



The Largest City Between San Antonio and Laredo

COMMUNITY DEVELOPMENT

# CITY OF PEARSALL

**A Business-Friendly, Family-Oriented Community**  
**APPLICATION FOR CONDITIONAL USE PERMIT**

Date of Application: \_\_\_\_\_ Fees: \$100.00  
Name of Applicant: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Title Owner: \_\_\_\_\_  
Current Occupants: \_\_\_\_\_

### LEGAL DESCRIPTION OF PROPERTY TO BE DETERMINED

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Addition: \_\_\_\_\_  
Acres: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Survey: \_\_\_\_\_ Abst. \_\_\_\_\_

Address of Subject Property: \_\_\_\_\_  
Recording Information: Volume: \_\_\_\_\_ Page: \_\_\_\_\_  
Deed Record, Frio, TX

Purpose for Conditional Use Permit for Subject Property? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### NOTE: INCLUDE SITE PLANS

### DECISION BY PLANNING AND ZONING COMMISSION

Date: \_\_\_\_\_ Approved: \_\_\_\_\_ Denied: \_\_\_\_\_  
Zoning District: \_\_\_\_\_  
Type of Use: \_\_\_\_\_  
If Approved, Subject to Following Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reason for Denial: \_\_\_\_\_  
Recommendation to City Council: \_\_\_\_\_  
By Authorized Official: \_\_\_\_\_

### DECISION BY CITY COUNCIL

Date: \_\_\_\_\_ Approved: \_\_\_\_\_ Denied: \_\_\_\_\_  
If Approved, Subject to Following Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reason for Denial: \_\_\_\_\_  
By Authorized Official: \_\_\_\_\_  
Effective Date of Conditional Use Permit: \_\_\_\_\_

# City of Pearsall

## Community Development Department

### Set- Conditions: For Conditional Use Permit

1. Any Person(s) applying for a Conditional Use Permit to place (A) Single Wide Mobile Home (B) Manufactured Home (C) Modular Home or any other dwelling designed exclusively for residential purpose, that is a relocation and not a built on site structure must be the title owner of the property being permitted for such use.
2. If permission is granted for a Conditional Use Permit, the permit is subject to any or all conditions as approved by the Planning and Zoning Commission and/or the City Council.
3. If the Conditional Use Permit has not been used within six (6) months after date issued, the permit is automatically canceled.
4. If the person(s) applying for a Conditional Use Permit to place a mobile subject is not the title owner of the property being permitted, these person(s) “If granted” the permit “Can not place mobile subject on the permitted property” until proper documentation is provided to the city stating that the applicant granted the conditional use permit is or has become the title owner of the permitting property.
5. Permittee (s) granted a Conditional Use Permit to place a mobile subject on a rental property such as a mobile home park or trailer park spaces must renew their Conditional Use Permit.
6. Permittee (s) granted a Conditional Use Permit to place a mobile subject on a rental property such as a Mobile Home Park or Trailer Park spaces must renew their title property. After paying the one-time fee mobile subject will be considered a Homestead and will only have to renew their Certificate of Occupancy as a residential homestead only once every ten (10) years.
7. Permittee (s) are not permitted to use same Conditional Use Permit to replace the mobile subject with no other new or bigger mobile subject. They must apply for a new Conditional Use Permit if they want to replace the mobile subject already permitted, and go through another Conditional Use Permit Process.
8. Permittee (s) cannot use mobile subject and property as a rental to anyone else other than the person (s) the Conditional Use Permit was issued to.
9. If Permittee (s) see property permitted, Permittee must advise buyer of the Conditional Use Permit and of Set-Conditions as agreed when Conditional Use Permit was issued. Conditions will apply for as long as a mobile subject exists on permitted property.

10. Permittee (s) must obtain all required City Permits. (a) Building Permits (b) Plumbing Permit (c) Certificate of Occupancy.
11. Permittee (s) must comply, and meet all setback requirements.
12. Permittee (s) must obtain a Variance if it is needed/required before Permittee (s) are permitted to place mobile subject on permitted property.
13. Permittee (s) are required to have skirting set up all around the mobile subject within one (1) month after mobile subject is set up.
14. Permittee (s) are required to have mobile subject properly tied down, and anchored properly, and securely.
15. Permittee (s) are required, and must provide off-street-parking.
16. Failure to comply with any of the agreed set conditions shall cause the City to suspend or revoke subject Conditional Use Permit, and the City will order utility disconnections of services, and possible removal of mobile subject off permitted property (s) for violation of said conditions as agreed on for the issuance of such Conditional Use Permit.
17. Permittee (s) must pay all applicable fees, charges, and expenses owed to the City in full before any permits are issued.

I have read the set-conditions for a Conditional Use Permit. I am aware, and having knowledge of such conditions, I am accepting any and/or all conditions.

Date: \_\_\_\_\_

Accepted By: \_\_\_\_\_

Applicant (s): \_\_\_\_\_