

City of Pottsboro
528 E. FM 120
Pottsboro, Texas 75076

APPLICATION NO: _____

Application Fee - \$300.00
Payment Received _____
APPLICANT IS RESPONSIBLE FOR
ALL COSTS INCURRED TO THE CITY.

SPECIFIC USE PERMIT APPLICATION

Property Information

Legal Description: _____

Physical Address: _____

Mailing Address: _____

Applicant Name: _____ Applicant Phone: _____

Applicant Address: _____ Applicant E-mail: _____

Propose Addition Name: _____ Acres: _____

Existing Zoning: _____ No. of Lots: _____

Proposed Specific Use- USE LANGUAGE FROM CITY ORDINANCES, CHAPTER 14A:

I hereby request that this zoning specific use permit application be placed on the agenda for action at the first available Planning & Zoning Commission meeting even if staff comments have not been addressed and the zoning is not in compliance with City code. I realize this will likely result in a disapproval of my application and I will be required to pay new filing fees.

I HEREBY CERTIFY THAT I AM THE SOLE CURRENT OWNER OF RECORD OF THE PROPERTY DESCRIBED ABOVE. THAT THIS APPLICATION IS BEING SUBMITTED WITH MY CONSENT AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. IF I AM NOT THE SOLE CURRENT OWNER OF RECORD OF THE REAL PROPERTY INVOLVED, I HAVE ATTACHED A NOTARIZED WRITTEN EVIDENCE OF AUTHORIZATION FROM THE CURRENT OWNER(S) OF RECORD. I ACKNOWLEDGE THAT ANY INVALID INFORMATION MAY BE CAUSE FOR DENIAL OF THIS APPLICATION. **I AM THE OWNER OR AGENT AUTHORIZED TO MAKE THE STATEMENTS AND REPRESENTATIONS HEREIN ON THE BEHALF OF THE OWNER.**

Printed Name: _____

Title: _____

Signature: _____

PART I. SPECIFIC USE PERMIT APPLICATION (To be completed by City of Potttsboro)

- Completed Specific Use Permit Application
- Specific Use Permit Site Plan
- Exhibit "A" (Meets and Bounds Description)
- Exhibit "B" (drawing including adjacent property owners within ±200 feet of the subject property)
- List of adjacent property owner's addresses as noted in the most recent tax records
- Zoning application fee check made payable to "City of Potttsboro" (\$300.00)
- Copy of Approved Plat
- Completed Part II.
- Re-submittals shall include:
 - Original Staff marked-up drawings
 - Five (5) Sets 11" x 17"
 - Electronic copies of the entire resubmittal scanned at full size.

If approved by City Council, a Specific Use Permit (SUP) constitutes specific approval by the City of the proposed use. Prior to issuance of a building permit for the site, all requirements in Chapter 10, Section 4 – Issuance of Building Permit shall be met.

The attached and referenced Specific Use Permit has been fully and properly processed in accordance with the provisions of the City of Potttsboro Comprehensive Code of Ordinances.

City of Potttsboro Representative: _____

Title: _____

Date: _____

PART II. SPECIFIC USE PERMIT SITE PLAN REQUIREMENTS

After proper notice and a public hearing, and after recommendation from the Planning and Zoning Commission that a specific land use is in general conformance with the comprehensive plan of the City of Pottsville, the City Council may grant a permit for a specific use of property as authorized by the zoning district in which the property is situated.

An application for specific use permit (SUP) shall be accompanied by a site plan drawn to scale and showing the general arrangements of the project, including:

- Description of “uses” to be permitted;
- A site plan drawn to scale and depicting general arrangement of the project, including building location(s);
- Detail of requirements as off-street parking facilities and traffic ingress/egress;
- Size, height, construction materials of proposed construction;
- Visual screening (walls, plantings, fences);
- Land “uses” (zoning and approved specific use permits) for all land uses in all directions within a minimum of 200 feet.

The Planning and Zoning Commission or City Council may require additional information, operating data and expert evaluation concerning the location and function and characteristics of any building or use proposed.

Specific Use Permit Regulations:

(a) In recommending that a Specific Use Permit (“SUP”) for the premises under consideration be granted, the Planning and Zoning Commission shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to, among other things, requirements for:

- Right-of-ways, easements.
- Paving of streets, alleys and sidewalks.
- Means of ingress and egress to public streets.
- Provision for drainage.
- Adequate off-street parking.
- Protective screening and open space.
- Heights of structures.
- Compatibility of building structure for use.

In granting a specific use permit, the City Council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the Building Inspector for use of the building on such property pursuant to such specific use permit; and such conditions precedent to the granting of the certificate of occupancy.

No specific use permit shall be granted unless the applicant, owner, and grantee of the specific use permit shall be willing to accept and agree to be bound by and comply with the written requirements of the specific use permit, as attached to the site plan drawing (or drawings) and recommended by the Planning and Zoning Commission and approved by the City Council.

Specific use permits granted to a property shall remain with said property, by issuance of separate ordinance as long as the applicant owns said property, or as long as the specific use exists. If the specific use is abandoned for a period of six (6) months, then the specific use is lifted and the property shall revert back to its original use.

Whenever regulations or restrictions imposed by this ordinance are either more or less restrictive than regulations imposed by any governmental authority through legislation, rule or regulation, the regulations, rules or restrictions which are more restrictive or impose higher standards or requirements shall govern. Regardless of any other provision of this ordinance, no land shall be used and no structure erected or maintained in violation of any state or federal pollution control or environmental protection law or regulation.