



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, August 19, 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

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 on the regular agenda.

- Meeting Minutes for Regular BOA – August 5, 2025
- Meeting Minutes for Special BOA – August 12, 2025
- Meeting Minutes for Special BOA – August 13, 2025
- Water Usage Report – July 2025
- Sales Tax Report – July 2025

7. Public Hearing – Ordinance #137 Commercial Zoning: Amending Chapter 9 Planning and Development Regulations Section 9.02.003 Zoning Districts, District C;

8. Discussion and/or Possible Action - Ordinance #137 Commercial Zoning: Amending Chapter 9 Planning and Development Regulations Section 9.02.003 Zoning Districts, District C;

9. Discussion and/or Possible Action – Holiday Schedule and Meeting Calendar for FY 2025-26

- 2025-26 Holiday Schedule
- 2025-26 Meeting Calendar

DISCUSSION / INFORMATION ITEMS

10. Discussion – Water Infrastructure Bond
 - a. **Bond Presentation**
 - b. **Dissemination of Information**
 - c. Update on Bond Legislation
11. Extraterritorial Jurisdiction Update
12. Review assignments for the Planning and Zoning Commission
 - a. Update on Townhall Meetings
 - i. **Date/Time**
 - ii. **Agenda for Town Hall**
 - iii. **Flyer for Town Hall**
 - b. Review of Current Planning and Zoning Assignments
 - c. The next regular P&Z meeting is scheduled for August 14, 2025, at 6:00 pm.
13. Legislative Updates
 - a. **Special Session Legislative Update**
 - b. New Laws Effective September 1, 2025
14. Drainage Issues
15. Review Water System
 - a. Maintenance and Operations Issues
 - i. Stage 2 Drought Plan
 1. Lawn irrigation schedule
 - b. Central Texas Groundwater Conservation District
 - i. Pumping Permit
 - ii. Drought Status – Stage 2
 - iii. 10% Water Reduction Goal
16. Review Solid Waste Services
17. Mayor's Report
 - a. Annexation Request
 - b. Property at End of Willow
18. Aldermen Comments
19. City Staff Comments
 - a. City Administrator
 - b. City Secretary
 - i. Cybersecurity Training

Next Public Hearing – Tuesday, August 26, 2025 at 4:30 PM, Highland Haven City Hall

Next Regular meeting – Tuesday, September 2, 2025, at 7:00 p.m., Highland Haven Community Center

Adjournment.

Posted: August 13, 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 AUGUST 13, 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
510 Highland Drive, Suite A
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MINUTES – BOARD OF ALDERMEN MEETING

DATE: Tuesday, August 5, 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 – Led by Mayor Kelley

3. Recognize Visitors – Sherry Moore, June Dupre, Claire Dupre, Sherry Hume, Debra Sonka, Frank Schirpik, Debbie Gossett, Jackie Garrow, Terry Chase, Mary Chase, Brenda Filla, John Novak, Laura Stubblefield, Tina Kemp, Rick Kemp, Pam McGregor, Marvin Filla, Kathy Filla, Lorinda Peters, Jamie Webb, West Pearson, Joy Evans, Debra Barger, T. King, Kevin King, Stephanie Kohl, Bill Kohl, Teresa Smith, Angela Whitey, Chris Whitley, Rhoni McClennahan, Mac McClennahan, Tammie Hieb, Rick Hieb, Johnnie Farris, Tom Weaver, Suzanne Weaver, Karen Raven, Clayton Raven, Judy Kelley.

4. Announcements, Proclamations, or Presentations

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.)

Sherry Hume announced she has Ladies Club phone books for sale for \$5.00.

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 Variance Public Hearing – July 3, 2025
- b. Meeting Minutes for Regular BOA – July 15, 2025

Motion to approve Consent Items made by Terry Smith, seconded by Terry Nuss.
Vote 3-0; Lynn Smith abstained due to absence.

7. Discussion and/or Possible Action - Discuss and possibly approve a community sign to replace the damaged sign located at Hwy. 1431 and Highland Drive.

Motion to approve a community sign to replace the damaged sign located at Hwy. 1431 and Highland Drive made by Terry Smith, seconded by Don Hagans.

Vote: 4-0

- 8. Discussion and/or Possible Action** – Discuss and possibly approve waiving Highland Haven building permit fees for the Highland Haven Ladies Club to replace the community sign located at Hwy. 1431 and Highland Drive.

Motion to waive Highland Haven building permit fees for the Highland Haven Ladies Club to replace the community sign located at Hwy. 1431 and Highland Drive made by Terry Nuss, seconded by Lynn Smith.
Vote: 4-0

- 9. Discussion and/or Possible Action** – Resolution of Nomination to the Directors for the Burnet Central Appraisal District for the Year 2026-2027

Motion to nominate Terry Nuss for the Burnet Central Appraisal District for the Year 2026-2027 made by Lynn Smith, seconded by Don Hagans.
Vote: 4-0

DISCUSSION / INFORMATION ITEMS

10. Discussion – FY 2026 Budget

- a. Budget Discussion
 - i. Budget presentation
 - ii. Water Bond Presentation
- b. Proposed 2026 Water Rates
- c. Proposed 2026 Solid Waste Rates
- d. Public comment

11. Review assignments for the Planning and Zoning Commission

- a. Update on developing Comprehensive Plan Townhall Meetings
- b. Review of current Planning and Zoning assignments
- c. The next regular P&Z meeting is scheduled for August 14, 2025, at 6:00 pm.

12. Legislative Updates

- a. Special Session Legislative Update

13. Drainage Issues

- a. CR 131 Drainage Issue

14. Review Water System

- a. Maintenance and Operations Issues
 - i. Stage 2 Drought Plan
 - 1. Lawn irrigation schedule
- b. Central Texas Groundwater Conservation District
 - i. Pumping Permit
 - ii. Drought Status – Stage 2
 - iii. 10% Water Reduction Goal

15. Review Solid Waste Services

16. Mayor's Report

- a. Complaints about aggressive animals
- b. Electronic sign is out of order
- c. Annexation request

d. Property at end of Willow

17. Aldermen Comments

18. City Staff Comments

a. City Administrator

i. New traffic signs have been received

b. City Secretary

Next Public Hearing – Tuesday, August 12, 2025 at 12:00 PM Noon, Highland Haven City Hall

Next Public Hearing – Wednesday, August 13, 2025 at 9:00 AM, Highland Haven City Hall

Next Regular meeting – Tuesday, August 19, 2025, at 7:00 p.m., Highland Haven Community Center

Adjournment.

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

Vote: 4-0

The meeting adjourned at 8:57 PM.

Olan Kelley, Mayor



Sarah Collard, City Secretary



CITY OF HIGHLAND HAVEN
510 Highland Drive, Suite A
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MINUTES – BOARD OF ALDERMEN SPECIAL MEETING

DATE: Tuesday, August 12, 2025

TIME: 12:00 PM Noon

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

1. Open Meeting and Establish Quorum/Roll Call– **Mayor Kelley called the meeting to order at 12:00 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 – **Led by Mayor Kelley**

3. Recognize Visitors – **Judy Kelley**

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. **Budget Presentation**

6. **Public Hearings Regarding:**

- a. **Ordinance #134: Adoption of City Budget for Fiscal Year 2025-26**
- b. **Ordinance #068 REV. 13 – Establishing Water Rates and Fees Effective January 2026**
- c. **Ordinance #105 REV. 1 – Establishing Solid Waste Rates Effective January 2026**

The public hearings opened at 12:02 PM.

The public hearings closed at 12:02 PM.

7. **Discussion and/or Possible Action** – Ordinance #134: Adoption of City Budget for Fiscal Year 2025-2026.

Terry Nuss said, “I move for approval of Ordinance No. 134 adopting the Fiscal Year 2025-2026 Annual Budget.” Motion seconded by Lynn Smith.

Mayor: During discussion on this item, you need to note, “This budget will raise more property taxes for maintenance and operation than last year’s rate (\$0.1260) from \$322,136 (last year) to \$399,247 (this year); there are no property taxes allocated for debt. The total City proposed property tax rate for FY 2025 is \$0.1505 per \$100 valuation. The following are data related to the tax rate for FY 2026: Proposed rate: \$0.1505; No new revenue tax rate: \$0.1229; Voter-approval tax rate: \$0.1272.”

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

8. **Discussion and/or Possible Action** – Ordinance #068 REV. 13 – Adoption of Highland Haven Water System Rates 2026.

Motion to approve Ordinance #068 REV. 13 Establishing Water Rates and Fees for 2026 made by Terry Smith, seconded by Bruce Robertson.

Vote: 5-0

9. **Discussion and/or Possible Action** – Ordinance #105 REV. 1 – Adoption of Highland Haven Solid Waste Rates 2026.

Motion to approve Ordinance #105 REV. 1 Highland Haven Solid Waste Rates for 2026 made by Terry Nuss, seconded by Lynn Smith.

Vote: 5-0

10. **Discuss and/or Possible Action** – Ratify the ad valorem total property tax revenue increase for 2025.

***Mayor:** After passage of the budget because the budget we have just adopted will require raising more property taxes for maintenance and operation than last year's rate, we will need to vote to ratify the tax rate and the resulting total property tax revenue increase.*

Terry Smith said, "I move to ratify the ad valorem rate of \$0.1505 that will provide for a total property tax revenue increase reflected in the adopted 2025-2026 budget, which is effectively a 22.46% increase in the tax rate." Motion seconded by Terry Nuss.

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

11. **Discussion and/or Possible Action:** Ordinance #136: Election order for a bond election on November 4, 2025 for water infrastructure.

Motion to approve Ordinance #136: Election order for a bond election on November 4, 2025 for water infrastructure was made by Bruce Robertson, seconded by Lynn Smith.

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

12. Aldermen Comments

13. City Staff Comments

- a. City Administrator
- b. City Secretary

Next Special meeting – Wednesday, August 13, 2025 at 9:00 AM, Highland Haven City Hall
Next Regular meeting – Tuesday, August 19, 2025, at 7:00 p.m., Highland Haven Community Center

**Motion to adjourn was made by Lynn Smith, seconded by Don Hagans.
Vote 5-0**

Adjournment.

The meeting adjourned at 12:13 PM.

Olan Kelley, Mayor

Sarah Collard, City Secretary





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MINUTES – BOARD OF ALDERMEN SPECIAL MEETING

DATE: Wednesday, August 13, 2025

TIME: 9:00 AM

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

1. Open Meeting and Establish Quorum/Roll Call– **Mayor Kelley called the meeting to order at 9:00 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 – **No visitors were present.**

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. **Discuss with Possible Action** -Adoption of Proposed Tax Rate of \$0.1505 per \$100 of value for 2025; increase of 22.46%

- a. Ordinance #135: Adoption of City Tax Rate for 2025

Lynn Smith: “I move that the property tax rate be increased for 2025 by the adoption of a tax rate of \$0.1505/\$100, which is effectively a 22.46% increase in the tax rate.” Motion seconded by Terry Nuss.

Vote: 5-0

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

6. Aldermen Comments

7. City Staff Comments

Next Regular meeting – Tuesday, August 19, 2025, at 7:00 p.m., Highland Haven Community Center

Motion to adjourn made by Terry Smith, seconded by Don Hagans.

Vote: 5-0

Adjournment.

The meeting adjourned at 9:07 AM.

Olan Kelley, Mayor

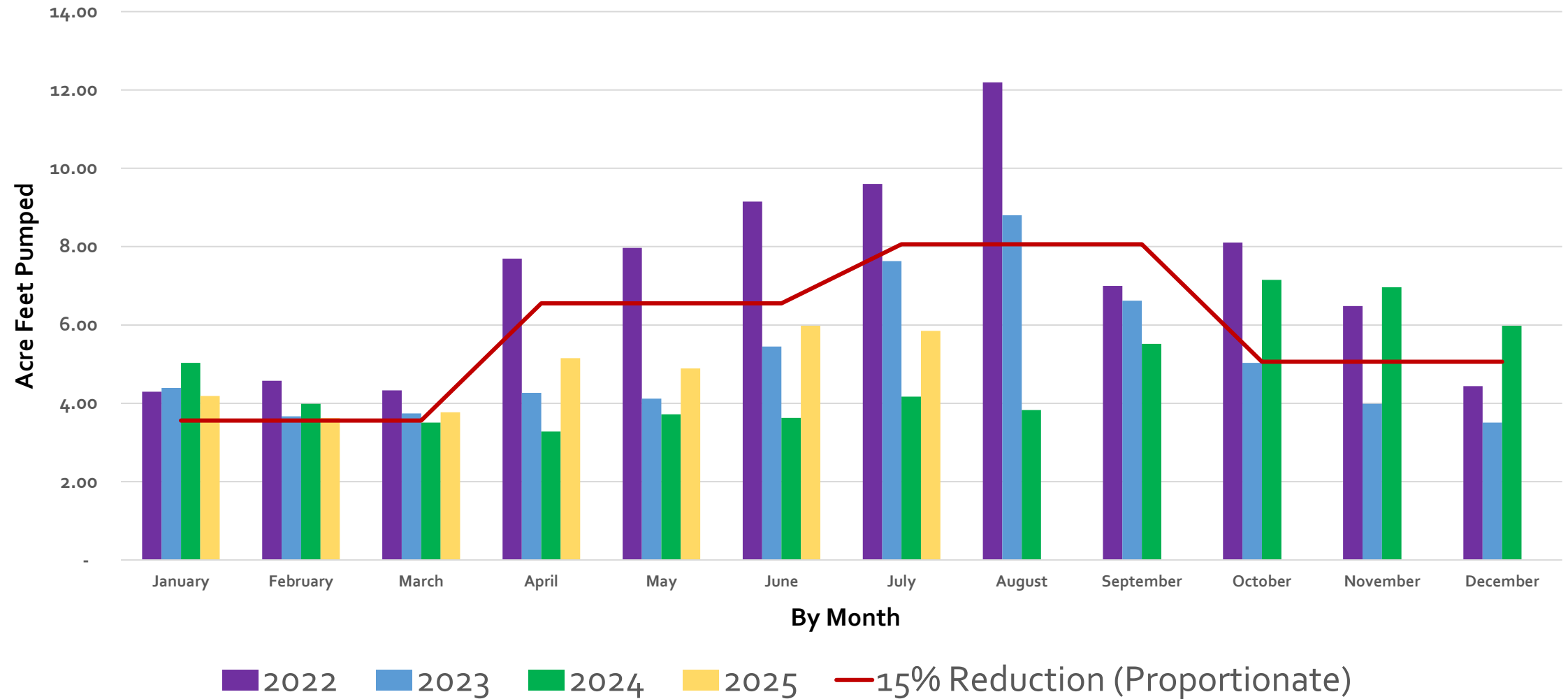
Attest:

Sarah Collard, City Secretary





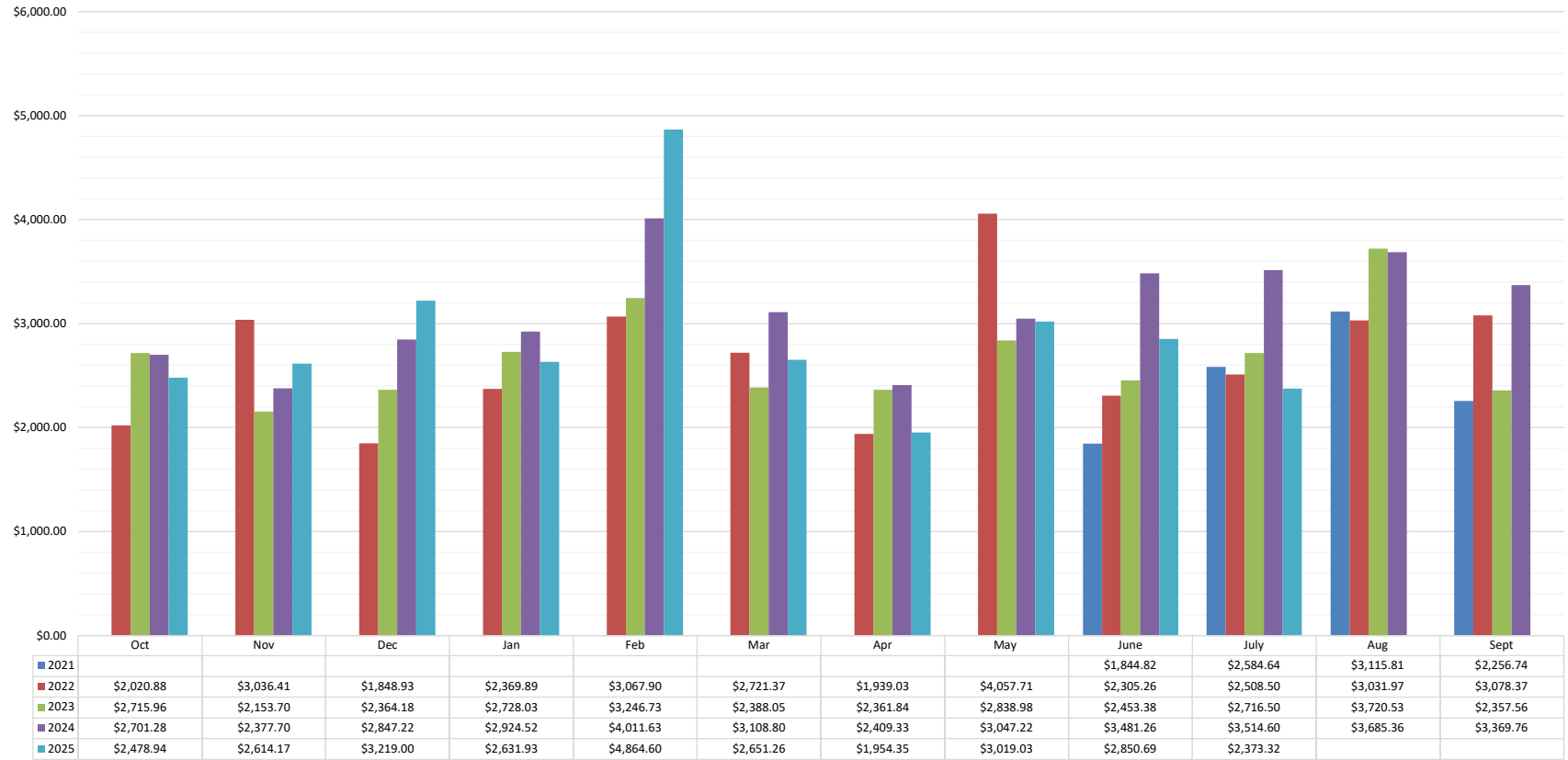
PUMPING – CITY WATER USAGE





City of Highland Haven Sales Tax

■ 2021 ■ 2022 ■ 2023 ■ 2024 ■ 2025



**CITY OF HIGHLAND HAVEN
ORDINANCE #137**

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 August 14, 2025, 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 August 19, 2025, 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 19th day of August, 2025.

Olan Kelley, Mayor

ATTEST:

Sarah Collard, City Secretary

City of Highland Haven Holiday Schedule FY 2025 - 2026



Indigenous Peoples Day

Monday - October 13



Veterans Day

Tuesday - November 11



Thanksgiving

Wed. November 26 (noon)
Thurs/Fri November 27-28



Christmas

Mon - Fri
December 22 - 26



New Year's Day

Thursday - January 1



Martin Luther King Day

Monday - January 19



Presidents Day

Monday - February 16



Texas Independence Day

Monday - March 2



Good Friday

Friday - April 3



Memorial Day

Monday - May 25



Juneteenth Nat'l

Friday - June 19



Independence Day

Friday - July 3



Labor Day

Monday - September 7

2025-2026

Board of Aldermen and P&Z Commission Calendar

Board of Aldermen

October '25

Su	M	Tu	W	Th	F	Sa
			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	

P&Z Commission

November '25

Su	M	Tu	W	Th	F	Sa
						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						

City Holiday

December '25

Su	M	Tu	W	Th	F	Sa
	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			

January '26

Su	M	Tu	W	Th	F	Sa
				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

February '26

Su	M	Tu	W	Th	F	Sa
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

March '26

Su	M	Tu	W	Th	F	Sa
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				

April '26

Su	M	Tu	W	Th	F	Sa
			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		

May '26

Su	M	Tu	W	Th	F	Sa
					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						

June '26

Su	M	Tu	W	Th	F	Sa
	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				

July '26

Su	M	Tu	W	Th	F	Sa
			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	

August '26

Su	M	Tu	W	Th	F	Sa
						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					

September '26

Su	M	Tu	W	Th	F	Sa
		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			



HIGHLAND HAVEN WATER INVESTMENT BOND

FISCAL YEAR 2025-2026



PURPOSE OF THE PRESENTATION

**PROVIDE
FACTUAL
INFORMATION
ABOUT THE
\$1,000,000
GENERAL
OBLIGATION
(GO) BOND**

**EXPLAIN
THE BOND'S
PURPOSE,
FINANCIAL
STRUCTURE,
AND
VOTING
PROCESS**

**COMPLY WITH
TEXAS
STATE
LAW BY
PRESENTING
FACTS
WITHOUT
ADVOCACY**



BOND OVERVIEW

\$ 1,000,000 GENERAL OBLIGATION (GO) BOND

- **PURPOSE:**
 - PURCHASE 8.35 ACRES NEAR WATER PLANT
 - FUND WATER INFRASTRUCTURE UPGRADES
- **STRATEGIC IMPORTANCE:**
 - SECURES ACCESS TO TWO CITY WATER WELLS
 - ELIMINATES ROYALTY PAYMENTS
 - SUPPORTS FUTURE WATER SYSTEM PLANNING
 - UPDATES AGING INFRASTRUCTURE



8.35 Acres

Well #6

Well #5

City Water Plant



THE PROPERTY AND ITS IMPORTANCE

Property Details:

- 8.35 Acres
- Two city water wells
- 3,750 sq. ft. building

Current Use:

- Privately owned
- Historical lease for water use from wells on property
- Private RV/Boat trailer storage business

Strategic Value:

- Ensures City control over water infrastructure
- Eliminates royalty payments
- Allows for future water system development

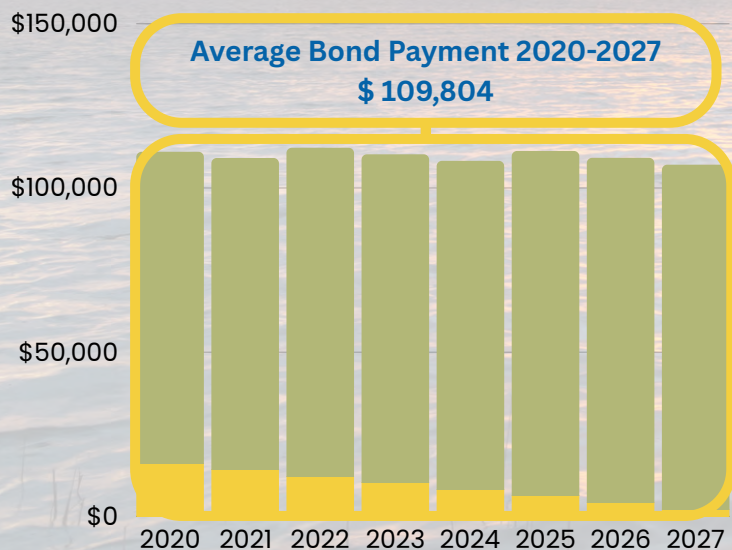


FINANCIAL STRUCTURE OF THE BOND

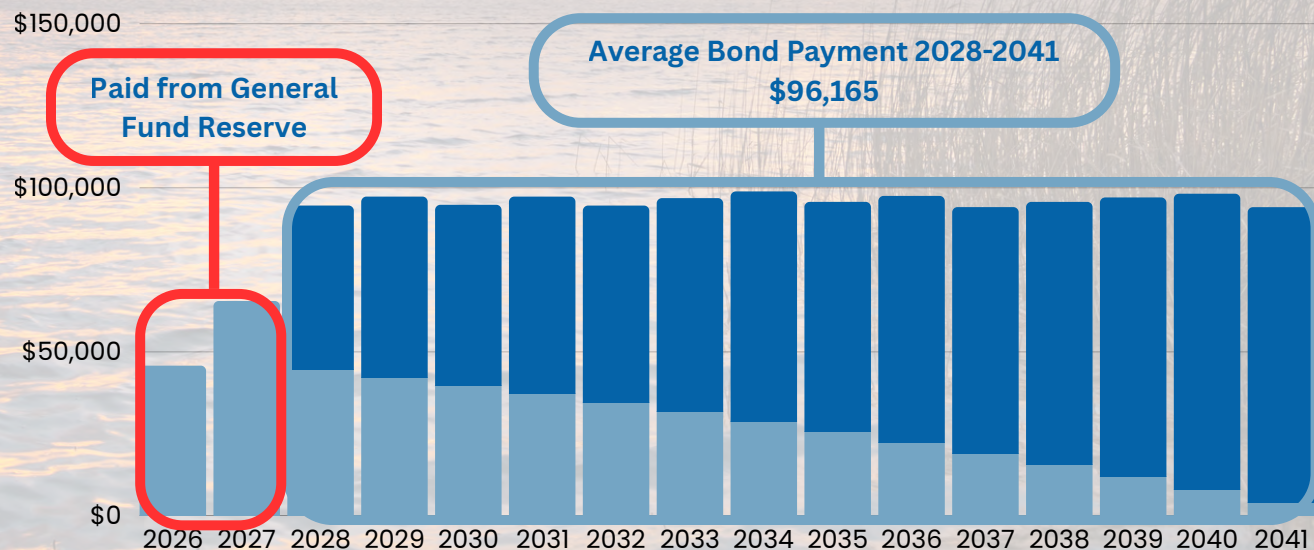
Bond Structure:

- 15-year term (2026-2041)
- No water rate increases
- No debt service tax created
- 2026-2027: Interest-only payments from General Fund reserves
- 2028-2041: Principal and interest paid with water revenues

Current Bond



Water Bond - New



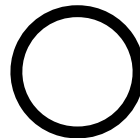
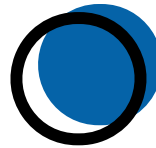
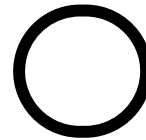


UNDERSTANDING BALLOT LANGUAGE

Facts About Ballot:

- Texas law requires “This is a Tax Increase” on all GO bond ballots regardless
- Our Situation: No debt service tax or water rate increase is planned
- Interest-only payments funded by General Fund reserves (2026-2027), full payments funded by water revenues (2028-2041)

“THIS IS A TAX INCREASE”





VOTING INFORMATION

Election Date:

November 4, 2025

Voter Registration Deadline:

October 6, 2025

Early Voting:

October 20-31, 2025

For detailed information on polling locations as well as operating hours for both early voting and election day voting, please visit www.burnetcountyelections.com or call (512) 715-5288

WRAP UP AND CONTACT INFORMATION

Property

- 8.35 Acres
- 3,750 sq. ft. building
- Two City wells
- Current RV/Boat trailer storage business

Bond Reason

- Purchase property identified in comprehensive plan
- City control of **all** water infrastructure
- Fund required water system repairs

Bond Details

- \$1,000,000 GO Bond
- Voted on at the **November 4 election**
- No debt service tax
- No raise in water rates

Finance

- 15 Year Bond (26-41)
- Avg. payments **less** than current payments
- No added financial burden

Voting

Election Day

Nov. 4, 2025

Early Voting

Oct. 20-31, 2025

Voter Reg. Deadline

Oct. 6, 2025

Questions?

Contact the City Administrator

Phone:

830-265-4366

Email:

cityadministrator@highlandhaventx.com

City of Highland Haven

Guidance for Board Members Regarding the \$1,000,000 Water System Bond Election

The City of Highland Haven has ordered an election for a \$1,000,000 General Obligation (GO) bond to support improvements to the city water system. State law restricts elected officials from advocating for or against bond propositions while in office. This document provides guidance to the Board of Aldermen to ensure compliance with the law.

1. Neutrality is Required

- Board members cannot advocate for or against the bond using city resources.
 - This includes:
 - City email
 - City letterhead
 - Social media accounts
 - Official meetings or city publications
-

2. What You CAN Share (Factual Information)

Board members may share objective, accurate information about the bond:

Examples:

- “The proposed \$1,000,000 bond will fund purchasing property for the water system improvements and infrastructure upgrades.”
- “If approved, the bond will not create a debt service tax or raise water rates.”
- “Bond proceeds will be used for property purchase, water system upgrades, and system improvements.”

Tips:

- Stick to numbers, dates, and facts.
 - Present information neutrally—do not tell residents how to vote.
-

3. What You CANNOT Say (Advocacy)

Prohibited statements include:

- “You should vote yes to approve this bond.”
- “Rejecting this bond would harm our water system.”
- “This bond will save residents money, so everyone should support it.”

Remember: Any persuasive or opinion-based language in official city communications is considered advocacy.

4. Private Opinions

- You can express personal opinions about the bond in a personal capacity:
 - At home
 - On personal social media
 - Outside city time
 - Do not use city resources when expressing personal opinions.
-

5. Quick Summary

- Share factual, neutral information about the bond, taxes, and water system improvements.
 - Avoid advocacy in all official city communications.
 - For questions on compliance, contact the City Attorney.
-

Summary:

Board members should focus on sharing objective, factual information about the \$1,000,000 water system bond. Tax impacts, costs, and bond purposes may be discussed factually. Advocacy or persuasive language in official city communications is prohibited.

Factual Statements for Board Use

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 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 sales 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. Acquiring the property will **allow future water system development** and **eliminate ongoing royalty payments.**
10. Possible water system upgrades or repairs funded with this bond include:
 - **Replacing the current water system generator** (required by TCEQ)
 - **Building out well #6 and connecting it to the system**
 - **Adding variable frequency drives to distribution pump motors**
(*Not all upgrades may be completed with this bond.*)

Proposed Schedule of Town Hall Discussion Topics for Comprehensive Plan

Town Hall #1

Thursday, September 25, 6:00pm, Highland Haven Community Center

- Community Vision & Values
- Community Involvement & Communication
- Growth & Development
- Housing

Town Hall #2

Thursday, October 23, 6:00pm, Highland Haven Community Center

- Infrastructure
- Services

Town Hall #3

Thursday, November 20, 6:00pm, Highland Haven Community Center

- Environmental & Natural Resources

Town Hall #4

Thursday, January 22, 6:00pm, Highland Haven Community Center

- Summary Discussion and Wrap-up



AGENDA – TOWN HALL #1 FOR COMPREHENSIVE PLAN

DATE: September 25, 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
 - 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 direction of Comprehensive Plan
 - e. What not to expect:
 - i. Answers to all questions
 - ii. Refined projects or plans
 - iii. Immediate budgetary accommodations
5. Food
6. Overview
 - a. 2004 and 2014 Comprehensive Plan
 - b. Summary of Survey Results
 - c. Identify New Items or Changes to Current Plan
7. Topic One: Community Vision and Values
 - 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: Community Involvement and Communication
 - 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: Housing
 - 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: Growth and Development

11.
 - 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
12. Open Comments
13. Next meeting scheduled for Thursday October 23, 2025 at 6 p.m. at the Community Center
14. Close Meeting

Agenda posted on September 19, 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 3rd DAY OF JULY, 2025, AND REMAINED SO POSTED FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING PURSUANT TO THE TEXAS GOVERNMENT CODE SECTION 551.

Sarah Collard, City Secretary





COMPREHENSIVE PLAN TOWN HALL #1

**COMMUNITY
VISION & VALUES**

**COMMUNITY
INVOLVEMENT &
COMMUNICATION**

HOUSING

**GROWTH &
DEVELOPMENT**

QUESTIONS TO CONSIDER

- What do you like best about Highland Haven?
- Where do you see the community in 5 to 10 years?
- What would make you feel involved in city decisions or direction?
- What is the best way for the city to communicate with you?
- What are your feelings towards growth and development in the community?



CURRENT COMPREHENSIVE PLAN

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

VISION & VALUES	COMMUNICATION & INVOLVEMENT	HOUSING	GROWTH & DEVELOPMENT
Residents prioritized a peaceful atmosphere, Lake LBJ proximity, minimal traffic, low taxes, and opposition to short-term rentals, multi-family and manufactured housing. Strong resistance to commercial (75% disapproved) and multi-family (66% opposed) development.	Briefly and vaguely addressed, with no clear strategies for engagement or communication.	Single family residences only. No multi-family dwellings and no manufactured homes. Architectural standards defined by ordinances, and opposition to smaller square footage.	Focused on limited number of open areas within city limits. No commercial zoning ordinance. Districts A, D for Single Family Residences, District B for Mixed-Use and Industrial, District C for Agricultural, and District X vaguely for Commercial.

2025 SURVEY RESULTS

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

VISION & VALUES	COMMUNICATION & INVOLVEMENT	HOUSING	GROWTH & DEVELOPMENT
98% of respondents feel safe in the community 78% value the quiet residential atmosphere 71% value the proximity to Lake LBJ 57% see groundwater availability as a major challenge for the future 56% see maintaining infrastructure as a major challenge for the future - Comments support protecting the existing values and character of the city	87% of respondents prefer email communication for city updates 31% feel involved in city decision-making processes 40% feel neutral about their involvement in city decision-making processes 29% do not feel involved in city decision-making processes - Various opinions presented on how to improve communication - Confusion about roles and responsibilities of the City vs. the HHPOA	75% prioritize preserving the existing neighborhood character 76% say single-family residences are sufficient 14% approve of multi-family housing - Multiple comments opposing short-term rentals and accessory dwelling units (1 house per lot) - Legislative impacts on local control of housing (accessory dwelling units, short-term rentals and manufactured homes)	35% support commercial development along the highway at entrance to community 30% neutral on commercial development along the highway at entrance to community 35% oppose commercial development along the highway at entrance to community 48 comments on commercial development within city limits, ranging from support to opposition

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.

VISION & VALUES	COMMUNICATION & INVOLVEMENT	HOUSING	GROWTH & DEVELOPMENT
- What are your priorities for commercial development? - If state laws limit local control, what alternatives should the city explore? - Would you support higher taxes vs. other revenue sources for city priorities?	- How should we prioritize items for communication? Preferred format? - How can we clarify the roles of the City and HHPOA? - How can we encourage more participation?	- Is resistance to multi-family housing specific to type? - How should the city manage now state mandated allowance of manufactured homes? - What are your thoughts on short-term rentals?	- What types of commercial development are acceptable? - Should the city seek out commercial developers for property along the highway?

Highland Haven 2025 Legislative Summary for 89th Texas Legislature

This document summarizes the listed bills from the 89th Texas Legislative Session (2025) relevant to Highland Haven, a Type A General Law city in Burnet County, Texas. Each entry includes a brief description, administrative impact, and notes on bracketing exemptions based on Highland Haven's small population. It also includes effective dates, and are listed in order of when they become effective.

1. **SB 599:** Amends Chapter 250 of the Texas Local Government Code by adding Section 250.014, prohibiting municipalities from adopting or enforcing ordinances that impose health and safety standards on licensed child-care homes or registered/listed family homes under Chapter 42, Human Resources Code, that exceed those set by state statute or Texas Health and Human Services Commission (HHSC) rules, effective immediately (May 15, 2025). Dictates that municipalities cannot disallow child-care facilities by ordinance specifically, but can restrict them based on zoning ordinances. **Impact for Highland Haven:** Review and revise any existing ordinances related to child-care facilities to ensure they do not impose stricter health and safety requirements than state standards;. **Bracketing:** No exemption, applies to all municipalities, but impact may be minimal if Highland Haven has no specific child-care ordinances. **Effective:** May 15, 2025
2. **HB 303:** Amends Section 8.021(a) of the Texas Local Government Code to remove the minimum population threshold of 501 inhabitants for Type A or Type B general-law municipalities to change to a Type C general-law municipality. This allows Type A municipalities with 4,999 or fewer inhabitants or Type B municipalities with 999 or fewer inhabitants to adopt a Type C structure, which typically has simpler governance requirements suited for smaller communities. **Impact:** For a municipality of 500 people, HB 303 enables a transition from Type A or Type B to Type C status, which could reduce administrative burdens by allowing a commission form of government with fewer elected officials (e.g., a mayor and two commissioners instead of a larger council). **Bracketing:** The bill includes population-based bracketing: Type A general-law municipalities with 4,999 or fewer inhabitants and Type B general-law municipalities with 999 or fewer inhabitants are eligible to change to Type C. **Effective:** May 29, 2025
3. **HB 2464:** Amends the Local Government Code to limit municipal authority over home-based businesses, prohibiting cities from banning "no-impact home-based businesses" or requiring licenses, permits, or rezoning for them. It defines a "no-impact home-based business" as one operated from a residential property that does not exceed occupancy limits, generate significant traffic or parking, or have visible activities from the street, while allowing municipalities to enforce compliance with health, safety, and other regulations and prohibit certain businesses (e.g., those selling alcohol or illegal drugs). **Impact:**

Update any ordinances that disallow home-based businesses to align with new rules.

Bracketing: No exemption, applies to all cities. **Effective:** June 12, 2025

4. **HB 4753:** HB 4753 requires municipalities to maintain a database of all issued Certificates of Occupancy, including historical COs to the extent records exist. Once a CO is entered into this database, the city **cannot require the property owner to display the original CO;** instead, verification from the city's records suffices. **Impact:** Highland Haven will need to create and maintain a CO database, including historical certificates. Property owners can rely on the city's verification rather than keeping or displaying original COs, reducing administrative burden and clarifying compliance. For older COs with incomplete records, the city can provide verification based on the information available. **Bracketing:** No exemption, applies to all cities. **Effective:** June 20, 2025
5. **HB 4214:** HB 4214 requires governmental bodies to annually notify the Texas Attorney General by October 1 of their designated mailing and email addresses for receiving public information requests. The Attorney General must maintain a publicly accessible database of these contact details. **Impact:** The city must submit its designated contact information to the Attorney General by October 1 each year. This ensures that the public can easily access the correct contact details for submitting public information requests. **Bracketing:** No exemption, applies to all cities. **Effective:** June 20, 2025.
6. **HB 103/HB 3536:** HB 103 mandates the creation of a centralized, publicly accessible database managed by the Texas Comptroller, in coordination with the Bond Review Board. This database will compile detailed information on bonds, taxes, and related projects for all taxing units in Texas, including cities, counties, and school districts. HB 3536 directs the Texas Bond Review Board to develop and maintain a searchable online database containing detailed information about each bond proposed or issued by local governments. This initiative aims to improve fiscal transparency and oversight of public debt. **Impact:** Highland Haven is required to submit comprehensive data on each bond proposed or issued, including ballot language, projected tax rates, election results, funded projects, and an accounting of bond proceeds. Additionally, the city must report information on tax rate elections where the adopted rate exceeds the voter-approval rate. This requirement enhances transparency but imposes administrative responsibilities on the city to ensure timely and accurate reporting. **Bracketing:** No exemption, applies to all cities. **Effective:** September 1, 2025
7. **HB 24:** HB 24 amends the Texas Local Government Code to modify the protest procedures for proposed zoning changes. Specifically, it increases the threshold for adjacent property owners to formally protest a zoning change from 20% to 60% of the area of the lots or land immediately adjoining and extending 200 feet from the area covered by the proposed

change. This adjustment applies when the proposed change allows more residential development without significant commercial or industrial uses. For such protests, the proposed change must receive the affirmative vote of at least a simple majority of the governing body to take effect. The bill also defines "proposed comprehensive zoning change" and establishes new protest procedures for non-comprehensive zoning changes, allowing property owners to challenge proposed zoning modifications. **Impact:** For Highland Haven, HB 24 reduces the influence of a small minority of property owners in blocking residential development projects. The increased protest threshold means that a larger portion of adjacent property owners must object to a zoning change for it to trigger a supermajority vote requirement. This change streamlines the zoning process, potentially facilitating the approval of residential developments that may have previously been delayed or blocked due to protests from a minority of neighboring property owners.

Bracketing: No exemption, applies to all cities. **Effective:** September 1, 2025

8. **SB 1883:** SB 1883 imposes a three-year moratorium on increasing impact fees from the date they were last adopted or increased. Additionally, it raises the voting threshold required to adopt or increase impact fees, enhancing transparency and public input in the process. **Impact:** Highland Haven must wait three years before increasing any impact fees and will need a two-thirds majority vote from the governing body to adopt or raise such fees. This change aims to provide greater stability and predictability for developers and property owners. **Bracketing:** No exemption, applies to all cities. **Effective:** September 1, 2025.
9. **SB 1844:** SB 1844 allows property owners to petition for disannexation if the city fails to provide essential services, such as water or wastewater, to areas annexed without consent. The petition requires signatures from a majority of property owners in the area, and if the city does not act within 60 days, the owners may pursue disannexation through the courts. **Impact:** For Highland Haven, the bill clarifies that **simply offering city services is sufficient**; if a property owner within city limits **chooses not to connect to city water or wastewater**, the city is not considered to have failed in providing services. Disannexation petitions would likely only be valid if the city **does not make service available at all**. This protects the city's boundaries and ensures property owners cannot force disannexation solely by declining to connect to available utilities. **Bracketing:** No exemption, applies to all cities. **Effective:** September 1, 2025.
10. **SB 2965:** SB 2965 establishes that if a municipality annexes territory within an ESD, it must notify the ESD board within 30 days, including a service plan if applicable. The ESD board must evaluate whether the municipal services will meet or exceed the current level of service. If the board determines the municipal services are adequate, it must disannex the

territory from the ESD. If the board disagrees, it may refuse disannexation. Notably, if the board does not act within 30 days, the disannexation is automatically approved. **Impact:** Highland Haven faces a situation where an area within its CCN and served by city water is located in an ESD. If this area expresses interest in annexation, the city must demonstrate that its emergency services will meet or exceed the current ESD services. If the ESD board determines the city's services are inadequate, it may prevent disannexation, potentially complicating the annexation process. However, if the ESD board does not act within 30 days, the disannexation is automatically approved, allowing the city to proceed with annexation. **Bracketing:** No exemption, applies to all cities. **Effective:** September 1, 2025.

11. **HB 4765:** HB 4765 requires anyone performing code enforcement to be **registered with the state** under Chapter 1952 of the Occupations Code, unless they are otherwise exempt (for example, already licensed under another state law). Individuals in training may perform enforcement under the supervision of a registered officer. **Impact:** The alderman currently handling code enforcement notices **must obtain registration, or the city must find a registered code enforcement officer** to continue issuing notices, unless an exemption applies. The bill **does not change the process** of sending two notices before escalating to municipal court, but it does affect who is legally allowed to perform enforcement. **Bracketing:** No exemption, applies to all cities. **Effective:** September 1, 2025.

12. **HB 1522:** HB 1522 amends the Texas Open Meetings Act to require that notices of meetings be posted in a place readily accessible to the public for at least **three business days** before the scheduled date of the meeting, replacing the previous 72-hour requirement. Additionally, for meetings where a governmental body will discuss or adopt a budget, the notice must include a physical copy of the proposed budget or a clear link to the budget if the notice is posted online, along with a taxpayer impact statement comparing the median home's current tax bill to the projected tax bill under the proposed budget and under any no-new-revenue tax rate. **Impact:** Highland Haven will need to adjust its meeting notice procedures to ensure compliance with the new three-business-day posting requirement. For budget-related meetings, the city will need to include the proposed budget and taxpayer impact statement with the meeting notice. These changes aim to enhance transparency and provide the public with more time to review materials before meetings. **Bracketing:** No exemption, applies to all cities. **Effective:** September 1, 2025.

13. **HB 4219:** HB 4219 amends the Texas Public Information Act to require governmental bodies to respond to public information requests within 10 business days. If no responsive information exists, the entity must inform the requestor in writing. Additionally, if the entity intends to withhold information based on a previous determination, it must notify the requestor and provide the specific exception being invoked. **Impact:** The city must ensure

timely responses to public information requests, including written notifications when no responsive information is available or when information is withheld. This enhances transparency and accountability in handling public records. **Bracketing:** No exemption, applies to all cities. **Effective:** September 1, 2025

14. **HB 4310:** HB 4310 grants members of governing bodies, such as city councils, board of aldermen and county commissioners, the right to inspect and duplicate public information maintained by their respective governmental bodies when acting in their official capacity. This access is provided without charge and includes the ability to review confidential information under appropriate safeguards, such as confidentiality agreements. **Impact:** City council members and aldermen are entitled to access public records relevant to their official duties without charge. This facilitates informed decision-making and enhances governance transparency. **Bracketing:** No exemption, applies to all cities. **Effective:** September 1, 2025

15. **SB 1025:** SB 1025 requires that any ballot proposition submitted to voters for approval of the imposition or increase of a tax, **including general obligation (GO) bonds**, must include the phrase "**THIS IS A TAX INCREASE**" in capital letters. The proposition must also state the amount or maximum tax rate associated with the proposed tax or increase. Even if a municipality plans to repay a GO bond from enterprise fund revenues rather than property taxes, the language must be included because the vote authorizes the city to incur general obligation debt. **Impact:** Highland Haven must include the required language on the ballot for the upcoming November GO bond election, even though the repayment will come from enterprise fund revenues. This ensures compliance with state law and provides voters with clear notice of the city's authority to incur GO debt. **Bracketing:** No exemption, applies to all cities. **Effective:** September 1, 2025

16. **SB 1202:** SB 1202 amends Chapter 247 of the Texas Local Government Code to authorize third-party professionals, such as licensed engineers, to independently review property development documents and conduct inspections for home backup power installations. These installations include electric generating facilities, energy storage systems, and associated infrastructure intended to provide electrical power to one- or two-family dwellings connected at 600 volts or less. The bill allows these third parties to bypass local regulatory authorities for document review and inspection. **Impact:** Highland Haven may experience reduced involvement in the permitting process for home backup power systems, as third-party professionals can now conduct necessary reviews and inspections independently. While this streamlines the process for homeowners, the city may need to adjust its procedures to accommodate this change and ensure compliance with state regulations. **Bracketing:** No exemption, applies to all cities. **Effective:** September 1, 2025

17. **SB 1252:** SB 1252 prohibits municipalities from adopting or enforcing ordinances, rules, or amendments to the National Electrical Code that regulate the installation or inspection of residential energy backup systems. A "residential energy backup system" is defined as a system installed at a residential property capable of providing no more than 50 kilowatts of electricity or having a storage capacity of no more than 100 kilowatt-hours. **Impact:** This law removes the city's ability to regulate, permit, or inspect most residential backup generators and battery storage systems within the stated size limits. Highland Haven will no longer be able to impose local requirements, restrictions, or inspection processes on these installations. The city will need to adjust permitting procedures and public communication to reflect that authority now rests with state-level standards. **Bracketing:** No exemption, applies to all cities. **Effective:** September 1, 2025

18. **SB 1662:** Amends the Texas Health and Safety Code to authorize the Texas Commission on Environmental Quality (TCEQ) to provide up to 24 hours' advance notice to public drinking water systems that use underground water sources before conducting water quality testing in response to a consumer complaint. The notice is optional and at the agency's discretion, preserving the ability to conduct unannounced inspections when necessary. **Impact:** Because Highland Haven's water system operates from groundwater wells, this change means TCEQ could notify the city before certain complaint-driven tests. While this does not impose new requirements or costs, it could allow the city to better prepare for inspections and ensure sampling conditions are optimal. **Bracketing:** The bill applies statewide to any public drinking water system sourcing from underground water, including municipal systems regardless of size. It adds Section 341.0317 to the Texas Health and Safety Code and does not limit applicability by population or region. **Effective:** September 1, 2025

19. **HB 150:** HB 150, passed in the 89th Texas Legislature, updates state law to require that **all elected or appointed officials and any employees of a governmental entity who have access to that entity's information resources or information resource technologies** complete **annual cybersecurity training**. The training must be certified by the newly created **Texas Cyber Command (TCC)**. The governing body of the entity (such as the Board of Aldermen) is responsible for selecting an approved program, verifying completion, maintaining records, and periodically auditing compliance. Governing bodies are also authorized to deny access to the city's IT systems for those who fail to complete the training. **Impact:** All Highland Haven officials and employees with computer or system access will need annual training. **Bracketing:** No exemption, applies to all cities. **Effective:** September 1, 2025

20. **SB 541:** Expands regulations for cottage food production operations, broadening the definition to include nonprofit organizations and increasing the annual gross income threshold for operators from \$50,000 to \$150,000 (adjustable for inflation). It allows a wider range of foods, including certain time and temperature control baked goods, and introduces "cottage food vendors" who can sell these products (except baked goods) at various retail locations, while prohibiting local governments from requiring licenses or permits for cottage food operations. **Impact:** For a small municipality, SB 541 limits local regulatory authority over cottage food operations. **Bracketing:** No exemption, applies to all cities. **Effective:** September 1, 2025
21. **HB 3512:** Mandates artificial intelligence (AI) training programs for certain state and local government employees and officials who use computers for at least 25% of their duties, integrating AI training into existing cybersecurity training frameworks. It requires the Department of Information Resources (DIR) to certify at least five AI training programs annually, focusing on AI literacy and best practices for deployment in government roles. **Impact:** For a small municipality, compliance involves identifying employees and officials (e.g., city clerks, administrators, or council members) who use computers significantly and ensuring they complete the required AI training. This could strain limited budgets and staff time, as small municipalities often have few employees, and training costs (if not state-funded) or time away from duties may pose challenges. Non-compliance could risk grant eligibility, as the bill ties compliance to grant applications under the Government Code. **Bracketing:** No exemption, applies to all cities. **Effective:** September 1, 2025
22. **SB 1173:** Amends multiple sections of the Texas Education Code, Local Government Code, Health and Safety Code, and Transportation Code to increase the threshold for requiring competitive procurement methods (e.g., competitive bidding, sealed proposals, or reverse auctions) from \$50,000 to \$100,000 for municipalities, counties, school districts, and other political subdivisions, effective September 1, 2025; it also updates the range for contacting historically underutilized businesses (HUBs) from \$3,000-\$50,000 to \$3,000-\$100,000. **Impact for Highland Haven:** Update procurement policies to reflect the new \$100,000 threshold for competitive bidding on contracts (e.g., for contracted EMS/fire services or infrastructure projects), and revise procedures to ensure outreach to at least two HUBs for expenditures between \$3,000 and \$100,000. **Bracketing:** No exemption, applies to all municipalities, but impact may be limited if Highland Haven's contracts typically fall below \$100,000. **Effective:** September 1, 2025
23. **SB 1023:** Amends Section 5.07(g) of the Texas Tax Code to require that all ad valorem tax rate calculation forms used by counties and taxing units be in an **electronic format** that is **hyperlink-enabled**. This enhancement aims to improve transparency and accuracy in

property tax rate calculations by making the forms more accessible and easier to use for both taxing entities and the public. The bill also mandates that these forms include blanks that can be filled in electronically and be capable of being certified by the designated official. **Impact:** For Highland Haven, this law necessitates an update to the city's property tax rate calculation forms to ensure they are in the required electronic format with hyperlink capabilities. The city will need to invest in software or services that support these features and train staff to use them effectively. Additionally, Highland Haven must ensure that these forms are accessible to the public, which may involve posting them on the city's website or providing them upon request. Failure to comply with these requirements could result in the inability to adopt tax rates, affecting the city's revenue collection and financial planning. **Bracketing:** No exemption, applies to all cities. **Effective:** January 1, 2026

24. **SB 1453:** Amends the Tax Code to redefine "current debt service" for calculating the debt rate, specifying it as the minimum dollar amount required to be expended for debt service in the current year. This change aims to prevent taxing units from setting higher debt rates than necessary by retiring debt earlier than required. The bill also allows a taxing unit to approve a debt rate exceeding the calculated rate under certain conditions, including a motion approved by at least 60% of the governing body and a description of the purpose for the excess revenue. Additionally, if such a rate is approved, the governing body must recalculate the voter-approval tax rate to account for the new debt rate. **Impact:** For Highland Haven, SB 1453 limits the ability to set a debt rate higher than the minimum required for debt service without meeting specific procedural requirements. The city must ensure that any proposed debt rate exceeding the calculated minimum is accompanied by a motion stating the current rate, proposed rate, the difference between them, and the purpose for the additional revenue, and that the motion is approved by at least 60% of the governing body. This adds a layer of transparency and accountability to the city's debt rate-setting process. Additionally, the city must recalculate the voter-approval tax rate if an excess debt rate is approved, which could affect the city's revenue generation and tax rate calculations. **Bracketing:** No exemption, applies to all cities. **Effective:** January 1, 2026
25. **HB 149:** known as the Texas Responsible Artificial Intelligence Governance Act (TRAIGA), establishes a regulatory framework for artificial intelligence (AI) systems in Texas. It prohibits AI use for intentional discrimination, social scoring by government entities, or inciting harm, and requires government agencies to disclose AI interactions with consumers. It also creates the Texas Artificial Intelligence Council for oversight and a regulatory sandbox for testing AI innovations, with enforcement by the Texas Attorney General. **Impact:** For a small municipality, HB 149 mandates that any AI systems used (e.g., for public services like permitting or chatbots) must include clear disclosures to residents. **Bracketing:** No exemption, applies to all cities. **Effective:** January 1, 2026

26. **SB 785/SB 1341:** SB 785 requires all Texas municipalities to allow new HUD-code manufactured homes in at least one residential zoning district. Cities cannot prohibit these homes or require special use permits if the home meets federal construction standards, though exceptions exist for historic landmarks or districts. SB 1341 updates the definition of HUD-Code manufactured home to track with federal law. **Impact:** Highland Haven will need to ensure at least one residential zone allows HUD-code manufactured homes by right and streamline the application process for approval, while respecting historic protections. The city's ability to impose additional local restrictions on these homes is now limited. **Bracketing:** Exempt if all residential areas have deed restrictions prohibiting manufactured homes as of September 1, 2025, or if no business/industrial zoning exists **Effective:** September 1, 2026