



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: November 14, 2024

TIME: 6:00 PM

PLACE: Highland Haven City Hall

1. Open meeting and Roll Call to Establish Quorum

Linda Enderlin	Chair	☐ Present	☐ Absent
Marvin Filla	Vice-Chair	☐ Present	☐ Absent
Debbie Dahlstrom	Secretary	☐ Present	☐ Absent
Connie Smith	Member	☐ Present	☐ Absent
Jackie Garrow	Member	☐ 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 October 10, 2024, P&Z Meeting.

6. Discussion and/or Possible Action – Planning and Zoning meeting dates December 2024.

DISCUSSION ITEMS.

7. Discussion – Commercial Zoning

8. Discussion – Comprehensive Plan

a. Community Survey

INFORMATION ITEMS

9. P&Z Commission Member Comments.

10. Next Regular Meeting date To be determined

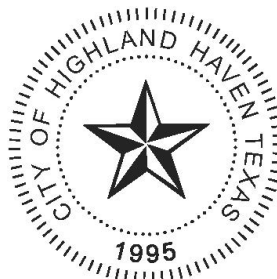
11. Items to be considered for the next agenda must be received by the Chair on or before To be determined.

12. Adjournment.

Agenda Posted on November 6, 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 6th DAY OF NOVEMBER 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, 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: October 10, 2024

TIME: 6:00 PM

PLACE: Highland Haven Community Center

1. Open meeting and Roll Call to Establish Quorum

Linda Enderlin	Chair	✓Present	☐ Absent
Marvin Filla	Vice-Chair	✓Present	☐ Absent
Debbie Dahlstrom	Secretary	☐ Present	✓Absent
Connie Smith	Member	✓Present	☐ Absent
Jackie Garrow	Member	✓Present	☐ Absent

2. Pledge of Allegiance

Linda Enderlin led in the Pledge of Allegiance

3. Recognize visitors. **No visitors were 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 September 12, 2024, P&Z Meeting.

Motion to approve minutes for September 12, 2024, made by Connie Smith, seconded by Marvin Filla.

Vote 4-0

DISCUSSION ITEMS.

6. Discussion – Commercial Zoning

7. Discussion – Comprehensive Plan

a. Community Survey

INFORMATION ITEMS

8. P&Z Commission Member Comments.

9. Next Special Meeting date October 24, 2024, 9am Highland Haven Community Center.

10. Next Regular Meeting date November 14, 2024, 6pm Highland Haven Community Center.

11. Items to be considered for the next agenda must be received by the Chair on or before November 1, 2024.

Connie Smith left the meeting at 6:45 pm.

12. Adjournment.

Motion to adjourn was made by Jackie Garrow, seconded by Marvin Filla.

Vote 3-0

Meeting was adjourned at 7:00 pm

Linda Enderlin, Chair

Lezley Baum, City Secretary





City of Highland Haven

Comprehensive Plan Development Community Survey

As we embark on creating a comprehensive plan for Highland Haven, we invite you to play a vital role in shaping our city's future. A comprehensive plan is a required document for Texas cities like ours, ensuring that we make informed decisions to meet the needs of our community. This plan will serve as a roadmap for Highland Haven, guiding key areas like land use, infrastructure, community services, and preserving the character we all value.

To make sure our plan accurately reflects who we are and what we need, we're asking for your insights through this community survey. This survey includes demographic questions to help us understand more about the residents and property owners, as well as broad questions about what things you would like to see the city accomplish moving forward. By learning more about the people in our community and what they desire, we can better address the needs of all who live here and plan for a sustainable, vibrant future. Thank you for taking a few moments to share your voice. Together, we can create a plan that supports Highland Haven's quality of life and helps our community thrive.



Comprehensive Plan Development Community Survey

SECTION 1: COMMUNITY VISION & VALUES

1. Do you feel safe in your community?

- ☐ Yes
- ☐ No

Comments: _____

2. What do you value most about living in our city? (Select up to 3)

- ☐ Quiet residential atmosphere
- ☐ Proximity to Lake LBJ
- ☐ Sense of community
- ☐ Safety and security
- ☐ Natural beauty
- ☐ Other (Please specify) _____

3. What do you see as the biggest challenges facing our city in the next 10 years?

- | | |
|---|--|
| ☐ Managing growth and development | ☐ Short-term vacation rentals |
| ☐ Maintaining infrastructure | ☐ Preserving natural resources |
| ☐ Traffic and transportation | ☐ Groundwater availability |
| ☐ Housing availability | ☐ Economic opportunities |
| ☐ Aquatic Vegetation | |
| ☐ Other (Please specify) _____ | |

SECTION 2: GROWTH AND DEVELOPMENT

4. How would you rate the current balance of residential and potential commercial areas in the city?

- ☐ Too much residential, not enough commercial
- ☐ About right as it is
- ☐ Too much potential commercial, not enough residential
- ☐ No opinion
- ☐ Other (Please specify) _____

5. Do you support the development of commercial areas along the entrance highway?

- ☐ Strongly support
- ☐ Somewhat support
- ☐ Neutral
- ☐ Somewhat opposed
- ☐ Strongly opposed

6. What types of businesses or services would you like to see if commercial areas were developed? (Select all that apply)

- ☐ Grocery/convenience store
- ☐ Restaurant/Café
- ☐ Retail shops
- ☐ Professional services (e.g. medical, legal, etc.)
- ☐ Other (Please specify) _____

SECTION 3: HOUSING

7. Do you think the city needs more housing options?

- ☐ Single-family homes
 - ☐ Allow multiple-family homes (e.g. apartments, townhouses)
 - ☐ Allow senior/assisted living options
 - ☐ Allow short-term vacation rentals
 - ☐ No, current options are sufficient
 - ☐ Other (Please specify) _____
-

8. How important is it to you that new housing development preserves the character of the existing neighborhoods?

- ☐ Very important
- ☐ Somewhat important
- ☐ Neutral
- ☐ Not very important
- ☐ Not important at all

SECTION 4: INFRASTRUCTURE AND SERVICES

9. How would you rate the condition of the city's infrastructure (roads, non-lake water, parks, storage area, etc.)?

- ☐ Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor
- ☐ Very Poor

10. What infrastructure improvements are important to you? (Select up to 3)

- ☐ Road maintenance and repair
 - ☐ Water supply and quality
 - ☐ Storm drainage system
 - ☐ Aquatic vegetation
 - ☐ Dove Park boat launching, docking, and swimming areas
 - ☐ Other (Please specify) _____
- ☐ Sewer System
 - ☐ Park improvements
 - ☐ Pedestrian and bike paths
-

11. Please prioritize the following General Fund Capital Projects in order of importance.

- | | |
|--|-------------------------------|
| ____ City Comprehensive Plan | ____ Fund Accounting Software |
| ____ City Hall Upgrades | ____ No Wake Buoy Program |
| ____ Sanitary Sewer System | ____ Street Improvements |
| ____ Emergency Generator for City Facilities | |
| Other (Please specify) _____ | |
-

12. Please prioritize the following Water Fund Capital Projects in order of importance.

- | | |
|--|--------------------------------------|
| ____ Advanced Metering Infrastructure | ____ Install 12 Fire Hydrants |
| ____ Engineer Fire Protection Improvements | ____ Install New Valves for System |
| ____ Repair/Install Blowdown Valves | ____ Replace Non-Functioning Valves |
| ____ Water Storage Building Upgrades | ____ Upgrade Water Pumps to VFD |
| ____ Water System Alert System (SCADA). | ____ Water System Comprehensive Plan |
| ____ Water System Emergency Generator | ____ Well #6 Buildout |
| Other (Please specify) _____ | |
-

SECTION 5: ENVIRONMENTAL AND NATURAL RESOURCES

13. How important is it to protect Lake LBJ and other natural resources in the city?

- ☐ Very Important
- ☐ Somewhat important
- ☐ Neutral
- ☐ Not very important
- ☐ Not important at all

14. What environmental issues should the city prioritize? (Select up to 3)

- ☐ Water quality in Lake LBJ
 - ☐ Open space preservation
 - ☐ Wildlife habitat protection
 - ☐ Stormwater management
 - ☐ Sustainable development practices
 - ☐ Other (Please specify) _____
-

SECTION 6: COMMUNITY INVOLVEMENT AND COMMUNICATION

15. How would you prefer to receive updates about the comprehensive plan and other city projects: (Select all that apply)

- ☐ Email
 - ☐ City website
 - ☐ Printed newsletter
 - ☐ Town Halls
 - ☐ Focus Group
 - ☐ Other (Please specify) _____
-

16. How involved do you feel in city decision-making processes?

- ☐ Very involved
- ☐ Somewhat involved
- ☐ Neutral
- ☐ Not very involved
- ☐ Not involved at all

17. What could the city do to improve communication with residents?

- ☐ _____
- ☐ _____

SECTION 7: OPEN COMMENTS

Do you have any additional comments or suggestions for the comprehensive plan?

SECTION 8: DEMOGRAPHICS (Optional)

18. Do you Own or Rent your home?

Own

- ☐ Full-Time Resident
- ☐ Part-Time Resident
 - ☐ Seasonal
 - ☐ Vacation/Weekend

Rent

- ☐ Full-Time Resident
- ☐ Part-Time Resident
 - ☐ Seasonal
 - ☐ Vacation/Weekend

19. How many people reside in the home when occupied? _____

Occupant # 1 o Male o Female Age_____

Occupant # 2 o Male o Female Age_____

Occupant # 3 o Male o Female Age_____

Occupant # 4 o Male o Female Age_____

Occupant # 5 o Male o Female Age_____

Occupant # 6 o Male o Female Age_____

Additional Occupants (please list) _____

20. Employment Status of Principal Adult Residents:

<u>Resident #1</u>	<u>Resident #2</u>	<u>Other Resident</u>
☐ Retired	☐ Retired	☐ Retired
☐ Full Time/Outside Home	☐ Full Time/Outside Home	☐ Full Time/Outside Home
☐ Part Time/Outside Home	☐ Part Time/Outside Home	☐ Part Time/Outside Home
☐ Work at/from Home	☐ Work at/from Home	☐ Work at/from Home
☐ Not Employed	☐ Not Employed	☐ Not Employed

21. Do you or anyone in your household attend or participate in any of the following organizations? (Check all that apply)

- | | |
|---|---|
| ☐ Board of Aldermen | ☐ Planning & Zoning |
| ☐ Property Owners Association | ☐ Ladies Club |

Please list topics or issues you would like to see covered by any of the above groups.

22. Below are activities currently provided in our community. Please check all activities that you or anyone in your household participate in. (check all that apply)

- | | | |
|---------------------------------------|------------------------------------|---|
| ☐ Potluck | ☐ Bridge | ☐ Game Night/Bingo |
| ☐ Silver Sneakers | ☐ Veterans Day | ☐ 4 th of July Festivities |

Please list any other activities you would like to see in Highland Haven.

Thank you for participating in our survey.