



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 REGULAR MEETING

DATE: October 17, 2025

TIME: 2:30 PM

PLACE: Highland Haven City Hall, 510-A Highland Drive, Highland Haven, TX 78654

1. Open meeting and Roll Call to Establish Quorum

Jackie Garrow	Chair	☐ Present	☐ Absent
Lorinda Peters	Vice Chair	☐ Present	☐ Absent
Linda Ray	Secretary	☐ Present	☐ Absent
Connie Smith	Member	☐ Present	☐ Absent
John Novak	Member	☐ Present	☐ Absent

2. Pledge of Allegiance

3. Recognize visitors.

4. Presentations/Proclamations – 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 August 14, 2025 Regular P&Z Meeting
6. Consider Minutes from September 11, 2025
7. Consider Minutes from September 18, 2025 Workshop
8. Consider Minutes from October 2, 2025 Workshop
9. Consider/Possible Action: Finalize Comprehensive Plan Town Hall #3 (November 20, 2025)
 - a. Summary of Documents
 - b. Outline of Discussion/Agenda/Handout
10. Consider/Possible Action – Town Hall #2 – Ideas for more involvement
 - a. Discuss ideas for more engagement from audience
 - i. Email Town Hall documents early
 - ii. Create documents outlining capital projects
 - iii. Other ideas

DISCUSSION ITEMS.

11. Discussion – Comprehensive Plan 2026
 - a. Timeline for Plan Implementation
12. Discussion – Other Items for Ordinance Review
 - a. Signs
 - b. Water Wells
 - c. Storage Tanks
 - d. Other
13. Discussion – Operations Manual
 - a. Creating manual to guide city operations

INFORMATION ITEMS

14. P&Z Commission Member Comments.
15. Comprehensive Town Hall Meeting #2: Thursday, October 23, 2025 Time 6:00-7:30 PM (Community Center)
16. Next Regular Meeting: November 13, 2025 at 6:00 PM (Community Center)
17. Items to be considered for the next agenda must be received by the Chair on or before November 5, 2025.
18. Adjournment.

Agenda posted on October 10, 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](http://WWW.HIGHLANDHAVENTX.COM) ON THE 10th DAY OF OCTOBER, 2025, AND REMAINED SO POSTED FOR AT LEAST THREE BUSINESS DAYS PRECEDING THE SCHEDULED DATE 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
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MINUTES– PLANNING & ZONING COMMISSION REGULAR MEETING

DATE: August 14, 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 – **Lorinda Peters called the meeting to order at 6:00 PM.**

Jackie Garrow	Chair	☐ Present	☒ Absent
Lorinda Peters	Vice Chair	☒ Present	☐ Absent
Linda Ray	Secretary	☒ Present	☐ Absent
Connie Smith	Member	☒ Present	☐ Absent
John Novak	Member	☒ Present	☐ Absent

2. Pledge of Allegiance – **Lorinda Peters led the Pledge of Allegiance.**
3. Recognize visitors. – **There were no visitors.**
4. Presentations/Proclamations – 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 June 30, 2025 Public Hearing – No action taken.
6. Consider Minutes from July 10, 2025 Regular P&Z Meeting
A motion to accept the minutes from the July 10, 2025 Regular P&Z Meeting was made by Connie Smith, seconded by Linda Ray.
Vote: 4-0
7. Consider Minutes from July 29, 2025 Special P&Z Meeting
A motion to accept the minutes from the July 29, 2025 Special P&Z Meeting was made by Connie Smith, seconded by John Novak.
Vote: 4-0
8. Public Hearing – Commercial Zoning Ordinance
The Public Hearing opened at 6:02 PM.
There were no visitors present.
The Public Hearing closed at 6:02 PM.
9. Discussion/Possible Action – Recommendation to Board of Aldermen Regarding Commercial Zoning Ordinance
A motion was made by Connie Smith to to recommend to the Board of Aldermen acceptance of the Commercial Zoning Ordinance. The motion was seconded by Linda Ray.
Vote: 4-0
10. Consider/Possible Action: Finalize Town Hall #1 Recommendation to Board of Aldermen
 - a. Review Flyer
 - b. Finalize Agenda for Discussion
 - c. Confirm Time and Date
 - i. Date: September 25, 2025

- ii. Start Time & End Time

Linda Ray made a motion to confirm for review the Town Hall #1 Flyer, Agenda, and Date/Time to the Board of Aldermen, seconded by John Novak.

Vote: 4-0

DISCUSSION ITEMS.

- 11. Availability to attend September 2, 2025 Board of Aldermen Meeting
- 12. Topics for Town Hall #2
 - a. Infrastructure (John Novak & Lorinda Peters)
 - i. Review Draft of Flyer
 - b. Services (John Novak & Lorinda Peters)
 - i. Review Draft of Flyer

INFORMATION ITEMS

- 13. P&Z Commission Member Comments.
- 14. Next Special Meeting: Public Hearing on Replat on Monday, August 25, 2025 at 1:00 PM (City Hall)
- 15. Next Regular Meeting: September 11, 2025 at 6:00 PM (Community Center)
- 16. Items to be considered for the next agenda must be received by the Chair on or before September 3, 2025.

A motion to adjourn was made by Linda Ray, seconded by Connie Smith

Vote 4-0

- 17. Adjournment.

The meeting adjourned at 6:41 PM.

Lorinda Peters, Vice Chair

Sarah Collard, City Secretary





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MINUTES – PLANNING & ZONING COMMISSION REGULAR MEETING

DATE: September 11, 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 – **Jackie Garrow called the meeting to order at 6:00 PM.**

Jackie Garrow	Chair	✓Present	□Absent
Lorinda Peters	Vice Chair	□Present	✓Absent
Linda Ray	Secretary	✓Present	□Absent
Connie Smith	Member	□Present	✓Absent
John Novak	Member	✓Present	□Absent

2. Pledge of Allegiance – **Jackie Garrow led the Pledge of Allegiance.**
3. Recognize visitors – **Mary Chase, Judy Kelley, Joe Fernandez, Brenda Filla, Marie Bass**
4. Presentations/Proclamations – 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.)
Mary Chase asked a question about the status of the Remnant Property at Willow and Deer Run.

ACTION ITEMS

5. Consider Minutes from August 14, 2025 Regular P&Z Meeting
Deferred to next meeting due to lack of quorum of commissioners present who also attended the 8/14 meeting.
6. Consider Minutes from August 25, 2025 Public Hearing – Replat
Linda Ray made a motion to accept the minutes from the August 25, 2025 Public Hearing – Replat, seconded by John Novak.
Vote: 3-0
7. Consider/Possible Action: Finalize Town Hall #1 (September 25, 2025)
 - a. Summary of Documents
 - b. Outline of Discussion/Agenda/Handout**Linda Ray made a motion to finalize the documents for Town Hall #1, seconded by John Novak.**
Vote: 3-0
8. Consider/Possible Action: Legislative Workshop
 - a. Planning & Zoning Only
 - b. Joint with Board of Aldermen**Linda Ray made a motion to propose legislative workshops for the Planning & Zoning Commission on 9/18, 9/27, and 10/2, and a joint workshop with the Board of Aldermen on 10/7. Seconded by John Novak.**
Vote: 3-0

9. Consider/Possible Action – Town Hall #2 (October 23, 2025)
 - a. Agenda
 - b. Handout

Linda Ray made a motion to accept the Town Hall #2 documents with minor changes, seconded by John Novak.

Vote: 3-0

DISCUSSION ITEMS.

10. Texas Open Meetings Act
11. Discussion – New legislation requiring updates and/or new ordinances
 - a. Review List from Board of Aldermen
 - b. Prioritize changes/create organized plan and timeline

INFORMATION ITEMS

12. P&Z Commission Member Comments.
13. Town Hall Meeting #1: Thursday, September 25, 2025 Time 6:00-7:30 PM (Community Center)
14. Next Regular Meeting: October 9, 2025 at 6:00 PM (Community Center)
15. Items to be considered for the next agenda must be received by the Chair on or before October 1, 2025.

Motion to adjourn made by Linda Ray, seconded by John Novak.

Vote: 3-0

16. Adjournment.

Meeting adjourned at 7:19 PM.

Jackie Garrow, Chair



Sarah Collard, City Secretary



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MINUTES – PLANNING & ZONING COMMISSION WORKSHOP

DATE: September 18, 2025

TIME: 4:30 PM

PLACE: Roscoe Holt Highland Haven City Hall, 510-A Highland Drive, Highland Haven, TX

1. Open meeting and Roll Call to Establish Quorum – **Called to order at 4:30 PM by Jackie Garrow**

Jackie Garrow, Chair	✓Present	☐ Absent
Lorinda Peters, Vice Chair	✓Present	☐ Absent
Linda Ray, Secretary	✓Present	☐ Absent
Connie Smith	☐ Present	✓Absent
John Novak	✓Present	☐ Absent

2. Pledge of Allegiance – **Jackie Garrow led the Pledge of Allegiance.**

3. Recognize visitors. **There were no 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.)

There were no public comments.

DISCUSSION ITEMS

5. Discuss state legislative changes as they pertain to current city ordinances and policies

INFORMATION ITEMS

6. P&Z Commission Member Comments.

7. Comprehensive Plan Town Hall #1: September 25, 2025 at 6:00 PM at Highland Haven Community Center.

8. Next Workshop Date: Thursday, October 2, 2025.

9. Next Regular Meeting Date: October 9, 2025.

10. Items to be considered for the next regular agenda must be received by the Chair on or before 12 noon CDT, October 2, 2025.

A motion to adjourn was made by Lorinda Peters, seconded by Linda Ray.

Vote: 4-0

Adjournment.

The workshop adjourned at 6:35 PM.

Jackie Garrow, Chair

Joseph Adams, City Administrator





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MINUTES – PLANNING & ZONING COMMISSION WORKSHOP

DATE: October 2, 2025

TIME: 5:00 PM

PLACE: Roscoe Holt Highland Haven City Hall, 510-A Highland Drive, Highland Haven, TX

1. Open meeting and Roll Call to Establish Quorum – Called to order at 5:00 PM by Jackie Garrow

Jackie Garrow, Chair	✓Present	☐ Absent
Lorinda Peters, Vice Chair	✓Present	☐ Absent
Linda Ray, Secretary	✓Present	☐ Absent
Connie Smith	☐ Present	✓Absent
John Novak	✓Present	☐ Absent

2. Pledge of Allegiance – Jackie Garrow led the Pledge of Allegiance.

3. Recognize visitors. There were no 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.)

There were no public comments.

DISCUSSION ITEMS

5. Discuss state legislative changes as they pertain to current city ordinances and policies

INFORMATION ITEMS

6. P&Z Commission Member Comments.
7. Next Regular Meeting Date: October 9, 2025.
8. Comprehensive Plan Town Hall #2: October 23, 2025 at 6:00 PM at Highland Haven Community Center.
9. Items to be considered for the next regular agenda must be received by the Chair on or before 12 noon CDT, October 2, 2025.

A motion to adjourn was made by Linda Ray, seconded by Lorinda Peters.

Vote: 4-0

Adjournment.

The workshop adjourned at 6:41 PM.

Jackie Garrow, Chair

Joseph Adams, City Administrator





AGENDA – TOWN HALL #3 FOR COMPREHENSIVE PLAN

DATE: November 20, 2025

TIME: 6:00 PM

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

1. Open meeting and Introduce Planning and Zoning Commission and City Administrator
2. Administrative Items
 - a. Food Overview
 - b. Restrooms
3. Purpose of Meeting
 - a. Comprehensive Plan
 - i. What it is
 - ii. Why it's needed
 - iii. What's the Process
 - b. Where are we now
 - c. What comes next
4. Basic Ground Rules of Town Hall Meeting
 - a. Open Forum
 - b. No or Limited Debate (all constructive feedback welcome)
 - c. Meeting will last no longer than 1.5 hours
 - d. What to expect:
 - i. Focus on shared interests from Survey Results
 - ii. Every has the chance to comment
 - iii. Feedback/comments to help guide the direction of the Comprehensive Plan
 - e. What not to expect:
 - i. Answers to all questions
 - ii. Refined projects or plans
 - iii. Immediate budgetary accommodations
5. Food Service
6. Overview
 - a. 2004 and 2014 Comprehensive Plan
 - b. 2025 Community Survey
 - c. Identify New Items or Changes to Current Plan
7. Topic One: Lake LBJ Water Quality
 - a. Handout
 - b. What does our current Comprehensive Plan say
 - c. What do our survey results say
 - d. Identify new items or changes
 - e. Discussion/Questions
8. Topic Two: Open Space Preservation
 - a. Handout
 - b. What does our current Comprehensive Plan say
 - c. What do our survey results say
 - d. Identify new items or changes
 - e. Discussion/Questions

9. Topic Three: Stormwater Management
 - a. Handout
 - b. What does our current Comprehensive Plan say
 - c. What do our survey results say
 - d. Identify new items or changes
 - e. Discussion/Questions
10. Topic Four: Groundwater Management
 - a. Handout
 - b. What does our current Comprehensive Plan say
 - c. What do our survey results say
 - d. Identify new items or changes
 - e. Discussion/Questions
11. Open Comments
12. Next meeting scheduled for Thursday, January 22, 2026, at 6 p.m. at the Community Center
13. Close Meeting

Agenda posted on November 13, 2025

CERTIFICATION OF POSTING

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Sarah Collard, City Secretary





COMPREHENSIVE PLAN TOWN HALL #3

ENVIRONMENTAL AND NATURAL RESOURCES

QUESTIONS TO CONSIDER

- What role should the city play in managing the cleanup of aquatic vegetation or sediment buildup?
- What role should the city play in the management or development of parks, in conjunction with the HHPOA?
- What information or programs should the city provide in regards to Stormwater and Groundwater management?



CURRENT COMPREHENSIVE PLAN

Highland Haven's 2014 comprehensive plan emphasized a quiet, semi-rural retirement/recreational community with controlled growth and limited development.

LAKE LBJ WATER QUALITY	OPEN SPACE PRESERVATION	STORMWATER MANAGEMENT	GROUNDWATER MANAGEMENT
While the past comprehensive plan identified proximity to Lake LBJ as an attribute of the City, there is no mention or plan in regards to City run programs to manage issues with water quality (Zebra Mussels, Aquatic Vegetation, Silt and Sediment build up).	No plans in past comprehensive plan about management of any open space preservation, or plans the city should take in regards to open space preservation.	Projects to manage stormwater runoff and drainage within the City were undertaken from 2007-2011. A large project was heavily funded by FEMA in 2009-2010 to address issues from the 2007 flood. No plans for ongoing management.	The management of groundwater in the city is part of management of the water system as a whole. While not talked about outside of the water system, all mention of groundwater is tied to the water system itself.

2025 SURVEY RESULTS

The 2025 survey shows continuity in priorities but highlights shifts and new challenges.

LAKE LBJ WATER QUALITY	OPEN SPACE PRESERVATION	STORMWATER MANAGEMENT	GROUNDWATER MANAGEMENT
84.7% of respondents prioritized natural resources such as Lake LBJ, groundwater, vegetation, etc., as very important to our community 68.9% of respondents listed LBJ water quality as an important priority to our community, the second biggest issue mentioned	28.2% of respondents listed open space preservation as an important priority to our community - Comments about the deer population in the community were made, with people both opposed to and in support of the deer population - Many comments about park spaces in the city even though they are not overseen by the city	41.7% of respondents listed stormwater management as an important priority to our community - No comments in survey about stormwater management or infrastructure - City faced stormwater runoff issues in May of 2025, after the survey was completed	- Groundwater management was listed as the number 1 issue the city should prioritize (75.7%) - Comments about how Groundwater will become one of the most dominating issues in our area and the state due to the amount of growth

QUESTIONS FOR FEEDBACK

Below are questions developed for each section designed to elicit more feedback from the community for these items in the Comprehensive Plan.

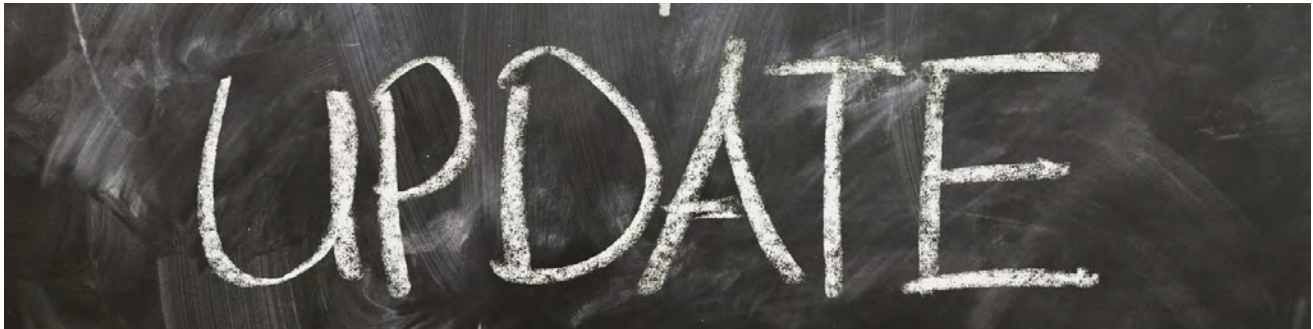
LAKE LBJ WATER QUALITY	OPEN SPACE PRESERVATION	STORMWATER MANAGEMENT	GROUNDWATER MANAGEMENT
- What role should the city play in organizing any cleanup of aquatic vegetation or sediment build up in the lake or channels? - Would it be beneficial to organize a committee to oversee this type of project?	- What role should the city play in conjunction with the HHPOA in regards to the parks in Highland Haven? - Is there anything the city should do to manage the growing deer population	- How do we create a stormwater management program? - How can the city manage stormwater runoff? - How can the city control stormwater runoff in new development areas?	- What information and/or programs can the city offer to better inform residents about groundwater issues in our area? - Should the city look at other sources of water for our water system



City Administrator's Update

HIGHLAND HAVEN

October 10, 2025



Building Our Future: Infrastructure and Services Spotlight Second Town Hall Preview and Your Voice on Priorities

Dear Highland Haven Residents,

I hope this update finds you enjoying this warm fall weather as we head deeper into October. Building on the momentum from our first Town Hall, I'm excited to share more details about our second gathering on October 23, 2025, at 6 p.m. at the Community Center. Your voices continue to drive the update to our Comprehensive Plan—a vital roadmap for Highland Haven's growth, infrastructure, and services over the next 5-10 years.

One key takeaway from our inaugural event was the value of equipping you with key information in advance, so you can arrive ready to dive into discussions and share thoughtful feedback. With that in mind, this update and the attached flyers provide a preview of the topics we'll cover: water infrastructure, road infrastructure, stormwater infrastructure, and city services. The flyers outline several of our ongoing capital projects—currently all unfunded—to spark your ideas on prioritization as we integrate them into the plan. We'll also explore community desires for expanded city services, outside of our current fire and EMS offerings, and whether there's interest in additional support or programs.

Please join us for an evening of open dialogue, light refreshments, and collaboration. Whether you're passionate about pothole repairs, water reliability, flood mitigation, or enhancing our service offerings, your perspective will help ensure our infrastructure and services reflect what matters most to you. Doors open at 5:30 p.m.—we can't wait to see you there!

In the meantime, mark your calendars for the bond election on November 4, 2025. As a quick reminder, the \$1,000,000 General Obligation Bond targets critical water infrastructure needs without impacting taxes or rates. For more details, check the resources on www.highlandhaventx.com or reach out to me at cityadministrator@highlandhaventx.com.

Your active participation is what makes Highland Haven special. Together, we're crafting a resilient, forward-thinking community—one conversation at a time.

As always, stay informed, stay involved, and thank you for being an engaged part of our community!

City Administrator
Highland Haven, TX
cityadministrator@highlandhaventx.com



Next BOA Meeting

The Board of Aldermen will have their next regular meeting at 7 p.m. on Tuesday October 7, in the community center.

A copy of the agendas will be available online, as well as the packets.

Next P&Z Meeting

The next regular Planning and Zoning Commission meeting will take place at 6 p.m. on Thursday October 9, at the Community Center.

A copy of the agenda will be available online, as well as the packet.

Facts About the Water Investment Bond

1. The proposed bond is a **General Obligation (GO) Bond in the amount of \$1,000,000.**
2. Bond proceeds will be used to **purchase property for the water system** and to **fund some system repairs and/or upgrades.**
3. Once the bond is approved, the Board will **repay the bond using water system revenues (enterprise fund); no debt service tax will be created** and **water rates will not be raised** due to the bond.
4. The first two payments on the bond will be **interest-only** and funded from **General Fund reserves**, as outlined in the City's adopted budget.
5. When the full principal and interest payments begin for the new bond, the City's **current bond will be paid off**, and **principal and interest for the new bond** will be **paid from water fund revenues.**
6. The **annual bond payments** for the **new bond** are estimated to be approximately **\$13,000 less than the current bond payments.**
7. The property intended for purchase is **adjacent to the City's water plant** and contains **two water wells** for which the City currently holds historical lease agreements and pays royalties.
8. The City has planned to purchase this property **since 2004 as part of the Comprehensive Plan**, to ensure full control over its water infrastructure.
9. Our goal with the property is to **not impact current users** of the **RV and boat trailer storage area.**
10. Possible **water system upgrades or repairs** potentially funded with this bond include:
 - a. **Replacing the current water system generator** (required by TCEQ)
 - b. **Building out well #6** and connecting it to the system
 - c. **Adding variable frequency drives to distribution pump motors**
(Not all upgrades may be completed with this bond)

Stay in the Loop & Reach Out!

We appreciate you taking the time to stay informed about what's happening in Highland Haven. If you have any questions, concerns, or just want to chat about city matters, we're always happy to hear from you! Feel free to reach out, and we'll do our best to provide answers and keep you in the know.

📞 Phone: (830) 265-4366

✉ Email: cityadministrator@highlandhaventx.com

🏢 City Hall Address: 510-A Highland Dr., Highland Haven, TX 78654

Stay engaged, stay involved, and thank you for being a part of what makes Highland Haven a great place to live!



COMPREHENSIVE PLAN TOWN HALL #2

INFRASTRUCTURE & SERVICES

QUESTIONS TO CONSIDER

- What has the city identified as Capital Projects for the Water System?
- How does the Groundwater District affect the Water System?
- How does the City currently maintain roads?
- What kind of roads would you like in the City?
- What is a Stormwater Management Program?



CURRENT COMPREHENSIVE PLAN

Highland Haven's 2014 comprehensive plan emphasized a quiet, semi-rural retirement/recreational community with controlled growth and limited development.

WATER INFRASTRUCTURE	ROAD INFRASTRUCTURE	STORMWATER INFRASTRUCTURE	CITY SERVICES
The City purchased the water system in 2009 and operates it as a City Utility. A real plus for a City our size is to control it's own water supply. The City should look to own the property two of it's wells sit on. Water rates should accommodate depreciation.	Plans centered upon the entrance of Highland Haven, widening CR 125, and building a bridge to replace the low water crossing. Need to add an additional entrance/exit to City. Wanted to add flashing light to entrance of community.	Projects to manage stormwater runoff and improve drainage within the City were undertaken from 2007-2011. A large project was heavily funded by FEMA in 2009-2010 to address issues from the 2007 flood.	The City contracts with the Granite Shoals Volunteer Fire Department and Marble Falls Area Emergency Services to provide Fire and EMS response to residents. The City does not have it's own Police service.

2025 SURVEY RESULTS

The 2025 survey shows continuity in priorities but highlights shifts and new challenges.

WATER INFRASTRUCTURE	ROAD INFRASTRUCTURE	STORMWATER INFRASTRUCTURE	CITY SERVICES
- Groundwater availability was the highest ranked (58%) answer to biggest challenges facing the City - Water supply and availability was the highest ranked (72%) answer to important infrastructure improvements - Groundwater management was the highest ranked (76%) answer to environmental issues facing the City - Concern for conserving water vs. new development in City	82% cited roads as very important or somewhat important - Several comments about roads noted in survey, though not specific - Comments about increased traffic causing issues with roads - Currently we rely on interlocal agreement with county for majority of roadwork and repairs - Comments noted issues with corners and road edging	41% cited stormwater management as an environmental issue facing the City - Some older homes constructed in lower lying areas are subject to flooding from stormwater runoff - No comments made about stormwater runoff - City faced stormwater runoff issues in May of 2025, after the survey was completed	- Fire hydrants mentioned as a need in the community - Traffic control and law enforcement presence were mentioned in multiple comments - Emergency evacuation routes mentioned in comments

QUESTIONS FOR FEEDBACK

Below are questions developed for each section designed to elicit more feedback from the community for these items in the Comprehensive Plan.

WATER INFRASTRUCTURE	ROAD INFRASTRUCTURE	STORMWATER INFRASTRUCTURE	CITY SERVICES
- What is the purpose of the Water Investment Bond? - How do we balance conservation with development? - How do we address concerns of water access (lake/well water)?	- What is the expectation of community road maintenance/replacement? - Would you be in favor of a city-wide program for controlling vegetative growth along streets? - Would residents be in favor of a bond for street improvements?	- How do we create a stormwater management program? - How can the city manage stormwater runoff? - How can the city control stormwater runoff in new development areas?	- What steps must the city take in order to provide fire hydrants to the community? - How can the city ease concerns about traffic control and enforcement?



HIGHLAND HAVEN CAPITAL IMPROVEMENTS PLAN: GENERAL FUND

Below is a list of projects the City has added as worth consideration for capital improvements that would be funded out of the General Fund. Items below are designed to show what the project is, a projected cost, and any other notes for consideration.

<u>PROJECT</u>	<u>DESCRIPTION</u>	<u>PROJECTED COST</u>	<u>NOTES</u>
1.EMERGENCY GENERATOR FOR CITY HALL AND COMMUNITY CENTER	Shared backup power for the ~3,500 sq ft combined (critical loads like lights, HVAC, comms) to serve as shelter/base operations during floods/power outages in community.	\$20,000-\$60,000 (unit + install)	Natural disaster priority; FEMA grants possible but LMI may limit. Alternatives for funding: Reserves or low-interest loan (TDEM).
2.CITY COMPREHENSIVE PLAN (THIRD PARTY)	Professional update to guide growth, land use, and zoning-beyond our internal efforts-for community visioning.	\$50,000-\$100,000	Texas small-town average; grants rare for planning due to LMI. Fund via bunds or phased resident fees.
3.SANITARY SEWER SYSTEM	Full municipal system or connection to KMUD in Kingsland. Would replace septic systems in city limits.	\$2M - \$4M (install for 350 connections + trunk line); \$60,000-\$90,000 annual ops/tax	Mandatory connections possible via ordinance. Explore TWDB bonds/loans for funding (~\$30-\$45 per month per building). If KMUD, comes with tax.
4.FUND ACCOUNTING SOFTWARE	Switch from QuickBooks online to GASB-compliant municipal system for better budgeting, financial tracking and reporting.	\$5,000-\$25,000 initial setup; \$2,000-\$25,000 annual subscription cost	Can be affordable for small cities, currently seeking requests for proposals. Should be set up as an essential cost to be funded through city-controlled revenues each year.
5.STREET IMPROVEMENTS	Repave select miles of our 7-mile roadway to asphalt/concrete to improve condition and drainage, note nicer roads can lead to higher speeds	\$200,000-\$400,000 per mile (cost for asphalt, add 20%-50% for concrete)	Rural TX rates; phased by street. TxDot grants possible but competitive. Look for funding through annual savings, dedicated revenue source.
6.CITY HALL UPGRADES	Renovate and update 1,300 sq ft original builder's office for more efficient layout, ADA ramps/doors, aesthetics, and meeting room.	\$100,000-\$200,000	Mid-range commercial renovation, ADA focus qualifies for some state aid. Fund via Capital Bond.

Other items mentioned in comments include updates to parks in the community (not city owned), comprehensive aquatic vegetation control plan, playgrounds, neighborhood pool and general amenities.

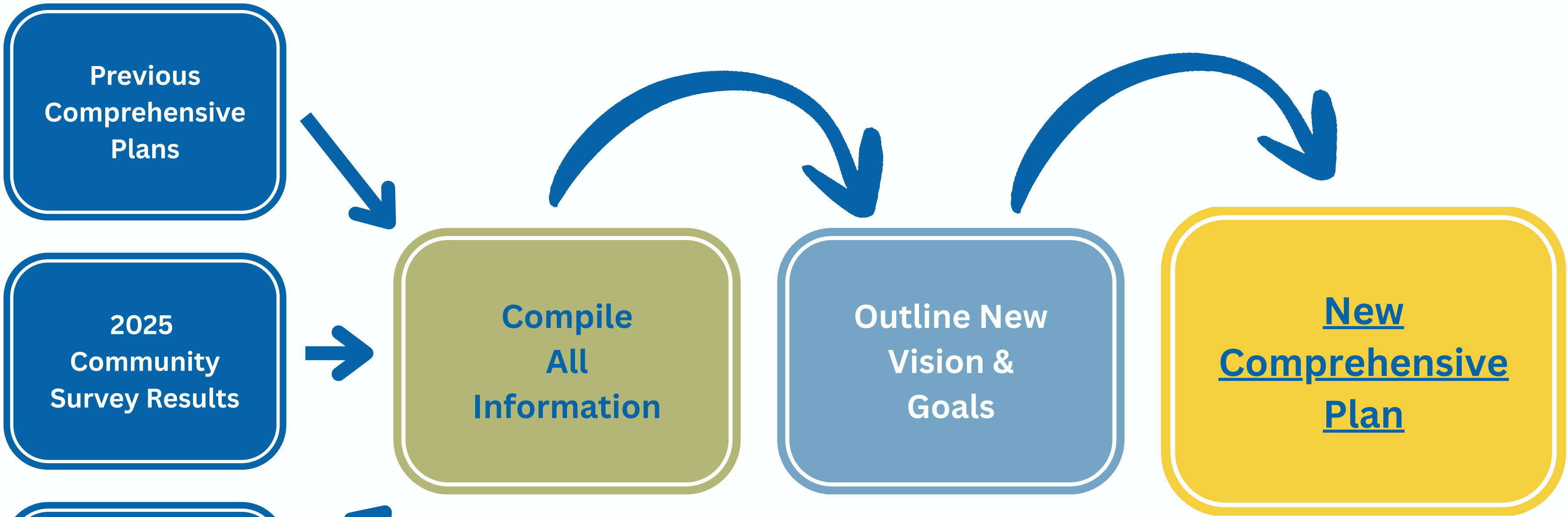


HIGHLAND HAVEN CAPITAL IMPROVEMENTS PLAN: WATER FUND

Below is a list of projects the City has added as worth consideration for capital improvements that would be funded out of the Water Fund. Items below are designed to show what the project is, a projected cost, and any other notes for consideration.

<u>PROJECT</u>	<u>DESCRIPTION</u>	<u>PROJECTED COST</u>	<u>NOTES</u>
1.WATER SYSTEM EMERGENCY GENERATOR	Replace outdated, adapted generator with purpose built unit for pumps/tanks (state-required for reliability during outages). Includes full reconnection.	\$80,000-\$150,000 (unit + install)	TWDB funded in some small TX towns. Reserves or low-interest loans ideal. LMI limits grant opportunities.
2.ADVANCED METERING INFRASTRUCTURE (AMI/AMR)	Upgrade over 410 meters to automated reads for leak detection, real-time usage, and faster issue resolution (vs. monthly manual reads)	\$150,000-\$300,000	\$250-\$500 per meter including install (TX small system average); phased rollout. TWDB loans ideal; rate funded.
3.ENGINEER FIRE PROTECTION IMPROVEMENTS	Engineering study for fire hydrant readiness. Build out and connect 4 th well, add VFDS to remaining distribution pumps, assess impact with all upgrades including 200k-gal storage.	\$200,000-\$400,000	Well: \$50,000-\$150,000, VFDS: \$15,000-\$30,000, Eng: \$25,000-\$100,000; State fire code priority, TWDB grants possible though LMI hurdle exists.
4.INSTALL 12 FIRE HYDRANTS	Add mapped hydrants post-engineering (local FD input) for better coverage in community.	\$50,000-\$200,000	\$5,000-\$12,000 per hydrant (rural TX rate includes install). Contingent on item #3 completion. TxVFD aid.
5.REPAIR/INSTALL SYSTEM VALVES AND BLOWDOWN VALVES	Engineer valve plan for leak isolation and blowdowns. Replace/repair/install valves in all listed locations.	\$70,000-\$200,000 (\$50k-\$150k for regular valves, \$20k-\$50k for blowdown valves)	Engineering \$20k-\$40k, \$200-\$600 per valve. TWDB low-interest loans. Phase in valves after identifying and prioritizing.
6.WATER STORAGE BUILDING UPGRADES AND ALERT SYSTEM (SCADA)	Insulate/weatherproof water plant for better protection against weather. Install basic SCADA for remote monitoring and automation.	\$30,000-\$90,000 (\$5k-\$15k for building upgrades, \$25k-\$75k for SCADA)	\$2-\$7 per sq ft (assume 1,000 sq ft); SCADA costs inline with small TX avg; cloud based for affordability; TWDB tech grants.
7.WATER COMPREHENSIVE PLAN	Professional plan for future needs; replacements, development, maintenance (no current plan).	\$40,000-\$80,000	Small TX avg via TWDB/AMPSS, includes modeling. Loans or water rates; better grant odds due to less LMI involvement.

Many respondents to the survey were unfamiliar with the majority of projects listed. This list was provided to give a little bit more detail, and can also be discussed more in depth at Town Hall. Water System Generator and Replacing non-functioning valves were the two most important identified in the survey.



Comprehensive Plan Process

Overall Timeline



Jan. 25

Mar. 25 - Aug. 25

Community Survey for new
Comprehensive Plan

Compare survey results to
current Comprehensive Plan



Sept. 25 - Jan. 26

Jan. 26 - May 26

July 26 - Sept. 26

Host Town Hall events for
additional feedback

Draft new Comprehensive
Plan

Finalize new Comprehensive
Plan