



City of Highland Haven  
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## AGENDA – 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      | <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

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.)*

### 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

### 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.

15. Adjournment.

Agenda posted on February 5, 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 5<sup>th</sup> DAY OF FEBRUARY, 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

