

# Chapter 28

# Permitting Hazardous Enterprises

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PLANNING &  
DEVELOPMENT  
DEPARTMENT

# Chapter 28, Article VII

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A hazardous enterprise permit is required for new construction, expansion and/or use of certain premises that constitute hazardous occupancies under the building code.

A permit application shall be approved unless:

- (1) applicant submitted false or incorrect information,
- (2) One-third or more tracts within test area are being used for residential purposes
- (3) Any portion of a tract with a sensitive use is located within the test area,
- (4) The applicant has had a permit revoked.

# Process for Hazardous Enterprises Permits

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STEP 1: Commercial Plan Review staff review plans to determine if hazardous enterprise permit is needed

STEP 2: Application for restricted or unrestricted permit is submitted.  
Staff Reviews.

STEP 3: Staff obtains map of the 1000' test area and calculates percentage of residential tracts within the test area.

# Process for Hazardous Enterprises Permits

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STEP 4: If test area has fewer than 1/3 residential properties, and there is no sensitive use, and the application has not been revoked, then:

STEP 5: Staff opens two-week comment period and sends notification to residents within the 1,000' test area.

STEP 6: If there is no opposition, a permit is issued at the end of the two-week period.

STEP 7: If the application fails the test area requirements, application will be disapproved.

# Process for Hazardous Enterprises Permits

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Any property owner within the test area can request a public hearing at the Planning Commission.

An applicant can request a public hearing at the Planning Commission if they believe the City's analysis is incorrect

# Questions?

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