



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 13, 2025

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 February 13, 2025, P&Z Meeting.

DISCUSSION ITEMS.

6. New P&Z Member – John Novak

7. Legislative Items

a. Legislative Update

8. Discussion – Commercial Zoning

a. Update to commercial zoning

9. Discussion – Comprehensive Plan

a. Community Survey – Final Results

b. Community Survey – Next Steps

INFORMATION ITEMS

10. City Hall Update

11. P&Z Commission Member Comments.

12. Next Regular Meeting date April 10, 2025.

13. Items to be considered for the next agenda must be received by the Chair on or before April 7, 2025.

14. Adjournment.

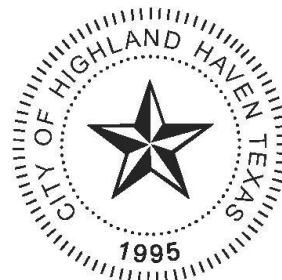
Agenda Posted on March 7, 2025

CERTIFICATION OF POSTING

I, SARAH COLLARD, 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 FEBRUARY 2025, AND REMAINED SO POSTED FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING PURSUANT TO THE TEXAS GOVERNMENT CODE SECTION 551.

Sarah Collard

Sarah Collard, 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 13, 2025

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

Chair – Linda Enderlin called the meeting to order at 6:02 PM.

2. Pledge of Allegiance

Chair - Linda Enderlin led in the Pledge of Allegiance.

3. Recognize visitors.

Visitor 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.)

There were no Public Comments.

ACTION ITEMS

5. Consider Minutes from January 9, 2025, P&Z Meeting.

A motion to approve the minutes from the January 9, 2025, P&Z Meeting was made by Marvin Filla, seconded by Debbie Dahlstrom.

Vote 4-0

DISCUSSION ITEMS.

6. Legislative Items

- Review recently adopted Resolution #364
- Legislative Bill Review
- Draft letter to representatives

7. Discussion – Commercial Zoning

- Update to commercial zoning

8. Discussion – Comprehensive Plan

- Community Survey – Results Through January
- Community Survey – Next Steps

INFORMATION ITEMS

9. P&Z Commission Member Comments.

10. Next Regular Meeting date March 13, 2025.

11. Items to be considered for the next agenda must be received by the Chair on or before March 3, 2025.

12. Adjournment.

A motion to adjourn was made by Marvin Filla, seconded by Debbie Dahlstrom.

Vote 4-0

The meeting was adjourned at 7:48 PM.

Linda Enderlin, Chair

Joseph Adams, City Administrator



Identified Bills with Potential Municipal Impact

Municipal Authority & Local Governance

- **H.B. 327 (Bernal) / H.B. 1779 (Bucy)** – Modifies zoning protest requirements by exempting Low-Income Housing Tax Credit (LIHTC) properties, potentially impacting municipal zoning processes.
- **H.B. 407 (C. Morales) / H.B. 747 (C. Bell)** – Establishes statewide solar-energy building code mandates, which may not account for local conditions or regulations.
- **H.B. 411 (Rosenthal)** – Limits municipal authority to regulate rental properties based on source-of-income protections for tenants.
- **H.B. 878 (Vasut) / H.B. 2480 (Talarico)** – Introduces state-level restrictions on minimum lot size requirements and mandates the allowance of accessory dwelling units (ADUs), affecting local zoning authority.
- **H.B. 1964 (Spiller)** – Adjusts municipal enforcement capabilities regarding nuisance actions related to agricultural operations.
- **H.B. 2683 (Harrison)** – Standardizes regulations for mobile food vendors, limiting the ability of municipalities to enforce local zoning and permitting rules.
- **H.B. 1835 (Guillen) / S.B. 785 (Flores)** – Establishes statewide regulations affecting local control over manufactured housing policies.
- **H.B. 2149 (Tepper) / H.B. 517 (Harris Davila)** – Alters municipal authority over nonconforming property use decisions.

Municipal Revenue & Service Areas

- **H.B. 2024 (Turner) / H.B. 2512 (Geren)** – Provides conditions for certain areas within extraterritorial jurisdictions (ETJ) to be exempt from municipal control, potentially impacting municipal revenue and planning authority.
- **H.B. 2494 (Craddick)** – Establishes disannexation provisions where municipalities do not provide specified services, affecting municipal budgets and jurisdictional boundaries.
- **H.B. 2512 (Geren) / H.B. 1901 (Cook)** – Expands limitations on ETJ authority, impacting municipal planning, service delivery, and taxation.

Regulatory Preemption & Planning Limitations

- **H.B. 2559 (Patterson) / H.B. 2149 (Tepper)** – Limits municipal authority to implement development moratoria, affecting local growth management strategies.

- **H.B. 2232 (Vasut)** – Adjusts municipal authority over "build-to-rent" communities, potentially overriding local zoning and development regulations.
- **H.B. 2480 (Talarico) / H.B. 878 (Vasut)** – Establishes state-level ADU regulations that may impact local zoning and land-use planning.
- **H.B. 2521 (Cook)** – Restricts municipal regulatory authority over vertiports, impacting local land-use planning and aviation-related infrastructure.

Municipal Communications & Engagement

- **H.B. 2789 (Schofield) / H.B. 2890 (Oliverson)** – Imposes restrictions on municipal participation in legislative discussions, including through organizations such as the Texas Municipal League.
- **H.B. 2851 (Harrison) / S.B. 1032 (Middleton) / H.B. 3021 (Troxclair)** – Prohibits the use of public funds for municipal engagement in legislative advocacy, impacting how cities can communicate positions on proposed legislation.
- **H.B. 2904 (Toth)** – Establishes additional limitations on municipal lobbying and advocacy efforts related to state policies.

Summary

This analysis provides an overview of proposed legislation with potential impacts on municipal governance, revenue, land-use authority, and engagement in state policymaking. City officials may use this information to assess how these measures align with existing municipal priorities and operations.

**CITY OF HIGHLAND HAVEN
ORDINANCE ____**

COMMERCIAL ZONING

**AN ORDINANCE OF THE CITY OF HIGHLAND HAVEN, TEXAS, AMENDING
CHAPTER 9 PLANNING AND DEVELOPMENT REGULATIONS SECTION
9.02.003 ZONING DISTRICTS, DISTRICT X; AND PROVIDING FOR THE
FOLLOWING; FINDING OF FACT, SAVINGS, SEVERABILITY, AND
REPEALER. EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.**

Whereas, the Board of Aldermen of the City of Highland Haven, Texas, (City) has determined that quality of life, and aesthetics are important issues and concerns affecting the City and seek to provide for the safe and orderly development of land within the City; and

Whereas, in the course of adopting the regulations established by this Ordinance, the Board of Aldermen has given careful consideration to the unique qualities of the City, including the community's history, geography, natural resources, existing structures, property values, surrounding communities, public facilities and infrastructure; and with a view of conserving property values and encouraging the most appropriate use of land in the City; and

Whereas, the regulations established by this Ordinance are furtherance of the public interest, for the good government, peace, order, trade and commerce of the City; and

Whereas, the Board of Aldermen considers the present ordinance necessary to reconcile and bring consistency to certain aspects of Commercial Zoning ordinance for the proper governance, health, and safety of the City; and

Whereas, the Planning and Zoning Commission has considered the contents of this ordinance and held a public hearing on _____, at which time all persons interested in the proposed amendments to the City's zoning ordinance had an opportunity to be heard; and

Whereas, the Board of Aldermen held a public hearing on _____, at which time all persons interested in the proposed amendments to the City's zoning ordinance had an opportunity to be heard.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALERMAN OF
THE CITY OF HIGHLAND HAVEN, TEXAS:**

SECTION I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the Board of Aldermen and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION II. AMENDMENT

Chapter 9 Planning and Development Regulations, Section 9.02.003 Zoning District X is hereby amended as follows:

DISTRICT: COMMERCIAL

1. AREA (legal description)
2. PURPOSE: The purpose of the general commercial district is to set aside defined land areas within the city, commensurate with anticipated demand, for commercial uses that serve the surrounding community with retail goods and services, in locations where transportation access can be maximized, while creating an environment to enhance the public image of the city, encourage economic investment, and provide attractive gateways into the city.

No area, building, or structure may be used, constructed, or altered except for those permitted by the City.

Regulation of commercial district development is intended to support the rural and recreational quality of life enjoyed by residents and property owners of the city by promoting business uses typical of a small Texas Hill Country Community.

Property Owners may, by variance request to the City, request business use of a property zoned other than commercial. Requests will be considered on a case-by-case basis.

3. USE REGULATIONS:

(See Chart 5)

A. CONDITIONAL USES:

Non-conforming or conditional uses are permitted in only two distinct instances.

1. Property owners may receive approval of conditional use by a positive vote of the Board of Aldermen.
2. Property owners who are actively using property for unapproved conditional purposes on (date of ordinance approval) may continue to use that property for that purpose, under the following conditions:
 - a. There will be no future expansion of such facilities or uses;
 - b. If existing facilities are expanded or remodeled, such conditional use becomes subject to the full force of this ordinance, including

but not limited to requirement that conditional use is granted only by positive vote of the Board of Aldermen;

- c. Sale of said property will not convey conditional use approval to subsequent property owners. Conditional use of said property by new owner will be subject to the full force of this ordinance, including but not limited to, requirement that conditional use is granted by positive vote of the Board of Aldermen.

B. GENERAL CONDITIONS AND LIMITATIONS

1. That the use is not objectionable, as defined by a positive vote of the Board of Aldermen, due to traffic, odor, excessive light pollution, smoke, dust, noise, vibration or similar nuisance and that such odors, smoke, dust noise or vibration be generally contained within the property, except that which is caused by customer and employee vehicles.
2. No building shall be erected, and no existing building shall be moved, structurally altered, added to or enlarged, nor shall any land, building or premises be used or designated for use for any purpose or in any manner other than provided for hereinafter in the zoning district in which the land or premises is located; provided, however, that necessary structural repairs may be made where health and safety are endangered.

4. SITE DEVELOPMENT REQUIREMENTS

- A. PURPOSE: The purpose of this section is to provide control over the commercial areas of the City so that they will complement existing activities, structures and neighborhoods, and conform to future plans of the City's growth.
- B. REVIEW: An applicant for a building permit for new construction or remodeling on any property zoned Commercial must submit to the City for review a description of the activity to be conducted, the location, building plans, site plans with drawings, dimensions and specifications.
- C. SITE PLAN SUBMISSION: A site plan shall be accurately and legibly drawn to scale with dimensions, and shall show the following items, as may be applicable for review of the proposed improvements:
 1. Point of references to accurately locate the site;
 2. The boundary of the existing property;
 3. Existing and/or proposed buildings;
 4. Proposed occupancy;
 5. Parking layout and drives;
 6. Means of ingress and egress;
 7. Loading areas;
 8. Fire lanes;
 9. Areas to be landscaped;
 10. Screening;

11. Public and private sidewalks;
12. Refuse facilities with screening;
13. Adjoining streets and alleys, including curbs, median and storm drains;
14. Drainage, electric, telephone, gas, cable television, and other utility easements;
15. Zoning;
16. Size of buildings;
17. Computations of building areas for each occupancy, site area, and parking ration;
18. Existing or proposed water and sanitary sewer lines;
19. Sign locations;
20. Other such information as considered essential by the Planning & Zoning Commission or City.

D. 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.
4. See Charts 1 – 4.

E. APPROVAL: Approval will be given based on appropriately conforming to the specific activity at the specific location, with regards to existing activities, structures and neighborhoods, and to the plans of the City.

F. ELEMENTS OF SITE PLAN APPROVAL:

The following will be used as guidelines in determining the acceptability of submitted designs:

1. Drainage, driveways, sewage and water utilities, and traffic flow plans must be approved by all governing County and State entities before final approval of site plan will be granted by the Board of Alderman.
2. All plans submitted must comply with the building codes in effect for the City at the time said plans are submitted.
3. Surface area of any building façade must be a material approved for use by a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building. Wood must be properly painted, stained, protected, sealed or otherwise treated appropriate for the type of wood material used.
4. Masonry buildings must use brick, stone, stucco and similar materials. If concrete or cinderblock is used, it must be textured and painted, or coated with stucco or a similar material.
5. Minimum landscaped open space must be provided as follows:
 - a. Office uses: fifteen percent of lot area;
 - b. Commercial uses: ten percent of lot area;
 - c. Industrial uses: five percent of lot area.

Said area must be landscaped with grass, trees, shrubs, flowers, native vegetation or drought-resistant plants.

6. Material used on the framing or exterior of any structure must be material approved for use by a national model code published within the last three code cycles, that applies to the construction, renovation, maintenance, or other alteration of the building. Antique, reclaimed or recycled material may be used on interior surfaces at the property owner's discretion.
 7. All heating and air conditioning equipment shall be screened from the view of any public street.
 8. Rear yards shall be required, only in the instance where the property abuts, along its rear lot line, property zoned and used for residential purposes, in which case a ten-foot rear yard shall be provided between Office/General Business and Residential uses, and not less than a twenty-foot rear yard between Light Industrial and Residential uses. No yard or other open space provided to comply with the provisions of this Subchapter shall be considered providing a yard or open space for a building on any other lot.
 9. Outside storage and trash receptacles shall be enclosed from view by the general public by a solid fence constructed of masonry or wood, the fence shall be a minimum of six feet tall. Where an industrial use property abuts a Residential use, a solid fence with a minimum height of eight feet shall be provided along the entire common boundary. No outside storage or trash receptacle shall be higher than the height of screening. All screening shall be maintained in a safe and sightly condition at all times. All General Commercial or Industrial District trash dumpsters shall be serviced from the owner's property.
- G. REJECTION: If the review results in a rejection of the plans, the City will send a letter of rejection to the applicant within five business days after rejection is given stating the specific reasons for the rejection. The applicant may modify the plans accordingly and resubmit the new plans to the City at any time after this notice is received.
- H. APPEALS: Any person may appeal the City's decision (rejection) to the Board of Aldermen.
- I. SIGN REGULATIONS: Permitted commercial signs must be on the same lot as the business establishment to which they refer and comply with all setbacks for the relevant Zoning District.
1. Temporary signs, movable marquees, and banners are prohibited, except for construction signs during development.
 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.

J. OFF-STREET LOADING REQUIREMENT:

Any business use that receives or distributes materials or merchandise by vehicle shall provide, when required by use district regulations, off-street loading spaces in accordance with the following requirements:

1. Floor area shall mean the gross floor area of use.
2. Fractional spaces shall be rounded to the next higher whole space.
3. Whenever a building or use, existing on the date of the ordinance from which this chapter is derived, is enlarged by more than 50 percent in floor area or area of use, the entire building or use shall then and thereafter comply with the off-street loading requirements.
4. Off-street loading spaces shall be located on the same lot as the building or use served.
5. A loading space shall contain a minimum of 420 feet and shall be approximately 12 feet in width and 35 feet in length. All loading spaces, maneuvering aisles and driveways shall be paved.
6. One loading space for each 5,000 square feet of floor area for the first 15,000 square feet of floor area. One additional loading space for each XXXXX square foot of additional floor space in excess of 15,000 square feet.

K. BINDING SITE PLAN: Compliance by the applicant to the site plan submitted and approved will be determined by the City's designee. Should said designee determine that actual construction varies from the approved plans, City designee may issue a violation, applicant may be subject to a fine, and a stop-work order may be issued until such variance is resolved.

5. COMMERCIAL DISTRICTS

A. Office District – District “O”

1. PURPOSE: Allows office development to a maximum of two stories for use in providing professional and other services. (See Chart 5)
2. CONDITIONS AND LIMITATIONS:
 - a. Does not allow hospitals or call centers.
 - b. Business hours 7am – 7pm.

B. General Business – District “GB”

1. PURPOSE: This district allows general retail and commercial uses in the following listed use areas:
 - a. Listing of types of businesses (See Chart 5)
 - b. Uses as determined by the Planning and Zoning Commission and the Board of Aldermen which are closely related and similar in nature and environmental impact to uses listed in Chart 5.
 - c. Any business not listed in Chart 5 shall apply for approval by the City.
2. CONDITIONS AND LIMITATIONS:
 - a. 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.

- b. 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.
- c. That the business be conducted wholly within an enclosed building, except for delivery, catering, gasoline sales, nurseries and garden centers.
- d. 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.
- e. That all merchandise be sold on the premises, except for delivery and catering.
- f. Establishments located on property that is within 300' of any property zoned for residential use when commercial use is first established may not be open to the general public before 5:00 a.m. and must be closed to the general public by 10:00 p.m.
- g. A variance request may be submitted to the City for deviations from conditions and limitations.

C. Light Industrial – District “LI”

- 1. 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 goods, materials, products or equipment and the following listed uses: (See Chart 5)

- 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.
 - iii. Research, development and testing activities.

- 2. CONDITIONS AND LIMITATIONS.

- a. See Charts 1-4.
 - b. That the use not be objectionable, as determined by recorded vote of the BOA, because of traffic, odor, excessive light, smoke, dust, noise, vibration, or similar nuisance; and that, excluding the cause customer and employee vehicles, such odors, smoke, dust, noise, or vibration be generally contained within the property.

3. 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.

4. NOISE NUISANCES:

By authority of:

Texas Local Government Code, Title 7. Regulations of Land Use,
Structures, Businesses, and Related Activities,

Subtitle A. Municipal Regulatory Authority

The City may define, declare, and abate noise nuisances.

The City defines a noise nuisance for purposes of Commercial Zone LI as:

Unreasonably loud, disturbing, or unnecessary noise that causes material distress, discomfort or injury to a reasonable person of ordinary sensitivity in the immediate vicinity thereof; and/or any noise of such character, intensity and continued duration that it substantially interferes with the comfort and enjoyment of private homes or with the normal operations of neighboring businesses, by reasonable persons of ordinary sensitivity.

- D. Governmental, Utility, and Institutional district “GUI”.

1. 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. (See Chart 5)

Chart 1							
Zoning District	Front Setback	Side Setback	Street Side Yard Setback	Rear Setback	Min. Lot SF Area	Min. Lot Width	Height Limit
O							
GB							
LI							
GUI							

Chart 2		
Zoning District	Maximum Lot Coverage Main Building(s)	Coverage Main Buildings and All Accessory Buildings
O		
GB		
LI		
GUI		

Chart 3			
Zoning District	Building Area - Maximum Floor Area Ratio		Land Area
O			
GB			
LI			
GUI			

Chart 4	
Use	Number of Parking Spaces (1)

Chart 5

Business Type	O	C	LI	GUI
Antique shops		X		
Apparel shop		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		
Churches				X
Clinics without overnight services		X		
Community Buildings				X
Convenience store		X		
Department, sporting goods, novelty, variety, toy stores		X		
Drapery, needlework, weaving shops		X		
Drugstore		X		
Electrical Substations				X
Facilities for assembly of computer software products			X	
Florists, Jewelry, optical goods stores		X		
Gas station		X		
Gym, fitness center		X		
Household/office furniture/furnishings, stores		X		
Laundry/dry cleaning substation		X		
Municipal Recreation Facilities				X
Package liquor stores		X		
Parks, Playgrounds				X
Public Buildings				X
Public Utility Substations & Distribution Centers				X
Retail supplying common shopping needs of residents		X		
Schools-Public and Private				X
Shoe and leather repair		X		
Warehousing and Distributing Operations			X	
Wastewater Treatment Plants				X
Water supply - Reservoirs, Plants, Water Towers				X
Wholesale Distributor			X	

SECTION III: SAVINGS/REPEALING CLAUSE. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION IV: SEVERABILITY. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Highland Haven hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION V: PENALTY. Any person, firm, entity or corporation who violates any provision of this Ordinance or the City's Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be punishable as provided in article 1.03. Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. Highland Haven retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION VI: PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

SECTION 9. OPEN MEETING. That it is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given, all as required by Article 551. 041, Texas Government Code.

PASSED, APPROVED AND ADOPTED by the Board of Aldermen of the City of Highland Haven, Texas, on this the _____ day of _____, 2025.

Olan Kelley, Mayor

ATTEST:

, City Secretary

City of Highland Haven

Community Survey Results for Comprehensive Plan

Forward

The City of Highland Haven is undertaking an update to its **Comprehensive Plan**, a guiding document that outlines the community's vision, goals, and priorities for the coming years. The last update to the plan was **over 10 years ago**, and as our community continues to evolve, it is crucial to reassess our needs and ensure that city policies align with residents' expectations.

Why Does Highland Haven Need a Comprehensive Plan?

Comprehensive Plans are not just a local initiative—they are **required by Texas state law** for municipalities. Under **Chapter 213 of the Texas Local Government Code**, cities are authorized to adopt comprehensive plans to guide their growth and development. While the law does not specify a strict timeline for updates, best practices recommend that cities **review and revise their plans every 5 to 10 years** to ensure they remain relevant to current conditions and community needs. The **Comprehensive Plan serves as a policy framework** for land use, infrastructure, public services, and long-term city planning. Having an up-to-date plan also helps cities secure state and federal funding for infrastructure and other community projects.

To aid in this effort, the City conducted a **Community Survey** to gather input directly from residents. The survey was distributed to 353 households via email and mail, resulting in **105 responses**—a participation rate of approximately **30%**. Residents were encouraged to provide feedback on a wide range of topics, including **public safety, infrastructure, water resources, general community items like parks, commercial development, and overall community priorities**.

Key Themes of the Survey Results

Several **common themes** emerged from the survey responses:

- **Preservation of Community Character** – Residents highly value Highland Haven's quiet, residential nature and largely oppose high-density development, short-term rentals, and large-scale commercial expansion.
- **Water and Infrastructure Concerns** – Water conservation, road conditions, and the potential for a **sewer system** were recurring concerns. Many residents expressed interest in improving infrastructure while balancing growth.
- **Public Safety & Emergency Preparedness** – Issues such as **traffic control, emergency evacuation routes, and law enforcement presence** were frequently mentioned.
- **Parks and Recreation** – While parks are important to residents, it is important to note that the **City of Highland Haven does not own or maintain any parks**—they are managed by

the **Highland Haven Property Owners Association (POA)**. The City will pass along feedback from this survey to the POA for their consideration.

- **City Communication & Transparency** – Residents appreciate email updates but suggested improvements, including a **more interactive website, short email blasts, text alerts, and clearer explanations of city projects and spending**.
- **Concerns About Taxation & Spending** – Some residents are concerned about **property tax increases**, government expenditures, and the perceived value of city services. Highland Haven has one of the **lowest tax rates in the state of Texas**, which limits what the City can and cannot do, but we strive to maximize efficiency with the resources we have.

Next Steps

The insights gathered from this survey will play a **key role in shaping the updated Comprehensive Plan**. However, we recognize that some topics require **deeper discussion and clarification**. As a next step, the City plans to host **town hall meetings and focus groups** to further explore key issues, better understand resident viewpoints, and provide explanations where misconceptions may exist.

We appreciate the community's engagement in this process and encourage continued participation as we work together to plan for the future of Highland Haven.

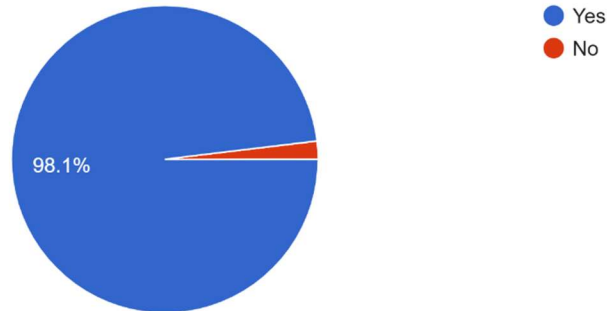
Statistics About the Survey

- A link to the online survey was emailed out on Monday January 13 to 339 email addresses identified as belonging to residents of Highland Haven.
- The survey was also mailed to 14 residents who did not have an email address on file with the city.
- Of the 353 surveys sent out, we received 105 responses, about a 30% response rate.
- Of those 105 responses, 96 were received through the online survey, and 9 were written survey responses.
- In developing the survey, it was decided to offer a comment section after each question asked. There were 269 comments made in total in these sections. Comments below were copied directly from the survey.
- No survey questions were mandatory, and those filling out the survey could choose to respond or skip any questions asked.
- Below are the response results for all the surveys that the city received.

Q1:

Do you feel safe in your community?

105 responses



Yes=103

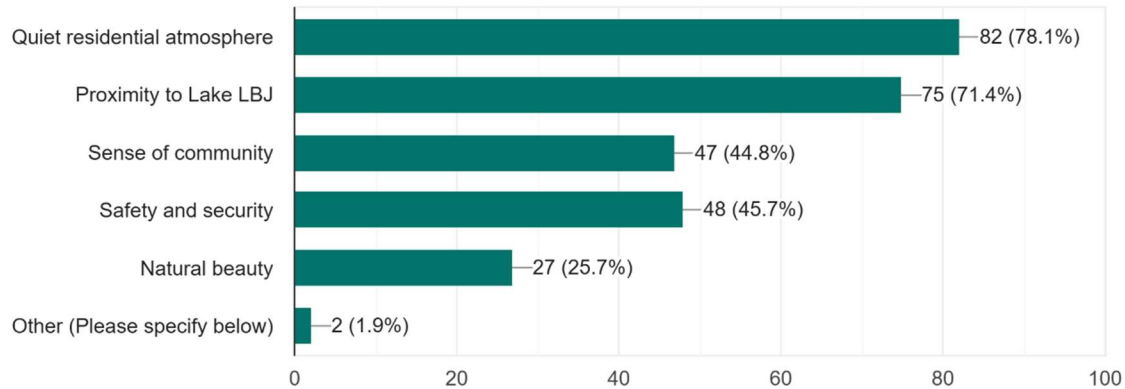
No=2

- Written Survey.
- Written Survey
- We live on Highland Drive and there is constant traffic of contractor trucks working on the many various jobs in the neighborhood.
- Corruption within Burnet County Sheriff's department needs to change though.
- Written Survey. I feel we need emergency routes in case of fire, the creek flooding, aftermath of tornadoes, etc. And I feel everyone needs to know these routes and how to use them. Please do consider this.
- always liked the one way in and one way out, keeps in my opinion the bad guys out.
- But would like a law enforcement presence more frequently than the current drive throughs by the BCSO
- Written Survey. We need to be aware crime happens.
- Quite safe
- We have lived here for 29 years and have always felt very safe
- I worry for my pets safety due to other neighbors.
- Written Survey. HH is a bedroom community - no commerce and close knit community - aspects of a sanctuary of sorts - don't forget that
- No lighting is needed to feel safe.

Q2:

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

105 responses

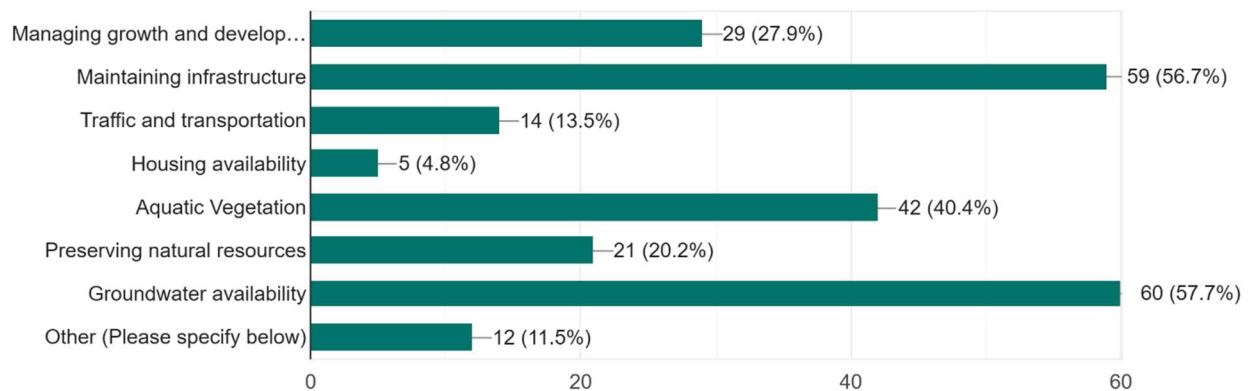


- I live on a channel which I have quick access to the water
- Family
- No congestion, no crowds in typical sense
- Well maintained properties.

Q3:

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

104 responses



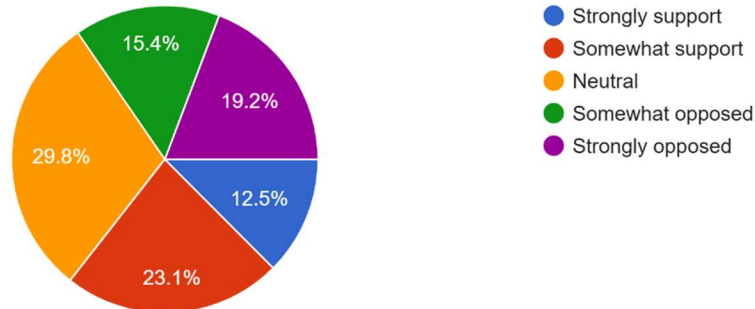
- We should have real fire hydrants from what I understand of the present situation it would take a while to get emergency water if needed.
- More families are moving in. We need to build real parks for the children
- Planned development at the entrance of Highland Haven.
- I think the city leaders are doing what they can for our citizens.

- Making all the parks welcoming. Most are just open areas with nothing there. Turn one into a dog park.
- HH needs to explore a city sewer system. Perhaps partnering with Granite Shoals, Kingsland, other.
- Number of pets in the household and quietness of people animals
- we are asked to conserve water, yet new houses are being built that consume water when we are in drought conditions. No new houses should be built until the water issue is resolved.
- Emergency alerts (tornado, fire, etc)
- Government overreach. We are not a city. We don't need a mayor or any government positions. Y'all do nothing besides tell everyone else what they can't do. You don't maintain the roads. You don't maintain the parks. You don't maintain the electrical utilities. There is no sewer or water treatment plant. Y'all only manage the water and that's because you force everyone to hook up to it. You won't allow us to drill a well. Even for irrigation purposes only. I also find it hilarious that y'all making these ordinances live on the water and have a lake pump or already had a well. I pay the city of HH in taxes almost \$1000 a year. I've never seen a dime of that money come back to reflect our community. The ladies club does more than the city and they are volunteers. So why do we need you? And I would really love an explanation of why we need a city administrator. What on earth could you possibly do? Please let me know. Like what are your daily tasks? How do you help me? Why are we paying you \$85,000 a year? Also the city still owes me \$400. I was wrongly charged a permit extension fee and I called out Tom for the mistake and was told that I was wrong and the city forced me to pay it or suffer penalty and not receive my CO. I have all the details and emails that show everything and I have asked multiple times but Tom will not even respond to my emails.
- Preserving the uniqueness of the community growth, of course is limited by the very limited unused lots/spaces. No multi dwellings, no traffic
- Enforcing deed restrictions by filing a lawsuit before an unapproved project is finished and after proper notice is the only way to keep the aging neighborhood in good condition.
- As a result of the on-going drought conditions in central and west Texas and the subsequent low levels of the Highland Lakes, Lake LBJ is becoming increasingly congested and busy. This results in increased noise, trash on the lake, and busier streets, all of which work against the quiet nature of our residential community.
- Taxes

Q4:

Do you support commercial development along the highway at the entrance to the community?

104 responses



Strongly Support=13, Somewhat Support=24, Neutral=31, Somewhat Opposed=16, Strongly Opposed=20

- NO commercial developments or short term rentals within the HH Community.
- No entirely opposed to commercial development at the highway. BUT it should be strictly regulated for appearance unlike Kingsland, granite shoals and the west end of marble falls. I believe any development should include and actual traffic light at that intersection
- Oppose commercial in our community
- Any new development should be single family residential only.
- No multifamily, no high water users, limited personal services in designated location
- City police are going to have to do a MUCH BETTER JOB of traffic control. (speed) and also visibility- we dont see them patrolling as they should
- I am against multi-family (apartments, etc.) in this community, and really would not want commercial development. If approved, I'd suggest limiting commercial to professional services (medical, attorney, etc.), and limiting total development to a small percentage of the neighborhood (land, population, etc.). No retail, entertainment, etc.
- Commercial development will create more non residential traffic into HH. Increased traffic leads to less security. This could potentially decrease property values as well.
- I live on Highland Drive and I think traffic is bad enough
- If it brings in sufficient tax revenue and if we have a traffic light at 1431 and 125.
- Commercial development on the 1431, with the way our area is growing either we can control the growth or the growth will control us. With the right kind of development this would help with road cost, park cost, taxes, etc. Look at Granite Shoals history.
- Responsible development that adds to the value and experience of Highland Haven residents is encouraged. Commercial development that detracts from the unique qualities of HH is discouraged.

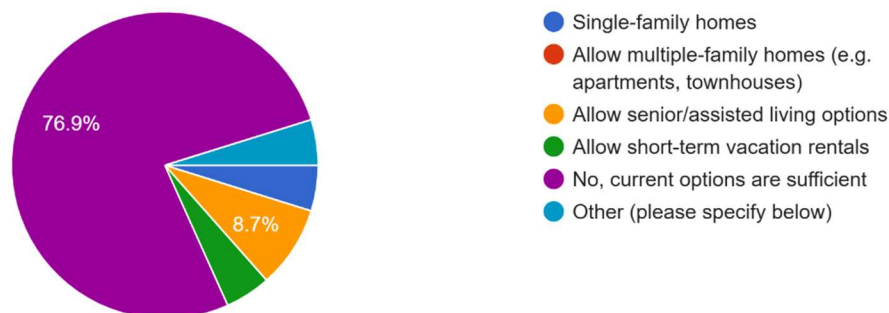
- If commercial development becomes a reality, it should reflect the nature and design of Highland Haven, i.e. no tattoo parlors, bars, smoke shops, etc...
- Unless we have working red light to get out
- No commercial development in the community, we have enough problems with traffic and speeding from all the maintenance workers daily.
- No commercial development
- Rather keep commercial out but on 1431 at most
- commercial should be limited to 1431
- Favor Local businesses vs chain operations
- I would not be in favor of commercial development in the community, but out on the highway at the entrance would be expected.
- need a traffic light at Highland Drive and 1431, with development more traffic
- I am against commercial development because of added traffic and more non-residence being around or in the neighborhood.
- No commercial development past Curtis Fry Bridge.
- No apartments or condos
- Could use a stop light or better traffic control at entrance.
- My main concern is traffic at the intersection of Highland Drive and 1431. This is a very dangerous intersection. I'm not necessarily opposed to commercial development but it will make the intersection more dangerous.
- We need a sewer system
- There should not be any more houses added in our community to the water system while we the current residents are asked to reduce our water usage is being restricted
- No commercial development in the community
- Living in our beautiful lake community is a privilege, and I truly appreciate the clean, serene environment and the sense of community it fosters. However, I do feel there's an opportunity for thoughtful development that can enhance our quality of life while maintaining the charm and character of the area. Specifically, I'd love to see improved infrastructure for outdoor activities, such as cycling paths and walking trails, which would not only benefit residents but also attract those seeking active, outdoor lifestyles. Additionally, introducing small, carefully planned commercial spaces—such as a grocery store, coffee shop, or restaurants—would bring convenience and encourage community gathering without requiring long drives for essentials. I believe promoting a balance between commercial growth and maintaining the area's natural beauty can be beneficial to both current and future residents. Thoughtful development could enrich our community while preserving the tranquility we all cherish.
- It would help our tax base to have some commercial along 1431.
- Let people do what they want. Leave everyone alone.
- No commercial development!
- I love the community just as it is. Building commercial and multi-residential buildings will bring in the riff-raff

- Commercial development would ruin our quiet, safe community. We already have too much "outside" traffic with all of the construction workers zooming around our streets.
- No to commercial development . Need to keep the restrictions on rental property
- Do we really need another conv. store? Commercial except for area west of water tank is already "banned" - why in the world or who would want to change that, just a few available residential lots, no multi family
- Enforcing the proper set back distance from the property line makes the neighborhood a more beautiful place. New builds want larger and larger houses and may try pushing the deed restrictions. Once again, have an attorney on speed dial.
- We are strongly opposed to any commercial development in Highland Haven. We also strongly oppose multi-unit/multi family development in Highland Haven.
- Improve public spaces - Pickle ball/Tennis courts, Shuffleboard, Community center with Gym.
- My concerns about development in general (residential or commercial) are centered around the lack of infrastructure to support it, that is, narrow roads, water availability, and limited emergency services.
- No commercial development.
- No storage facility.
- Commercial development attracts too many non HH citizens into our neighborhood.
- We didn't need commercial development out here. Highoand Haven is tucked away outside the hustle and bustle of Marble Falls, amd this is precisely what makes our community so special. Please do NOT open us up to commercial development.
- It is such a beautiful community, no short term rentals. I love seeing newer or bigger houses going in on the lakefront
- Should not have commercial development within the community. Only on highway frontage.

Q5:

Do you think the city needs more housing options?

104 responses



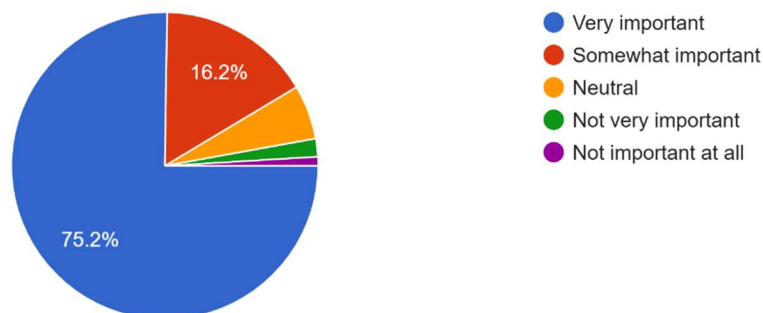
Single-family homes=5, Allow multi-family homes=0, Allow senior/assisted living options=9, Allow short-term rentals=5, No current options are sufficient=80, Other=5

- I would support carefully defined multi-family zones.
- No multi family homes, no short term rentals
- Definitely not short term rentals
- The reason i chose this neighborhood is because it does not allow mutli family homes and vacation rentals. i would not want that
- no airbnb or vrbo
- No short term rentals!!!!
- I am strongly opposed to short term rentals. We live on waterfront property with the closest permanent neighbor 3 houses away on both sides. I feel that allowing STR's will increase noise and traffic right next door.
- water is the current issue except for the houses along the water ways that pull water illegally from the lake. Their lawns are always green
- This sounds like you have been getting pressure from developers. Don't buy into their "siren's" song. You represent us not third party hustlers
- I prefer single family homes but would have no objection to well-constructed and maintained townhouses. Rentals of any kind can be problematic because renters rarely feel committed to the community. Short-term vacation rentals are, in my opinion, much more likely to be problematic, with renters not knowing about and not interested in knowing about local laws, ordinances, etc., and are, therefore, less likely to honor them.
- If we are just referencing our tiny town of Highland Haven, why would we bring in apartments or senior living into a neighborhood? Continue with no STR

Q6:

How important is it to you that housing development in Highland Haven preserves the character of the existing neighborhood?

105 responses



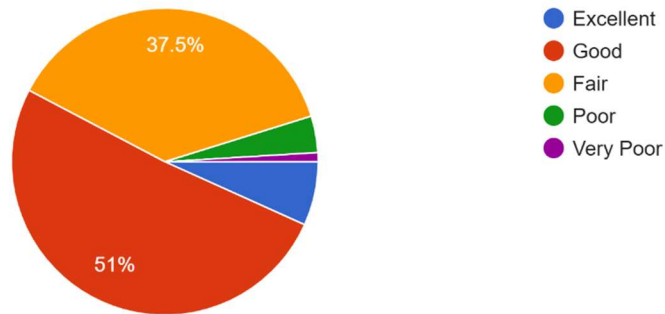
Very Important=79, Somewhat Important=17, Neutral=6, Not Very Important=6, Not Important at all=1

- While short-term rentals might increase property values due to income potential I would not support them as it increases strain on resources and could increase safety concerns. Weekenders like myself pose enough of a challenge to knowing your neighbors.
- The current character is one of the prime reasons we purchased property here.
- Only 1 household on each lot. Not dividing up the lot into 2 or more parcels.
- We have some new housing in the city, so I think the city is moving at the right speed.
- We are a small residential community with minimal road access and limited infrastructure. Multi-family units and short-term rentals cannot coexist with our residential homes without negatively impacting the life of HH residents. We are already seeing negative impacts in Nobles addition with traffic, parking, trash and noise due to short-term rentals
- The restrictions to single family homes should remain and no short term rental
- i think a lot of homes are letting their yards deteriorate, particularly those with second homes. I think an effort to upgrade landscaping in our community would be huge for our valuations and community pride
- It strongly needs to be approved, like better roads and sidewalks! And either tear down problem houses or bring them up to code
- Preserving the character of the neighborhood is important, but I also believe there's room for thoughtful evolution. One concern I'd like to raise is regarding the high property taxes and the restrictions on short-term rentals. It is becoming increasingly challenging to offset the costs associated with maintaining our house on the lake, especially with the current ordinance prohibiting short-term rentals. Allowing for limited, well-regulated short-term rentals could provide financial relief for many homeowners like us, who are not full-time residents. This change could also bring economic benefits to the community by encouraging more visitors to support local businesses and promoting Highland Haven as a desirable destination. I know other part-time residents share this concern, and I believe this could be an opportunity to strike a balance that benefits both homeowners and the community.
- We should not turn our City into vacation rentals.
- The city has made the building permit rules so ridiculous it's very difficult to build. Austin has less rules and fees even.
- Preservation of the quintessential natural/character of the community is the paramount issue
- We strongly oppose vacation rentals (VRBO's) in Highland Haven.
- Maintain a Single Family Residential neighborhood. Adding Multi-family/senior living will de-value existing properties.
- See comments above.
- I have concerns that inflated property values will overtake those of us who serve in the public arena, teachers, law enforcement, first responders, and retirees who have offered stability to our community.

Q7:

How would you rate the condition of the city's infrastructure (roads, drinking water, parks, storage areas, etc.)?

104 responses



Excellent=7, Good=53, Fair=39, Poor=4, Very Poor=1

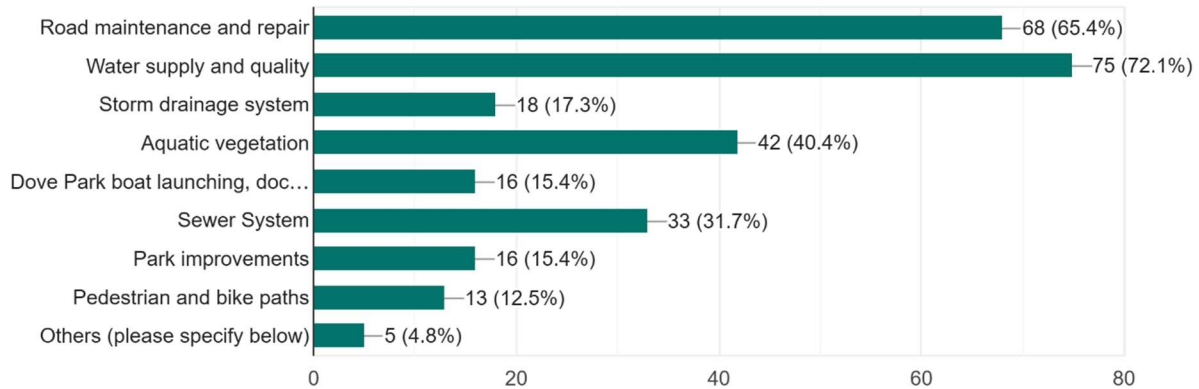
- Good but the roads are getting taxed by increased activity as LBJ has become more popular the neighborhood is changing and getting much more use.
- Love it the way it is. If possible, a little on going maintenance on the dock at Dove (mostly regular power washing) due to birds and algae . The use of proper budgeting for future infrastructure needs in order to upgrade things when needed. The Dover boat ramp will eventually need something done, as it is the only usable ramp. Appreciate the addition of the new water tank.
- Roads
- Roads need work and always will, EDC would be able to help with the cost of the city's infrastructure.
- Our roads definitely could use a facelift. Water is good and the recent improvements to the water system was much needed. Keep the parks in the hands of the POA in order to restrict use to residents and guests only.
- Poor Roads
- Main road is in fair shape due to the repairs this past year, but the whole road needs to be fixed. Water is good, although we use a water softener and filters. Parks are poor, except for Dove park which is in good shape. We need to use the parks we have to make them inviting for residents. Turn one into a dog park. I'm not sure of the storage status, is there anything available?
- Storage area needs work for sure, drainage also needs to improved
- Water is great roads need a lot of work.
- been a long time since roads were chip & sealed. need to schedule with County
- Water is very good, roads fair, need sewer!
- Red park for kids to play. Playscape, etc

- Roads could use some update
- I would like to see something done with the parks, playground
- the roads are awful. more attention should be given to the state of the roads
- The only problem we have are the horrible roads we have
- Could we possibly have the county improve the roads they are responsible for?
- The roads are atrocious. The county paved highland Dr so all the city has to do are the side streets and can't even do that. I had to fix the approach behind my grandparents driveway with asphalt myself because the city hasn't done anything on the roads in years. And if they do it's only shotty patchwork. The water quality is awful as well. It's extremely hard. For as much as y'all charge you would think the water could be filtered or treated at least some. If it is it's not doing much. I've had well water better than this. I'm running a 2 stage whole home filtration with sediment and charcoal and it barely helps. The parks leave much to be desired. Dove park is great but that's about it. We would love to see playgrounds or something for children to play on. A 4 foot wide bench facing away from the water on an unkept lot is not a park. Seems like whoever lives closest to some of these parks just uses them as extra yards. The storage areas are a business and shouldn't be a concern of the city. They are self sufficient. NO city funds should ever go towards a for profit business such as storage.
- Again, consider the nature of the community. It's quite adequate under the circumstance.
- We prefer to leave the open space of the parks as they are. In other words, no pickleball/basketball courts etc.
 - Repave all roads within the neighborhood. Require homeowners to maintain edge where their yard meets the asphalt. This will eliminate most of the issues that currently exist with yards growing onto the asphalt and creating cracks.
 - Build a Community area - that includes an exercise facility/tennis courts/pickleball courts/shuffleboard courts for residents only.
- Our roads could be a little wider. Guests are not suppose to park on the grass but the roads are not wide enough to park on for garage sales, parties, family get togethers.....
- Roads could be better, otherwise all good!

Q8:

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

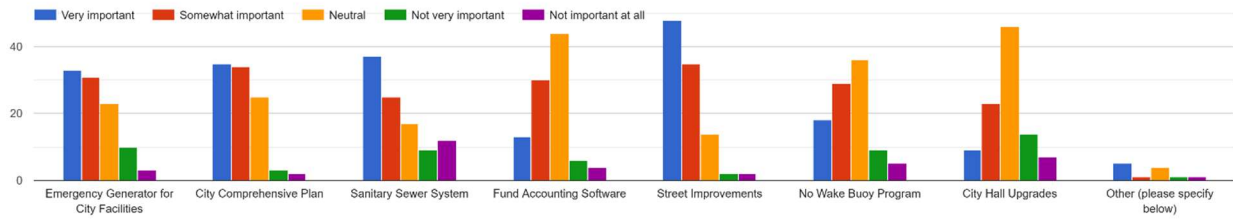
104 responses



- Maintain separation of City and HHPOA responsibilities (ie: parks, boat ramps, & aquatic vegetation are responsibilities of the HHPOA which is private entity of HH property owners and is not open to the general public).
- Did the increase in water capacity get completed?
- The City should revisit sewer system options
- From an environmental perspective, a city wide sewer system may be more friendly to the lake and the groundwater.
- I'm not sure why this survey keeps pushing aquatic vegetation. That only effects a small number of households in the neighborhood. We shouldn't have to pay for that. Create a park and playground area that the community will use.
- HHPOA owns and services parks. should not be on City survey
- Outside people using our boat ramp is/ will be a concern
- I would like for brush collection, bulk collection, and hazardous waste collection to be made available to Waste management contract.
- Natural gas and fiber optic cable
- Fun areas with pickleball, bocce court
- The MUD sewer proposal 15 years ago shot down in flames - everybody already paid for septic. Nobody uses the parks, especially the weekends. With minimal traffic congestion - paths are superfluous
- It would be fun to have a big slide into the water at Dove Park.
- There is no sewer system, but would be nice.

Q9:

Please rate the importance of the following General Fund Capital Projects.

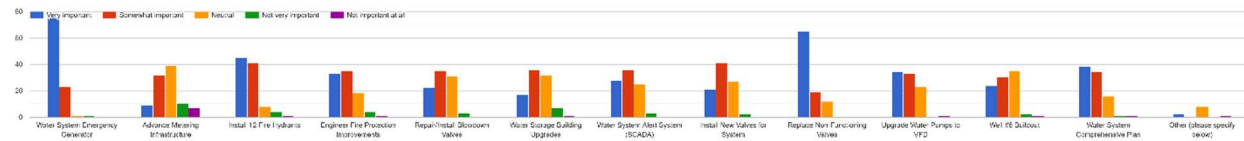


General Fund Capital Projects					
	Very Important	Somewhat Important	Neutral	Not Very Important	Not Important at all
Generator	33	31	23	10	3
Comp. Plan	35	34	25	3	2
Sewer	37	25	17	9	12
Fund Acc.	13	30	44	6	4
Streets	48	35	14	2	2
Buoys	18	29	36	9	5
City Hall	9	23	46	14	7
Other	5	1	4	1	1

- Additions to city parks: volleyball/pickleball courts, playgrounds etc
- A comprehensive aquatic vegetation control plan for all Highland Haven shoreline areas is something most all residents would welcome and support. Vegetation free shoreline areas is something that benefits all property values as well as every other aspect of lake living.
- Any major changes, i.e. upgrades to city hall, should be dedicated to our long standing mayor, Mr. Olan Kelly.
- Playgrounds in the parks
- Neighborhood pool
- General amenities to improve value of real estate
- Thought you had generator back up 2. Why in the world would HH need a comp plan? Absurd. 3. Software should be in place; city finances with no standing debts., limited procurement and small staff should be affordable. 4. City Hall - what type of upgrades? KISS applies
- I've noticed some No wake Buoys Are placed too far from the Shoreline. My guess is, some homeowners have taken it upon themselves to move these buoys.
- not familiar with the general fund capital projects funding or planning so no opinion

Q10:

Please rate the importance of the following Water Fund Capital Projects.



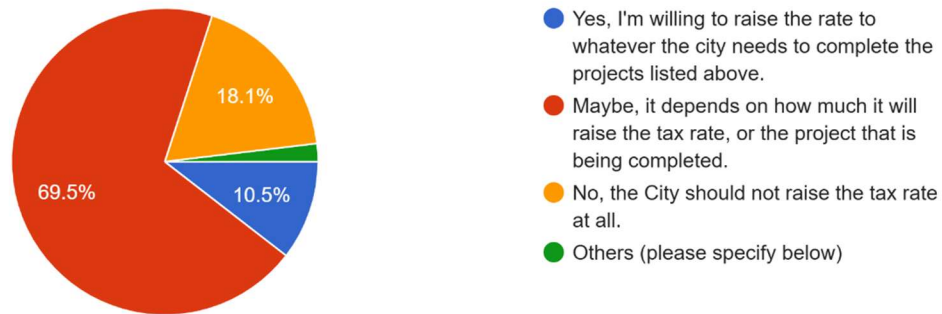
Water Fund Capital Projects					
	Very Important	Somewhat Important	Neutral	Not Very Important	Not Important at all
Generator	75	23	1	1	0
AMI	9	32	39	10	7
Fire Hyd.	45	41	8	4	1
Eng. FPI	33	35	18	4	1
Blowdowns	22	35	31	3	0
Buildings	17	36	32	7	1
SCADA	28	36	25	3	0
New Valves	21	41	27	2	0
Repair Val.	65	19	12	0	0
VFD Pumps	34	33	23	0	1
Well #6	24	30	35	2	1
Comp. Plan	38	34	16	1	1
Other	2	0	8	0	1

- I'm not on city water and would like to keep it that way. However, I do support the community have the best functioning capabilities for city water.
- Need more details on all topics here.
- We have an emergency generator for water system-why is that an item?
- Not sure what many of the questions mean.
- Need to understand and be aware of the expert opinion of the water managers to prioritize.
- I am not familiar with the specifics of these project so selected neutra.
- See 17 about generator. Need 2 "refill" hydrants for pumpers. What is "engineer fire protection improvements". Ditto on valves - repair existing valves seems obvious. Water storage not needed, just finished 2 tanks. Again, if valves are integral to system, would replace. Thought GSFD had their pumps. Don't need a comp plan, just template for maintenance upgrade. The questions posed to lay people who don't have full understanding of issue is counterproductive. Issue a synopsis.
- again, not familiar

Q11:

Are you willing to raise the current tax rate in order to pay for any of the above projects or improvements to the city?

105 responses



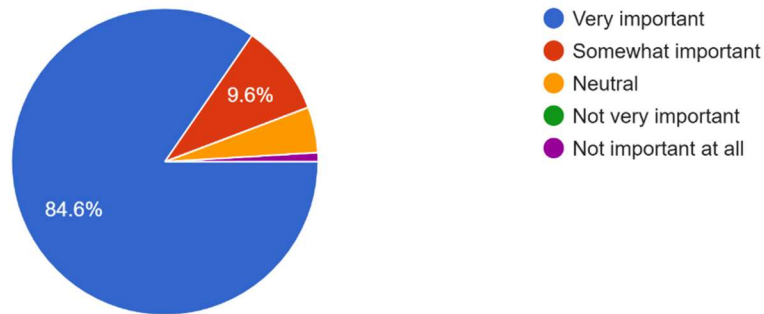
Yes=11, Maybe=73, No=19, Other=2

- There are other ways to raise funds for these projects/improvements that just to raise taxes.
- While I appreciate our city council's efforts in keeping our tax rate low, at some point we have to concede that it takes money to keep our city at the quality level we expect. Maintenance is a fact of life, not only is it necessary to maintain our homes, but it is also necessary to maintain it's surroundings. With thoughtful, frugal planning and spending of our increased tax dollars, we can maintain our quality of life here in Highland Haven.
- The rate is so high already
- I live in Nobles.
- eliminate the city manager position and use the funds to pay for the improvements
- My answer is 1000% NO. The ridiculous salaries paid to the city administrator and others would cover a lot of the improvements that need to be made over the next few years.
- City needs to be very careful on revenue increase since total taxes for our residents have increased over 50% since 2019; homeowners insurance has increased at incredible rate, PEC costs up. Many residents on fixed income.

Q12:

How important is it to protect natural resources in the community (e.g. Lake LBJ, Groundwater, Hazardous Waste, etc.)?

104 responses



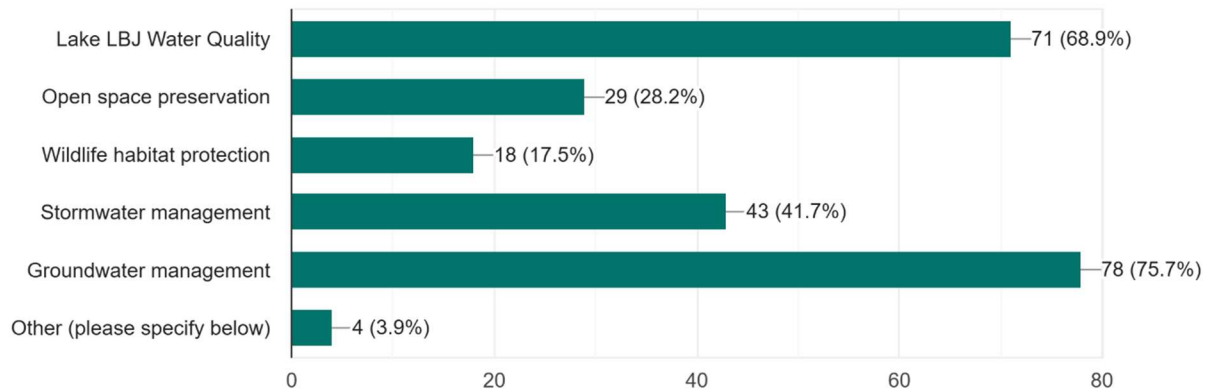
Very Important=88, Somewhat Important=10, Neutral=5, Not Very Important=0, Not Important at all=1

- Very dependent on cost/value. There are already many entities involved in this.
- Aquatic vegetation (milfoil, much, etc.) have reduced the amount of water activity. We've been in Highland Haven for 25+ years and have never seen it this bad.
- Tell the people living on the lake to quit pumping it out to water their grass year round while the rest of us have to pay astronomical water fees. Also their grass stays green even in drought conditions when the rest of us are only allowed to water once or maybe twice a week.
- Groundwater issues in TX are or will be the issue dominating quality of life matters. Of course, that is a state issue - TX has an antiquated process for groundwater conservation in face of most uncontrolled growth.

Q13:

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

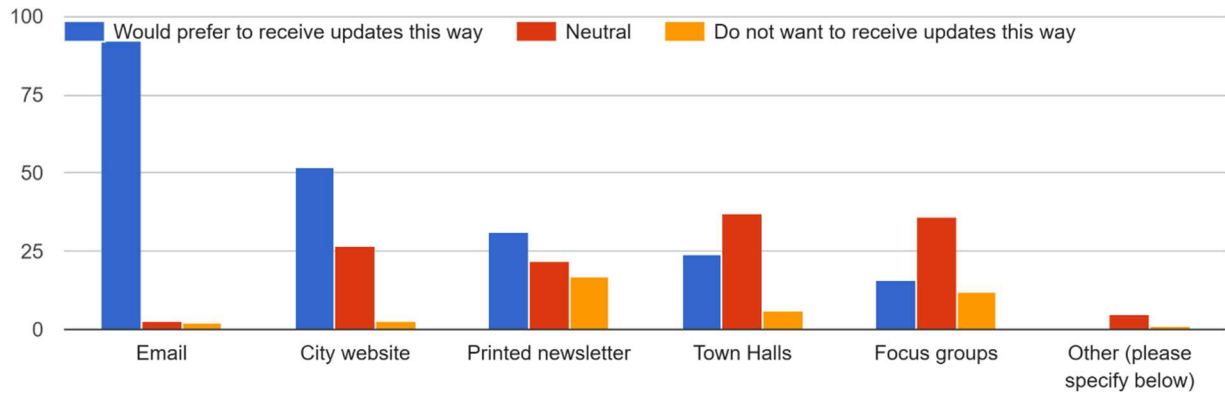
103 responses



- maintaining or lowering city taxes for seniors
- Get rid of the deer
- Lake LBJ is controlled by LCRA. The city has no authority or concern about the quality of Lake LBJ. Stormwater management doesn't exist. Neither does groundwater. Wildlife habitat makes no sense. This is a neighborhood. There are large ranches that border HH. That's your wildlife habitat. What open spaces are you referring to? There are no open spaces. All lots are privately owned.
- Uncontrolled (virtually) growth - RR 1431 will be a mad house in a few years
- hydrilla issues need to be addressed as a neighborhood. our canal all pitches in to hire someone to maintain it. But if the issues in all canals are not resolved, home value will drop and people will leave

Q14:

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



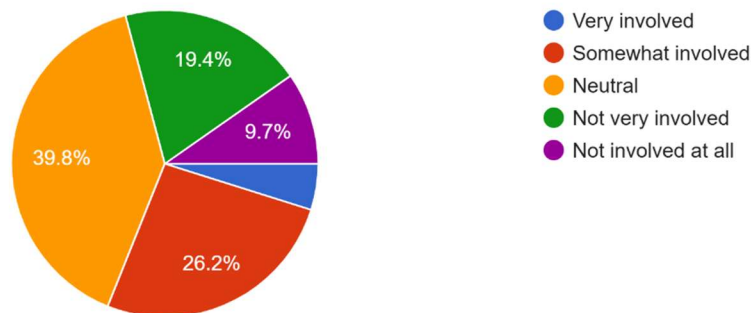
	Would Prefer	Neutral	Would Not Prefer
Email	92	3	2
Website	52	27	3
Printed Newsletter	31	22	17
Town Halls	24	37	6
Focus Groups	16	36	12
Other	0	5	1

No Comments on this Question

Q15:

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

103 responses



Very Involved=5, Somewhat Involved=27, Neutral=41, Not Very Involved=20, Not Involved at all=10

Q16: What could the city do to improve communication with residents?

- Send out more emails about important issues.
- I am not involved due to distance and time I am up there. It should be a focus of mine but my bandwidth is limited.
- Publish various board minutes via email & City website push digital availability notice
- Nothing. Current method seems to work.
- I think the emails and general meetings are sufficient. If there is a true emergency or urgent need then some additional type of communication may be warranted.
- Choose communication topics based on the results of this survey.
- Newsletter is too long. Shorter blasts of info might help.
- Email communication is sufficient.
- City leaders do a good job of communicating.
- The city makes every effort to communicate with its residents as it is now. The electronic reader board is helpful, the information emails and website all communicate well. Maybe an emergency text system would be helpful for immediate dispersal of notification would be helpful but not hugely necessary. The reality is that the information is available, but the resident must read it to be informed.
- Just provide the information in easy to read and understand language. Provide topic, details, cost and how and when things are being done. I can't tell what the city is doing vs. what an individual is doing around here.
- Doing good job - no need to change
- It will be difficult to communicate to people who don't live here, as they have other priorities
- mail out to residents at their primary residence
- Website update ease of navigation to items
- Tornado/Wildfire siren
- the city does a great job of communicating and engaging the community. It is my own fault for not being more active. I will work to change that in 2025.
- I commend the City Staff on keeping the community informed.
- Maybe actually listen to its residents. The board members are in a little friend group do whatever they feel like.
- Live stream meetings
- Develop a better website that could provide interactive support to the community. The current website is not user friendly and does not provide current calendar information.
- Text messages
- Quarterly newsletter
- I believe a lot can and should be done, to enhance the city website. Not everyone can attend meetings to learn about pending issues, but most folks can log on to the website to get updates. It's probably possible to incorporate a feedback feature that would allow for comments and questions.
- Nothing. Communication is good.
- Continue to keep residents informed by email.

- Email, Website
- I don't need to be more involved so I am good with not being involved :)

Q17: Do you have any additional comments or suggestions for the comprehensive plan?

- No
- Improve enforcement of residents only use of Dove park (HOA or city?) I believe it was brought up at one time, but I support the city adopting the Dark Sky's model to control light pollution
- Glad this is being conducted. Please publish results to respondents.
- The plan should include a generous anticipated percentage increase in future project cost, based on recent history of price escalations for many construction and other services.
- As the area expands and dependant upon how the highway commercial space will be utilized, consider making Highland Haven a gated community.
- I think roads an water will be an issue in the future
- Need to address the viability of city sewage and determine what options we have to clean the lake bottom of muck, rid milfoil and other invasive aquatic vegetation.
- Commercial Development (EDC)
- Issues: Contractors speeding and starting before 7 a.m. Lawncare on working on Sundays. Underage golf cart drivers
- Where is the draft. It would have been nice to see prior to this survey.
- no
- We are a very small city - our administration and taxes should reflect that status.
- Please preserve the single family housing with no short term rentals.
- Keep up the good work of managing our city
- variances need to be easier to get to upgrade grandfathered structures
- No short term rentals, please !!!
- It is a Great place to live, keep it that way, less govt is good govt
- no new houses should be built that stress our water system
- Thank you for sending this survey!
- Post these results publicly. I do not trust the city to share results of this survey accurately. They will misconstrue it to fit their agenda to raise taxes for salary increases that they will blame on inflation I'm sure.
- None at this time
- See previous comments on scope and necessity for a typical municipal comp. plan here in HH. Really need to avoid "make work" projects.
- Treat the algae that backs into coves
- Internal Roads need to be repaved & HOMEOWNERS should do their part in maintaining the the edge where their lot that meets the asphalt. To note: I live on Flamingo circle & I'm not aware of any section that is wide enough for 2 cars to be side x side on asphalt.
- The City of Highland Haven needs to do a better job to keep our community at the highest of standards. Enforcement of the Codes needs to be better. Tall grass needs to be mowed

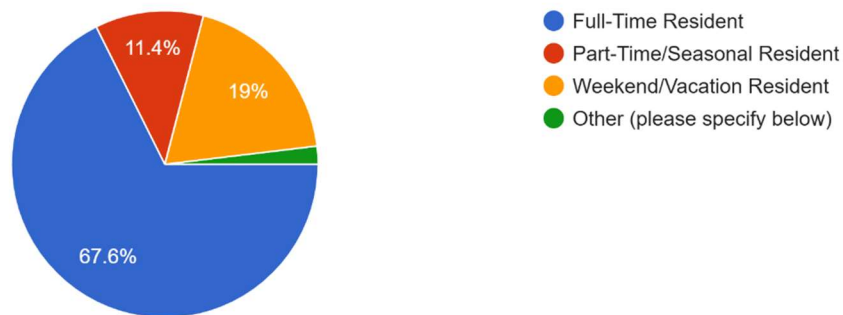
more often. Residents need to trim bushes and shrubs to code. Some properties are looking very bad.....

- not at this time
- Not at this time

Q18:

How would you classify your residency in Highland Haven?

105 responses

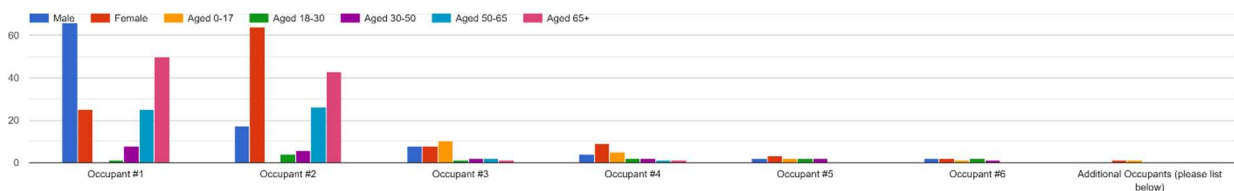


Full Time=71, Part-Time=12, Weekend/Vacation=20, Other=2

- Part time through out the year.
- I live in Nobles
- Current weekend but hope to be full time after retirement

Q19:

How many people reside in the home when occupied (select information for each occupant to show how many people reside in the home)?

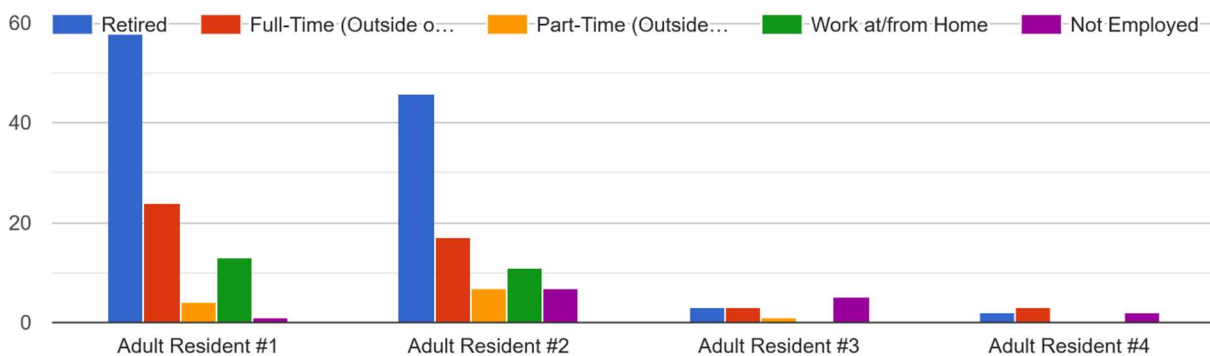


Majority of answers were 2 people living in the home, over the age of 50

- Other occupants would be family or friends visiting. Sporadic.
- None of your business
- This is a family house. There are 13 in my family (adults age 20-75) and each one has access to and takes advantage of this house on weekends and through out the year.
- None of your business. This is not a census

Q20:

Please list the employment status of Principal Adult Residents:



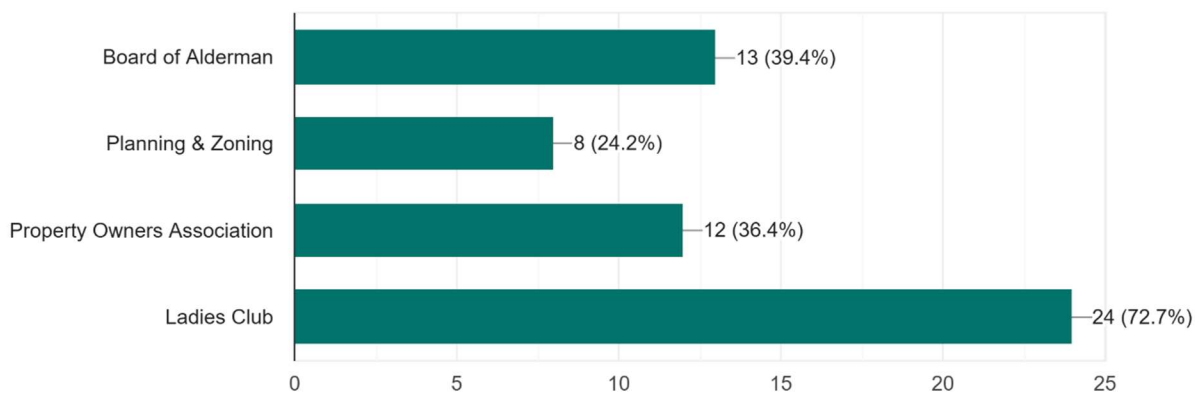
Slight Majority of answers were retired vs still working

No Comments

Q21:

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

33 responses



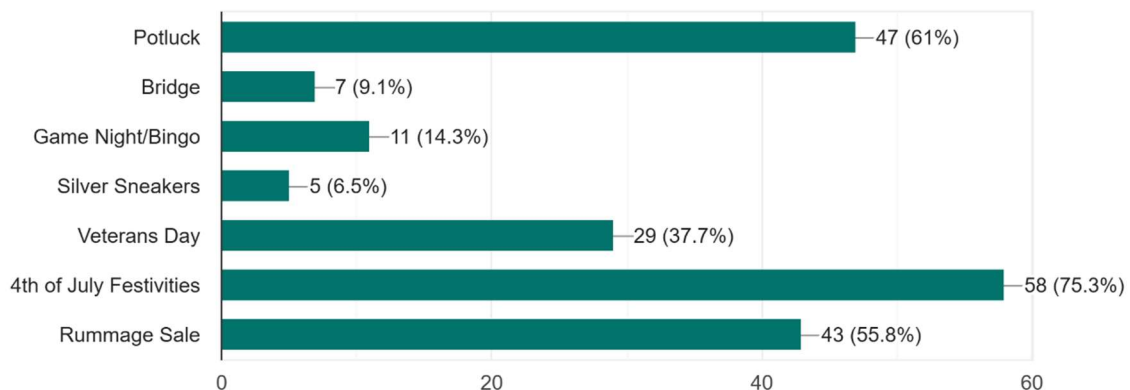
- Park improvements
- Ladies Club on a limited basis (help with the rummage sale).
- Good roads, clean drinking water, clean Lake LBJ

- Personally, I would like to see the POA start collecting minimal annual dues and use the funds for upkeep and to beautify our parks. Our volunteer maintenance crew has dwindled from years past as our demographics are changing.
- Trim down tall bushes at Dove Park. Blocks view of water
- Not very often anymore
- Short Term Rentals
- Only thing the city could do is either dissolve are at least build a playground in one of the parks. Heck I will build and maintain it myself.
- I would like to see wildflower seeds put out any and everywhere.
- We would like the large stone blocks removed from Highland Park West. We believe they are out of place and serve no purpose. We are grateful for the BOA's quick response and action to our vehicle traffic concerns and appreciate continual monitoring.
- Ladies Club speakers on aging in place, managing finances and meal delivery in our neighborhood for those who don't have someone to prepare meal for them.

Q22:

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)

77 responses



- Bosseln & Cornhole & Bocce
- Do we need periodic or seasonal community clean up events (can't let William do all the work!)?
- Walk/hike group
- Enjoy the Easter Church service at Dove park
- Pickleball, sports court and pavilion
- POA - Swimming Pool, Playground
- None of these activities have anything to do with the city.
- I would like a program like Silver Sneakers that I do not have to pay for. My insurance does not cover Silver Sneakers

- Pickleball Court. Tennis Court.
- Exercise and fitness for working people, 5am and after 5pm, Fun nights that don't conflict with church nights
- love the citywide garage sale! I am happy to volunteer this year to get it on more social media. It isn't advertised well enough for the amount of items donated. Also getting neighbors to host their own garage sales that weekend if they want to bring even more attention to it. A lot of us are weekenders and there isn't really going on over the weekends. Would love some couples activities, potlucks, backyard events, etc.

Conclusion

Updating the Comprehensive Plan is an essential step in ensuring that Highland Haven remains a well-managed, forward-thinking community while preserving the qualities that make it such a special place to live. The insights gained from this survey will help shape policies and guide decision-making in a way that reflects the needs and values of our residents. While there are differing opinions on certain issues, this process provides an opportunity for open discussion, collaboration, and problem-solving as we work together to create a shared vision for the future.

The City of Highland Haven is committed to transparency and community engagement throughout this process. We encourage all residents to stay involved by attending upcoming **town hall meetings and focus groups**, where we will explore key issues in greater detail, address concerns, and provide further clarity on city operations and priorities. Your voice is essential in this process, and we appreciate your time, input, and dedication to making Highland Haven the best it can be.