



PLANNING & ZONING COMMISSION HEARING REQUEST
CONDITIONAL USE PERMIT
FOR HOME OCCUPATION DAYCARE

*** FOR OFFICIAL CITY OF PHARR USE ONLY ***
Present Property Zoning:
Site Plan Attached? YES NO
\$150.00 Paid in Full: Money Order Check # Cash

Application Date: / /

Company Name or Business Entity:

Applicant: (First) (Middle) (Last) Phone No.:

Mailing Address: (Address) (City) (State) (Zip)

Property Owner: (First) (Middle) (Last) Phone No.:

Owner Mailing Address: (Address) (City) (State) (Zip)

Property Address:

Property Legal Description: (Subdivision) (Block) (Lot)

Current use of Property: Proposed use of Property:

I am the owner of the property (Must provide copy of Warranty Deed)

I am leasing this property (Must provide copy of Lease Agreement)

I hereby certify that the information provided above is true and correct to the best of my knowledge. By signing this application I hereby grant the City of Pharr authorization to do the background and information check(s) necessary to process this application. I also hereby grant employees of the City of Pharr to enter the premises and conduct any inspections necessary to process this application. Alterations, changes or deviations from the plans authorized by this permit are unlawful without written authorization. The applicant hereby agrees to comply with all City Ordinances, Code, Subdivision Regulations, Restrictions, Local, State and Federal Laws and assumes all responsibility for such compliance. I understand that the City of Pharr does not enforce any private restriction, covenant rule, or regulation that may be imposed. If permit becomes invalid for any reason no refunds will be issued.

I hereby request a hearing before the Planning and Zoning Commission and I acknowledge receiving the Guidelines / Restrictions as they will apply to the proposed use.

(Owner Signature) (Date)

(Owner Print Name) (Date)

(Applicant Signature) (Date)

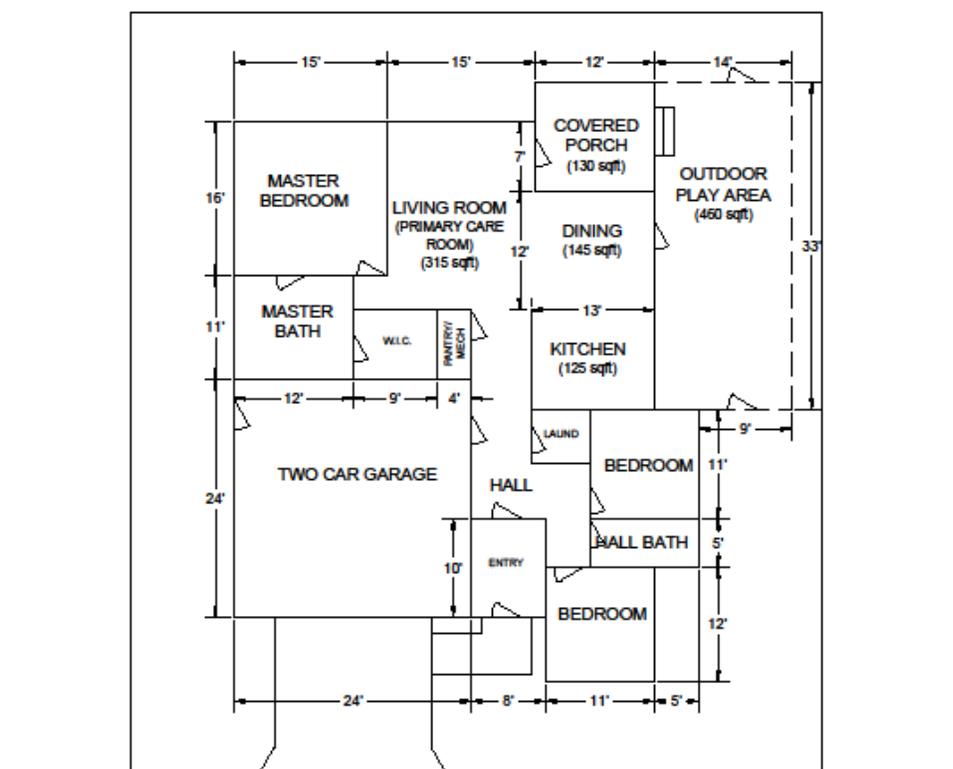
(Applicant Print Name) (Date)

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The following documents must be submitted to the Department of Development Services in order for the department to process your request for a Conditional Use Permit.

1. A copy of the property's Warranty Deed and Lease Agreement with Owner consent.
2. If you are acting as an agent/representative for the property, you must bring a letter signed by the owner stating his consent for the request being applied for.
3. A completely filled out application.
4. A processing fee in the amount of \$150.00. (*Annual renewal fee of \$50.00*)
5. A site plan of your property. The site plan shall contain the following items:
 - A. The location of all structures on the subject property and on adjoining property;
 - B. Landscaping and/or fencing of yards and setback areas and proposed changes.
 - C. Design of ingress and egress;
 - D. Off-street parking and loading facilities;
 - E. Height of all structures;
 - F. Proposed uses; and
 - G. The location and type of all signs, including lighting and heights.

EXAMPLE SITE PLAN



SITE PLAN
TOTAL SQFT: 2775

W Ridge Rd

This drawing is for illustration purposes only and not intended to be used as actual schematics. Your site plan will differ.



HOME OCCUPATION DAYCARE GUIDELINES

1. The applicant shall comply with all City of Pharr Ordinance requirements, listed below; any violation of City Ordinance will terminate this Conditional Use Permit;
2. Applicant shall conform to all Texas Department of Protective and Regulatory Service requirements;
3. The area used in conducting the home occupation will be clearly secondary to the home use;
4. A non-illuminated sign of not more than eighteen (18) inches by twenty-four (24) inches identifying the name of the owner and his/her title or occupation may be permitted when attached flush to the main building;
5. There shall be no more than one (1) additional unrelated employee other than immediate members of the family residing on the premises;
6. There shall be at least 30 square feet of indoor activity space, measured wall-to-wall on the inside, for each child in the center, not including restrooms and kitchens.
7. There shall be 80 square feet of outdoor play space for each child using the outdoor area at one time;
8. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
9. All outdoor play areas regularly used by children must be accessible by a safe route and enclosed by a building or fence at least 4 feet high with at least two exits. An entrance to the house may count as one exit, but one exit must be away from the house. Staff must be able to open exits immediately in an emergency;
10. Restrooms must be inside and located and equipped so that children can use them independently and staff can supervise as needed;
11. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
12. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal thirty (30) days before its expiration date;
13. Garages, carports or accessory buildings, shall not be used for **home occupation** other than for the storage of an automobile;
14. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
15. There shall be no entrance or exit way specifically provided in the dwelling or on the premises for the conduct of the **home occupation** thereon;
16. A **home occupation** that serves as a daycare, group home, registered home, or the like, shall be incidental to the use of a dwelling unit for residential purposes. No more than 360 square feet of indoor floor area of the dwelling may be used in connection with a **home occupation** or for storage purposes. Floor area of a dwelling shall include the floor area of all heated and ventilated and thereby habitable rooms and areas within the dwelling;
17. No more than one (1) **home occupation** shall be permitted within any single dwelling;
18. The Conditional Use Permit shall limit the number of children to a **maximum of 12 at one time**; any violation of this condition will terminate this Conditional Use Permit;
19. The following shall be considered as grounds for revocation of a **home occupation** Conditional Use Permit:
 - A. Any change in use or change in extent of use, area or location of the dwelling being used.
 - B. Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - C. Failure to pay the annual renewal fee of \$50.00 shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.
 - D. Conditional Use Permits for **home occupations** that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.
20. All doors must open towards the outside;
21. The kitchen cannot be used as the primary entry / exit for the home occupation;
22. Applicant shall be in full compliance with all conditions as set forth by Code Compliance, Fire Department, Police Department and / or Health Department.