



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

DATE: March 12, 2026

TIME: 6:00 PM

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

1. Open meeting and Roll Call to Establish Quorum – Lorinda Peters, Vice Chair, called the meeting to order at 6:02 PM.

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

2. Pledge of Allegiance – **Led by Lorinda Peters**
3. Recognize Visitors – **Freddi Franki**
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 – February 12, 2026

A motion to accept the Consent Items was made by John Novak, seconded by Linda Ray.

Vote: 4-0

7. **Public Hearing** – Proposed Change of Zoning Classification for Lots 176 and 177 in Shady Acres.
 - a. Open Hearing – **The public hearing opened at 6:04 PM.**
 - b. Public Comments
 - c. Close Hearing – **The public hearing closed at 6:08 PM.**
8. **Discussion/Possible Action:** Recommend to the Board of Aldermen Zoning Classification for Lots 176 and 177 in Shady Acres.

A motion to recommend zoning classification District R1 for Lots 176 and 177 Shady Acres was made by Linda Ray, seconded by Connie Smith.

Vote: 4-0

9. **Discussion/Consider Possible Action:** Sign Ordinance (John Novak)

No action was taken on this item.

10. **Discussion/Consider Possible Action:** Storage Tanks language (Linda Ray)

No action was taken on this item.

DISCUSSION ITEMS

11. Discussion – Comprehensive Plan 2026

a. Review of Section Submitted

12. Discussion – Status Update on Ordinance Items

a. Water Wells (Lorinda Peters)

13. Discussion - Clarification of Ordinance Language for 25' Setback and Shoreline

a. Executive Summary

b. Diagrams

INFORMATION ITEMS

14. P&Z Commission Member Comments.

15. Staff Comments.

16. Next Regular Meeting: April 9, 2026 at 6:00 PM (Community Center)

17. Items to be considered for the next agenda must be received by the Chair on or before March 27, 2026.

A motion to adjourn was made by Connie Smith, seconded by Linda Ray.

Vote: 4-0.

18. Adjournment.

The meeting adjourned at 7:34 PM.

Lorinda Peters

Lorinda Peters, Vice Chair

Attest:

Sarah Collard

Sarah Collard, City Secretary

