



City of Highland Haven  
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## MINUTES – PLANNING & ZONING COMMISSION REGULAR MEETING

**DATE:** February 12, 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, called the meeting to order 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 – **Jackie Garrow led the Pledge of Allegiance**
3. Recognize Visitors: **Judy Kelley, Tom Weaver, Suzanne Weaver, Lynn Smith**
4. Presentations/Proclamations - **None**
5. 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

6. **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 – January 8, 2025

**Lorinda Peters made a motion to accept the Consent Items; seconded by Connie Smith.**

**Vote: 5-0**

### DISCUSSION ITEMS

7. Discussion – Voluntary Annexation of Lots 176 & 177 into the City of Highland Haven
8. Discussion – Comprehensive Plan 2026
  - a. Review Draft of Outline and Sections Submitted
  - b. Review Alternate Draft of Introduction and Table of Contents – Lorinda Peters
  - c. Review Structure and Style (Voice) of Document – Andy Adams
9. Discussion - Clarification of Ordinance Language for 25' Setback and Shoreline

10. 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

11. Mayor's Report

- a. TML Resources for Elected Officials: <https://www.tml.org/215/Essential-Reading>
  - i. [A Guide to Becoming a City Official](#)
  - ii. [Handbook for Mayors and Councilmembers](#)
  - iii. [Understanding Your Personal Liability as a City Official: A Primer](#)
  - iv. [Thirty Tips for Newly Elected Mayors and Councilmembers](#)

**INFORMATION ITEMS**

12. P&Z Commission Member Comments.

13. Next Regular Meeting: March 12, 2026 at 6:00 PM (Community Center)

14. Items to be considered for the next agenda must be received by the Chair on or before January 30, 2026.

**Motion to adjourn made by Linda Ray, seconded by Lorinda Peters.**

**Vote: 5-0**

15. Adjournment.

**The meeting was adjourned at 7:19 PM.**

  
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Jackie Garrow, Chair

  
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Sarah Collard, City Secretary

