	DISAPPROVED	1 YEAR	OTHER		
CITY COMMISSION REQUIRED CONDITIONS:	DATE	/	_/	_ APPROVED	DISAPPROVED	1 YEAR	OTHER		

..... ACKNOWLEDGEMENT AND AGREEMENT TO CONDITIONS

Note: <u>Approval of this permit does not constitute approval to construct, alter or repair.</u> 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.