



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: May 9, 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 March 14, 2024, P&Z Meeting.

6. Consider Minutes from April 11, 2024, P&Z Meeting.

DISCUSSION ITEMS.

7. Discussion – Chart 5 – Commercial Businesses

8. Discussion – Light Industrial - LI

- a. Smoke and Particulate Matter: Texas Health and Safety Code Ann. Chapter 381 & 382 – Jackie.
- b. Texas Administrative Code guidelines for " Recommended Allowable Concentration of Toxic Gases" - Debbie.
- c. Standard Method For Measurement Of Odor In Atmospheres (A.S.T.M.D. 1391-57) – Marvin.
<https://www.bing.com/search?q=american+society+for+measurement+of+odor+in+atmospheres+1391-57&form=ANNH01&refid=4f255a1174874716875e7083be414022&pc=DCTS&sp=1&lq=0&qs=HS&sc=10-0&cvid=fb26f4bca39d4ffabddc5351cbbd5443>
- d. Contractor Yard
<https://www.bing.com/search?q=define+contractor+yard&form=ANNH01&refid=403a391331a34001e710a9369bdaebcf&pc=DCTS&sp=3&lq=0&qs=HS&sk=HS2&sc=10-0&cvid=403a391331a34001e710a9369bdaebcf>
- e. Commercial Laundry
<https://www.bing.com/search?q=define+commercal+laundry&form=ANNH01&refid=65e000a924a64005821c7f8dec57efb2&pc=DCTS&sp=1&lq=0&qs=HS&sc=10-0&cvid=d459886e7cda455bb2f093e904948c8b>
- f. Wholesale Distribution
<https://www.the-future-of-commerce.com/2021/04/22/what-is-wholesale-distribution-definition-examples/>
- g. Decibel Band Limit Chart under LI District.

9. Discussion – GUI – Governmental, Utility, and Institutional

INFORMATION ITEMS

11. P&Z Commission Member Comments.
12. Next Meeting date workshop May 23, 2024, 3pm Highland Haven Community Center.
13. Next Regular Meeting date June 13, 2024, 6pm Highland Haven Community Center.
14. Items to be considered for the next agenda must be received by the Chair on or before May 14, 2024.
15. Adjournment.

Agenda Posted on May 2, 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 HAL, WHICH ARE CONVENIENTLY ACCESSIBLE TO THE PUBLIC AT ALL TIMES, AND THE CITY WEBSITE AT [WWW. HIGHLANDHAVENTX.COM](http://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



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MINUTES – 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

Marvin Filla led in the Pledge of Allegiance.

3. Recognize visitors – **Visitors present Judy Kelley.**

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.
Motion to accept the February 8, 2024, minutes made by Linda Enderlin, seconded by Jackie Garrow.
Vote 3-0
6. Consider Minutes from February 26, 2024, P&Z Meeting.
Motion to accept the February 26, 2024, minutes made by Linda Enderlin, seconded by Jackie Garrow.
Vote 3-0

DISCUSSION ITEMS

- Discussion – HH Commercial Worksheet – Linda E
 - Commercial worksheet – Linda E
 - Proposed Commercial Zoning Definitions – Jackie G
 - 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

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

Marvin Filla, Chair

Lezley Baum, City Secretary





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MINUTES – PLANNING & ZONING COMMISSION MEETING

DATE: April 11, 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 opened the meeting at 6pm.

2. Pledge of Allegiance

Marvin Filla led in the Pledge of Allegiance.

3. Recognize visitors – **No Visitors present**

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 March 14, 2024, P&Z Meeting.

This item was tabled until the next regular meeting.

6. Consider Minutes from March 25, 2024, P&Z Meeting.

Motion to approve made by Linda Enderlin, seconded by Debbie Dahlstrom.

Vote 3-0 Connie Smith abstained.

DISCUSSION ITEMS.

7. Discussion – Items from chart of permitted uses in commercial districts.

- Definition of C & C1
- Add additional listings of permitted commercial businesses.
- List types of businesses on the chart.
 - O – Office
 - C – Commercial
 - C1 – Restricted Commercial
 - LI – Light Industrial
 - GUI – Governmental, utility, and institutional

8. Discussion - Dates for workshop meetings.

- April 25, 2024, May 23, 2024 & June 27, 2024.

9. Discussion – Water Storage Tank updates.

INFORMATION ITEMS

10. P&Z Commission Member Comments.

11. Next Meeting date workshop April 25, 2024, 3pm Highland Haven Community Center.

12. Next Regular Meeting date May 9, 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 15, 2024.

Motion to adjourn was made by Debbie Dahlstrom, seconded by Connie Smith.

Vote 4-0

[HOME](#)

14. Adjournment.

Meeting adjourned at 7:37 pm.

Marvin Filla, Chair

Lezley Baum, City Secretary



Examples of Chartered Permitted Uses in Commerical Sub-Districts

Business Type	O	C	LI	GUI
Antique shops		X		
Arts, craft, hobby shop (inside sales)		X		
Bakery, confectionary – retail and/or commercial sales		X		
Bank, credit union	X	X		
Barber shop, beauty shop		X		
Building materials, hardware (inside sales)		X		
Business services	X	X		
Cabinet, upholstery shop			X	
Cafes, cafeterias, restaurants		X		
Camera, photography	X	X		
Convenience store		X		
Clinics without overnight services		X		
Department, sporting goods, novelty, variety, toy stores		X		
Drapery, needlework, weaving shops		X		
Drugstore		X		
Facilities for assembly of computer software products			X	
Florists		X		
Gas station		X		
Gym, fitness center		X		
Household or office furniture/furnishings, appliance stores		X		
Jewelry, optical goods stores		X		
Laundry/dry cleaning substation		X		
Package liquor stores (yes or no?)		X		
Retail uses which supply common shopping needs of residents of the city		X		
Shoe and leather repair		X		
Apparel shop		X		

Mesquite TX
Muni Code Wording

[HOME](#)

1-406 - Toxic and noxious matter.

No operation or use shall 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 will exceed ten (10) percent of 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," a copy of which is hereby incorporated by reference.

*Flower Mound, TX
Muni Code wording*

Sec. 98-1056. - Toxic and noxious matter.

No operation or use in any district shall emit a concentration across the bounding property line of the tract on which such operation or use is located of toxic or noxious matter that will exceed ten percent of the concentration (exposure) considered as the threshold limit for an industrial worker as such standards are set forth by the state department of health in Threshold Limit Values Occupational Health Regulation No. 3, a copy of which is hereby incorporated by reference into this section and is on file in the office of the town building official.

(Code 1989, ch. 12, § 5.09(f))

Cross reference— Environment, ch. 34.

[<<Prev Rule](#)

[Next Rule>>](#)

Texas Administrative Code

<u>TITLE 25</u>	HEALTH SERVICES
<u>PART 1</u>	DEPARTMENT OF STATE HEALTH SERVICES
<u>CHAPTER 295</u>	OCCUPATIONAL HEALTH
<u>SUBCHAPTER D</u>	OCCUPATIONAL HEALTH GUIDELINES
<u>RULE §295.101</u>	Recommended Allowable Concentrations of Toxic Gases

(a) Purpose. The authority for these rules is granted to the Texas Department of Health (department) in the Health and Safety Code, §341.002. The purpose of this section is to provide the public with information on recommended allowable concentrations of toxic gases, as specified in the Health and Safety Code (HSC), §341.016(c)(1). Since HSC, §341.016, only provides the department with authority for developing occupational and sanitation standards for industrial establishments, and since the department's authority over industrial establishments is preempted by the U.S. Occupational Safety and Health Administration (OSHA), the department is issuing the List of Toxic Gases and Recommended Allowable Concentrations only as a guideline.

(b) Information sources. In developing the List of Toxic Gases and Recommended Allowable Concentrations (RACs) for this section, the department used the following information and criteria.

(1) The List of Toxic Gases was derived from those gases appearing in Table Z-1, "Limits for Air Contaminants," published by the U.S. Occupational Safety and Health Administration (OSHA) in 29 Code of Federal Regulations (CFR), §1910.1000. Only those gases that had a Median Lethal Concentration (LC(50)) in air of more than 200 parts per million (ppm) were selected for inclusion on the List of Toxic Gases. The department used the LC(50) criterion to ensure that only those gases that met the definition of "highly toxic" or "toxic," as those terms are defined in OSHA's Hazard Communication Standard, 29 CFR, §1910.1200, Appendix A, would be included on the List of Toxic Gases.

(2) In order to ensure a unique identity for each toxic gas and provide the public with information that could be used to match chemical name synonyms to a specific listed gas, both the chemical name and the corresponding Chemical Abstract Service Number (CAS#) are referenced in the List of Toxic Gases.

(3) The Recommended Allowable Concentration (RAC) for each toxic gas was derived from its corresponding Table Z-1 Permissible Exposure Limit (PEL) concentration established by OSHA. As appropriate, the RAC is provided in both ppm in air and milligrams per cubic meter (mg/M³).

(c) Adopted List of Toxic Gases and Recommended Allowable Concentrations.

Attached Graphic

(d) Responsibility for implementation of program. The department's responsibilities under this section are carried out through its General Sanitation Division. Routine inquiries regarding this section and requests for additional guidance related to occupational health and safety should be addressed to: Texas Department of Health, General Sanitation Division, 1100 West 49th Street, Austin, Texas 78756, or telephone number (512) 834-6635.

Source Note: The provisions of this §295.101 adopted to be effective February 5, 2004, 29 TexReg 996

Figure: 25 TAC §295.101(c)

List of Toxic Gases with Corresponding Chemical Abstract Service (CAS) Numbers and Recommended Allowable Concentrations (RACs)

Chemical Name	CAS Number	RAC in ppm	RAC in mg/M ³
Ammonia (Anhydrous)	7664-41-7	50	35
Arsine	7784-42-1	0.05	
Boron trifluoride	7637-07-2	1	3
Butadiene	106-99-0	1	
Carbon monoxide	630-08-0	50	55
Chlorine	7782-50-5	1	3
Chlorine trifluoride	7790-91-2	0.1	0.4
Diazomethane	334-88-3	0.2	0.4
Diborane	19287-45-7	0.1	0.1
Dimethylamine	124-40-3	10	18
Ethylamine	75-04-7	10	18
Ethylene oxide	75-21-8	1	
Fluorine	7782-41-4	0.1	0.2
Formaldehyde	50-00-0	0.75	
Hydrogen bromide	10035-10-6	3	10

Hydrogen chloride	7647-01-0	5	7
Hydrogen cyanide	74-90-8	10	11
Hydrogen fluoride	7664-39-3	3	
Hydrogen selenide	7783-07-5	0.05	0.2
Hydrogen sulfide	7783-06-4	20	50
Ketene	463-51-4	0.5	0.9
Methylamine	74-89-5	10	12
Methyl bromide	74-83-9	20	80
Methyl mercaptan	74-93-1	10	20
Nitric oxide	10102-43-9	25	30
Nitrogen dioxide	10102-44-0	5	9
Nitrogen trifluoride	7783-54-2	10	29
Oxygen difluoride	7783-41-7	0.05	0.1
Ozone	10028-15-6	0.1	0.2
Perchloryl fluoride	7616-94-6	3	13.5
Phosgene (Carbonyl chloride)	75-44-5	0.1	0.4
Phosphine	7803-51-2	0.3	0.4
Selenium hexafluoride	7783-79-1	0.05	0.4

[HOME](#)

Stibine	7803-52-3	0.1	0.5
Sulfur dioxide	7446-09-5	5	13
Sulfuryl fluoride	2699-79-8	5	20
Tellurium hexafluoride	7783-80-4	0.02	0.2

Draft Commercial Ordinance Compilation 2

3/14/2024

Office District - District "O"

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

1. Executive, administrative, professional.
2. Accounting, banking, financial.

B. B. Conditions and Limitations.

1. ~~Does not allow hospitals or call~~ major employment centers.
2. Business hours 7am – 7pm.

See Charts 1–4

C. Site Development Regulations.

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

3. 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.

4. See Charts 1- 4

Commercial - District "C" (General Business)

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

1. Listing of types of businesses (See Chart 5)
2. Uses as determined by the P&Z Commission and the ~~BOA~~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
3. Any business not found mentioned in this subsection shall apply for review by the planning and zoning commission via the building official.
4. Any business not listed above, but approved as a business by the ~~BOA~~ city council will be added to the approved list
5. 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.

B. Conditions and Limitations.

Draft Commercial Ordinance Compilation 2

3/14/2024

1. That the use is not 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. That it be conducted wholly within an enclosed building, except for delivery, catering, gasoline sales, nurseries and garden centers.
4. 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.
5. That all merchandise be sold on the premises, except for delivery and catering.
6. Establishments located on property that is within 300' of any property zoned for 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. A variance request may be submitted to the City for deviations from conditions and limitations.

B. Site Development Regulations.

1. Paved Sidewalks, driveways and parking areas are required.
2. Screening of loading and storage facilities is required.
3. 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.

C.

2.

Restricted Commercial - District "C-1"

~~A. Purpose 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~~

Draft Commercial Ordinance Compilation 2

3/14/2024

~~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.—Listing of types of businesses~~

B.—Conditions and Limitations:

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

~~2.1. —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.~~

~~4.1. —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.~~

~~5.—Establishments located on property that is within 300' of any property zoned for 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.~~

C.—Site Development Regulations:

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

~~2.—Screening of loading and storage facilities is required.~~

~~3.—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.~~

. Light Industrial - District “LI”

A. Purpose 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:

a. Light Manufacturing.

i. Light manufacturing, fabrication, assembly or processing of goods or materials, products or equipment.

ii. Repair, servicing, painting, packaging or cleaning of goods, materials, products, or equipment.

Draft Commercial Ordinance Compilation 2

3/14/2024

iii. Research, development and testing activities.

iv. Warehousing and distributing operations.

v. Contractor's yard.

vi. ~~Swimming pool sales and service.~~

~~vii. Machinery, heavy equipment or truck sales and service.~~

~~viii-vii.~~ Commercial cleaning and laundry.

~~ix-viii.~~ Wholesale distributor.

~~b. Tool and die shops~~

B. Conditions and Limitations.

a. See Charts 1-4.

C. Site Development Regulations.

a. 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.

E. Noise and Sound Standards 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.

DECIBEL BAND LIMIT (DB RE 0.0002 MICROBAR)

82	76	68	60	56	53	50	48	62
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F. Maximum permissible daytime* Octave Band - Decibel Limits at the bounding property line** in an LI District:

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 ~~7am & 7pm Monday - Saturdays~~ ~~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.

G. 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.

a. When noise is present at night (any time other than daytime) subtract 7 decibels.

b. 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.

Draft Commercial Ordinance Compilation 2 3/14/2024

c. 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.

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

H. 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.

Research referenced code

H.

I. 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.

Research referenced code

I.

J. 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 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 or Mayor's designee ~~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 is approved by the Fire Marshal or Mayor's designee ~~conforms to the standards and regulations established by city ordinance.~~

Draft Commercial Ordinance Compilation 2

3/14/2024

K. 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.

Research referenced code

~~K.~~

~~L. — L. Vibrations.~~ No operation or use in an LI District may at any time create earthborn 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

~~M. M. 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.

Governmental, Utility, and Institutional district “GUI”.

- (a) Purpose. This district is intended to provide appropriate areas for uses that provide important community services often requiring large amounts of land. Uses permitted in the GUI district and other substantially similar uses generate a large amount of traffic. Land abutting a major street that can be used for access will be considered appropriate for GUI classification.
- (b) Permitted uses. See the chart of permitted uses in selected districts.
- Parks, playgrounds, greenbelts, community buildings and other public recreational facilities, owned and/or operated by the municipality or other public agency.
 - Public buildings, including city occupied or owned buildings, libraries, museums, police and fire stations.
 - Schools, public and private, including housing, recreational and foodservices incidental to the school.
 - Water supply reservoirs, pumping plants, and water towers.

Draft Commercial Ordinance Compilation 2

3/14/2024

- e. Wastewater treatment plants.
- f. Electrical and telephone substations.
- g. Churches with associated facilities.
- h. Hospitals (acute and chronic care) publicly or governmentally operated. (9)
Institutions of a religious, educational, charitable or philanthropic nature; not including any jail, penal or mental institution.
- i. Nursing and convalescent homes, hospice, sanitariums and institutions for care of substance dependent persons, publicly or governmentally operated.
- j. Public utility substations and distribution centers, regulation centers, and underground stations.
- k. Conditions and limitations.
- l. Conditional uses permitted upon authorization of city council.

Chart 1							
Zoning District	Front Setback	Side Setback	Street Side Yard Setback	Rear Setback	Min. Lot SF Area	Min. Lot Width	Height Limit
C	25 ft.	7 ft.	15 ft.	15 ft.	6,000	50 ft.	45 ft.
C-1	25 ft.	10 ft.	15 ft.	15 ft.	6,000	50 ft.	45 ft.
O	25 ft.	5 ft.	15 ft.	15 ft.	6,000	50 ft.	35 ft.
LI	25 ft.	25 ft.	25 ft.	25 ft.	9,000	80 ft.	45 ft.
GUI							

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

Chart 3

Draft Commercial Ordinance Compilation 2

3/14/2024

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

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