



City of Highland Haven
510 Highland Drive, Suite A
Highland Haven TX 78654-8269
Phone: 830-265-4366 Fax: 512-366-9721

AGENDA – PLANNING & ZONING COMMISSION MEETING

DATE: March 14, 2024

TIME: 6:00 PM

PLACE: Highland Haven Community Center

1. Open meeting and Roll Call to Establish Quorum

Marvin Filla	☐ Present	☐ Absent	Linda Enderlin	☐ Present	☐ Absent
Connie Smith	☐ Present	☐ Absent	Jackie Garrow	☐ Present	☐ Absent
Debbie Dahlstrom	☐ Present	☐ Absent			

2. Pledge of Allegiance

3. Recognize visitors.

4. Public Comment

(At this time, any person with business before the P&Z Commission not scheduled on the agenda may speak to the Commission. No formal action can be taken on these items at this meeting. No discussion or deliberation can occur. Comments regarding specific agenda items should occur when the item is called.)

ACTION ITEMS

5. Consider Minutes from February 8, 2024, P&Z Meeting.

6. Consider Minutes from February 26, 2024, P&Z Meeting.

DISCUSSION ITEMS

- a. Discussion – HH Commercial Worksheet – Linda E
 - i. Commercial worksheet – Linda E
- b. Proposed Commercial Zoning Definitions – Jackie G
- c. Commercial Districts – Connie S.

7. Discussion – Set additional work meetings for P&Z Commission

8. Discussion – Eclipse – April 8, 2024.

9. Discussion – Water Storage Tank updates.

INFORMATION ITEMS

- 10. P&Z Commission Member Comments.
- 11. Next Special Meeting March 25, 2024, 3 pm Roscoe Holt City Hall.
- 12. Next Regular Meeting date April 11, 2024, 6pm Highland Haven Community Center.
- 13. Items to be considered for the next agenda must be received by the Chair on or before April 1, 2024.
- 14. Adjournment.

Agenda Posted on March 7, 2024.

CERTIFICATION OF POSTING

I, LEZLEY BAUM, CERTIFY THAT THE FOREGOING AGENDA HAS BEEN POSTED AT HIGHLAND HAVEN CITY HALL, 510 HIGHLAND DRIVE, SUITE A; HIGHLAND HAVEN, TX, ON THE INDOOR AND OUTDOOR NOTICE BOARDS OF CITY HALL, WHICH ARE CONVENIENTLY ACCESSIBLE TO THE PUBLIC AT ALL TIMES, AND THE CITY WEBSITE AT WWW.HIGHLANDHAVENTX.COM ON THE 7th DAY OF MARCH 2024, AND REMAINED SO POSTED FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING PURSUANT TO THE TEXAS GOVERNMENT CODE SECTION 551.



Lezley Baum
 Lezley Baum, City Secretary



City of Highland Haven
510 Highland Drive, Suite A
Highland Haven TX 78654-8269
Phone: 830-265-4366 Fax: 512-366-9721

MINUTES – PLANNING & ZONING COMMISSION MEETING

DATE: February 8, 2024

TIME: 6:00 PM

PLACE: Highland Haven Community Center

1. Open meeting and Roll Call to Establish Quorum

Marvin Filla	✓Present	☐ Absent
Linda Enderlin	✓Present	☐ Absent
Connie Smith	✓Present	☐ Absent
Jackie Garrow	✓Present	☐ Absent
Debbie Dahlstrom	✓Present	☐ Absent

Marvin Filla called the meeting to order at 6pm.

2. Pledge of Allegiance

Marvin Filla led in the Pledge of Allegiance.

3. Recognize visitors.

4. Public Comment

(At this time, any person with business before the P&Z Commission not scheduled on the agenda may speak to the Commission. No formal action can be taken on these items at this meeting. No discussion or deliberation can occur. Comments regarding specific agenda items should occur when the item is called.)

Mayor Kelley stated that the Board of Alderman approved the mayor to enter into negotiations with a prospective City Administrator.

ACTION ITEMS

5. Consider Minutes from December 7, 2023, P&Z Meeting.

Motion to approve minutes for December 7, 2023, made by Linda Enderlin, seconded by Connie Smith.

Vote 4-0 Debbie Dahlstrom abstained.

6. Consider Minutes from January 2, 2024, P&Z Meeting.

Motion to approve minutes for January 2, 2024, made by Debbie Dahlstrom, seconded by Linda Enderlin.

Vote 3-0 Connies Smith and Jackie Garrow abstained.

7. Consider Minutes from January 22, 2024, P&Z Meeting.

Motion to approve the minutes for January 22, 2024, made by Jackie Garrow, seconded by Connie Smith.

Vote 5-0

DISCUSSION ITEMS

8. Discussion – Commercial Zoning Ordinance Recommendations from Board of Alderman.

- TBD items on page 7 of draft.
- Research other areas for more information to add to the existing draft.
- Focus more on types of businesses to be prohibited rather than allowed.
- Leave home base businesses as is in original zoning ordinance.

9. Discussion – Consider a joint work session with P&Z and Board of Alderman for Commercial Zoning.

10. Discussion – Eclipse – April 8, 2024.

11. Discussion – Water Storage Tank updates.

INFORMATION ITEMS

12. P&Z Commission Member Comments.

13. Next Special Meeting February 26, 2024, 3 pm Roscoe Holt City Hall.

14. Next Regular Meeting date March 14, 2024, 6pm Highland Haven Community Center.
15. Items to be considered for the next agenda must be received by the Chair on or before March 6, 2024.
16. Adjournment.

Motion to adjourn made by Jackie Garrow, seconded by Debbie Dahlstrom.

Vote 5-0

Meeting adjourned at 7:30 pm

Marvin Filla, Chair

Lezley Baum, City Secretary





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MINUTES – PLANNING & ZONING COMMISSION MEETING

DATE: February 26, 2024

TIME: 3:00 PM

PLACE: Highland Haven City Hall

1. Open meeting and Roll Call to Establish Quorum

Marvin Filla	✓Present	☐ Absent
Linda Enderlin	✓Present	☐ Absent
Connie Smith	✓Present	☐ Absent
Jackie Garrow	✓Present	☐ Absent
Debbie Dahlstrom	✓Present	☐ Absent

2. Pledge of Allegiance

Marvin Filla led in the Pledge of Allegiance.

3. Recognize visitors.

Visitors present were Mike Curtin and Bruce Robertson

4. Public Comment

(At this time, any person with business before the P&Z Commission not scheduled on the agenda may speak to the Commission. No formal action can be taken on these items at this meeting. No discussion or deliberation can occur. Comments regarding specific agenda items should occur when the item is called.)

ACTION ITEMS

5. Public Hearing - Variance request to Ord. # 37, for Lot # 302A, known as 1402 Highland Dr. Requesting a variance to fencing height restrictions from 3' to 6' in front yard and fencing material requirements to use tubular steel and welded-wire fence around the perimeter.

Public Hearing Opened at 3:02 pm

Mr. Curtin explained to the Commission his reasons for wanting a variance to Ordinance # 37. He also showed a sample of the materials he is requesting to use.

Public Hearing Closed at 3:30 pm.

6. Discussion with Possible Action – Variance request to Ord. # 37, for Lot # 302A, known as 1402 Highland Dr. Requesting a variance to fencing height restrictions from 3' to 6' in front yard and fencing material requirements to use tubular steel and welded-wire fence around the perimeter.

Motion to recommend to the Board of Alderman to not approve the variance request was made by Debbie Dahlstrom, seconded by Linda Enderlin.

A record vote was called by the chair.

Jackie Garrow	Yes
Connie Smith	Yes
Linda Enderlin	Yes
Debbie Dahlstrom	Yes
Marvin Filla	Yes
Motion carried 5-0	

INFORMATION ITEMS

7. P&Z Commission Member Comments.
8. Next Regular Meeting date March 14, 2024, 6pm Highland Haven Community Center.
9. Items to be considered for the next agenda must be received by the Chair on or before 12 noon CDT, March 6, 2024.
10. Adjournment.

[HOME](#)

**Motion to adjourn made by Jackie Garrow, seconded by Connie Smith
Vote 5-0**

Meeting was adjourned at 3:55pm

Marvin Filla, Chair

Lezley Baum, City Secretary



H. Commercial - District “C”:

A. This district allows general retail and commercial uses in the following listed use areas:

1. Bakeries with goods primarily prepared for in-store retail sales on-site, and wholesale bakeries.
2. Banks, savings and loans, credit unions and financial services.
3. Florist shops, greenhouses and nurseries with outdoor service and display.
4. Personal service uses including barbershops, beauty parlors, dry cleaning and pressing substations, dressmaking, tailoring, and shoe repairing.
5. Convenience store, (alcohol sales only with conditional use permit).
6. Restaurant, cafe or cafeteria, drive-in eating establishment (alcoholic beverage sales only with a conditional use permit).
7. Telephone exchange, postal facilities, communication services, public utility substations, and radio and television broadcasting stations and studios, excluding broadcasting towers.

8. Child care center (small, intermediate and large) and child development facilities.

9. Clinic and safety services.

10. Shopping center.

11. Uses as determined by the Commission and the Council which are closely related and similar to those listed and that are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences than the minimum amount normally resulting from listed uses permitted, such permitted uses being generally retail trade, service industries that sell, store, distribute and/or repair goods, vehicles, equipment and materials, and are in general dependent on products and materials produced elsewhere.

B. Conditions and Limitations.

1. That the use not be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisance; and that, excluding that caused by customer and employee vehicles, such odors, smoke, dust, noise or vibration be generally contained within the property.

2. Signs (advertising) must be on the same lot as the business establishments to which they refer and shall not be placed within any required yard nor within twenty-five (25) feet of any Residential District. Signs may be

illuminated but must be stationary and non-flashing. All signs shall comply with all applicable provisions of this ordinance and any other applicable ordinance of the City.

3. See Chart 1.

4. See Chart 2.

5. See Chart 3.

6. See Chart 4.

C. Site Development Regulations.

1. Paved Sidewalks, driveways and parking areas are required.

2. Screening of loading and storage facilities is required.

I. Restricted Commercial - District “C-1”:

A. This district allows general retail sales of consumable products and goods within buildings of products that are generally not hazardous and that are commonly purchased and used by consumers in their homes, including most in-store retail sales of goods and products that do not pose a fire or health hazard to neighboring areas, e.g. clothing, prescription drugs, furniture, toys, hardware, electronics, pet supply, variety,

department, video rental and antique stores, art studio or gallery, hobby shops and florist shops, and the retail sale of goods and products (in the following listed use areas) to which value has been added on-site, including sales of goods and services outside of the primary structure as customary with the uses specifically listed, and the following:

1. Bakeries with goods primarily prepared for in-store retail sales on-site, and wholesale bakeries.

2. Banks, savings and loans, credit unions and financial services.

3. Florist shops, greenhouses and nurseries with outdoor service and display.

4. Personal service uses including barbershops, beauty parlors, dry cleaning and pressing substations, dressmaking, tailoring, and shoe repairing.

5. Convenience store, retail food store, grocery stores and supermarkets (not including gasoline or alcohol sales); alcohol sales may be permitted by conditional use.

6. Restaurant, cafe or cafeteria, drive-in eating establishment (alcoholic beverage sales only with a conditional use permit).

7. Telephone exchange, postal facilities, communication services, public utility substations, and radio and television broadcasting stations and studios, excluding broadcasting towers.

8. Child care center (small, intermediate and large) and child development facilities.

9. Clinic and safety services.

10. Shopping center.

11. Sale of new automobile parts.

B. Conditions and Limitations.

1. That it be conducted wholly within an enclosed building, except for delivery, catering, gasoline sales, nurseries and garden centers.

2. That required yards and outdoor areas not be used for display, sale[,] vehicles, equipment, containers or waste material, save and except for screened dumpster collection areas.

3. That all merchandise be sold on the premises, except for delivery and catering.

4. That the use not be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisance; and that, excluding that caused [by] customer and employee vehicles, such odors, smoke, dust, noise or vibration be generally contained within the property.

5. Establishments located on property that is within 300' of any property zoned for a residential use when the commercial use is first established may not to be open to the general public before 5:00 a.m. and must be closed to the general public by 10:00 p.m.

6. See Chart 1.

7. See Chart 2.

8. See Chart 3.

9. See Chart 4.

C. Site Development Regulations.

1. Paved Sidewalks, driveways and parking areas are required.

2. Screening of loading and storage facilities is required.

J. Central Business District - District “CBD:

A. This district principally addresses development in the original town and central area of the City, allowing a mix of uses including, office, restricted commercial, and residential uses excluding multifamily.

B. Conditions and Limitations.

1. That it be conducted wholly within an enclosed building, except for delivery, gasoline sales, nurseries and garden centers.

2. That required yards and outdoor areas not be used for display, sale[,] vehicles, equipment, containers or waste material, save and except for screened dumpster collection areas.

3. That gasoline and alcoholic beverage sales are not permitted without a conditional use permit first being obtained.

4. That the use not be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisance; and that, excluding that caused [by] customer and employee vehicles, such odors, smoke, dust, noise or vibration be generally contained within the property.

5. Signs (advertising) must be in compliance with all applicable ordinances.

6. The Conditions and Limitations and permitted uses applicable to the District governing the proposed use of the property shall apply within the Central Business District, i.e. if the proposed use of property within the CB District is a use provided for in the C-1 District the conditions, limitations and permitted uses applicable to the C-1 District shall apply to the property within the CB District.

C. Site Plan Regulations. The Site Plan Regulations applicable to the District governing the proposed use of the property shall apply within the Central Business District, i.e. if the proposed use of property within the CB District is a use provided for in the O District the Site Plan Regulations applicable to the O District shall apply to the property within the CBD District.

K. Office District - District “O”:

A. Allows low rise garden-type office development to a maximum of three stories for use in providing professional and other business offices. Does not allow hospitals or major employment centers.

B. Conditions and Limitations.

1. See Chart 1.
2. See Chart 2.
3. See Chart 3.
4. See Chart 4.

C. Site Development Regulations.

1. Paved Sidewalks, driveways and parking areas are required.
2. Screening of loading and storage facilities is required.

L. Light Industrial - District “LI”:

A. This district is designed to provide locations for outlets offering goods and services to a targeted segment of the general public as well as industrial users. The uses included primarily serve other commercial and industrial enterprises. No building or land shall be used, and no building hereafter shall be erected, maintained, or structurally altered, except for one (1) or more of the uses hereinafter enumerated. Allows assembly, packaging and manufacture of

nonhazardous, non-volatile products and the following listed uses:

1. Light Manufacturing.
2. Tool and die shops

B. Conditions and Limitations.

1. See Chart 1.
2. See Chart 2.
3. See Chart 3.
4. See Chart 4.

C. Site Development Regulations. All-weather Sidewalks, driveways and parking areas are required.

D. Performance Standards - Light Industrial Districts. All uses in the LI (Light Industrial) District shall conform in operation, location and construction to the minimum performance standards herein specified for noise, odorous matter, toxic and noxious matter, glare, smoke, particulate matter and other air contaminants, fire, explosive and hazardous matter, and vibration.

1. At no point at the bounding property line of any use in an LI District may the sound pressure level of any operation or plant exceed the decibel limits specified in the octave band groups designated in the following table.

a. Maximum permissible daytime* Octave Band - Decibel Limits at the bounding property line** in an LI District:

OCTAVE BAND (CPS)	37	75	150	300	600	1200	2400	4800	A SCALE
	75	150	300	600	1200	2400	4800	9600	

DECIBEL BAND LIMIT (DB RE 0.0002 MICROBAR)				
	82	76	68	60

Note: A scale level is provided for monitoring purposes only and is not applicable to detailed sound analysis.

* Daytime shall refer to the hours between sunrise and sunset on any given day.

** The Building Official will interpret the bounding property line for noise enforcement as being at the nearest right-of-way or property line of any street, alley, stream or other permanently dedicated open space from the noise source when such open space exists between the property line of the noise source and adjacent property. When no such open space exists, the common line between two parcels of property shall be the bounding property line.

b. The following corrections will be made to the table of Octave Band Decibel limits in determining compliance with the noise level standards in an LI District.

When noise is present at night (any time other than daytime) subtract 7 decibels. When noise contains strong, pure tone components or is impulsive, that is when meter changes at 10 decibels or more per second, subtract 7 decibels. Add ten (10) decibels when noise is present for not more than:

1/2 minute in any 1/2-hour period;
1 minute in any 1-hour period;
10 minutes in any 2-hour period;
or 20 minutes in any 3-hour period.

c. Measurement of noise is made with a sound level meter or Octave Band analyzer meeting the standards prescribed by the American Standards Association.

2. Smoke and Particulate Matter.No operation or use in an LI District shall cause, create or allow the emission of air contaminants which violate State or Federal environmental laws, as referenced herein:

Texas Health and Safety Code Ann. Chapt. 381 & 382, Air Pollution Prevention and Control, 42 U.S.C.A. 67401, et seq. Open storage and open processing operations, including on-site transportation movements which are a source of wind- or air-borne dust or other particulate matter, are subject to the standards and regulations specified herein.

3. Odorous Matter.No use may be located or operated in an LI District which involves the emission of odorous matter from a source of operation where the odorous matter exceeds the odor threshold at the bounding property line or any point beyond the tract on which such use or operation is located. The odor threshold as herein set forth is determined by observation by the Building Official. In any case where uncertainty may arise or where the operator or owner of an odor-emitting use may disagree with the enforcing officer or where specific measurement of odor concentration is required the method and procedures as specified by American Society for Testing Materials, A.S.T.M.D. 1391-57, Entitled “STANDARD METHOD FOR MEASUREMENT OF ODOR IN ATMOSPHERES,” will be used and a copy of A.S.T.M.D. 1391-57 is hereby incorporated by reference.

4. Flammable and Explosive Materials. No use involving the manufacture or storage of compounds or

products which decompose by detonation is permitted in an LI District except that chlorates, nitrates, perchlorates[,] phosphorus and similar substances and compounds in small quantities for use by industry, school laboratories, druggists or wholesalers may be permitted when approved by the Fire Marshal of the City as not presenting a fire or explosion hazard. The storage and use of all flammable liquids and materials such as pyroxylin plastics, nitrocellulose films, solvents and petroleum products is permitted only when such storage or use conforms to the standards and regulations established by city ordinance.

5. Toxic and Noxious Matter. No operation or use permitted in an LI District may emit a concentration across the bounding property line of the tract on which such operation or use is located of toxic or noxious matter which exceeds the concentration (exposure) considered as the threshold limit for an industrial worker as such standards are set forth by the Texas State Department of Health in Threshold Limit Values Occupational Health Regulation No. 3, as such regulations exist or may later be amended.

6. Vibrations. No operation or use in an LI District may at any time create earthborne vibration which, when measured at the bounding property line of the source of operation, exceed[s] the limit of displacement

set forth in the following table in the frequency ranges specified.

FREQUENCY CYCLES PER SECOND	DISPLACEMENT IN INCHES
0 to 10	0.0010
10 to 20	0.0008
20 to 30	0.0005
30 to 40	0.0004
40 to 50	0.0003

7. Glare. No use or operation in an LI District may be located or conducted so as to produce intense glare or direct illumination across the bounding property line from a visible source of illumination nor may any such light be of such intensity as to create a nuisance or detract from the use and enjoyment of adjacent property.

H. Commercial - District “C”:

A. This district allows general retail and commercial uses in the following listed use areas:

1. Bakeries with goods primarily prepared for in-store retail sales on-site, and wholesale bakeries.
2. Banks, savings and loans, credit unions and financial services.
3. Florist shops, greenhouses and nurseries with outdoor service and display.
4. Personal service uses including barbershops, beauty parlors, dry cleaning and pressing substations, dressmaking, tailoring, and shoe repairing.
5. Convenience store, (alcohol sales only with conditional use permit).
6. Restaurant, cafe or cafeteria, drive-in eating establishment (alcoholic beverage sales only with a conditional use permit).
7. Telephone exchange, postal facilities, communication services, public utility substations, and radio and television broadcasting stations and studios, excluding broadcasting towers.

8. Child care center (small, intermediate and large) and child development facilities.

9. Clinic and safety services.

10. Shopping center.

11. Uses as determined by the Commission and the Council which are closely related and similar to those listed and that are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences than the minimum amount normally resulting from listed uses permitted, such permitted uses being generally retail trade, service industries that sell, store, distribute and/or repair goods, vehicles, equipment and materials, and are in general dependent on products and materials produced elsewhere.

B. Conditions and Limitations.

1. That the use not be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisance; and that, excluding that caused by customer and employee vehicles, such odors, smoke, dust, noise or vibration be generally contained within the property.

2. Signs (advertising) must be on the same lot as the business establishments to which they refer and shall not be placed within any required yard nor within twenty-five (25) feet of any Residential District. Signs may be

illuminated but must be stationary and non-flashing. All signs shall comply with all applicable provisions of this ordinance and any other applicable ordinance of the City.

3.

Chart 1					
Zoning District	Front Setback	Side Setback	Street Side Yard Setback	Rear Setback	Min
C	25 ft.	7 ft.	15 ft.	15 ft.	
C-1	25 ft.	10 ft.	15 ft.	15 ft.	
CBD	(10)	(10)	(10)	(10)	
O	25 ft.	5 ft.	15 ft.	15 ft.	
LI	25 ft.	25 ft.	25 ft.	25 ft.	

Chart 2		
District	Maximum Lot Coverage Main Building(s)	Coverage Main Buildings and All Accessory Buildings
C and C-1	60%	70%
CBD	60%*	70%
O	50%	60%
LI	50%	60%

4.

Chart 3

District	Building Area - Maximum Floor Area Ratio		Land Area
C and C-1	1.8	to	1
CBD	1.8	to	1
O	0.8	to	1
LI	1.5	to	1
HI	1.2	to	1

5.

Chart 4	
Use	Number of Parking Spaces (1)
Residential dwellings, single-to multi-family, and manufactured homes	Two spaces minimum for each living unit, and one-half (1/2) space for each additional bedroom above two.
Warehouses, manufacturing plants and other similar commercial establishments not catering to the general public.	One space per 1,000 feet of gross floor area
Hotels, Motels and similar transient accommodations	One space per bedroom and one space for each two employees

Rest homes, Hospitals, Nursing Homes, Convalescent Homes, sanitariums, and similar uses.	One space for each two employees, and
One space for each four patient beds	
Bars, Cafes, Restaurants, Taverns, Nightclubs, and similar uses.	One space for every four seats provided for customer services
Banks, Offices, financial lending institutions, gasoline stations, personal service shops, retail establishments, shopping centers and similar uses catering to the general public.	One space for each 250 feet of gross floor area

6.

C. Site Development Regulations.

1. Paved Sidewalks, driveways and parking areas are required.
2. Screening of loading and storage facilities is required.

I. Restricted Commercial - District “C-1”:

A. This district allows general retail sales of consumable products and goods within buildings of products that are generally not hazardous and that are commonly purchased and used by consumers in their homes, including most in-store retail sales of goods and products that do not pose a fire or health hazard to neighboring areas, e.g. clothing, prescription drugs, furniture, toys, hardware, electronics, pet supply, variety, department, video rental and antique stores, art studio or gallery, hobby shops and florist shops, and the retail sale of goods and products (in the following listed use areas) to which value has been added on-site, including sales of goods and services outside of the primary structure as customary with the uses specifically listed, and the following:

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8. Child care center (small, intermediate and large) and child development facilities.

9. Clinic and safety services.

10. Shopping center.

11. Sale of new automobile parts.

B. Conditions and Limitations.

1. That it be conducted wholly within an enclosed building, except for delivery, catering, gasoline sales, nurseries and garden centers.

2. That required yards and outdoor areas not be used for display, sale[,] vehicles, equipment, containers

or waste material, save and except for screened dumpster collection areas.

3. That all merchandise be sold on the premises, except for delivery and catering.

4. That the use not be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisance; and that, excluding that caused [by] customer and employee vehicles, such odors, smoke, dust, noise or vibration be generally contained within the property.

5. Establishments located on property that is within 300' of any property zoned for a residential use when the commercial use is first established may not to be open to the general public before 5:00 a.m. and must be closed to the general public by 10:00 p.m.

6. See Chart 1.

7. See Chart 2.

8. See Chart 3.

9. See Chart 4.

C. Site Development Regulations.

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C. Site Plan Regulations. The Site Plan Regulations applicable to the District governing the proposed use of the property shall apply within the Central Business District, i.e. if the proposed use of property within the CB District is a use provided for in the O District the Site Plan Regulations applicable to the O District shall apply to the property within the CBD District.

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B. Conditions and Limitations.

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commercial and industrial enterprises. No building or land shall be used, and no building hereafter shall be erected, maintained, or structurally altered, except for one (1) or more of the uses hereinafter enumerated. Allows assembly, packaging and manufacture of nonhazardous, non-volatile products and the following listed uses:

1. Light Manufacturing.
2. Tool and die shops

B. Conditions and Limitations.

1. See Chart 1.
2. See Chart 2.
3. See Chart 3.
4. See Chart 4.

C. Site Development Regulations. All-weather Sidewalks, driveways and parking areas are required.

D. Performance Standards - Light Industrial Districts. All uses in the LI (Light Industrial) District shall conform in

operation, location and construction to the minimum performance standards herein specified for noise, odorous matter, toxic and noxious matter, glare, smoke, particulate matter and other air contaminants, fire, explosive and hazardous matter, and vibration.

1. At no point at the bounding property line of any use in an LI District may the sound pressure level of any operation or plant exceed the decibel limits specified in the octave band groups designated in the following table.

a. Maximum permissible daytime* Octave Band - Decibel Limits at the bounding property line** in an LI District:

OCTAVE BAND (CPS)	37	75	150	300	600	1200	2400	4800	A SCALE
	75	150	300	600	1200	2400	4800	9600	

DECIBEL BAND LIMIT (DB RE 0.0002 MICROBAR)

	82	76	68	60	
--	----	----	----	----	--

Note: A scale level is provided for monitoring purposes only and is not applicable to detailed sound analysis.

* Daytime shall refer to the hours between sunrise and sunset on any given day.

** The Building Official will interpret the bounding property line for noise enforcement as being at the nearest right-of-way or property line of any street, alley, stream or other permanently dedicated open space from the noise source when such open space exists between the property line of the noise source and adjacent property. When no such open space exists, the common line between two parcels of property shall be the bounding property line.

b. The following corrections will be made to the table of Octave Band Decibel limits in determining compliance with the noise level standards in an LI District.

When noise is present at night (any time other than daytime) subtract 7 decibels. When noise contains strong, pure tone components or is impulsive, that is when meter changes at 10 decibels or more per second, subtract 7 decibels. Add ten (10) decibels when noise is present for not more than:

1/2 minute in any 1/2-hour period;
1 minute in any 1-hour period;
10 minutes in any 2-hour period;
or 20 minutes in any 3-hour period.

c. Measurement of noise is made with a sound level meter or Octave Band analyzer meeting the

standards prescribed by the American Standards Association.

2. Smoke and Particulate Matter.No operation or use in an LI District shall cause, create or allow the emission of air contaminants which violate State or Federal environmental laws, as referenced herein: Texas Health and Safety Code Ann. Chapt. 381 & 382, Air Pollution Prevention and Control, 42 U.S.C.A. 67401, et seq. Open storage and open processing operations, including on-site transportation movements which are a source of wind- or air-borne dust or other particulate matter, are subject to the standards and regulations specified herein.

3. Odorous Matter.No use may be located or operated in an LI District which involves the emission of odorous matter from a source of operation where the odorous matter exceeds the odor threshold at the bounding property line or any point beyond the tract on which such use or operation is located. The odor threshold as herein set forth is determined by observation by the Building Official. In any case where uncertainty may arise or where the operator or owner of an odor-emitting use may disagree with the enforcing officer or where specific measurement of odor concentration is required the method and procedures as specified by American

Society for Testing Materials, A.S.T.M.D. 1391-57, Entitled "STANDARD METHOD FOR MEASUREMENT OF ODOR IN ATMOSPHERES," will be used and a copy of A.S.T.M.D. 1391-57 is hereby incorporated by reference.

4. Flammable and Explosive Materials. No use involving the manufacture or storage of compounds or products which decompose by detonation is permitted in an LI District except that chlorates, nitrates, perchlorates[,], phosphorus and similar substances and compounds in small quantities for use by industry, school laboratories, druggists or wholesalers may be permitted when approved by the Fire Marshal of the City as not presenting a fire or explosion hazard. The storage and use of all flammable liquids and materials such as pyroxylin plastics, nitrocellulose films, solvents and petroleum products is permitted only when such storage or use conforms to the standards and regulations established by city ordinance.

5. Toxic and Noxious Matter. No operation or use permitted in an LI District may emit a concentration across the bounding property line of the tract on which such operation or use is located of toxic or noxious matter which exceeds the concentration (exposure) considered as the threshold limit for an industrial worker as such standards are set forth by the Texas State Department of Health in Threshold Limit Values

Occupational Health Regulation No. 3, as such regulations exist or may later be amended.

6. Vibrations. No operation or use in an LI District may at any time create earthborne vibration which, when measured at the bounding property line of the source of operation, exceed[s] the limit of displacement set forth in the following table in the frequency ranges specified.

FREQUENCY CYCLES PER SECOND	DISPLACEMENT IN INCHES
0 to 10	0.0010
10 to 20	0.0008
20 to 30	0.0005
30 to 40	0.0004
40 to 50	0.0003

7. Glare. No use or operation in an LI District may be located or conducted so as to produce intense glare or direct illumination across the bounding property line from a visible source of illumination nor may any such light be of such intensity as to create a nuisance or detract from the use and enjoyment of adjacent property.

Proposed Commercial Zoning Definitions/Language March 1, 2024

Modeled on Jonestown, TX (ecode360, Zoning, Chapter 14) and Bertram, TX (ecode360, Zoning, Chapter 14)

Ordinance 056: Section III: Establishment of zoning districts.

(a) The city is hereby divided into six (6) zoning districts, the use, height and area regulations as set out herein shall be uniform within each district. The six (6) districts established shall be known as: ZONING DISTRICTS

Abbreviated Designation Zoning District Names:

District A	Single Family Residential 1	SFR1
	Sub Category - Institutional properties	
	Sub Category - Mixed Use properties	
District B	Planned Unit Development	PUD
District C	Agricultural	
District D	Single Family Residential 2	SFR2
District X	Commercial	
	Sub Category - Office	
	Sub Category - Central Business	
	Light Industrial	

Uses noncumulative. Uses within each district are restricted solely to those uses expressly permitted in each district and are not cumulative unless so stated.

(b) Zoning map. The location and boundaries of the districts herein established are shown upon the zoning map, which is hereby incorporated and made a part of this article; provided that such uses as listed but not shown on the zoning map are provided for future growth and use upon amendment of the comprehensive plan. The city building official maintains the zoning map together with all notations, references, and other information shown thereon and all amendments thereto.

(c) District boundaries. Where uncertainty exists with respect to the boundaries of the established districts as shown on the zoning map, the following rules shall apply:

(1) Where district boundaries are indicated as approximately following the centerlines of streets or highways, street lines or highway right-of-way lines shall be construed to be said boundaries.

(2) Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.

(3) Where district boundaries are so indicated that they are approximately parallel to the centerlines or street lines of streets, or the centerlines of [or] right-of-way lines of highways such district boundaries shall be construed as being parallel thereto and at such distance there from as indicated on the zoning map. If no distance is given, such dimension shall be determined by the use of the scale on said zoning map.

(4) In subdivided property, the district boundary lines on the zoning map shall be determined by use of the scale appearing on the map.

(5) If a district boundary line divides a property into two (2) parts, the district boundary line shall be construed to be the property line nearest the district line as shown.

(6) Whenever any street, alley or other public way is vacated by the city council, the zoning district shall be automatically extended to the center of such vacation and all area included in the vacation shall then and henceforth be subject to all regulations of the districts as extended.

(7) Where the streets on the ground differ from the streets shown on the zoning map, those on the ground shall control.

d) Lesser Included Uses

Certain less restricted uses will be allowed in areas not specifically zoned for these uses, approved by a positive vote of the City Board of Aldermen.

******(Jump to 056 pp 8-9) Draft dated 01/02/24

EXAMPLES OF CHARTED PERMITTED USES IN SUB-DISTRICT

1. Chart of permitted uses in selected districts – Jonestown, Tx

X=Permitted

=Prohibited

Business	O	B1	B2	I-1	GUI
24-hour medical clinic and safety services.		X	X		
Acetylene gas storage.					
Air-conditioning and heating sales and services,[]			X*		
Amusement centers (indoor and outdoor) and commercial swimming pools.			X		
Antique shop.		X	X		
Apparel manufacturing, fur goods manufacture, not including tanning or dyeing, fabric cleaning and dyeing plants and laundries or other facilities placing a significant demand on wastewater or water treatment facilities.				X	
Arts and craft supply store.		X	X		
Athletic field or stadium.			X		
Auto and marine sales, service, and repair facilities including new and used automobiles, trucks, recreational vehicles, boats and other marine motorized vehicles.			X*		
Automobile and marine repair (major and minor).				X	
Automobile, truck, boat and other motorized vehicle machine parts sales facilities.			X		
Bakeries.			X		
Bakery.		X	X		
Bar, nightclub, private club, dance hall and social club, with or without the sale of wine, beer, and mixed alcoholic beverages for on-premises consumption.			X	X	
Barber and beauty shop.		X	X		

Business	O	B1	B2	I-1	GUI
Blacksmith shops, machine shops, sheetmetal fabrication, metal products and welding shops.	X				
Boat, boat trailer and RV storage facilities.	X				
Book and office supply store.		X	X		
Box, broom, and canvas goods manufacturers.	X X				
Brick, tile, pottery or terra-cotta manufacture other than the manufacture of handcraft or concrete products.	X				
Bus line shops and garages, crating express storage, expressing, baggage, and transfer delivery services.	X	X	X		
Business professional office.			X*		
Carpentry, painting, plumbing and other facilities for the skilled building trades.		X	X		
Carpeting and floor covering.		X X			
Carwash - full or self service.	X				
Catering of food and beverages facilities.					
Cemetery, funeral home, with crematorium, columbarium, and mausoleum.		X	X		
Child care center, small, intermediate or large.			X		
Child care, small and intermediate.	X				
Child development facilities.			X		
Churches with associated facilities.					
Commercial hot tubs and swimming pools sales.					
Contractor's yard.			X		
Convenience/grocery store. The sale of beer and wine for off- premises consumption is allowed			X*		

Business	O	B1	B2	I-1	GUI
Cultural services and community centers, public and private.			X		
Dancing and music academies.			X		
Delicatessen/fast food (no alcohol permitted).	X		X		
Department store limited to clothing and household goods.	X		X		
Dressmaking, tailoring, and shoe repair facilities.			X		
Electrical and telephone substations.					X
Employee dining facilities provided they are secondary to the primary business.	X	X	X	X	
Entertainment facilities - indoor or outdoor.	X X X				
Farm implement display and sales facilities.					
Farm or truck gardens, limited to the propagation and cultivation of plants.	X		X		
Fine arts and craft gallery.	X				
Fish and meat smoking and curing.					
Florist shop.		X	X		
Food and beverage products, excluding alcohol, of any kind that are not made on site, including but not limited to ice cream, coffee, chocolate, and similar shops.		X	X		
Food sales or food and beverage sales, that are made on site, with the sale of wine and beer for off-premises consumption.			X		
Frozen food lockers and cold storage plants.			X		
Funeral home.			X		
Garage and parking lots, commercial.			X		
Garden centers, nurseries and greenhouses, with outdoor service and display.			X		

Business	O	B1	B2	I-1	GUI
Gas and petroleum storage, but not within 100 feet of a property line.				X	
Gift shop.		X	X		
Glass products from previously manufactured glass for wholesale distribution, emery cloth and sandpaper manufacture.				X	
Greenhouses and wholesale growers.				X	
Hardware stores.			X		
Hatchery.				X	
Health and athletic clubs.			X		
Health food store.		X	X		
Homebuilders.		X	X		
Hospital (acute and chronic care) and hospital services privately owned.			X		
Hospitals (acute and chronic care).					X
Household goods shop.		X	X		
Hotels, motels, assisted living retirement facilities, boarding houses and bed and breakfast facilities. The sale of beer and wine for on-premises consumption is allowed with a conditional use permit.			X		
Household appliances, electronics and bicycle repair facilities.			X		
Ice cream store.		X	X		
Institutions of a religious, educational, charitable or philanthropic nature; not including any jail, penal or mental institution.			X		X
Jewelry store.		X	X		
Laundry and dry cleaning facilities.			X		
Laundry and dry cleaning substation.		X	X		
Liquor store, retail, off-premises alcohol sales permitted.			X		

Business	O	B1	B2	I-1	GUI
Lumber and building materials sales and storage,.			X*		
Lumber and building materials sales and storage, contractor's yard.				X	
Manufacture of personal cosmetics, drug and pharmaceutical products manufacturing.				X	
Manufacture, assembly and packaging of products from previously prepared material such as cloth, plastic, paper, leather, and precious or semi- precious metal or stone.				X	
Manufacture, assembly and processing of food and beverages, excluding meat packing plants and similar processes that place a significant demand on wastewater or water treatment, but including ice cream, dairy products, ice, candy, general food processing and dehydrating, beverage bottling and distribution, packaging of honey, herbs, spices and peppers.				X	
Manufacture, assembly and testing of communication equipment, medical instruments and apparatus, optics, photographic equipment and supplies, timing equipment, musical instruments and related equipment, computer components, computers, electronics and precision instruments.				X	
Materials recovery facility.				X	
Milk and bread distributing facilities.			X		
Mini-storage, mini-warehouse (must be security gated)				X	
warehouse, storage and distribution center.					

Business	O	B1	B2	I-1	GUI
Motion-picture or video production facilities and sound stages, printing, publishing, and bookbinding.				X	
Newspaper and other written, electronic and voice communication facilities.			X		
Nursing and convalescent homes, hospice, sanitariums and institutions for care of substance dependent persons privately operated.			X		
Office equipment and supplies manufacturing.				X	
Optical goods store.		X	X		
Parks, playgrounds, greenbelts, community buildings and other public recreational facilities, owned and/or operated by the municipality or other public agency.					X
Pharmacy.		X	X		
Photocopying and printing service and supply.		X	X		
Plastic products manufacture not including the processing of raw materials, and candle manufacture.				X	
Postal facilities and public utility substations.			X		
Product assembly services (nonhazardous).				X	
Product development services (general).				X	
Product development services (nonhazard).				X	
Public buildings, including city occupied or owned building, libraries, museums, police and fire stations.					X
Public utility substations and distributing centers, regulation centers, and underground stations.				X	

Business	O	B1	B2	I-1	GUI
Radio and television broadcasting stations and studios, excluding radio or television broadcasting towers and wireless telecommunications facilities.			X		
Recycling operation (outdoor), automobile salvage and wrecking yards.				X	
Recycling operations (indoor).					
Research services (general), engineering and development facilities or laboratories.			X		
Restaurant, cafe, cafeteria, or other facility for the retail sale of food products, with the sale of wine, beer, and mixed alcoholic beverages for on-premises consumption.				X	
Retail propane sales.					X
Schools, public and private, including housing, recreational and food services incidental to the school.				X	
			X		
				X	
Sexually oriented business.				X	
Shopping centers and shopping malls.					
Sign shops.				X	
Soap manufacture.					
		X	X		
Solid waste truck garage and storage including accessory trash				X	

EXAMPLE 2: CHART OF PERMITTED USES BERTRAM, TX

Zoning District	A	R-1-1	R-4-2	M-2	C	C-1	LI	HI
A	—	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Allowed	Allowed
R-1-1	Allowed		Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
R-4-2	Not Allowed	Not Allowed	—	Not Allowed	Allowed	Allowed	Allowed	Allowed
M-2	Not Allowed	Not Allowed	Not Allowed		Allowed	Allowed	Allowed	Allowed
C	Not Allowed	Not Allowed	Not Allowed	Not Allowed	—	Not Allowed	Not Allowed	Not Allowed
C-1	Allowed	Allowed	Not Allowed	Not Allowed	Allowed		Allowed	Allowed
LI	Allowed	Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	—	Allowed
HI	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	—

Establishment of zoning districts and boundaries

Purpose.

The purpose of this section is to provide control over the structures in business and industrial areas of the city so that they will complement existing activities, structures and neighborhoods and conform to future plans of the city's growth.

(a) Districts established.

For the purpose of this chapter, the city is hereby divided into districts as follows:

General Business

Light Industrial

(b) Zoning map.

The location and boundaries of the districts herein established are shown upon the official zoning map, which is hereby incorporated into this chapter. The zoning map is maintained at city hall.

(c) General compliance for all districts.

(1) Building permit. A city building permit must be obtained prior to all construction, alteration or demolition.

(2) Approval. The owner, contractor, architect or engineer authorized to represent the owner shall submit an application on a form prescribed by the city for approval, plans which show dimensions and specifications and the proposed construction to be done, and pay any application fee, if adopted by the city council, to the city manager or city manager's designee for review. If the ownership of a property changes, the building permit automatically terminates and a new application will be required.

(3) Garages and accessory buildings. Garages and accessory buildings shall be of similar appearance in design to the main structure; which may be achieved with materials, color, pitch, roofline, trim or other architectural features. There is no square footage limitation on the total area of an approved garage. A single accessory building shall not exceed 500 square feet, and no more than two accessory buildings are allowed on a single lot.

(4) Privacy fences and/or obstructing vegetation more than four feet high shall not be placed:

- a. Along a front property line;
- b. Within 20 feet of the corner, on corner lots;
- c. Parallel to private driveway on side lot line that hinders drivers visibility.

(d) General Business District

Our Defined Use List

Any business not found mentioned in this subsection shall apply for review by the planning and zoning commission via the building official. Any business not listed above, but approved as a business by the city council will be added to the approved list. Accessory buildings shall be permitted only in the rear yard except when the lot on which the main building is located backs up to residential zones, but in no case may any accessory building occupy a public utility easement.

(e) Industrial District

(a) Purpose of district.

The Industrial District is established to provide for light industrial uses that can meet applicable performance standards in areas that are mostly removed from existing residential and other general business uses, but that provides sufficient access to major transportation routes. The district is intended to accommodate a wide variety of commercial services and light-intensity industries involving manufacturing operations provided that such use does not constitute a nuisance to surrounding property or residents. Further, such uses shall not be noxious or offensive due to odors, smoke, dust, noise, fumes or vibrations.

(b) Permitted uses. The Industrial District no building, structure, or land shall be used for any purpose other than the following:

(1) Light manufacturing, fabrication, assembly or processing of goods or materials, products or equipment.

(2) Public buildings and facilities.

(3) Public utilities.

(4) Repair, servicing, painting, packaging or cleaning of goods, materials, products, or equipment.

(5) Research, development and testing activities.

(6) Warehousing and distributing operations.

(7) Contractor's yard.

(8) Swimming pool sales and service.

(9) Machinery, heavy equipment or truck sales and service.

(10) Commercial cleaning and laundry.

(11) Wholesale distributor.

(12) Repair facility.

(13) Other uses similar to the stated permitted uses, consistent with the purpose and intent of the district and in compliance with the performance standards for this district.

(c) Accessory uses. Accessory uses shall be permitted in a main building or in a separate on-premises facility provided that such ancillary use is demonstrably related to the permitted principal use and provided primarily for the convenience, use and service of occupants of that principal use. Accessory uses shall include the following:

(1) Office, administrative or sales facilities incidental to or in support of any of the principal permitted uses.

(2) Facilities provided for the benefit of employees including cafeteria, day care facilities, employee training and meeting areas, and recreation facilities.

(3) Facilities for the safety, security and operation of the principal permitted use including site security offices, firefighting facilities, first aid stations and caretaker facilities.

(4) Portable or temporary buildings shall be permitted, subject to all applicable ordinances related thereto. A portable or temporary building of less than 500 square feet shall be allowed only when incidental to the construction of a permanent structure, and shall be removed when the permanent structure is completed.

(5) Other accessory uses customarily incidental to any permitted principal use.

(d) Performance standards. It is the intent of this section to prevent any use or operation, including those permitted by this chapter, from creating a dangerous, injurious, noxious or unreasonably objectionable condition so as to adversely affect areas outside of the district.

ECLIPSE TIPS

the Highland Lakes

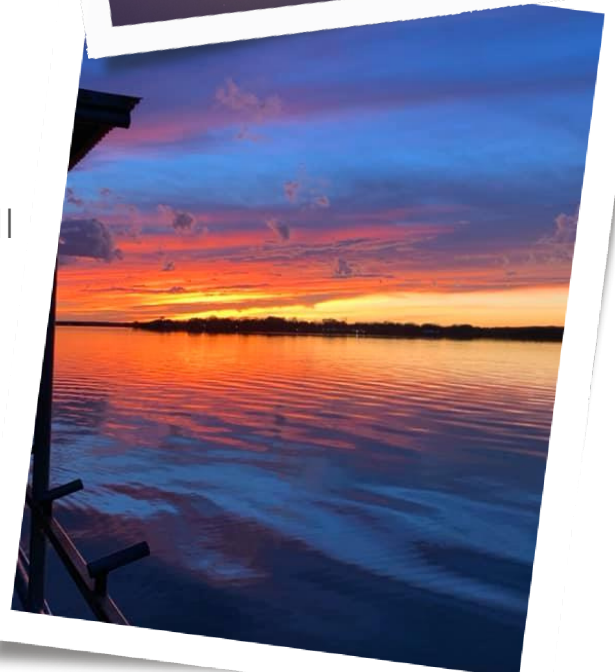
ORGANIZE YOUR ECLIPSE EXPERIENCE WITH US

NEED TO KNOW:

- BE ALERT! Texas Hill Country roads are curvy, narrow and full of local wildlife!
- Please be aware of NO TRESPASSING signs, Purple fence posts and private property lines.

PREPAREDNESS:

- Be sure to have plenty of water, food and first aid gear before heading to your destination.
- Make sure you have all prescription medications needed.
- Viewing the Solar Eclipse safely is TOP priority. Be sure to have specific eclipse viewing glasses.
- Be prepared with a back-up communication plan. Cell and internet service will be limited.
- Travel with a paper map and a full tank of gas!
- First responders are in high demand, please be mindful!



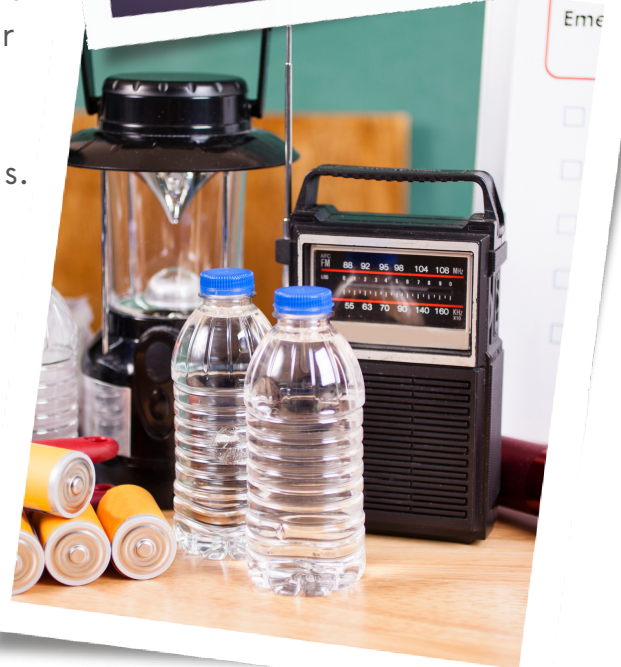
VISIT



ECLIPSE TIPS LOCALS

A LOCALS GUIDE TO PREPARE FOR APRIL 8, 2024

- Expect heavy traffic Thursday 4/4 - Tuesday 4/9. Especially Monday, 4/8.
- Burnet, Lampasas, Lometa, Llano & Marble Falls schools are closed Monday, 4/8.
- Fill up your gas tank the weekend prior to the eclipse.
- Stock up on supplies ahead of time (groceries, water, prescriptions, etc.).
- Be sure to pick up **eclipse glasses** to ensure viewing of the eclipse safely!
- Do not schedule appointments or errands to be run on 4/8.
- Coordinate with your employer the possibility of working from home or have a plan for the additional traffic on your work commute.
- Note that cell and internet service will be overwhelmed with additional crowds. Be sure to have a back-up communication plan.
- Be mindful that all local aid and first responders will be in extreme demand during this event.



VISIT



ECLIPSE TIPS

Business Edition

BE PREPARED FOR THE APRIL 8, 2024 ECLIPSE



- Anticipate up to 100K extra tourists in the area from 4/4-4/9. Especially on Monday 4/8.
- Cellular and internet services may be limited.
- Restrooms will be in high demand.
- Expect more cash transactions.
- Have a plan for staff and the anticipated traffic surrounding the eclipse.
- Be sure to have enough supplies for the additional crowds, and afterwards for locals & resuming regular business.
- Consider nonessentials working from home, Monday 4/8.
- Do not schedule meetings or appointments for Monday 4/8.
- Evaluate when you receive regular deliveries, and plan accordingly.



VISIT

 www.bctxeclipse.com

