



Planning & Zoning Department  
415 W University Drive  
Edinburg, Texas 78539  
956-388-8202

**Special Use Permit  
(Adult Use)**

**TODAY'S DATE:** \_\_\_\_\_

1. Applicant's Name: \_\_\_\_\_ Phone No. \_\_\_\_\_
2. Mailing Address: \_\_\_\_\_ City/St \_\_\_\_\_ Zip \_\_\_\_\_
3. Owner's Name: \_\_\_\_\_ Phone No. \_\_\_\_\_
4. Mailing Address: \_\_\_\_\_ City/St \_\_\_\_\_ Zip \_\_\_\_\_
5. Email Address: \_\_\_\_\_
6. Address/Location of Place: \_\_\_\_\_
7. Legal Description of Property: \_\_\_\_\_
8. Present Land Use: \_\_\_\_\_ Zoning District: \_\_\_\_\_
9. Days and Time of Operation: \_\_\_\_\_

\_\_\_\_\_  
(Please Print Name)

\_\_\_\_\_  
Signature

AMOUNT PAID \$ \_\_\_\_\_

RECEIPT NUMBER \_\_\_\_\_

- 
- Items Needed:** \_\_\_\_\_ Sealed Survey or Metes and Bounds (If acreage property)  
\_\_\_\_\_ Warranty Deed  
\_\_\_\_\_ Letter of Authorization from Owner (If the applicant is not the owner of property)  
\_\_\_\_\_ Preliminary Site Plan/Sketch

**FEE: \$500**

**PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 P.M.:** \_\_\_\_\_

**PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 P.M.:** \_\_\_\_\_

**Sec. 2.401 Adult Uses**

Adult uses are permitted in CG and I districts if it is demonstrated that:

- A. **Required spacing.** The use is located at least 5 miles from any other adult use.
- B. **Alcohol prohibited.** Alcoholic beverages may not be served or offered for sale at any sexually oriented business. This provision shall not apply to a sexually oriented business currently operating under Section 6, Chapter 1109, Acts, 1999, 76th Legislature. Provided, however, if any adult use that is currently operating under the said Section 6 should have its alcoholic beverage license revoked or suspended, then alcoholic beverages may not thereafter be served or offered for sale at said adult use.
- C. **Screening of merchandise.** It is unlawful for an owner or operator of an adult use to allow the merchandise or activities of said business to be visible from any point outside the walls of the building housing the enterprise.
- D. **Signage.**
  1. No flashing lights, words, lettering, photographs, silhouettes, drawings, or pictorial representations of any manner, subject to Article 12, Signs (Reserved), shall be allowed on the exterior of the building.
  2. Notwithstanding the provisions of Article 12, Signs (Reserved), it shall be unlawful for any such enterprise to erect, construct, or maintain any sign for such enterprise other than one primary sign, which shall meet the following requirements:
    - a. Affixed flat against a primary wall of the building;
    - b. Not exceed 15 square feet in area, displaying the business name only;
    - c. Not exceed 10 feet in height or 10 feet in length; and
    - d. Contain only the name of such enterprise and a phrase identifying what type of adult business is contained therein.
- E. **Required Buffer.** A Class C bufferyard with a minimum 20 feet width shall be provided on all sides of the lot containing the adult use.
- F. **Compliance with Texas Statutes.** Pursuant to Texas Statutes, Section 22-109.1, location of adult novelty shops, the following separation requirements shall be measured from the nearest property line of a protected use to the nearest public entrance door of the premises of the adult use along the street right-of-way line providing the nearest direct route usually traveled by pedestrians between such points. For purposes of determining measured distance, property situated on the opposite side of the street from a protected use shall be considered as if it were located on the same side of the street with such protected use. Where a multi-tenant facility such as a shopping center is involved, measurement shall occur from the boundary of the leasehold interest instead of the property line. It shall be unlawful to establish an adult use within 2,000 feet of any residential zoning district; lots containing a residence or residences, multiple-family residence, dwelling or rooming unit; or from the following protected uses:
  1. Any building primarily and regularly used for worship services and religious activities;
  2. Public or private school;

3. Public park and playground;
4. Public library;
5. Public or private community center;
6. Public or private college, university, or institution of higher learning;
7. Indoor or outdoor stadium;
8. Hospital;
9. Museum; and
10. Cultural entertainment facility.

G. **Building entrance.** The entrance to the building shall be set back in a courtyard with a masonry wall at a minimum height of five feet. The entrance to the courtyard shall be the point at which customers are determined to be adults. The actual entrance door shall be a solid opaque door and must always remain closed. At the entrance to the building inside the courtyard, a notice shall be posted indicating that the use is an adult use, which may involve activities or materials that do not meet community decency standards.

H. **License required.** Adult uses shall require a valid adult use license.

I. **I district.** An adult use shall only take access from an interior street in the Industrial (I) district