



CITY OF HIGHLAND HAVEN
510 Highland Drive, Suite A
Highland Haven, Texas 78654-8278
Telephone: 830-265-4366

AGENDA – BOARD OF ALDERMEN MEETING

DATE: Tuesday, June 3, 2025

TIME: 7:00 p.m.

PLACE: Highland Haven Community Center

1. Open Meeting and Establish Quorum/Roll Call– Mayor

Mayor Pro Tem Terry Nuss	☐ Present	☐ Absent
Aldersperson Don Hagans	☐ Present	☐ Absent
Aldersperson Bruce Robertson	☐ Present	☐ Absent
Aldersperson Lynn Smith	☐ Present	☐ Absent
Aldersperson Terry Smith	☐ Present	☐ Absent

2. Pledge of Allegiance

3. Recognize Visitors

4. Announcements, Proclamations or Presentations

a. Planning & Zoning Commissioners – Recognition of service of outgoing appointees

5. Public Comment

(At this time, any person with business before the BOA not scheduled on the agenda may speak to the Board. 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

6. Consider Consent items:

The items listed are considered to be routine and non-controversial by the Board of Aldermen and will be approved by one motion, there will be no separate discussion of these items unless a Board member so requests, in which case the item will be removed from the Consent Agenda prior to a motion and vote. The item will be considered in its normal sequence of the regular agenda.

- a. Meeting Minutes for May 6, 2025
- b. Meeting Minutes for May 29, 2025
- c. Financials April 2025
- d. Sales Tax Report April 2025
- e. Water Well Report

7. Discussion and/or Possible Action – Resolution # 369, approve authority and responsibilities of elected officials.

8. Discussion and/or Possible Action – Resolution # 370 appointments to Planning and Zoning Commission.

9. Discussion and/or Possible Action – Resolution # 371, bank signers Commercial National Bank.

10. Discussion and/or Possible Action – Resolution # 372, bank signers First United Bank.

11. Discussion and/or Possible Action – Resolution # 373, bank signers Tex Pool.

12. Discussion and/or Possible Action – City Logo

13. Discussion and/or Possible Action – PEC Election Ballot

14. **Discussion and/or Possible Action – Release from City of Highland Haven Extraterritorial Jurisdiction (ETJ)**
of the J.A. Nobles Subdivision as requested by petition from residents and property owners
15. **Discussion and/or Possible Action – Flood Plain Administrator Ordinance**
16. **Discussion and/or Possible Action – Commercial Zoning Ordinance**
17. **Convene into Executive Session** as per Texas Govt. Code §551.072 to discuss Real Property and §551.074 of the Texas Government Code for discussion of personnel.
 - a. Closed Session:
 - i. Discuss real property matters
 - ii. Discuss personnel matters
 - b. Open Session: Reconvene into Open Session.
18. **Discussion and/or Possible Action** on Executive Session matters.
 - a. Real Property matters
 - b. Personnel matters

DISCUSSION / INFORMATION ITEMS

19. Discussion – FY 2026 Budget
 - a. Budget Discussion
20. Review Planning and Zoning Commission Recommendations to BOA
21. Review assignments for the Planning and Zoning Commission
 - a. Review of current Planning and Zoning assignments
 - b. The next P&Z meeting is scheduled for June 12, 2025, at 6:00 pm.
 - c. Legislative impacts
22. Legislative Updates
 - a. City Administrator's Update
 - b. Legislative Bill Update
23. Drainage Issues
 - a. Recent rain events and associated flooding
24. Review Water System
 - a. Maintenance and Operations Issues
 - i. Handheld Meter reader Deployed
 - ii. GIS Data
 - iii. Generator
 - b. Central Texas Groundwater Conservation District
 - i. Pumping Permit
 - ii. Drought Status – Stage 4
 - iii. 15% Mandatory Water Restrictions
25. Review Solid Waste Services
26. Mayor's Report
27. Aldermen Comments

Next Special meeting – Budget Workshop – Tuesday, June 24, 2025 at 5:30 PM, HH Community Center
 Next Regular meeting – Tuesday, June 24, 2025, at 7:00 p.m., Highland Haven Community Center

Adjournment.

Posted: May 30, 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 ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THE CITY WEBSITE AT WWW.HIGHLANDHAVENTX.COM ON MAY 30, 2025, BY 5:00 PM AND REMAINED SO POSTED FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

Sarah Collard
Sarah Collard, City Secretary



THIS MEETING SHALL BE CONDUCTED PURSUANT TO THE TEXAS GOVERNMENT CODE SECTION 551.001 ET SEQ. AT ANY TIME DURING THE MEETING THE BOARD RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION ON ANY OF THE ABOVE POSTED AGENDA ITEMS IN ACCORDANCE WITH THE SECTIONS 551.071 (Advice of Counsel), 551.072 (Real Property), 551.073 (Gifts or Donations), 551.074 (Personnel), 551.076 (Security), 551.087 (Economic Development) and/or 418.183 (Homeland Security).



CITY OF HIGHLAND HAVEN
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MINUTES – BOARD OF ALDERMEN MEETING

DATE: Tuesday, May 6, 2025

TIME: 7:00 p.m.

PLACE: Highland Haven Community Center

1. Open Meeting and Establish Quorum/Roll Call – **Mayor Kelley called the meeting to order at 7:00 PM.**

Mayor Pro Tem Terry Nuss	✓ Present	☐ Absent
Aldersperson Don Hagans	☐ Present	✓ Absent
Aldersperson Bruce Robertson	✓ Present	☐ Absent
Aldersperson Lynn Smith	✓ Present	☐ Absent
Aldersperson Terry Smith	✓ Present	☐ Absent

2. Pledge of Allegiance - **Mayor Kelley led the Pledge of Allegiance**

3. Recognize Visitors. Visitors present were Mac McClennahan, Alice Price, and Rick Hieb

4. Announcements, Proclamations, or Presentations

A. National Safe Boating Week

5. Public Comment

(At this time, any person with business before the BOA not scheduled on the agenda may speak to the Board. 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.)

Alice Price addressed the Board of Aldermen regarding the upcoming PEC Director election and how to vote.

ACTION ITEMS

6. Consider Consent items:

The items listed are considered to be routine and non-controversial by the Board of Aldermen and will be approved by one motion; there will be no separate discussion of these items unless a Board member so requests, in which case the item will be removed from the Consent Agenda prior to a motion and vote. The item will be considered in its normal sequence on the regular agenda.

- A. Meeting Minutes for April 15, 2025.
- B. Water Usage Report

Motion to approve Consent Agenda Items made by Terry Nuss, seconded by Bruce Robertson.

Vote 4-0

7. Discussion and/or Possible Action: Commercial Zoning Ordinance

8. Convene into Executive Session as per Texas Govt. Code §551.072 to discuss Real Property.

The Board convened to Executive Session at 7:23 PM.

- A. Closed Session:
 - i. Discuss real property matters.
- B. Open Session: Reconvene into Open Session.

The Board re-convened to Open Session at 8:00 PM.

9. Discussion and/or Possible Action on Executive Session matters.

- A. Real Property matters.

10. Election Results

- A. Unopposed candidates
- B. Canvass period – Ends May 14, 2025
- C. Oath of Office – May 29, 2025, meeting at 10:00 AM

DISCUSSION / INFORMATION ITEMS

11. Refresh City's logo

12. Town Bulletin Board Update

13. Discussion – Budget FY 2026

- A. Preliminary estimated taxable values
- B. Water Budget

14. Review assignments for the Planning and Zoning Commission

- A. Review of current Planning and Zoning assignments
- B. The next P&Z meeting is scheduled for May 8, 2025, at 6:00 pm.

15. Legislative Updates

- A. City Administrator's Update
- B. Legislative Bill Update
 - i. S.B. 785 (Flores), allows HUD-code manufactured homes in residential zoning districts. Passed by the Senate and sent to the House for their vote!
 - ii. S.B. 673 (Hughes) – Accessory Dwelling Units: allows an accessory dwelling unit (ADU) in a single-family-zoned or un-zoned area by right and prohibits a city's ability to regulate an ADU in certain ways. Passed by Senate and sent to the House for their vote!
 - iii. H.B. 4812 (Oliverson), a city may not require the preparation or submission for approval of a subdivision plat in connection with the creation or alteration of a condominium. Already voted out of committee, ready for House vote.
 - iv. Consider alternate bill language to address issues in large cities, i.e. "Applies to cities with a population over 90,000 in a county with a population over 300,000."
 - v. Are there other bills that will affect HH we need to discuss in a public forum???
 - vi. 26 days to Texas Legislature Session sine die. Bills are being sent forward daily by both House and Senate for final approvals.

16. Drainage Issues

17. Review Water System

- A. Central Texas Groundwater Conservation District
 - i. Pumping Permit
 - ii. Drought Status – Stage 4
 - iii. 15% Mandatory Water Restrictions
- B. Maintenance and Operations Issues

18. Review Solid Waste Services

19. Mayor's Report

20. Aldermen Comments

Next regular meeting – Tuesday, May 20, 2025, at 7:00 p.m., Highland Haven Community Center.

Motion to adjourn was made by Terry Smith, seconded by Lynn Smith.

Vote 4-0

Adjournment.

The Meeting adjourned at 8:16 PM.

Olan Kelley, Mayor

Sarah Collard, City Secretary





CITY OF HIGHLAND HAVEN
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MINUTES – SPECIAL BOARD OF ALDERMEN MEETING

DATE: May 29, 2025

TIME: 10:00 AM

PLACE: Roscoe L. Holt City Hall, 510-A Highland Drive, Highland Haven, TX 78654

1. Open Meeting and Establish Quorum/Roll Call– **Mayor Kelley called the meeting to order at 10:00 AM.**

Mayor Pro Tem Terry Nuss	✓Present	☐ Absent
Aldersperson Don Hagans	☐ Present	✓Absent
Aldersperson Bruce Robertson	✓Present	☐ Absent
Aldersperson Lynn Smith	✓Present	☐ Absent
Aldersperson Terry Smith	✓Present	☐ Absent

2. Pledge of Allegiance – **Led by Mayor Kelley.**

3. Recognize Visitors – Visitors present were The Honorable Judge Don Adams and Tom Weaver.

4. Public Comment

(At this time, any person with business before the BOA not scheduled on the agenda may speak to the Board. 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. **Discussion and/or Possible Action** – Ordinance # 133, certification of three Aldermen.

Motion to approve the Certification of Election of Lynn Smith, Terry Smith and Bruce Robertson made by Terry Smith, seconded by Terry Nuss.

Vote: 4-0

- a. Statements of Elected Officials
- b. Oath of Officers
- c. Certificate of Election

The Honorable Judge Don Adams administered the Oaths of Office and Sworn Statements.

6. **Discussion and/or Possible Action** – Resolution # 368 Appointment of Mayor Pro Tempore.

Motion to appoint Terry Nuss for Mayor Pro Tempore made by Terry Smith, seconded by Bruce Robertson.

Vote 4-0

Next Budget Workshop – Tuesday, June 3, 2025, at 5:30 PM, Highland Haven Community Center

Next regular meeting – Tuesday, June 3, 2025, at 7:00 pm, Highland Haven Community Center

Adjournment.

Motion to adjourn made by Terry Nuss, seconded by Lynn Smith.

Vote: 4-0

The meeting adjourned at 10:12 AM.

Olan Kelley, Mayor

Sarah Collard, City Secretary



General Fund
Budget vs. Actuals: FY_2024_2025 - FY25 P&L
 October 2024 - April 2025

	Total		Budget	FY Total Budget
	Actual			
Income				
8000 General Fund Revenue				
8100 Taxes				
8110 Property Taxes Collected	310,952.02		307,136.00	322,136.00
8120 Sales and Use Tax	20,414.25		17,500.00	29,500.00
Total 8100 Taxes	\$ 331,366.27	\$	324,636.00	\$ 351,636.00
8200 Franchise Fees				
8210 Cable TV	3,711.52		3,750.00	5,000.00
8220 Electrical	13,208.39		12,000.00	24,000.00
8230 Telephone	148.14		100.00	200.00
8240 Solid Waste (deleted)			0.00	0.00
Total 8200 Franchise Fees	\$ 17,068.05	\$	15,850.00	\$ 29,200.00
8300 Building Permits / Inspections				
8310 Building Permits	7,700.00		14,588.00	25,000.00
8330 Inspections	5,220.00		8,750.00	15,000.00
8340 Forfeited Compliance Deposit	1,200.00			
Total 8300 Building Permits / Inspections	\$ 14,120.00	\$	23,338.00	\$ 40,000.00
8400 Other Income				
8410 ROW - License Agreement	500.00		500.00	500.00
8420 Miscellaneous Income	0.00		0.00	0.00
8430 NSF Check Charge			0.00	0.00
Total 8400 Other Income	\$ 500.00	\$	500.00	\$ 500.00
8500 Charges for Services				
8510 Lot Mowing Program Fees	360.00		1,500.00	2,000.00
8520 Copies, FAX & Phone Usage			0.00	25.00
8530 Newsletter Copy Fee	150.98		250.00	250.00
8540 Newsletter Postage Fee	313.32		350.00	350.00
8550 Re-Plat & Variances			700.00	1,200.00
Total 8500 Charges for Services	\$ 824.30	\$	2,800.00	\$ 3,825.00
8600 Public Safety				
8610 Child Safety Fund	373.83		525.00	700.00
8620 OPIOID Abatement Fund	95.19		50.00	50.00
Total 8600 Public Safety	\$ 469.02	\$	575.00	\$ 750.00
8800 Donations & Contributions				
8805 Sale of Assets (deleted)			0.00	0.00
Total 8800 Donations & Contributions	\$ 0.00	\$	0.00	\$ 0.00

General Fund
Budget vs. Actuals: FY_2024_2025 - FY25 P&L
 October 2024 - April 2025

	Total		
	Actual	Budget	FY Total Budget
8900 Investment Income		0.00	0.00
8910 Interest Income	15,150.04	11,669.00	20,000.00
Total 8900 Investment Income	\$ 15,150.04	\$ 11,669.00	\$ 20,000.00
Total 8000 General Fund Revenue	\$ 379,497.68	\$ 379,368.00	\$ 445,911.00
Total Income	\$ 379,497.68	\$ 379,368.00	\$ 445,911.00
Gross Profit	\$ 379,497.68	\$ 379,368.00	\$ 445,911.00
Expenses			
60000 EXPENSES - GENERAL FUND			
61100 Personnel Services			
61101 Aministrative Services	50,111.25	50,115.00	85,905.00
61102 Secretary Salary	43,982.53	34,398.00	58,970.00
61103 Acccounting / Utility Coord.	28,678.44	28,679.00	49,163.00
61104 Building Permit Officer	9,128.56	9,128.00	15,649.00
61105 Temporary Employee		1,750.00	3,000.00
61106 City Administrator (deleted)		0.00	0.00
61108 Stipend	13,600.00	12,600.00	21,600.00
61110 Payroll Taxes / FICA	12,894.89	10,458.00	17,923.00
61111 Texas Workforce Commission	1.08	413.00	700.00
61112 Direct Deposit Fees	51.18	147.00	250.00
61113 Employee Health Insurance (deleted)		0.00	0.00
61114 Texas Municipal Retirement Cont.	15,014.65	14,413.00	24,712.00
Total 61100 Personnel Services	\$ 173,462.58	\$ 162,101.00	\$ 277,872.00
61200 Administrative & Office			
61201 Miscellaneous Office Supplies	1,297.29	1,605.00	2,750.00
61202 Equipment replacement		4,375.00	7,500.00
61203 Newsletter Copy Charge	68.60	175.00	300.00
61204 Newsletter Postage	219.00	395.00	675.00
61205 Printing, Binding, Reproduction		615.00	1,050.00
61206 Software	2,075.09	3,705.00	6,350.00
61207 Postage	221.10	500.00	850.00
61208 Public Notice Publication	319.00	1,225.00	2,100.00
61209 Variances & Re-plats	34.00	645.00	1,100.00
61210 Travel Reimbursement		325.00	550.00
61211 Schools & Training	2,872.42	4,085.00	7,000.00
61212 Recognition & Awards		150.00	250.00
61213 Food & Beverage		150.00	250.00
61214 - Bank Fees	217.46	90.00	150.00
Total 61200 Administrative & Office	\$ 7,323.96	\$ 18,040.00	\$ 30,875.00

General Fund
Budget vs. Actuals: FY_2024_2025 - FY25 P&L
 October 2024 - April 2025

	Total			
	Actual	Budget	FY Total Budget	
61300 Street Maintenance & Repair				
61301 Contract Repair		3,210.00		5,500.00
61302 Material & Supplies	636.30	3,795.00		6,500.00
Total 61300 Street Maintenance & Repair	\$ 636.30	\$ 7,005.00	\$	12,000.00
61400 Maintenance & Repair				
61401 Equipment Repair & Maintenance		325.00		550.00
61402 Buildings / Infrastructure	268.00	4,145.00		7,100.00
Total 61400 Maintenance & Repair	\$ 268.00	\$ 4,470.00	\$	7,650.00
61500 Professional Services				
61501 Judge Expenses	700.00	700.00		1,200.00
61502 Accountants Fees-Audit	10,386.55	4,665.00		8,000.00
61503 Attorneys Fees	1,495.00	3,210.00		5,500.00
61504 Ordinance Codification	2,490.00	2,450.00		4,200.00
61505 Burnet County Tax Appraisal Fee	2,557.68	2,920.00		5,000.00
61506 I / T Support	600.00	2,625.00		4,500.00
61507 Lobbying Expense		0.00		0.00
61508 Burnet Co Election Fee		2,775.00		4,750.00
61509 Consultant Fees	457.99	1,225.00		2,100.00
61510 Website Hosting		1,460.00		2,500.00
61511 Recruitment	43.75	615.00		1,050.00
61512 Interactive Web Map Hosting		2,800.00		4,800.00
61520 Fund Accounting Software (deleted)		0.00		0.00
Total 61500 Professional Services	\$ 18,730.97	\$ 25,445.00	\$	43,600.00
61600 Utilities				
61601 Electric	628.72	645.00		1,100.00
61602 Fax (deleted)		0.00		0.00
61603 Internet Service (deleted)		0.00		0.00
61604 Telephone (deleted)		0.00		0.00
61605 Communications	3,755.99	3,825.00		6,550.00
Total 61600 Utilities	\$ 4,384.71	\$ 4,470.00	\$	7,650.00
61700 Services & Charges				
61701 Janitorial Service		380.00		650.00
61702 Inspection Fees	2,800.00	4,085.00		7,000.00
61705 Contract Mowing	25.00	615.00		1,050.00
61706 Landscaping	205.00	1,225.00		2,100.00
61708 Buoy Maintenance		4,665.00		8,000.00

General Fund
Budget vs. Actuals: FY_2024_2025 - FY25 P&L
 October 2024 - April 2025

	Total			
	Actual	Budget	FY Total Budget	
61709 Lot Mowing Program Expense	270.00	1,170.00	2,000.00	
61710 Insurance	6,166.16	6,100.00	6,100.00	
61711 Notary Public Cert.	137.53	375.00	375.00	
61712 Treasurers Bond		175.00	300.00	
Total 61700 Services & Charges	\$ 9,603.69	\$ 18,790.00	\$	27,575.00
61800 Membership Fees / Dues				
61801 Capcog	50.00	50.00	50.00	
61802 Flood Plain Coalition (deleted)		0.00	0.00	
61803 Texas Municipal League	651.00	675.00	675.00	
61804 CAMPO	350.00	350.00	350.00	
61805 Texas Municipal Clerks Assoc	175.00	175.00	175.00	
Total 61800 Membership Fees / Dues	\$ 1,226.00	\$ 1,250.00	\$	1,250.00
61900 Public Safety				
61901 Security Camera	760.00	2,045.00	3,500.00	
61902 Granite Shoals VFD	65,662.50	67,632.00	90,175.00	
61903 Marble Falls EMS	8,534.05	8,535.00	14,630.00	
61904 Emergency Response Supplies		295.00	500.00	
61905 Emergency Management Program		2,920.00	5,000.00	
Total 61900 Public Safety	\$ 74,956.55	\$ 81,427.00	\$	113,805.00
62900 Capital Improvement				
62902 3cGeo Mapping	3,000.00	4,085.00	7,000.00	
62903 Flock Safety Camera		2,335.00	4,000.00	
62904 Radar Sign	3,210.00	7,000.00	12,000.00	
Total 62900 Capital Improvement	\$ 6,210.00	\$ 13,420.00	\$	23,000.00
Total 60000 EXPENSES - GENERAL FUND	\$ 296,802.76	\$ 336,418.00	\$	545,277.00
66000 Payroll Expenses	0.00			
Total Expenses	\$ 296,802.76	\$ 336,418.00	\$	545,277.00
Net Operating Income	\$ 82,694.92	\$ 42,950.00	-\$	99,366.00

General Fund
Budget vs. Actuals: FY_2024_2025 - FY25 P&L
October 2024 - April 2025

	Total			
	Actual	Budget	FY Total Budget	
Other Income				
76000 Interfund Transfers				
76010 Transfers In				
76010.2 Transfer In - HHWS Fund		0.00		66,979.00
76010.3 Transfer In - HHSW Fund		0.00		35,000.00
Total 76010 Transfers In	\$ 0.00	\$ 0.00	\$	101,979.00
Total 76000 Interfund Transfers	\$ 0.00	\$ 0.00	\$	101,979.00
Total Other Income	\$ 0.00	\$ 0.00	\$	101,979.00
Other Expenses				
76001 Interfund Transfers.				
76020.4 Transfer Out - General Fund CIP (deleted)		0.00		0.00
Total 76001 Interfund Transfers.	\$ 0.00	\$ 0.00	\$	0.00
Total Other Expenses	\$ 0.00	\$ 0.00	\$	0.00
Net Other Income	\$ 0.00	\$ 0.00	\$	101,979.00
Net Income	\$ 82,694.92	\$ 42,950.00	\$	2,613.00

Wednesday, May 07, 2025 10:01:15 AM GMT-7 - Accrual Basis

Water Fund

Budget vs. Actuals: FY_2024_2025 - FY25 P&L

October 2024 - April 2025

	Total			
	Actual	Budget	FY Total Budget	
Income				
9000 HHWater System Revenue				
9200 Charges for Services				
9210 Water Sales	194,694.19	183,000.00		355,000.00
9211 WS Residential Collection (deleted)		0.00		0.00
Total 9210 Water Sales	\$ 194,694.19	\$ 183,000.00	\$	355,000.00
9220 Tap Fees		5,250.00		9,000.00
Total 9200 Charges for Services	\$ 194,694.19	\$ 188,250.00	\$	364,000.00
9230 HHWS Miscellaneous Income				
9231 Miscellaneous Income	173.85	119.00		200.00
Total 9230 HHWS Miscellaneous Income	\$ 173.85	\$ 119.00	\$	200.00
9250 Investment Income				
9251 Interest Income	1,076.51	1,750.00		3,000.00
Total 9250 Investment Income	\$ 1,076.51	\$ 1,750.00	\$	3,000.00
9900 Grant Funding				
9910 CLREF Funding		0.00		0.00
Total 9900 Grant Funding	\$ 0.00	\$ 0.00	\$	0.00
Total 9000 HHWater System Revenue	\$ 195,944.55	\$ 190,119.00	\$	367,200.00
Sales	8,000.00			
Total Income	\$ 203,944.55	\$ 190,119.00	\$	367,200.00
Expenses				
62000 EXPENSES-WATER SYSTEM FUND				
62150 2016 Bond Series Expenses				
62151 2016 Series Bond Interest	3,117.67	3,135.00		6,270.00
62152 2016 Bond Series Principal		0.00		105,000.00
Total 62150 2016 Bond Series Expenses	\$ 3,117.67	\$ 3,135.00	\$	111,270.00
62200 Administrative / Office				
62201 Office Supplies	387.75	1,519.00		2,600.00
62206 Software	119.94	1,463.00		2,500.00
62207 Postage	1,223.20	2,450.00		4,200.00
62208 Public Notice Publication	208.00	119.00		200.00
62210 Travel Reimbursement		119.00		200.00
62211 Schools & Training		294.00		500.00
62212 Bank Fees	5.00	45.00		75.00
62213 Food & Beverage		294.00		500.00
Total 62200 Administrative / Office	\$ 1,943.89	\$ 6,303.00	\$	10,775.00
62350 Chemicals				
62351 Misc. Chemicals	870.28	2,219.00		3,800.00
Total 62350 Chemicals	\$ 870.28	\$ 2,219.00	\$	3,800.00

Water Fund
Budget vs. Actuals: FY_2024_2025 - FY25 P&L
 October 2024 - April 2025

	Total			
	Actual	Budget	FY Total Budget	
62400 Maintenance & Repairs				
62402 Repairs & Service Work	5,052.50	14,588.00		25,000.00
62403 Buildings / Infrastructure	2,099.00	2,919.00		5,000.00
62405 Material-pipe,pumps,meters	14,219.76	9,338.00		16,000.00
62407 Generator Maint and Repairs	3,513.10	4,844.00		8,300.00
Total 62400 Maintenance & Repairs	\$ 24,884.36	\$ 31,689.00	\$	54,300.00
62500 Professional Services				
62502 Accounting/Audit Fees	2,386.54	4,669.00		8,000.00
62503 Attorneys Fees	210.00	644.00		1,100.00
62511 Engineering Fees		644.00		1,100.00
62512 Lab Fees	876.44	2,513.00		4,300.00
62513 Contract Operator	30,000.00	46,669.00		80,000.00
62520 Fund Accounting Software (deleted)		0.00		0.00
Total 62500 Professional Services	\$ 33,472.98	\$ 55,139.00	\$	94,500.00
62600 Utilities				
62601 Electric	3,689.60	4,550.00		7,800.00
62604 Telephone		588.00		1,000.00
62605 Answering Service (deleted)		0.00		0.00
Total 62600 Utilities	\$ 3,689.60	\$ 5,138.00	\$	8,800.00
62700 Services & Charges				
62705 Contract Mowing Expense	180.00	320.00		1,600.00
62712 Tap Installation		1,750.00		3,000.00
62713 Storage Facilities	4,570.00	5,300.00		5,300.00
62714 Johnston East Well Water Usage	21.69	375.00		500.00
62715 TCEQ	999.60	1,050.00		1,050.00
Total 62700 Services & Charges	\$ 5,771.29	\$ 8,795.00	\$	11,450.00
62800 Membership Fees/Dues				
62806 TRWA Membership		550.00		550.00
62807 AWWA Membership		400.00		400.00
Total 62800 Membership Fees/Dues	\$ 0.00	\$ 950.00	\$	950.00
62900 Capital Projects				
62901 Water Tank Project	78,153.70			
Total 62900 Capital Projects	\$ 78,153.70	\$ 0.00	\$	0.00
Total 62000 EXPENSES-WATER SYSTEM FUND	\$ 151,903.77	\$ 113,368.00	\$	295,845.00
6777 Disposal Fee-Waste Management	21.09			
Total Expenses	\$ 151,924.86	\$ 113,368.00	\$	295,845.00
Net Operating Income	\$ 52,019.69	\$ 76,751.00	\$	71,355.00

Water Fund
Budget vs. Actuals: FY_2024_2025 - FY25 P&L
October 2024 - April 2025

	Total		Budget	FY Total Budget
	Actual			
Other Expenses				
76001 Interfund Transfers				
76020 Transfers Out				
76020.1 Transfer Out to General Fund			0.00	66,979.00
Total 76020 Transfers Out	\$ 0.00	\$ 0.00	\$ 0.00	\$ 66,979.00
Total 76001 Interfund Transfers	\$ 0.00	\$ 0.00	\$ 0.00	\$ 66,979.00
Total Other Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 66,979.00
Net Other Income	\$ 0.00	\$ 0.00	-\$ 0.00	\$ 66,979.00
Net Income	\$ 52,019.69	\$ 76,751.00	\$ 0.00	\$ 4,376.00

Wednesday, May 07, 2025 09:21:12 AM GMT-7 - Accrual Basis

Solid Waste
Budget vs. Actuals: FY_2024_2025 - FY25 P&L
 October 2024 - April 2025

	Total			
	Actual		Budget	FY Total Budget
Income				
9500 Solid Waste Revenue				
9600 Charges For Services				
9610 SW Residential Collection	66,688.13		76,595.00	131,300.00
Total 9600 Charges For Services	\$ 66,688.13	\$	76,595.00	\$ 131,300.00
9650 Franchise Fees				
9651 Waste Services Franchise Fee	2,973.21		3,035.00	5,200.00
Total 9650 Franchise Fees	\$ 2,973.21	\$	3,035.00	\$ 5,200.00
9800 Investment Income				
9801 Interest Income	50.12		30.00	50.00
Total 9800 Investment Income	\$ 50.12	\$	30.00	\$ 50.00
Total 9500 Solid Waste Revenue	\$ 69,711.46	\$	79,660.00	\$ 136,550.00
Total Income	\$ 69,711.46	\$	79,660.00	\$ 136,550.00
Expenses				
63000 EXPENSES - SOLID WASTE FUND				
63500 Professional Services				
63513 Waste Contractor Costs	59,464.34		60,670.00	104,000.00
63514 Household Haz Waste Program			2,000.00	2,000.00
63515 Haz Waste Spill Response Fund			1,170.00	2,000.00
63517 Document Shredding			625.00	750.00
Total 63500 Professional Services	\$ 59,464.34	\$	64,465.00	\$ 108,750.00
Total 63000 EXPENSES - SOLID WASTE FUND	\$ 59,464.34	\$	64,465.00	\$ 108,750.00
Total Expenses	\$ 59,464.34	\$	64,465.00	\$ 108,750.00
Net Operating Income	\$ 10,247.12	\$	15,195.00	\$ 27,800.00
Other Expenses				
76001 Interfund Transfers				
76020 Transfers Out				
76020.1 Transfer Out to General Fund			0.00	35,000.00
Total 76020 Transfers Out	\$ 0.00	\$	0.00	\$ 35,000.00
Total 76001 Interfund Transfers	\$ 0.00	\$	0.00	\$ 35,000.00
Total Other Expenses	\$ 0.00	\$	0.00	\$ 35,000.00
Net Other Income	\$ 0.00	\$	0.00	-\$ 35,000.00
Net Income	\$ 10,247.12	\$	15,195.00	-\$ 7,200.00

Wednesday, May 07, 2025 10:07:52 AM GMT-7 - Accrual Basis

City of Highland Haven Sales Tax

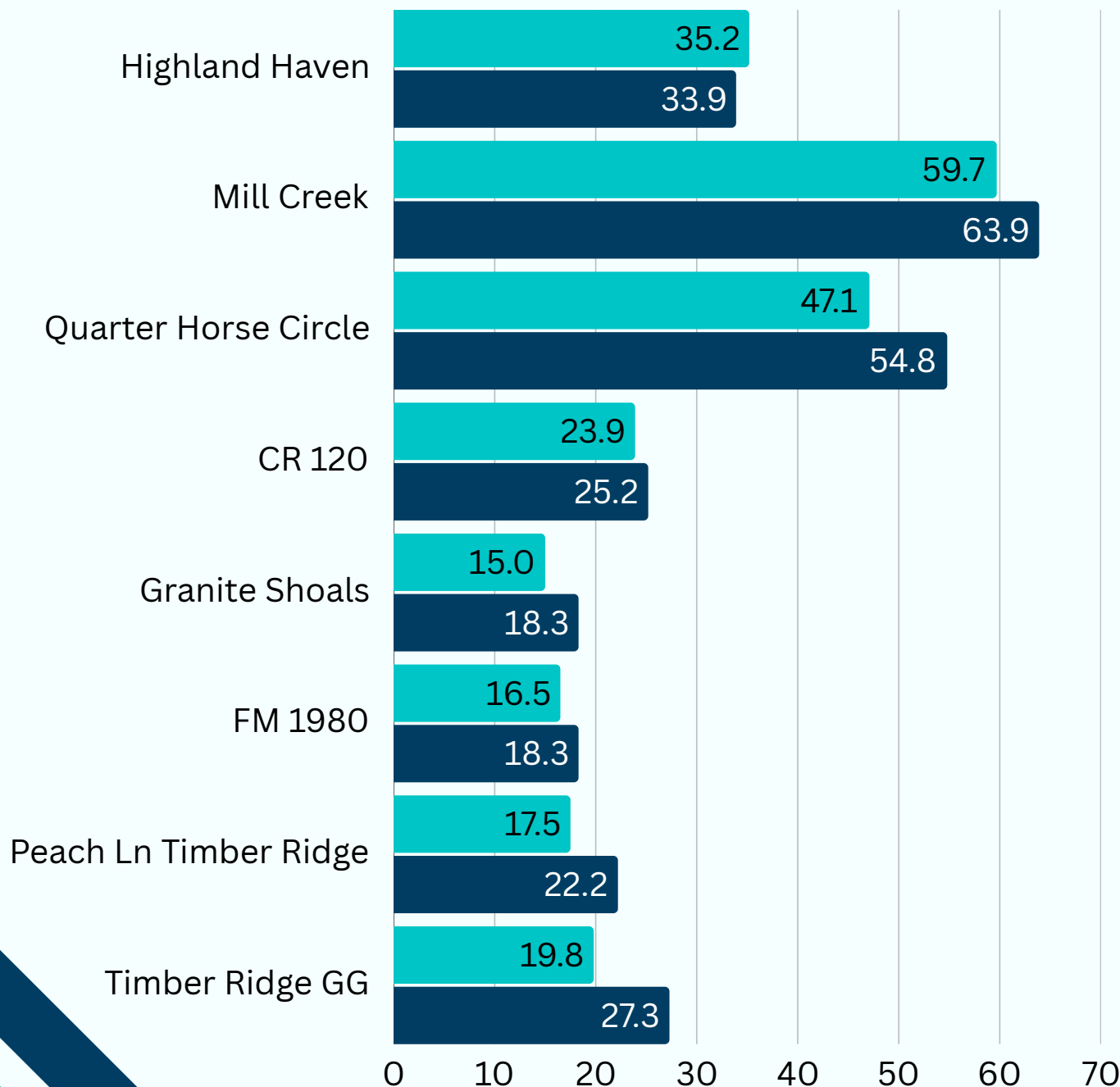


Well Information

Well Name	July 2024	May 2025	Well Depth	Variation	Percentage Gain/Loss
Highland Haven	35.2	33.9	200	1.3	0.65 %
Mill Creek	59.7	63.9	140	-4.2	-3.00 %
Quarter Horse Circle	47.1	54.8	180	-7.7	-4.28 %
CR 120	23.9	25.2	225	-1.3	-0.58 %
Granite Shoals	15.0	18.3	75	-3.3	-4.40 %
FM 1980	16.5	18.3	140	-1.8	-1.29 %
Peach Ln Timber Ridge	17.5	22.2	80	-4.7	-5.88 %
Timber Ridge GG	19.8	27.3	60	-7.5	-12.50 %

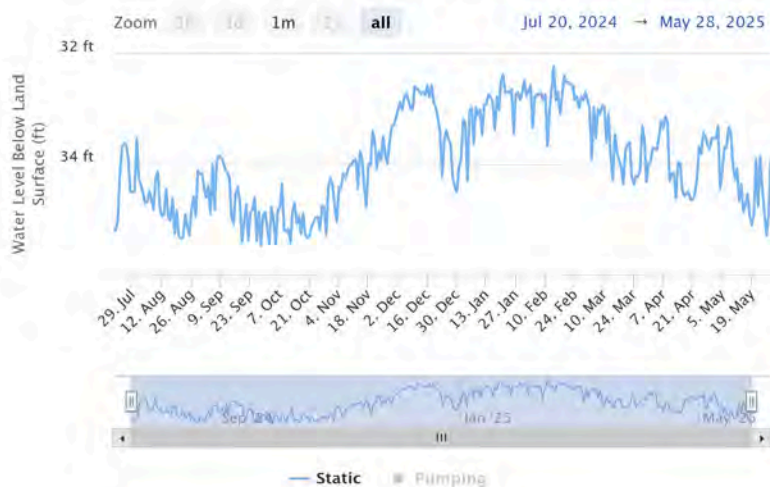
Feet Below Ground Level

● July 2024 ● May 2025



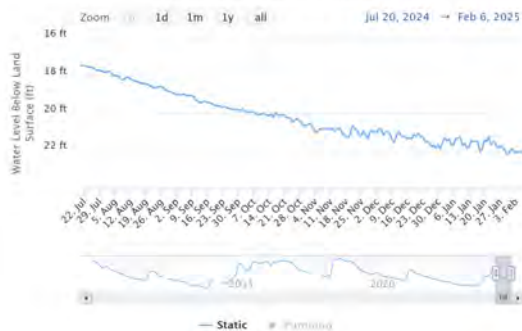
Water Levels for Well ID: 3590 (Johnston West – MW)

Click and drag in the plot area to zoom in



Water Levels for Well ID: 2994 (Peach Ln Timber Ridge)

Click and drag in the plot area to zoom in



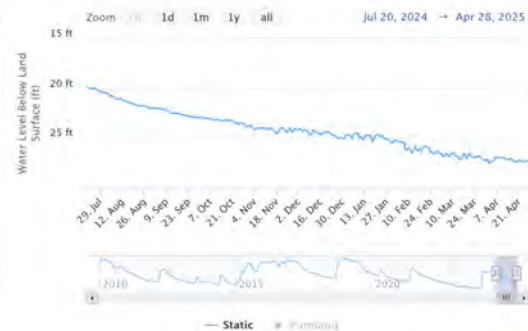
Water Levels for Well ID: 2516 (Quarter Horse Circle)

Click and drag in the plot area to zoom in



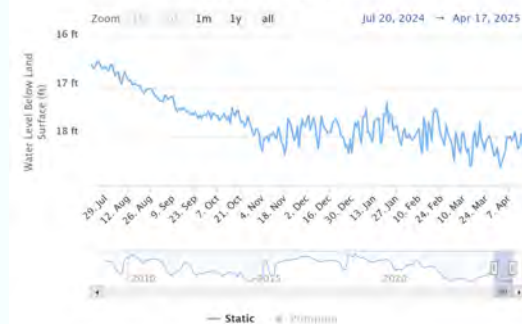
Water Levels for Well ID: 2144 (Timber Ridge Granite Gravel)

Click and drag in the plot area to zoom in



Water Levels for Well ID: 1695 (FM 1980)

Click and drag in the plot area to zoom in



Water Levels for Well ID: 1816 (Granite Shoals)

Click and drag in the plot area to zoom in



Water Levels for Well ID: 1260 (CR 120)

Click and drag in the plot area to zoom in



Water Levels for Well ID: 1694 (Mill Creek)

Click and drag in the plot area to zoom in



CITY OF HIGHLAND HAVEN
RESOLUTION #369
June 3, 2025

**RESOLUTION TO APPROVE THE AUTHORITY AND RESPONSIBILITIES
WITHIN ASSIGNED DUTY POSITIONS OF ELECTED OFFICIALS OF THE
CITY OF HIGHLAND HAVEN, TEXAS**

WHEREAS the specified duties of elected officials within a Type A General Law Municipality in the Texas Government Code are limited in number and do not address the multitude of task accomplishments necessary for efficient operation of a municipality and

WHEREAS the Board of Aldermen of the City of Highland Haven have determined that the Board of Aldermen volunteer to assist the Mayor in the administration of certain city functions and

WHEREAS under Section 23.051, Texas Government Code, the governing body of a Type A General Law municipality may provide the duties of the officers it appoints and

BE IT THEREFORE RESOLVED by the Board of Aldermen of the City of Highland Haven, Texas that elected officials of the City shall be responsible for execution of the duties proscribed by the Texas Local Government Code and for the primary oversight and/or execution of duties relative to the tasks listed below and for the coordination with other elected officials necessary for task accomplishment. The Aldermen responsibility assignments listed below (except Treasurer) serve at the mutual pleasure of the individual Alderman and the Mayor.

OFFICIAL/APPOINTEE	AREA OF PRIMARY RESPONSIBILITY
Mayor Olan Kelley	Powers & Duties of Mayor, Tx LGC Sec 22.042 Bank Authorized Signature Public relations Financial planning Interlocal Agreements Records management Office administration Emergency planning, flood control and hazard mitigation Code & ordinance enforcement coordination Legal assistance Variances & Re-plats HHWS management Drain infrastructure program Roads & Streets Maintenance Buoy Maintenance

Terry Nuss	Mayor Pro Tempore Bank Authorized Signature Lot Mowing/Tree Trimming
Terry Smith	Construction and Building Permits
Don Hagans	Ordinance Enforcement (Except buildings) Household Hazardous Waste Program Solid Waste Services Oversight
Bruce Robertson	Codification Project Review Project Management Financial Planning
Lynn Smith	Treasurer Bank Authorized Signature

PASSED AND APPROVED on the 3rd Day of June 2025, at a scheduled meeting of Board of Aldermen of the City of Highland Haven, Texas.

Olan Kelley, Mayor

ATTEST:

Sarah Collard, City Secretary



RESOLUTION #370

To appoint one qualified resident of the City of Highland Haven, Texas to the Planning & Zoning Commission. Appointees will serve a term equal to the term of the Aldermen making the appointment.

WHEREAS, Ordinance #053, Planning & Zoning Commission, established a five (5) member Planning & Zoning Commission and provides for each Alderperson to appoint a member to the Commission. The Commission member is to serve a term identical to the Alderperson who appoints the member, and

WHEREAS, the City has a member of the Board of Aldermen who will appoint one member to the Commission for a two-year period, and

WHEREAS, the Aldermen involved do hereby appoint the following citizens to the commission for the term specified:

ALDERPERSON	COMMISSION MEMBER	TERM
Bruce Robertson		2027
Lynn Smith		2027
Terry Smith		2027

BE IT THEREFORE RESOLVED that the Board of Aldermen of the City of Highland Haven, Texas, approve the above appointments to the Planning and Zoning Commission for the term stated above.

PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF HIGHLAND HAVEN, TEXAS ON THIS THE 3rd DAY OF JUNE 2025.

Olan Kelley, Mayor

Attest:

Sarah Collard, City Secretary



RESOLUTION #371

To appoint account signers on the City of Highland Haven, Texas depository accounts with Commercial National Bank, Granite Shoals, Texas.

WHEREAS, for safeguard of public funds, the Board of Aldermen, has determined that four people should be able to sign checks on our bank accounts and;

WHEREAS, only two signatures will be required on each check;

NOW THEREFORE the four names to be placed on the bank signature card are:

Olan Kelley
Joseph Adams
Lynn Smith
Terry Nuss

/Mayor
/City Administrator
/Treasurer
/Mayor Pro Tem

BE IT THEREFORE RESOLVED that the Board of Aldermen of the City of Highland Haven, Texas, designate the above-named four people to be account signers on the depository accounts with Commercial National Bank, Granite Shoals, Texas.

**PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY
OF HIGHLAND HAVEN, TEXAS ON THIS THE 3rd DAY OF JUNE 2025.**

Olan Kelley, Mayor

Attest:

Sarah Collard, City Secretary



RESOLUTION #372

To appoint account signers on the City of Highland Haven, Texas depository accounts with First United Bank, Kingsland Texas.

WHEREAS, for safeguard of public funds, the Board of Aldermen, has determined that four people should be able to sign checks on our bank accounts and;

WHEREAS, only two signatures will be required on each check;

NOW THEREFORE the four names to be placed on the bank signature card are:

Olan Kelley	/Mayor
Joseph Adams	/City Administrator
Lynn Smith	/Treasurer
Terry Nuss	/Mayor Pro Tem

BE IT THEREFORE RESOLVED that the Board of Aldermen of the City of Highland Haven, Texas, designate the above-named four people to be account signers on the depository accounts with First United Bank, Kingsland, Texas.

**PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY
OF HIGHLAND HAVEN, TEXAS ON THIS THE 3rd DAY OF JUNE 2025.**

Olan Kelley, Mayor

Attest:

Sarah Collard, City Secretary



RESOLUTION #373

To appoint account signers on the City of Highland Haven, Texas depository accounts with Tex Pool, Austin Texas.

WHEREAS, for safeguard of public funds, the Board of Aldermen, has determined that four people should be able to sign checks on our bank accounts and;

WHEREAS, two signatures will be required on each check;

NOW THEREFORE the four names to be placed on the bank signature card are:

Olan Kelley	/Mayor
Joseph Adams	/City Administrator
Lynn Smith	/Treasurer
Terry Nuss	/Mayor Pro Tem

BE IT THEREFORE RESOLVED that the Board of Aldermen of the City of Highland Haven, Texas, designate the above-named four people to be account signers on the depository accounts with Tex Pool, Austin Texas.

**PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY
OF HIGHLAND HAVEN, TEXAS ON THIS THE 4TH DAY OF JUNE 2024.**

Olan Kelley, Mayor

Attest:

Sarah Collard, City Secretary







Election ID:
473102
Election Password:
NJEMR99V

Pedernales Electric Cooperative, Inc. 2025 Board of Director Election Ballot

At PEC, your voice matters. For more than 85 years, we've been owned and governed by our members. Your vote in the annual board election is your chance to actively participate in your cooperative.

Please review the voting instructions below or visit pec.coop/voting for the various methods to vote. Learn more about the 2025 election at pec.coop/election.

206253
CITY OF HIGHLAND HAVEN
510 HIGHLAND DR STE A
MARBLE FALLS TX 78654-8278



Scan this QR code with a mobile device to access your personal ballot package.



Voting instructions

You must cast your ballot online or by mail before **June 13, 2025**, by 5 p.m.

Voting online

Go to directvote.net/pec to access the login page of the 2025 PEC election.

- The Election ID and Election Password you will use to log in are on this paper ballot.
- Online voting begins May 21, 2025, at 12:01 a.m. CDT, and ends June 13, 2025, at 5 p.m. CDT.

Voting by mail

- Mark your selections by completely filling in the box next to your choice with a No. 2 pencil or blue or black pen (example ■).
- Detach ballot and place in the enclosed postage-paid return envelope. Mail to PEC Election, C/O Survey & Ballot Systems, P.O. Box 46430, Eden Prairie, MN 55344-9876.
- **DO NOT MAIL YOUR BALLOT TO PEC.**

Voting online via SmartHub

Log in to SmartHub and follow the online voting instructions.

PEC Annual Membership Meeting

The annual membership meeting will take place at 9 a.m. on June 20, in the auditorium at PEC Headquarters, located at 201 South Ave. F, Johnson City, Texas. There will be no voting at the annual membership meeting.

Replacement ballot

If you need a replacement ballot or experience issues with online voting, please call Survey & Ballot Systems directly at 866-909-3549, Monday through Friday from 8 a.m. to 5 p.m. CDT, or email support@directvote.net.

MARKING INSTRUCTIONS

EXAMPLE ■

PLEASE DETACH BEFORE RETURNING BALLOT

02

206253

2025 PEC ANNUAL DIRECTOR ELECTION

↑ DETACH HERE

Candidate for Director District 5 Vote for only one (1) Candidate:

- | | | |
|--------------------------|-------------------------|--------|
| ☐ | Alice Price | 02 |
| ☐ | Douglas A. Vandiford II | |
| ☐ | Milton Scott Powell | 206253 |

Option to voluntarily participate in the Power of Change program

Please mark the box if you wish to participate:

- ☐ Yes, I want to enroll in the PEC Power of Change and round up my electric bill for all accounts to the nearest whole dollar to support local nonprofit organizations, PEC's educational support program and PEC's member payment assistance program. Participation is voluntary, and I can withdraw at any time. Learn more at pec.coop/power-of-change.

**PETITION FOR ELECTION TO PREVENT THE ANNEXATION OF J.A. NOBLE
SUBDIVISION INTO THE CITY OF HIGHLAND HAVEN AND REQUEST THE
RELEASE FROM THE CITY'S EXTRATERRITORIAL JURISDICTION**

To: The Honorable Members of the City Aldermen of Highland Haven,
And all concerned officials of the City of Highland Haven

We, the undersigned residents and property owners of J.A. Noble Subdivision (hereinafter "Nobles"), located at the end of Highland Haven, Texas, hereby express our strong opposition to the proposed annexation of our community into the City of Highland Haven. Furthermore, we request the release of Nobles from the City's Extraterritorial Jurisdiction (hereinafter "ETJ") under the provisions of Senate Bill 2038 (hereinafter "SB 2038"), passed during the 88th Legislative Session and became effective September 1, 2023.

Background and Legislative Basis:

SB 2038 provides residents and property owners in a municipality's ETJ with the right to petition for the release of their area from the ETJ through a direct request or by holding an election. Specifically, the bill grants:

- The right for residents or owners of the majority of land in an area to file a petition to be released from the municipality's ETJ.
- The right for residents to request the municipality to hold an election on whether to release the area from the ETJ.

Nobles, currently under the City of Highland Haven's ETJ, qualifies for this process, and we, as residents and property owners, believe that remaining under the county jurisdiction is in the best interest of our community.

Our Request:

We respectfully request that the City of Highland Haven immediately cease all actions towards the annexation of Nobles and initiate the process to release our area from the City's ETJ, as provided under Senate Bill 2038.

Specifically, we request the following:

- The City of Highland Haven honor this petition and acknowledge our legal right to petition for release from the ETJ under SB 2038.
- The City hold a public hearing or meeting to discuss the petition and our concerns regarding annexation.
- The City respect our wishes by agreeing to release Nobles from its ETJ, either through approval of this petition or by allowing the residents to vote in a formal election as outlined by the bill.

In conclusion, we, the undersigned residents and landowners of Nobles, respectfully request that the City honor our petition and ensure that our community remains outside of the City's jurisdiction.

We believe this is in the best interest of our residents, our property rights, and the future of our neighborhood.

We look forward to your prompt response.

Organizers Contact Information:

Name: David Shockley

Phone Number: (512) 925-4003

Email: hdavid@movair.com

Enclosures: Plat and Re-plat of J.A. Noble Subdivision, Burnet CAD J.A. Noble Property List and subdivision map, Signature pages

City of Highland Haven

APR 24 2025

Received

Sarah A Collard

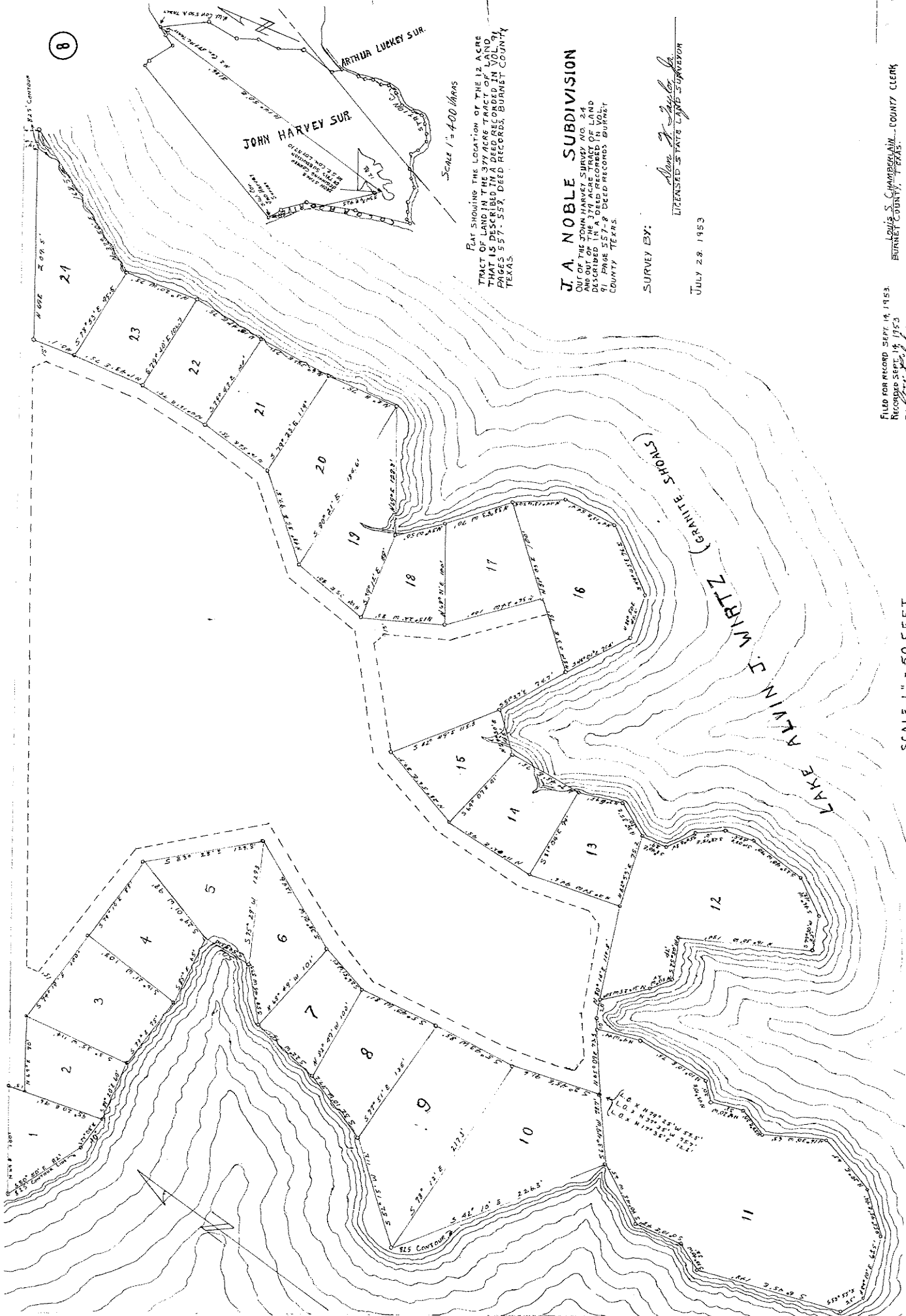
City of Highland Haven

MAY 16 2025

Received

*SK w/ Residence addresses
on all signature sheets.*

8



Scale 1" = 400' FEET

PLAT SHOWING THE LOCATION OF THE 12 ACRE TRACT OF LAND IN THE 374 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED RECORDED IN VOL. 91 PAGE 557-558, DEED RECORDS, BURNET COUNTY TEXAS

J. A. NOBLE SUBDIVISION
OUT OF THE JOHN HARVEY SURVEY NO. 24
AND OUT OF THE 374 ACRE TRACT OF LAND
DESCRIBED IN A DEED RECORDED IN VOL. 91
PAGE 557-558, DEED RECORDS, BURNET
COUNTY TEXAS

SURVEY BY:
Alvin I. Wirtz
LICENSED SURVEYOR
JULY 28, 1953

FILED FOR RECORD SEPT. 14, 1953.
RECORDED SEPT. 14, 1953.
BY *Robert A. ...* CLERK
BURNET COUNTY, TEXAS.

SCALE 1" = 50 FEET

THE STATE OF TEXAS,
COUNTY OF TARRANT,
ss: I, Andrew D. Jones, Registered Professional Engineer,
do hereby certify that the above and foregoing plat of
the re-subdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 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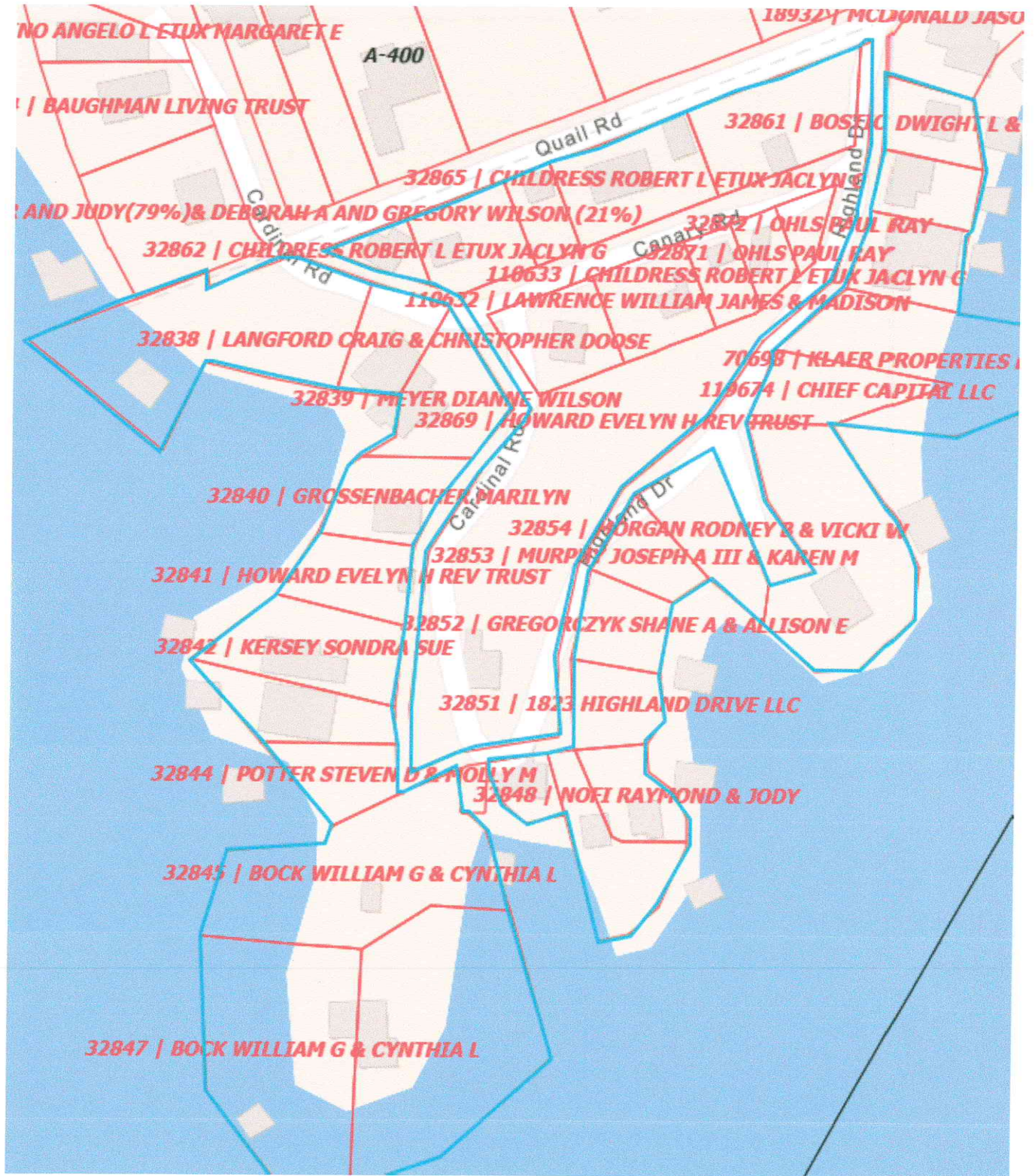
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<u>Property ID</u>	<u>Geo ID</u>	<u>Type</u>	<u>Owner Name</u>	<u>Owner ID</u>	<u>Address</u>	<u>Legal Description</u>	<u>Appraised</u>
32835	06655-0000-00001-000	R	CHILDRESS ROBERT L ETUX JACLYN G	111894	201 QUAIL RD, TX	S6655 J.A. NOBLE LOT 1, 2, 3 & .57 AC ABS 400 (SUBMERGED)	\$2,146,673
110632	06655-0000-00B03-000	R	LAWRENCE WILLIAM JAMES & MADISON	251776	117 CANARY, MARBLE FALLS TX 78654	S6655 J.A. NOBLE LOT B- 3 & B-4	\$147,914
70698	06655-0000-00020-100	R	KLAER PROPERTIES LLC - SERIES 1	248636	1605 CR 125, TX	S6655 J.A. NOBLE LOT LOT 20 & .3 AC	\$2,783,492
32872	06655-0000-00B07-000	R	OHLS PAUL RAY	237591		S6655 J.A. NOBLE LOT B7	\$2,982
32871	06655-0000-00B06-000	R	OHLS PAUL RAY	237591		S6655 J.A. NOBLE LOT B6	\$20,208
32870	06655-0000-00B01-000	R	BRIDGES KYLE	214899	121 CANARY, MARBLE FALLS TX 78654	S6655 J.A. NOBLE LOT B- 1 & B-2	\$115,715
32869	06655-0000-00A11-000	R	HOWARD EVELYN H REV TRUST	84132	113 CARDINAL RD, TX	S6655 J.A. NOBLE LOT & 1345 SF JOHN HARVEY 1.1	\$298,874
32865	06655-0000-00A05-000	R	CHILDRESS ROBERT L ETUX JACLYN G	111894	113 QUAIL RD, HIGHLAND HAVEN TX 78654	S6655 J.A. NOBLE LOT A5 THRU A7	\$269,591
32864	06655-0000-00A04-000	R	CRADOCT JACOB W ETUX MARY ANN (DEC'D)	13559	QUAIL, TX	S6655 J.A. NOBLE LOT A4	\$15,396
32863	06655-0000-00A02-000	R	CRADOCT JACOB W ETUX MARY ANN (DEC'D)	13559	112 QUAIL RD, TX	S6655 J.A. NOBLE LOT A2 & A3	\$169,670
32862	06655-0000-00A01-000	R	CHILDRESS ROBERT L ETUX JACLYN G	111894	121 QUAIL, TX	S6655 J.A. NOBLE LOT E 110' OF A1	\$119,959

32861	06655-0000-00023-000	R	BOSTIC DWIGHT L & SUSANNE L	219549	HIGHLAND DR, HIGHLAND HAVEN TX 78654	NOBLE LOT 23 AND .17 ACRES OUT OF JA NOBLE	\$1,305,237
32860	06655-0000-00022-000	R	EMBREY DAVID H	74136	1601 CR 125, HIGHLAND HAVEN TX 78654	S6655 J.A. NOBLE LOT A8, A9, A10, PT OF 22 & .15 AC	\$1,182,898
32859	06655-0000-00021-000	R	OHLS PAUL RAY	237591	1603 CR 125, HIGHLAND HAVEN TX 78654	S6655 J.A. NOBLE LOT 21, S 10' OF 22, & .2 AC	\$2,301,047
32855	06655-0000-00016-000	R	KELLY WILLIAM C III & MELISSA P	190939	104 MOCKINGBIRD, TX	S6655 J.A. NOBLE LOT 16, 17, 18 & 1.08 AC	\$2,458,189
32854	06655-0000-00015-A00	R	MORGAN RODNEY B & VICKI W	24944	1801 CR 125, TX	S6655 J.A. NOBLE LOT BEING 0.192 AC ADJACENT LOT 15	\$689,146
32853	06655-0000-00015-000	R	MURPHY JOSEPH A III & KAREN M	119176	1807 CR 125, TX	S6655 J.A. NOBLE LOT 15 & .03 AC	\$1,042,079
32852	06655-0000-00014-000	R	GREGORCZYK SHANE A & ALLISON E	179109	1815 CR 125, MARBLE FALLS TX 78654	S6655 J.A. NOBLE LOT 14 & .09 AC	\$1,172,097
32838	06655-0000-00004-000	R	LANGFORD CRAIG & CHRISTOPHER DOOSE	201975	200 CARDINAL LN, TX	S6655 J.A. NOBLE LOT 4, S&E EASTERN PT ADJ TO LOT 5, & .03 AC	\$917,881
32839	06655-0000-00005-000	R	MEYER DIANNE WILSON	81887	130 CARDINAL LN, TX	S6655 J.A. NOBLE LOT PT OF 4, ALL OF 5 & E1/2 OF LOT 6 (.088 AC) AND .1	\$1,416,233
32840	06655-0000-00006-000	R	GROSSENBACHER MARILYN	237526	120 CARDINAL LN, MARBLE FALLS TX 78654	S6655 J.A. NOBLE LOT PT OF 6 (0.086 AC) & ALL OF 7 AND .14 ACRES	\$864,360
32841	06655-0000-00008-000	R	HOWARD EVELYN H REV TRUST	84132	114 CARDINAL LN, TX	S6655 J.A. NOBLE LOT 8 AND .21 ACRES (IRREG)	\$1,287,348

32842	06655-0000-00009-000	R	KERSEY SONDR A SUE	246270	110 CARDINAL LN, HIGHLAND HAVEN TX 78654	S6655 J.A. NOBLE LOT 9 & .15 ACRES	\$1,772,762
32843	06655-0000-00010-A00	R	HIRSCHHORN JOHN B & JOY M	241436	106 CARDINAL, HIGHLAND HAVEN TX 78654	S6655 J.A. NOBLE LOT 10A & .20 ACRES	\$1,875,487
110633	06655-0000-00B05-000	R	CHILDRESS ROBERT L ETUX JACLYN G	111894	CANARY ST, MARBLE FALLS TX 78654	S6655 J.A. NOBLE LOT B5	\$7,591
32844	06655-0000-00010-B00	R	POTTER STEVEN D & MOLLY M	188803	104 CARDINAL LN, MARBLE FALLS TX 78654	S6655 J.A. NOBLE LOT 10B, PT OF 11, & .28 LAND LAKESIDE	\$1,544,375
32846	06655-0000-00011-C00	R	BOCK WILLIAM G & CYNTHIA L	118241	98 CARDINAL RD, HIGHLAND HAVEN TX 78654	S6655 J.A. NOBLE LOT 11C,.71 AC	\$1,460,160
32847	06655-0000-00011-D00	R	BOCK WILLIAM G & CYNTHIA L	118241	100 CARDINAL RD, HIGHLAND HAVEN TX 78654	S6655 J.A. NOBLE LOT 11D(being .217AC), & .61AC (SUBMERGED),	\$2,620,034
32848	06655-0000-00012-000	R	NOFI RAYMOND & JODY	207557		S6655 J.A. NOBLE LOT 12 AND 0.24 AC	\$1,085,956
32849	06655-0000-00012-A00	R	BOBCAT MANAGEMENT TRUST	239505	1831 CR 125, TX	S6655 J.A. NOBLE LOT PT OF 12 & .46 AC SUBMERGED	\$1,996,689
32850	06655-0000-00012-B00	R	DENNIS MARK E ETUX ELIZABETH A	100420	1833 CR 125, TX	S6655 J.A. NOBLE LOT PT OF 12 & .52 AC	\$1,391,939
32851	06655-0000-00013-000	R	LVDL HOLDINGS LLC	233648	1823 CR 125, HIGHLAND HAVEN TX 78654	S6655 J.A. NOBLE LOT 13 & .12 AC	\$1,112,836
32845	06655-0000-00011-A00	R	BOCK WILLIAM G & CYNTHIA L	118241	102 CARDINAL LN, TX	S6655 J.A. NOBLE LOT 11A,11B,.32 AC, & .11 AC	\$1,771,411
119674	06655-0000-00019-100	R	CHIEF CAPITAL LLC	251880	1609 HIGHLAND DR, KINGS LAND TX 78639	S6655 J.A. NOBLE LOT LOT 19	\$1,511,793



RESOLUTION NO. 374**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HIGHLAND HAVEN, TEXAS, DESIGNATING THE CITY ADMINISTRATOR AS THE FLOODPLAIN ADMINISTRATOR; PROVIDING FOR DUTIES AND RESPONSIBILITIES; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City of Highland Haven, Texas, is committed to protecting the health, safety, and welfare of its citizens by managing development within flood-prone areas in accordance with federal, state, and local regulations; and

WHEREAS, the City participates in the National Flood Insurance Program (NFIP), which requires the designation of a Floodplain Administrator to enforce floodplain management regulations as set forth in Chapter 4, Article 04, Floodplain Management, of the Highland Haven Code of Ordinances; and

WHEREAS, the position of Floodplain Administrator became vacant due to the retirement of the previous administrator in January 2025; and

WHEREAS, the City Administrator is qualified to assume the responsibilities of the Floodplain Administrator to ensure continuity of floodplain management duties until a permanent replacement is appointed; and

WHEREAS, the Board of Aldermen of Highland Haven finds it necessary and in the public interest to designate the City Administrator as the Floodplain Administrator;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF HIGHLAND HAVEN, TEXAS:

SECTION 1. DESIGNATION OF FLOODPLAIN ADMINISTRATOR The City Administrator of the City of Highland Haven is hereby designated as the Floodplain Administrator to administer and implement the provisions of Chapter 4, Article 04, Floodplain Management, of the Highland Haven Code of Ordinances, and any other applicable federal, state, or local regulations, including those of the National Flood Insurance Program.

SECTION 2. DUTIES AND RESPONSIBILITIES The duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, those outlined in § 4.04 of the Highland Haven Code of Ordinances, including: a. Reviewing and approving or denying floodplain development permits in accordance with Chapter 4. b. Ensuring compliance with all applicable federal, state, and local floodplain management laws and ordinances, including the National Flood Insurance Program regulations. c. Maintaining records of floodplain development permits, elevation certificates, and other documentation as required by § 4.04. Coordinating with federal and state agencies, including the Federal Emergency Management Agency (FEMA) and the Texas Water Development Board, as necessary. e. Providing information and assistance to property owners and developers regarding floodplain management requirements. f. Monitoring

and inspecting development activities to ensure compliance with approved permits and regulations as specified in § 4.04. Updating and maintaining the City's Flood Insurance Rate Maps (FIRMs) and Floodplain Management Plan as required.

SECTION 3. AUTHORITY The Floodplain Administrator is hereby authorized to enforce the City's floodplain management regulations as set forth in Chapter 4.04, issue permits, conduct inspections, and take necessary actions to ensure compliance, including issuing stop-work orders or pursuing other remedies as provided by law.

SECTION 4. INTERIM APPOINTMENT This designation shall remain in effect until such time as the Board of Aldermen appoints a permanent Floodplain Administrator or otherwise amends this resolution.

SECTION 5. EFFECTIVE DATE This resolution shall take effect immediately upon its adoption by the Board of Aldermen.

PASSED AND APPROVED by the Board of Aldermen of the City of Highland Haven, Texas, on this 3rd day of June, 2025.

Olan Kelley, Mayor

ATTEST:

Sarah Collard, City Secretary



**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 seeks 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 a 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 the 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(a) Zoning Districts is hereby amended as follows:

District A	Agricultural
District B	Planned Unit Development (PUD)
Sub-Category	Institutional properties
Sub-Category	Mixed Use properties
District C	Commercial
Sub-Category	Office (O)
Sub-Category	General Business (GB)
Sub-Category	Light Industrial (LI)
Sub-Category	Governmental, Utility, and Institutional District (GUI)
District R1	Single Family Residential 1 (SFR1)
District R2	Single Family Residential 2 (SFR2)

Chapter 9 Planning and Development Regulations, Section 9.02.003(b) is hereby amended as follows:

(b) District R1: Single Family Residential 1 (SFR1)

Chapter 9 Planning and Development Regulations, Section 9.02.003(d) is hereby amended as follows:

(d) District A: Agricultural.

Chapter 9 Planning and Development Regulations, Section 9.02.003(e) is hereby amended as follows:

(e) District R2: Single Family Residential 2 (SFR2).

Chapter 9 Planning and Development Regulations, Section 9.02.003(f) Zoning District C is hereby amended as follows:

DISTRICT: COMMERCIAL

1. AREA (legal description of area requested for rezoning as provided by Requestor)

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. 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.

B. 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 the 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 a new owner will be subject to the full force of this ordinance, including but not limited to, requirement that conditional use is granted by a positive vote of the Board of Aldermen.

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. Points of reference 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/Fencing;
 - 11. Public and private sidewalks;
 - 12. Refuse facilities with screening;
 - 13. Adjoining streets and alleys, including curbs, medians, 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 ratio;
 - 18. Existing or proposed water and sanitary sewer lines and estimated water requirements;
 - 19. Sign locations;
 - 20. Other such information as considered essential by the Planning & Zoning Commission or the 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 regard to existing activities, structures, 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 the site plan will be granted by the Board of Aldermen.
 2. All plans submitted must comply with the building codes in effect for the City at the time said plans are submitted (refer to Chapter 4.02.002).
 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 appropriately 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 either 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 must be a minimum of eight feet in height (over eight feet in height must be approved by the City through the Development Process) and 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. The decision rendered by the Board of Aldermen is final.
- 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 square 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, the City's designee may issue a violation, the 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. 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.
 - b. That the business be conducted wholly within an enclosed building, except for delivery, catering, gasoline sales, nurseries, and garden centers.
 - c. 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.
 - d. That all merchandise be sold on the premises, except for delivery and catering.
 - e. 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.
 - f. 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.

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>Q</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>Minimum Number of Parking Spaces (1)</u>
Cafes, Restaurants, and Similar Use	1 space per 4 customer seats
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>GB</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. The City of 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. The City of 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



City Administrator's Update

HIGHLAND HAVEN

May 23, 2025



Our Community at Risk: Legislative Update

Protect Our Small-Town Charm from State Bills

Dear Highland Haven Residents,

As the 89th Texas Legislative Session nears its end on June 2, 2025, two bills—Senate Bill 785 (SB 785) and Senate Bill 2858 (SB 2858)—could erode our community's character and local control. Our recent community survey showed an overwhelming majority of you support preserving our neighborhoods' aesthetic and a vast majority favor local decision-making. These bills conflict with those priorities. Here's what you need to know and how to act.

Senate Bill 785: Manufactured Homes in Residential Zones

SB 785, set for Senate consideration tomorrow, May 24, 2025, would allow HUD-code manufactured homes in all residential zones, overriding our zoning authority. This could alter our neighborhoods' cohesive look, which you've said is vital to our town's charm, limiting our ability to enforce local design standards.

Senate Bill 2858: State Preemption of Local Rules

SB 2858, not yet scheduled but possibly fast-tracked, would broadly preempt local regulations, including zoning and land use. Dubbed "Death Star 2.0," it could prevent us from tailoring ordinances to our community's needs, undermining the local control you strongly support.

Why This Matters

Both bills impose state mandates that disregard our unique needs, threatening the small-town character you value and our ability to shape growth according to your vision.

How to Take Action

Contact Rep. Ellen Troxclair (ellen.troxclair@house.texas.gov, 512-463-0490) and Sen. Pete Flores (pete.flores@senate.texas.gov, 512-463-0124) to share how these bills affect Highland Haven. Your input can shape their final votes. For details and any other legislative updates you would like to see, please visit the [TML Legislative Update Page](#), or the [City of Highland Haven Legislative Issues Page](#).

If these bills pass the House, urge Governor Greg Abbott to veto them:

Phone: (512) 463-2000 | Email: Use the form at gov.texas.gov/contact.

As we navigate these legislative changes, your engagement is vital to preserving Highland Haven's character and services. Please stay vigilant, share your concerns with our representatives, and continue participating in our community's future. Stay informed, stay involved, and thank you for being an engaged part of our community!

City Administrator
Highland Haven, TX
cityadministrator@highlandhaventx.com



Legislative Issues

www.highlandhaventx.com/legislative-issues/

The City of Highland Haven's Legislative Issues page provides residents with up-to-date information on state legislation that may affect the community. It includes a list of relevant bills from the 89th Legislative Session, Resolution 366 opposing Senate Bill 19, and Resolution 364 outlining the city's legislative priorities during the 89th Legislative Session.

The page also offers resources for contacting representatives, tips for effective advocacy, and links to the Texas Municipal League's legislative information. Residents are encouraged to stay informed and participate in local and state governance by utilizing these resources.

Next BOA Meeting

The next Board of Alderman meeting will take place at 7 p.m. on Tuesday June 3 at the Community Center.

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

Next P&Z Meeting

The next Planning and Zoning Commission meeting will take place at 6 p.m. on Thursday June 12 at the Community Center.

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

Budget Talk

Ongoing Budget Development with the Board of Alderman



We've begun discussing the city's budget with the Board of Aldermen, and these discussions will continue at every Board meeting until the budget is adopted in August.

We encourage you to attend and share your input with the Board. We will be discussing the budget in depth at a workshop on June 3, doing our best to prepare our city for the future.

We will explore all aspects of the budget working to ensure sustainable planning.

Join us at upcoming meetings to help shape Highland Haven's financial future!



Honoring Our Heroes

As we approach Memorial Day on May 26, 2025, we pause to honor the brave men and women who gave their lives in service to our nation.

This day is more than a holiday; it's a time to reflect on their sacrifice and the freedoms we cherish.

Join us in remembering our fallen heroes through moments of silence, gatherings with friends and family, or visiting a local veterans' memorial.

Let's come together to express gratitude and ensure their legacy endures in our hearts and our city.

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!



Home





Flex Mobile Handheld Meter Reader



Features (Relevant to Flex Mobile)

Screen Size - **4", WVGA 800 X 480, Backlight (450nits)**

Touch Panel - Multi-touch panel, gloves and wet hands supported

Button/Keypad - Numeric (32 keys); number keys, function and direction keys with backlight

Camera - Rear 13 MP Autofocus with flash, Front 5MP

Indicators - LED, Speaker, Vibration

Barcode scanner - 2D Engine: Tilt Down 25 degree, Supports all major 1D and 2D barcodes

Audio - Speaker: 1W output, 90 dB at 10cm, MIC: 2 MIC design

Speech – Text to Speech and Speech to Text

Battery - 3.85V 5200mAh Li-ION battery (removable), Operating time : over 20 hours (depending on the specific environment)

USB - 2.0 (Type-C)

GPS - GPS/AGPS, GLONASS, BeiDou, Galileo

Sensors - Gyroscope, G-sensor, E-Compass, Light & Proximity Sensor

Dimensions - 185 mm (W) x 70 mm (H) x 23.8 mm (D)