



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: April 10, 2025

TIME: 6:00 PM

PLACE: Highland Haven Community Center, 118 Blackbird, Highland Haven, TX 78654

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 March 13, 2025, P&Z Meeting.

DISCUSSION ITEMS.

6. **Roberts Rules Refresher**
7. New P&Z Member – Linda Ray
8. Discussion – Commercial Zoning
 - a. **Updates to commercial zoning**
9. Discussion – Comprehensive Plan
 - a. Town Hall Meeting Topics
 - b. Town Hall Schedule and Format

INFORMATION ITEMS

10. P&Z Commission Member Comments.
11. P&Z Joint Workshop with Board of Aldermen: Tuesday, April 15, 2025 at 5:30 PM.
12. Next Regular Meeting: May 8, 2025 at 6:00 PM.
13. Items to be considered for the next agenda must be received by the Chair on or before May 1, 2025.
14. Adjournment.

Agenda posted on April 11, 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 11th DAY OF APRIL, 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: March 13, 2025

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

Chair Linda Enderlin called the meeting to order at 6:01 PM.

2. Pledge of Allegiance – Led by Linda Enderlin

3. Recognize visitors.

Visitors present: Karen McRight, Judy Kelley, Linda Ray and John Novak

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 February 13, 2025, P&Z Meeting.

A motion to approve the minutes from the February 13, 2025 P&Z Meeting was made by Marvin Filla, seconded by Debbie Dahlstrom.

Vote 3-0,

Connie Smith abstained.

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.

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

Vote 4-0.

The meeting was adjourned at 7:15 PM.

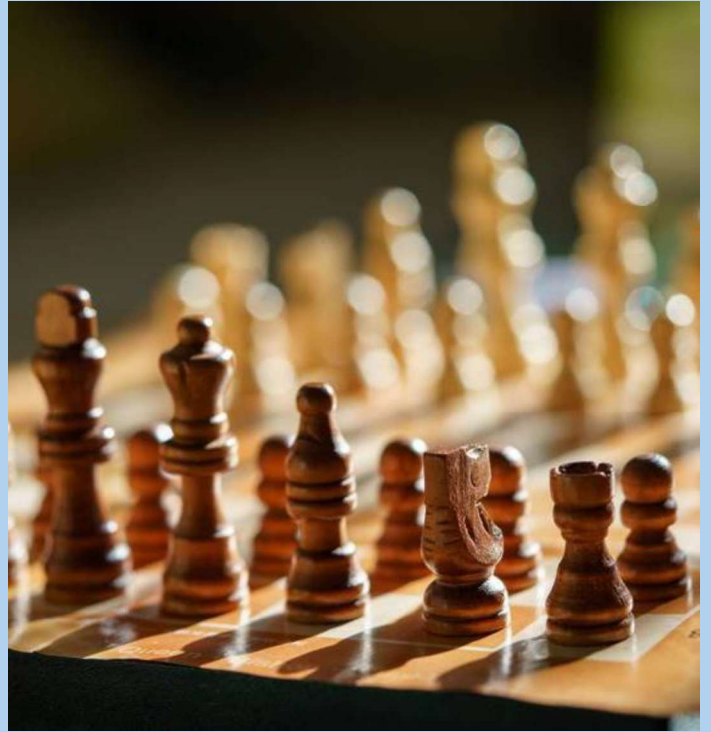
Linda Enderlin, Chair

Sarah Collard, City Secretary



Roberts Rules of Order Refresher

Andy Adams
City Administrator



What are Robert's Rules?

- Robert's Rules of Order is a simple guide to run meetings fairly and efficiently.
- It ensures everyone gets a chance to speak and keeps discussions on track.
- What's the purpose or goal of Robert's Rules?
 - Cordial, Professional, and Productive Meetings



Core Principle – One Speaker at a Time

- Only one person speaks at a time – when it's their turn.
- The Chair (meeting leader) decides who has the floor.
- Why?
 - To respect everyone's ideas and avoid chaos.



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How to Get the Floor

- Raise your hand or signal the Chair to ask for a turn.
- Wait to be recognized (e.g., "The Chair recognizes [name]") before speaking. (Doesn't have to be that formal)
- No jumping in – patience keeps things orderly.



4

No Interruptions

- Let the speaker finish their point, even if you disagree.
- Interruptions only allowed for urgent issues (e.g., a rule violation), raised politely through the Chair.
- Why?
 - Everyone deserves to be fully heard.



5

◀ Staying Respectful

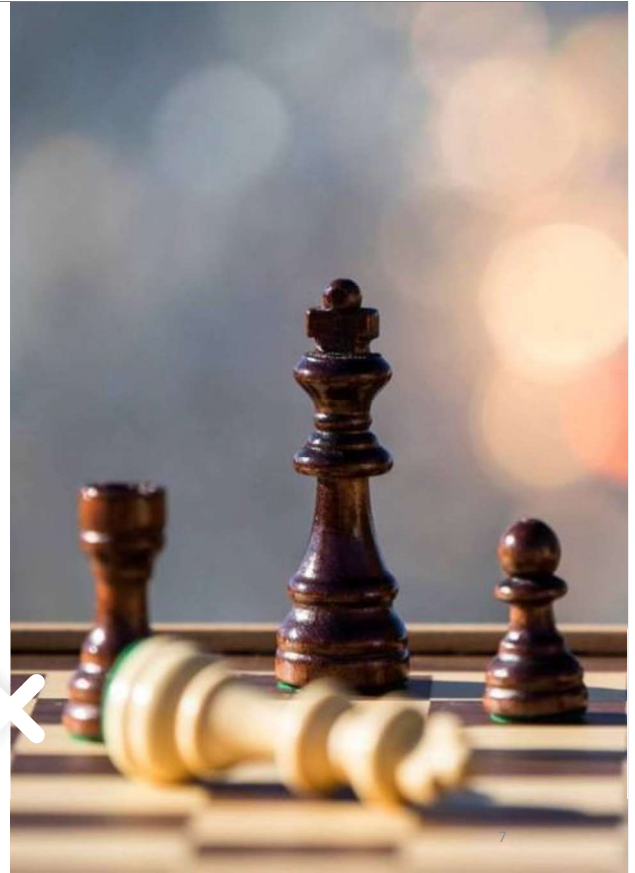
- Disagree with ideas, not people – keep it professional.
- Stick to the topic; the chair will guide us back if we stray.
- Result:
 - We all win when meetings stay calm and focused



6

Quick Tips for Success

- Listen actively – your turn will come.
- Trust the chair to manage the flow.
- Practice makes perfect – let's learn and grow together so everyone's voice can be heard.



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 C; 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 ALDERMEN 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 C 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 May 6, 2025, 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 slightly 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, it 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.

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							
<u>Zoning District</u>	<u>Front Setback</u>	<u>Side Setback</u>	<u>Street Side Yard Setback</u>	<u>Rear Setback</u>	<u>Min. Lot SF Area</u>	<u>Min. Lot Width</u>	<u>Height Limit</u>
<u>O</u>	25 ft.	10 ft.	15 ft.	25 ft.	6,000	50 ft.	35 ft.
<u>GB</u>	25 ft.	10 ft.	15 ft.	15 ft.	6,000	50 ft.	45 ft.
<u>LI</u>	25 ft.	25 ft.	25 ft.	25 ft.	9,000	80 ft.	45 ft.
<u>GUI</u>	25 ft.	15 ft.	15 ft.	15 ft.	7,500	60 ft.	35 ft.

Chart 2		
<u>Zoning District</u>	<u>Maximum Lot Coverage Main Building(s)</u>	<u>Coverage Main Buildings and All Accessory Buildings</u>
<u>Q</u>	50%	60%
<u>GB</u>	60%	70%
<u>LI</u>	50%	60%
<u>GUI</u>	60%	70%

Chart 3			
<u>Zoning District</u>	<u>Building Area - Maximum Floor Area Ratio</u>		<u>Land Area</u>
<u>Q</u>	.8	To	1
<u>GB</u>	1.8	To	1
<u>LI</u>	1.5	To	1
<u>GUI</u>	1.5	To	1

Chart 4	
<u>Use</u>	<u>Number of Parking Spaces (1)</u>
Cafes, Restaurants and similar use	Provided for the Customer Service
Banks, Offices, Retail Establishments, Shopping Centers and Similar Uses Catering to General Public	One space 250 square ft of gross floor area
Warehouse and Distribution Operations	One space per 1,000 square ft of gross floor area
Outdoor Storage	One space per 2,000 square ft

Chart 5				
<u>Business Type</u>	<u>O</u>	<u>C</u>	<u>LI</u>	<u>GUI</u>
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:

Sarah Collard, City Secretary