



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

PARKING FACILITY FOR C-4 TO I-2 USES

..... CONDITIONAL USE PERMIT APPLICATION

Case Number: _____	P&Z Meeting: _____	<input type="checkbox"/> Routed
Receipt No: _____	CC Meeting: _____	<input type="checkbox"/> Scanned
Accepted by: P: _____ S: _____	Customer Acknowledgment (Int.): _____	

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

Parking Area - Space used exclusively for the parking of vehicles and where no other business is conducted.

Parking Space - An area, not closer than 6' from the back of the curb, width and length of which shall exceed by a minimum of 2' the dimensions of the type of vehicle normally to be parked in the space and connected with a street or alley by a driveway affording ingress and egress. The minimum dimension of a parking space shall be in accordance with the Off-street Parking and Loading Ordinance.

.....**FOR OFFICIAL USE ONLY**.....

APPLICATION FILING FEE:

\$300.00 One Year \$150.00 APPEAL \$500.00 Life of the Use
cash/check # _____ Amount paid _____

ZONING DISTRICT REQUIREMENTS

REQUIRED ZONING DISTRICT: C-1 TO C-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. A 6' opaque fence shall be provided along adjacent and abutting residential districts and uses.
2. The parking area shall be landscaped in compliance with the Landscape Ordinance.
3. No parking shall be allowed within the required side yard setback.
4. The parking area shall be adjacent to the primary use.
5. The parking area shall provide sufficient lighting to eliminate dark areas to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
6. Lighting shall be shielded from residential areas.

DEPARTMENTAL REQUIREMENTS

REQUIRED CONDITIONS	DEPARTMENT	MONTH/DAY
Complies with regulations	Health Inspection	/
Meet standard requirements	Fire Inspection	/
Subject to section (138-118)	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)