



TOWN OF PROVIDENCE VILLAGE VARIANCE/SUP APPLICATION

Prior to submitting a variance/SUP application, the applicant is encouraged to discuss the request with the Town Manager, area property owners, and HOAs.

Name of Subdivision/Development: _____
 Survey Name: _____ Abstract#: _____ Tract # _____
 Location of Property: _____ Total _____
 Acreage: _____
Present Zoning (w/ acreage if multiple districts): _____ **Requested Zoning (w/ acreage if multiple districts):** _____

Type of Zoning Request	Application Fees
<input type="radio"/> Specific Use Permit	\$
<input type="radio"/> Variance	\$
Total Fees	\$

Application Materials

- Five (5) copies of exhibits prepared in accordance with the zoning, planned development, specific use permit, and/or variance checklist.
- A compact disc (CD) with .pdf files of all plat/plans and exhibits.
- Application fees
- Notification labels, postage worksheet, and postage
- Tax statement for the subject property showing no delinquent taxes.

Current Property Owner's Name: _____
 Street Address, City, State, Zip: _____
 Ph.#: _____ Fax# _____ E-mail: _____

Applicant's Name / Company: _____
 Street Address, City, State, Zip: _____
 Ph.#: _____ Fax# _____ E-Mail: _____

Representative's Name / Company: _____
 Street Address, City, State, Zip: _____
 Ph.#: _____ Fax# _____ E-Mail: _____

THE STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, a Notary Public, on this day personally appeared _____ the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; that all information submitted herein is true and correct."

 Owner, Applicant, or Representative
 SUBSCRIBED AND SWORN TO before me, this _____ day of _____, 20__.

(SEAL) _____
 Notary Public in and for the State of Texas

Office Use Only

Description of Zoning Request: _____

 _____ Receipt #: _____

 Signature of Town Staff Date: _____
 Date of Acceptance of Application



SPECIFIC USE PERMIT REQUEST CHECKLIST

PROVIDE COMPLETED CHECKLIST SIGNED BY PREPARER WITH APPLICATION

A specific use permit application shall be accompanied by the following materials:

- The legal description (metes and bounds) of the area contained within the request shall be submitted on 8 ½" x 11" paper titled as "Exhibit A" and sealed and signed by a surveyor. The legal description shall extend to the centerline of adjacent thoroughfares and creeks. The legal description shall apply to the entire property, unless the use is located in a multi-tenant building or will occupy a portion of the property. In this case, a legal description (metes and bounds) will be required for the lease space.
- The addresses of the applicant, the property owner, and all other property owners within 200 feet of the site shall be submitted on adhesive labels along with the postage calculation worksheet. The 200 feet increases to 500 feet when the application involves a platted single-family lot with zoning that specifies a minimum lot size of one acre or greater.
- Traffic Impact Analysis, if applicable
- Five (5) copies of a 24" x 36" zoning exhibit titled as **Exhibit A** containing the following information:
 - Title block located in lower right corner (titled as Exhibit A) with subdivision name or survey name and abstract number, and preparation date
 - Names, addresses, and phone numbers of owner, applicant, and surveyor
 - The legal description (metes and bounds) of the area within the zoning request shall be included on the zoning exhibit and sealed and signed by a surveyor. The legal description shall extend to the centerline of adjacent thoroughfares and creeks.
 - North arrow, scale, and location/vicinity map
 - Legend, if abbreviations or symbols are used
 - Property boundary and dimensions
 - Adjacent property within 200 feet - subdivision name or owner's name and recording information, land use, future land use plan designation, and zoning.
 - Existing and requested zoning boundary lines
 - Total gross and net acreage of existing and requested zoning
 - Potential residential density if proposed zoning for residential districts (exclude major thoroughfares from density calculations)
 - Location of existing rights-of-way and easements with filing information
 - Location and width of planned and existing thoroughfares, streets, or county roads within and adjacent to the property
 - If exhibit contains proposed thoroughfares add note: "The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat."
 - Distances to nearest cross streets
 - Topography at five (5) foot contours or less
 - Existing and proposed FEMA-100 year floodplain areas, or a note that no 100-year floodplain exists on the property
- Five (5) copies of a 24" x 36" zoning exhibit titled as **Exhibit B** containing the following information:
 - Location map, north arrow, scale and title block (located in the lower right hand corner and titled Exhibit B) containing the acreage and preparation date
 - Site boundaries, bearings and dimensions, lot lines, site acreage and square footage, and approximate distance to the nearest cross street



- Location map, north arrow, scale, title block (located in the lower right-hand corner) containing the proposed subdivision name with block and lot number, and preparation date
- Legend, if abbreviations or symbols are used
- Name, address and phone number of owner, applicant, and surveyor
- For non-residential and multi-family developments, provide site data summary table using the following format:
 - Zoning
 - Proposed Use
 - Lot Area, excluding right-of-way (square footage and acreage)
 - Building Area (gross square footage)
 - Building Height (feet and number of stories)
 - Lot Coverage (%)
 - Floor Area Ratio
 - Total Parking Required (with ratio)
 - Total Parking Provided
 - Number of Handicap Spaces Required per ADA Standards
 - Number of Handicap Spaces Provided
 - Percentage of Landscaping Required (percentage and square footage)
 - Percentage of Landscaping Provided (percentage and square footage)
 - Square Footage of Impervious Surface
 - Number of dwelling units and number of bedrooms for multi-family developments (if applicable)
- Town of Providence Village site plan general notes
- Existing topography at two (2) foot contours or less
- Natural features including tree masses and anticipated tree loss, flood plains, drainage ways and creeks
- Proposed reclamation of floodplain area(s), if applicable, with acreage
- Existing and proposed improvements within 75 feet of the subject property, subdivision name, zoning, and land use description of property adjacent to the subject property
- Building locations, building size and dimensions, finished floor elevation, intensity, density, height, dimensions between buildings on the same lot, building lines and setbacks, and use
- Public streets, private drives and fire lanes with pavement widths, right of way, median openings, turn lanes (including storage and transition space), existing driveways on adjacent property, and driveways shown on approved plans for adjacent property with dimensions, radii and surface type
- Existing and Proposed FEMA 100-year floodplain with elevation. Include finished floor elevations of all lot adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site." (floodplain reclamation study is required with site plan and final plat submission if reclamation is proposed)
- Existing and proposed easements (utility, access, floodway and drainage, visibility and maintenance, etc...)
- Distances (measured edge to edge) between existing and proposed driveways (on-site and off-site) and streets
- Existing and proposed utilities and fire hydrants
- Proposed detention areas
- Parking areas and structures, including the number and layout of standard spaces, angle of parking if other than 90 degrees, handicap spaces, drive aisles, loading and unloading areas, the location of ramps, crosswalks, sidewalks, and barrier free ramps with typical dimensions
- Proposed dedications and reservations of land for public use including but not limited to rights of way, easements, park land, open space, drainage ways, flood plains and facility sites with gross and net acreage



- If the property will contain proposed thoroughfares add note: "The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat."
- Screening walls, fences, living screens, retaining walls, headlight screens and service area screens, including height and type of construction and/or planting specification
- Conceptual detail of landscaping including islands with dimensions and open space areas with dimensions and square footage
- Phases of development, including delineation of areas, building sites, land use and improvements to be constructed in independent phases
- Additional information as requested by the Town to clarify the proposed development and compliance with minimum development requirements (i.e. Traffic Impact Analysis)

Note: An applicant for a SUP for an accessory building on a single-family residential lot may submit a survey showing all improvements on the lot and a rendering of the proposed accessory building in lieu of the above listed information.

Preparer's Signature _____



VARIANCE CHECKLIST

PROVIDE COMPLETED CHECKLIST SIGNED BY PREPARER WITH APPLICATION

The Board of Adjustment may hear and permit variances or modifications of height, yard, area, coverage, and parking regulations subject to making a finding that the variance meets all three of the following criteria:

1. the variance is not contrary to the public interest; and
2. due to special conditions, a literal enforcement would result in unnecessary hardship, and
3. the spirit of the ordinance is observed, and

substantial justice is done. An application for a variance shall be accompanied by the following materials:

- A \$200 application fee.
- A list of the above criteria and an explanation of how the request satisfies each of the criteria.
- The addresses of the applicant, the property owner, and all other property owners within 200 feet of the site shall be submitted on adhesive labels along with the postage calculation worksheet.
- A survey of the subject property showing property dimensions, existing and proposed improvements, setback dimensions, and other applicable information.
- Photos or additional information as requested by the Town to clarify the variance request.

Preparer's Signature _____