



City of Highland Haven  
510 Highland Drive, Suite A  
Highland Haven TX 78654-8269  
Phone: 830-265-4366 Fax: 512-366-9721

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## AGENDA – PLANNING & ZONING COMMISSION REGULAR MEETING

**DATE:** January 8, 2026

**TIME:** 6:00 PM

**PLACE:** Highland Haven Community Center, Highland Haven, TX 78654

1. Open meeting and Roll Call to Establish Quorum

|                |            |                                  |                                 |
|----------------|------------|----------------------------------|---------------------------------|
| Jackie Garrow  | Chair      | <input type="checkbox"/> Present | <input type="checkbox"/> Absent |
| Lorinda Peters | Vice Chair | <input type="checkbox"/> Present | <input type="checkbox"/> Absent |
| Linda Ray      | Secretary  | <input type="checkbox"/> Present | <input type="checkbox"/> Absent |
| Connie Smith   | Member     | <input type="checkbox"/> Present | <input type="checkbox"/> Absent |
| John Novak     | Member     | <input type="checkbox"/> Present | <input type="checkbox"/> Absent |

2. Pledge of Allegiance

3. Recognize Visitors.

4. Presentations/Proclamations – Public Comment

*(At this time, any person with business before the P&Z Commission not scheduled on the agenda may speak to the Commission. No formal action can be taken on these items at this meeting. No discussion or deliberation can occur. Comments regarding specific agenda items should occur when the item is called.)*

### ACTION ITEMS

5. **Consider Consent items:**

*The items listed are considered to be routine and non-controversial by the Planning & Zoning Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission 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 Regular P&Z – December 11, 2025**

6. **Consider/Possible Action:** Finalize Comprehensive Plan Town Hall #4 (January 22, 2026)

- a. **Mini-Survey Results**  
b. Outline of Discussion/Agenda/Handout

### DISCUSSION ITEMS

7. Discussion – Comprehensive Plan 2026

- a. Review Draft of Outline and Sections Submitted

8. Discussion – Other Items for Ordinance Review

- a. Signs (John Novak) – Status Report  
b. Water Wells (Lorinda Peters) – Status Report  
c. Storage Tanks (Linda Ray) – Status Report

### INFORMATION ITEMS

9. P&Z Commission Member Comments.

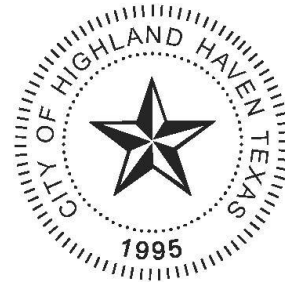
10. Comprehensive Town Hall Meeting #4: Thursday, January 22, 2026 Time 6:00-7:30 PM  
(Community Center)
11. Next Regular Meeting: February 12, 2026 at 6:00 PM (Community Center)
12. Items to be considered for the next agenda must be received by the Chair on or before January 29, 2026.
13. Adjournment.

Agenda posted on December 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 CONVENIENTLY ACCESSIBLE TO THE PUBLIC AT ALL TIMES, AND THE CITY WEBSITE AT [WWW. HIGHLANDHAVENTX.COM](http://WWW.HIGHLANDHAVENTX.COM) ON THE 30<sup>th</sup> DAY OF DECEMBER, 2025, AND REMAINED SO POSTED FOR AT LEAST THREE BUSINESS DAYS PRECEDING THE SCHEDULED DATE OF SAID MEETING PURSUANT TO THE TEXAS GOVERNMENT CODE SECTION 551.

*Sarah Collard*  
\_\_\_\_\_  
Sarah Collard, City Secretary





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## MINUTES – PLANNING & ZONING COMMISSION REGULAR MEETING

**DATE:** December 11, 2025

**TIME:** 6:00 PM

**PLACE:** Highland Haven Community Center, Highland Haven, TX 78654

1. Open meeting and Roll Call to Establish Quorum – **Meeting was called to order by Jackie Garrow at 6:00 PM.**

|                |            |          |                                 |
|----------------|------------|----------|---------------------------------|
| Jackie Garrow  | Chair      | ✓Present | <input type="checkbox"/> Absent |
| Lorinda Peters | Vice Chair | ✓Present | <input type="checkbox"/> Absent |
| Linda Ray      | Secretary  | ✓Present | <input type="checkbox"/> Absent |
| Connie Smith   | Member     | ✓Present | <input type="checkbox"/> Absent |
| John Novak     | Member     | ✓Present | <input type="checkbox"/> Absent |

2. Pledge of Allegiance – **Led by Jackie Garrow.**
3. Recognize Visitors – **There were no visitors.**
4. Presentations/Proclamations – Public Comment

*(At this time, any person with business before the P&Z Commission not scheduled on the agenda may speak to the Commission. No formal action can be taken on these items at this meeting. No discussion or deliberation can occur. Comments regarding specific agenda items should occur when the item is called.)*

**There were no public comments.**

### ACTION ITEMS

5. **Consider Consent items:**

*The items listed are considered to be routine and non-controversial by the Planning & Zoning Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission 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 Regular P&Z – November 13, 2025

**A motion to accept the Consent Items was made by Connie Smith, seconded by Lorinda Peters.**

**Vote: 5-0**

6. **Consider/Possible Action:** Finalize Comprehensive Plan Town Hall #4 (January 22, 2026)
  - a. Format
  - b. Mini-Survey to Prioritize Topics
    - i. Solid Waste & Water Infrastructure
    - ii. Roads
    - iii. Stormwater/Drainage
    - iv. Parks
    - v. Aquatic Vegetation
  - c. Outline of Discussion/Agenda/Handout

**A motion to move forward with the mini-survey was made by Lorinda Peters, seconded by Linda Ray. After discussion, the motion was amended to include an additional portion of the survey for willingness to volunteer, seconded by Linda Ray.**

**Vote: 5-0**

7. **Consider/Possible Action:** Comprehensive Plan Workshop
  - a. After January 22<sup>nd</sup> Town Hall

#### **DISCUSSION ITEMS**

8. Discussion – Comprehensive Plan 2026
  - a. Timeline for Plan Implementation
  - b. Comments on Format Sample and Documents Distributed at 11/13/25 meeting
9. Discussion – Other Items for Ordinance Review
  - a. Signs (John Novak)
  - b. Water Wells (Lorinda Peters)
  - c. Storage Tanks (Linda Ray)

#### **INFORMATION ITEMS**

10. P&Z Commission Member Comments.
11. Next Regular Meeting: January 8, 2026 at 6:00 PM (Community Center)
12. Comprehensive Town Hall Meeting #4: Thursday, January 20, 2026 Time 6:00-7:30 PM (Community Center)
13. Items to be considered for the next agenda must be received by the Chair on or before December 29, 2025.

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

**Vote: 5-0**

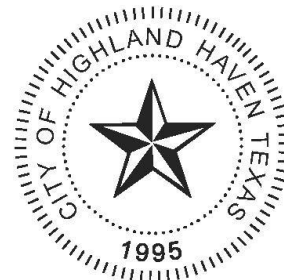
14. Adjournment.

**The meeting was adjourned at 7:58 PM.**

\_\_\_\_\_  
Jackie Garrow, Chair

Attest:

\_\_\_\_\_  
Sarah Collard, City Secretary



# Townhall #4 Mini Survey

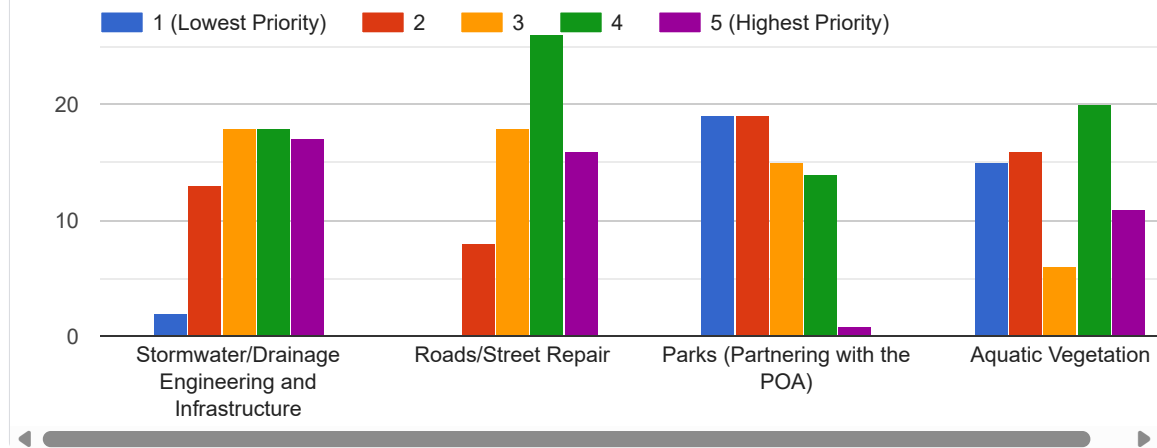
70 responses

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## General City Items

Please rate the following items as to how the City should prioritize each

 [Copy](#)



If you have any comments on any of the items listed above, please provide them here

13 responses

People with no lake access do not need the city to take on lake vegetation. That's our responsibility as lake access residents.

While each of these is important in its own way, priorities were ranked based on core functions of government and broadest benefit to all residents. It would be great if the City has excess resources to support fund-raising and organization of resident groups or POA in managing their individually owned properties. But ultimately, the time and funding should be the responsibility of the owners, and health/safety and City-owned streets must come first.

With a 25 mph speed limit our streets are good enough to safely navigate at that speed. Is there an area that floods?

The City could assist groups of residents get discounts or refunds from LCRA for treating Aquatic vegetation.

Cost control should be the highest priority for such a small community with many on fixed income. Highland Haven taxes have exploded compared to the other taxing entities despite more revenue from valuations and remodels and new construction. We need to realize we are not a big city and can't do all the things that Granite Shoals and Marble Falls do. We also need to limit overhead of City employees.

LCRA should participate in the aquatic vegetation mitigation along with TX A&M

City need to put a notice required for big equipment can not start working till 8am. Also, need to work on getting fiber internet, it's in Kingsland and Marble Falls. Possibly work with Granite Shoals council to help organize bring to our city.

Aquatic vegetation is the responsibility of the property owners. Highland Haven does not own any waterfront property. WHY ON EARTH WOULD THE CITY PAY FOR REMOVAL???? It's ridiculous i even have to say this. Fight LCRA if you have a problem with the water.

You can delete this response - it's a TEST

In my opinion, zebra mussels and aquatic vegetation issues can only be handled at a community level. Individual efforts will only result in fleeting improvements.

The parks need attention and better upkeep. We should make one a dog park. Lots of dogs and dog walkers here that would appreciate a place to let them run.

We live on Eagle Rd and see chronic excessive/dangerous speeding between 1431 and the Dry Creek Bridge. We understand emergency services are against adding speed bumps but wonder if they'd be open to installing gentle "dips" like one that was recently installed on Oleander in Shady Acres. Beyond bumps or dips, are there any other ideas being contemplated around how to prevent excessive speeding. As for Aquatic Vegetation, we do not live on the water and are not well-informed about this issue, but know it's a concern for many residents.



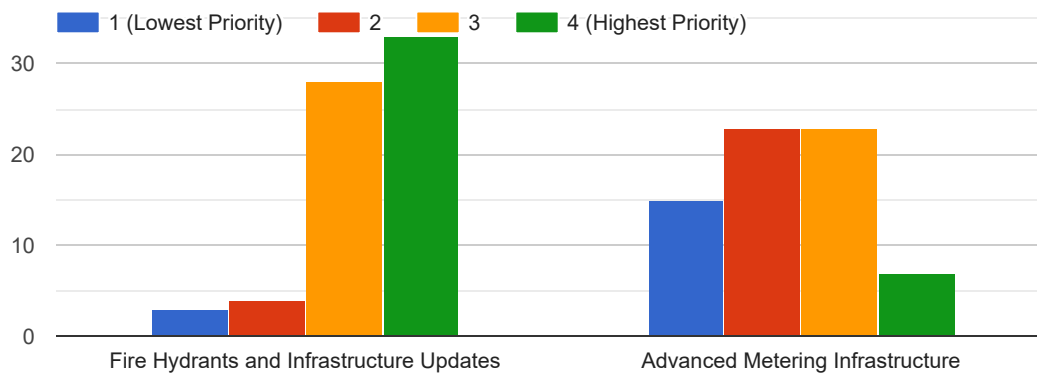
## AQUATIC VEGETATION CAN ONLY BE CONTROLLED IF THE ENTIRE LAKE WORKS ON REMOVAL

Get volunteers to spread what can be used to killed the aquatic vegetation, have waterfront property owners to pitch in money for the product. In the past, Nobles was included in this effort. The non-waterfront owners should not be taxed on this but might want to help out.

### Water Infrastructure Items

Please rate the following items as to how the City should prioritize each

 Copy



If you have any comments on any of the items listed above, please provide them here

8 responses

Fire hydrants reduce our homeowners insurance.

Fire hydrants do not do much for a widespread fire situation. I think there might be better ways to use our water distribution system to fight fires than fire hydrants.

fire protection is fundamental. not sure what metering we need.

City need to put a notice required for big equipment can not start working till 8am. Also, need to work on getting fiber internet, it's in Kingsland and Marble Falls. Possibly work with Granite Shoals council to help organize bring to our city.

Fire hydrants will help some but until Granite shoals fire department goes full time we won't see any breaks on home insurance. Have you been in communication with GSVFD? Probably not if I had to guess.

TEST RESPONSE

No issues or concerns here.

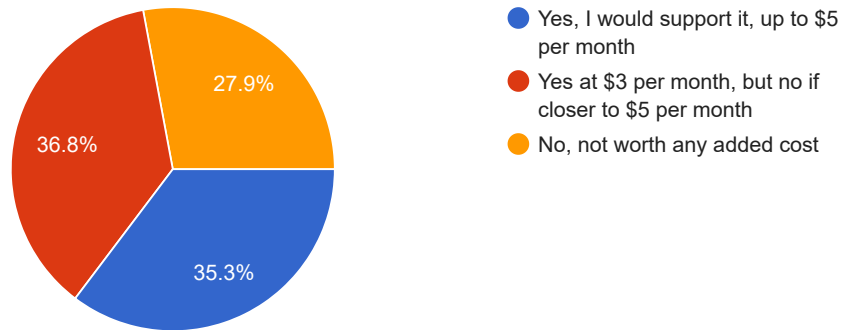
CONTROL OF WATER USAGE IS A VERY HIGH PRIORITY

### Solid Waste (Trash) Services

Would you support adding quarterly bulk trash and bundled brush pickup as a city-wide service for an additional \$3 - \$5 per month per household?



68 responses



If you have any comments on Solid Waste Services, please provide them here

7 responses

This would be worth it if there were a ban on brush burning but until/unless that happens, then paying for this service is futile.

solid waste would encourage people to clean up more

City need to put a noice required for big equipment can not start working till 8am. Also, need to work on getting fiber internet, it's in Kingsland and Marble Falls. Possibly work with Granite Shoals council to help organize bring to our city.

I'd pay more if it were monthly big pickup. Use some of that administrator salary to help cover that costs.

TEST RESPONSE

Make sure brush pickup is allowed as well. Lots of trees here.

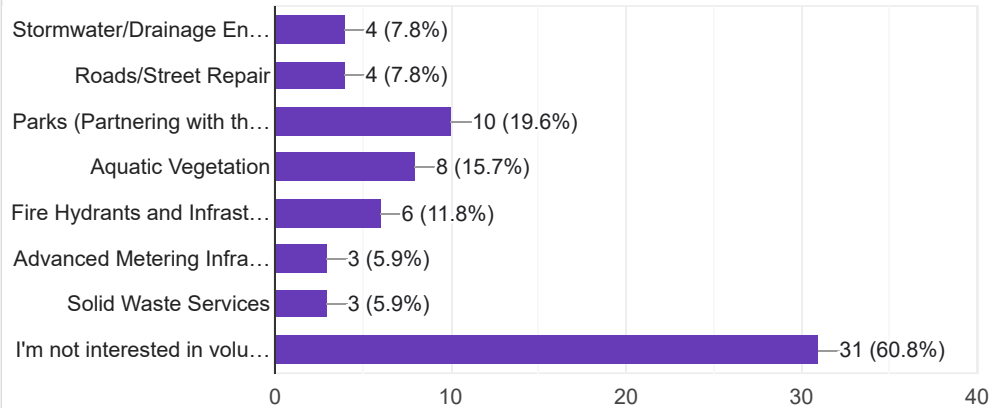
I have been waiting for this to happen in Highland Haven since we moved here.



Would you be willing to volunteer to help guide the city with any of the items listed above? (Please check all that apply)

 Copy

51 responses



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