



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 7, 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

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. Public Hearing Replat Lot #'s 39 & 40, 114 Flamingo Cir. combining two lots into a single lot 39A.

Discussion with Possible Action – Replat Lot #'s 39 & 40, 114 Flamingo Cir. combining two lots into a single lot 39A

INFORMATION ITEMS

- 6. P&Z Commission Member Comments.
- 7. Next Regular Meeting date May 9, 2024.
- 8. 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 ON THE 21ST 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

APR 11 2024

Received



CITY OF HIGHLAND HAVEN
510-A Highland Drive
Highland Haven, Texas 78654-8269
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RE-PLAT APPLICATION REQUEST FORMProperty Owner(s) Name: Russell Morgan & Maya Gupta McReynoldsBilling Address 5200 Vista West CoveCity, State, Zip Austin, TX 78731Phone # 512-657-8268 Email Address: household.mcreynolds@gmail.com

If certification is to be signed in alternate name or agent other than property owner provide name & explanation.
Also, complete Certification on next page.

Property Location: Lot# (s) 39 & 40 HH Street Address: 114 Flamingo CircleDescribe Purpose for Re-plat: To combine lots 39, 40 & 0.22 fill area into one lot

(Attach additional sheets if necessary)

Anticipated use of Property: ResidentialName of Surveyor / Engineer to be used: Cuplin & AssociatesAddress: 1500 Ollie Lane, Marble Falls, TX 78654Phone # 325-388-3300Date Preliminary Survey Received: 4/10/24 Date LCRA Approval Received: 4/10/24Re-plat Fee: \$400 Date: 4/10/24 Ck #: 14761**OWNER RESPONSIBLE FOR ALL COSTS TO INCLUDES PUBLIC NOTICE, FILING FEES, POSTAGE**

1. Lots proposed for re-platting must be zoned for Single Family Residence (SFR).
2. Lot may be combined with all or part of an adjacent lot(s) or tract(s) of land so long as all lots are zoned SFR.
3. Texas licensed surveyor must prepare the replat survey documents.
4. SFR zoned lots must be compliant with subdivision regulations in place on time of re-platting:
 - a. Must meet all setback requirements and retain all easements of record.
 - b. Can be no smaller than the minimum size to meet LCRA approval.

CERTIFICATION

I certify that I am the owner or agent of the described property for purposes of this application. I respectfully request the processing and approval of the referenced plat and agree to comply all necessary information concerning this request. I also understand that any substantial modifications or additions to this submittal could mean the requirement of a revised plat. I hereby certify that I have been informed and understand the requirements regarding this process as specified by City Ordinance.

Russell Morgan McReynolds
Owner's or Agent's Signature

Russell Morgan McReynolds
Owner's or Agent's Printed Name

I also hereby authorize the Applicant, Agent and/or Engineer indicated on this application to act on my behalf during the process and presentation of this request. They are to be the principal contact with the City in processing this application.

Russell Morgan McReynolds
Owner's Signature

Russell Morgan McReynolds
Owner's Printed Name

Missy Hawker
Applicant's Signature

Missy Hawker
Applicant's Printed Name

Missy Hawker
Agent/Engineer's Signature

Missy Hawker
Agent/Engineer's Printed Name



Lower Colorado River Authority
3700 Lake Austin Blvd.
Austin, TX 78703

**HIGHLAND LAKES WATERSHED MANAGEMENT
ORDINANCE SUBDIVISION REVIEW**

Case # 2024-5336
Date: 4/2/2024
Name of Subdivision: Highland Haven Section 1 Lot 39A
Owner: RUSSELL MCREYNOLDS
Agent: Cuplin & Associates

County: Burnet County
Lake: Lake LBJ

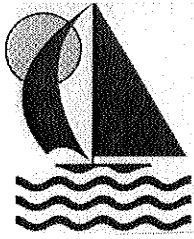
We have reviewed the proposed plat. This review was to determine compliance with the Lower Colorado River Authority's Highland Lakes Watershed Ordinance. The following is reported:

1. This subdivision consists of 1 lot(s) comprised of 0.692 acres.
2. Written notification and/or permits are required prior to commencing development activities pursuant to the Ordinance. The Permit plat notes #1 and #7 on the plat are approved.
3. This subdivision is located within LCRA's Onsite Sanitary Facilities (OSSF) Program jurisdiction. This replat creates a lot greater than the 1/2 acre minimum required under current regulations. Old OSSF records indicate a well was located at the front of the property which, if it has not been legally plugged, could create problems with future modifications of the OSSF system. An R.S. or P.E. will be required to design any new OSSF if necessary due to the proximity of Lake LBJ. An inspection is also required for continued use of this OSSF due to an ownership change in August 2023. Please contact the OSSF Program at 1-800-776-5272 Ext. 3216 to determine any further requirements.

Reviewed by:

Melissa Gabriel

LCRA Water Quality Protection



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April 17, 2024

Dear Property Owner,

The owner of Lots 39 & 40 - 114 Flaming Circle in Highland Haven has requested a replat. The property owner is requesting to combine Lots 39 & 40 into a single lot known as lot # 39-A.

You, as a property owner within 200 feet of the property for which the replat has been requested, are being notified per Texas Local Government Code 212, and per standard city procedure. The replat request will be discussed at a public hearing by the Planning & Zoning Commission on May 7, 2024, at 3 pm at the Highland Haven City Hall, 510-A Highland Dr, Highland Haven Tx. A public hearing will also be conducted on May 7, 2024, at 7pm at the Highland Haven Community Center, 118 Blackbird, Highland Haven Tx at the Board of Aldermen meeting to hear any public comments and action related to this request.

You are invited to attend these meetings and to provide public comment as you see fit. Any formal comments regarding this replat request must be submitted in writing to City Hall prior to the close of the public hearings.

Olan Kelley, Mayor
City of Highland Haven